

Committee Report

Community Development Committee



Committee Meeting Date: March 17, 2025

For the Metropolitan Council: March 26, 2025

Business Item: 2025-78

Scott County Lydia Properties Comprehensive Plan Amendment, Review File 21936-6.

Proposed Action

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

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

Summary of Community Development Committee Discussion/Questions

Senior Planner, Shawn James presented the staff's report to the Committee. No representatives from Scott County were in attendance. The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on March 17, 2025.



Metropolitan Cou

Business Item



Business Item: 2025-78

Scott County Lydia Properties Comprehensive Plan Amendment, Review File 21936-6

District(s), Member(s): District 4, Deb Barber

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: MacKenzie Young-Walters, Senior Planner (651-602-1373)
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 Scott County to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the County’s forecasts.
3. Advise Scott County to implement the advisory comments in the Review Record for Forecasts and Water Resources.

Background

The County submitted the Lydia Properties comprehensive plan amendment on January 27, 2025. The amendment proposes to re-guide 96 acres from Transition Area to Rural Business Reserve to facilitate the future development of a rural industrial park. The amendment site is located near the hamlet of Lydia in Spring Lake Township south of the intersection of East 205th Street and Langford Avenue. This is the County’s fifth 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 Feb. 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

Scott County

Lydia Properties Comprehensive Plan Amendment

Review File No. 21936-6, Business Item No. 2025-78

BACKGROUND

Scott County is located in southwestern portion of the Twin Cities metropolitan area, south of Hennepin and Carver Counties, and west of Dakota County. Scott County has planning authority for all the 10 townships within its borders, including the townships of Blakeley, Belle Plaine, Cedar Lake, Jackson, Louisville, New Market, Helena, Spring Lake, St. Lawrence, and Sand Creek.

Thrive MSP 2040 (Thrive) designates the County as seven different community designations including: Suburban, Suburban Edge, Emerging Suburban Edge, Rural Centers, Diversified Rural, Rural Residential, and Agricultural (see Figure 2). The Council forecasts from 2020 to 2040 that the County will grow from 158,860 to 211,750 population and 56,400 to 78,200 households. The Council also forecasts that between 2020 and 2040, the County's employment will increase from 55,300 to 69,540 jobs.

The Metropolitan Council reviewed the Scott County 2040 Comprehensive Plan (Plan) ([Business Item 2019-118](#), Review File No. 21936-1) on June 12, 2019. This is the fifth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

Scott County submitted the Lydia Properties comprehensive plan amendment on January 27, 2025. The amendment proposes to re-guide 96 acres near the hamlet of Lydia in Spring Lake Township from Transition Area to Rural Business Reserve to facilitate the future development of a rural industrial park. This is the County's fifth amendment to its 2040 Plan.

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 12, 2019 ([Business Item 2019-118](#), Review File No. 21936-1).
- The Council administratively reviewed the Diamond W LLC amendment on December 18, 2020 (Review File No. 21936-2). The amendment reguided approximately 5 acres from Urban Expansion to Commercial located east of Louisville Road and south of Chestnut Boulevard in Louisville Township.
- The Council administratively reviewed the Unified Management Plan amendment on February 2, 2022 (Review File No. 21936-3). The amendment proposed to incorporate the recently completed Unified Transit Management Plan (UTMP) 2020-2021, an

update to the 2005 transit plan including a range of transit and mobility solutions for the next 15 years, into the 2040 Plan.

- The Council administratively reviewed the Camping World amendment on March 21, 2023 (Review File No. 21936-4). The amendment reguided 2.85 acres from Industrial to Commercial located between Greenstone Lane and Highway 169 in Sand Creek Township.
- The Council authorized the Sand Creek Township Valley View Drive Corridor amendment on March 13, 2024 ([Business Item 2024-36](#), Review File No. 21936-5). The amendment reguided 430 acres from Urban Business Reserve to a mixture of Rural Business Reserve, Transition Area, and Parks/Open Space located along Highway 169 and Valley View Drive, just outside of the boundary of the City of Jordan.

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*. There are no units of the Regional Parks and Trails System in the vicinity of the proposed land use change. The nearest unit of the Regional Parks and Trails System is the planned Spring Lake Regional Trail approximately 3.5 miles north of the amendment site. The amendment will not impact the planned Spring Lake 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*. The amendment proposes a land use change to facilitate the future development of a 96-acre rural industrial park which will utilize individual or subsurface sewage treatment systems; therefore, there is no impact to the Metropolitan Disposal System.

