

Committee Report

Community Development Committee



Committee Meeting Date: February 17, 2026

For the Metropolitan Council: February 25, 2026

Business Item: 2026-51

City of Lino Lakes Main Street Master Plan Comprehensive Plan Amendment, Review File 22387-4

Proposed Action

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

1. Authorize the City of Lino Lakes to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Regional Parks and Trails, Wastewater. Forecasts, Water Supply and Land Use.

Summary of Community Development Committee Discussion/Questions

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on February 17, 2026.



Business Item

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District(s), Member(s):	District 11, Gail Cederberg
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Emma Dvorak, Senior Planner (651-602-1399) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

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Background

The City submitted the Main Street Master Plan comprehensive plan amendment on December 23, 2025. The amendment proposes 485 acres of land use changes and the addition of 36 acres of land to the 2040 MUSA area. In total, the amendment site is roughly 944 acres and is located in the northwest of the City. 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.

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 Lino Lakes

Main Street Master Plan Comprehensive Amendment

Review File No. 22387-4, Business Item No. 2026-51

BACKGROUND

The City of Lino Lakes is located in the southeast corner of Anoka County. It is surrounded by the communities of Columbus, Forest Lake, Hugo, White Bear Township, North Oaks, Shoreview, Circle Pines, Blaine, and Ham Lake. The City also completely surrounds the City of Centerville.

Thrive MSP 2040 (Thrive) designates Lino Lakes with an “Emerging Suburban Edge” community designation, while *Imagine 2050* designates the City with a “Suburban Edge” designation. The Council forecasts that from 2030 to 2050 the City will grow from 24,600 to 29,200 in population and 8,300 to 10,200 in households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 5,200 to 6,000 jobs.

The Metropolitan Council reviewed the City of Lino Lakes 2040 Comprehensive Plan ([Business Item 2020-239 JT](#), Review File No. 22387-1) on October 28, 2020. 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 changes to both land use guiding, the MUSA boundary and MUSA staging. The amendment site is 944 acres, of which 485 acres will be re-guided: 111.11 from Urban Reserve to Low-Density; 70.3, 33.26, and 29.98 from Low-Density to Medium-Density, High-Density, and Planned Residential/Commercial, respectively; 33.5 and 19.09 from Medium-Density to Low-Density and High-Density, respectively; 58.0 and 16.57 from High-Density to Low-Density and Medium-Density, respectively; 21.54, 0.28, and 7.23 from Planned Residential/Commercial to Low-Density, Medium-Density, and High-Density, respectively; 56.23 from Low-Density to Urban Reserve; and 29.35 from High-Density to Urban Reserve. In addition to these land use changes, a total of 36 acres will be brought into the 2040 MUSA. In total, this amounts to a 56.2-acre increase in Low Density, a 27.94-acre increase to Medium Density, a 32.38-acre reduction in High Density, and a 0.21-acre reduction in Planned Residential/Commercial. The purpose of the amendment is to adjust the locations of land uses within the City’s Main Street Master Plan Area to align with the Master 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. The amendment is inconsistent with *Imagine 2050* Land Use policy.

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 October 28, 2020 ([Business Item 2020-239 JT](#), Review File No. 22387-1).
- The Council administratively reviewed the Colonial Woods amendment on December 19, 2024; supplemental information was provided on December 12, 2024 (Review File No. 22387-2). The amendment regulated 39 acres from Urban Reserve to Low Density Residential, with an expansion of the 2040 MUSA. This was done to bring 29 preexisting single family homes into the MUSA.
- Metropolitan Council received the City's Wilkinson Waters comprehensive plan amendment for review on May 29, 2025. Council staff finds that parts of the plan amendment submittal are incomplete and further review has been suspended pending action on incomplete items. (Review File No. 22387-3).
- The Council reviewed and commented on the Draft Alternative Urban Areawide Review (AUAR) – Lino Lakes Main Street Master Plan. The AUAR study area encompasses approximately 962 acres located in the City's northwest, bisected by Main Street and between Pine Street and Carl Street. The AUAR proposes two scenarios. Scenario 1 is the city's existing 2040 Comprehensive Plan which focuses higher-density and commercial development along both sides of Main Street, with lower-density residential development to the north and south. (Review File No. 23082-1)

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

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

The amendment conforms to the Regional Parks and Trails System Plan and the proposal is consistent with Council policy.

