

Business Item

Community Development Committee



Committee Meeting Date: August 4, 2025

For the Metropolitan Council: August 13, 2025

Business Item: 2025-193

City of Eden Prairie Danfoss Comprehensive Plan Amendment, 21978-17

| | |
|----------------------------------|---|
| District(s), Member(s): | District 3, Dr. Tyronne Carter |
| Policy/Legal Reference: | Metropolitan Land Planning Act (Minn. Stat. § 473.175) |
| Staff Prepared/Presented: | Shawn James (651-602-1233) Angela R. Torres, Senior Manager (651-602-1566) |
| Division/Department: | Community Development / Regional Planning |

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Eden Prairie to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City of Eden Prairie's forecasts.
3. Advise the City of Eden Prairie to implement the advisory comments in the Review Record for Transportation and Water Resources.

Background

The City of Eden Prairie submitted the Danfoss comprehensive plan amendment on June 25, 2025. The amendment proposes to reguide 40.3 acres of Industrial Flex Tech and 17.3 acres of Office to approximately 57.6 acres of Mixed Use. The purpose of the amendment is to allow greater flexibility for future redevelopment that could include a mix of retail, office, and residential uses at densities of 40 to 75 units per acre. The amendment site is located north of Technology Drive and west of Mitchell Road. This is the City's sixteenth amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, the proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and taken together, serve to achieve the outcomes identified in Thrive.

Funding
None.



REVIEW RECORD

City of Eden Prairie

Danfoss Comprehensive Plan Amendment

Review File No. 21978-17, Business Item No. 2025-193

BACKGROUND

The City of Eden Prairie is located in southernmost Hennepin County, bordered by Minnetonka and Hopkins to the north, Excelsior and Shorewood to the northeast, Edina and Bloomington to the east, Savage to the southeast, Shakopee and Jackson Township to the southwest, and Chanhassen to the west.

Thrive MSP 2040 (Thrive) designates Eden Prairie with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 67,900 to 82,400 population and 27,400 to 33,300 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 64,000 to 72,500 jobs.

The Metropolitan Council reviewed the City of Eden Prairie 2040 Comprehensive Plan ([Business Item 2019-214 JT](#)) Review File No. 20427-1) on August 28, 2019. This is the sixteenth comprehensive plan amendment since the 2040 Plan was reviewed. Consistent with [Business Item 2025-113](#), this item is being reviewed under Thrive MSP 2040.

REQUEST SUMMARY

This amendment proposes to reguide 40.3 acres of Industrial Flex Tech and 17.3 acres of Office to approximately 57.6 acres of Mixed Use, located north of Technology Drive and west of Mitchell Road. The purpose of the amendment is to allow greater flexibility for future redevelopment that could include a mix of retail, office, and residential uses at densities of 40 to 75 units per acre.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on August 28, 2019. ([Business Item 2019-214 JT](#)), Review File No. 21978-1).
- The Council authorized the 10197 Eden Prairie Road amendment on January 8, 2020 (Review File No. 21978-2, [Business Item 2019-363](#)). The amendment reguided 1.05 acres from Rural to Low Density Residential to expand the metropolitan urban service area (MUSA).
- The Council administratively reviewed Villas at Smith Village on May 28, 2020 (Review File No. 21978-3). The amendment reguided one acre from Medium High Density Residential to Medium Density Residential to allow development of six detached single-family dwellings.





