



PLANNING COMMISSION  
DATE: 2/10/14  
AGENDA ITEM: 4A – PUBLIC HEARING  
CASE # 2014 - 06

ITEM: Zoning Map Amendment – Savona Subdivision  
SUBMITTED BY: Kyle Klatt, Community Development Director  
REVIEWED BY: Nick Johnson, City Planner

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### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to hold a public hearing for a Zoning Map Amendment 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. Staff is recommending that the Planning Commission recommend approval of the Zoning Map Amendment request.

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### **REQUEST DETAILS**

In a typical subdivision process, applicants will usually request a rezoning action along with a Preliminary Plat application. However, as utilities were not available to the site of the proposed Savona Subdivision at the time of Preliminary Plat approval, the City postponed the rezoning action. At this time, Lennar Homes has now submitted an application for Final Plat for the first phase of their residential subdivision, which includes 44 single family homes. In preparation of this approval the city is also recommending that the Zoning Map be amended along with Final Plat approval.

As part of the Zoning Map Amendment request, there are 4 total parcels that are included in the proposed action. The parcels are located in Phase 1 of the I-94 Corridor Planning Area and are associated with the Savona Preliminary Plat. The Property Identification Numbers (PINs) for the subject parcels (from west to east) are the following: 34.029.21.31.0004, 34.029.21.31.0005, 34.029.21.42.0002, and 34.029.21.41.0004. The parcels are currently zoned Rural Development Transitional District (RT). As proposed in the rezoning action, the first three parcels are proposed to be rezoned Urban Low Density Residential – LDR. The fourth parcel, the former Mulligan Masters site, is proposed to be split between Urban Low Density Residential – LDR and Urban Medium Density Residential – MDR along the boundary of the future minor collector road 5<sup>th</sup> Street. The proposed zoning is consistent with the approved Preliminary Plat for the Savona Subdivision, as well as the City's Comprehensive Plan (Attachment #3). Given that utilities are now available to the site due to the near completion of the Section 34 Utility Project, and the landowner is now applying for Final Plat for the first phase of the subdivision, now is the appropriate time to move forward with the rezoning action.

**RECOMMENDATION:**

*Staff is recommending that the Planning Commission recommend approval of the Zoning Map Amendment through the following motion:*

***“Move to recommend approval of the Zoning Map Amendment to rezone the parcels associated with the Savona residential subdivision from Rural Development Transitional District to Urban Low Density Residential and Urban Medium Density Residential.”***

**ATTACHMENTS:**

- 1. Official Zoning Map – Existing
- 2. Official Zoning Map – Proposed
- 3. Comprehensive Plan – Planned Land Use Map

**ORDER OF BUSINESS:**

- Introduction .....Planning Staff
- Report by Staff .....Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission ..... Chair & Commission Members

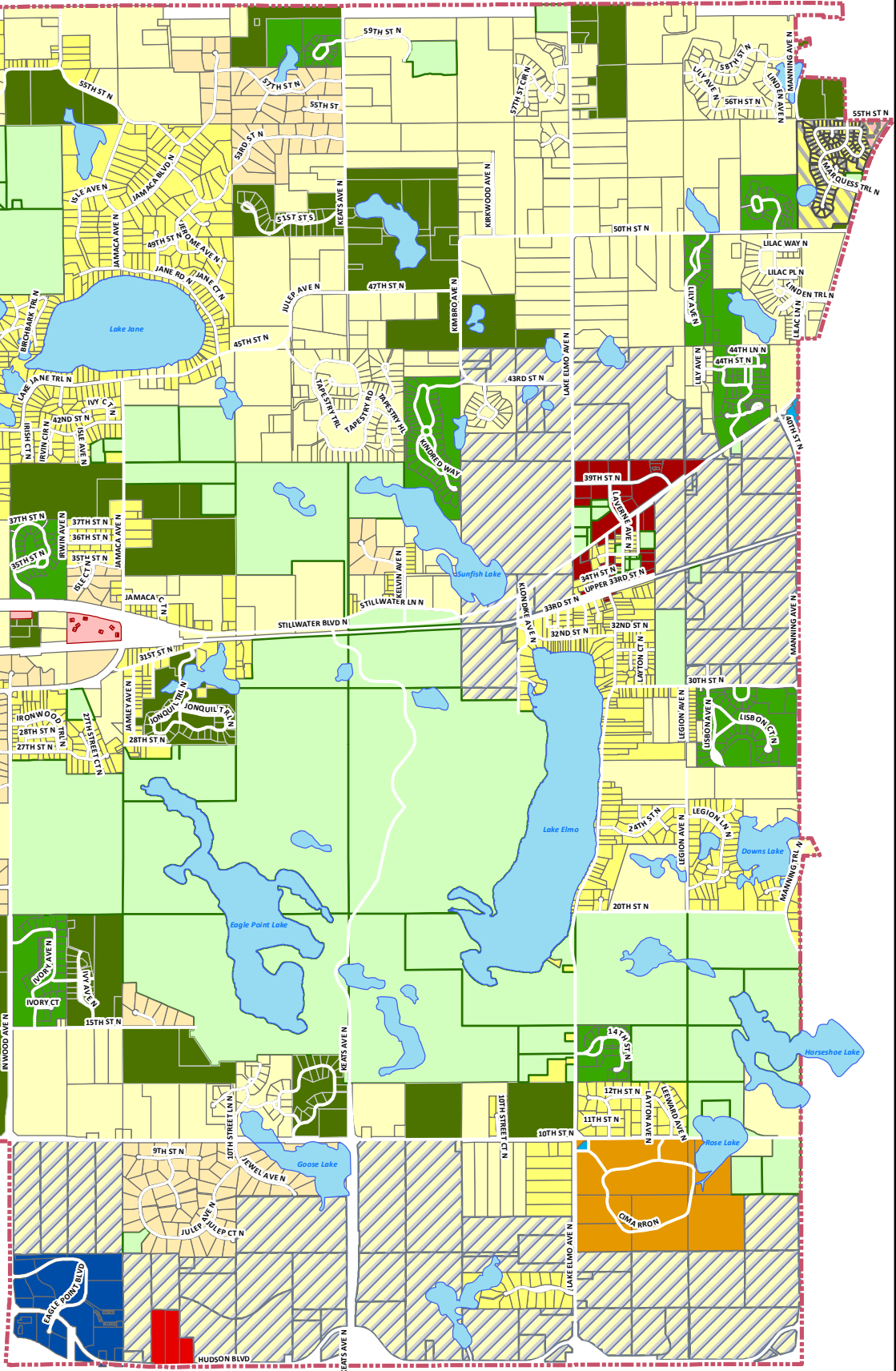


**ZONING DISTRICTS**

- A
- BP
- C
- CC
- GB
- LC
- LC-PUD
- LDR
- MDR
- OP
- PF
- R2-PUD
- RE
- RR
- RS
- RT

Municipal Boundary

**Data Disclaimer:**  
 This map is not a boundary survey and is not intended to be used as such. The City of Lake Elmo assumes no liability for the completeness of this map or responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse.



