

Business Item

Community Development Committee



Committee Meeting Date: June 1, 2026

For the Metropolitan Council: June 10, 2026

Business Item: 2026-101

City of Newport Zoning and Future Land Use Update Comprehensive Plan Amendment, Review File 21915-4

District(s), Member(s): District 12, Mark Jenkins
Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175),
Staff Prepared/Presented: Merritt Clapp-Smith, Planning Analyst (651-602-1567)
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 to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts for 2040, but may affect forecasts for 2050 if land use guiding and supply do not adjust for forecast expectations during the 2050 planning cycle.
3. Advise the City to implement the advisory comments in the Review Record for Forecasts, Housing, and Wastewater.

Background

The City submitted the Zoning and Future Land Use Update comprehensive plan amendment on April 16, 2026. The amendment proposes to re-guide over 100 parcels in 22 areas across the City, comprising roughly 99 acres. The proposed amendments are intended to resolve inconsistencies between the Future Land Use Map and the City's Zoning Map, as well as to implement the City's 2023 Commercial Small Areas Study. Most of the re-guided areas are already developed and the proposed land uses would better align with existing uses. Only two areas totaling 13.52 acres are envisioned for new development or redevelopment and are proposed for re-guiding from Mixed Commercial Residential to Mixed Residential. This is the City's third 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. There is no regional or system impact resulting from the proposed change.

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 Newport

Zoning and Future Land Use Update Comprehensive Plan Amendment

Review File No. 21915-4, Business Item No. 2026-101

BACKGROUND

The City of Newport (City) is located in southwestern Washington County, bordered by St. Paul and Maplewood to the north, South St. Paul and Inver Grove Heights to the west, St. Paul Park to the south, and Cottage Grove and Woodbury to the east.

Imagine 2050 designates Newport with a “Suburban” community designation. The Council forecasts from 2030 to 2050 that the City will grow from 4,800 to 6,000 population and from 2,030 to 2,550 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 1,820 to 2,430 jobs.

The Metropolitan Council reviewed the City of Newport 2040 Comprehensive Plan ([Business Item 2019-60 JT](#), Review File No. 21915-1) on April 10, 2019. This is the third 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 proposes to re-guide over 100 parcels in 22 areas across the City, comprising roughly 99 acres. The proposed amendments are intended to resolve inconsistencies between the Future Land Use Map and the City’s Zoning Map, as well as to implement the City’s 2023 Commercial Small Areas Study. Most of the re-guided areas are already developed and the proposed land uses would better align with existing uses. Only two areas totaling 13.52 acres are envisioned for new development or redevelopment and are proposed for re-guiding from Mixed Commercial Residential to Mixed Residential.

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 *Thrive* MSP 2040, *Imagine 2050*, 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 April 10, 2019 ([Business Item 2019-60 JT](#), Review File No. 21915-1).
- The Council authorized the Newport Transit Station Area amendment on August 24, 2022 ([Business Item 2022-188, Review File No. 21915-2](#)). The amendment proposed re-guiding 12.7 acres from Commercial/Business Park to Mixed Commercial/Residential Station Area located south of I-494 and west of Highway 61. The amendment aligned guiding land uses



surrounding the Newport Transit Station with the existing zoning district.

- The Council administratively reviewed the Eastridge Heights amendment on May 6, 2026 (Review File No. 21915-3). The amendment re-guided 38.86 acres from Mixed Residential to Single-Family Detached and 6.19 acres from Transportation to Single-Family Detached, to enable the proposed development of 73 single-family dwellings. The amendment also reduced the minimum allowed density of the Single-Family Detached category from 3.0 to 2.5 units per acre, resulting in an allowable density range of 2.5 to 5 units per acre.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040, Imagine 2050, 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 Regional Parks and Trails System and is consistent with Council policy. There are no existing or planned units of the Regional Parks and Trails System in the City of Newport. A planned segment of the Point Douglas Regional Trail and a planned portion of Battle Creek Regional Park are adjacent to the northern border of the community, in the cities of Saint Paul and Maplewood, respectively. An existing segment of the Mississippi River Greenway Regional Trail is approximately 0.1-mile west of the community, on the opposite side of the Mississippi River, in South Saint Paul.

