

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2014-35

*RESOLUTION APPROVING A MINOR AMENDMENT TO THE CITY OF LAKE ELMO
COMPREHENSIVE PLAN TO ELIMINATE GAPS BETWEEN THE EXISTING DENSITY RANGES
OF THE URBAN RESIDENTIAL LAND USE CATEGORIES*

WHEREAS, the City of Lake Elmo (“City”) has established a Comprehensive Plan that provides a compilation of background data, policy statements, standards, and maps, which help to guide the future physical, social, and economic development of the City; and

WHEREAS, Chapter III of the Comprehensive Plan describes urban residential land use categories that include gaps in the densities used to differentiate between the various residential land uses; and

WHEREAS, the City is proposing to eliminate these gaps in order to avoid any potential confusion regarding the classification of future developments; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on May 28, 2014 to consider a request to amend the Comprehensive Plan to remove gaps in the density ranges that differentiate the various residential land use categories; and

WHEREAS, on May 28, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the request to amend the Comprehensive Plan; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed amendment to the Comprehensive Plan at its June 3, 2014 meeting.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the Comprehensive Plan amendment would revise Chapter III – *Land Use* of the Lake Elmo Comprehensive Plan to change the densities used to differentiate specific land use categories as follows:
 - a) Urban Low Density: 2.5 to less than 4 units per acre
 - b) Urban Medium Density: 4 to less than 7.5 units per acre
 - c) Urban High Density 7.5 to 15 units per acre
 - d) Village Urban Low Density Residential: 1.5 to less than 2.5 units per acre
 - e) Village Urban Medium Density Residential: 2.5 to less than 5 units per acre

f) Village Mixed Use: 5 to 10 units per acre

NOW, THEREFORE, BE IT RESOLVED, that based on the foregoing, the Lake Elmo City Council hereby approves an amendment to Chapter III – *Land Use* of Lake Elmo Comprehensive Plan subject to and contingent upon the following:

- 1) 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.

Passed and duly adopted this 3rd day of June, 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk