



**MAYOR & COUNCIL COMMUNICATION**

**DATE:** 2/16/2016  
**CONSENT/REGULAR**  
**ITEM 13**

**AGENDA ITEM:** Comprehensive Plan Text Amendment for Congregate Housing

**SUBMITTED BY:** Stephen Wensman

**THROUGH:** Clark Schroeder, Interim City Administrator

**REVIEWED BY:** Joan Ziertman

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item .....Staff
- Report/Presentation.....Staff
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**RECOMENDATION:**

Arbor Glen Senior Living is requesting a Comprehensive Plan Text Amendment to increase the maximum allowed density for Senior Congregate Housing Facilities with Services from 10 units per acre to 16 units per acre. Staff and the Planning Commission recommend approval with the following motion:

*Move to approve Resolution 2016-10 approval of a Comprehensive Plan Text Amendment to increase the maximum allowed density for Senior Congregate Housing Facilities with Services from 10 units per acre to 16 units per acre”.*

**FISCAL IMPACT:**

None

**SUMMARY:**

The Planning Commission held a public hearing on January 25<sup>th</sup> to consider the Comprehensive Plan text amendment. At the Public hearing, there were no public comments. The Planning Commission was being asked to increase the maximum allowed density from 10 units per acre to 20 units per acre, however, after discussion, the Planning Commission decided to limit the increase to 16 units per acre.

**FINDINGS:**

The City Council in its approval should identify findings of fact in its approval of the Comprehensive Plan text amendment. Staff has identified the following findings of fact:

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.

**RECOMMENDATION:**

Staff and the Planning Commission are recommending approval of the Comprehensive Plan Text Amendment to increase the maximum allowed density for Senior Congregate Housing Facilities with Services from 10 units per acre to 16 units per acre with the motion:

***Move to approve Resolution 2016-10 approval of a Comprehensive Plan Text Amendment to increase the maximum allowed density for Senior Congregate Housing Facilities with Services from 10 units per acre to 16 units per acre”.***

**ATTACHMENTS:**

- Planning Commission packet 1/25/2016 Items 5a & 5b
- Planning Commission minutes 1/25/2016