



## STAFF REPORT

DATE: 06/02/2020

**REGULAR**

**TO:** City Council  
**FROM:** Ken Roberts, Planning Director  
**AGENDA ITEM:** **Comprehensive Plan Amendments** – MUSA Boundary Change, Update to City’s Wastewater Facilities and Land Use Plans – **City-Owned Property (County Road 14 and Ideal Avenue)**  
Sanitary Sewer Service Area Extension and Re-guidance to BP (Business Park)  
**REVIEWED BY:** Ben Prchal, City Planner  
Jack Griffin, City Engineer

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### **BACKGROUND:**

On February 11, 2020, the City Council reviewed and discussed three concept plans and potential land uses for the 180 acres of city-owned property located at County Road 14 and Ideal Avenue. This is land the City received from 3M in 2019 as part of the legal settlement. From this review and discussion, it was the consensus of the City Council that:

- The area south of County Road 14 (old Highway 5) be planned for Business Park/Warehouse land uses.
- The area north of County Road 14 should have a variety of land uses and that Concept A was the plan that came closest at this point in the planning process to accurately reflect those potential land uses. While reviewing Concept Plan A, the Council discussed the proposed location of the ball fields, the potential City Hall site, the access road from Ideal Avenue, the inclusion of low-density housing and the need for storm water ponding in that area.
- The City should reach-out to nearby property owners to give them the opportunity to provide their comments and input about the land uses for the area north of County Road 14. In response to that directive, staff sent public meeting notices to 70 nearby property owners (those to the north and east) about the land use planning for the area and inviting them to the March 9, 2020 Planning Commission meeting.

The Planning Commission reviewed these items during their meeting on March 9, 2020. The Commission took comments from nearby property owners about Concept A and discussed the land uses they thought would best fit in this part of Lake Elmo.

The direction of the City Council to City staff is for the City to amend the Comprehensive Plan for the area south of County Road 14 and east of Ideal Avenue (approximately 65 acres) from RAD (Rural Area Development) to BP (business park) to accommodate a possible office warehouse development similar to what is shown on Concept Plan A. (Please see the attached maps showing this area). The goal of the City Council is to get as much of this property on the tax rolls with development in a style or form similar to the office-warehouse plan shown on Concept A.

These properties in Lake Elmo do not currently have access to municipal sanitary sewer and all existing developed parcels in the area are now served by on-site sanitary sewer (septic) systems. The Concept Plans being considered by the City are likely only achievable if the land areas are served by municipal sanitary sewer that will allow for the intended development use and densities. To serve this area with municipal sanitary sewer to support this type of development, the City will need to develop a plan for extending sanitary sewer service to the property. Once the sewer plan is known, the City will need to amend the MUSA (Metropolitan Urban Service Area) boundary and associated maps and tables in the Wastewater Services Chapter (Chapter 9) of the Comprehensive Plan.

These land use and sewer plan changes, however, require City Council and Metropolitan Council approval of several changes to the recently adopted 2040 Comprehensive Plan. The changes are required because this part of Lake Elmo is not included in the MUSA nor had the City included this area in the Wastewater calculations in the 2040 Comprehensive Plan. The proposed comprehensive plan amendments require a 4/5th affirmative vote by the City Council and approval by the Metropolitan Council. (Please see the attached maps and tables for more information about the proposed changes).

The Planning Commission held a public hearing about these Comprehensive Plan Amendments on May 11, 2020. After some discussion, the Planning Commission recommended approval of the proposed amendments and changes.

### **ISSUE BEFORE CITY COUNCIL:**

Should the City amend the land use plan to BP and change the MUSA Boundary and other relevant sections and elements of the 2040 Comprehensive Plan for the 65 acres of City-owned property located south of County Road 14 and east of Ideal Avenue?

### **PROPOSAL DETAILS/ANALYSIS:**

#### **Comprehensive Plan Amendments**

**Amendment to Land Use Plan.** The direction of the City Council was for the City to re-guide (change the land use designation) of the aforementioned City-owned property south of County Road 14 from RAD (rural area development) to BP (business park). This is because the RAD land use designation is for areas not in the MUSA while the 2040 Comprehensive Plan identifies BP as “providing for a wide variety of professional businesses such as medical and research facilities, offices and corporate headquarters. Retail sales of goods and services are allowable uses by conditional use permit provided such uses are goods and services for employees of the permitted business use. This land use designation excludes any residential use.” Such a land use plan change is necessary to accommodate an office warehouse development as shown on the concept plans for the area south of County Road 14.

The area to west of the site across Ideal Avenue in Oakdale includes a Target Store and residential properties south of the existing railroad tracks.

**Amendment to the MUSA Boundary.** The MUSA Boundaries for the sanitary sewer service areas in the City of Lake Elmo are depicted on the maps on Pages 3-11 (Map 3-2), 3-17 (Map 3-3), 3-24 (Map 3-7) and 9-5 (Map 9-1) of the 2040 Comprehensive Plan. (Please see the attached maps.) The City-owned property known as the former 3M property located at the intersection of County Road 14 and Ideal Avenue is not now included in the MUSA in the City. As noted above, the City needs to change the MUSA boundary on all relevant maps in the Comprehensive Plan to include the City-owned property as part of the Comprehensive Plan Amendment in order for it to be eligible to have municipal the sanitary sewer to serve it when it develops.

**Amendment to Wastewater Services and Facilities Plan.** The City also will need to amend the Wastewater Services and Facilities Plan in the 2040 Comprehensive Plan to accommodate sewer development on this site. The City has not studied in any detail the feasibility or methods to serve this property with sanitary sewer. As part of a sanitary sewer feasibility study, the City Council would need to determine the scope and

size of a sanitary sewer study area and staff would need to review the sewerage options that may be available to extend sanitary sewer service for the 65 acres (and possibly other properties). Such a study would need to determine how to serve the area with sanitary sewer and if the sanitary system can accommodate these additional properties on the system.

As part of the amendment process, the City will need to amend several tables in the existing Comprehensive Plan to show the additional properties connected to the sanitary sewer system. They include Table 3-2 (Page 3-16), Table 3-5 (page 3-22), Table 3-6 (Page 3-25), Table 9-2 (page 9-8), Tables 9-3 and 9-4 (on page 9-9) and Table 9-5 (on page 9-10). The City cannot finalize any of the necessary amendments to these tables until more study and analysis of the sanitary sewer system and of the potential development and land uses is completed. City staff has not started a sewer study for this area and staff would want direction from the City Council about the goals, size and scope of the sanitary sewer study before proceeding with it.

The purpose for including these maps and tables with this report is to show the City Council all the pages and elements of the Comprehensive Plan that need changing if the requested land use plan change for the 65 acres of City-owned land is to go forward. All these changes and updates will need to be finalized and approved by the City Council before the City may submit the proposed Comprehensive Plan Amendment to the Metropolitan Council.

The decision to change or amend the Comprehensive Plan is a policy matter for the Planning Commission to make a recommendation on to the City Council. The City should base any change to the Comprehensive Plan on findings and criteria to show that the change would be consistent with the goals and policies of the City. Such criteria may include that proposed Comprehensive Plan amendment would be consistent with the spirit and intent of the Comprehensive Plan and it would be beneficial to existing and future residents by providing another location for commercial or business park development on a site with access on an arterial roadway.

**Zoning Map Amendment.** If the proposed Comprehensive Plan Amendment is approved, the City will need to rezone property during Preliminary Plat/PUD approval. The area to the south of the subject parcel includes parcels that are guided RR (rural residential) and RE (residential estate). The parcels to the east are guided LB (limited business) which includes Animal Inn and their associated properties. The LB designation is for areas that are developed with commercial uses that are not served by urban services.

Staff would recommend that the City rezone the City-owned property to BP at the time of development review to be consistent with the proposed (and approved) BP land use designation.

**Recommended Findings – Comprehensive Plan Amendment.** Staff recommends the following findings:

1. That the City Council has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo City Code; and
2. That the request is to amend the Land Use Plan Map for the 65 acres of City-owned land located on the south side of County Road 14 and east of Ideal Avenue from RAD (rural area development) to BP (business park); and
3. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan by providing an additional site for commercial and business park development; and
4. That the City believes the proposed BP land use designation is the highest and best use of the property; and
5. That the proposed Comprehensive Plan Amendment would be beneficial by providing another location for a business park on an arterial street not currently available in Lake Elmo.

**Staff recommends the following condition of approval:**

1. Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that they have reviewed and approved the proposed amendment.

**FISCAL IMPACT:**

The City has not yet determined how to provide sanitary sewer service to this area of Lake Elmo. As part of any feasibility study for the sanitary sewer, the City would review design and funding options and determine how to pay for the sewer project. This might include assessing the full cost (100%) of the sanitary sewer extension project to all the benefitting properties. Any additional properties that would be added to the City sanitary sewer system also will generate additional Sewer Access Charge (SAC) fees to the Sanitary Sewer Enterprise Fund.

**RECOMMENDATIONS:**

Staff and the Planning Commission recommend approval of an amendment to the Land Use Plan of the Comprehensive Plan, re-guiding the aforementioned City-owned property from RAD (Rural Area Development) to BP (business park), based on the recommended findings and condition of approval.

***“Motion to adopt Resolution 2020 – 060 approving the proposed Comprehensive Plan Amendment re-guiding on the City’s Land Use Plan the 65 acres of City-owned land located south of County Road 14 and east of Ideal Avenue from RAD (Rural Area Development) to BP (business park), based on the recommended findings and condition of approval.”***

Additionally, Staff and the Planning Commission recommend approval of any necessary amendments to the Land Use Plan and to the Wastewater Services and Facilities Plan of the 2040 Comprehensive Plan by adding the 65 acres of City-owned property on the south side of County Road 14 and east of Ideal Avenue to the City’s sanitary sewer area.

***“Motion to adopt Resolution 2020 – 061 approving all necessary amendments to the 2040 Lake Elmo Comprehensive Plan (including those to the Land Use Plan, MUSA boundaries and to Wastewater Services Plan) to add the 65 acres of City owned land located south of County Road 14 and east of Ideal Avenue to the City’s sanitary sewer area and authorize City staff submitting the proposed Comprehensive Plan Amendments to the Metropolitan Council.”***

City staff is recommending these changes based on the findings listed in the staff report and is subject to the condition listed in the staff report.

**ATTACHMENTS:**

Location Map  
Property Line Map  
City Land Use Concept Plan A

**Comprehensive Plan Pages (Maps and Tables):**

Page 3-11 (Map 3-2)  
Page 3-17 (Map 3-3)  
Page 3-24 (Map 3-7)  
Page 3-16 (Table 3-2)  
Page 3-22 (Table 3-5)

Page 3-25 (Table 3-6)

Page 9-5 (Map 9-1)

Page 9-8 (Table 9-2)

Page 9-9 (Tables 9-3 and 9-4)

Page 9-10 (Table 9-5)

Page 3-17 (Map 3-3) Proposed Land Use Map Amendment from RAD to BP

Resolution 2020 – 060 approving amendment to the Land Use Plan Map (RAD to BP)

Resolution 2020 – 061 approving amendments to the MUSA Boundaries and Wastewater Services Elements

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2020-060**

*A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE LAND USE PLAN REGARDING APPROXIMATELY 65 ACRES OF CITY-OWNED PROPERTY LOCATED AT COUNTY ROAD 14 AND IDEAL AVENUE FROM RURAL AREA DEVELOPMENT (RAD) TO BUSINESS PARK (BP) LAND USE DESIGNATION*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, the City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

**WHEREAS**, the City's Land Use Plan has currently guided the 65 acres of City-owned property located at the intersection of County Road 14 and Ideal Avenue RAD (rural area development); and

**WHEREAS**, the Lake Elmo Comprehensive Plan describes the rural area development land use designation as inclusive of large-lot rural single-family detached residential uses and future conventional subdivisions and is for areas not within MUSA planning areas; and

**WHEREAS**, the City Council directed City-staff to process a Comprehensive Plan Amendment and a Land Use Plan change from RAD (rural area development) to BP (business park) for the 65 acres of City-owned property located at the intersection of County Road 14 and Ideal Avenue; and

**WHEREAS**, the notice to re-guide the 65 acres of City-owned property located at County Road 14 and Ideal Avenue has been published, mailed, and posted pursuant to the Lake Elmo City Code and MN State Statute 473.858; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on the matter on May 11, 2020; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its recommendation of approval to the City Council; and

**WHEREAS**, the City Council considered the said matter at its June 2, 2020 meeting; and

**NOW, THEREFORE**, based on the testimony elicited and the information received, the City makes the following findings:

### **Findings**

1. That the City Council has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo City Code; and
2. That the request is to amend the Land Use Plan Map for the 65 acres of City-owned land located on the south side of County Road 14 and east of Ideal Avenue from RAD (rural area development) to BP (business park); and
3. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan by providing an additional site for commercial and business park development; and
4. That the City believes the proposed BP land use designation is the highest and best use of the property; and
5. That the proposed Comprehensive Plan Amendment would be beneficial by providing another location for a business park on an arterial street not currently available in Lake Elmo.

**NOW, THEREFORE, BE IT RESOLVED** that based on the foregoing, the Lake Elmo City Council does hereby approve the Lake Elmo Comprehensive Plan Amendment, amending the City's Land Use Plan by re-guiding the 65 acres of City-owned property located at the intersection of County Road 14 and Ideal Avenue from Rural Area Development (RAD) to Business Park (BP) and authorize City staff to submit all the proposed Comprehensive Plan Amendments to the Metropolitan Council for review, subject to and contingent upon the following:

1. The Metropolitan Council's approval of the Comprehensive Plan Amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 2<sup>nd</sup> day of June, 2020.

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Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2020- 061**

*A RESOLUTION APPROVING AMENDMENTS TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN TEXT AND MAPS INCLUDING AMENDING THE MUSA BOUNDARY TO INCLUDE THE CITY-OWNED PROPERTY LOCATED AT COUNTY ROAD 14 AND IDEAL AVENUE AND AMENDING THE WASTEWATER SERVICES PLAN.*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, The City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

**WHEREAS**, the City Council directed City staff to prepare a Comprehensive Plan Amendment for the approximately 65 acres of City-owned property located south of County Road 14 and east of Ideal Avenue; and

**WHEREAS**, the proposed land use change would be from RAD (rural area development) to BP (business park); and

**WHEREAS**, the development of the site consistent with the proposed land use change will require the extension of municipal services (sanitary sewer and water) to the property; and

**WHEREAS**, the extension of sanitary sewer to the City-owned property located at County Road 14 and Ideal Avenue requires amendments to the Metropolitan Urban Services Area (MUSA) boundary, the Wastewater Services and Facilities Plan and to the land use map in the Lake Elmo Comprehensive Plan;

**WHEREAS**, the City has prepared a map of the proposed MUSA expansion showing the affected properties to be added to the MUSA of the City; and

**WHEREAS**, the City will need to prepare amendments to the Wastewater Services and Facilities Plan and to the Land Use Map that reflect the addition of the 65 acres of land to the sanitary sewer service area in Lake Elmo; and

**WHEREAS**, the notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109, and MN State Statute 473.858; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing about the proposed Comprehensive Plan amendments on May 11, 2020; and



**WHEREAS**, the Lake Elmo Planning Commission has submitted its recommendation of approval of the proposed Comprehensive Plan Amendments to the City Council; and

**WHEREAS**, the City Council considered the said matter at its June 2, 2020 meeting; and

**NOW, THEREFORE**, based on the testimony elicited and the information received, the City makes the following:

**Findings**

1. That the City Council has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo City Code; and
2. That the request is to amend the Land Use Plan Map for the 65 acres of City-owned land located on the south side of County Road 14 and east of Ideal Avenue from RAD (rural area development) to BP (business park); and
3. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan by providing an additional site for commercial and business park development; and
4. That the City believes the proposed BP land use designation is the highest and best use of the property; and
5. That the proposed Comprehensive Plan Amendment would be beneficial by providing another location for a business park on an arterial street not currently available in Lake Elmo.