The CPA acknowledges the proximity of the planned regional trail and notes that there are “no impacts proposed.” The planned regional trail is also depicted in Exhibit B – Map Amendments of the submitted materials.

Advisory Comments

Met Council Parks and Trails staff encourage the City of Lino Lakes to coordinate with Anoka County Parks and Recreation on developing this segment of the Central Anoka County Regional Trail. Well-connected regional and local trail systems benefit residents and visitors alike.

Wastewater Service

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 to the 2050 Water Policy Plan. The regional system has adequate capacity planned to accommodate the proposed increase in wastewater flow from the project.

The amendment is being driven by the need to amend their comprehensive plan to reflect the proposed land use changes, development staging, and the corresponding wastewater flow projections of the Main Street Master Plan before any MPCA sanitary sewer extension permit applications can be recommended for approval by the Council. The Master Plan for this area correctly identified a future Metropolitan Council project that will be required to provide additional capacity for this area of the City. There is adequate reserve capacity in the existing system to accommodate the projected growth until the aforementioned project is completed.

Advisory Comments

Coordination between the City and the Council will be necessary to identify the specific location and elevation of the local force main improvements identified in the Amendment that will be necessary to service the increased development in the project area. The force main will be provided a connection point to the new interceptor facility.

Transportation

Joseph Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 Transportation Policy Plan. The plan amendment proposes to reguide about 500 acres by moving around land use guidance to match a recently approved master plan. The proposed reguiding would not substantially change the mix of land uses in the area, but rather move them to align with the Master Plan. Because of this, it is not expected that the proposed development would generate more traffic than what was assumed from the previous guidance. The plan amendment is accompanied by a master plan which shows the planned street network. This street network is well connected while still maintaining access on Main Street a principal arterial. No impacts are anticipated.

While there is no discussion of transit service, the new master plan would create a much more transit supportive design. The master plan shows a planned trail network to connect through the proposed development site which takes into account regional trail alignments. The proposed amendment would not create substantial impacts to the regional freight system. There is a private airfield just to the south of the amendment site (Lino Air Park), however the amendment site is not located on the end of either runway end and is not anticipated to impact operations nor be impacted.

Transit

Barrett Clausen, Metro Transit (MT) (612-349-7596)

The project area is in Transit Market Area 5, which indicates that the level of density in the surrounding area is not well suited for regular-route transit service. Metro Transit operates commuter express routes in the I-35W and I-35E corridors near Lino Lakes, but there is no other existing or planned service to this study area at this time.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, housing, sub-surface sewage treatment systems, and water supply. The amendment is inconsistent with Imagine 2050 land use policy. Additional review comments are detailed below.

Forecasts

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

The forecast related content is consistent with regional policy. The City offers that the plan amendment does not affect the communitywide forecast. Council staff partly agree: The expected development in this district fits within the City Plan's 2030 and 2040 forecasts (Table 1 below). The expected housing results for the Main Street master plan are 1,763 – 2,719 housing units during

2020 – 2040. This is only slightly higher than the area housing results in the existing City Plan (as shown in the comparison in last two pages of supplemental information); the additional housing capacity associated with the Plan Amendment might be an additional 100 housing units, approximately.

Table 1. Metropolitan Council City of Lino Lakes Forecasts

Category	Census 2020	Current Approved Forecast		
		2030	2040	2050
Population	21,399	24,600	26,600	29,200
Households	6,957	8,300	9,200	10,200
Employment	3,786	5,200	5,600	6,000

Advisory Comments

The expected housing results for the Main Street master plan are 1,763 – 2,719 housing units during 2020 – 2040. This is only slightly higher than the housing results in the existing City Plan (see comparison in last two pages of the Plan Amendment file); the additional housing capacity associated with the Plan Amendment might be an additional 100 housing units.

Met Council staff would advise the City to request an upward revision to the Council’s Imagine 2050 forecast for future timepoints. Please contact Met Council Community Development staff to discuss.