- The Council administratively reviewed Aspire Amendment No. 3 on September 15, 2020 (Review File No. 21978-4). The amendment reguiled 2.66 acres from Low Density Residential to Parks and Open Space. The purpose of the amendment was to reguide land that was deeded to the City as part of the development review for purposes of conservation.
- The Council administratively reviewed Aspire Amendment No. 2 on September 15, 2020 (Review File No. 21978-5). The amendment reguiled one acre from Industrial Flex Tech to Parks and Open Space. The purpose of the amendment was to reguide land that was deeded to the City as part of the development review for purposes of conservation.
- The Council administratively reviewed the Inclusionary Housing Policy amendment on September 15, 2021 (Review File No. 21978-6). The purpose of the amendment was to incorporate its recently adopted Inclusionary Housing Policy into its 2040 Comprehensive Plan under Chapter 4, Housing Implementation Strategies section under the Inclusionary Housing Policy sub-section.
- The Council authorized The Ellie amendment on January 18, 2022 (Review File No. 21978-7, [Business Item 2022-13](#)). The amendment reguiled 6.4 acres from Low Density Residential (5.4 acres) and Industrial (1 acre) to Medium High Density Residential located on Lincoln Lane east of Eden Prairie Road to accommodate a 239-unit, 4-story multifamily residential building.
- The Council administratively reviewed the Nor-Son Office Development amendment on February 9, 2022 (Review File No. 21978-8). The amendment reguiled 1.66 acres from Regional Commercial to Office located at 7544 Market Place Drive. The purpose of the amendment was to align the land use, zoning, and proposed use of the property. Nor-Son Office proposed to construct a 2-story, 15,400 square foot office building on the site.
- The Council administratively reviewed the Blue Stem North amendment on March 22, 2022 (Review File No. 21978-9). The amendment reguiled 11.17 of the 16.96-acre site from Transit Oriented Development (TOD) to Parks and Open Space located at 6901 Flying Cloud Drive, just west of the Golden Triangle LRT Station. The purpose of the amendment was to support the development of two apartment buildings with a total of 425 units. This development was associated with an Environmental Assessment Worksheet (Review File No. 22703-1)
- The Council administratively reviewed the Baker Road Assisted Living amendment on July 6, 2023 (Review File No. 21978-10). The amendment reguiled 3.79 acres from Office to Medium Density Residential located at 6216 Baker Road. The purpose of the amendment was to support the development of a 105-unit assisted living facility.
- The Council administratively reviewed the 2022 System Statement amendment on July 7, 2023 (Review File No. 21978-11). The amendment responded to Eden Prairie's 2022 System Statement with the purpose of addressing content related to transportation and parks/trails.
- The Council authorized the Land Use Map Corrections amendment on October 25, 2023 (Review File No. 21978-12, [Business Item 2023-251](#)). The amendment proposed changes in guiding land use at 12 sites throughout Eden Prairie that the City characterized as corrections to match the intended or future use of the property. The amendment included 37.57 acres reguiled from Parks/Open Space to Low Density Residential, 14.76 acres from Mixed Use to Industrial Flex Tech, 3.93 acres from Industrial Flex Tech to Office, 1.14 acres from Low Density Residential to Parks/Open Space, and 0.43 acres from Medium Density Residential to Low Density Residential.
- The Council administratively reviewed the Schools United Natural Foods, Inc. comprehensive plan amendment on April 18, 2024 (Review File No. 21978-13). The amendment reguiled 34.8 acres from Office to 33.8 acres Public and one acre Parks/Open Space at 11840 Valley View Road. The amendment was the result of the school district

purchasing the property for educational programming. The re-guiding of one acre to Parks/Open Space served to reflect the undeveloped and sensitive natural areas of the site more accurately.

- The Council administratively reviewed the Lotus Villas at Anderson Lakes amendment on May 9, 2024 (Review File No. 21978-14). The amendment re-guided five acres from Office to Low Density Residential to support development of 19 market rate single-family homes located at 10700 Prairie Lakes Drive.
- The Council administratively reviewed the Marshall Gardens amendment on February 11, 2025 (Review File No. 21978-15). The amendment applied to a 32 acre site guided Low Density Residential, and re-guided 9.78 acres to Medium Density Residential and 12.78 acres to Parks and Open Space. A portion of the site (9.55 acres) remained Low Density Residential. The amendment site was located at 9905 Dell Road. The purpose of the amendment was to allow attached residential units, preserve land to be deeded to the City, and accommodate the development of 115 units.
- The Council administratively reviewed the Dell Road MUSA Expansion amendment on July 11, 2025 (Review File No. 21978-16). The amendment proposed to correct the MUSA boundary depicted in the City's 2040 Comprehensive Plan to align with the Met Council's MUSA boundary on record. Accordingly, the amendment also adjusted future land use to reflect low density residential land use within the MUSA and rural land use outside the MUSA. The purpose was to facilitate access to the regional system for properties located within the MUSA at Dell and Turnbull Roads.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. There is one unit of the Regional Parks and Trails System in the vicinity of the proposal to re-guide 40.3 acres of Industrial Flex Tech and 17.3 acres of Office to 57.6 acres of Mixed Use. The Minnesota River Bluffs Regional Trail is approximately 0.3-mile northwest of the proposed change, on the opposite side of U.S. Highway 212.

The submitted materials for this amendment acknowledge the proximity of the Minnesota River Bluffs Regional Trail, noting "(t)he City verified with the Three Rivers Park District that there will be no impacts to this amenity." Council staff concur. The proposed change will not impact Minnesota River Bluffs Regional Trail or the Regional Parks and Trails system more broadly.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs (roger.janzig@metc.state.mn.us)

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment is driven by the re-guiding of 40.3 acres Industrial Flex Tech and 17.3 acres Office to 57.6 acres Mixed Use. The Mixed Use land use category assumes a mix of uses including residential, retail, office, with a majority of the land to support residential development at a density of between 40-75 units per acre. The proposed amendment would allow potential for development of approximately 95,000 sq. ft. of retail, approximately 42,000 sq. ft. of office, and up to 2,475 residential units. The regional system has adequate capacity to serve the proposed development associated with this amendment.

Transportation

Reviewer: Joe Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment proposes to reguide approximately 57.6 acres from industrial/office to mixed use to facilitate future redevelopment of the property.

Roadways

The amendment notes that the increase in traffic generation to a fully built out mixed use site would be significant, however the regional roadway system in this area is well developed and the potential increase in traffic is not likely to make significant impacts to the regional system. Future spot mitigation from a proposed redevelopment will be studied in depth as a project materializes and environmental review is performed with a traffic assessment.

Transit

The amendment site is located less than a mile from the future terminus of the Metro Green Line. Developing more transit supportive land use will support future transit operations in the immediate area including the Green Line and Southwest Transit local service.

Advisory Comment

The City and future development partners should focus on coordinating improvements with transit operators to ensure future development best supports transit use.

Biking/Pedestrian

The amendment is included in a Regional Bicycle Transportation Network (RBTN) corridor. Mitchell Road and Technology Drive already feature mulituse trails.

Advisory Comment

The future development should consider improvements to existing non-motorized infrastructure and connect the site to these existing facilities.

Freight

The Mixed Use land use is likely to have more reduced freight needs than the existing industrial use of the site, there are no regional freight impacts anticipated from this amendment.

Aviation

The site is located within the Flying Cloud Airport's influence area, but is not subject to airport zoning rules. The City should consider aviation safety with any redevelopment but it is not anticipated that redevelopment of the subject site would result in impacts to the regional airport system.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City offers that the amendment does not affect the communitywide forecast. Council staff agree. The amendment does increase the residential capacity of the subject site and transportation

analysis zone. The City calculates that 1,889 housing units are possible if the site is fully developed and absorbed at the mid-point of allowed densities. Still, there is growing room anticipated in the current decade forecast for Eden Prairie. No communitywide forecast adjustment is needed.

Thrive MSP 2040 and Land Use

Reviewer: Shawn James, CD – Local Planning Assistance (651-602-1233)

The amendment is consistent with *Thrive MSP 2040* for land use. Thrive identifies the City as a Suburban Community. Suburban communities are expected to plan for forecasted population and household growth at average densities of at least 5 units per acre for new development and redevelopment.

The amendment proposes to reguide a mix of 40.3 gross acres of Industrial Flex Tech and 17.3 gross acres of Office to 57.6 gross acres of Mixed Use. Of the 57.6 gross acres, there are 49 net developable acres identified by the City and consistent with the Met Council's net density policy due to ponds and wetlands on the site.

The submittal indicates that the parcels were guided Industrial Flex Tech and Office in the City's 2040 Plan based, in part, on the active and historic use of the properties at the time. The redevelopment potential of this size in the heart of a developed community is rare, and the City has a unique opportunity to evaluate the subject site for its highest and best uses for the upcoming several decades.

Characteristics observed in the properties include visibility from Highway 5, access from Mitchell Road, Technology Drive, and Highway 212 (via Wallace Road). The property is approximately 3/4 of a mile from the Southwest Light Rail Station, and an existing trail and sidewalk network provides additional transportation options.

There is no proposed development at this time. The City notes that an Environmental Assessment Worksheet (EAW) would likely be required with a proposed development. The Mixed Use category identifies an expected share of residential uses within the district to be 65-70%. Due to the range in percent residential for the TOD, Mixed Use, and Town Center Mixed Use categories, the "Net Residential Acres" are calculated by applying 70% residential to the "Net Acres". In the case of the minimum and maximum units, the minimum units are calculated using 65% residential whereas the maximum units are calculated using 70% residential. With the addition of 49 acres of Mixed Use, the amendment increases the City's planned residential density from 11.3 to 12.0 units per acre (Table 2 below). The City's planned density continues to exceed the minimum net density of 5 units per acre expected of Suburban communities, and the City remains consistent with regional land use and density policies.

