

# City of Hastings Pleasant Valley Farm
## Comprehensive Plan Amendment

**City of Hastings– District 12**

METROPOLITAN COUNCIL

November 16, 2026

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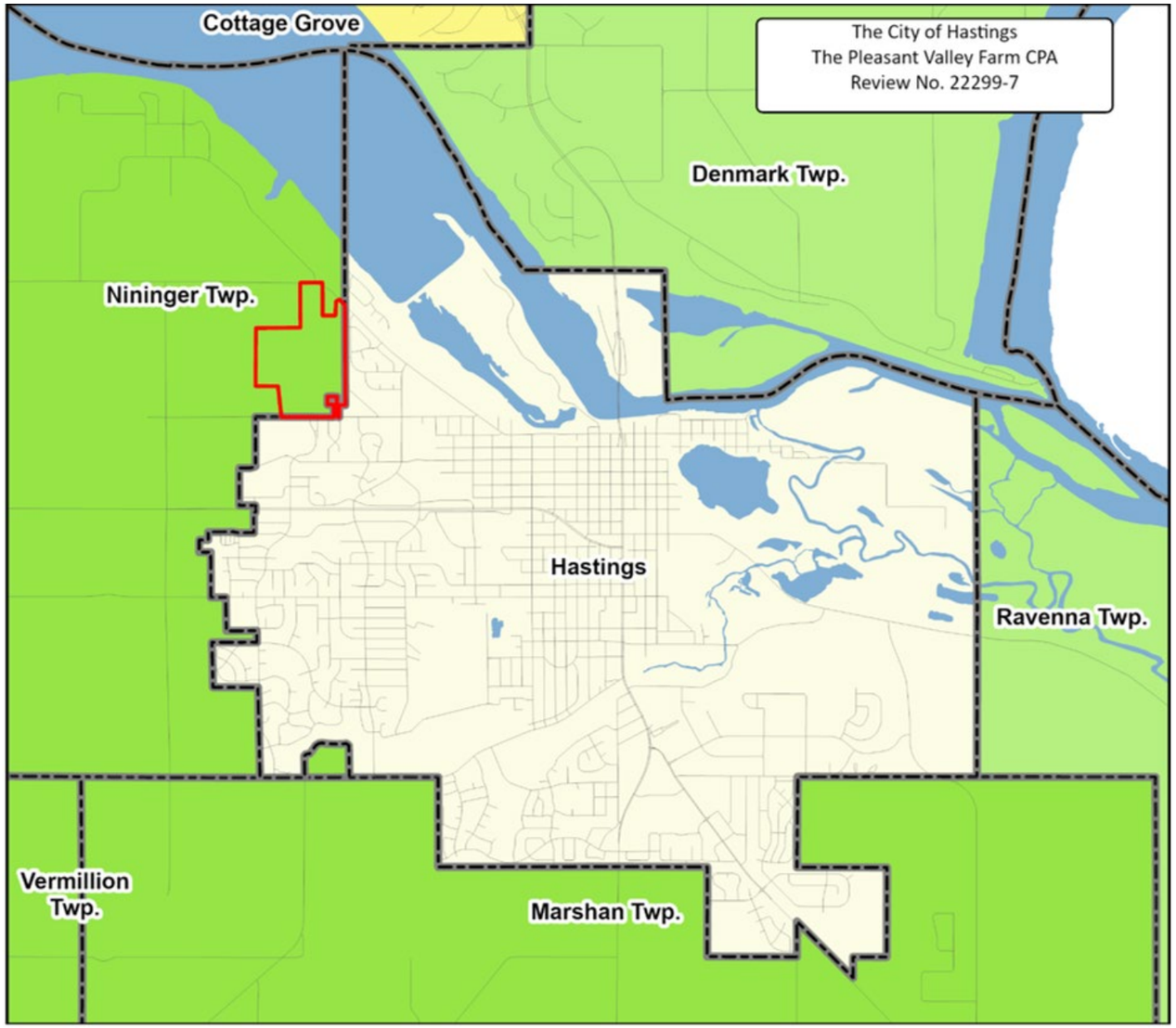
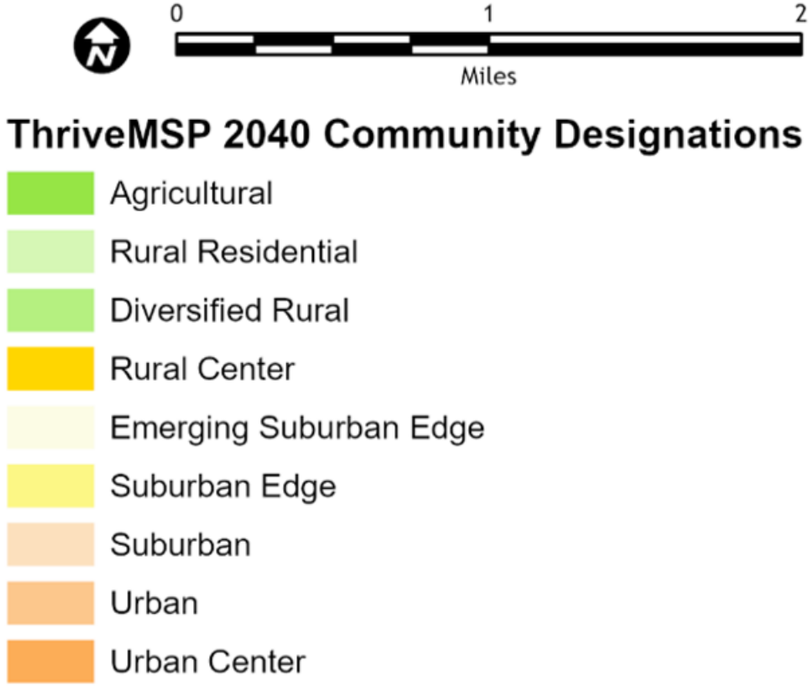
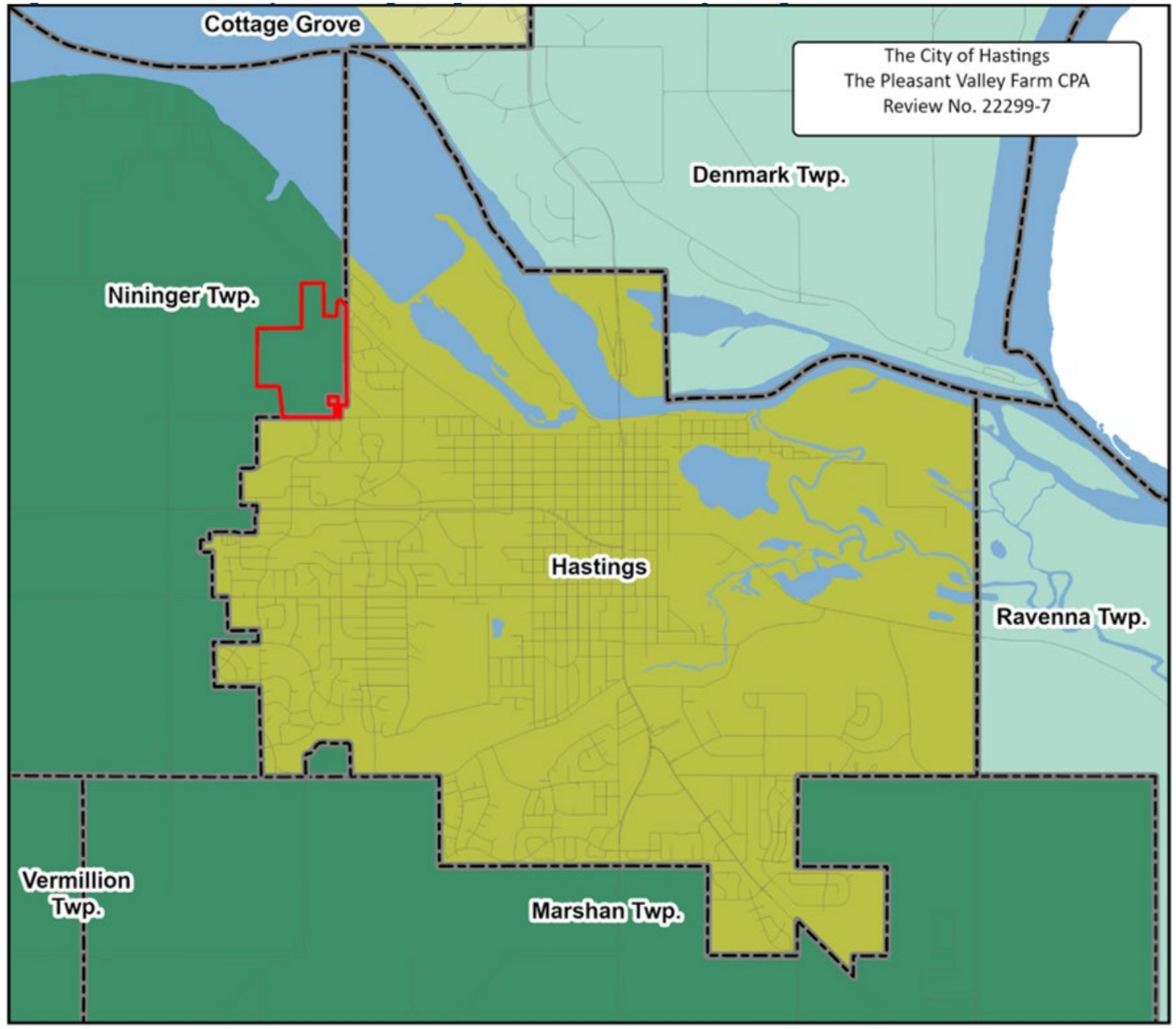
metrocouncil.org

