Business Item

Community Development Committee

Committee Meeting Date: November 16, 2026 **For the Metropolitan Council:** November 18, 2026

Business Item: 2026-202 SW

City of Hastings Pleasant Valley Farm Comprehensive Plan Amendment, Review File 22299-7

District(s), Member(s):	District 12, Mark Jenkins
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Emma Dvorak, Planning Analyst (651-602-1399)
	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 Hastings to place its comprehensive plan amendment into effect.
2. Revise the City's Imagine 2050 forecasts and sewer-serviced forecasts upward as shown in Table 1 and Table 2 of the attached Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Land Use and Environmental Resources.

Background

The City submitted the Pleasant Valley Farm comprehensive plan amendment on September 22, 2026. The amendment proposes land use changes and a Metropolitan Urban Service Area (MUSA) expansion, following a 166-acre annexation from Nininger Township. Of the 166 acres, 160.5 acres will be guided Low Density Residential, and 5.5 acres will be guided Institutional (Oakwood Cemetery). The project area is generally located between CSAH 42 and Featherstone Road/140th Street. The purpose of the amendment is to facilitate the development of up to 407 market rate residential units -- 341 single family detached units and 66 townhomes. This is the City's sixth 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.

Regional Development Framework Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. 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 MSP 2040 and Imagine 2050. 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 and advance the goals identified in Imagine.

Funding
None.

REVIEW RECORD

City of Hastings

Pleasant Valley Farm Comprehensive Plan Amendment

Review File No. 22299-7, Business Item 2026-202

BACKGROUND

The City of Hastings (City) is located in eastern Dakota County, with a small portion of the City located in southern Washington County. It is bordered by Cottage Grove and Denmark Township to the north, Nininger Township to the west, Marshan Township to the south, and Ravenna Township to the east (Figure 1).

Thrive MSP 2040 (Thrive) designates Hastings with an Emerging Suburban Edge community destination (Figure 2) and Imagine 2050 (Imagine) designates Hastings with a Suburban community designation (Figure 3). The Council forecasts from 2030 to 2050 that the City will grow in population from 23,502 to 26,502 and from 9,801 to 11,301 in households. The Council also forecasts that between 2030 and 2050, the City's employment will increase from 8,143 to 9,043 jobs.

The Metropolitan Council acted on the City of Hastings 2040 Comprehensive Plan (Business Item 2020-329 JT, Review File No. 22299-1) on December 9, 2020. This is the sixth 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 MSP 2040 and Imagine 2050.

REQUEST SUMMARY

The City submitted the Pleasant Valley Farm comprehensive plan amendment on September 22, 2026. The amendment proposes land use changes and a Metropolitan Urban Service Area (MUSA) expansion, following a 166-acre annexation from Nininger Township. Of the 166 acres, 160.5 acres will be guided Low Density Residential, and 5.5 acres will be guided Institutional (Oakwood Cemetery). The project area is generally located between CSAH 42 and Featherstone Road/140th Street. The purpose of the amendment to facilitate the development of up to 407 market rate residential units -- 341 single family detached units and 66 townhomes.

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 Comprehensive Plan on December 9, 2020 (Business Item 2020-329 JT, Review File No. 22299-1).
- The Council administratively reviewed the Addition of Mixed Use High Residential Land

Use Designation amendment on December 28, 2021 (Review File No. 22299-2). The amendment created a new land use, Mixed Use High Residential, with a density range of 30 to 85 units per acre and re-guided 2.88 acres from Mixed Use Residential (1.82 acres) and Medium Density Residential (1.06 acres) to the new land use. The purpose of the amendment was to allow for higher residential densities and a mix of commercial uses.

- The Council authorized the Summergate MUSA Expansion amendment on February 23, 2022 (Business Item 2022-26, Review File No. 22299-3). The amendment proposed to expand the MUSA boundary to incorporate 71.9 acres from Marshan Township that was annexed into the City by an ordinance request and assign the newly annexed land the land use designation of Low Density Residential. The purpose of this amendment was to accommodate proposed development of 159 single family homes.
- The Council administratively reviewed the Suite Living of Hastings amendment on October 5, 2022 (Review File No. 22299-4). The amendment re-guided 2.71 acres from Commercial to Medium Density Residential (8-22 units per acre) located at the southeast corner of Vermillion Street and 33rd Street. The purpose of the amendment was to accommodate a 32-unit assisted living and memory care facility.
- The Council administratively reviewed the South Oaks of Hastings 4th Addition amendment on December 8, 2023 (Review File No. 22299-5). The amendment re-guided 6.11 acres from Medium Density Residential to Low Density Residential located southwest of 31st Street and Century Drive. The purpose of the amendment was to accommodate a 35-lot single-family development.
- The Council administratively reviewed the Mint Development and Retail amendment on June 25, 2024 (Review File No. 22299-6). The amendment re-guided 3.94 acres from Medium Density Residential to Commercial. The purpose of the amendment was to facilitate the area's development as a commercial use for a national retailer.
- The Council provided review comments on the Pleasant Valley Farm Environmental Assessment Worksheet (EAW) on August 25, 2026 (Review File No. 23239-1). Comments were related to permits and approvals, land use, and transportation.

