



**MAYOR AND COUNCIL COMMUNICATION**

DATE: 4/19/16  
**CONSENT**  
ITEM #: 10  
**MOTION**

**AGENDA ITEM:** Zoning Map Amendment to rezone the Inwood Watertower property  
**SUBMITTED BY:** Stephen Wensman, Planning Director  
**THROUGH:** Kristina Handt, City Administrator  
**REVIEWED BY:** Jack Griffin, City Engineer

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**SUGGESTED ORDER OF BUSINESS:**

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

**PUBLIC POLICY STATEMENT**

The Inwood Watertower property is required to be property zoned in order to be in compliance with the grant program supporting a portion of the project’s funding.

**SUMMARY AND ACTION REQUESTED:**

City Staff and the Planning Commission are requesting the City Council consider the rezoning of the Inwood Watertower site from RR -Rural Residential Zoning District to PF - Public Facilities Zoning District. Staff and the Planning Commission recommend approval with the following motion:

***“Move to approve Ordinance 08-134, rezoning of the Inwood Watertower site, PID#28.029.21.42.0003, from the RR – Rural Residential Zoning District to the PF - PF – Public or Semi-Public Zoning District based on the findings presented in the staff report”***

**BACKGROUND AND STAFF REPORT:**

The City purchased the 1.44 acre parcel for the construction of the Inwood Watertower which is part of the system designed to provide municipal water service to development along the I-94 corridor. The property is presently zoned RR - Rural Residential District. The Watertower is a public facility, and an essential service by definition. According to the Comprehensive Plan, public facilities are guided toward the Public Facilities zoning district.

The Planning Commission held a public hearing on April 11, 2016. There was no one from the public at the hearing to speak in favor, nor against the rezoning. There were no emails or phone calls in favor, nor against the rezoning.

**RECOMMENDATION:**

City Staff and the Planning Commission recommend approval of the Comprehensive Plan Map Amendment with the following motion:

***“Move to approve Ordinance 08-134, rezoning of the Inwood Watertower site, PID#28.029.21.42.0003, from the RR – Rural Residential Zoning District to the PF - PF – Public or Semi-Public Zoning District based on the findings presented in the staff report”***

**ATTACHMENT(S):**

- Ordinance 08-134
- Planning Commission Report and Attachments, April 11, 2016
- Planning Commission Minutes, April 11, 2016

CITY OF LAKE ELMO  
COUNTY OF WASHINGTON  
STATE OF MINNESOTA

ORDINANCE NO. 08-134

AN ORDINANCE TO AMEND THE LAKE ELMO CITY CODE  
BY AMENDING THE OFFICIAL ZONING MAP  
OF THE CITY OF LAKE ELMO

The City Council of the City of Lake Elmo ordains that Lake Elmo City Code, Section 154.032 Zoning District Map, of the Municipal Code, shall be amended by adding Ordinance No. 08-134, as follows:

**Section 1: Zoning Map Amendment.** The following property with the PID# 28.029.21.42.0003 is hereby rezoned from RR – Rural Residential to PF- Public and Semi-Public:

The North 250.00 feet of the South 290.00 feet of the west 310.00 feet of the Northwest quarter of the Southeast quarter of Section 28, Township 29 North, Range 21 West, Washington County, Minnesota, which lies Easterly of the East right of way of County State Aide Highway No. 13 per Washington County Highway right of way plat No. 43, Section 28, Township 029, Range 021.

**Section 3:** The City Council of the City of Lake Elmo also hereby ordains that the Zoning Administrator shall make the applicable changes to the official zoning map of the City of Lake Elmo.

**Section 4: Effective Date.** This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

This Ordinance No. 08-134 was adopted on this 19<sup>th</sup> day of April 2016, by a vote of \_\_\_ Ayes and \_\_\_ Nays.