# Thrive 2040 Community Designation



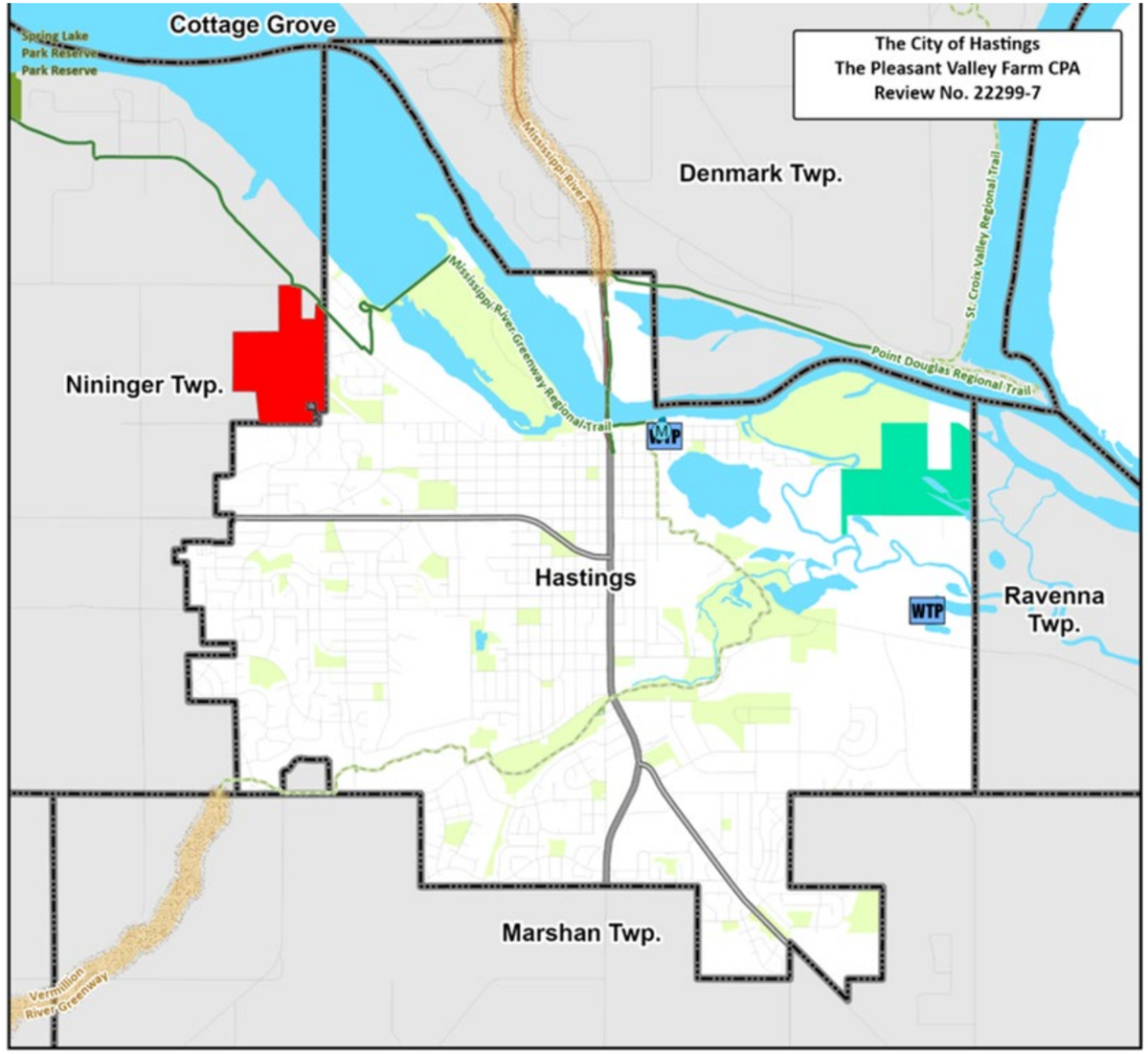
# Imagine 2050 Community Designation

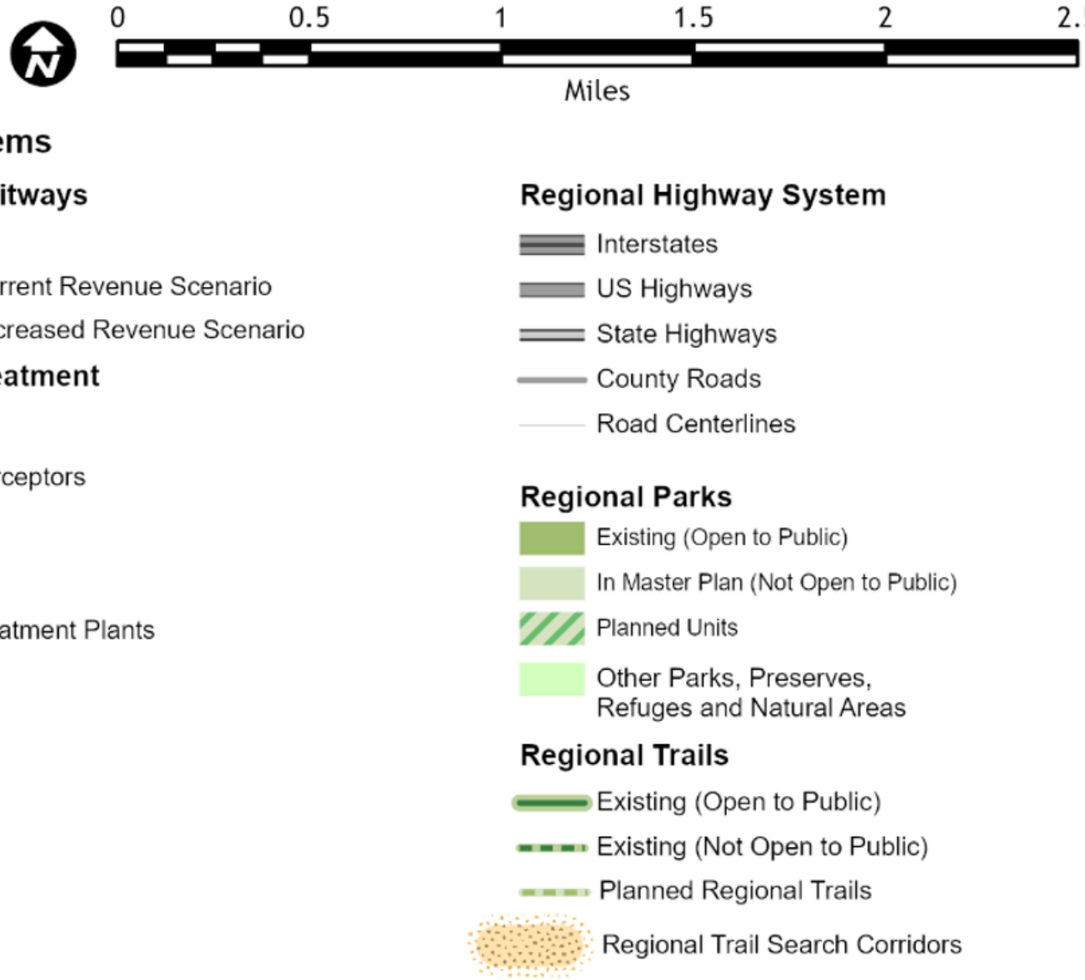



## Imagine 2050 Community Designations

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

