



MAYOR AND COUNCIL COMMUNICATION

DATE: 10/18/2016

Regular

ITEM #:21

AGENDA ITEM: Jurisdictional Review of City of Stillwater Comprehensive Plan Amendment
SUBMITTED BY: Stephen Wensman, Planning Director
THROUGH: Kristina Handt, City Administrator
REVIEWED BY: Kristina Handt, City Administrator
Jack Griffin, City Engineer

BACKGROUND:

The City of Stillwater has requested that the City of Lake Elmo comment on a proposed comprehensive plan amendment for the City of Stillwater as part of the required jurisdictional and agency review. In summary, Hy-Vee is hoping to develop a 17.9 acre parcel located at the northeast quadrant of the intersection of State Highway 36 and County Road 15 (Manning Avenue). The site is the former location of Bergmann Greenhouse. In order to develop, Hy-Vee is requesting a comprehensive plan amendment to change the guidance from Research and Development to Commercial.

ISSUE BEFORE COUNCIL:

To provide comments on the proposed comprehensive plan amendment prior to the November 21, 2016 60 day review deadline.

PROPOSAL DETAILS/ANALYSIS:

Staff has reviewed the proposed comprehensive plan amendment and has identified the following concerns:

- The future interchange at State Highway 36 and County Road 15 has only been conceptually designed. The Hy-Vee project may result in the elimination of other viable interchange options that could result in the interchange being forced to have greater property and right-of-way impacts south of State Highway 36.
- Until Washington County and MnDOT prepare multiple interchange concepts, it is premature to determine that the interchange concept shown on the plans is a viable design.
- Additionally, the State Highway 36 and County Road 15 intersection is the primary entrance to the Sanctuary Development. Sanctuary residents previously expressed concern about the efficiency and safety of the intersection.

FISCAL IMPACT:

The fiscal impact of the future State Highway 36 and County Road 15 intersection improvements to the City of Lake Elmo is unknown. The Hy-Vee project could result in shifting greater percentage of the right-of-way cost burden to Lake Elmo.

RECOMMENDATION:

Staff is respectfully requesting that the City Council provide comment for the jurisdictional and agency review pertaining to the proposed City of Stillwater Comprehensive Plan Amendment for a proposed Hy-Vee at the northeast quadrant of the intersection of State Highway 36 and County road 15 (Manning Ave).

ATTACHMENTS:

- Request Letter
- Project Narrative
- Maps – Concept Plan, 2030 Comprehensive Plan, Zoning Map