

Committee Report

Community Development Committee



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Committee Meeting Date: August 4, 2025

For the Metropolitan Council: August 13, 2025
.....

Business Item: 2025-181

City of Prior Lake Removal of Annexation Areas Comprehensive Plan Amendment, Review File 22282-6

Proposed Action

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

1. Authorize the City of Prior Lake to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City of Prior Lake's forecasts.

Summary of Community Development Committee Discussion/Questions

Senior Planner, Shawn James, presented the staff's report to the Committee. No representatives from the City of Prior Lake were in attendance. The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on August 4, 2025.



Business Item

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City of Prior Lake Removal of Annexation Areas Comprehensive Plan Amendment, Review File 22282-6

District(s), Member(s):	District 4, Deb Barber
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Shawn James, Senior Planner (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 Prior Lake to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City of Prior Lake's forecasts.

Background

The City of Prior Lake submitted the Removal of Annexation Areas comprehensive plan amendment on June 11, 2025. The amendment proposes to remove an area with residential and park uses from its planned annexation area. This area, totaling around 360 acres, is no longer eligible for annexation from Spring Lake Township to the City of Prior Lake due to a new Orderly Annexation Agreement (OAA) adopted on September 10, 2024. The amendment site is located in southwest Prior Lake, south of Spring Lake. This is the City'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 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 Prior Lake

Removal of Annexation Areas Comprehensive Plan Amendment

Review File No. 22282-6, Business Item No. 2025-181

BACKGROUND

The City of Prior Lake is located in north Scott County, bordered by Shakopee to the north, Savage to the northeast, Credit River to the southeast, and Spring Lake Township to the south.

Thrive MSP 2040 (Thrive) designates Prior Lake with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 27,500 to 37,600 population and 10,500 to 14,700 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 5,000 to 8,100 jobs.

The Metropolitan Council reviewed the City of Prior Lake’s 2040 Comprehensive Plan ([Business Item 2020-131 JT](#), Review File No. 22282-1) on May 27, 2020. This is the fifth 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

The amendment proposes to remove an area with residential and park uses from its planned annexation area. This area, totaling around 360 acres, is no longer eligible for annexation from Spring Lake Township to the City of Prior Lake due to a new Orderly Annexation Agreement adopted on September 10, 2024. The amendment site is located in southwest Prior Lake, south of Spring Lake.

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 March 27, 2020 (Business Item 2020-131 JT, Review File No. 22282-1).
- The Development Staging amendment proposed to change the development staging of two parcels from the 2030-2040 decade to the 2020-2030 decade and expand the MUSA boundary to allow for a sewer development. The amendment was administratively approved by the Council on August 23, 2021 (Review File No. 22282-2).
- The Council authorized the 17499 Revere Way Amendment on September 20, 2021 ([Business Item No. 2021-247](#), Review File No. 22282-3). The amendment incorporated an approved annexation from Spring Lake Township which expanded the municipal boundary to include an 8.6-acre property. The proposed changes included officially assigning the Low Density Residential land use designation to the site, expanding the MUSA boundary to

include the site, and adding the property to the 2020-2030 decade for development staging. The request also required a change to the Community Designation of the site from Rural Residential to Emerging Suburban Edge.

- The Council administratively reviewed the Chapter 6 Parks and Trails Revision amendment on September 17, 2024 (Review File No. 22282-4). The amendment proposed to replace Chapter 6: Parks and Trails of the 2040 Comprehensive Plan with a revised version. The purpose of the amendment was to incorporate the recently completed Parks and Trails System Plan.
- The Council administratively reviewed the Aspen Ridge Land Use Plan and Development Staging amendment on April 2, 2025 (Review File No. 22282-5). The amendment brought 40.25 acres of recently annexed land into the 2030 MUSA with a land use of Low Density Residential. The amendment site was located northeast of the intersection of Sunset Trail SW and 180th Street East. The purpose of the amendment was to facilitate a 46-unit single-family subdivision.

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*. A planned segment of Spring Lake Regional Trail is approximately 0.5-mile west of the proposed change. The proposed change will not impact Spring Lake 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 being driven by the removal of approximately 360 acres from the 2004 Spring Lake Township Annexation Agreement. The 2004 Annexation Agreement with Spring Lake Township added a potential future 3,000 acres to the City. The amendment removes approximately 360 acres from the 2004 Spring Lake Township Annexation Agreement. This area is no longer eligible for Annexation from Spring Lake Park due to a new Annexation Agreement approved on September 10, 2024. The proposed amendment does not pose a potential impact to, or reflect a departure from, the *2040 Water Resources Policy Plan*.