**NOW, THEREFORE, BE IT RESOLVED** that based on the foregoing, the Lake Elmo City Council does hereby approve the necessary Lake Elmo Comprehensive Plan Amendments for the 65 acres of City-owned property located at County Road 14 and Ideal Avenue including the expansion the MUSA and amending the Wastewater Services Plan, subject to and authorize City staff to submit all the proposed Comprehensive Plan Amendments to the Metropolitan Council for review, subject to and contingent upon the following:

1. The Metropolitan Council's approval of the Comprehensive Plan Map Amendment.

This Resolution was adopted by the City Council of the City of Lake Elmo on this \_\_\_\_ day of \_\_\_\_\_, 2020.

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

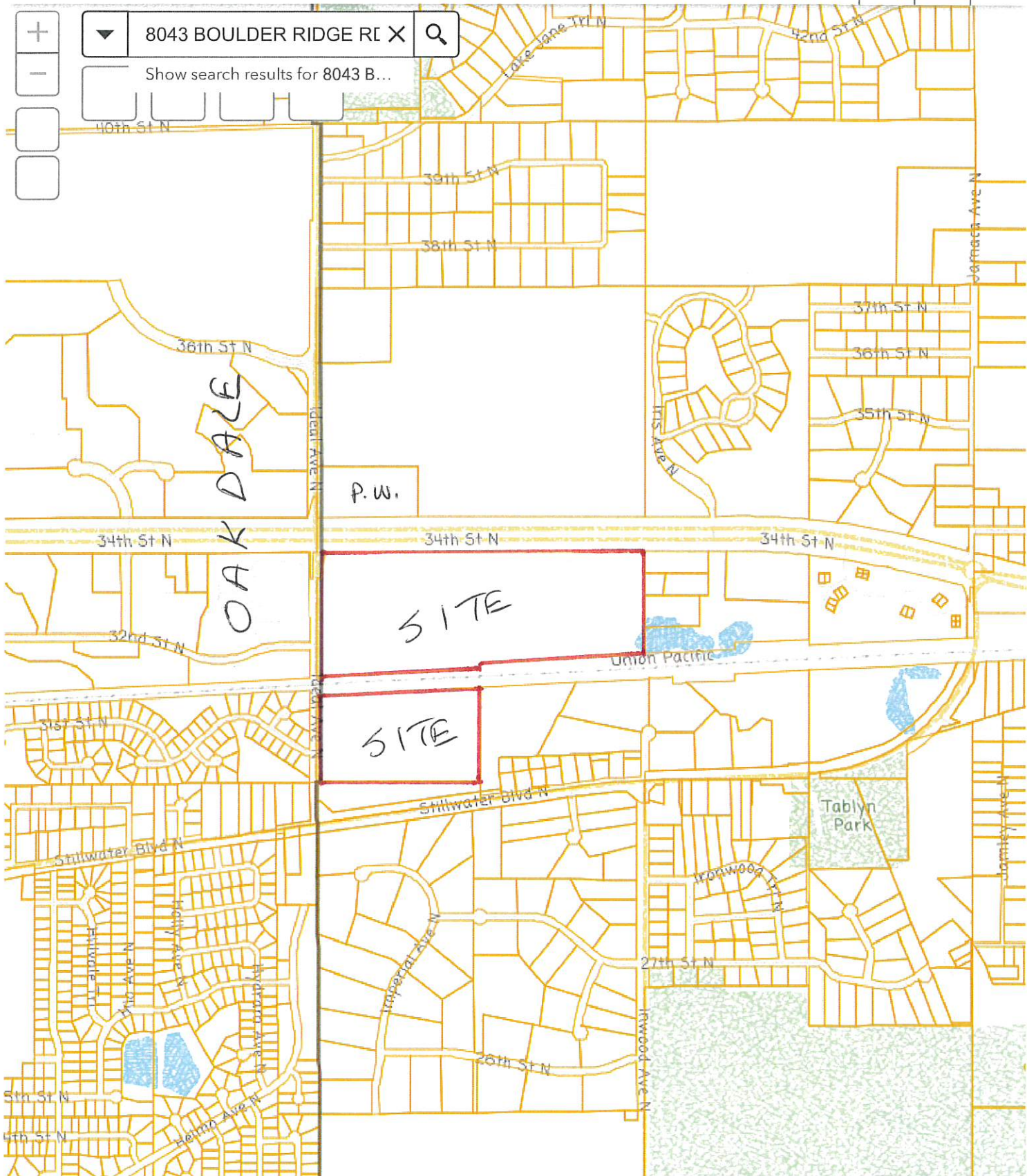
ATTEST:

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

# Parcel Viewer - Quick Access

Beta

Washington Co.,



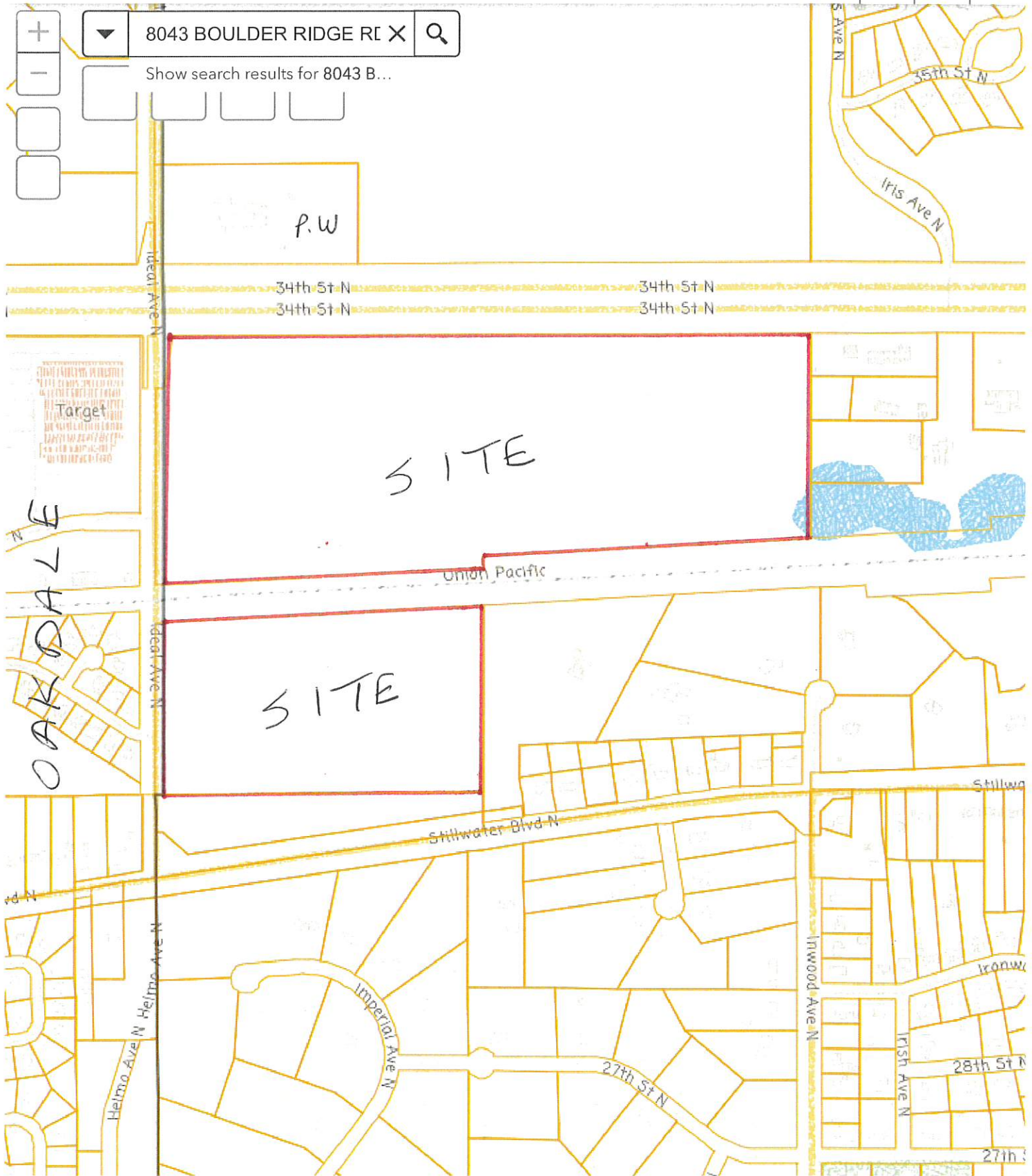
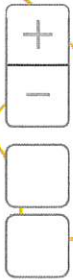
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## LOCATION MAP