The Mississippi River Regional Trail Search Corridor traverses the City of Newport north-south. Because regional trail search corridors are conceptual in nature and do not have specified alignments, Council staff cannot assess potential impacts of proposed land use changes to them.

Council Parks staff appreciate the City adding 10.47 acres of "Park" to its Proposed Future Land Use plan and map, particularly the parcels along the Mississippi River.

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) and the 2050 Water Policy Plan. Using standard wastewater generation rates, the estimated wastewater flows are very similar between the currently guided land use acres and the land use acres under the proposed re-guiding; therefore, the Metropolitan Disposal System has adequate capacity for these Land Use changes.

Advisory Comments

Area 22, identified on the Proposed Future Land Use map, is along a Metropolitan Council interceptor. If there is any desire for a connection to the Met Council interceptor or any construction in the area, there are specific processes that must be followed before encroachment on our property or a direct connection to our Interceptor can be made. An Encroachment Agreement will be required, and before direct connection to the Metropolitan Council Interceptor, a Sewer

Connection Permit will be required. To assess the potential impacts to our interceptor system; prior to initiating any project in Area 22, preliminary plans are required for review. To obtain a Sewer Connection Permit, Encroachment Application, or to submit preliminary plans, please contact Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services.

Transportation

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

The proposed amendment for transportation conforms to the regional transportation system and is consistent with the Transportation Policy Plan. The changes will result in less land guided for higher intensity use, with commercial/residential seeing a 50 acre reduction, mixed residential seeing a 20 acre reduction, and single family residential increasing by 70 acres. From a traffic perspective, these changes represent lower traffic potential from the impacted parcels. The more intense uses are proposed for areas where the transportation infrastructure exists to support it – mainly along the Highway 10 corridor near existing interchanges.

Transit

Reviewer: Stephen Baisden - Metro Transit (MT) (612-349-7361)

The proposed amendment in regard to transit conforms to the regional systems and is consistent with regional policy. Given the current transit investments that exist in the area now, the amendment to resolve inconsistencies between the Future Land Use Map and the City’s Zoning Map and make several land use guidance changes will likely have marginal impact on the existing transit network and are unlikely to prompt expansion of the fixed-route transit network.

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 plan amendment does not affect the communitywide forecast. Council staff find that the amendment reduces land supply in two categories: mixed residential and commercial/residential. The City still has land supply to accommodate 2,190 households forecasted in 2040, per the City’s 2040 Plan. No forecast adjustment is needed.

Table 1. Metropolitan Council City of Newport Forecasts

Category	Census 2020	Current Approved Forecasts		
		2030	2040	2050
Population	3,797	4,800	5,400	6,000
Households	1,473	2,030	2,290	2,550
Employment	1,635	1,820	2,020	2,430

Thrive MSP 2040 and Land Use

Reviewer: Merritt Clapp-Smith, CD – Local Planning Assistance (651-602-1567)

The amendment is consistent with land use for Thrive MSP 2040. The Met Council adopted Imagine 2050 on February 12, 2025, and has designated Newport with a Suburban community designation. The amendment is also consistent with land use policy for Imagine 2050.

The purpose of the amendment is to re-guide over 100 parcels in 22 areas across the City, comprising roughly 99 acres. The proposed amendments are intended to resolve inconsistencies between the Future Land Use Map and the City’s Zoning Map, as well as to implement the City’s 2023 Commercial Small Areas Study. Most of the re-guided areas are already developed and the proposed land use designations better align with existing uses.

Only two areas (13.52 acres) of the overall re-guiding are envisioned for new development or



redevelopment, and are proposed for re-guiding from Mixed Commercial Residential to Mixed Residential. They are:

- 7.91 acres re-guiding from Commercial/Residential to Mixed Residential. There is a current development proposed – Red Rock Villas – for 143 units.
- 5.61 acres re-guiding from Commercial/Residential to Mixed Residential. No development is proposed at this time.

The two areas were not identified for future growth in the Newport 2040 Comprehensive Plan and therefore are newly considered in the calculation of overall residential density being planned for the city to accommodate future growth. The re-guiding of the two areas increases the citywide net residential density average from 7.6 to 8.3 units per acre, consistent with the minimum average net density expectation of 7.0 units per acre for Suburban communities.