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 remove an area of the neighboring township from its orderly annexation agreement. This amendment will not have any 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 City offers that the amendment does not affect the communitywide forecast. Council staff agree. The City’s 2040 Plan analyzed sufficient housing additions capacity without the land supply between Spring Lake and Langford Boulevard.

Met Council’s Imagine 2050 forecast is for an increase of 3,650 households during 2020 to 2050. Staff find that the remaining land supply still accommodates the approved Imagine 2050 forecast.

Thrive MSP 2040 and Land Use

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

The proposed changes are consistent with *Thrive MSP 2040* policy for land use. Thrive identifies the City as an Emerging Suburban Edge Community. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment.

The amendment removes an area of approximately 360 acres from its Future Land Use Map (Figures 3 and 4). Existing land uses consist of residential and parks. The amendment site was not identified as “Developable Land” and is not included in the City’s “Development Staging Plan” in the City’s 2040 Plan (Figures 5 and 6). Therefore, the amendment site is not included in the Council’s calculation of planned residential density (Table 1 below, unchanged from previous review), and this amendment does not result in any changes in the City’s overall planned residential density. The City continues to have a minimum overall net density of 3.23 units per acre. The City remains consistent with regional land use and density policies.

Table 1. Planned Residential Density, City of Prior Lake

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	2.5	3.9	1,609.44	4,024	6,277
Medium Density Residential	4	7.9	219.31	877	1,733
High Density Residential - HDL	8	29.9	49.48	396	1,479
High Density Residential - HDH	30	50	12.37	371	619
MX - Mixed Use*	30	50	6.54	196	327
Town Center**	30	50	9.71	291	486
TOTALS			1,906.85	6,155	10,920
Overall Density				3.23	5.73

*75% residential
**33% residential

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 754 units. The amendment creates no change in land uses that impact the City’s inventory of land guided to support the development of low- and moderate-income housing. Therefore, the amendment does not inhibit the City from implementing their housing element nor from promoting sufficient land to address their share of the region’s affordable housing need for 2021-2030.



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

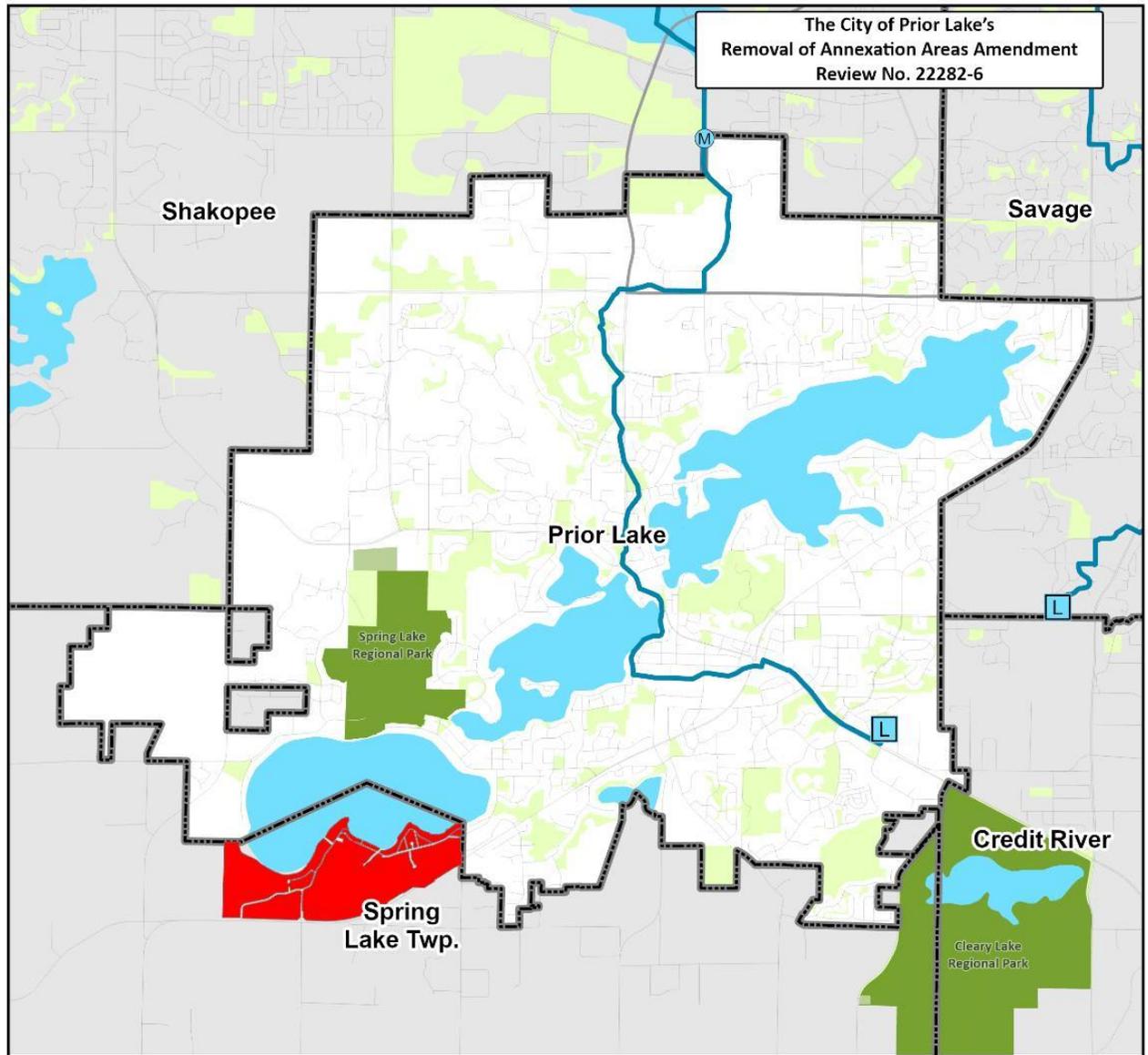
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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: Current Development Staging Plan
- Figure 6: Proposed Development Staging Plan



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

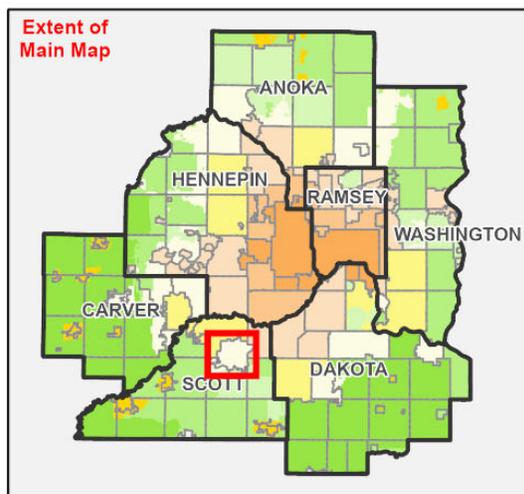
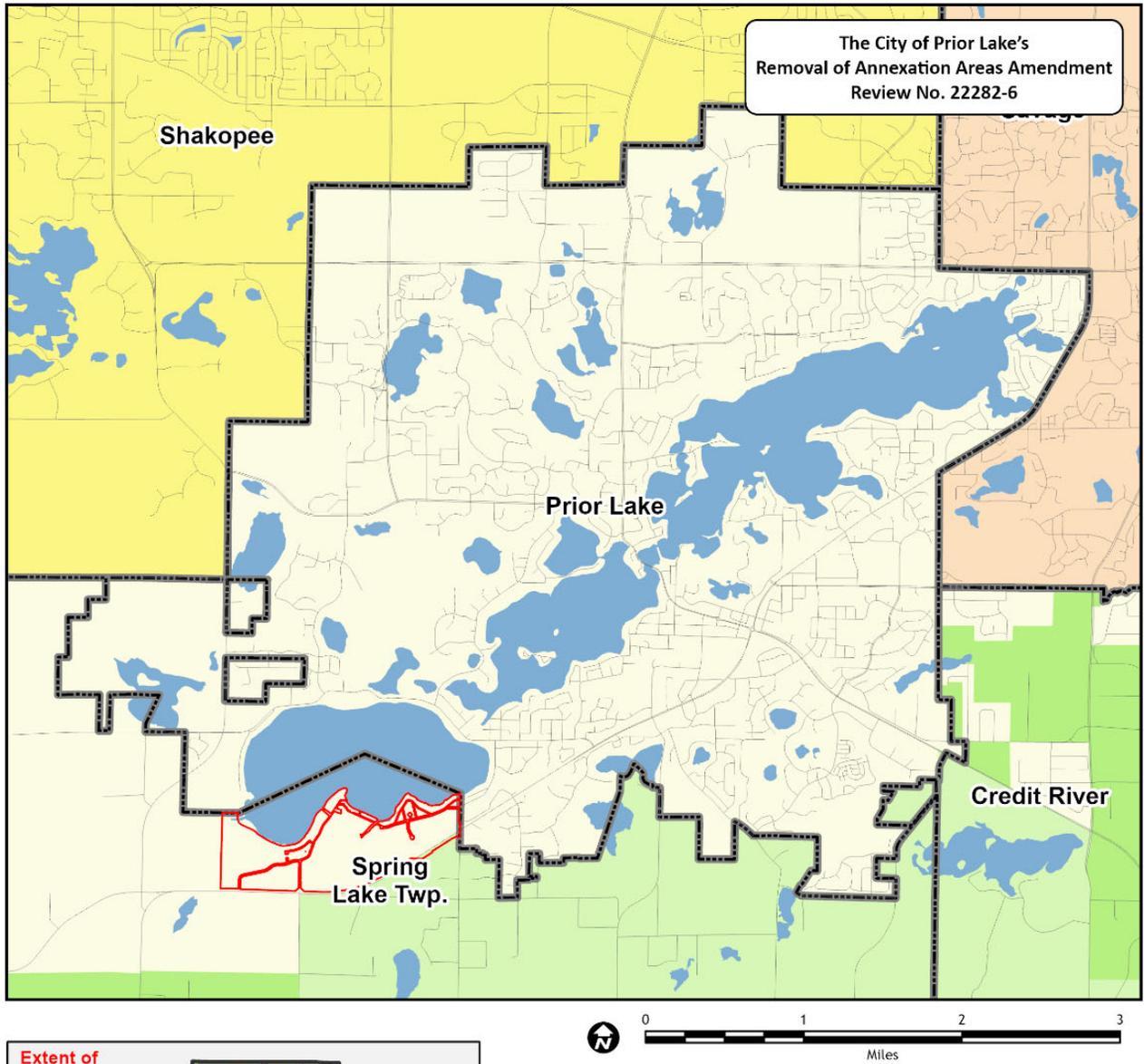
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

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



ThriveMSP 2040 Community Designations

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

Figure 3. Current Land Use Guiding

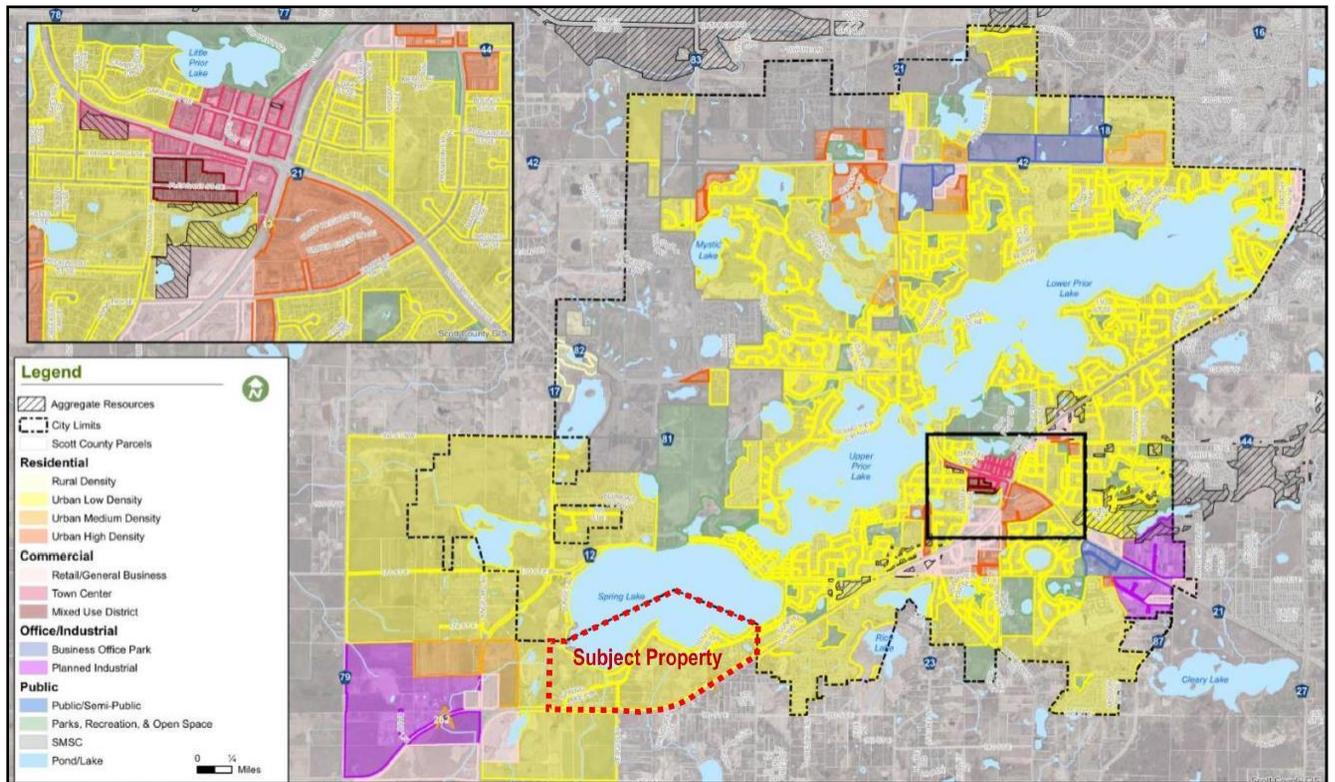


Figure 4. Proposed Land Use Guiding

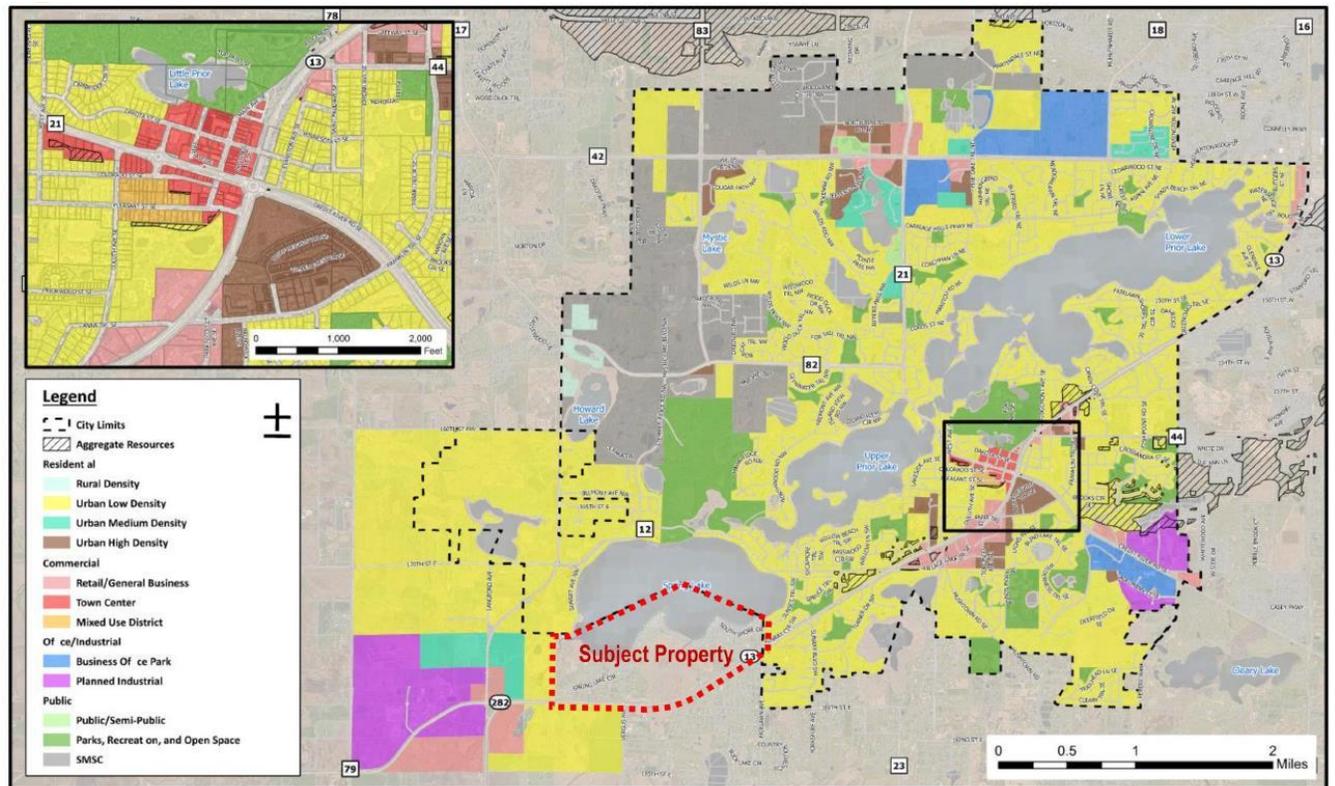


Figure 5. Current Development Staging Plan

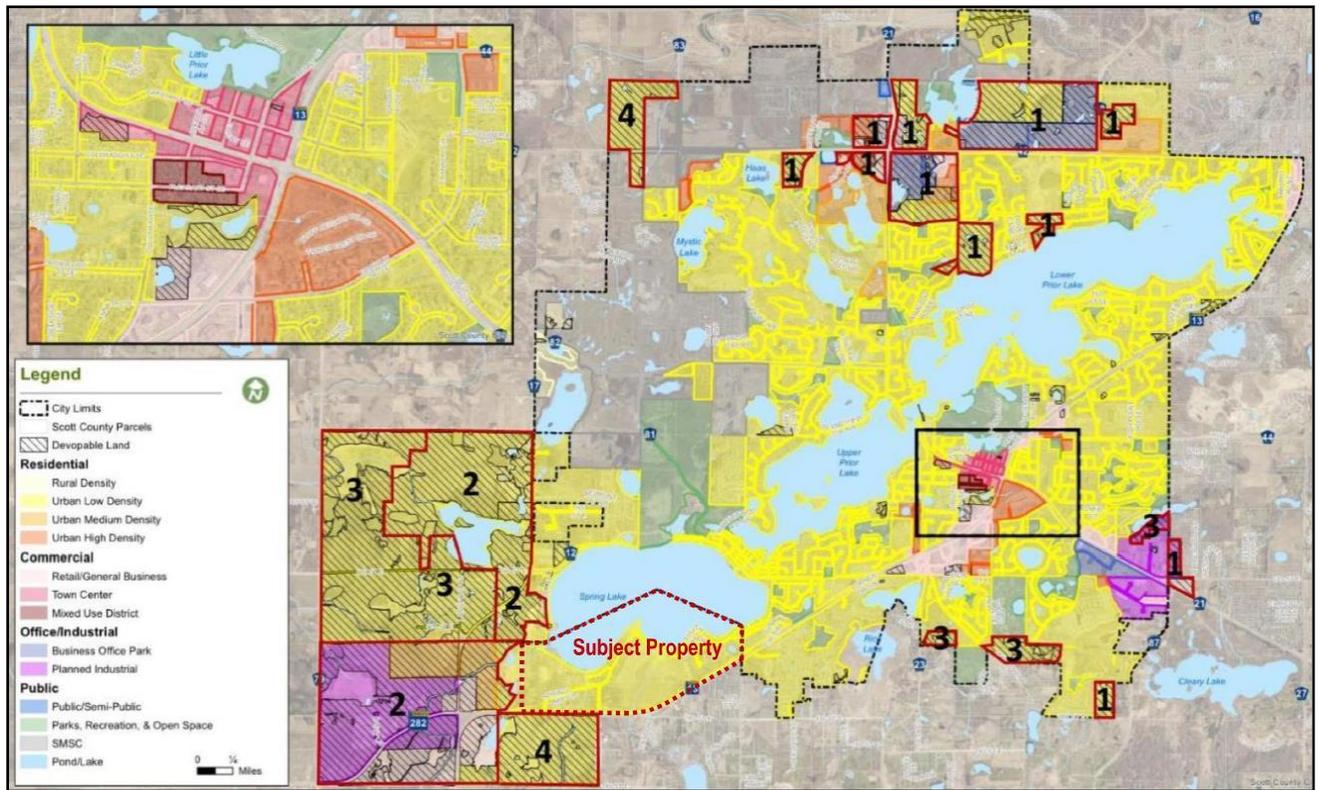


Figure 6. Proposed Development Staging Plan