Thrive MSP 2040 and Land Use

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

Thrive MSP 2040 identifies the City as an Emerging Suburban Edge community. Imagine 2050 identifies the City as a Suburban Edge community. When the Lino Lakes Comprehensive Plan was adopted in October 2020 under Thrive 2040, Emerging Suburban Edge Communities were required to plan areas guided to support future growth at an overall net density of 3.0 units per acre or greater. Per Business Item 2025-113, all communities must use regional policy and system plans adopted by the Council as a part of Imagine 2050 for all local plan updates and for all plan amendments submitted to the Council for review after December 31, 2025. Under Imagine 2050, Suburban Edge communities are required to plan areas guided to support future growth at an overall net density of 3.5 units per acre or greater.

A primary objective of the Land Use review is to ensure that changes to the Future Land Use plan do not affect the community’s consistency with Council density policy. The Met Council uses a regularly updated density table in order to track the overall net density of areas identified to support forecasted growth since the 2040 Comprehensive Plan was authorized. When 2040 Comprehensive Plans were developed, communities were only required to include areas where the land use guidance was changing or identified as supporting forecasted growth in their density tables. These areas are referred to as “areas of change”. Undeveloped land that had been previously been guided as part of the 2030 Plan but which was not changing its guided land use in the 2040 Plan was considered “already determined to comply” and was not included in the overall density calculations.

Under this policy, all but approximately 20 acres of this proposed master planned area is unaccounted for in the community’s 2040 density calculations since it was not an “areas of change” when the 2040 Comprehensive Plan was reviewed. Therefore, Met Council staff has determined that the most accurate way to review this amendment for current and proposed changes to density is to look at the area individually, and analyze how the existing makeup of land uses compares to the proposed makeup. Figure 5 demonstrates the current planned land use composition of the project area, with the proposed planned land use composition of the project area.

The density for the subject area is reduced from 3.30 to 3.02 overall between 2020-2040, which is inconsistent with density policy established in Imagine 2050. Because this area has an overall



small net change in planned land uses, the Council staff do not find it to be more likely than not to be a substantial departure from metropolitan system plans.

Table 2. Proposed Residential Density for Main Street Amendment Area

Category	Density		Net Acres	Min Units
	Min	Max		
Low Density	1.6	3	334.59	535.344
Medium Density	4	6	139.33	557.32
High Density	6	8	82.29	493.74
Planned Residential/Commercial*	8	10	27.55	176.32
TOTALS			583.72	1762.72
*80% residential			Overall Density	3.02

Advisory Comments

As of January 1, 2026, communities will be expected to plan land uses to advance their overall net residential density toward their minimum net density requirement under Imagine 2050, which was adopted as policy by the Met Council in 2025. Lino Lakes' community designation as a Suburban Edge community under Imagine 2050 requires planning for residential growth that meets a citywide minimum net residential density of 3.5. The City's current density for the subject site is 3.02 which is inconsistent with Imagine 2050 policy. The Council advises the City that in the development of its 2050 local comprehensive plan, that all land uses planned to accommodate forecasted growth through the 2050 planning horizon will be included in the net density calculation to determine consistency with land use policy.

Housing

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

The amendment is consistent with the Council's Housing Policy Plan. The Plan currently provides sufficient land to address the City's share of the region's 2021-2030 need for affordable housing, which is 515 units. The proposed amendment slightly amends (-0.21 acres) the City's inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding approximately 66 acres of higher density residential land such that at least 542 units could be built.

This amendment does not directly contribute to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

Water Resources

Lanya Ross, Environmental Services – 651-602-1803

The CPA is consistent with the Water Policy Plan policies related to sustainable water supplies. The proposed changes in utility staging may alter the timing and quantity of projected water demands. However, those demands should be accounted for in the community's current Department of Natural Resources (DNR) – approved Local Water Supply Plan (LWSP).