Table 2. Planned Residential Density, Newport

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Mixed Residential	5	0	101.52	508	2,030
Mixed Commercial/Residential Station Area	20	50	29.62	592	1,481
Mixed Commercial/Residential	8	30	15.00	120	450
TOTALS			146.14	1,220	3,961
Overall Density				8.3	27.1

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 its share of the region’s 2021-2030 need for affordable housing, which is 101 units. The amendment involves re-guiding Land Guided for Affordable Housing 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.

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 will be guiding approximately 13 acres of higher density residential land such that at least 104 units could be built. Newport is a current participant in the Livable Communities Act program. The last grant awarded to the City was in 2024.

Advisory Comments

Met Council Livable Communities Program staff connected with Newport staff to encourage the completion of the annual Housing Policy and Production Survey. The annual survey tracks local efforts to create affordable housing opportunities in the region and collects information on new development (and preservation) of affordable units. Completion of the annual survey allows cities and townships to earn credit towards the local government’s Land Guided for Affordable Housing requirement for the construction of new affordable units. New affordable housing units reported in the survey show progress towards meeting Newport’s share, or allocation of affordable housing need.

Surface Water Resources

Reviewer: Jessica Collin-Pilarski, Environmental Services (ES) – Water Supply (651-602-1345)

The amendment is consistent with Council policies for surface water and there are not any surface water resource impacts as a result of the proposed land use changes.



Water Supply

Reviewer: Jessica Collin-Pilarski, Environmental Services (ES) – Water Supply (651-602-1345)

The amendment is consistent with Council policies for water supply and the proposed re-guiding of land uses across the different areas of the City does not create any water supply impacts.

Some of the proposed areas for re-guiding, sites 19, 20, 21 and 22 on the Proposed Future Land Use Map, are in the St. Paul Park/Newport Special Well and Boring Construction Area ([SWBCA](#)) identified by the Minnesota Department of Health (MDH) that went into effect on November 10, 1997. Groundwater in these areas has been contaminated with petroleum products, several volatile organic chemicals, and pentachlorophenol according to the official notice found here: <https://www.health.state.mn.us/communities/environment/water/docs/wells/swbca/stpaulparkmemo.pdf> Additionally there are many well advisories throughout the City of Newport for per- and polyfluoroalkyl substances (PFAS) that affect various sites undergoing Proposed Future Land Use changes.

Advisory Comments

As specific development plans for each parcel occurs, please coordinate with the Minnesota Department of Health to ensure safe water is being provided for each site.

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

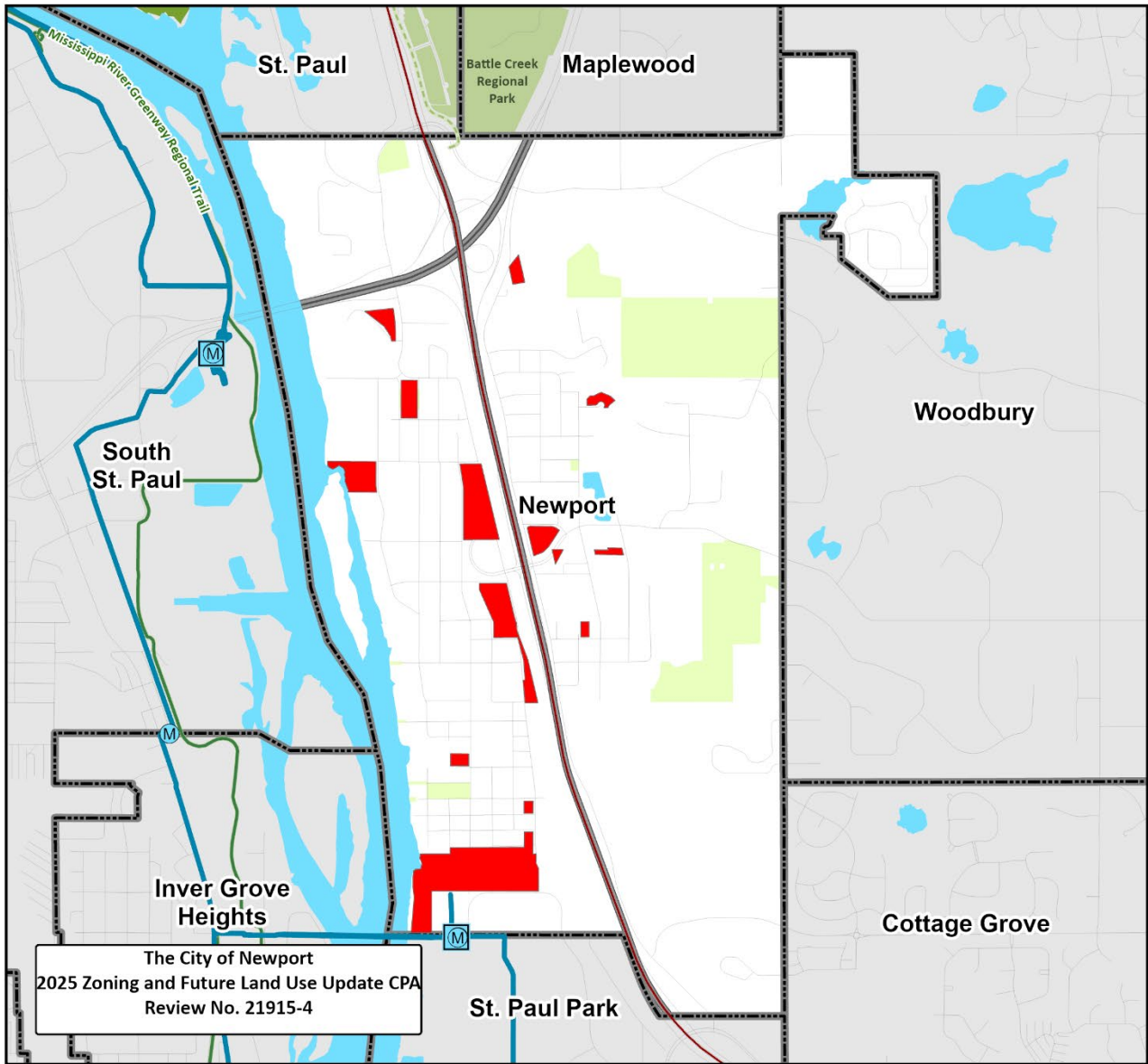
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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

