

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

RESOLUTION NO. 2016- 13

*A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO
COMPREHENSIVE PLAN AMENDING THE ALLOWED DENSITY FOR CONGREGATE
HOUSING WITH SERVICES.*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, The City of Lake Elmo has established a Comprehensive Plan that provides 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, Arbor Glen Senior Living LLC, 215 N. 2nd Street, Suite 204, River Falls, WI, (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) to amend the Lake Elmo Comprehensive Plan, a copy of which is on file in the City Planning Department; and

WHEREAS, the request to amend the Comprehensive Plan was submitted along with a map indicating the affected areas of the City; and

WHEREAS, the notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109, and MN State Statute 473.858; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on the matter on January 25, 2016; and

WHEREAS, the Lake Elmo Planning Commission has submitted its recommendation of approval to the City Council; and

WHEREAS, the City Council considered the said matter at its February 16, 2016 meeting; and

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

Findings

1. Senior congregate housing is recognized as being different from standard multi-family residential development given that residents in such facilities no longer have to be at work, pick up children, or do their shopping at specific times of the day; many residents no longer drive.

2. Such facilities provide on-site services to meet resident's needs which further reduced the overall impacts typically associated with high-density residential development.
3. The City of Lake Elmo's comprehensive plan has expressed support for the establishment of senior housing facilities within the community, and has identified such units as an essential element of our life-cycle housing stock.
4. The City has reexamined its comprehensive plan and found that existing language does not adequately acknowledge the unique nature of senior housing when comparison to other multi-family dwelling types.

NOW, THEREFORE, BE IT RESOLVED that based on the foregoing, the Lake Elmo City Council does hereby approve the applicant's request to amend the Lake Elmo Comprehensive Plan, subject to and contingent upon the following:

1. The Metropolitan Council's approval of the Comprehensive Plan Text Amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 16 day of February, 2016.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk