



MAYOR AND COUNCIL COMMUNICATION

DATE: 11/06/2013

REGULAR

ITEM #: 18

AGENDA ITEM: Diedrich/Reider Property Comprehensive Plan Amendment

SUBMITTED BY: Nick Johnson, City Planner

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Washington County

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/PresentationStaff
- 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 City of Lake Elmo has received a request to amend the City's Comprehensive Plan, and specifically the Future Land Use Map, for a 14.3 acre parcel located within the I-94 Corridor. The City Council may consider such an amendment after review by the Planning Commission. Please note that this would be considered a minor comprehensive amendment but would still be subject to review and approval by the Metropolitan Council.

<u>FISCAL IMPACT:</u> None – City review costs will be reimbursed through application or escrow fees.
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SUMMARY AND ACTION REQUESTED:

The City Council is being asked to consider a request from Tammy Diedrich and Gary Reider, the property owners, for a Comprehensive Plan Amendment to change the future land use designation of property (36.029.21.32.0002) north of Interstate 94 and east of Lake Elmo Avenue from High Density Residential (HDR) to Medium Density Residential (MDR). This property is located within the I-94 Corridor Planning Area and was therefore part of the area that was included in the last Comprehensive Plan update approved by the City. The property is presently under contract for purchase by Pratt Homes. Pratt would like to develop the property as a single attached/detached residential townhome development at a density that is much lower than the future land use guidance of HDR (7.5 to 15 units per acre) that was approved as part of the Comprehensive Plan Update.

To support the Comprehensive Plan Amendment application, the applicants have submitted a Preliminary Sketch Plan for the property. The Preliminary Sketch Plan includes 48 single family townhome units (22 attached and 26 detached). Given the size of the parcel and the proposed number of units, staff expects that the proposed development will meet the net density requirements for the MDR zoning district (4.5-7.0 units per acre). It is anticipated that the applicants will submit a Sketch Plan for formal review by the Planning Commission and City Council at some point in the future.

Staff and the Planning Commission are recommending that the City Council approve the Comprehensive Plan Amendment as described in the attached resolution through the following motion:

“Motion to adopt Resolution No. 2013-96 approving the request by Tammy Diedrich and Gary Reider to amend the Lake Elmo Comprehensive Plan”

BACKGROUND INFORMATION:

Attached is the original detailed Staff report that was provided to the Planning Commission regarding the applicant's request for a Comprehensive Plan Amendment, which includes general information about the application, details concerning the request, a summary of the relevant planning and zoning issues, a review and analysis of the requested amendment, draft findings, and the Staff recommendation to the Planning Commission. This report also includes a map depicting the specific area that would be changed from the MDR to LDR land use category if approved by the Council.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the Comprehensive Plan Amendment at its October 28, 2013 meeting and conducted a public hearing on the request at this time. The Commission generally discussed how the potential impacts of the requested change and how it may impact the City's Memorandum of Understanding with the Met Council. Staff noted that the proposed amendment area was small enough that it would not have a significant impact on the City's overall population and household projections.

During the public hearing, the Commission received testimony as follows:

- Tammy Diedrich, the property owner and applicant, and Len Pratt, the prospective developer, spoke about the reason for the request. They noted that there is minimal market interest in multi-family housing at the densities required by the HDR – High Density Residential land use guidance (7.5-15 units per acre). They are making the amendment request to pursue future plans that would include a townhome development that is consistent with the City's MDR – Medium Density Residential land use category.
- Steve DeLapp, 8468 Lake Jane Trail, noted his support for the Comprehensive Plan Amendment request.

The Commission did not make any modifications to the findings of fact as drafted by Staff and unanimously recommended approval of the Comprehensive Plan amendment as presented.

PLANNING COMMISSION RECOMMENDATION:

Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the request by Tammy Diedrich and Gary Reider to amend the Lake Elmo Comprehensive Plan by changing the future land use designation of property immediately east of Lake Elm Avenue from HDR – High Density Residential to MDR – Medium Density Residential.

The Planning Commission is recommending that the City Council approve the Comprehensive Plan Amendment as described in the attached resolution through the following motion:

“Motion to adopt Resolution No. 2013-96 approving the request by Tammy Diedrich and Gary Reider to amend the Lake Elmo Comprehensive Plan”

ATTACHMENTS:

1. Resolution No. 2013-96
2. Detailed Staff Report to Planning Commission (10/28/13)
3. Application Materials w/Narrative and Preliminary Sketch Plan
4. Location Map
5. City's Future Land Use Map (Comprehensive Plan)
6. Proposed Amendment: HDR to MDR
7. Washington County Review Comments