- 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

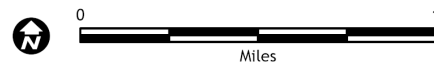
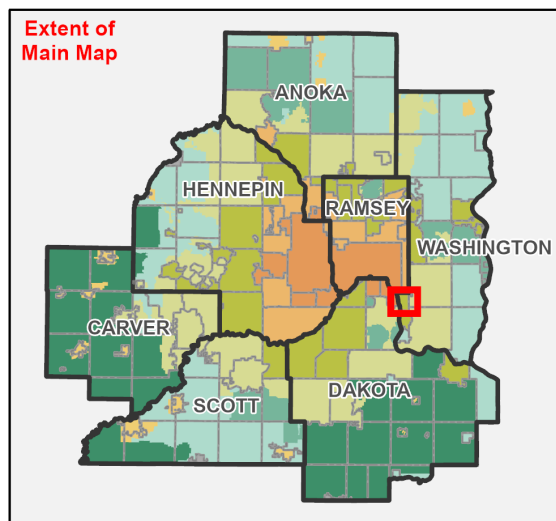
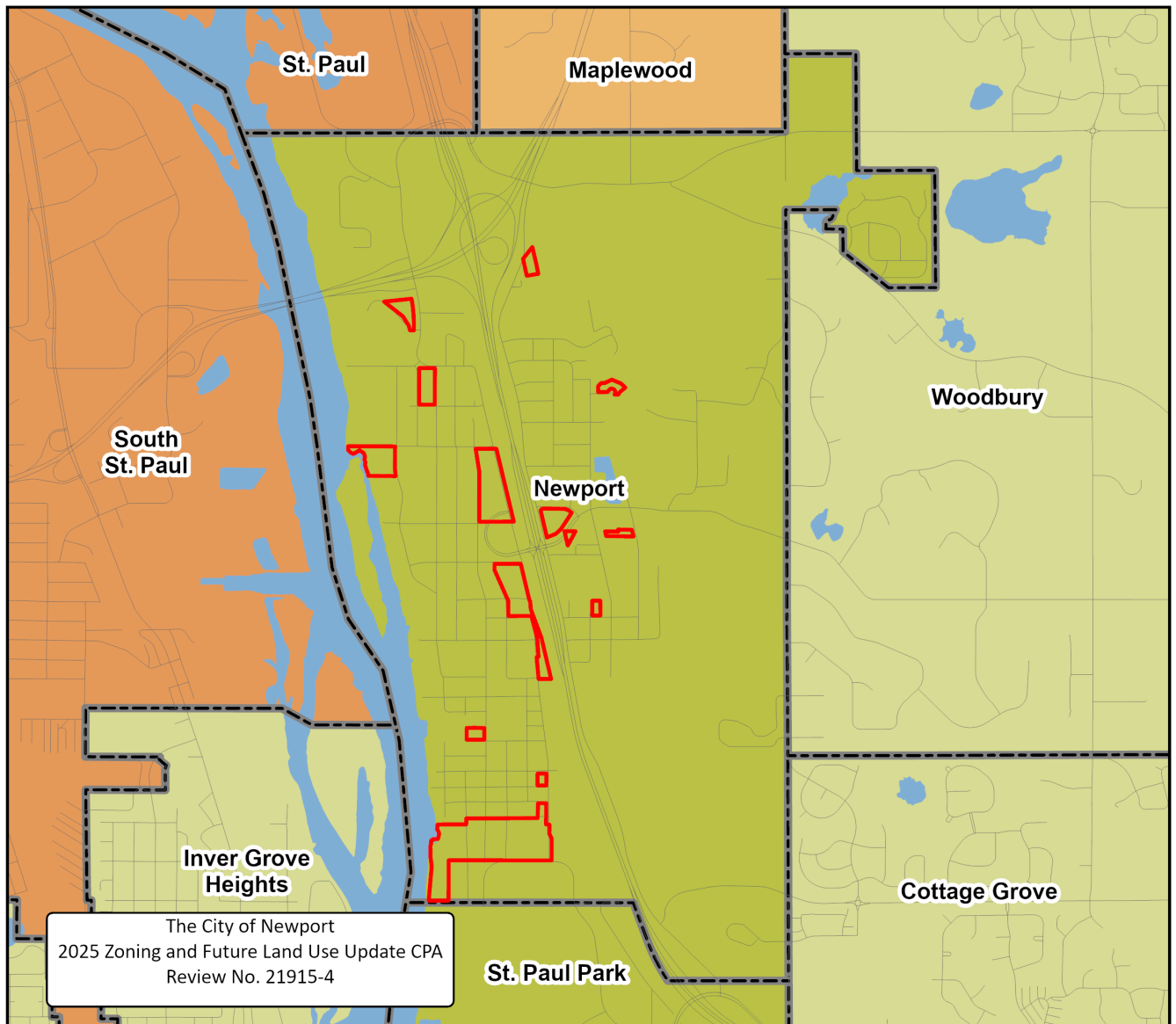
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