# Regional Systems

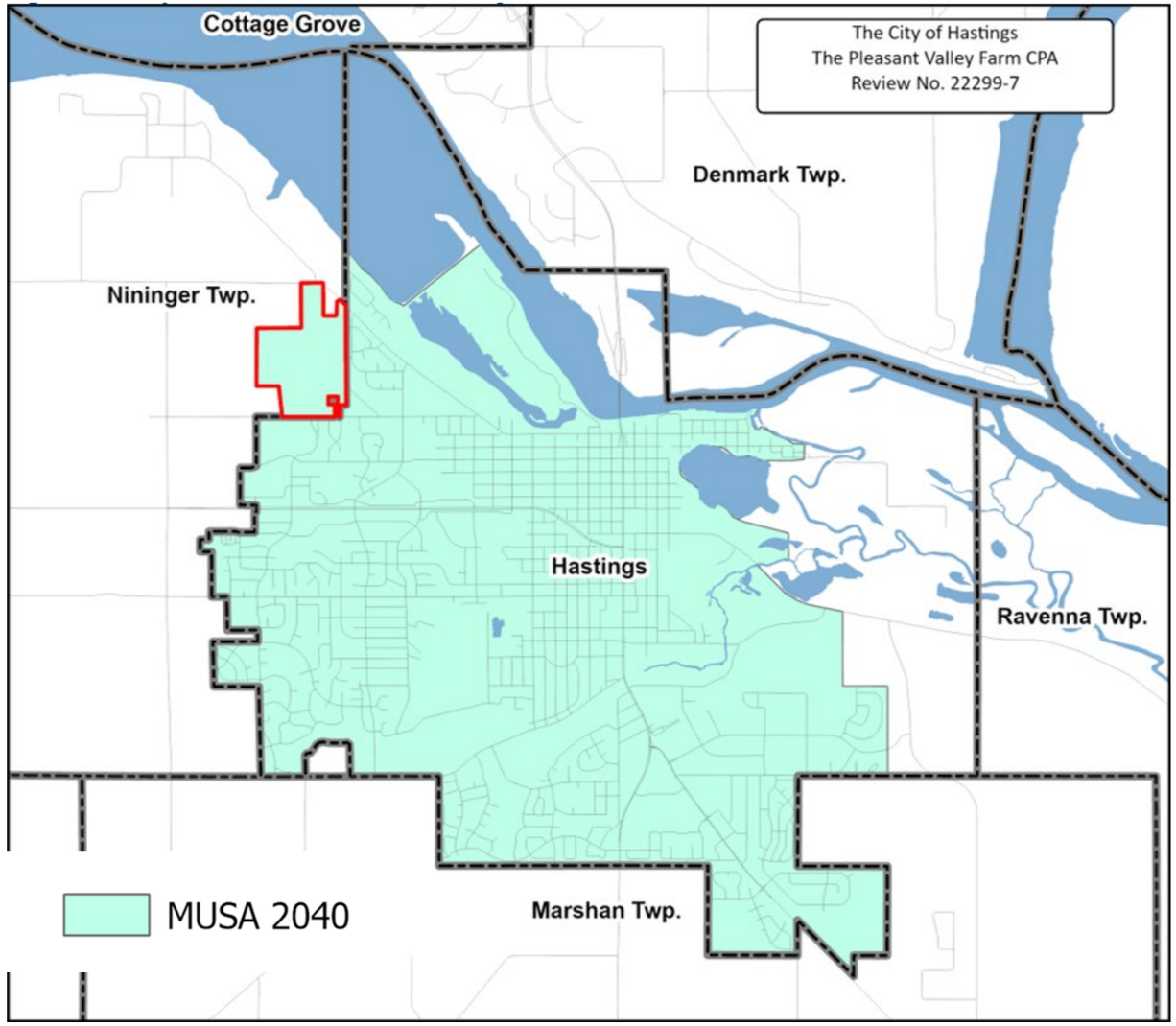


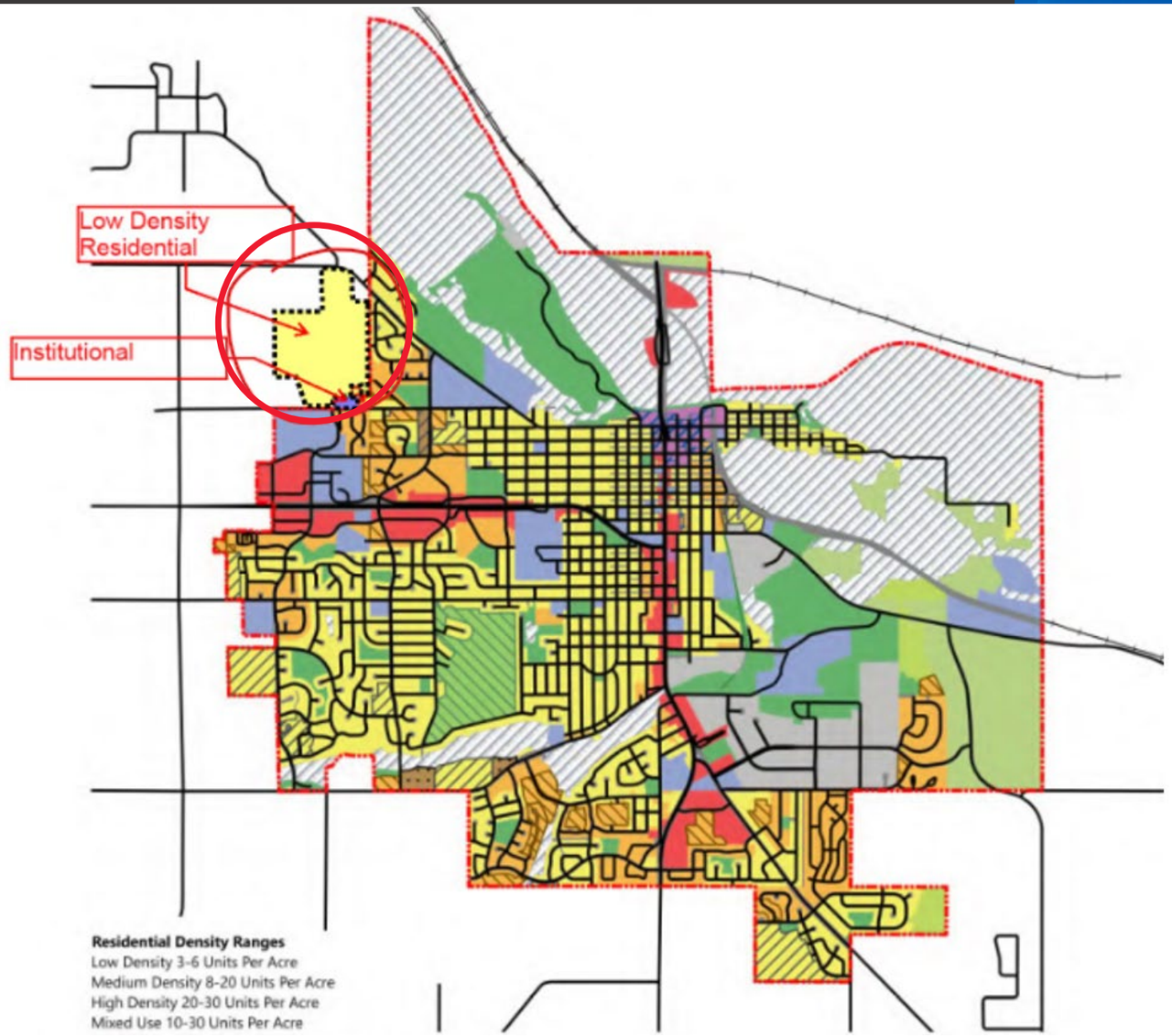



# Amendment Details

- 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).

# Proposed MUSA Extension and Planned Land Use



# Planned Residential Density

*Table 3. Planned Residential Density, City of Hastings*

| | 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** |

# Forecast Adjustment

*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 |

*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 |

# Findings



## That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

# Proposed Action

## That the Metropolitan Council:

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.




# Questions?

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