



MAYOR AND COUNCIL COMMUNICATION

DATE: 04/16/2013

REGULAR

ITEM #: 13

ORDINANCE

AGENDA ITEM: Adoption of Revised Zoning Map

SUBMITTED BY: Kyle Klatt, Director of Planning

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item..... Staff
- Report/Presentation..... Staff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

PUBLIC POLICY STATEMENT

The Lake Elmo Zoning Map must be updated to be in compliance with the recently adopted Comprehensive Plan amendment for the I-94 Corridor.

SUMMARY AND ACTION REQUESTED:

The City Council is being asked to adopt a revised Zoning Map for the City that incorporates the new Zoning Districts that have been approved as part of the Council’s ongoing work to update the Zoning Ordinance. The proposed map incorporates all of the newly created zoning districts, but also leaves some of the existing categories in tact pending future amendments. Staff will be bringing forward further amendments to the Map once the Village Land Use Plan has been formally adopted by the City Council.

Staff recommends the City Council adopt a revised Zoning Map for the City of Lake Elmo and take the following action / with the following motion:

“Move to adopt Ordinance 08-075 amending Chapter 154 of the City Code by adopting a new official Zoning District Map”

BACKGROUND AND STAFF REPORT:

The Zoning Map serves as the key piece of the City’s zoning regulations since it is the official document that designates the zoning district for any given property in the community. The zoning map also serves as the primary mechanism for implementing the Comprehensive Plan for the City, and this map is required to be consistent with the Comprehensive Plan in accordance with State Statutes. With the recent adoption of the revised land use plan for the I-94 Corridor, Staff is recommending that the City Council

consider revisions to the Zoning Map to align the map with the updated plan. In addition, the City has adopted several amendments to the Zoning Ordinance, including several new or amended zoning districts that should also be reflected on the map.

Because the City is working on incremental updates to the Zoning Ordinance (as opposed to a complete overhaul of the entire ordinance at one time), the Zoning Map will also need to be amended in stages as this work progresses. The next major update to the map will incorporate the Village Land Use Plan, at which point the remaining rural districts should also be revised to remain consistent with the updated Comprehensive Plan.

Please note that because some of the City's existing districts, including the GB – General Business District and R2 – Two Family Residential District have not yet been rescinded, these districts still are included on the Zoning Map. Should the City move forward with the Village Mixed Use Zoning, the GB district will no longer be used as a land use category either in the Zoning Ordinance or on the map. Staff is also still waiting to determine the most appropriate zoning for the existing R2 district until after the Village land use plan is adopted.

Additionally, Staff is still researching the most appropriate manner in which to zone the parcels that have been identified as “in-holding” parcels for the Lake Elmo Park Reserve. There are several parcels in the southwest portion of the park that are guided for park purposes, and that are planned for future acquisition by the County for the expansion of the park.

The other significant changes to the map as proposed are noted as follows:

- All existing holding zones have been eliminated from the map and replaced with the RT Rural Transition zoning district, with the exception of:
 - Three parcels immediately east of the Eagle Point Business Park that have been zoned C Commercial.
 - The Cimarron Manufactured Home Park, which has been zoned MDR (a manufactured home park is allowed as a conditional use in this zone).
 - The parcels that make up the Brookman Addition north of 39th Street in the Village and the parcels that comprise the old lumber yard along the railroad right-of-way. These parcels retain their GB zoning since they represent existing platted lots with the Village planning area.
 - The small commercial parcel within Cimarron at the intersection of 10th Street and Lake Elmo Avenue that is zoned CC Convenience Commercial.
- The R-1 Single Family Residential District is now called the RS – Rural Single Family District.
- A parcel at the intersection of 55th Street and Keats Avenue was zoned A Agriculture. Staff has previously found documentation that this parcel should be zoned RE Residential Estates similar to the other parcels in the Lake Elmo Vista Subdivision.
- The property east of Lake Jane that was at one time considered for a public works building has been changed back to RR Rural Residential.
- The property on which the Holiday gas station is located at the intersection of Highway 5 and Manning Avenue has been changed from HB Highway Business to CC Convenience Commercial.

- The Zoning Map now includes a revised municipal boundary that incorporates the northeast area detachment. The resulting parcel boundary includes a small parcel that retains the previous A Agriculture zoning in this area.
- Parcels that were zoned Limited Business have been changed to LC Neighborhood Office/Limited Commercial.
- The LDR, HDR, and VMX districts are listed as new districts, but do not yet show up on the map.

Staff is recommending that the zoning within the future sewer service areas be addressed at the time subdivisions or other developments are proposed. As an alternative, the City may elect to rezone parcels in conjunction with public projects that extend sewer and water services into these areas.

Staff will continue to revisit the Zoning Map as future text amendments are considered by the Council, and will also be bringing back further amendments to the map later this summer after the Village land use plan has been formally adopted by the City.

PLANNING COMMISSION REPORT:

The Planning Commission conducted a public hearing on the proposed Zoning Map amendment at its April 8, 2013 meeting. There were no public comments received concerning the map revisions, and the Commission unanimously recommended approval of the map as presented.

RECOMMENDATION:

Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council adopt the revised Zoning Map with the following motion:

“Move to adopt Ordinance 08-075 amending Chapter 154 of the City Code by adopting a new official Zoning District Map”

ATTACHMENT(S):

1. Ordinance 08-075
2. Exhibit “A” – Lake Elmo Zoning Map