8043 BOULDER RIDGE RD X

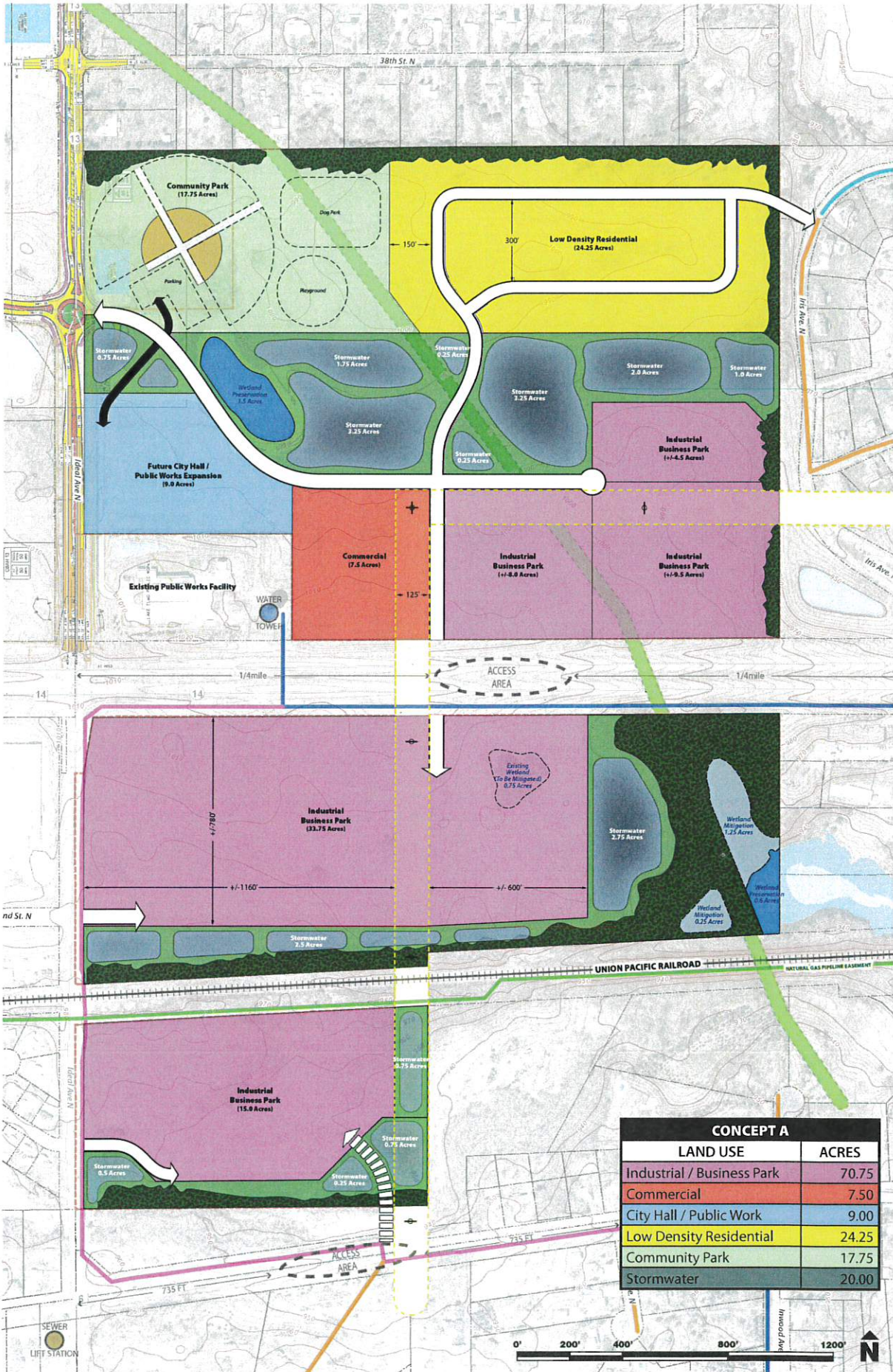
Show search results for 8043 B...



PROPERTY LINE MAP

# LAKE ELMO SECTION 16 DEVELOPMENT MASTER PLAN - CONCEPT A

**DRAFT** - JANUARY 24, 2020

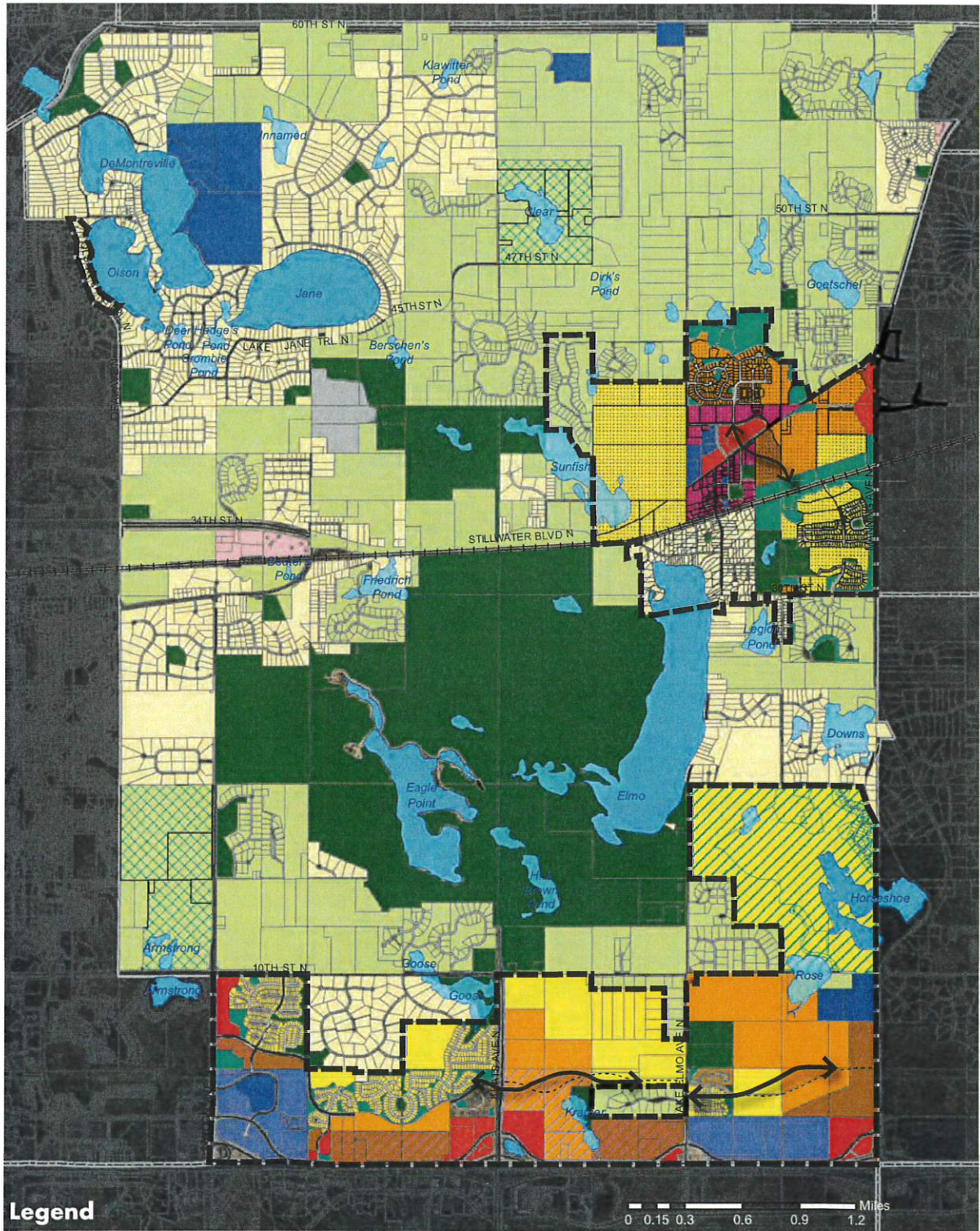


Map 3-2. 2018 – 2040 MUSA



3-11

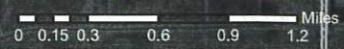
Map 3-3. Future Land Use Map



3-17

**Legend**

2040 Future Land Use	LDR	V-MDR	Closed Landfill	Planned Roadway (Parkway)
AP	MDR	V-HDR	Institutional	
RAD	HDR	V-MU	Park	
RSF	MU-BP	LB	PSP	
RSFS	MU-C	BP	ROW	
GC	V-LDR	C	MUSA 2040 (Revised)	



Draft Date: Rev. 6.11.2018  
 Source: Washington County, MNGEO, City of Lake Elmo, SHC

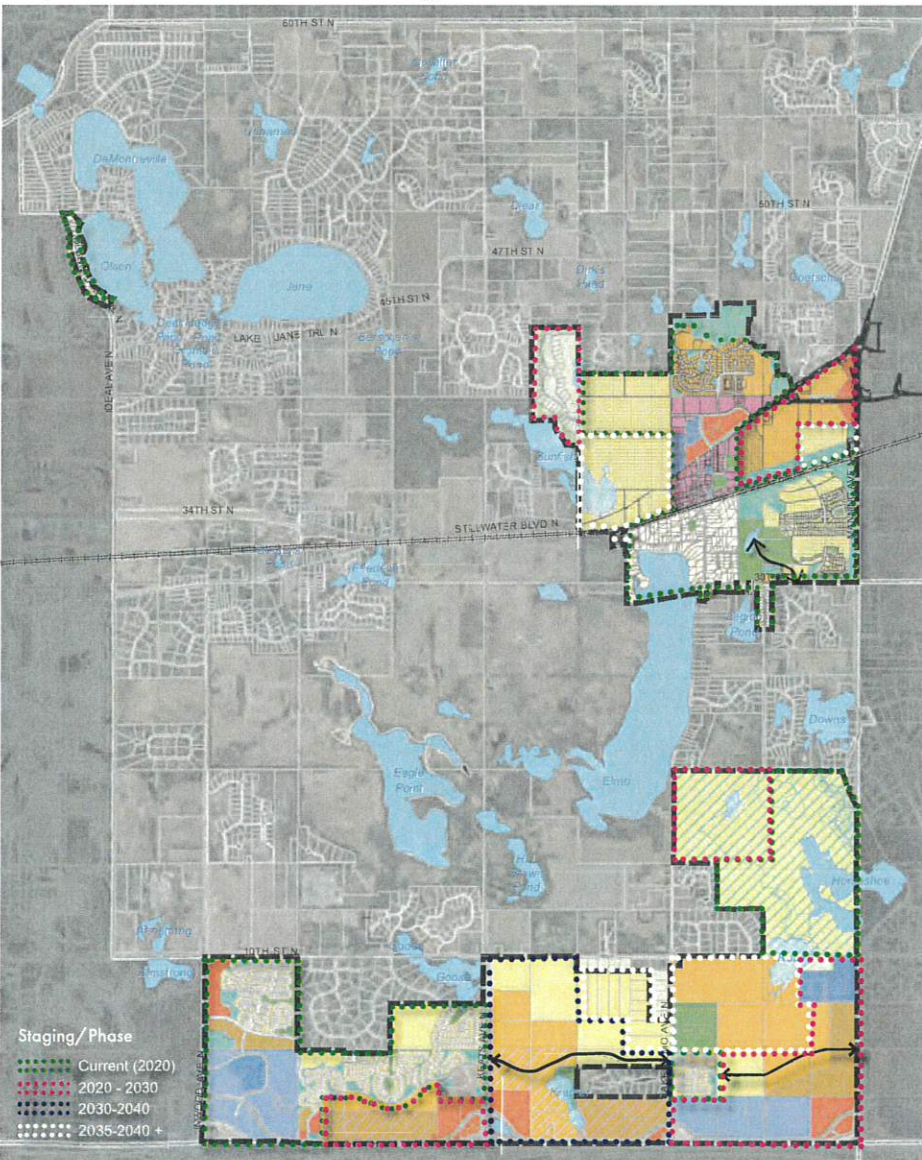


## Phasing & Staged Growth

The majority of the City's growth in households and employment is anticipated to occur within the designated MUSA boundaries; however, there will be some continued development in the rural residential areas of the community consistent with the community's land use designations. Table 3-6 identifies gross acreages per land use designation, while calculations found in Table 3-3 provide net acreage calculations for each residential land use designation within the designated MUSA as noted. The City's objective is to plan for phased, contiguous growth to ensure adequate infrastructure and capacity are available to support development. Map 3-7 identifies four staging areas consistent with existing and planned water, wastewater and transportation infrastructure. The City acknowledges that market conditions, as well as other

*Map 3-7. MUSA Growth & Phasing Plan*

3-24



## Planned Land Use

The following table identifies the total land area within the community and comprehensively includes all existing land uses, not guided for change, and planned land uses. The planned land use designations are generally consistent with the 2030 Land Use Plan, with some exceptions as noted:

- The nomenclature regarding sewerred residential uses has been changed from “Urban Low Density” to “Low Density Residential,” “Urban Medium Density” to “Medium Density Residential” and so forth. This change did not in all cases alter the definition or density ranges but was renamed to better describe the planned land uses.
- The density ranges for Medium Density Residential and High Density Residential were shifted to align with the required affordable housing density requirements as noted within the Metropolitan Council’s Housing Policy Plan.
- Two mixed use residential land uses were added to areas within the MUSA to allow for a better integration of uses and more flexibility to respond to market demands. These use designations require a minimum residential component as described within the Future Land Use definitions.