Sources: Washington County & Metro GIS  
 2-5-2014

**Official Zoning Map**  
*Existing*



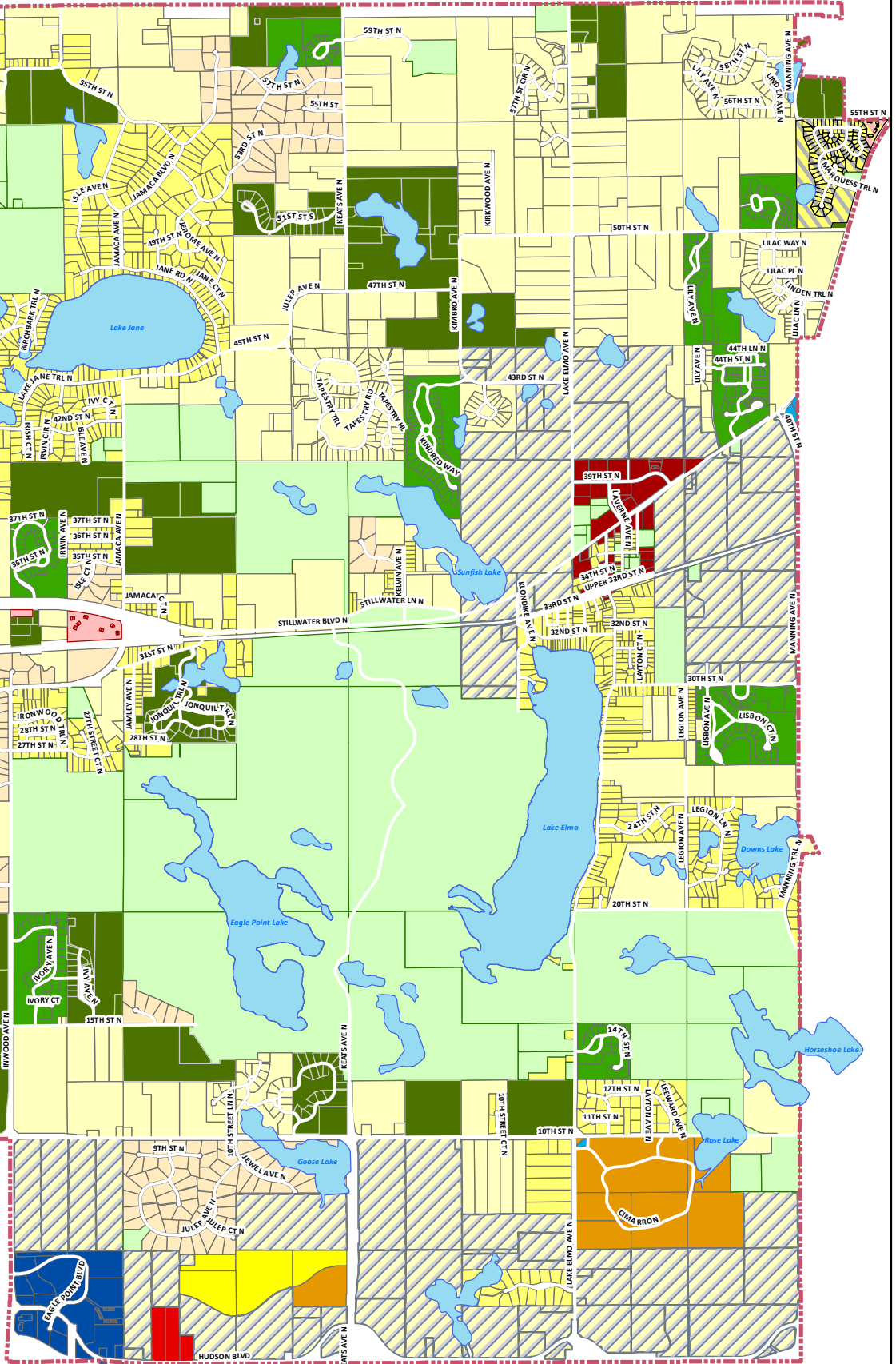


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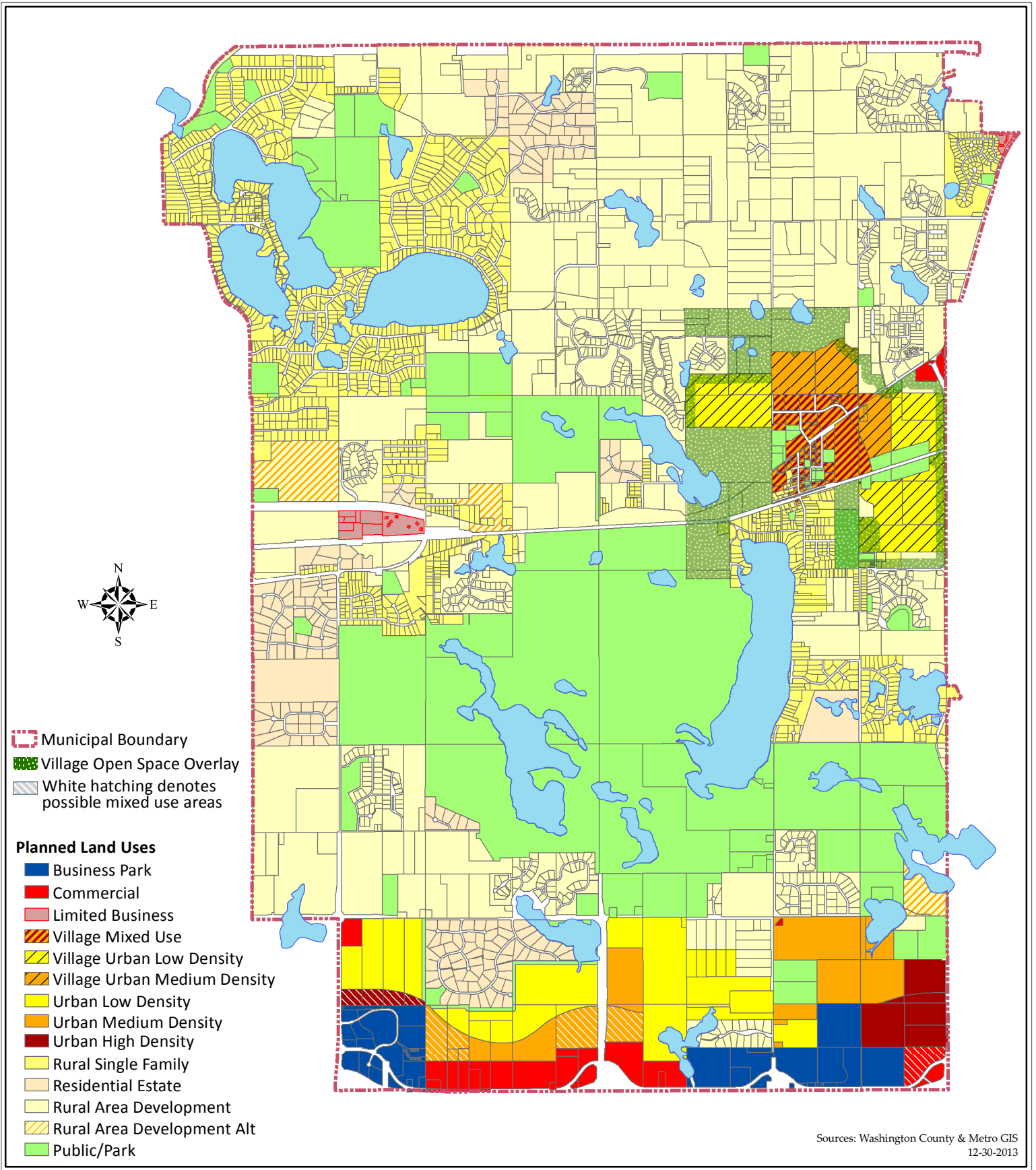
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**Official Zoning Map**  
*Proposed*





## Planned Land Use

Lake Elmo Comprehensive Plan 2030

