



MAYOR & COUNCIL COMMUNICATION

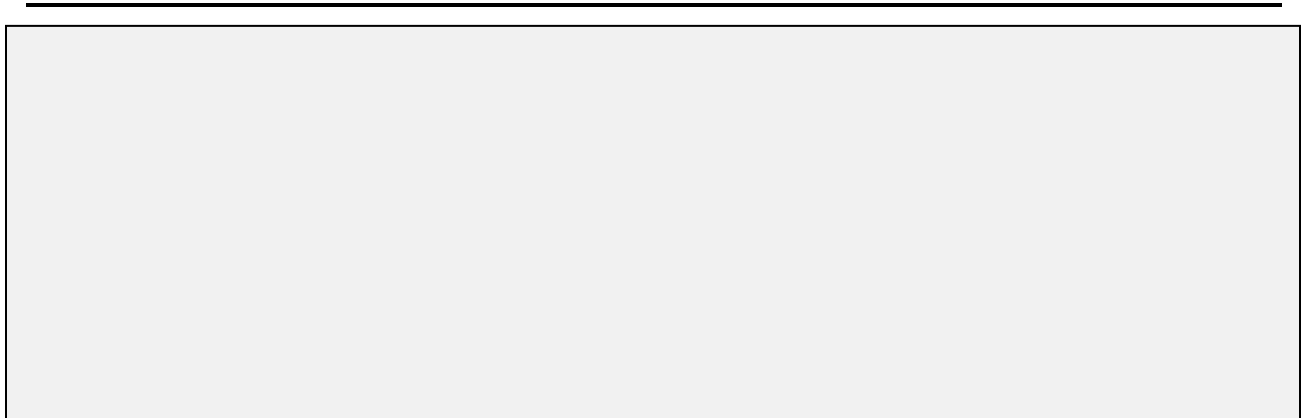
DATE: May 19, 2015
REGULAR
ITEM # 24

AGENDA ITEM: Future Growth Strategy/Phasing Plan Policy

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Nick Johnson, City Planner



POLICY RECCOMENDER: As a follow-up to the previous Council meeting, Staff has prepared a draft policy document concerning the City's Staging Plan for consideration by the Council. This a draft document and intended for discussion purposes only at this time.

FISCAL IMPACT: TBD – the document includes a requirement that public risk be evaluated prior to accelerating development in later stages.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to review a draft policy document concerning the City's Land Use Staging Plan. This document has been prepared in response to the City Council's discussion at its May 5, 2015 meeting. As the document has not undergone any internal or external review, Staff is not seeking formal approval of the policy document at this time, and is instead seeking Council input in order to further refine the draft.

No specific motion is requested for this time; and feedback or direction from the Council will be incorporated into a future draft.

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission reviewed the Staging Plan that was adopted as part of the Comprehensive Plan. The Commission has not conducted any further review of the Staging Plan since the adoption of the Land Use Plan.

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• A Staging Plan policy document will help clarify the City's review of future development projects that may be proposed in Stage 2 or 3 development areas. |
| Weaknesses | <ul style="list-style-type: none">• Major revisions to the Staging Plan will need to be considered as an amendment to the Comprehensive Plan |
| Opportunities | <ul style="list-style-type: none">• A policy document would help ensure that Staff, developers, and land owners on the same page moving forward concerning the timing of development within the City. |
| Threats | <ul style="list-style-type: none">• None |

RECOMMENDATION: Staff is not making any formal recommendation at this time, and is instead seeking Council input on this matter before making any further revisions to the document.

ATTACHMENTS:

1. Growth and Staging Plan Policy Document – DRAFT
2. Development Outlook – May 2015
3. Lake Elmo Staging Plan (from Comprehensive Plan)