**Table 3-2. Future Land Use Plan and Total Acreage**

3-16

Future Land Use	Residential Density (dwelling units/acre)	Total Acres	% of Total Acres
Agricultural Preserve (AP)	0.025	414.73	2.67%
Rural Area Development (RAD)	0.1	4,835.22	31.18%
Rural Single Family (RSF)	0.1-2.0	2,398.76	15.48%
Rural Single Family Sewered (RSFS)	0.1-2.0	149.79	0.97%
Golf Course Community (GC)	1.5-2.49	442.96	2.86%
Low Density Residential (LDR)	2.5 - 4	477.90	3.08%
Medium Density Residential (MDR)	4.01 - 8	365.92	2.36%
High Density Residential (HDR)	8.01 - 15	80.07	0.52%
Mixed Use – Commercial (MU-C)	10 - 15	138.23	0.89%
Mixed Use - Business Park (MU-BP)	6 - 10	92.20	0.59%
Village – Low Density Residential (V-LDR)	1.5 - 3	382.69	2.47%
Village – Medium Density Residential (V-MDR)	3.01 - 8	157.13	1.01%
Village – High Density Residential (V-HDR)	8.01 - 12	21.99	0.14%
Village – Mixed Use (V-MU)	5 - 10	74.10	0.48%
Commercial (C)	NA	154.92	1.00%
Business Park (BP)	NA	206.93	1.33%
Limited Business (LB)	NA	45.76	0.30%
Institutional (INST)	NA	304.05	1.96%
Closed Landfill	NA	67.34	0.43%
Public/Semi-Public (PSP)	NA	205.86	1.33%
Park/Open Space (Park)	NA	2600.59	16.77%
Open Water	NA	1355.29	8.74%
Right of Way (ROW) <i>Includes RR ROW</i>	NA	534.54	3.45%
<b>Total</b>		<b>15,506.97</b>	<b>100.00%</b>



## Employment Locations

Existing and planned employment locations are generally located within the Village Planning Area and South Planning Area. Land uses served by MUSA, or planned for extension of services, will continue to be the primary locations for employment through the forecasted planning period. There are some existing limited business land uses located outside of MUSA designations that are anticipated to remain in operations through this planning period, but are not accounted for in Table 3-4 because they are existing, and no intensification of the land use is projected in these areas.

To determine the intensity of the commercial and business park uses in the guided FLU, the maximum impervious surface coverage was estimated based on information contained in the City's Zoning Ordinance. The coverage calculation was converted to square feet and the Metropolitan Council Environmental Services Sewer Area Charge (SAC) 2017 Manual was used to determine allocated SAC units based on the designation and potential users.

These land uses are identified on Map 3-3. Future Land Use Plan, Map 3-4. Future Land Use Plan – South Planning Area and Map 3-5. Future Land Use Plan – Village Planning Area.

3-22

*Table 3-5. Employment Locations and Intensity (Planned for Development)*

Growth Area	Land Use	Planned Acres	Intensity (FAR)	Estimated Acres (Square Feet)	EMP
South Planning Area	Commercial	110	35%	38.5 (1,677,060)	559
	Business Park <sup>b</sup>	100	35%	35 (1,524,600)	320
	Mixed Use - Commercial <sup>a</sup>	69.12	35%	24.19 (1,053,804)	351
	Mixed Use - Business Park <sup>ab</sup>	46.1	35%	16.14 (702,841)	148
Village Planning Area	Commercial	14.9	35%	5.21 (227,165)	76
	Mixed Use - Village <sup>a</sup>	9.54	50%	4.77 (207,781)	69
<b>Total EMP</b>					<b>1,523</b>

<sup>a</sup>Only commercial/business component is included in acreage. Approximately 50% of total land use designation used for calculation per land use definition.

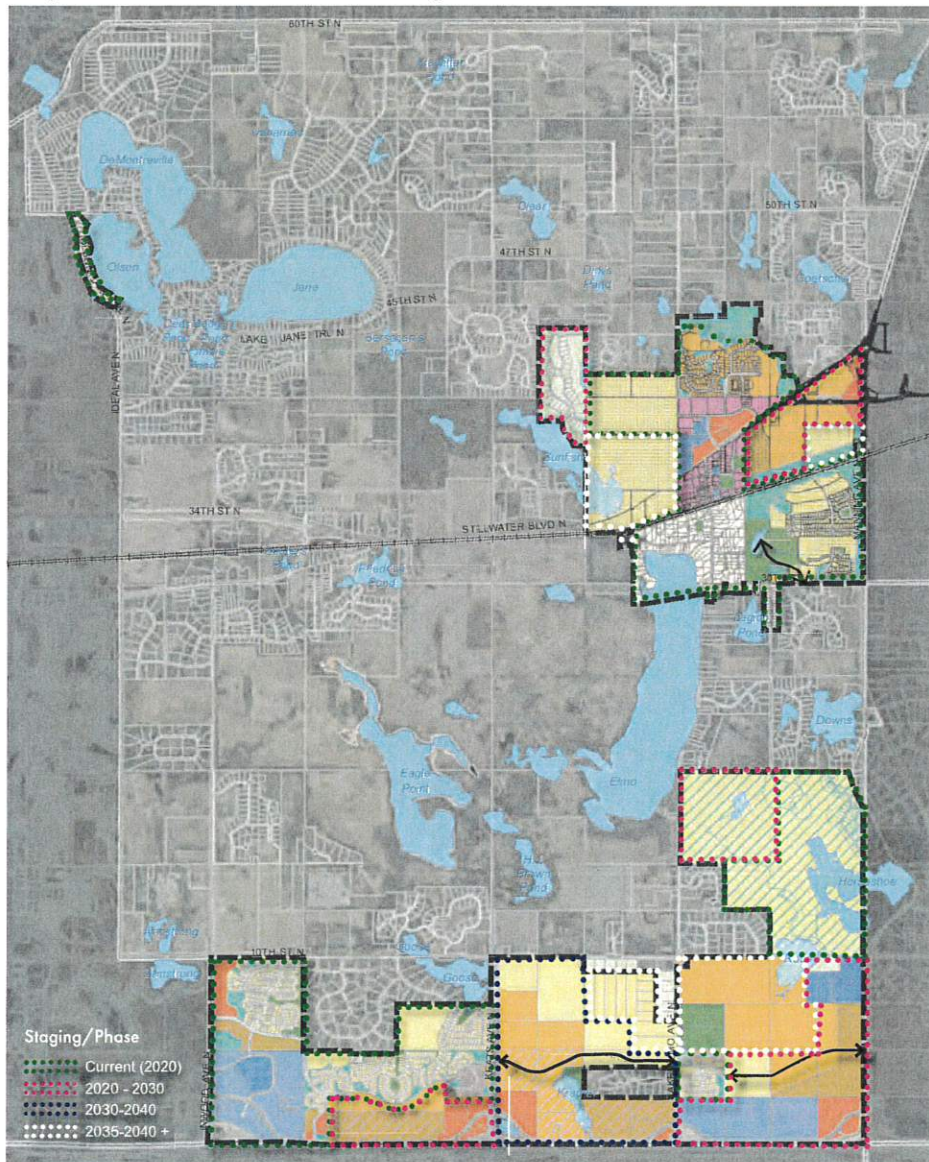
<sup>b</sup>Business Park Designations calculation assumes office/manufacturing/warehousing mix of general business users.

