

Business Item

Community Development Committee



Committee Meeting Date: July 7, 2025

For the Metropolitan Council: July 23, 2025

Business Item: 2025-158

City of Edina Lincoln and Londonderry Small Area Plan Comprehensive Plan Amendment, Review File 22400-3

District(s), Member(s):	District 8, Anjuli Cameron
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Amber Turnquest, Senior Planner (651-602-1576) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

Proposed Action

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

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

Background

The City of Edina submitted the Lincoln and Londonderry Small Area Plan comprehensive plan amendment on May 13, 2025, and supplemental material on May 20, 2025. The amendment proposes to incorporate a small area plan into the 2040 comprehensive plan and reguide eight parcels (totaling 20.87 acres) from Office Residential to Neighborhood Node. The change will allow for a wider variety of primary uses including commercial and light industrial. The amendment site is located in northwest Edina near Lincoln Drive, Londonderry Road, and Highway 169. This is the City's second 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 Edina

Lincoln and Londonderry Small Area Plan Amendment

Review File No. 22400-3, Business Item No. 2025-158

BACKGROUND

The City of Edina is located in southeastern Hennepin County, bordered by Minneapolis and Richfield to the east, Hopkins to the west, Bloomington to the south, Eden Prairie and Minnetonka to the west, Hopkins to the northwest, and St. Louis Park to the north.

Thrive MSP 2040 (Thrive) designates Edina with an “Urban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 55,000 to 63,600 forecasted population and 24,000 to 29,800 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 51,800 to 56,100 jobs.

The Metropolitan Council reviewed the City of Edina’s 2040 Comprehensive Plan ([Business Item No. 2020-149](#), Review File No. 22400-1) on June 24, 2020. This is the City’s second amendment to its 2040 Comprehensive Plan.

REQUEST SUMMARY

The amendment proposes to incorporate a new small area plan into the 2040 comprehensive plan and reguide eight parcels (20.87 acres) from Office Residential to Neighborhood Node. The change will allow for a wider variety of primary uses including commercial and light industrial. The amendment site is located in northwest Edina near Lincoln Drive, Londonderry Road, and Highway 169.

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 June 24, 2020 (Business Item 2020-149, Review File No. 22400-1).
- The Council administratively reviewed the Hankerson Townhomes amendment on December 15, 2020 (Review File No. 22400-2). The amendment reguided 0.67 acres from Low Density Residential to Medium Density Residential to allow the development of two residential buildings, each consisting of four attached townhome units.

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

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. Nine Mile Creek Regional Trail is in the vicinity of the site. The proposed land use change will not adversely impact Nine Mile Creek Regional Trail or the Regional Parks and Trails system more broadly. To the contrary, this change encourages the addition of desired amenities along the trail corridor. Any future improvements to the trail corridor should be coordinated with Three Rivers Park District, the regional park implementing agency that operates and maintains Nine Mile Creek Regional Trail.

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 proposes a land use change for eight parcels from Office Residential to Neighborhood Node to incorporate a new, small area plan. The regional system has adequate capacity to serve the proposed land use change 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 adopt a new small area plan, which is a more mixed-use area with improved non-motorized connections and facilities and a reconnected grid with improved streets. The plan calls for improved trail facilities to cross U.S. Highway 169 into Minnetonka along Bren Road—this corridor is an identified Tier 1 Regional Bicycle Transportation Network (RBTN) alignment and improvements to this facility would advance Council policy by improving facilities on an RBTN alignment and improve connections to the future Opus Green Line station a little over a 1/2 mile to the west. The amendment will reduce the expected residential density at the site and create a more mixed-use area with additional commercial retail types. This will not add to the expected vehicle trips from this area.

There will not be any impacts expected to the regional freight or aviation system from this amendment.