Advisory Comments

As Lino Lakes begins to update their LWSP with the DNR, the community should ensure that any additional water demands can be met by their current water appropriation permit and water supply infrastructure. If additional appropriation or wells will be needed, the community will need to receive regulatory approval for that expansion. The community should also work with its partnering communities, agencies, and watersheds to understand the impacts additional development and demands may have on source waters including additional drawdown, less recharge, and changes to wellhead protection areas. We strongly encourage the community to take steps to implement



design standards and elements that conserve land and water and promote the efficient use of water. Council staff are available to assist the community with information related to these practices.

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

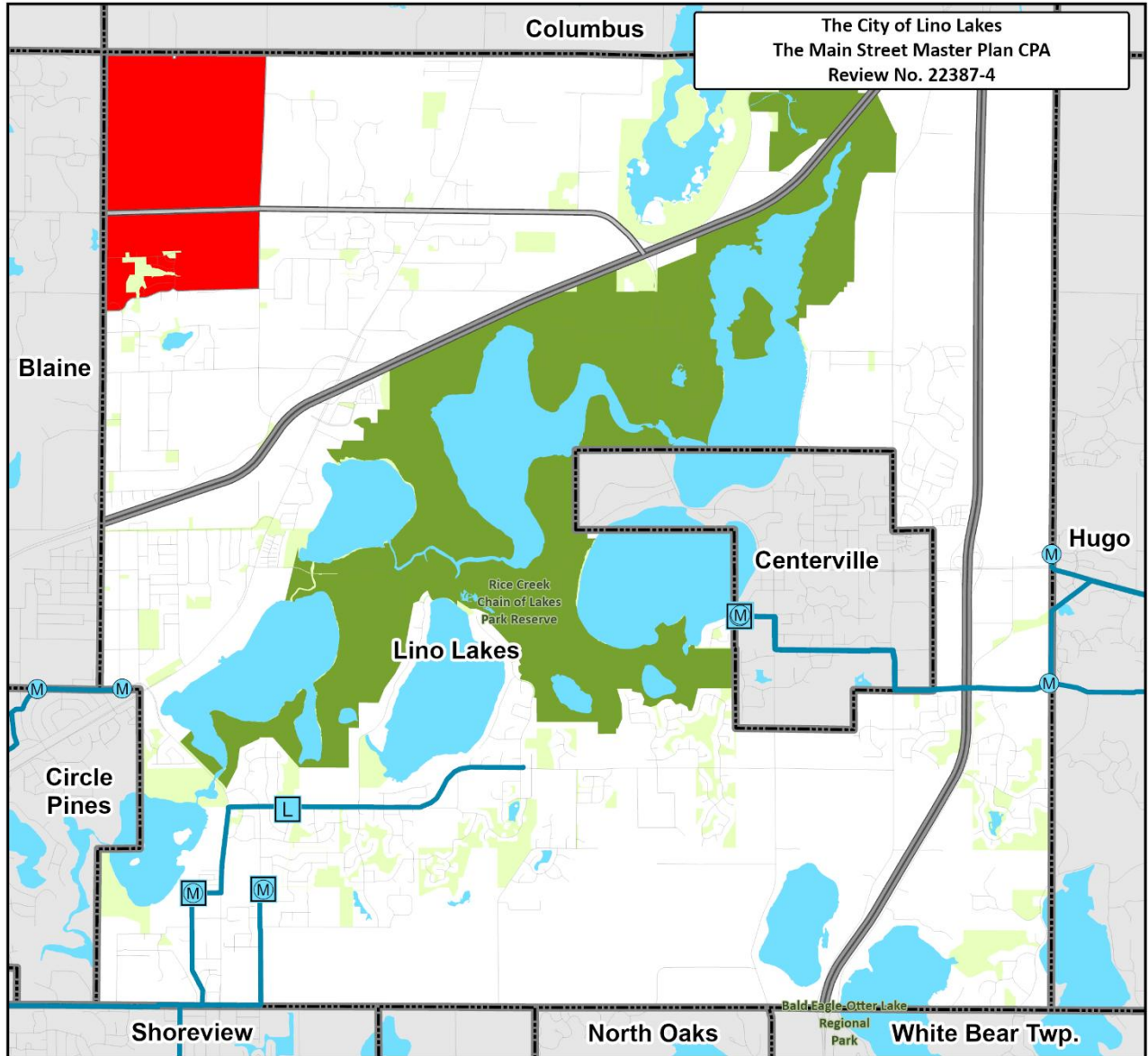
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

