



AGENDA

City Council Work Session

Tuesday, June 23, 2026

5:30 PM

City Hall - Conference Room

- 1. CALL TO ORDER**
- 2. DISCUSSION**
 - a. Potential Residential Development East of Highway 52
- 3. UPDATES**
- 4. ADJOURNMENT**

City Council Work Session: June 23, 2026

AGENDA ITEM: Potential Residential Development East of Highway 52	AGENDA SECTION: DISCUSSION
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 2.a.
ATTACHMENTS: Land Use Map	APPROVED BY: AK
RECOMMENDED ACTION: As a discussion item, no action is needed.	

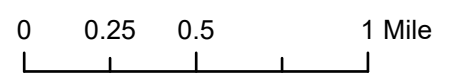
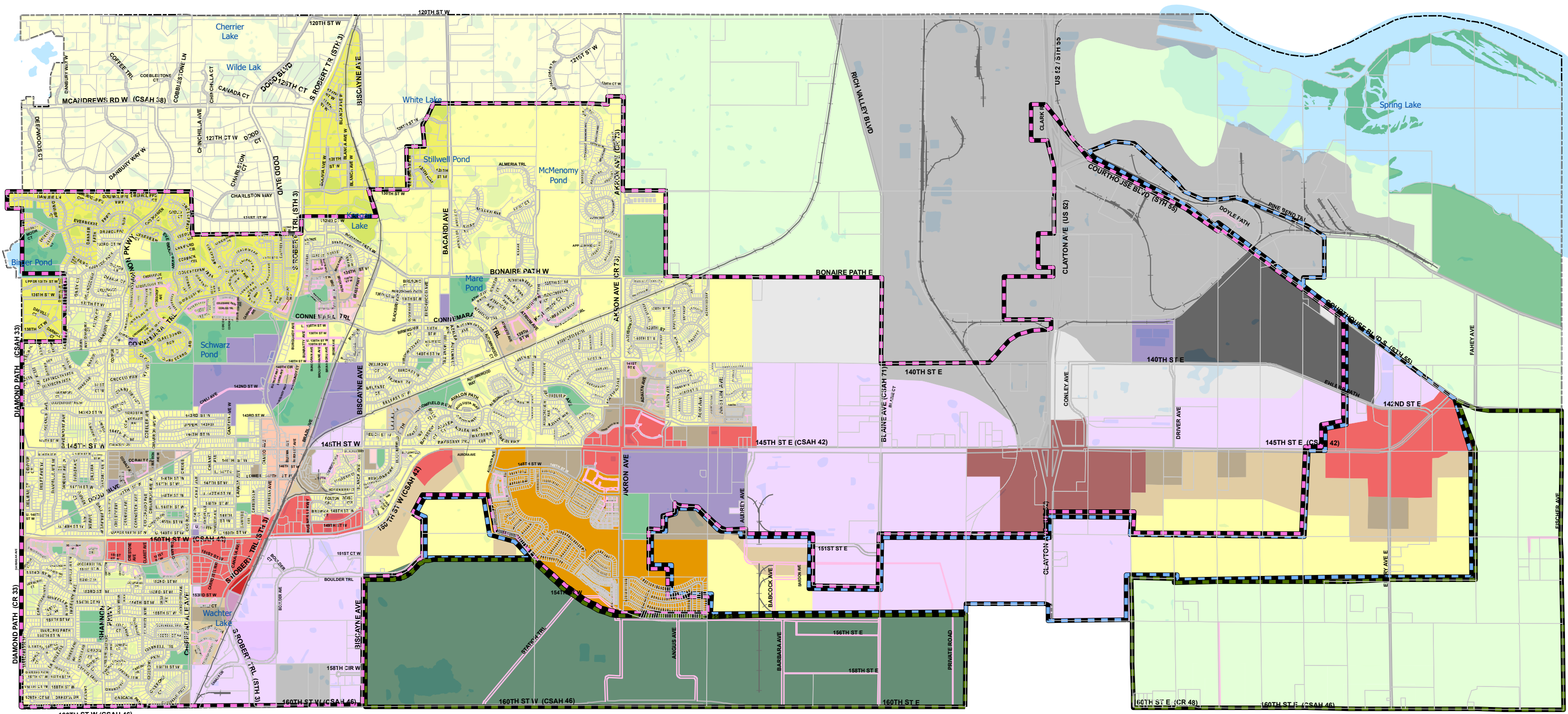
BACKGROUND

The City Council and Planning Commission are being convened for a joint work session to see a concept for residential development in southeast Rosemount. Maplewood Development, the developer of Amber Fields, has been working to assemble parcels on the south side of County Road 42 (145th Street East) and east of U.S. Highway 52. The majority of this part of the City is designated in Rosemount's Comprehensive Land Use Plan for residential development of various densities. Land near the County Road 42/Highway 52 interchange is designated for Regional Commercial uses, and land at Emery Avenue and County Road 42 is designated for Community Commercial Uses. The City's Land Use map is attached for reference.

Maplewood Development is seeking preliminary feedback from the Council and Planning Commission on the proposed layout, residential mix, and site access before continuing further along the development process. Staff will also be using the feedback given when having conversations with other developers of land within southeast Rosemount.

RECOMMENDATION

Provide feedback related to the site layout, residential mix, and site access.



2040 Land Use Plan



Metropolitan Urban Service Area

- 2030 MUSA
- 2040 MUSA
- 2040+ MUSA

Land Use

- AG Agriculture
- DT Downtown
- NC Neighborhood Commercial

- RC Regional Commercial
- CC Community Commercial
- AGR Agricultural Research
- RR Rural Residential
- LDR Low Density Residential
- TR Transitional Residential
- MR Multi-Use Residential
- MDR Medium Density Residential
- HDR High Density Residential

- PI Public/Institutional
- PO Existing Parks/Open Space
- BP Business Park
- LI Light Industrial
- GI General Industrial
- WM Waste Management
- Water