Transit

Reviewer: Mark Christianson, Metro Transit (MT) (612-349-7467)

Changing the land use could increase usage of this site for individuals seeking employment, as well as for shopping opportunities with the use of the parcels switching to commercial and light industrial uses. Metro Transit currently serves this area with Route 612, soon to be renamed Route 38. When Green Line extension opens in 2027, some trips on Route 46 will be extended to the Green Line during the rush hour periods. Service on Route 38 will also improve to every 15 minutes during the rush hours and every 30 minutes outside of that window. This change to land uses in this area could increase ridership on these routes for individuals seeking transportation for various trip purposes.

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 amendment is consistent with regional policy. The City offers that the plan amendment does not affect the communitywide forecast, Council staff agree. The community total forecast is not affected. There is not currently an active proposal for the site. At the mid-point of allowed density, this site could accommodate 220 units of housing.

Thrive MSP 2040 and Land Use

Reviewer: Amber Turnquest, CD – Local Planning Assistance (651-602-1576)

The proposed change is consistent with *Thrive MSP 2040* policy for land use. *Thrive MSP 2040* identifies the City as an Urban community. Urban communities are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment.

The purpose of the amendment is to incorporate a small area plan into the 2040 comprehensive plan and reguide eight parcels (20.87 acres) from Office Residential (20 - 75 du/ac) to Neighborhood Node (10 - 60 u/ac), the change will allow for a wider variety of primary uses including commercial and light industrial. The site is located in northwest Edina near Lincoln Drive, Londonderry Road, and Highway 169 (see Figure 1).

The Neighborhood Node category anticipates a mix of 30% residential uses with 70% commercial uses. Neighborhood Node identifies three subareas, including the subject area, which identify different planned densities; however, they all fall within the overall range of 10 – 60 u/a used in Table 1. The amendment decreases the City's planned residential density from 30.1 units per acre to 30.02 units per acre (changes underlined in Table 1 below). The City's planned density continues to exceed the minimum density expected of Urban communities.

Comprehensive plan amendments can be reviewed administratively if they meet certain criteria, including that the amendment not result in an increase or decrease in development capacity greater than 250 housing units. Based on the midpoint density, used per the Administrative Review Guidelines, the proposed built form amendment would decrease the development capacity by 276 units. Even with this reduction in development capacity, the City's planned land use still retains sufficient capacity to accommodate their forecasted growth through 2040 and at densities consistent with Council policy for Urban communities.

Table 1. Planned Residential Density, City of Edina

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Medium Density Residential	5	12	0.67	3	8
Neighborhood Node*	10	60	<u>9.26</u>	<u>93</u>	<u>556</u>
High Density Residential	12	60	71.0	852	4,260
Mixed-Use Center**	12	100	5.0	60	500
Office Residential**	20	75	<u>100.57</u>	<u>2,011</u>	<u>7,542</u>
Greater Southdale District Residential	50	100	14.0	700	1,400
Regional Medical Center**	50	100	10.0	500	1,000
Community Activity Center**	90	150	35.0	3,150	5,250
TOTALS			<u>245.50</u>	<u>7,369</u>	<u>20,516</u>
			Overall Density	<u>30.02</u>	<u>83.57</u>

*30% residential

**50% residential

Water Supply

Reviewer: Lanya Ross, Environmental Services (ES) – Water Resources (651-602-1803)

The proposed amendment is consistent with the Council's *2040 Water Resources Policy Plan*.

Advisory Comments

The site is located in moderately to highly vulnerable parts of Edina's Drinking Water Supply Management Area. As more site-specific plans are developed, we encourage the City to identify risks to the community's source waters and incorporate mitigation strategies that protect water sources for the people and businesses served by the Edina water supply system.

Housing

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

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021 - 2030 is 1,804 units. The amendment involves Land Guided for Affordable Housing (LGAH) qualifying land uses; however, the proposed changes do not impact the City's inventory of land-guided to support the development of low- and moderate-income housing as the land is not anticipated to develop this decade (2021 - 2030). This amendment continues to allow the City to implement the housing element of their 2040 Plan and to address their share of the region's affordable housing need for 2021 - 2030.

As of this amendment, the Plan guides approximately 123 acres of higher density residential land such that at least 2,231 units could be built. The City has already built 290 units of affordable housing so far this decade. Edina is a current participant in the Livable Communities Act (LCA) program, the last grant was awarded in 2023.

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

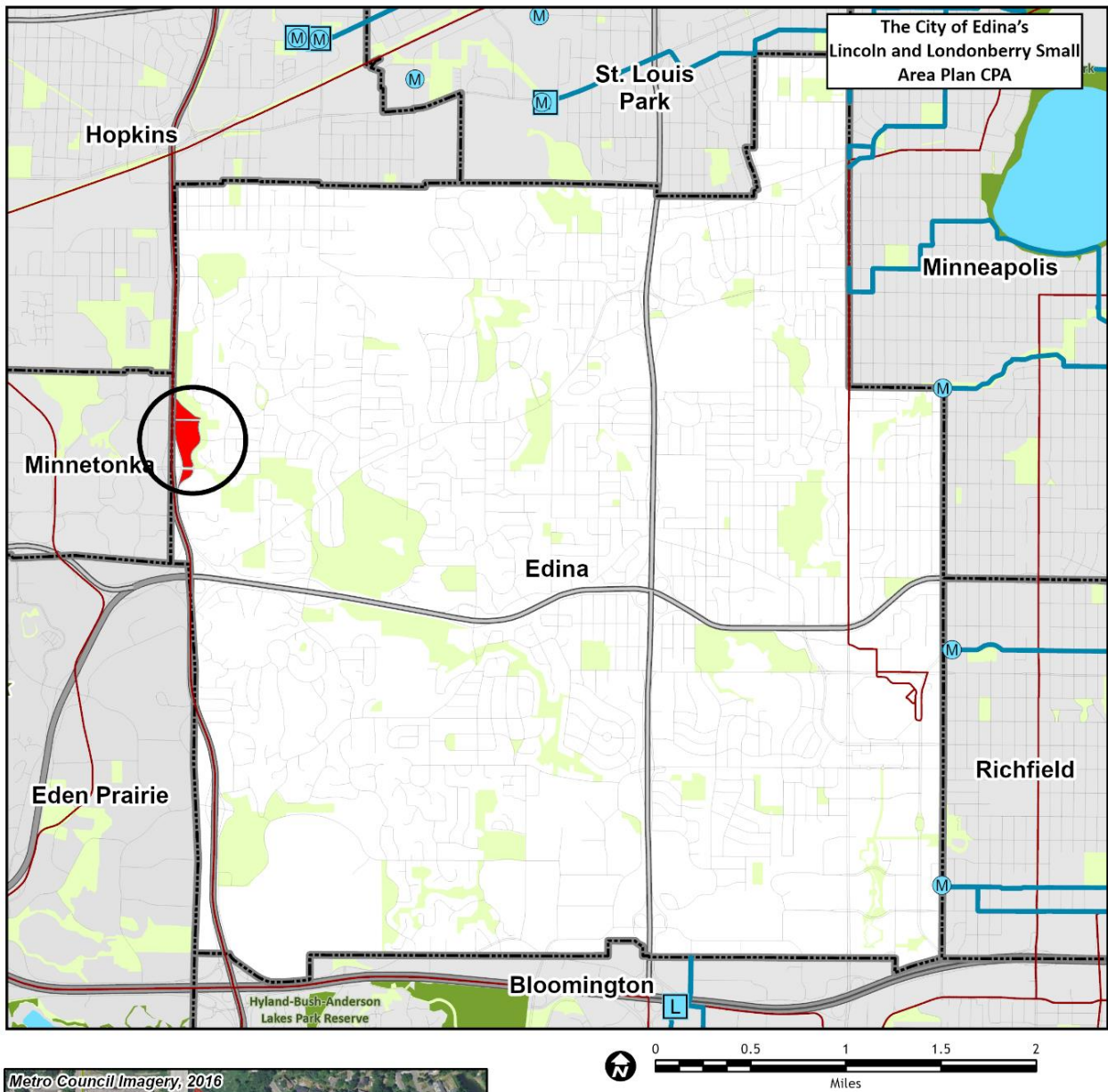
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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 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

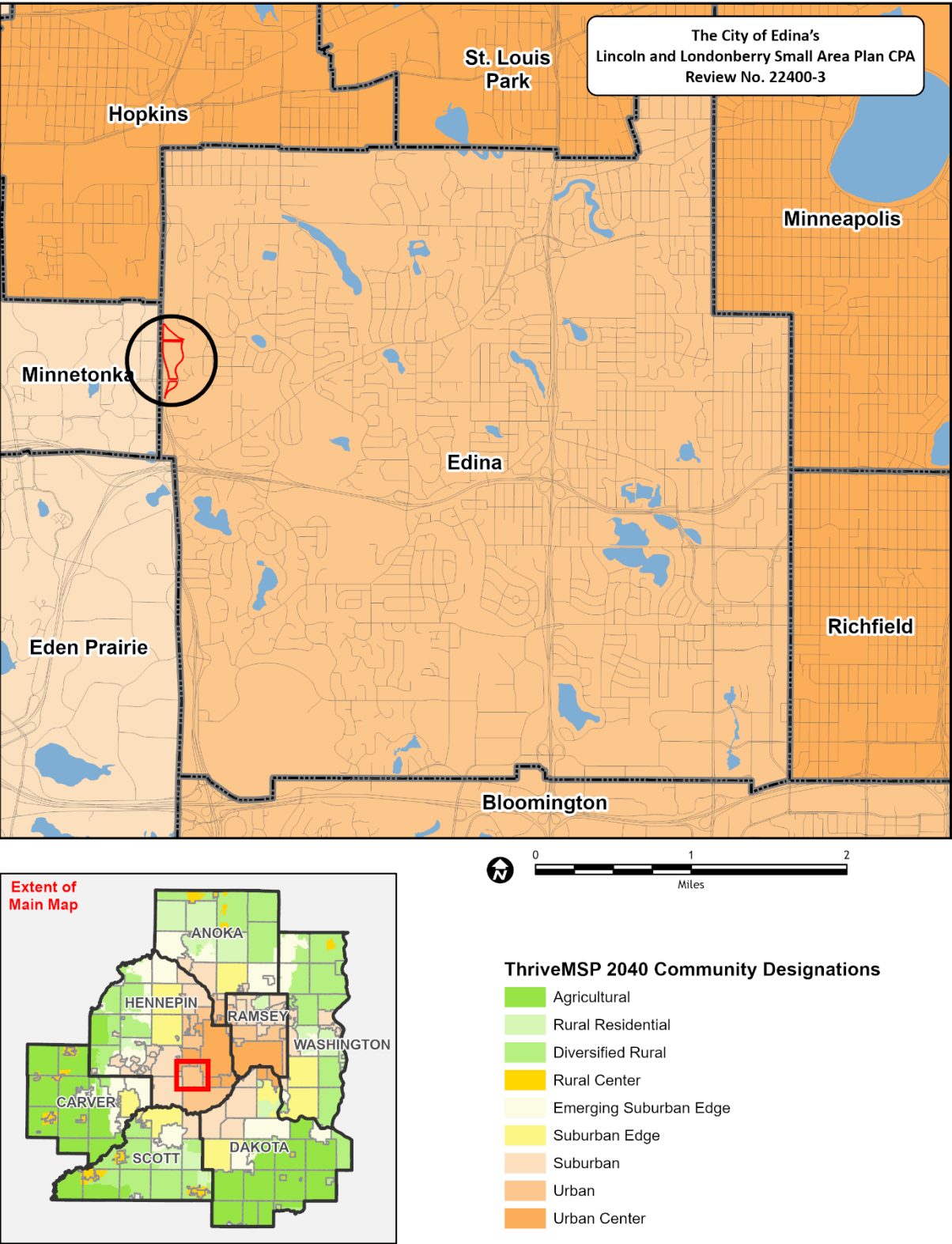


Figure 3. Current Land Use Guiding

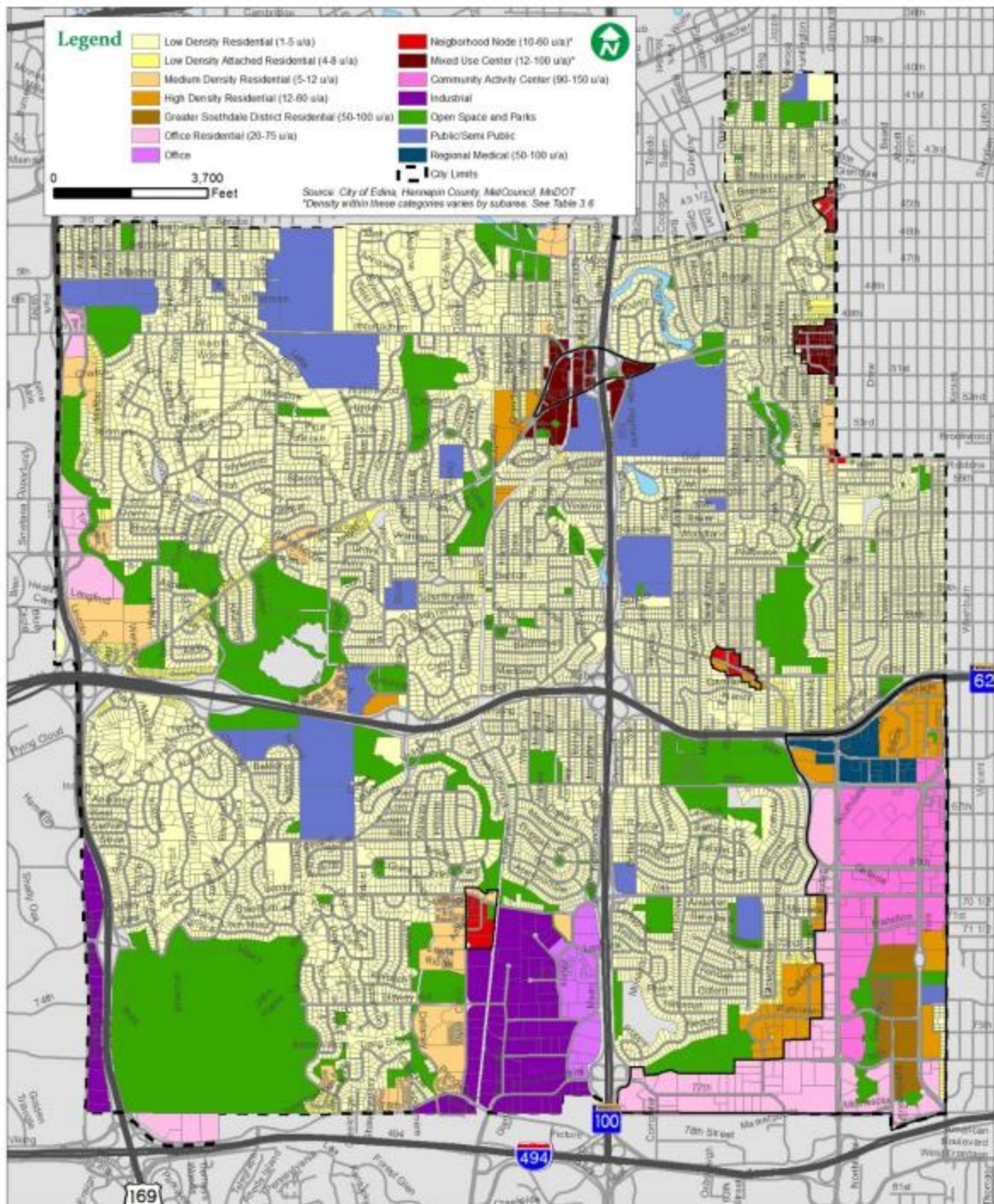


Figure 3.12: Future Land Use

Figure 4. Proposed Land Use Guiding