## Phasing & Staged Growth

The majority of the City's growth in households and employment is anticipated to occur within the designated MUSA boundaries; however, there will be some continued development in the rural residential areas of the community consistent with the community's land use designations. Table 3-6 identifies gross acreages per land use designation, while calculations found in Table 3-3 provide net acreage calculations for each residential land use designation within the designated MUSA as noted. The City's objective is to plan for phased, contiguous growth to ensure adequate infrastructure and capacity are available to support development. Map 3-7 identifies four staging areas consistent with existing and planned water, wastewater and transportation infrastructure. The City acknowledges that market conditions, as well as other

Map 3-7. MUSA Growth & Phasing Plan

3-24



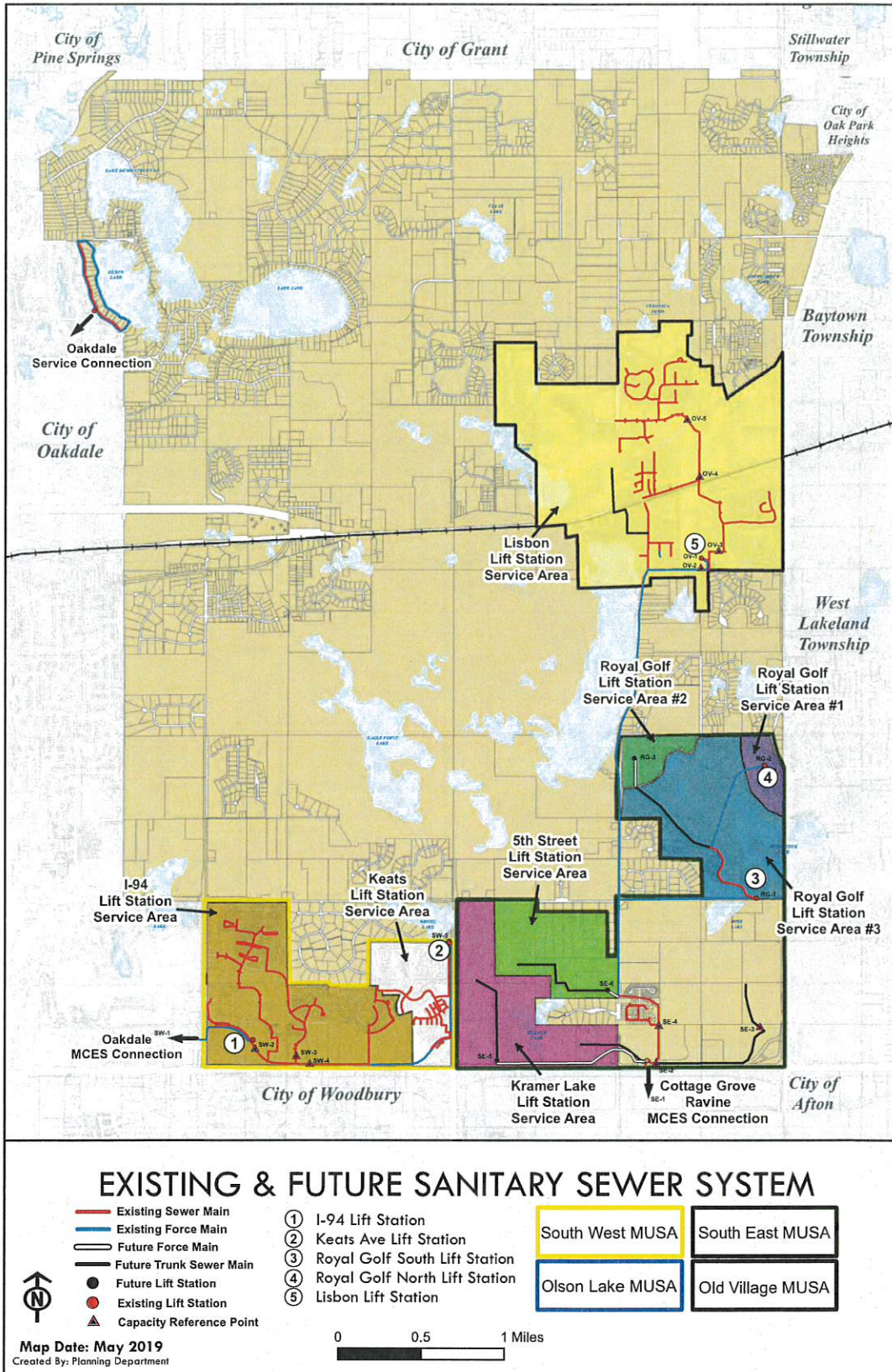
external impacts may influence exactly where and when development occurs, and this map is intended to signal to the City that it must evaluate its infrastructure with respect to timing and development approvals. This is particularly important in the last phase denoted as post-2035. Property within this staging area should be monitored for capacity and potential improvements based on actual development in earlier phasing periods.

**Table 3-6. Future Land Use Forecast Gross Acreage per Decade**

Future Land Use	Residential Density (dwelling units/acre)	2020 Acres (%)	2030 Acres (%)	2040 Acres (%)
Agricultural Preserve (AP)	0.025	414.73 (2.67%)	414.73 (2.67%)	414.73 (2.67%)
Rural Area Development (RAD)	0.1	6,071.68 (39.15%)	5,326.20 (%)	4,837.37 (31.19%)
Rural Single Family (RSF)	0.1 - 2	2,398.76 (15.47%)	2,398.76 (15.47%)	2,398.76 (15.47%)
Rural Single Family Sewered (RSFS)	0.1-2	149.79 (0.97%)	149.79 (0.97%)	149.79 (0.97%)
Golf Course Community	1.5-2.49	267.96 (1.73%)	442.96 (2.86%)	442.96 (2.86%)
Low Density Residential (LDR) <sup>1</sup>	2.5 - 4	216.16 (1.39%)	336.60 (2.15%)	477.90 (3.08%)
Medium Density Residential (MDR) <sup>1</sup>	4.01 - 8	298.89 (1.93%)	365.92 (2.36%)	365.92 (2.36%)
High Density Residential (HDR) <sup>1</sup>	8.01 - 15	12.69 (0.08%)	80.07 (0.52%)	80.07 (0.52%)
Mixed Use - Commercial (MU-C) <sup>1</sup>	10 - 15	63.73 (0.41%)	63.73 (0.41%)	138.23 (0.89%)
Mixed Use - Business Park (MU-BP) <sup>1</sup>	6 - 10	0 (0%)	0 (0%)	92.20 (0.59%)
Village – Low Density Residential (V-LDR) <sup>1</sup>	1.5 - 3	202.78 (1.31%)	225.45 (1.45%)	377.54 (2.43%)
Village – Medium Density Residential (V-MDR) <sup>1</sup>	3.01 - 5	78.31 (0.50%)	157.13 (1.01%)	157.13 (1.01%)
Village – High Density Residential (V-HDR) <sup>1</sup>	8.01 -12	0 (0%)	21.99 (0.14%)	21.99 (0.14%)
Village – Mixed Use (V-MU) <sup>1</sup>	5 - 10	76.74 (0.49%)	76.74 (0.49%)	76.74 (0.49%)
Commercial (C)	NA	41.16 (0.27%)	129.18 (0.83%)	154.92 (1.0%)
Business Park (BP)	NA	99.80 (0.64%)	206.93 (1.33%)	206.93 (1.33%)
Limited Business (LB)	NA	45.76 (0.30%)	45.76 (0.30%)	45.76 (0.30%)
Institutional (INST)	NA	301.41 (1.94%)	301.41 (1.94%)	301.41 (1.94%)
Public/Semi-Public (PSP)*	NA	206.56 (1.33%)	206.56 (1.33%)	206.56 (1.33%)
Closed Landfill	NA	67.34 (0.43%)	67.34 (0.43%)	67.34 (0.43%)
Park (Park) <sup>1</sup>	NA	2,602.89 (16.79%)	2,602.89 (16.79%)	2,602.89 (16.79%)
Open Water*	NA	1,355.29 (8.75%)	1,355.29 (8.75%)	1,355.29 (8.75%)
ROW / RR ROW*	NA	534.54 (3.45%)	534.54 (3.45%)	534.54 (3.45%)
<b>TOTAL</b>	<b>NA</b>	<b>15,506.97 (100%)</b>	<b>15,506.97 (100%)</b>	<b>15,506.97 (100%)</b>

<sup>1</sup>Acre calculations do not exclude park dedication of 10% per the City's adopted ordinance; and Park land use designation will be adjusted accordingly as plat are processed and approved.