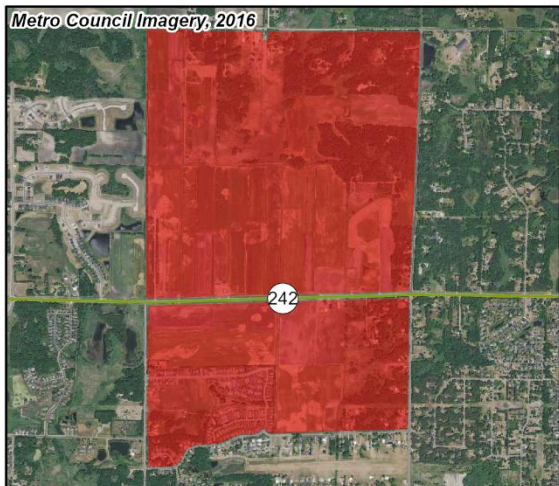
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Land Use Density Table



Figure 1. Location Map Showing Regional Systems



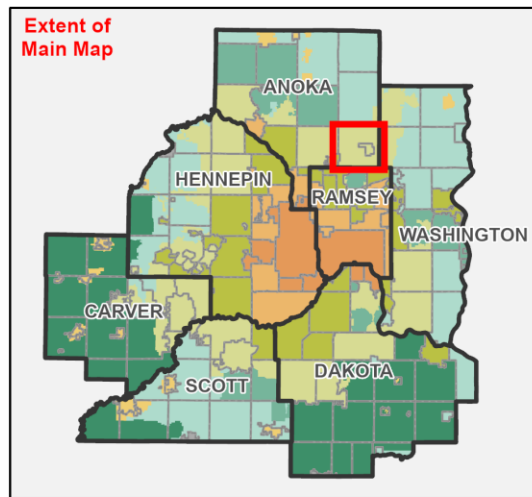
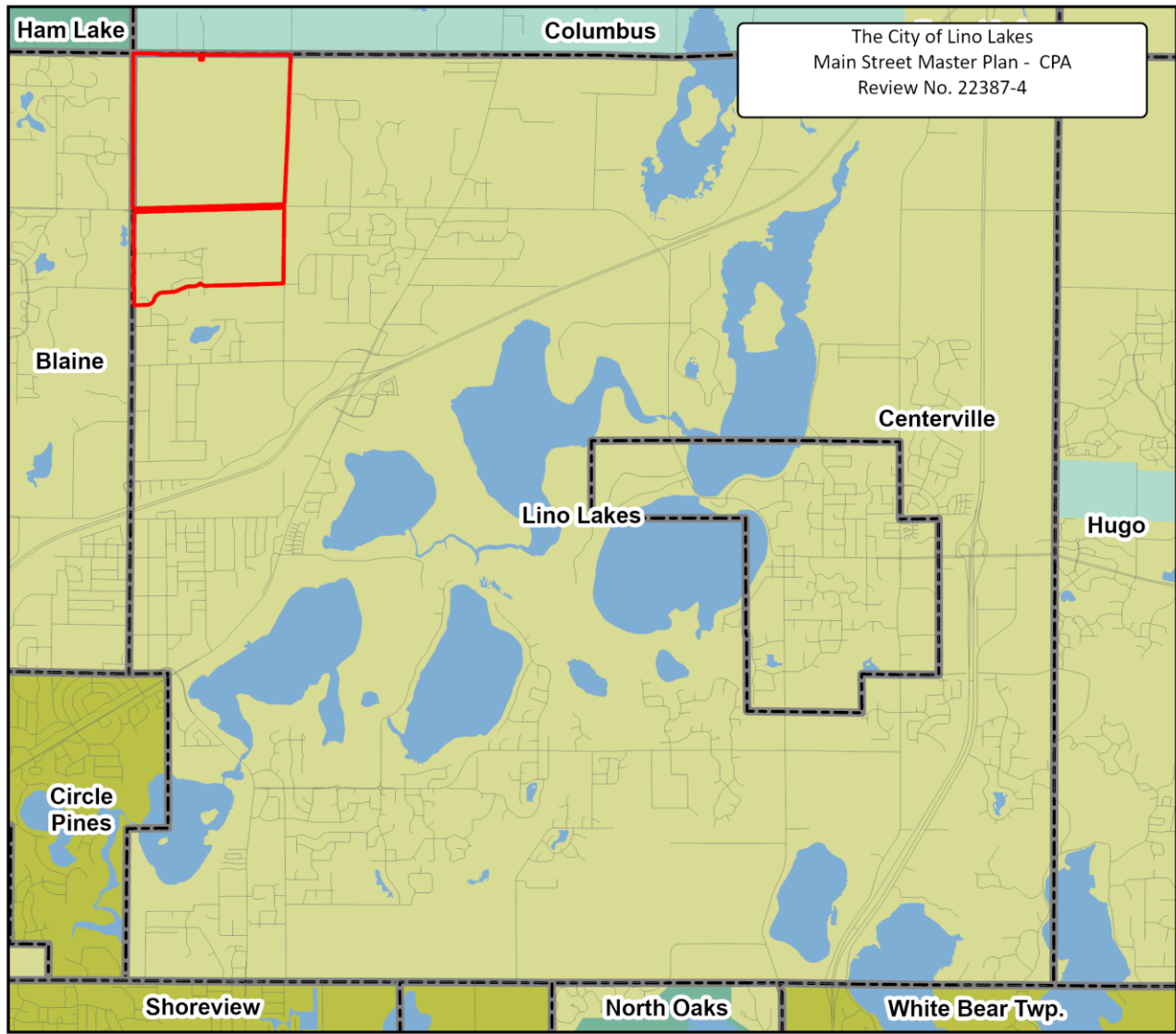
The City of Lino Lakes
The Main Street Master Plan CPA
Review No. 22387-4