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, Wastewater Service, and Transportation with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

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

The amendment conforms to the 2040 Regional Parks Policy Plan and the 2050 Regional Parks and Trails Policy Plan. There is one unit of the Regional Parks and Trails System in the vicinity of the proposal to re-guide 160.5 acres of Low-Density Residential and 5.5 acres of Institutional and extend the Metropolitan Urban Service Area. The Mississippi River Greenway Regional Trail is adjacent to/within 0.1-mile of the proposed land use change and MUSA extension.

The amendment materials acknowledge "Mississippi Regional Trail is near the northern boundary" and state that "(n)o changes due to the development are planned. Development will provide an

additional 407 households for greater trail utilization." The amendment later states "(t)he City acknowledges the location of the Mississippi River Greenway Regional trail which is adjacent to the north side of the proposed Comprehensive Plan Amendment."

The proposed project will not adversely impact the Mississippi River Greenway Regional Trail or the Regional Parks and Trails System more broadly. To the contrary, the project is likely to increase bicycle and pedestrian connectivity in the area as the previously reviewed EAW noted that planned features "include a destination trail through the Project Site, connecting to the Mississippi River Greenway regional trail and CSAH 42 bike route" (EAW pg. 21).

Wastewater Service
Roger Janzig, Environmental Services (ES) – Wastewater Planning (651-602-1119)

The amendment conforms to the 2040 Water Resources Policy Plan (WRPP) and the 2050 Water Policy Plan. The Metropolitan Disposal System has adequate capacity for this project location.

Transportation
Corrin Bemis, Metropolitan Transportation Services (MTS) (651-728-8798)

The amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 TPP. The amendment is not anticipated to have any impact on any regional transportation systems. There are no freight considerations or impacts from this amendment. There are no regional aviation facilities near the subject sites and no considerations for regional aviation.

Transit
Ben Picone, Metro Transit (MT) (612-349-7679)

Metro Transit Route 363 provides the nearest fixed-route transit service. Route 363 operates 10 miles northwest of the subject parcel at Cottage Grove Park & Ride, around a 15-minute drive. Route 363 provides weekday, peak-only express service between Cottage Grove Park & Ride, downtown Saint Paul and downtown Minneapolis with three trips in each direction. DARTS also provides LOOP, a dial-a-ride circulator service that operates around the city of Hastings with scheduled stops on Tuesdays.

No bus stops are located within walking distance of the subject property. We strongly encourage considering adequate pedestrian facilities throughout developments to facilitate safe pedestrian access. Right-of-way should be set aside for the eventual construction of sidewalks/multi-use trails if they are not planned to be constructed.

Given the current transit investments, this proposed amendment to develop up to 407 residential units within 160.5 acres of Low-Density Residential land use, will likely have a marginal impact on the existing transit network; the city should not expect additional expansion of the transit network.

Consistency with Council Policy
The amendment is consistent with Council policies for forecasts, land use, housing, and water supply. Additional review comments are detailed below**.**

Forecasts
Todd Graham, CD – Research (651-602-1322)

The City offers that the amendment entails a forecast expansion by +200 households and +700 population at all future timepoints. City and Council staff have discussed there is opportunity for additional forecast adjustments with future amendments, as additional annexations of township lands occur.

City and Council staff agree to revise Met Council's Imagine 2050 forecasts and sewer-serviced forecast as shown in Table 1 and Table 2 below, respectively, with changes highlighted and underlined.