Table 2. Planned Residential Density, City of Eden Prairie

| 2018-2040 Change | | | | | |
|---------------------------------|-----|----------------|------------------------|----------------------|----------------------|
| Category | Min | Density Max | Net Acres | Min Units | Max Units |
| Low Density Residential | 0.1 | 5 | 440.0 | 44 | 2,199 |
| Medium Density Residential | 5 | 14 | 174.6 | 873 | 2,443 |
| Medium High Density Residential | 14 | 40 | 414.4 | 5,802 | 16,576 |
| High Density Residential | 40 | 75 | 3.0 | 120 | 225 |
| Transit-Oriented Development* | 25 | 80 | 67.8 | 1,574 | 5,422 |
| Mixed Use* | 40 | 75 | <u>133.2</u> | <u>4,947</u> | <u>9,987</u> |
| Town Center Mixed Use* | 40 | 75 | 54.6 | 2,028 | 4,095 |
| TOTALS | | | <u>1,287.5</u> | <u>15,388</u> | <u>40,947</u> |
| | | | Overall Density | <u>12.0</u> | <u>31.8</u> |

*65-70% residential

Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address the City's share of the region's 2021-2030 need for affordable housing, which is 1,408 units. The proposed amendment increases the City's inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding approximately 291 acres of higher density residential land such that at least 5,878 units could be built (Figure 5).

The proposed amendment reguides nearly 58 total acres from both Industrial Flex Tech and Office land uses to Mixed Use for future redevelopment. This amendment continues to allow the City to implement the housing element of their 2040 Plan and directly contributes to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

The City is a current participant in Livable Communities Act (LCA) programs, and in 2022 and 2024 was awarded LHIA Affordable Homeownership funds for the Homes Within Reach CLT Program.

Water Resources

Reviewer: Lanya Ross, Environmental Services (ES) – Water Supply (651-602-1803) and Steve Christopher, ES - Surface Water (651-602-1033)

The amendment is consistent with the Council's *Water Policy Plan*. The amendment site is located in both the Eden Prairie and Chanhassen Drinking Water Supply Management Areas (DWSMA). The DWSMA in the central part of the amendment site is moderately vulnerable to contamination. Groundwater flowing beneath the area may reach municipal wells that serve around 90,000 people within 10 years or less.

Advisory Comments

Any future development in this area should acknowledge that the amendment site is located in both the Eden Prairie and Chanhassen Drinking Water Supply Management Areas (DWSMA).

As more site-specific plans are developed, Council staff encourage the City to identify risks to source waters and incorporate mitigation strategies that protect them. Council staff also encourage the City to identify and implement opportunities for water conservation and efficiency to minimize any increases in water demand.