\_\_\_\_\_  
Mike Pearson, Mayor

ATTEST:

\_\_\_\_\_  
Julie Johnson, City Clerk



PLANNING COMMISSION  
DATE: 4/11/16  
AGENDA ITEM: 4c – PUBLIC  
HEARING CASE #2016-11

City of Lake Elmo Planning Department  
**Rezoning to PF Zoning District**

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*To:* **Planning Commission**

*From:* **Stephen Wensman, City Planner**

*Meeting Date:* **January 11, 2016**

*Applicant:* **City of Lake Elmo**

*Legal Address:* **The North 250.00 feet of the South 290.00 feet of the west 310.00 feet of the Northwest quarter of the Southeast quarter of Section 28, Township 29 North, Range 21 West, Washington County, Minnesota, which lies Easterly of the East right of way of County State Aide Highway No. 13 per Washington County Highway right of way plat No. 43, Section 28, Township 029, Range 021.**

*PID#* **28.029.21.42.0003**

*Owner:* **City of Lake Elmo**

*Comprehensive  
Plan:* **Public/Park**

*Applicable Regulations:* **PF Zoning District Regulations  
City of Lake Elmo Comprehensive Land Use Plan**

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**Summary and Request:**

The City of Lake Elmo is requesting a zoning map amendment to rezone the Inwood Watertower property from Rural Residential to PF – Public or Semi-Public Zoning District. Staff recommends the Planning Commission recommend approval with the following motion:

***“Move to recommend approval of the rezoning of the Inwood Watertower site, PID#28.029.21.42.0003, from the RR – Rural Residential Zoning District to the PF - PF – Public or Semi-Public Zoning District based on the findings presented in the staff report”***

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**Planning Review:**

The City purchased the 1.44 acre parcel for the construction of the Inwood Watertower which is part of the system designed to provide municipal water service to development along the I-94 corridor. The property is presently zoned RR - Rural Residential District. The Watertower is a public facility, and an essential service by definition. According to the Comprehensive Plan, public facilities are guided toward the Public Facilities zoning district.

The definition for essential services is as follows:

*Overhead, aboveground or underground electrical, gas, steam or water transmission or distribution systems and structures of collection, communication, supply or disposal systems and structures used by public utilities or governmental departments or commissions or as are required for the protection of the public health, safety or general welfare, including towers, poles, wires, mains, drains, sewer pipes, conduits, cables, fire alarm boxes, police call boxes and accessories in connection therewith but not including buildings.*

The 1.44 acre site and the proposed public infrastructure complies with the requirements of the PF Zoning District. According to the PF District zoning regulations, essential services are exempt from the minimum district requirements for lot size, structure height, setbacks and buffer requirements.

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**Findings for Approval:**

1. The rezoning request is consistent with the City of Lake Elmo Comprehensive Plan and zoning ordinances.

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**Recommendation:**

Staff is recommending that the Planning Commission recommend approval with the following motion:

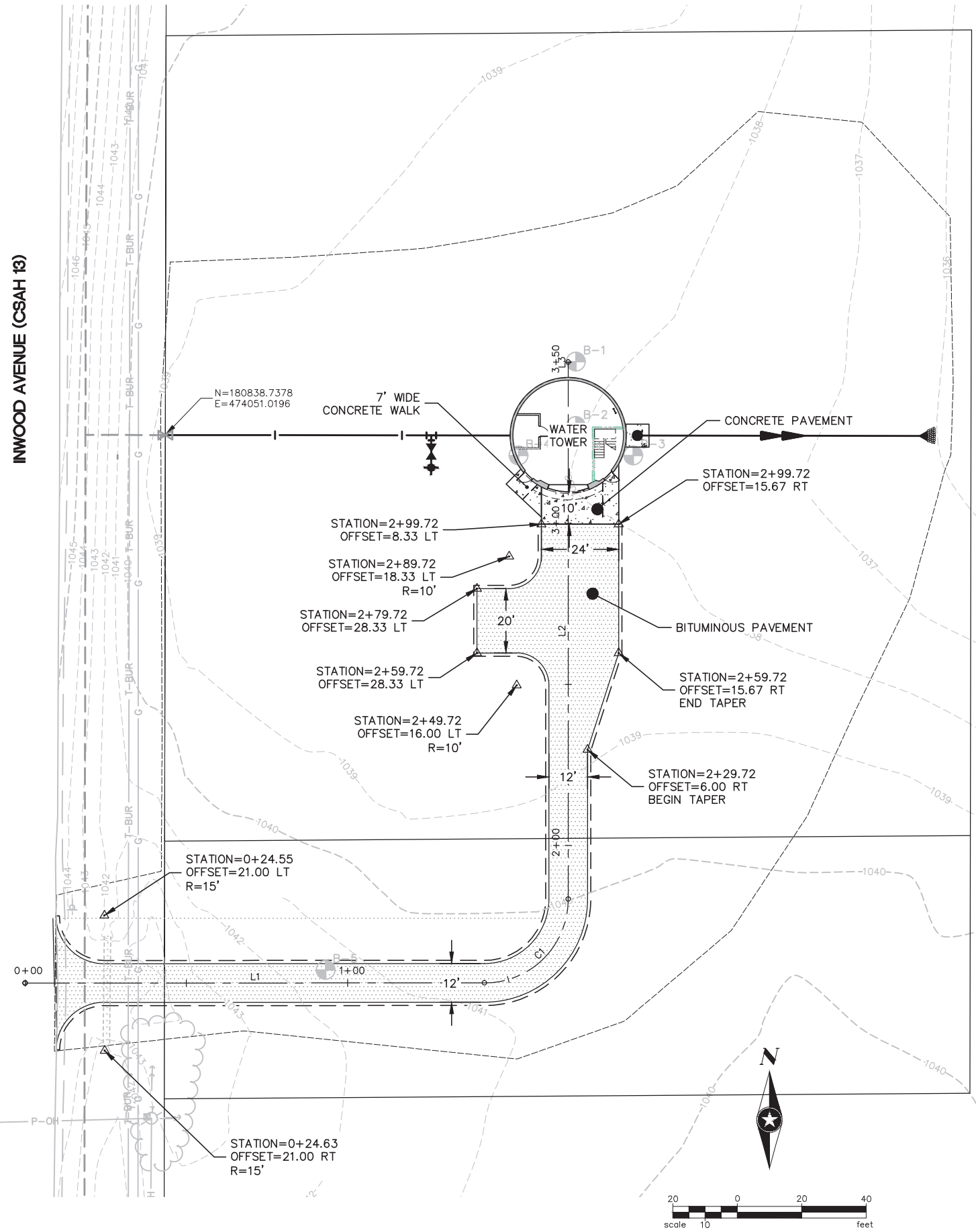
*“Move to recommend approval of the rezoning of the Inwood Watertower site, PID#28.029.21.42.0003, from the RR – Rural Residential Zoning District to the PF - PF – Public or Semi-Public Zoning District based on the findings presented in the staff report”*

**Attachments:**

- Ordinance Amendment 08-\_\_
- Watertower site Plan

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**INWOOD AVENUE (CSAH 19)**



**ALIGNMENT TABULATION - ENTRANCE DRIVE**

POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING
L1		0+00.00				142.49	180668.6586	474007.5484	N 89° 59' 32" E
C1		1+42.49	090° 00' 00"	26.00	26.00	40.84	180668.6777	474150.0427	
L2		1+83.33				166.66	180694.6812	474176.0392	N 00° 00' 28" W
L3		3+50.00				0.00	180861.3453	474176.0169	N 00° 00' 28" W



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*John M. Olson*  
 DATE: 01/19/2016 LICENSE NO.: 21815

**1,000,000 INWOOD WATER TOWER (NO. 4) FOR THE CITY OF LAKE ELMO, MINNESOTA**

MARK	DATE	DESCRIPTION	REVISIONS

SEH FILE NO. LAKMO 134653  
 PROJECT NO. 01/19/2016  
 ISSUE DATE TMB  
 DESIGNED BY AJB  
 DRAWN BY

Short Elliott Hendrickson, Inc. © (SEH)

SHEET TITLE  
 SITE PLAN

SHEET  
**C1**