

# Business Item

Community Development Committee



**Committee Meeting Date:** September 15, 2025

**For the Metropolitan Council:** September 24, 2025

## Business Item: 2025-222

City of Maplewood 1300 McKnight Road North Comprehensive Plan Amendment, Review File 22007-9

<b>District(s), Member(s):</b>	District 12 and 13, Mark Jenkins and Chai Lee
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Patrick Boylan, Planning Analyst (651-602-1438) Angela R. Torres, Senior Manager (651-602-1566)
<b>Division/Department:</b>	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 to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for water supply.

### Background

The City submitted the 1300 McKnight Road North comprehensive plan amendment on July 30, 2025. The amendment re-guides 32.9 acres from High-Density Residential to Employment located at 1300 McKnight Road North. The purpose of the amendment is to ensure consistency between the City's 2040 Comprehensive Plan and its zoning code. This is the City's eighth 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 Maplewood

1300 McKnight Road North Comprehensive Plan Amendment

Review File No. 22007-9, Business Item No. 2025-222

## BACKGROUND

The City of Maplewood is a community of approximately 18 square miles and located in Ramsey County. It is bordered by the City of St. Paul to the south and west; Little Canada and Roseville to west; Vadnais Heights and White Bear Lake to the north; North St. Paul, Oakdale, and Woodbury to the east; and Newport to the south.

*Thrive MSP 2040* (Thrive) designates Maplewood with a “Suburban” community designation. The Council forecasts from 2030 to 2050 that the City will grow from 43,200 to 45,800 population and 16,700 to 18,100 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 28,300 to 31,900 jobs.

The Metropolitan Council reviewed the City of Maplewood 2040 Comprehensive Plan ([Joint Business Item No. 2019-218 JT](#), Review File No. 22007-1) on August 28, 2019. This is the eighth comprehensive plan amendment since the 2040 Plan was reviewed.

The Council adopted Imagine 2050 in February 2025. Consistent with the procedures adopted in [Business Item 2025-113](#), the Council is reviewing this item under both Thrive and Imagine 2050.

## REQUEST SUMMARY

The amendment re-guides 32.9 acres from High-Density Residential to Employment located at 1300 McKnight Road North. The purpose of the amendment is to ensure consistency between the City’s 2040 Comprehensive Plan and its zoning code.

## 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, consistent with Imagine 2050 Land Use policies, 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 ([Joint Business Item No. 2019-218 JT](#), Review File No. 22007-1).
- The Elim Care Senior Housing Facility amendment was administratively approved by the Council on January 29, 2020 (Review File No. 22007-2). The amendment allowed for the construction of a senior residential facility consisting of approximately 141 units (including senior, assisted living, memory care, and nursing units) and reguided the existing church site to a more appropriate guiding land use.
- The Menard Inc. Redevelopment Project amendment was administratively approved by the



Council on April 13, 2020 (Review File No. 22007-3). The amendment changed land use on the subject property to facilitate redevelopment of the site. The proposed development will replace the existing store with a new building and storage yard. Additionally, there are six residential properties immediately to the south that will be incorporated into the new site.

- The Maplewood Senior Living amendment was administratively approved by the Council on July 14, 2020 (Review File No. 22007-4). The amendment reguided 3.79 acres of Employment to High Density Residential for the purpose of constructing a 119-unit senior housing facility. The facility comprised of 95 independent and assisted living units, along with 24 memory care suites on the properties located at 1818 and 1832 Gervais Court.
- The Hosanna Baptist Church amendment was administratively approved by the Council on February 1, 2021 (Review File No. 22007-5). The amendment reguided 2.77 acres of High Density Residential to Institutional for the purpose of using the existing building on the property located at 1818 Gervais Court as a church. In July 2020, the Council authorized a land use change for the property from Employment to High Density Residential for a proposed senior living development (Review File No. 22007-4) which fell through.
- The 1136/1160 Frost Avenue amendment was administratively approved by the Council on January 18, 2023 (Review File No. 22007-6). The amendment reguided 5 acres from Medium Density Residential (6 to 10 units per acre) to High Density Residential (10.1 to 25 units per acre) located at 1136/1160 Frost Avenue East. The purpose of the amendment was to accommodate a five-story development with 150 market-rate units.
- The 11th Avenue Townhome Development amendment was administratively approved by the Council on January 18, 2023 (Review File No. 22007-7). The amendment reguided 1 acre from Commercial to High Density Residential (10.1 to 25 units per acre) located along 11th Avenue between White Bear Avenue and Ariel Street. The purpose of the amendment was to accommodate a proposed 16-unit townhome development.
- The Nuway Alliance amendment was administratively approved by the Council on August 18, 2023 (Review File No. 22007-8). The amendment reguided 8.13 acres from Institutional/Public to Commercial to support an adult residential treatment center in the existing building located at 2000 White Bear Avenue.