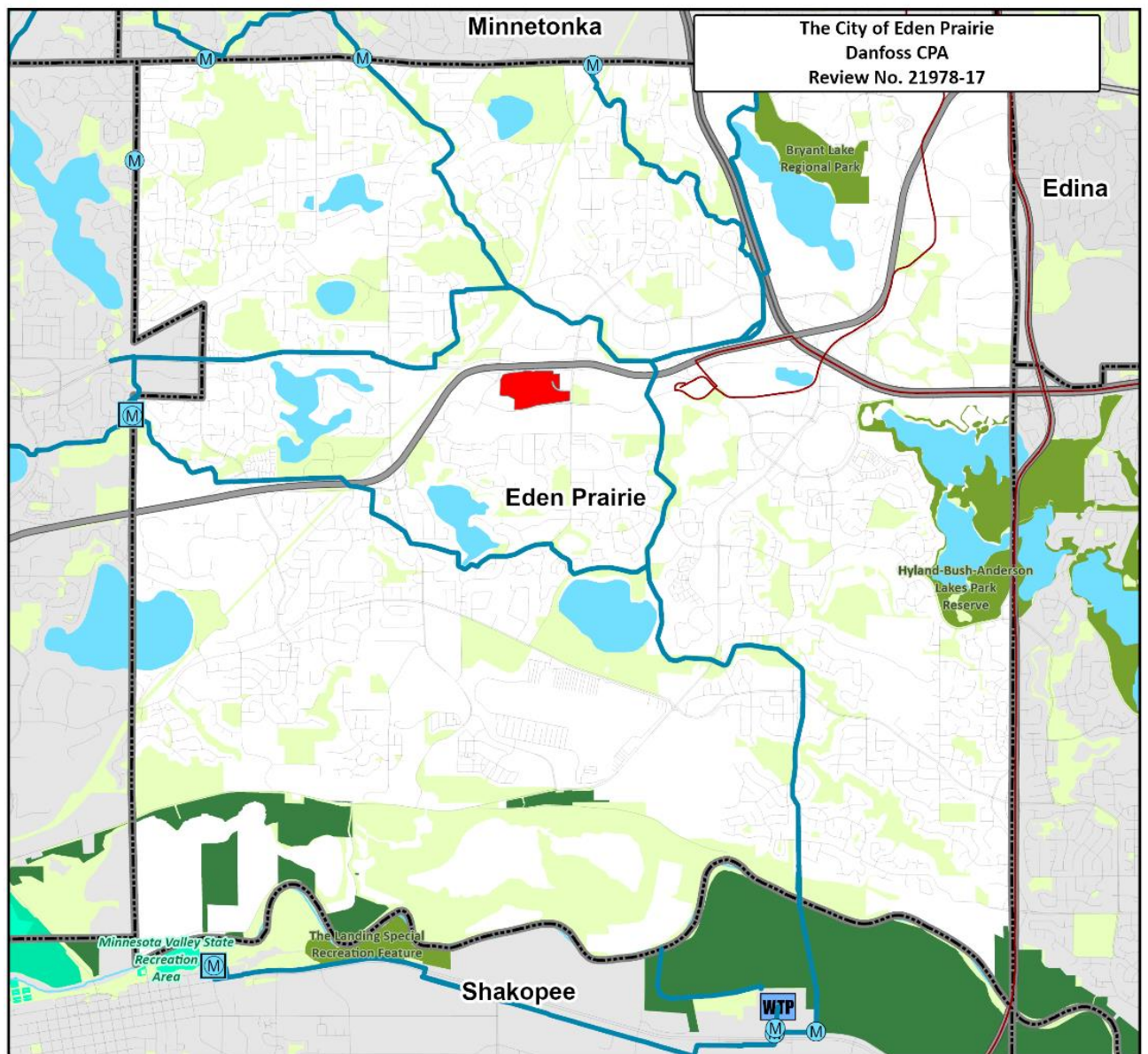
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current Land Use Guiding
- Figure 4: Proposed Land Use Guiding
- Figure 5: Land Guided for Affordable Housing

Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- Potential Increased Revenue Scenario

Wastewater Treatment

- Meters
- MCES Interceptors
- Lift Stations
- MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

