



PLANNING COMMISSION
DATE: 3/28/2016
AGENDA ITEM: __ – PUBLIC HEARING
CASE # 2016-09

ITEM: Public Hearing for Comprehensive Plan Map Amendment

SUBMITTED BY: Stephen Wensman, City Planner

REVIEWED BY: Emily Becker
Jack Griffin

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Comprehensive Plan Map Amendment request by the City of Lake Elmo to include 3 residential properties in the Village MUSA area and to re-guide parcels in the Village MUSA with the Rural Single Family designation to Urban Low Density with the following motions:

“Move to recommend approval of an amendment to the City’s Comprehensive Wastewater Facilities Plan, adding 3 residential parcels, PID #s 24.029.21.22.0019, 24.029.21.22.0020 and 24.029.21.22.0021, to the Village MUSA area,” and

“Move to recommend approval to amend the Comprehensive Land Use Plan by reguiding parcels in the Village MUSA with the Rural Single Family designation to Urban Low Density”.

GENERAL INFORMATION

Applicant: City of Lake Elmo

Location: PID #s 24.029.21.22.0019, 24.029.21.22.0020 and 24.029.21.22.0021

Zoning: RS – Rural Single Family District

Comprehensive Land Use Designation: Rural Single Family

Proposed Land Use Designation: Urban Low Density

Deadline for Action: N/A

Applicable Code/Plans: Comprehensive Wastewater Facilities Plan
Comprehensive Land Use Plan

REVIEW:

The City of Lake Elmo is planning for the Old Village Phase 2 Street and Utility Improvement project and three property owners have petitioned the city to be included in the project to hook up to the city’s wastewater system. The three parcels, located at 2915, 2929 and 2945 Lake Elmo Avenue N., are to the south of the current Village MUSA area boundary as depicted on Map 6-1 in the City’s Comprehensive Wastewater Facility Plan. To include the properties in the MUSA, a comprehensive plan map amendment is required. The Phase 2 project will require the reconstruction of Lake Elmo Avenue adjacent to these properties and the inclusion of these parcels easily fits into the existing project. The cost of hooking up to the city system will be paid for by the petitioners.

In addition, many of the residential properties in the Old Village Phase 2 Street and Utility Improvement project receiving sewer are guided for Rural Single Family in the Comprehensive Land Use Plan. Rural Single Family is defined as being, “largely serviced by private on-site well and septic systems.” The corresponding land use guide for sewer urban lots is Urban Low Density. Reguiding the Village sewer properties to Urban Low Density will bring the land use designation in conformance with the amended Village MUSA area. Subsequent to the comprehensive plan amendment, the corresponding properties should be rezoned from RS – Rural Single Family to LDR – Urban Low Density Residential.

The proposed comprehensive plan map amendments will require a 4/5th affirmative vote by the City Council and approval by the Metropolitan Council. Because this project and the affected properties are more than the ¼ mile distance from an adjacent community the City has been granted a waiver from adjacent community review by the Metropolitan Council as a part of this amendment.

RECOMENDATION:

Staff recommends that the Planning Commission recommend approval of the comprehensive plan map amendment with the following motions:

“Move to recommend approval of an amendment to the City’s Comprehensive Wastewater Facilities Plan, adding 3 residential parcels, PID #s 24.029.21.22.0019, 24.029.21.22.0020 and 24.029.21.22.0021, to the Village MUSA area,” and

“Move to recommend approval to amend the Comprehensive Land Use Plan by reguiding parcels in the Village MUSA with the Rural Single Family designation to Urban Low Density”.

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Discussion by the Commission Chair & Commission Members

ATTACHMENTS:

- Comprehensive Wastewater Facility Plan, Map 3-8 before
- Comprehensive Wastewater Facility Plan, Map 3-8 after
- Proposed MUSA Amendment Map
- Comprehensive Land Use Plan, Map 3-3 before
- Comprehensive Land Use Plan, Map 3-3 after
- Petition from property owners
- Location Map