Map 9-1. Existing and Future Sanitary Sewer System



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## **METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES**

For the City of Lake Elmo, the Metropolitan Council Environmental Services (MCES) provides wastewater treatment for Lake Elmo's sanitary sewer flows. Therefore, the City's sanitary sewer system consists of only a collection system which connects and discharges to MCES interceptors. MCES owns and operates a system of sewer interceptors that conveys wastewater across City boundaries to regional treatment facilities.

Wastewater flows from Lake Elmo enter the MCES Interceptor system at two locations. The western portion of the South Planning MUSA, between Inwood Avenue and Keats Avenue, are conveyed to the MCES Metropolitan Wastewater Treatment Plant (WWTP) located in the City of St. Paul, directly adjacent to the Mississippi River. This area connects to the MCES system through a 10-inch gravity sewer extending across eastern Oakdale and connecting to the MCES 15-inch 1-WO-500 (WONE) interceptor sewer that crosses under I-94 into Woodbury.

The Old Village MUSA and eastern portion of the South Planning MUSA, between Keats Avenue and Manning Avenue, are conveyed to the MCES Eagle Point Plant in Cottage Grove which serves southern Washington County. This area connects to the MCES system at a meter station/interceptor that also crosses under I-94 into Woodbury. The connection point is located along Hudson Boulevard approximately 1,000 feet east of Lake Elmo Avenue.

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The MCES plans to extend a new sewer connection for the City of Lake Elmo to replace the connection through Oakdale for the western portion of the South Planning MUSA, specifically the east 1/2 of Section 33 and all of Section 34. The new WONE connection point will be near the City's existing I-94 lift station and will greatly reduce that lift station's forcemain length. The I-94 lift station will continue to be active and maintained by the City.

Through the 2040 planning period, other than a potential WONE replacement MCES connection discussed in the previous paragraph, there are no new planned Trunk Sewer system connections to the MCES disposal systems.

The existing units in the Cimarron manufactured home park will be served by regional sewer between 2030 and 2040 unless environmental threats require a more immediate connection. The remaining homes and businesses not currently served by sewer within the Village Planning Area are assumed to be served by regional sewer between 2018 and 2030.

## FORECASTS

### Population

The Metropolitan Council projects and publishes population and sewer usage forecasts for each City in the Metropolitan Area. This allocation is used in projecting future wastewater flows and system capacity to plan for additional infrastructure needs. Table 9-2 shows such forecasts for Lake Elmo.

*Table 9-2. Population Forecasts for Lake Elmo*

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	0	0	623
	Unsewered	8,061	2,776	1,318
2020	MCES Sewered	4,518	1,558	2,338
	Unsewered	6,502	2,242	562
2030	MCES Sewered	10,687	3,858	2,788
	Unsewered	7,318	2,642	562
2040	MCES Sewered	14,846	5,458	3,238
	Unsewered	7,458	2,742	562

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### Projections, Capacity and Staging for Regional Sewer Service

Wastewater flow projections were generated for each MUSA area and regional interceptor for the 2020, 2030 and 2040 planning periods based on the anticipated land uses. Table 9-3 outlines these projections by sewer REC units, average day wastewater flows, and peak day wastewater flows. Table 9-4 summarizes projected flows for each MCES interceptor.

Table 9-5 then provides the capacity and design flow information for each major trunk sewer and lift station together with the estimated 2040 design flows. The Existing and Future Sanitary Plan Map (Map 9-1) shows sewer service staging in four phases in accordance with the Future Land Use Plan in Chapter 3.

Table 9-3. Projections by Sewer REC Units

Current (2020) Wastewater Flows by Interceptor						
	MCES WONE Interceptor/Oakdale			MCES Cottage Grove Ravine Interceptor		
	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)
Old Village MUSA				821	0.23	594
Southeast Planning MUSA				150	0.04	114
Southwest Planning MUSA	821	0.23	594			
<b>TOTALS</b>	<b>821</b>	<b>0.23</b>	<b>594</b>	<b>971</b>	<b>0.27</b>	<b>684</b>

2020-2030 Wastewater Flows by Interceptor						
	MCES WONE Interceptor/Oakdale			MCES Cottage Grove Ravine Interceptor		
	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)
Old Village MUSA				1,879	0.52	1,216
Southeast Planning MUSA				437	0.12	333
Southwest Planning MUSA	1,821	0.50	1,212			
<b>TOTALS</b>	<b>1,821</b>	<b>0.50</b>	<b>1,212</b>	<b>2,316</b>	<b>0.64</b>	<b>1,499</b>

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2030-2040 Wastewater Flows by Interceptor						
	MCES WONE Interceptor/Oakdale			MCES Cottage Grove Ravine Interceptor		
	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)
Old Village MUSA				2,109	0.58	1,365
Southeast Planning MUSA				1,383	0.38	948
Southwest Planning MUSA	2,290	0.63	1,482			
<b>TOTALS</b>	<b>2,290</b>	<b>0.63</b>	<b>1,482</b>	<b>3,492</b>	<b>0.96</b>	<b>2,127</b>

Table 9-4. Projected Flows for Each MCES Interceptor Service Area (MGD)

Average Day Projected Wastewater Flows by Interceptor (MGD)			Peak Day Projected Wastewater Flows by Interceptor (GPM)		
Year	WONE	Cottage Grove	Year	WONE	Cottage Grove
2020	0.23	0.27	2020	594	684
2030	0.50	0.64	2030	1,212	1,499
2040	0.63	0.96	2040	1,492	2,127

Table 9-5. Growth Forecasts by Metropolitan Interceptor Facility

REC Units	2020	2030	2040
<b>MCES Cottage Grove Ravine Interceptor</b>	971	2,316	3,492
Old Village MUSA	821	1,879	2,109
Southeast MUSA (Keats-Manning)	150	437	1,383
<b>MCES WONE Interceptor/Oakdale</b>	821	1,821	2,290
Southwest MUSA (Inwood-Keats)	821	1,821	2,290
<b>TOTAL REC Units</b>	<b>1,792</b>	<b>4,137</b>	<b>5,782</b>

Households	2020	2030	2040
<b>MCES Cottage Grove Ravine Interceptor</b>	1,418	3,459	4,138
Old Village MUSA	735	1,787	2,013
Southeast MUSA (Keats - Manning)	683	1,672	2,125
<b>MCES WONE Interceptor/Oakdale</b>	140	399	1,320
Southwest MUSA (Inwood-Keats)	140	399	1,320
<b>TOTAL Households</b>	<b>1,558</b>	<b>3,858</b>	<b>5,458</b>

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Employment*	2020	2030	2040
<b>MCES Cottage Grove Ravine Interceptor</b>	2,238	2,408	2,608
Old Village MUSA	858	920	960
Southeast MUSA (Keats - Manning)	1,380	1,488	1,648
<b>MCES WONE Interceptor/Oakdale</b>	100	380	630
Southwest MUSA (Inwood-Keats)	100	380	630
<b>TOTAL Employment</b>	<b>2,338</b>	<b>2,788</b>	<b>3,238</b>

\*10 Employees - 1 REC unit



Map 3-3. Future Land Use Map

