



## City of Lake Elmo

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### NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday, May 10, 2010, at 7:00 p.m.**

#### AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. April 12, 2010
4. Public Hearings
  - a. **CONDITIONAL USE PERMIT AMENDMENT:** Consideration of an application from ISD 834 for Lake Elmo Elementary School to modify the rear parking lot on the North side of the property and to add two portable classrooms at 11030 Stillwater Boulevard. The parking lot and student drop off relocation is proposed to address concerns regarding traffic flow on State Highway 5. The portable structures are to handle a need for additional classroom space on the site. PID: 13-029-21-23-0001.
  - b. **OP – OPEN SPACE PRESERVATION DEVELOPMENT CONCEPT PLAN:** Consideration of an application from Tammy Malmquist, 8549 Ironwood Trail North, to construct a 40-unit senior living multi-family building, five townhouse units (with two units in each for a total of ten residential units) and a “farm-themed” preschool on a 30.9 acre parcel located at 9434 Stillwater Boulevard North. The overall project will also incorporate the two existing single-family houses on or adjacent to the property, one of which is currently used as a day care facility. This request has been preceded by an application to amend the City of Lake Elmo Comprehensive Plan and Zoning Ordinance in order to allow the residential densities proposed under the concept plan. This request may not move forward if these amendments are not also approved by the City of Lake Elmo. PID’s: 15-029-21-31-0001 and 15-029-21-31-0003.

- c. **PLANNED UNIT DEVELOPMENT (PUD) – CONCEPT PLAN.**  
Consideration of a request for a Planned Unit Development to allow a mix of different uses and activities on property located at 9434 Stillwater Boulevard North consistent with a concurrent request for a OP Open Space Preservation Development Concept Plan for a senior living and farm-based preschool project. The request would specifically allow the construction of a senior housing project in the form of a 40-unit multi-family building and ten townhouse units and a farm-based preschool on the existing 30.9 acre parcel and adjacent single family residential lot. This request is also subject to approval of a preceding application for a Comprehensive Plan and Zoning Text amendments related to the subject property. PID's: 15-029-21-31-0001 and 15-029-21-31-0003.

5. Business Items

- a. **ZONING TEXT AMENDMENT:** A request to amend the OP-Open Space Preservation Ordinance (Section 150.175 through 150.189 of the Lake Elmo City Code) to allow higher density Open Space developments in areas guided for RAD2 density in the Comprehensive Plan, and to also allow senior housing buildings and farm schools for preschool-aged children in these specific areas.

6. City Council Updates

- a. May 4, 2010 – Comprehensive Plan Amendment; Malmquist - Tabled

7. Adjourn