Table 1. Metropolitan Council City of Hastings Forecasts

Category	Census 2020	Current Approved Forecast 2030	2040	2050	Estimates 2025	Revised Forecasts 2030	2040	2050
Population	22,154	23,502	24,702	26,502	23,816	24,202	25,402	27,202
Households	9,129	9,801	10,501	11,301	9,721	10,001	10,701	11,501
Employment	6,972	8,143	8,543	9,043	8,275	8,143	8,543	9,043

Community Pages - Local Planning Handbook

Table 2. Metropolitan Council City of Hastings sewer-serviced forecast

Category	MCES 2020	Current Approved Forecast 2030	2040	2050	Revised Forecasts 2030	2040	2050
Population	22,093	23,443	24,644	26,445	24,143	25,344	27,147
Households	9,104	9,777	10,477	11,277	9,977	10,677	11,477
Employment	6,896	8,100	8,495	8,995	8,100	8,495	8,995

Land Use

Emma Dvorak, CD – Local Planning Assistance (651-602-1399)

The amendment is consistent with regional policy for land use. Between Thrive MSP 2040 and the adoption of Imagine 2050, Hastings had developed in such a way as to require a change in community designation. Thrive MSP 2040 designates Hastings as an Emerging Suburban Edge community (Figure 2) with a minimum net residential density expectation of 3 units per acre. Imagine 2050 designates Hastings as a Suburban Community (Figure 3) with a minimum net residential density expectation of 7 units per acre.

Following a 166-acre annexation from Nininger Township, the City proposes to guide 160.5 acres to Low Density Residential and 5.5 acres to Institutional (Oakwood Cemetery). Of the 166 total acres, 54.38 contain sensitive natural features, arterial or collector roadways, or existing residential development not anticipated to support future forecasted growth, resulting in 111.6 net developable acres. The developable acreage is expected to support the development of up 407 housing units. The development has a proposed acreage of 3.8 units per acre.

With this amendment, the City's overall net residential density will decrease from 6.75 to 6.1. As shown in Table 3 (amendment changes are underlined and highlighted), the City's net residential density remains consistent with the Thrive expectation for the Emerging Suburban Edge, which is 3 units per acre.

Table 3. City of Hastings Density Table

			2020 – 2040 Change		
	Density				
Category	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	3	6	275.1	825	1651
Medium Density Residential	8	22	310.6	2458	6833
High Density Residential	20	30	12.0	240	360
Mixed Use Residential	10	30	11.7	117	350
Mixed Use High Density Residential	30	85	2.2	65	184
TOTALS			**611.6**	**3,731.8**	**9,378**
			Overall Density	**6.1**	**15.3**

*60% residential, acres shown above reflect applied percent residential.

Advisory Comments

In Imagine 2050, the City's community designation is Suburban which requires a minimum net residential density for areas planned to accommodate forecasted growth of 7 units per acre. Council staff encourage the City to begin planning to increase density and evaluate areas for higher density residential uses that move toward the City's Imagine 2050 community designation's net residential density requirement. While the City's 2040 Plan is still in effect, planning for the 2050 Comprehensive Plan requirements now will help the City maintain consistency with regional policy moving forward.

Housing

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

The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 361 units. The amendment adds acres to the MUSA, anticipated for development in the current decade. However, the land uses of the proposed addition 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 162 acres of higher density residential land such that at least 1,406 units could be built and has already built 90 units of affordable housing so far this decade. The City is a current participant in the Livable Communities Act program. Any forecasted household growth changes for the 2031-2040 decade can result in changes to the City's 2031-2040 allocation of future affordable housing need to be reflected in the City's 2050 local comprehensive plan.

Environmental Resources

Mackenzie Young-Walters, CD- Local Planning Assistance (651-602-1373)

Aggregate resources are present on the southern portion of the site. The City's comprehensive plan acknowledges the presence of dolostone aggregate in Nininger Township, but notes that those areas are not planned for development under the current land use plan. With this amendment, this area is now planned for development, and the City should ensure that the development of this area is conducted in a manner consistent with local policies relating to the protection and extraction of aggregate resources.

Advisory Comments

With this addition of land to its jurisdiction, the City should be aware that its 2050 Comprehensive Plan Update will need to address the minimum requirements relating to aggregate resources for the subject property.

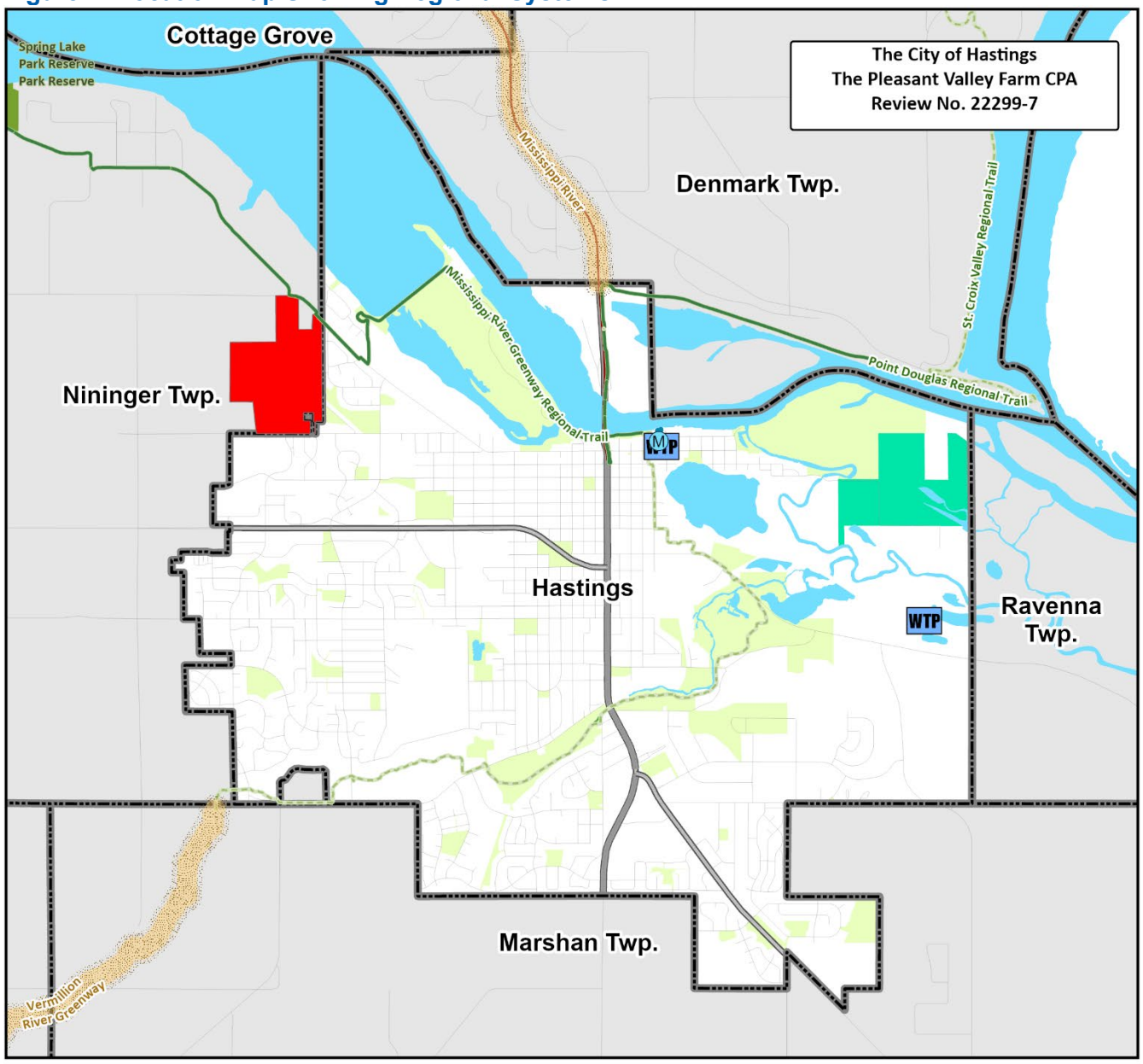
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

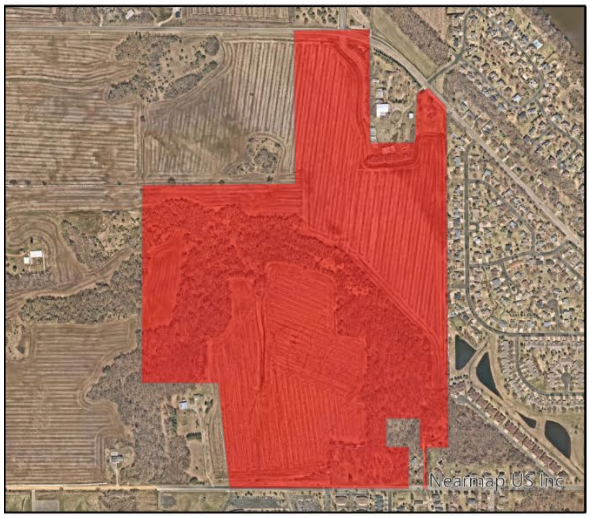
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

Figure 1: Location Map Showing Regional Systems
Figure 2: Location Map Showing *Thrive MSP 2040* Community Designation
Figure 3: Location Map Showing *Imagine 2050* Community Designation
Figure 4: Proposed Land Use Guiding (note: no current land use guiding; annexed land)
Figure 5: Current 2040 MUSA Boundary
Figure 6: Proposed 2040 MUSA Boundary

