



## MAYOR & COUNCIL COMMUNICATION

**DATE: February 18, 2014**  
**REGULAR AGENDA**  
**ITEM #12**  
**ORDINANCE 08-102**

**AGENDA ITEM:** Zoning Map Amendment – Savona Subdivision

**SUBMITTED BY:** Kyle Klatt, Community Development Director

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Planning Commission  
Nick M. 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
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** The Planning Commission and Staff recommend amending the Lake Elmo Zoning Map to rezone the area that is included as part of the Savona residential subdivision. The proposed map amendment will establish zoning for the area that is consistent with the Comprehensive Plan.

**FISCAL IMPACT:** None

**SUMMARY AND ACTION REQUESTED:** The City Council is asked to consider a zoning map amendment to related to the Savona Subdivision being proposed by Lennar Homes. Now that the property owners have an approved Preliminary Plat application and utilities are now available to the site, the applicants are requesting to rezone the properties in a manner consistent with the City’s Comprehensive Plan. The Planning Commission and Staff are recommending approval of the Zoning Map Amendment request.

The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Ordinance 08-102 amending the Lake Elmo Zoning Map for the area included in the Savona preliminary plat”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** The City Council approved the preliminary plat for the Savona subdivision on August 6, 2013 and later in the year approved a public improvement project to bring sanitary sewer and water to the proposed residential development and area surrounding Savona. At the time of preliminary plat approval, the area included as part of the preliminary plat was and still is zoned RT – Rural Transitional. With the recent extension of public services to the site, the developer is asking the City to amend the Zoning Map for this area to reflect a zoning designation that is consistent with the Comprehensive Plan. In this case, Staff has prepared a zoning map amendment that will change the zoning of the property included in the Savona preliminary plat from RT – Rural Transitional to LDR – Low Density Residential and MDR – Medium Density Residential in accordance with the attached map.

Additional details concerning the property to be rezoned are included in the attached report to the Planning Commission.

The Planning Commission reviewed the proposed zoning map amendment at a meeting on February 10, 2014 and conducted a public hearing on the request at this time. No one spoke in favor or against the proposed map amendment, which was unanimously recommended for approval by the Planning Commission.

**BACKGROUND INFORMATION (SWOT):**

**Strengths:** The proposed zoning map amendment is consistent with the Comprehensive Plan, and specifically, the future land use map for this area. The rezoning establishes the zoning regulations that will apply to the subdivision.

**Weaknesses:** None

**Opportunities:** With the extension of public services to this area, the transitional zoning can be eliminated, which will allow developers to move forward with development projects.

**Threats:** None

**RECOMMENDATION:** Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council amend the zoning map for the land located within the Savona preliminary plat. The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Ordinance 08-102 amending the Lake Elmo Zoning Map for the area included in the Savona preliminary plat”***

**ATTACHMENTS:**

1. Ordinance 08-102
2. Planning Commission Report – 2/10/14
3. Official Zoning Map – Existing
4. Official Zoning Map – Proposed
5. Comprehensive Plan – Planned Land Use Map