Transportation

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

The proposed amendment conforms to the *2040 Transportation Policy Plan*. The proposed amendment is not anticipated to have an impact on the regional transportation 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 County states that the plan amendment does not affect the communitywide forecast; however, Metropolitan Council staff consider this to be uncertain. The timing of development is not established, with a report from Spring Lake Township’s consultant stating that development could occur before or after 2040. Additionally, the subject parcels have no definite development proposals with lot coverage and intensity of use expected to be low due to the presence of a floodplain and lack of municipal services.

Advisory Comments

The subject site is mostly in Transportation Analysis Zone #2232. Planned TAZ allocations from the County, as well as Preliminary TAZ allocations from Met Council, anticipate no employment growth there. County and Council staff can reassess expectations during preparation of the 2050 Plan. No forecast adjustment is needed at this time.

Table 1. Metropolitan Council Scott County Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	150,928	158,860	185,520	211,750
Households	52,645	56,400	67,340	78,200
Employment	48,437	55,300	62,790	69,540

Thrive MSP 2040 and Land Use

Reviewer: MacKenzie Young-Walters, CD – Local Planning Assistance (651-602-1373)

Thrive MSP 2040 identifies seven different community designations in the County, including Suburban, Suburban Edge, Emerging Suburban Edge, Rural Center, Diversified Rural, Rural Residential, and Agricultural. The amendment site is located in Spring Lake Township, within the area designated as Diversified Rural (see Figure 2). Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed residential densities of 4 units per 40 acres. They are expected to manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs.

The amendment proposes to reguide 96 acres of land designated as Transition Area to Rural Business Reserve. The amendment site is near the hamlet of Lydia in Spring Lake Township and the purpose of the amendment is to facilitate the future development of a rural industrial park with on-site septic systems and private wells. Since rural industrial parks can be adequately supported at rural service levels and no residential uses are contemplated, the proposed amendment is consistent with the Metropolitan Council’s regional land use policies for Diversified Rural community designations.

Natural Resources

Reviewer: Maureen Hoffman, Environmental Services (ES) – Water Resources (651-602-8026)

The proposed amendment is consistent with Metropolitan Council policies relating to water resources and no impacts to surface water resources are anticipated.

Advisory Comments

Scott County and Sand Creek Township should coordinate with the watershed to ensure that floodplain regulations are met. The design of the site’s stormwater management system should consider the changing climate and increased frequency of 500-year storms. Site layout should minimize impacts to wetlands, and any unavoidable wetland impacts should be offset with wetland banking replacement from within the same watershed/sub-watershed.

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



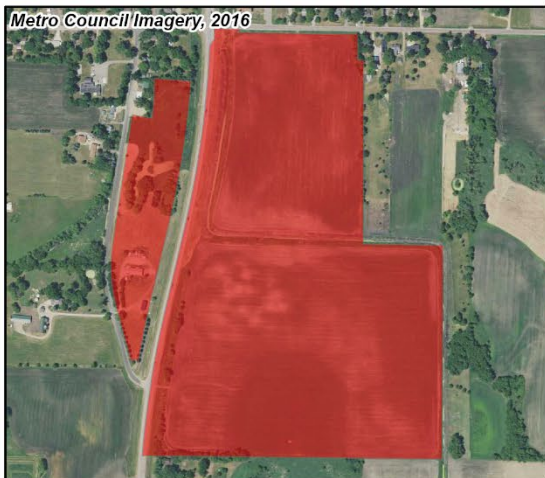
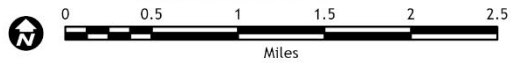
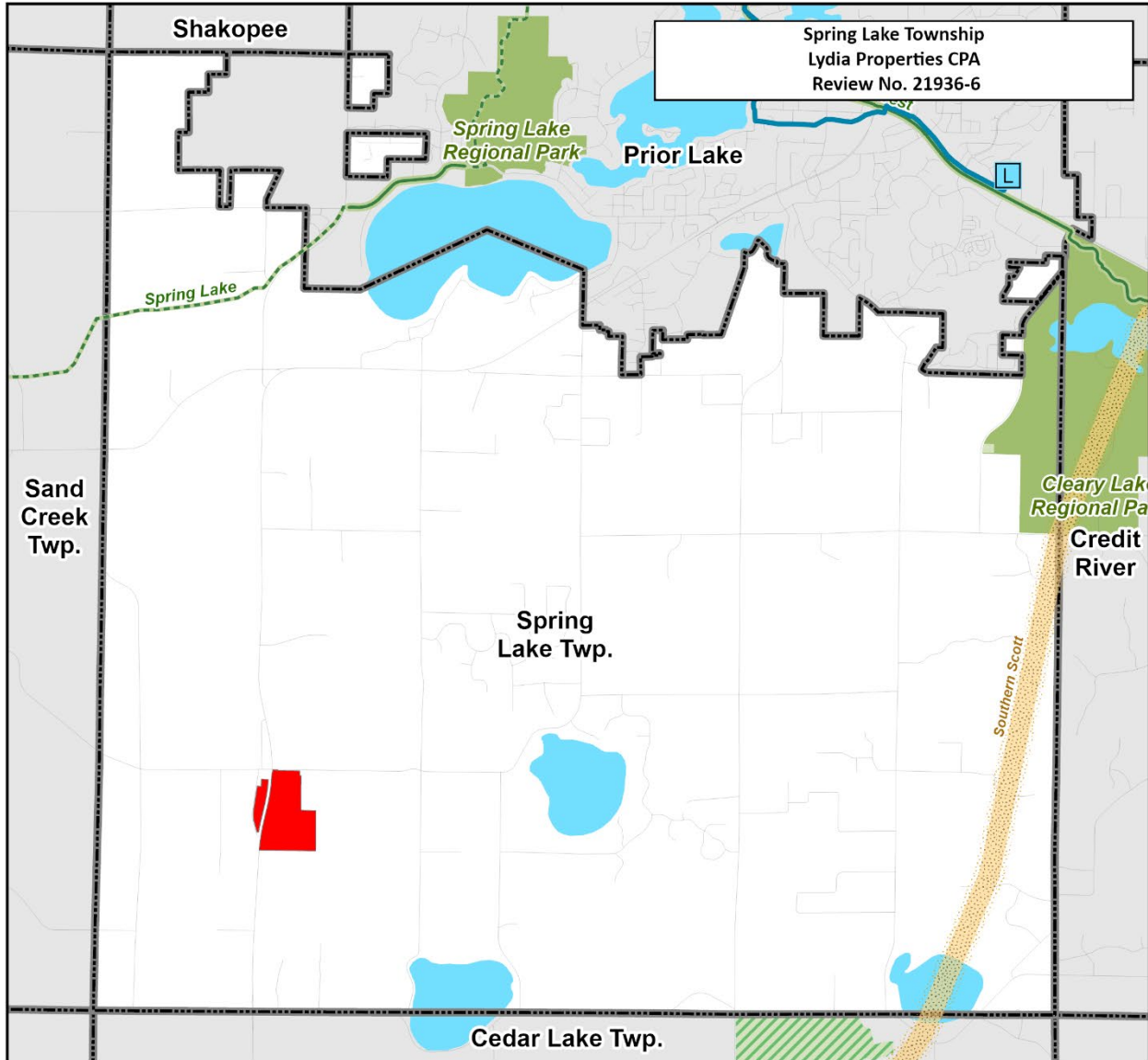
issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Existing and 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

- M Meters
- MCES Interceptors
- L Lift Stations
- WTP MCES Treatment Plants

Regional Highway System

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

Regional Parks

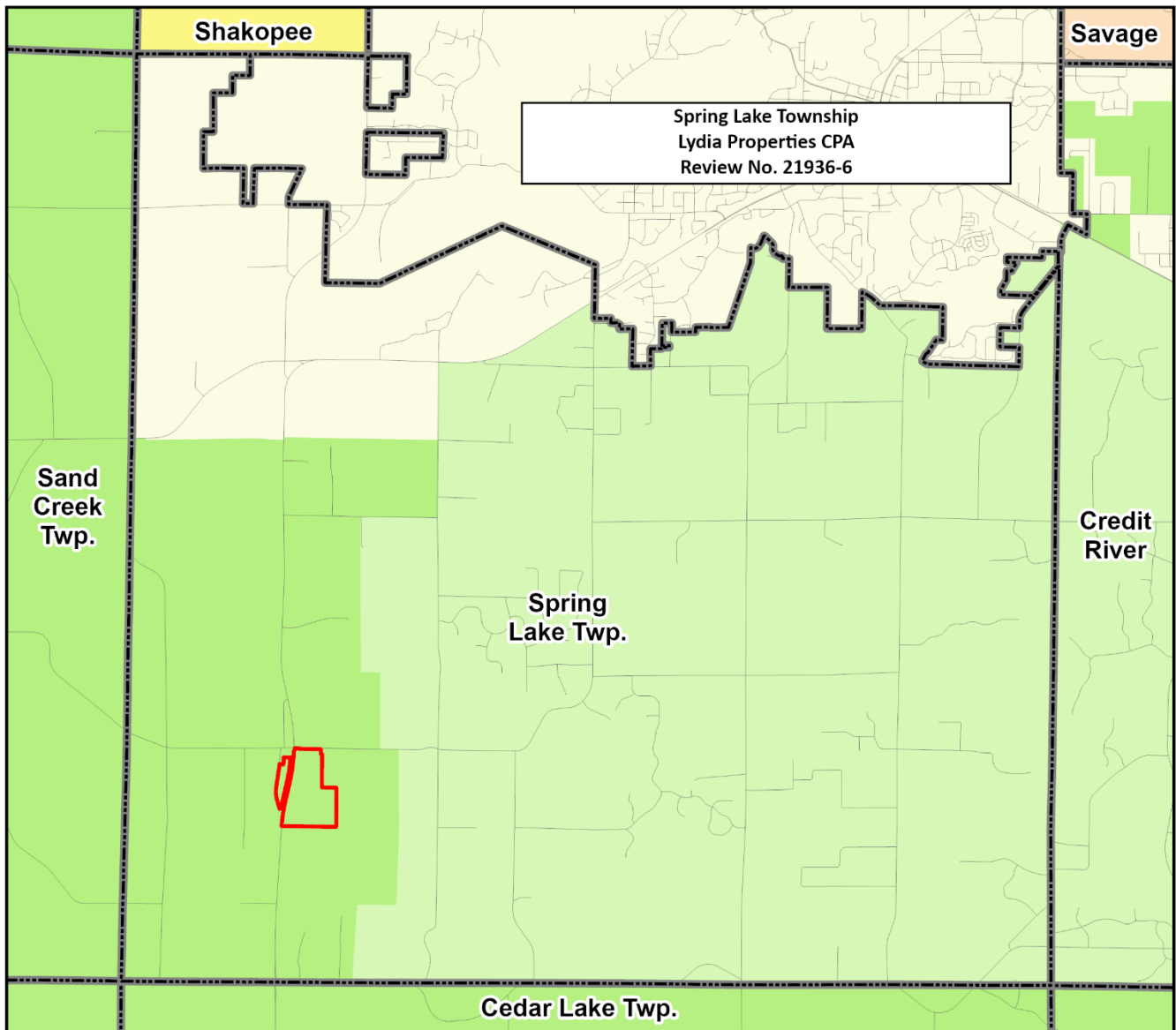
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

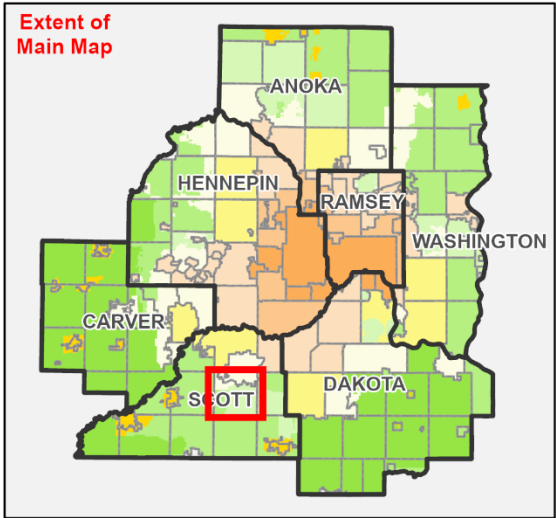
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



Figure 2. Location Map Showing Community Designations



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ThriveMSP 2040 Community Designations

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

Figure 3. Existing and Proposed Land Use Guiding