Figure 1: Location Map Showing Regional Systems





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Miles

Regional Systems

Regional Transitways
- Existing
- Planned Current Revenue Scenario
- Potential Increased Revenue Scenario

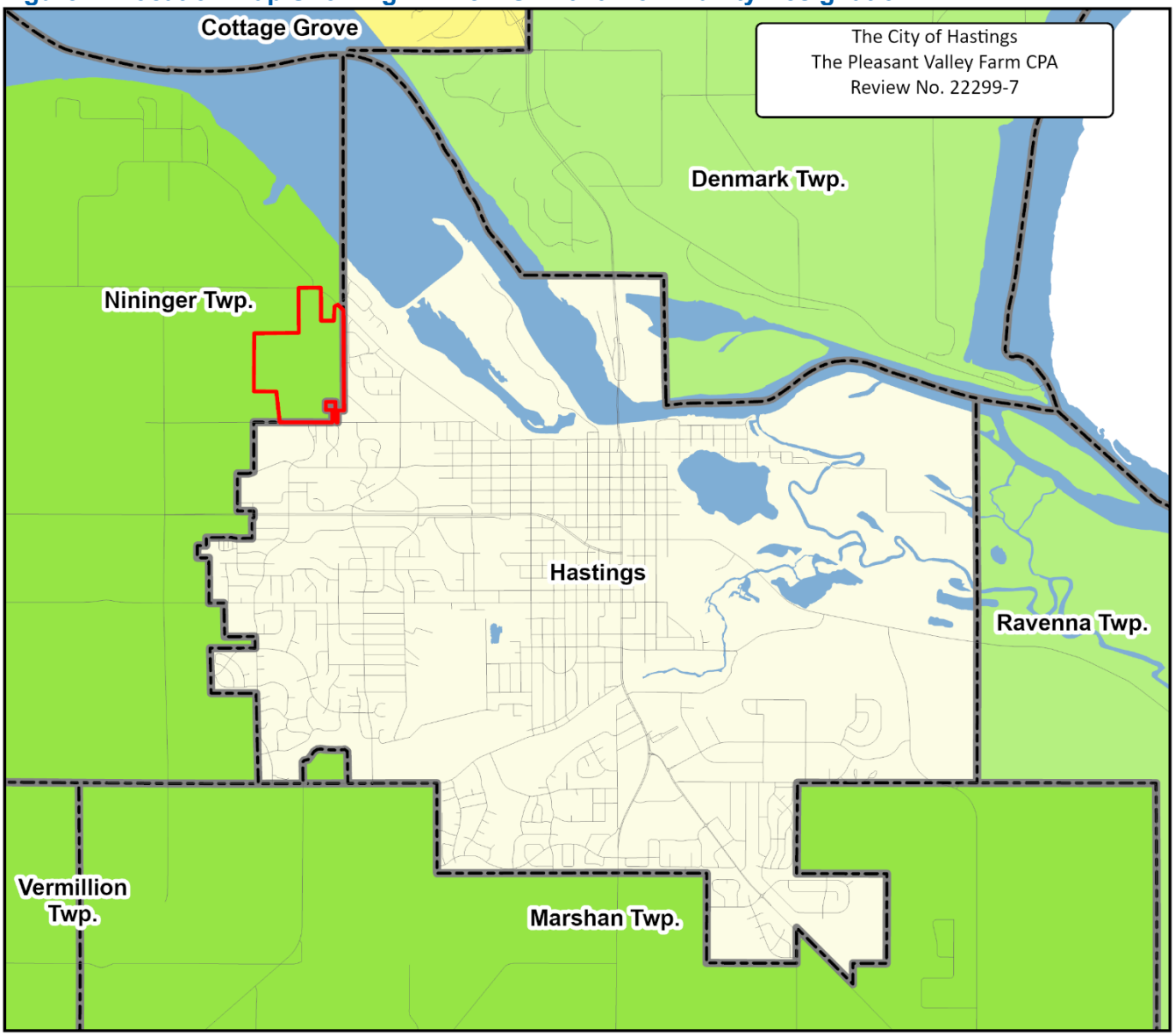
Wastewater Treatment
- Meters
- MCES Interceptors
- Lift Stations
- MCES Treatment Plants

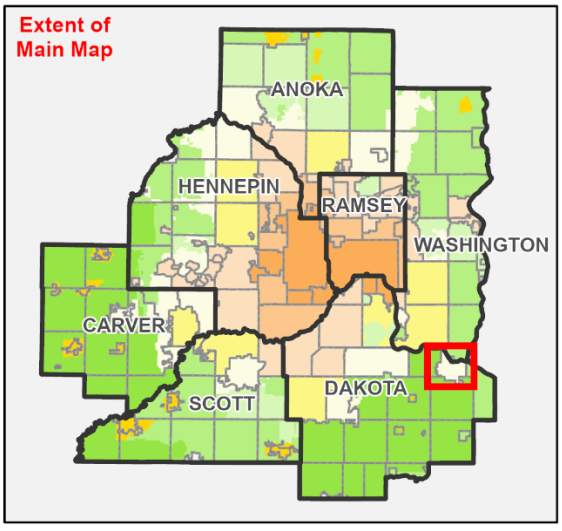
Regional Highway System
- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

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 Thrive MSP 2040 Community Designation





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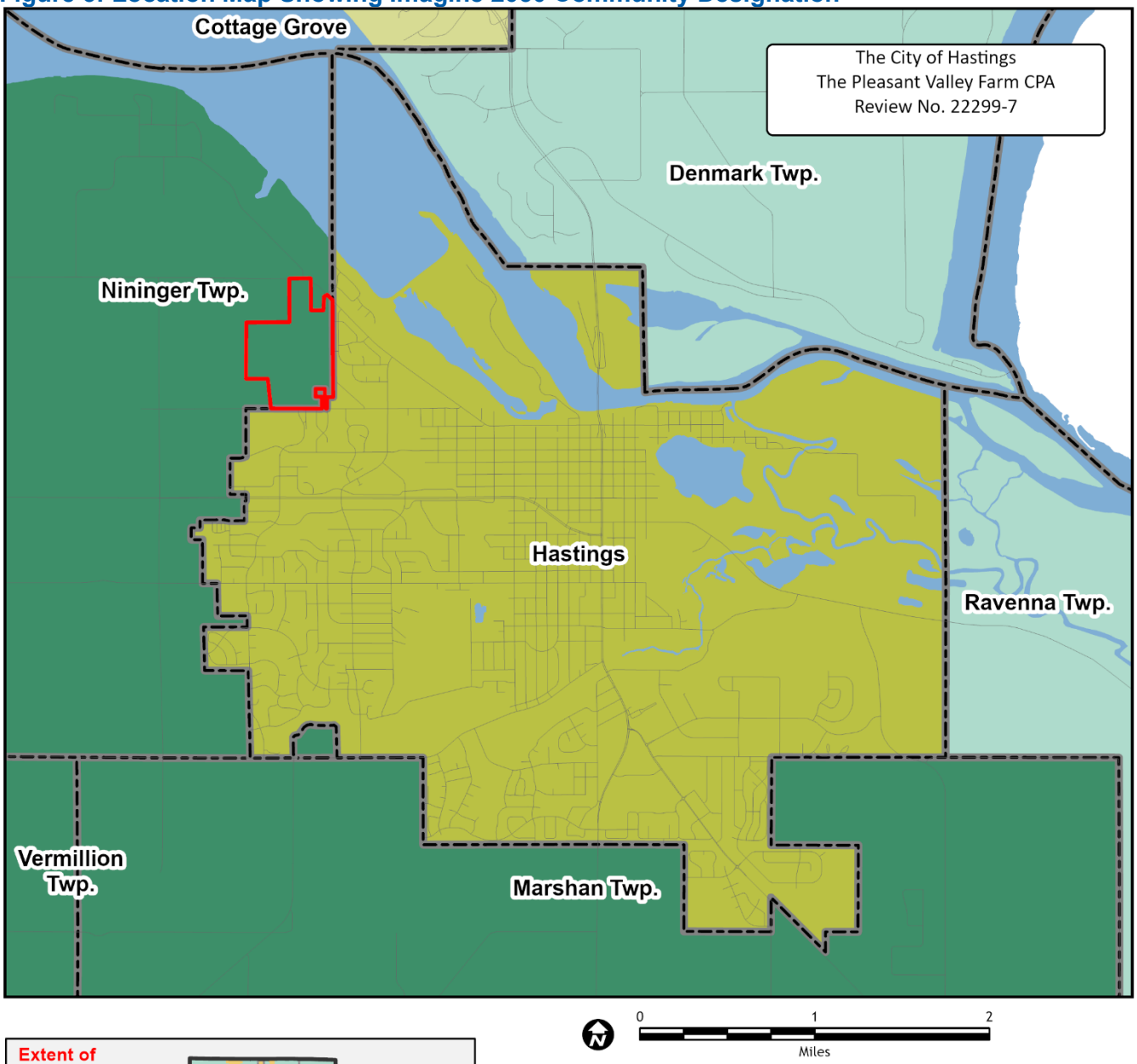
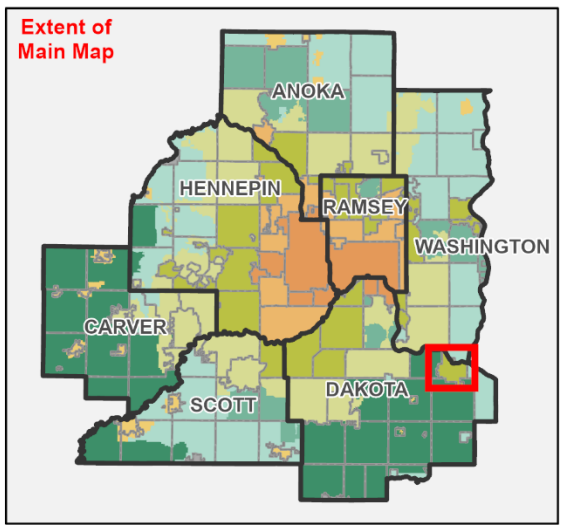
Miles