Metropolitan Council

- 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 and Proposed Land Use Guiding



Figure 4. Current and Proposed MUSA Guiding

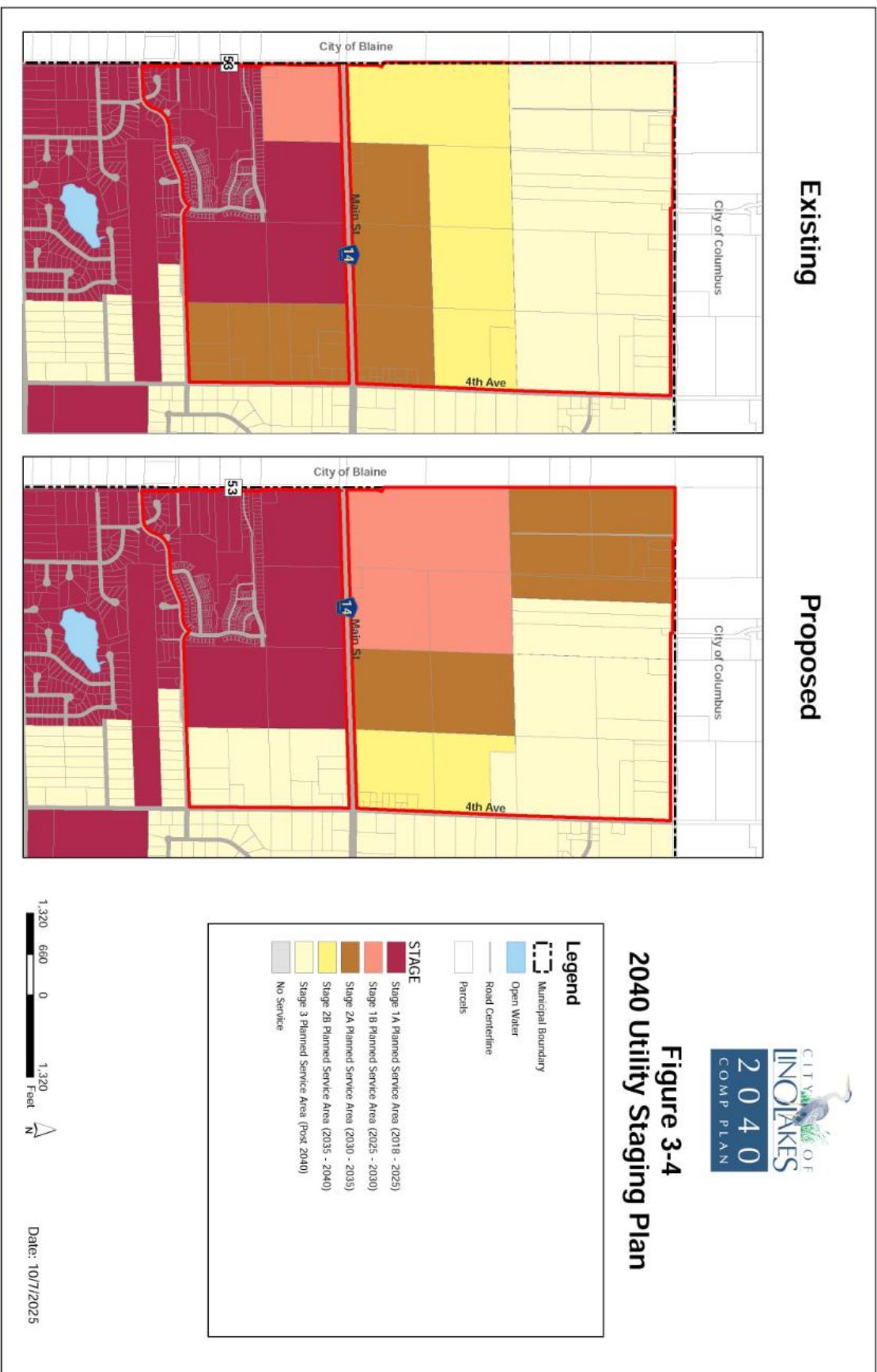


Figure 5. Current and Proposed Land Use Guiding- Density Tables

Adopted 2040 Plan												
LAND USE	GROSS ACRES	WETLAND ACRES	NET ACRES	Units		2020-2030 NET ACRES	Units		2030-2040 NET ACRES	Units		Total Acres 2020-2040
				LOW	HIGH		LOW	HIGH		LOW	HIGH	
UR	313.82	75.86	237.96	23.8	23.8	0	0	0	0	0	0	0
LD	332.21	51.82	280.39	448.63	841.17	74	118.4	222	204.39	327.03	613.17	278.39
MD	125.26	15.87	109.39	437.55	656.33	65.05	260.2	390.3	46.34	185.35	278.02	111.39
HD	129.88	15.22	114.67	688	917.33	36.09	216.52	288.69	78.58	471.47	628.63	114.67
P/C	29.06	1.3	27.76	177.67	222.09	13.77	88.14	110.18	13.99	89.53	111.91	27.76
Parks	16.02	6.83	9.19	-	-	9.18	-	-	0	-	-	27.76
TOTALS						188.91	683.26	343.3	1073.38	Res Density 2020-2040: 3.3		

Main Street Master Plan												
LAND USE	GROSS ACRES	WETLAND ACRES	NET ACRES	Units		2020-2030 NET ACRES	Units		2030-2040 NET ACRES	Units		Total Acres 2020-2040
				LOW	HIGH		LOW	HIGH		LOW	HIGH	
UR	289.68	103.42	186.26	18.63	18.63	0	0	0	0	0	0	0
LD	368.91	34.17	334.74	535.58	1004.22	134.35	214.96	200.24	320.384	33.83	135.32	334.59
MD	157.27	17.94	139.33	557.31	835.97	105.5	422	33.83	135.32	33.83	135.32	139.33
HD	85.38	3.09	82.29	493.75	658.34	82.29	493.74	0	0	0	0	82.29
P/C	28.98	1.42	27.55	176.33	220.41	27.55	176.32	0	0	0	0	27.55
Parks	16.02	6.83	9.19	-	-	9.19	0	0	0	0	0	27.55
TOTALS						349.69	1307.02	234.07	455.704	Res Density 2020-2040: 3.02		