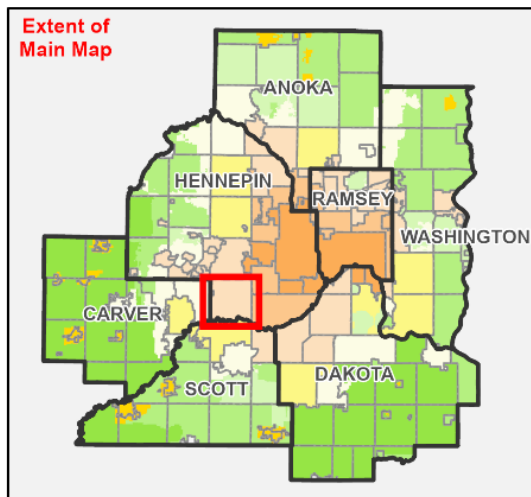
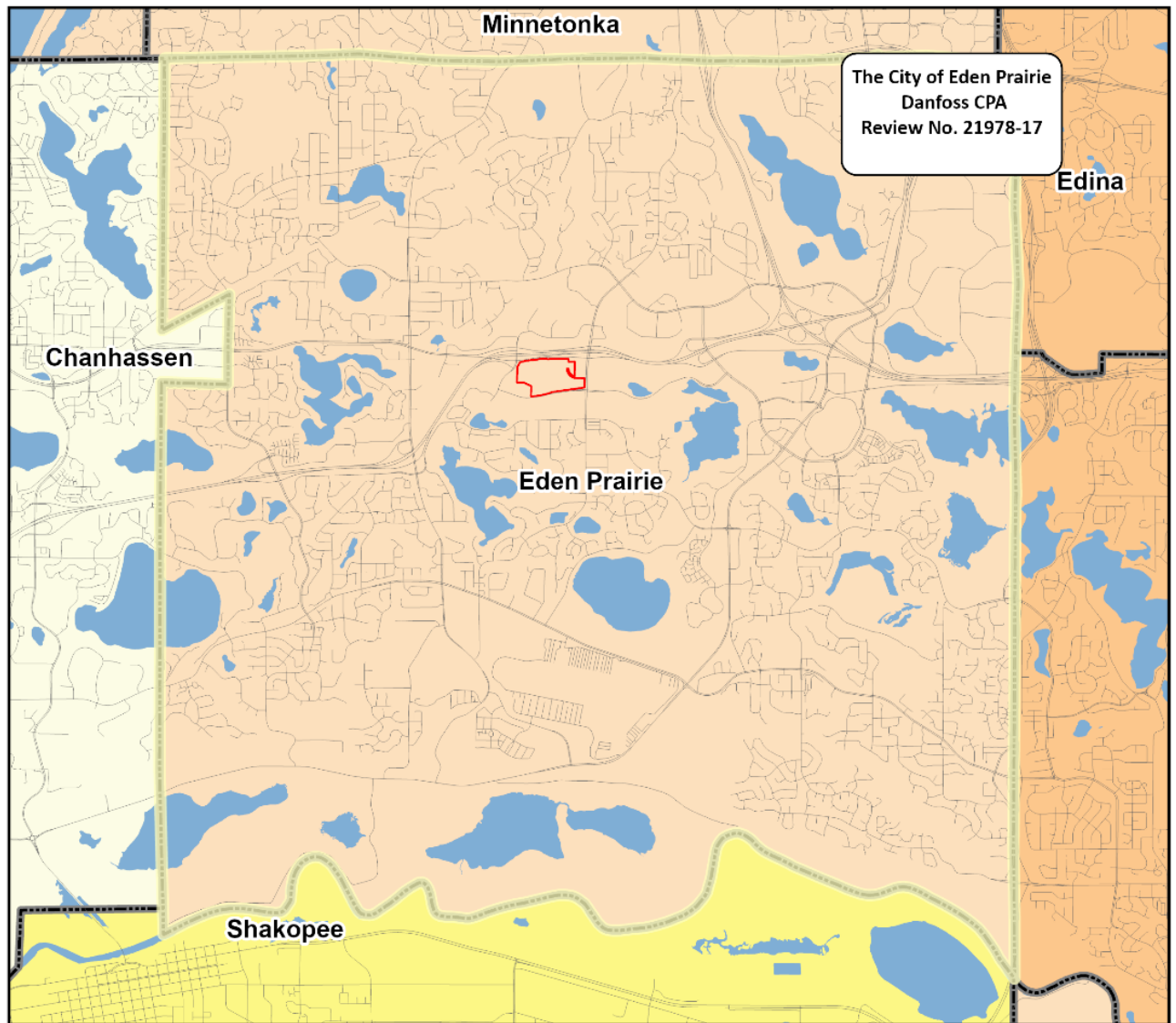
Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors

Figure 2. Location Map Showing Community Designations



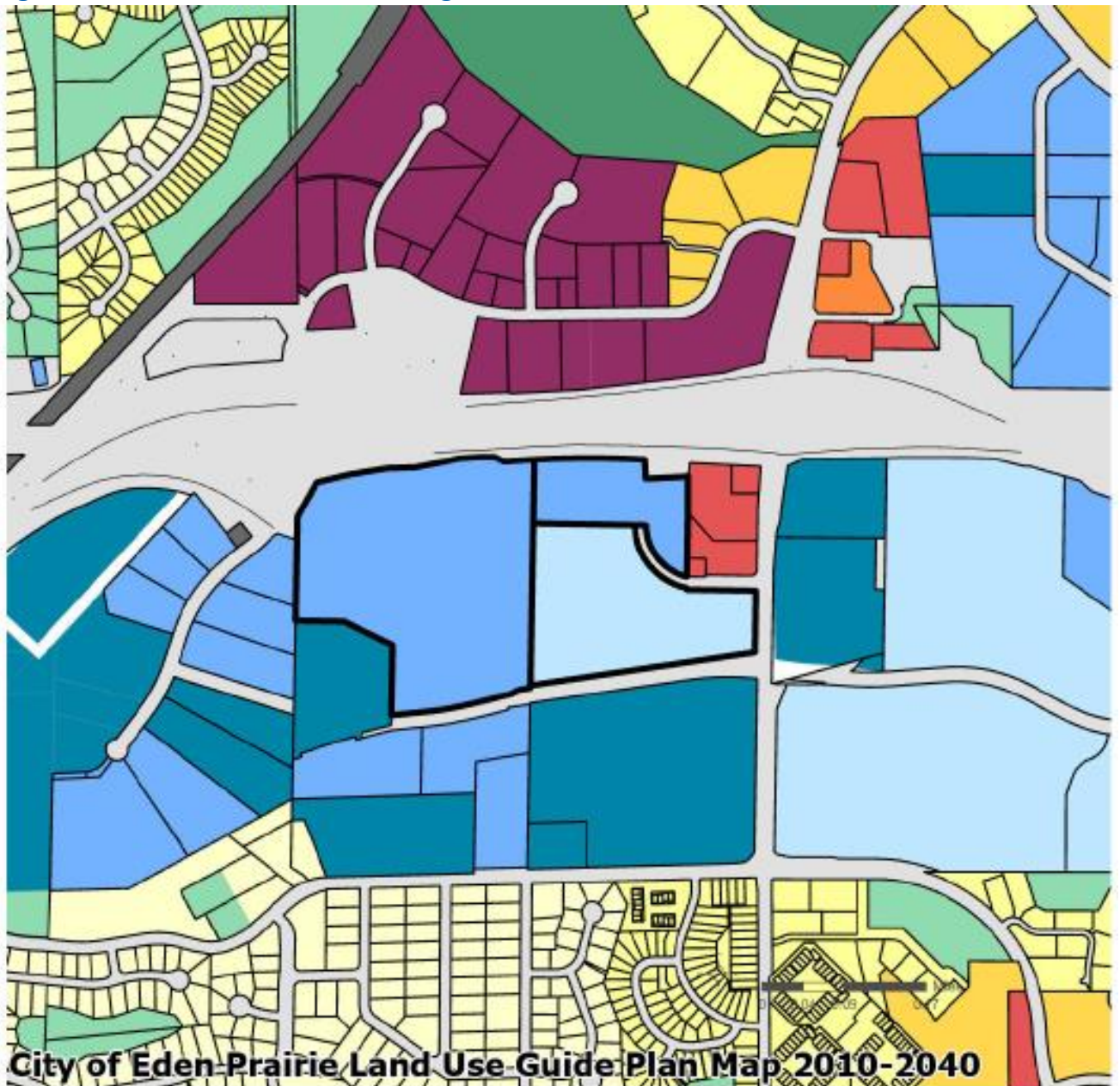
ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center



