



## MAYOR AND COUNCIL COMMUNICATION

DATE: 11/06/2013  
**REGULAR**  
ITEM #: 17

**AGENDA ITEM:** VMX – Village Mixed Use District Zoning Text Amendment

**SUBMITTED BY:** Kyle Klatt, Planning Director

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Planning Commission  
Nick Johnson, City Planner

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### **SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item.....Community Development Director
- Report/Presentation .....Community Development Director
- 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 recently approved Comprehensive Plan update for the Village Planning Area calls for the creation of a new mixed-use zoning district that will replace the existing intermingling of commercial, residential, and public zoning classifications within the central portion of the Village area. Upon approval of the City's Comprehensive Plan update by the Met Council, the City will be able to adopt a zoning map amendment to rezone those portions of the Village that are designated for mixed use in accordance with this plan.

<p><b><u>FISCAL IMPACT:</u></b> None – the adoption of the VMX – Village Mixed Use District is one of the steps necessary to implement the land use plan for the Village Planning Area.</p>
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### **SUMMARY AND ACTION REQUESTED:**

The City Council is being asked to consider adopting a new VMX – Village Mixed Use Zoning District that would be added as one of the urban service zoning districts in the Lake Elmo Zoning Ordinance. Specifically, this district would be incorporated into Article 11 of the revised Ordinance, which is the section of the code that contains the standards for each of the City's zoning districts. The City has previously approved new urban residential districts, revised the rural zoning districts to match the new format, and updated the general commercial districts within Article 11. The VMX ordinance has been drafted in order to help implement the recently adopted land use plan for Village Planning Area.

*The Planning Commission recommends that the City Council approve the proposed text amendments to the Zoning Ordinance to add a VMX – Village Mixed Use District by undertaking the following action:*

***“Move to approve Ordinance 08-091 amending Chapter 154 of the City Code and adding the VMX Village Mixed Use District to the Zoning Ordinance”***

*In addition, Staff is recommending that the City Council approve summary publication of the ordinance through the following motion:*

***“Move to approve Resolution No. 2013-95, authorizing summary publication of Ordinance 08-091.”***

#### **BACKGROUND INFORMATION:**

A major component of the land use plan for the Village Planning Area, which is scheduled to be reviewed by the Met Council later this month, is the creation of a mixed-use development area around the existing downtown core. The intent of the VMX ordinance is to facilitate development that is consistent with a compact, walkable environment that builds upon the historical land use patterns of the Village. It has also been designed to allow a wide range of uses and activities and encourages the mixing of different use types. The ordinance includes standards for specific development types with provisions that address the unique character of the Village.

In general, the proposed ordinance standards will allow a much higher degree of flexibility for building and activity in the Village than is presently permitted under current ordinances. There are presently three distinct districts in the Village for commercial, residential, and public development, and none of these districts are structured in a manner that is consistent with the goals and objectives of the Comprehensive Plan. By creating a new VMX district within the Village Planning Area, the City will better be able to plan for future development that meets the objectives of the Village Land Use Plan.

#### **PLANNING COMMISSION REPORT:**

The Planning Commission has reviewed the proposed VMX zoning district on multiple occasions dating back to March of 2013, including a Planning Commission Workshop on 10/7/13 with representatives of the Village Work Group, who established the vision for the Village Land Use Plan. Through reviewing the proposed VMX district over several months, the Planning Commission provided significant input, and staff has refined the zoning district through multiple iterations. The Planning Commission held a public hearing on the VMX District on 9/23/13 and continued the hearing on 10/14/13. No testimony was received on either date. The Planning Commission did recommend several amendments to the proposed draft, all of which are reflected in Ordinance 08-091. Upon reaching consensus over the various minor amendments to the VMX district, the Planning Commission unanimously recommended the ordinance for approval (Vote: 6-0).

#### **PLANNING COMMISSION RECCOMENDATION:**

*The Planning Commission recommends that the City Council approve the proposed text amendments to the Zoning Ordinance to add a VMX – Village Mixed Use District by undertaking the following action:*

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#### **ATTACHMENTS:**

1. Ordinance 08-091
2. Resolution No. 2013-95
3. Draft Village Land Use Plan – Map 3-5
4. Draft Village Land Use Plan – Excerpt Regarding Implementation