



MAYOR & COUNCIL COMMUNICATION

DATE: 06/03/2014
CONSENT
ITEM # 6
RESOLUTION 2014-35

AGENDA ITEM: Minor Comprehensive Plan Amendment – Residential Land Use Density Ranges

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity 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 are recommending amendments to the Comprehensive Plan that would eliminate existing gaps in the density ranges between the various residential land use categories.

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider minor amendments to the Lake Elmo Comprehensive Plan to remove gaps in the residential density ranges used to differentiate between the various residential land use categories. The proposed amendment will not alter the single family categories in any manner, and will instead revise the density range for medium density uses to close existing gaps at both the low and high end of this land use category. The only other land use category that would be revised is the Village Mixed Use area, in which case the minimal density would be lowered by 1 unit per acre.

The Planning Commission and Staff are recommending that the City Council approve amendments to the Lake Elmo Comprehensive Plan to remove gaps in the density ranges that

differentiate the various residential land use categories with a condition that states the amendment will not become effective until after the Met Council has completed its review of the proposed changes. The Council is being asked to consider the following motion to take action on this item if it is pulled from the Consent Agenda:

“Move to adopt Resolution No. 2014-35 approving amendments to the Lake Elmo Comprehensive Plan to eliminate gaps between residential land use categories”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission reviewed the proposed minor Comprehensive Plan amendments at its May 28, 2014 meeting and conducted a public hearing concerning the proposed changes at this meeting. No one spoke at the hearing and the Commission closed the hearing while noting that no written comments had been received concerning this matter.

The Commission questioned why the low and high density residential land use categories were not being adjusted instead of the medium density category. Staff noted that if the City only adjusted the medium density category it would likely eliminate the need for external review of the proposed amendment and save time and effort at completed the recommended changes. The Commission generally discussed the recent adoption of the revised regional population and household forecasts, and recommended that the Commission further discuss these updated numbers for Lake Elmo as part of a future meeting.

At the meeting, Staff noted that Table 3-B in the Comprehensive Plan would also need to be updated to reflect the revised density ranges. The Commission also directed Staff to further revised the ranges to avoid any overlap between categories at the high or lower end of the scale.

The Planning Commission adopted a motion unanimously to recommend approval of the Comprehensive Plan amendment as presented with the additional changes to Table 3-B as recommended by Staff and to also further tweak the density ranges to avoid any duplication of density numbers.

BACKGROUND INFORMATION (SWOT):

Strengths: The proposed amendments will fix an existing deficiency within the Comprehensive Plan by eliminating the density gaps between residential land use categories.

The proposed amendments will eliminate confusion concerning the classification of residential projects that fall between the existing categories.

Weaknesses: None

Opportunities: The amendments will provide additional clarity concerning the intent of the Plan.

Threats: None

RECOMMENDATION: Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council approve amendments to the Lake Elmo Comprehensive Plan to remove gaps in the density ranges that differentiate the various residential land use categories with the following condition of approval:

- Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved. Acknowledgement of these comments and final adoption of the Comprehensive Plan Amendment will not require any formal action by the City Council.

Should this item be pulled from the consent agenda, Staff is recommending that the Council consider taking action by adopting the following motion:

“Move to adopt Resolution No. 2014-35 approving amendments to the Lake Elmo Comprehensive Plan to eliminate gaps between residential land use categories”

ATTACHMENTS:

1. Resolution No. 2014-35
2. Proposed Comprehensive Plan Amendments to Chapter III – Land Use
3. Planning Commission Report – 5/28/13