## 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.

#### Wastewater Service

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

The Plan conforms with the 2040 Water Resources Policy Plan. The regional system has adequate capacity to serve the area, and there is no impact to the Metropolitan Disposal System as a result of this amendment.

## 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 forecast-related content is consistent with regional policy. Housing capacity is reduced on the subject site by approximately -330 to -825 residential units (at minimum and maximum allowed density). Still, Maplewood has sufficient remaining land supply. That land supply has substantial capacity exceeding the approved communitywide forecast. A forecast adjustment is not needed.

*Table 1. Metropolitan Council City of Maplewood Forecasts*

Category	Census 2020	Current Approved Forecast		
		2030	2040	2050
Population	42,088	43,200	43,700	45,800
Households	15,994	16,700	17,200	18,100
Employment	24,376	28,300	29,800	31,900

### 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 510 units. The proposed amendment decreases 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 174 acres of higher density residential land such that at least 1,492 units could be built, and has already built 112 units of affordable housing so far this decade.

The proposed amendment reguides 32.9 acres of High Density Residential property to Employment to align with current zoning and land uses. This amendment does not directly contribute to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

### Thrive MSP 2040 and Land Use

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

*Thrive MSP 2040* identifies the City as an Urban Community. The amendment proposes to reguide land designated as High-Density Residential to the designation category of Employment. The land is 32.9 acres in size, and is located generally in central Maplewood, bordering St. Paul to the east (see Figure 2). The purpose of the amendment is to promote business development and to ensure consistency between the City's 2040 Comprehensive Plan and the City's zoning code.

The site was originally designated for high-density residential use during the 2040 Comprehensive Plan update. The property owner made several unsuccessful attempts to redevelop for residential purposes and now wishes to remain as an industrial use, which is how the property is currently zoned. To align with the zoning code, the City needs to reguide the property to "Employment" as a future land use designation.

*Thrive MSP 2040* directs Urban communities like Maplewood to identify appropriate areas for business and industrial expansion, considering access by rail, truck, plane, and barge. This site is adjacent to a rail corridor and existing businesses have access for truck traffic.

The land is being reguided from a residential to an employment designation resulting in the acres available for residential to decrease. Therefore, the proposed change in residential guided land raises the minimum expected density from 12.0 to 12.15 units per acre, remaining consistent with regional policy for land use.



Table 2. Planned Residential Density, Maplewood

Category	Density		2020-2040 Change		
	Min	Max	Net Acres	Min Units	Max Units
Rural/Low Density Residential	0.5	1.5	29.00	14	43
Low Density Residential	2.6	6	87.55	227	525
Medium Density Residential	6.1	10	8.80	53	88
High Density Residential	10.1	25	35.57	359	889
C - Mixed Use - Neighborhood	8	31	4.20	33	130
F - Mixed Use - Neighborhood	8	31	24.00	192	744
G - Mixed Use - Neighborhood	8	31	14.40	115	446
H - Mixed Use - Neighborhood	8	31	7.00	56	217
M - Mixed Use - Neighborhood	8	31	4.00	32	124
K - Mixed Use - Neighborhood	8	31	5.40	43	167
J - Mixed Use - Neighborhood	8	31	2.50	20	77
L - Mixed Use - Neighborhood	8	31	2.50	20	77
P - Mixed Use - Neighborhood	8	31	60.00	480	1,860
D - Mixed Use - Neighborhood High Density	25	50	19.20	480	960
A - Mixed Use - Community	25	50	24.30	607	1,215
B - Mixed Use - Community	25	50	1.20	30	60
E - Mixed Use - Community	25	50	28.90	707	1,445
I - Mixed Use - Community	25	50	56.40	1,410	2,820
O - Mixed Use - Community	25	50	12.00	300	600
<b>TOTALS</b>			<b>426.92</b>	<b>5,178</b>	<b>12,487</b>
			<b>Overall Density</b>	<b>12.15</b>	<b>29.2</b>