ThriveMSP 2040 Community Designations

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

Figure 3: Location Map Showing Imagine 2050 Community Designation





Imagine 2050 Community Designations

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

Figure 4: Proposed Land Use Guiding

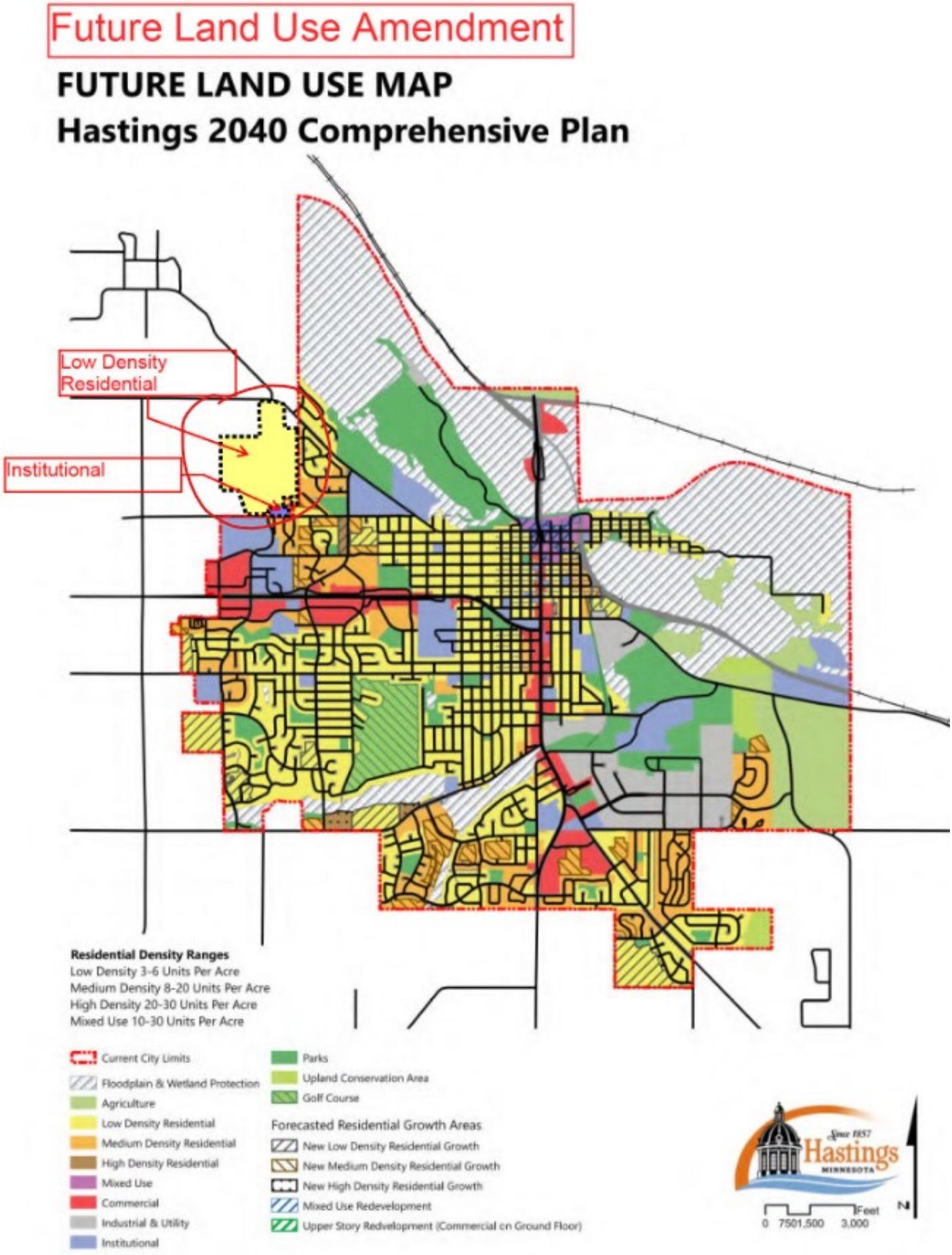


Figure 5: Current 2040 MUSA Boundary

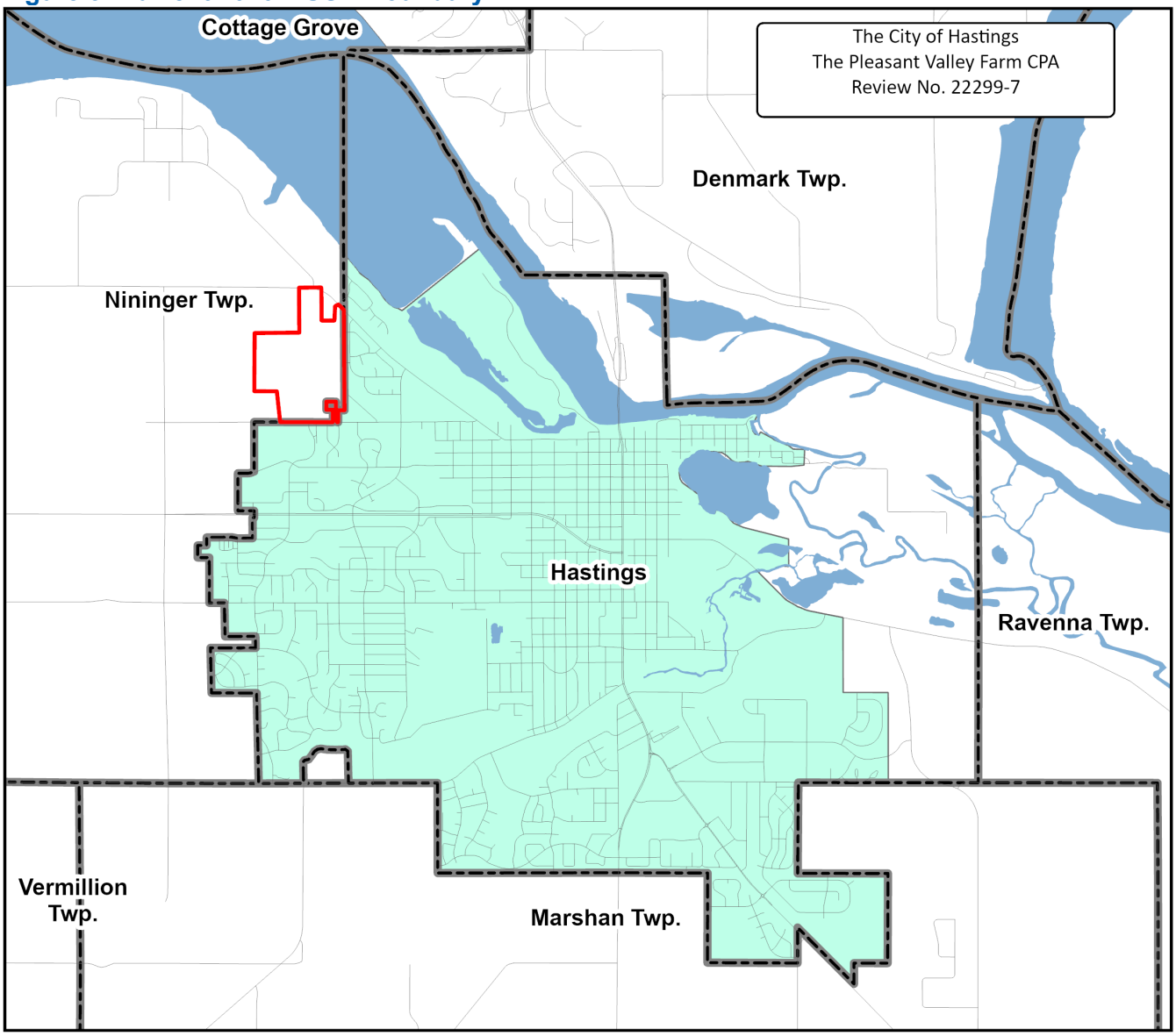


Figure 6: Proposed 2040 MUSA Boundary

