



MAYOR & COUNCIL COMMUNICATION

DATE: November 5, 2014

PRESENTATIONS

ITEM # 3

AGENDA ITEM: Rural Area Analysis Discussion and Presentation

SUBMITTED BY: Kyle Klatt, Community Development Director
Casey Riley, Planning Intern

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 has been discussing the long range plans for the City’s rural development areas at various times throughout the past year or so. This item was added to the Commission’s work plan by the City Council last year, and the Commission has been diligently gathering information, reviewing past policies, and working with Staff to identify potential land use changes that should be considered. As part of this process, Staff has prepared the attached report, which provides an analysis of the various rural development areas within the City and attempts to address the potential cost implications of various development options.

FISCAL IMPACT: None – the study is for Council consideration and has been prepared by internal Staff. The study attempts to identify potential financial implications of rural development options.

SUMMARY AND ACTION REQUESTED: The Planning Commission has been discussing rural development areas, and would like to present an update to the City Council concerning its work to date. The Commission is not seeking any specific direction from the Council at this

time, but will welcome comments and suggestions concerning any future review of the City's rural development areas. In addition to the Rural Area Inventory and Analysis, Staff has attached the most recent Planning Commission report for review by the City Council. This report includes a summary of the report and previous Commission discussions, but also includes a list of options for further study as recommended by Staff.

There is no suggested motion to since this is a presentation and discussion item.

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission reviewed the report at its October 27th meeting and directed Staff to incorporate additional revisions and clarifications to the document. The Commission generally supported the expansion of the RE – Residential Estates land use category to provide additional flexibility for owners of property within the City's rural development areas, and suggested that this matter be brought back for further discussion and analysis. Staff presented a brief overview of the City's history of residential development at the meeting, in addition to listing out the initial concerns that Staff had identified concerning expansion of the Residential Estates (or a similar) type of zoning, which included:

- Providing new lots with proper road access, especially on County and State roads and along City collector routes. It was noted that many of the City's larger, undeveloped lots have frontage along these types of roads.
- Running water and sewer into smaller neighborhoods to serve individual lots.
- The future maintenance of private or public streets, utility corridors, and other improvements that are typically public.
- The potential for future residents to request that private services be made public.
- The potential changes in land use character from rural/agriculture to suburban large lot residential.
- The loss of public open space that is affiliated with open space developments.

Staff also presented questions for further consideration by the Planning Commission in advance of any future discussions on this subject. Some of these questions included the following:

- What is the intent of the rural development areas? (i.e. agricultural preservation, large lot residential, holding zones for future development, open space, or other)
- How does access management restrict growth?
- Should the City be encouraging new well/septic systems in rural areas?
- Are higher density uses ever appropriate in rural areas (i.e. senior housing, townhomes)
- How does agriculture factor in Lake Elmo's future? Do we want to encourage agricultural uses?

The Planning Commission and Staff will be weighing these and other issues as this subject is brought forward in the future.

BACKGROUND INFORMATION (SWOT):

The SWOT analysis for any rural development options will be provided when the Commission and/or Council pursues a specific course of action.

RECOMMENDATION: The City Council is being asked to review the Rural Area Inventory and Analysis and provide any feedback to the Planning Commission and Staff concerning the report.

There is no suggested motion to since this is a presentation and discussion item.

ATTACHMENTS:

1. Rural Area Inventory and Analysis
2. Planning Commission Staff Report – 10/27/14