## Water Supply

Reviewer: Lanya Ross, ES – Water Supply (651-602-1866)

The amendment is consistent with the Council's policy on water supply. The northern part of the site along the C and NW Railroad is located in the North Saint Paul Drinking Water Supply Management Areas (DWSMA). Groundwater flowing beneath the area may reach municipal wells that serve over 12,000 people within 10 years or less.

### Advisory comments

The City should acknowledge that the northern part of the site along the C and NW Railroad is located in the North Saint Paul Drinking Water Supply Management Areas (DWSMA). The North St. Paul DWSMA is moderately vulnerable in this area, and redevelopment offers opportunities to continue protecting water supplies. As more site-specific plans are developed, we encourage the identification of risks to source waters and mitigation strategies that protect them. We also encourage the identification and implementation of 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

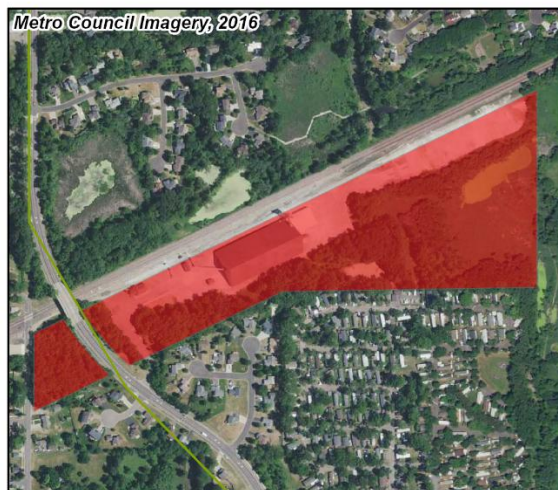
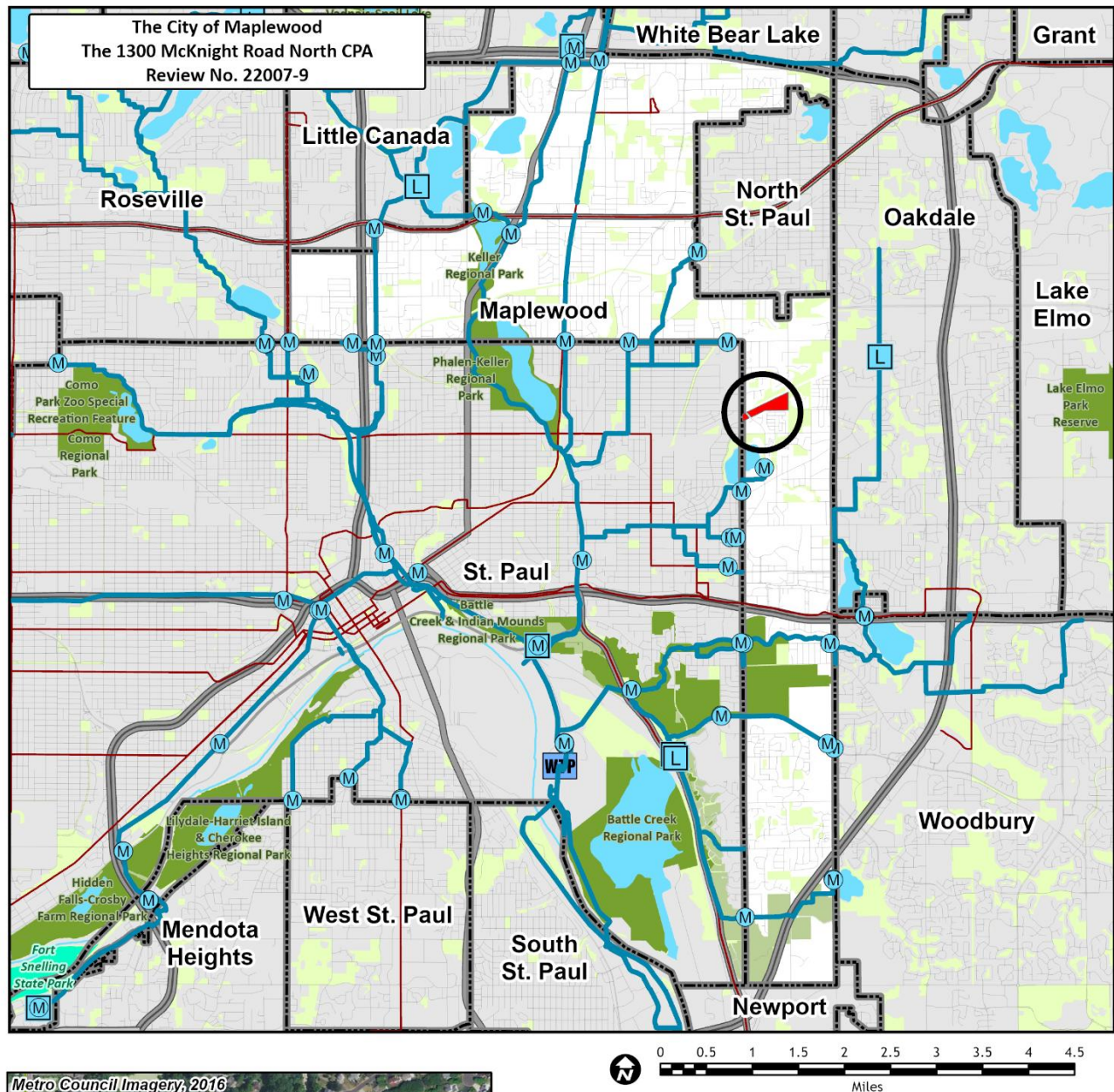
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: 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

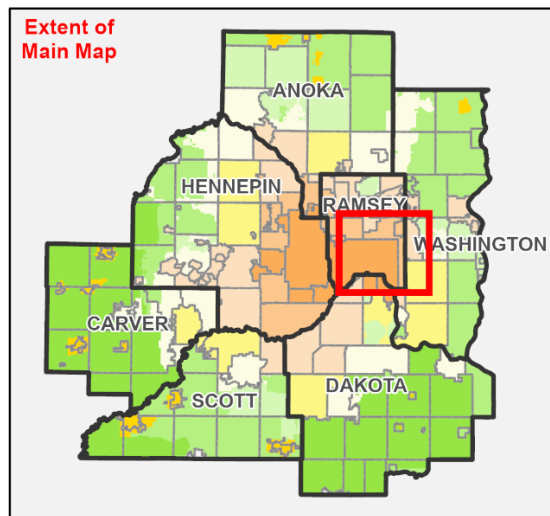
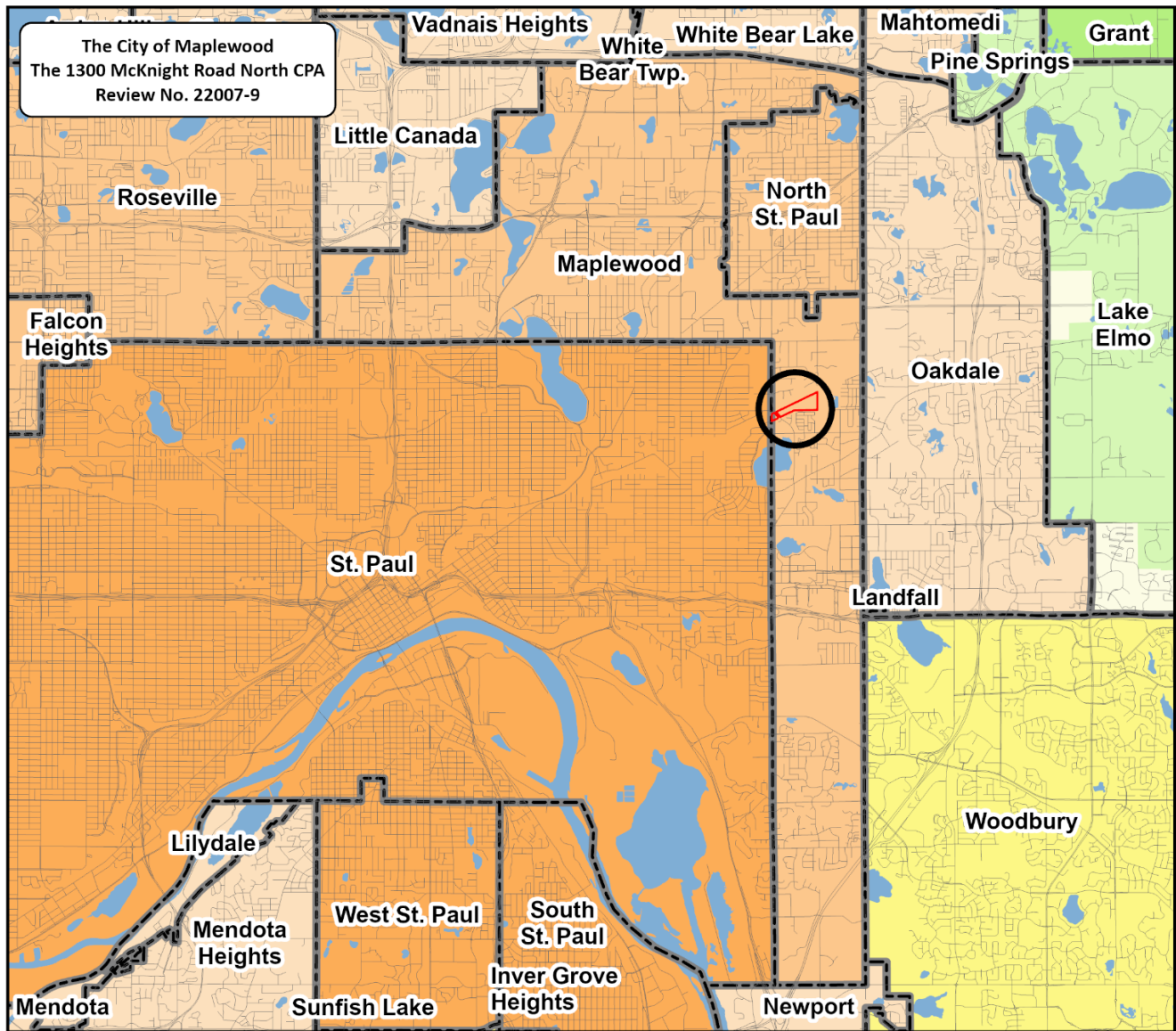
**Regional Parks**

- 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**



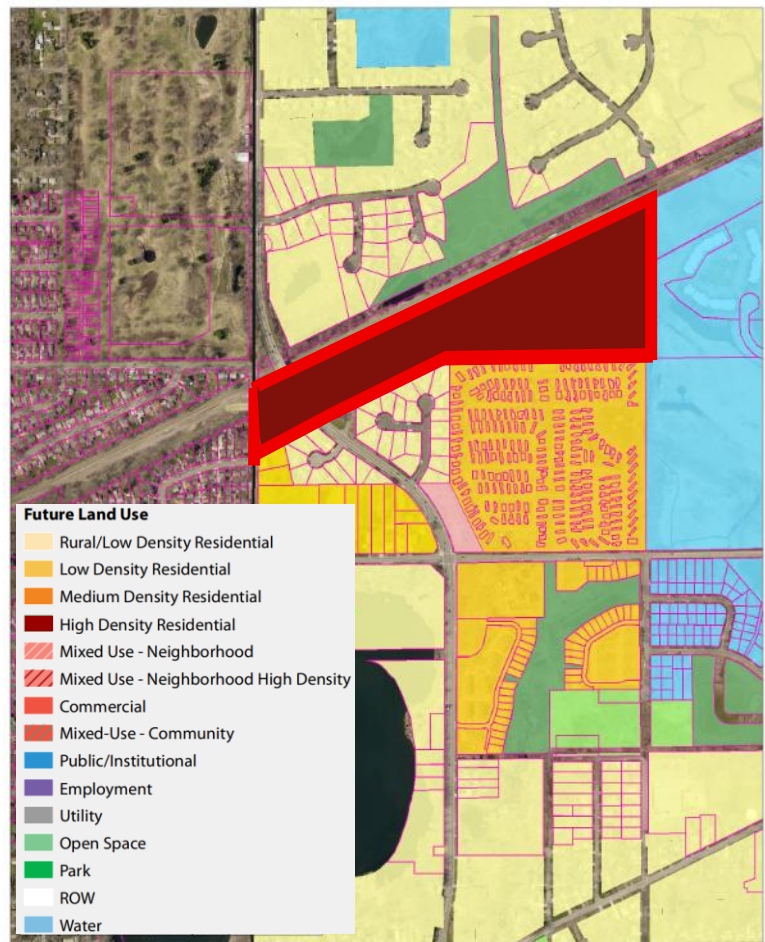
**ThriveMSP 2040 Community Designations**

