



#### STAFF REPORT

DATE: February 16, 2021

**Regular**

ITEM #:

**TO:** Mayor and City Council  
**FROM:** Ken Roberts, Planning Director  
**AGENDA ITEM:** **Village Low Density Residential (V-LDR) Zoning Code Text Amendment**  
**REVIEWED BY:** Ben Prchal, City Planner  
Sarah Sonsalla, City Attorney

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#### **BACKGROUND:**

City staff has been directed to prepare an amendment to the text of the City's Village Low Density Residential (V-LDR) Zoning District. This text amendment would change the allowed residential density range from 1.5-2.49 units per acre to 1.5 – 3.0 units per acre to be consistent with the residential density range allowed by V-LDR land use designation in the City's Comprehensive Plan.

On January 25, 2021, the Planning Commission held a public hearing about this proposed zoning code text amendment. There was no public testimony or input about the proposed change and the Planning Commission recommended approval of the proposed zoning text amendment with a 6-0 vote.

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

The City Council is being asked to consider and act on the proposed text amendment to the City's Village Low Density Residential (V-LDR) zoning district.

#### **REVIEW AND ANALYSIS:**

Zoning and subdivision regulations allow cities to ensure that a new development or redevelopment meets the standards of the city for a safe, functional and enjoyable community.

The current description for the V-LDR zoning district reads "to provide opportunity for lower density development within the Old Village and create a transition and connectivity between the heart of the Old Village and surrounding rural areas. Residential development within the areas zoned V-LDR will occur at a density of 1.5-2.49 units per acre."

The 2040 Comprehensive Plan describes the V-LDR (Village Low Density Residential) land use designation as "areas within the Village Planning Area and identifies land intended for single-family detached housing development serviced by municipal sewer and water. Density ranges between 1.5 and 3 dwelling units per acre. This land use already exists, or is developing, in much of the outside edges of the Village Planning Area, transitioning from the village center district to the rural pattern not designated within the MUSA areas."

Thus the allowed density range in the V-LDR zoning district is inconsistent with the allowed density range for properties planned V-LDR in the City's 2040 Comprehensive Plan. For sake of consistency and clarity, the City should have the stated residential density range in the V-LDR zoning district and the V-LDR land use designation consistent with each other. The density standard the City is striving to meet

with future development in the areas with City sewer and water is a minimum residential density of 3 units per acre. As such, staff is recommending the City change the permitted density range in the V-LDR zoning district from 1.5 – 2.49 units per acre to 1.5 to 3.0 units per acre.

***Proposed Code Change: V-LDR Zoning District***

“To provide opportunity for lower density development within the Old Village and create a transition and connectivity between the heart of the Old Village and surrounding rural areas. Residential development within the areas zoned V-LDR will occur at a density of 1.5-3.00 ~~2.49~~ units per acre.”

**FISCAL IMPACT:**

Staff does not foresee a negative fiscal impact with the proposed change to the allowed density range in the V-LDR zoning district.

**OPTIONS:**

The City Council may:

- Adopt the Ordinance with the proposed amendment to the text of the V-LDR zoning district that would change the permitted residential density range from 1.5 – 2.49 units per acre to 1.5 -3.0 units per acre.
- Decide not to adopt the Ordinance with the proposed change to the text of the V-LDR zoning district that would change the permitted residential density range from 1.5 – 2.49 units per acre to 1.5 -3.0 units per acre.

**RECOMMENDATION:**

Staff and the Planning Commission are recommending approval of the proposed change to the text of the V-LDR zoning district. This change revises the allowed residential density range from 1.5 – 2.49 units per acre to 1.5 -3.0 units per acre.

If removed from the consent agenda, the recommended motion for the action is as follows:

***“Motion to adopt Ordinance 08-245, an Ordinance that changes to the text of the V-LDR zoning district that revises the allowed residential density range from ~~1.5—2.49~~ units per acre to 1.5 - 3.0 units per acre.”***

**Attachment:**

- Proposed Ordinance No. 08-245

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

**ORDINANCE NO. 08-245**

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES BY AMENDING ARTICLE XIII, SECTION 154.500 (A), VILLAGE MIXED USE DISTRICT V-LDR (VILLAGE LOW DENSITY RESIDENTIAL) DENSITY STANDARDS.**

**SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV Land Use: Chapter 154 Zoning Code; Article XIII, Village Mixed Use District; Village Low Density Residential District: by amending Section 154.500 (A); (Amended language is underlined to represent added language and ~~striketrough~~ represents deleted language):**

**§ 154.500 PURPOSE AND DISTRICT DESCRIPTION**

- (A) V-LDR Village Low Density Residential. To provide opportunity for lower density development within the Old Village and create a transition and connectivity between the heart of the Old Village and surrounding rural areas. Residential development within the areas zoned V-LDR will occur at a density of 1.5-3.00 ~~2.49~~ units per acre.

**SECTION 2. Effective Date.** This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

**SECTION 3. Adoption Date.** This Ordinance 08-245 was adopted on this 16<sup>th</sup> day of February 2021, by a vote of \_\_\_\_ Ayes and \_\_\_\_ Nays.

**LAKE ELMO CITY COUNCIL**

\_\_\_\_\_  
Charles Cadenhead, Mayor

ATTEST:

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

This Ordinance 08-240 was published on the \_\_\_\_ day of \_\_\_\_\_, 2021.