



# MAYOR & COUNCIL COMMUNICATION

**DATE:** 07/15/2014

**REGULAR**

**ITEM # 16**

**AGENDA ITEM:** Holliday Property Comprehensive Plan Amendment

**SUBMITTED BY:** Nick M. Johnson, City Planner

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Planning Commission  
Kyle Klatt, Community Development Director  
Jack Griffin, City Engineer  
Ann Pung-Terwedo, Washington County Public Works

**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:** GWSA Land Development, LLC has submitted an application for a Comprehensive Plan Amendment to change the land use designation of 14.85 acre parcel (PID: 13.029.21.44.0002) in the southeastern portion of the Village Planning Area from RAD – Rural Area Development to V-LDR – Village Urban Low Density Residential. The request has been submitted in conjunction with a Sketch Plan for a proposed 104-unit single family residential subdivision. Approval of the request will allow the proposed single family residential development to proceed to Preliminary Plat, eventually allowing for the construction of the Village Parkway minor collector road, a critical transportation improvement needed to serve growth in the Village Planning Area.

**FISCAL IMPACT:** None – City cost related to the review and administration of the request are reimbursed by application fees.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request from GWSA Land Development, LLC for a Comprehensive Plan Amendment (CPA) to change the land use guidance of the Holliday property from RAD- Rural Area Development to

V-LDR – Village Urban Low Density Residential. The Holliday property, 14.85 acres in size, is located at the northwest corner of 30<sup>th</sup> Street North and Manning Avenue (CSAH 15). The CPA request has been submitted in conjunction with a proposed 104-unit single family subdivision to be called “Village Preserve South” and to be located in the southeast portion of the Village Planning Area. In addition to the CPA request, the Planning Commission reviewed the Sketch Plan for the proposed subdivision on 6/30/14. Approval of the Comprehensive Plan Amendment would allow the applicants to proceed with the preparation of a Preliminary Plat application for a proposed urban low density residential subdivision that incorporates the Holliday property. From staff’s perspective, the inclusion of the Holliday property in the proposed single family subdivision has merit, as it will allow for the completion of the Village Parkway minor collector road to 30<sup>th</sup> Street North.

*The Planning Commission Staff and are recommending that the City Council approve the Comprehensive Plan Amendment request with 2 conditions of approval with the following motion:*

***“Move to adopt Resolution No. 2014-60, approving the Holliday Property Comprehensive Plan Amendment subject to 2 conditions of approval.”***

#### **BACKGROUND INFORMATION:**

Attached is the original detailed Staff Report that was provided to the Planning Commission on 6/30/14 regarding the applicant’s request for a Comprehensive Plan Amendment. The Staff Report includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review and analysis of the request, draft findings, and the staff recommendation to the Planning Commission.

In considering the request for a Comprehensive Plan Amendment, Staff focused on the importance of the Village Parkway minor collector road. Without the inclusion of the Holliday property in the proposed subdivision, the applicant would be forced to extend the collector road approximately 500 feet over land with no development or growth potential. The applicants have noted that this requirement with no allowance for subdivision on the Holliday parcel greatly challenges the feasibility of the project. In reviewing this case made by the applicant, staff has found merit in the argument, as it is unusual or atypical to require the construction of a minor collector road over property that is not planned for development. In addition to the importance of the collector road, staff also considered the fact that the subject property is presently located within the City’s sanitary sewer service area. In other words, the property is already guided for sanitary sewer service. Finally, according to the submitted Sketch Plan, the inclusion of the Holliday parcel in the proposed subdivision would add 26 residential units to the proposed subdivision. In reviewing the potential increase in residential units associated with the CPA request, the increase is not inconsistent with the overall number of units planned for the Village Planning Area.

#### **PLANNING COMMISSION REPORT:**

The Planning Commission reviewed the Comprehensive Plan Amendment request at its June 30, 2014 meeting and conducted a public hearing at this time. During the public hearing, no one from the public spoke. In addition, staff received no written testimony. The Planning Commission then closed the public hearing.

The Planning Commission recommended approval of the preliminary plat as submitted with 1 condition of approval, as recommended in the Staff Report. The recommended condition of approval relates to the screening of the adjacent Mcleod property to the west of the Holliday parcel. The vote to recommend approval of the Holliday Property Comprehensive Plan Amendment was unanimous (Vote: 5-0). In addition to the recommended condition of approval related to the Mcleod parcel, staff would also recommend that an additional condition is added to note that approval of the CPA request is contingent upon the approval of the Metropolitan Council. This condition is standard procedure for any amendment request to the Comprehensive Plan.

### **STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:**

**Strengths:** Approval of the Comprehensive Plan Amendment for the Holliday parcel will allow for the construction of the Village Parkway minor collector road by the private landowner/developer. The parcel is presently in the City's sanitary sewer service area. Finally, the amount of additional residential units that will result from the Comprehensive Plan Amendment is not inconsistent with the overall level of planned growth in the Village Planning Area.

**Weaknesses:** The Holliday parcel is bounded by a Rural Single Family parcel (Mcleod) to the West. The Planning Commission and Staff have recommended that increased screening/mitigation shall occur along the boundary of the parcel to the west of the Holliday property.

**Opportunities:** Moving forward with the Village Preserve South single family subdivision as depicted in the Sketch Plan allows for the completion of the Village Parkway minor collector road. The collector road is needed to properly distribute traffic in the Village Planning Area.

**Threats:** None

### **RECOMMENDATION:**

*Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council approve the Comprehensive Plan Amendment request with 2 conditions of approval with the following motion:*

***“Move to adopt Resolution No. 2014-60, approving the Holliday Property Comprehensive Plan Amendment subject to 2 conditions of approval.”***

**ATTACHMENTS:**

1. Resolution No. 2014-60
2. Staff Report to the Planning Commission, 6/30/14
3. Location Map
4. Application Form, Project Narrative and Sketch Plan
5. Village Planned Land Use Map (Map 3-5 from Comprehensive Plan)
6. Proposed Amendment: RAD to V-LDR
7. Lake Elmo Transportation Plan – Figure 8: 2030 Projected Volumes, Improved Scenario
8. Village MUSA Map
9. Regional Sewered Staging Plan
10. City Engineer Review Comments