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

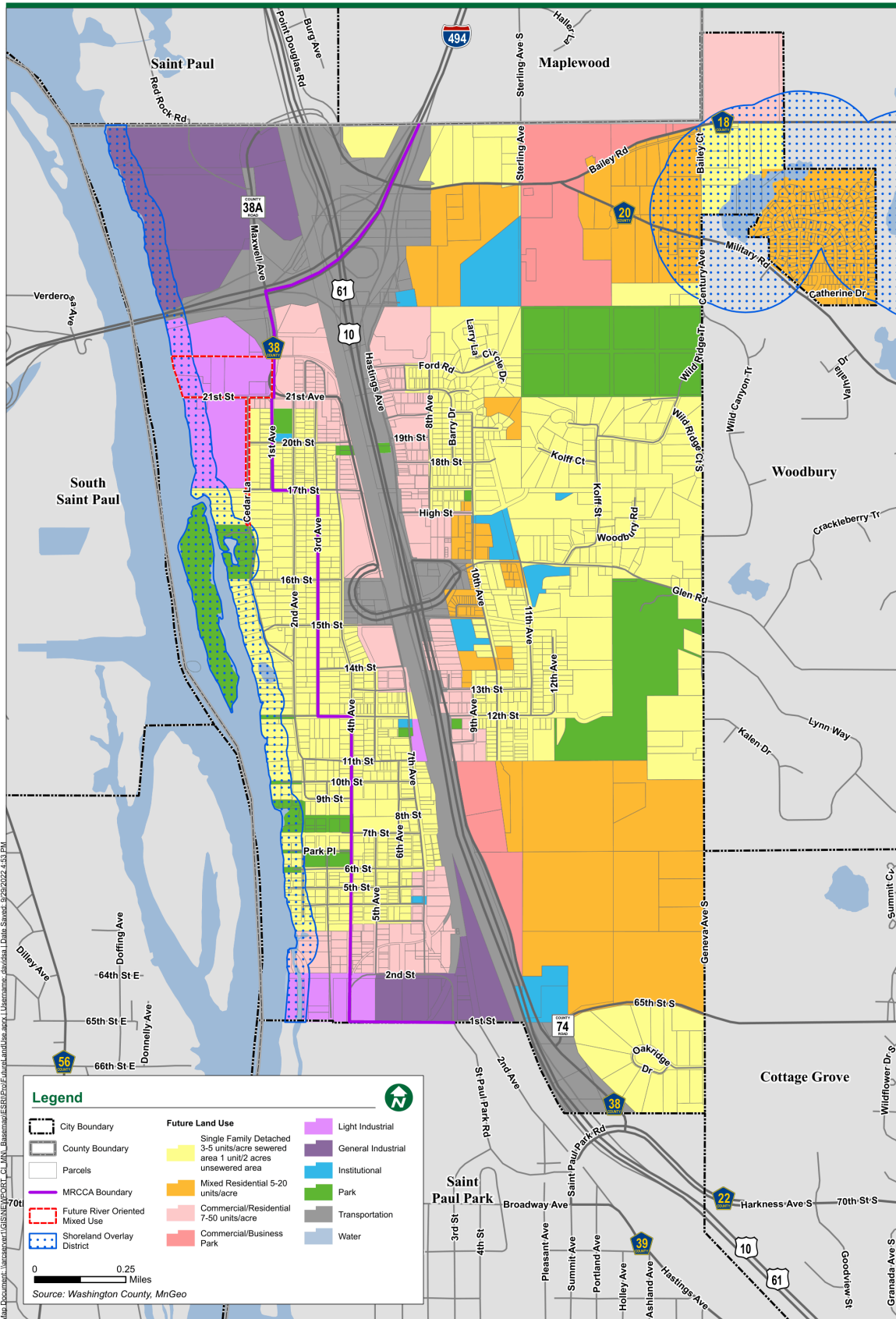


Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community



Figure 3. Current Land Use Guiding



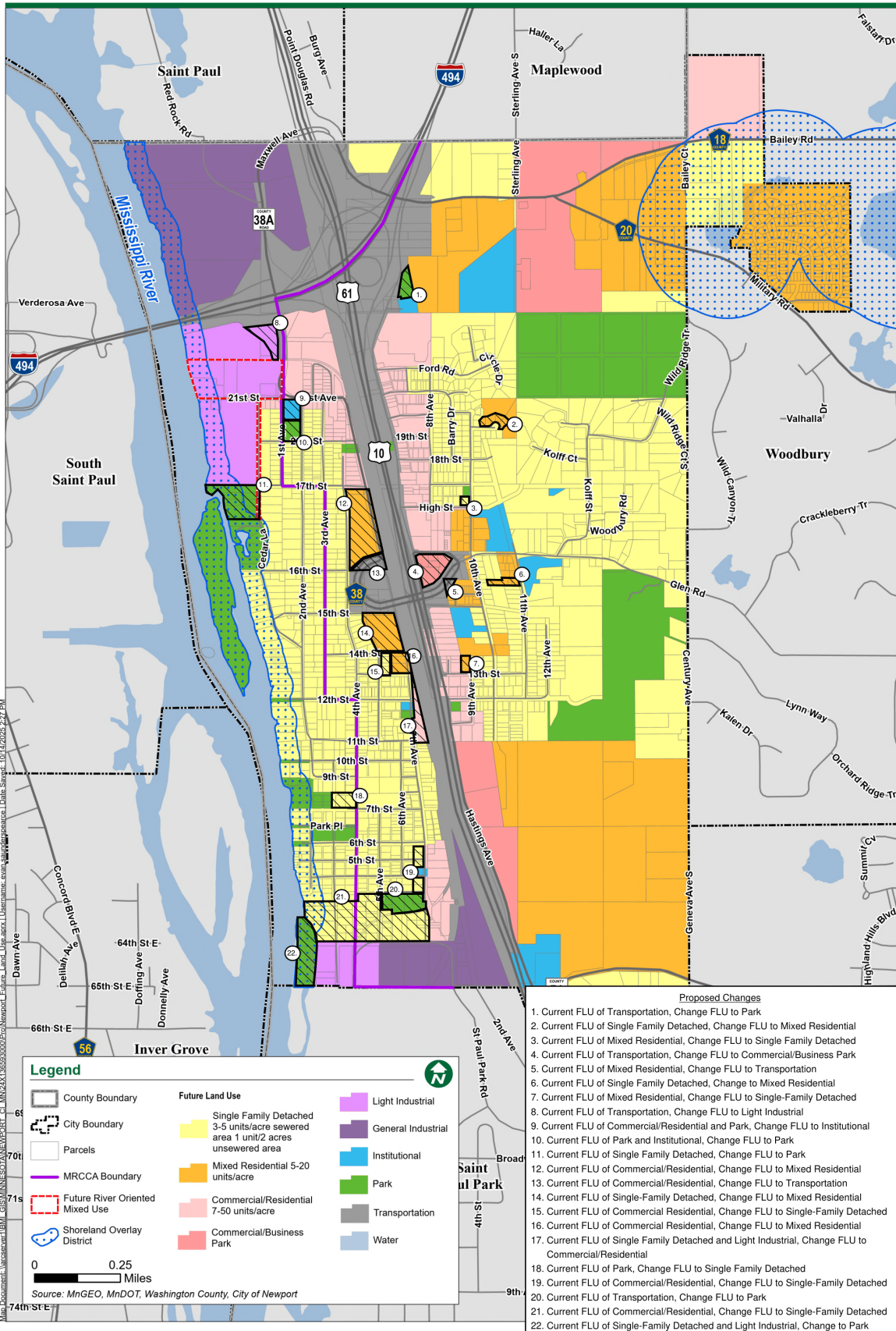
Metropolitan Council

Figure 4. Proposed Land Use Guiding



Planning and Zoning
City of Newport, MN

Proposed Future Land Use
October 2025



Legend

- | | | |
|------------------------------------|-----------------------------------------------------------------------------------------|--------------------|
| County Boundary | Future Land Use | Light Industrial |
| City Boundary | Single Family Detached
3-5 units/acre sewer area
1 unit/2 acres
unsewered area | General Industrial |
| Parcels | Mixed Residential 5-20
units/acre | Institutional |
| MRCCA Boundary | Commercial/Residential
7-50 units/acre | Park |
| Future River Oriented
Mixed Use | Commercial/Business
Park | Transportation |
| Shoreland Overlay
District | | Water |

Source: MnGEO, MnDOT, Washington County, City of Newport

Proposed Changes

1. Current FLU of Transportation, Change FLU to Park
2. Current FLU of Single Family Detached, Change FLU to Mixed Residential
3. Current FLU of Mixed Residential, Change FLU to Single Family Detached
4. Current FLU of Transportation, Change FLU to Commercial/Business Park