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

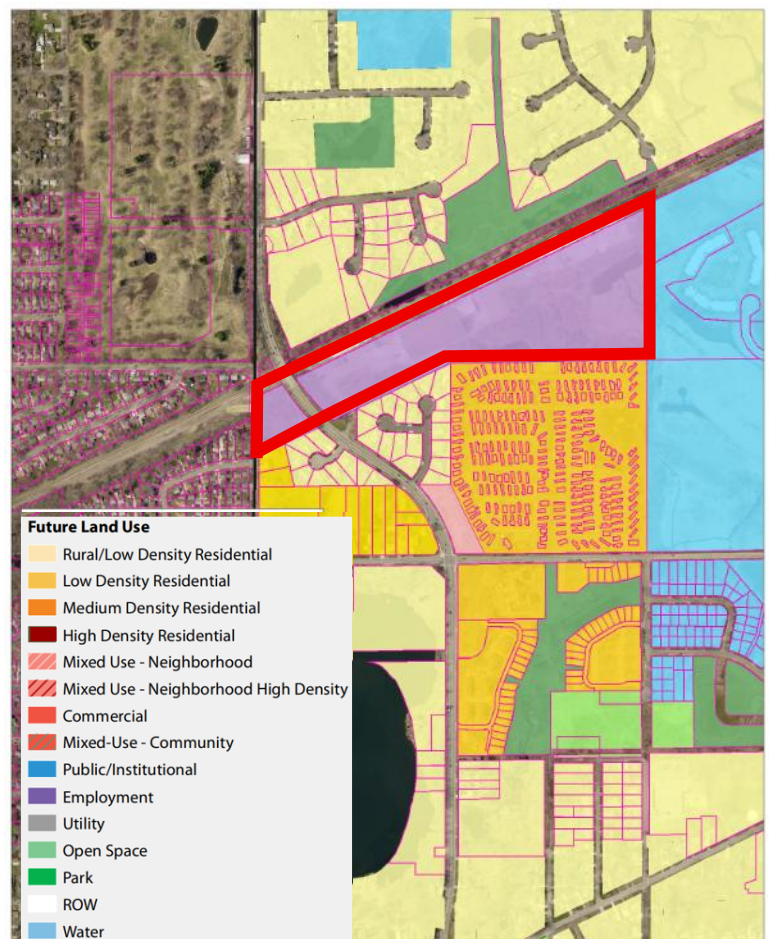


**Figure 3. Current and Proposed Land Use Guiding**

Current: High Density Residential



Proposed: Employment





**Figure 4. Land Guided for Affordable Housing**

2021-2030 share of regional need for Affordable Housing: **510 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
High Density Residential	0.00		10		100%		0
Mixed Use Neighborhood - Area C	2.00		8		70%		12
Mixed Use Neighborhood - Areas F, H, J, L, M	34.80		8		50%		140
Mixed Use Neighborhood - Area G	9.00		8		80%		58
Mixed Use Neighborhood - Area K	3.50		8		60%		17
Mixed Use - Neighborhood High Density	14.40		25		80%		288
Mixed Use Community - Areas A, E	55.30		25		30%		415
Mixed Use Community - Areas B, I	50.20		25		40%		502
Mixed Use Community - Area O	4.80		25		50%		60
<b>Total</b>	<b>174</b>						<b>1,492</b>

Sufficient/(insufficient) units possible against share of regional need: **982**

Affordable units built since 2021: **112**

Sufficient/(insufficient) units possible adjusted for affordable units built: **1,094**