Metropolitan Council

Figure 3. Current Land Use Guiding



City of Eden Prairie Land Use Guide Plan Map 2010-2040

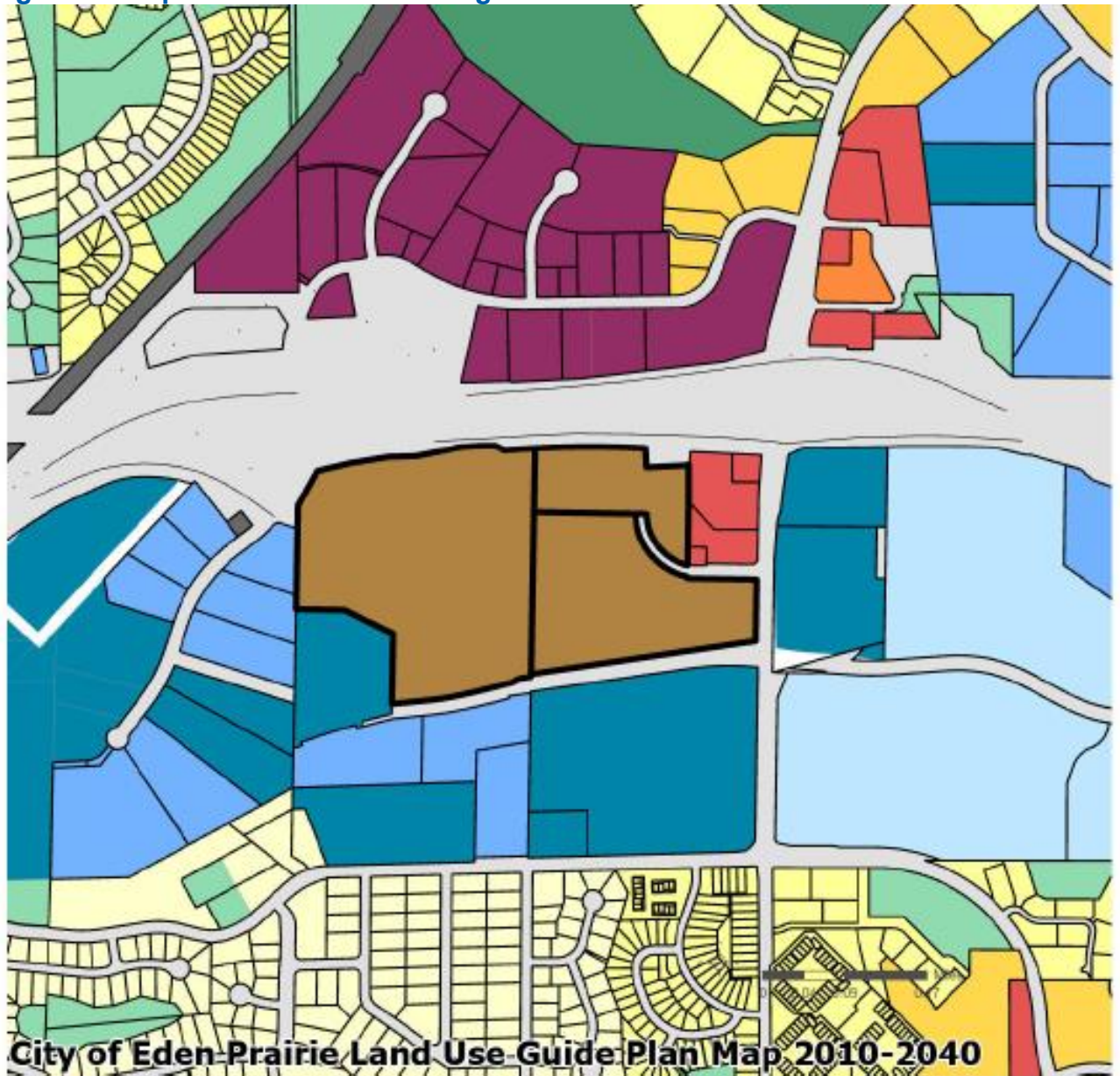
Current Guide Plan- Danfoss Site

Date Approved: 10-01-2019
Updated through resolution #2004-050
Map Print Date: 4/17/2025 11:30 AM

- | | | |
|---------------------------------|------------------------------|----------------------|
| Rural | Transit-Oriented Development | Industrial |
| Low Density Residential | Regional Commercial | Airport |
| Medium Density Residential | Commercial | Public / Semi-Public |
| Medium High Density Residential | Office | Parks & Open Space |
| High Density Residential | Industrial Flex Tech | Golf Course |
| Mixed-Use | Flex Service | Utility & Railroad |
| Town Center | Eco Innovation | Right-of-Way |



Figure 4. Proposed Land Use Guiding



Proposed Guide Plan Amendment #16- Danfoss Site

Date Approved: 10-01-2019
Updated through resolution #2024-050
Map Print Date: 4/17/2025 11:32 AM

| | | |
|---|--|--|
|  Rural |  Transit-Oriented Development |  Industrial |
|  Low Density Residential |  Regional Commercial |  Airport |
|  Medium Density Residential |  Commercial |  Public / Semi-Public |
|  Medium High Density Residential |  Office |  Parks & Open Space |
|  High Density Residential |  Industrial Flex Tech |  Golf Course |
|  Mixed-Use |  Flex Service |  Utility & Railroad |
|  Town Center |  Eco Innovation |  Right-of-Way |



Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **1408 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

| | Available Acres | × | Minimum Density <i>(units per acre)</i> | × | Expected % Residential <i>(if mixed use)</i> | = | Minimum Units Possible |
|--|------------------------|----------|---|----------|--|----------|-------------------------------|
| Medium High Density Residential | 104.00 | | 14 | | 100% | | 1,456 |
| High Density Residential | 1.00 | | 40 | | 100% | | 40 |
| Mixed Use | 105.88 | | 40 | | 65% | | 2,753 |
| TOD | 45.83 | | 25 | | 65% | | 745 |
| Town Center | 34.00 | | 40 | | 65% | | 884 |
| Total | 291 | | | | | | 5,878 |

Sufficient/(insufficient) units possible against share of regional need: **4,470**