5. Current FLU of Mixed Residential, Change FLU to Transportation
6. Current FLU of Single Family Detached, Change to Mixed Residential
7. Current FLU of Mixed Residential, Change FLU to Single-Family Detached
8. Current FLU of Transportation, Change FLU to Light Industrial
9. Current FLU of Commercial/Residential and Park, Change FLU to Institutional
10. Current FLU of Park and Institutional, Change FLU to Park
11. Current FLU of Single Family Detached, Change FLU to Park
12. Current FLU of Commercial/Residential, Change FLU to Mixed Residential
13. Current FLU of Commercial/Residential, Change FLU to Transportation
14. Current FLU of Single-Family Detached, Change FLU to Mixed Residential
15. Current FLU of Commercial Residential, Change FLU to Single-Family Detached
16. Current FLU of Commercial Residential, Change FLU to Mixed Residential
17. Current FLU of Single Family Detached and Light Industrial, Change FLU to Commercial/Residential
18. Current FLU of Park, Change FLU to Single Family Detached
19. Current FLU of Commercial/Residential, Change FLU to Single-Family Detached
20. Current FLU of Transportation, Change FLU to Park
21. Current FLU of Commercial/Residential, Change FLU to Single-Family Detached
22. Current FLU of Single-Family Detached and Light Industrial, Change to Park