

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

RESOLUTION NO. 2022-059

*A RESOLUTION APPROVING AMENDMENTS TO THE CITY OF LAKE ELMO
COMPREHENSIVE LAND USE PLAN REGARDING APPROXIMATELY 110 ACRES OF CITY-
OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF COUNTY ROAD 14
AND IDEAL AVENUE.*

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 currently guides the approximately 110 acres of City-owned property located at the northeast corner of County Road 14 and Ideal Avenue RAD (rural area development) and Park; 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 the park land use designation as land used for public recreation and protected open space managed for park uses; and

WHEREAS, the City Council directed City-staff to process a Comprehensive Plan Amendment and a Land Use Plan change for the approximately 110 acres of City-owned property located at the northeast corner of County Road 14 and Ideal Avenue as follows:

- 11.5 acres from Park to Institutional for the City of Lake Elmo Public Works Department;
- 72 acres from RAD (rural area development) to BP (business park);
- 14 acres from RAD (rural area development) to LDR (low density residential);
- 8 acres from RAD (rural area development) to Park; and
- 4.7 acres from RAD (rural area development) to Commercial; and

WHEREAS, the notice to re-guide the approximately 110 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 23, 2022; and

WHEREAS, the Lake Elmo Planning Commission has submitted its recommendation to the City Council; 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 expand the MUSA and amend the Future Land Use Designation for the approximately 110 acres of City-owned land located on the north side of 34th Street and east of Ideal Avenue from:
 - 11.5 acres from Parks to Institutional for the City of Lake Elmo Public Works Department;
 - 72 acres from RAD (rural area development) to BP (business park);
 - 14 acres from RAD (rural area development) to LDR (low density residential);
 - 8 acres from RAD (rural area development) to Park; and
 - 4.7 acres from RAD (rural area development) to Commercial.
3. That the request is to amend text, maps and tables in the City's Wastewater Services and Facilities Plan to accommodate the expanded sanitary sewer area.
4. That the proposed amendments are consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan by providing additional areas for commercial and business park development; and
5. That the City believes the proposed land use designations are the highest and best use of the property; and
6. That the proposed Comprehensive Plan Amendments would be beneficial by providing another location for commercial and business park uses 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 approximately 110 acres of City-owned property located at the northeast corner of County Road 14 and Ideal Avenue from Rural Area Development (RAD) and Park as follows:

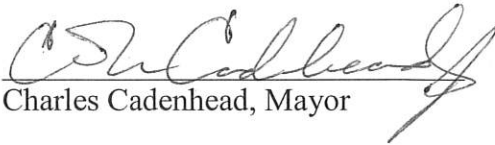
- 11.5 acres from Parks to Institutional for the City of Lake Elmo Public Works Department;
- 72 acres from RAD (rural area development) to BP (business park);
- 14 acres from RAD (rural area development) to LDR (low density residential);
- 8 acres from RAD (rural area development) to Park; and
- 4.7 acres from RAD (rural area development) to Commercial.

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 7th day of June, 2022.


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk