

*Our Mission is to Provide Quality Public  
Services in a Fiscally Responsible Manner  
While Preserving the City's Open Space  
Character*

## **NOTICE OF MEETING**

**City of Lake Elmo Economic Development Authority  
Meeting  
3800 Laverne Avenue North  
Wednesday, July 21, 2021 6:00 PM**

## **AGENDA**

- |           |  |                  |
|-----------|--|------------------|
| <b>A.</b> | <b>Call to Order/Roll Call</b>                             | <b>6:00 p.m.</b> |
| <b>B.</b> | <b>Approval of June 15, 2021 Minutes</b>                   | <b>6:00 p.m.</b> |
| <b>C.</b> | <b>Update on Commercial/Business Zoning Areas</b>          | <b>6:05 p.m.</b> |
| <b>D.</b> | <b>Economic Development Plan-Brainstorming<br/>Session</b> | <b>6:20 p.m.</b> |
| <b>E.</b> | <b>Next Meeting Date/Future Agenda Items/<br/>Reports</b>  | <b>7:50 p.m.</b> |
| <b>E.</b> | <b>Adjourn</b>   | <b>8:00 p.m.</b> |

**CITY OF LAKE ELMO  
ECONOMIC DEVELOPMENT AUTHORITY MINUTES  
June 15, 2021**

**Call to Order/Roll Call**

Mayor Cadenhead called the meeting to order at 6:05 P.M.

**PRESENT: Jeff Holtz, Charles Cadenhead, Linda Larson.**

**ABSENT: Paul Ryberg and Mark Gaertner**

Staff Present: City Administrator Handt

**Approval of April 20, 2021 Minutes:**

Motion by Larson, seconded by Holtz to approve the April 20, 2021 minutes. Motion passed.

**Chris Eng, Washington County Economic Development**

Eng presented information about Washington County's economic development efforts over the last few years, market information and programs available to cities and businesses. He shared information about the career pathways program they are working on with the school districts and trade shows/economic development summits coming up this summer and fall. Commissioners asked questions about the county programs and efforts and what other cities are doing.

**Next Meeting Date/Future Agenda/Reports**

The next meeting will be Wednesday, July 21, 2021 at 6pm. The agenda will include a brief introduction of commercial/business areas in the city by the city planner and then a brainstorming session with Eng to begin work on an economic development strategic plan for the city.

Handt reported we had a new applicant for the EDA. Council interviews will be July 6<sup>th</sup>. We still would have 3 openings so if anyone else is interested they should be encouraged to apply soon to make that interview time.

Handt also report Council approved a Letter of Intent with NorthPoint Development and the Purchase Agreement is on the consent agenda tonight.

**Adjourn**

Meeting adjourned at 6:43 P.M.

Respectfully Submitted,  
Kristina Handt



## STAFF REPORT

DATE: 7-21-2021

**REGULAR**

**TO:** Economic Development Authority  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Development Updates  
**REVIEWED BY:** Ken Roberts, Planning Director

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### **BACKGROUND:**

Staff would like to provide the Economic Development Authority with an update on current developments and properties zoned or guided for Commercial Development.

### **ISSUE BEFORE THE EDA:**

Staff is providing an update on development status within the City.

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

**Commercial Development.** The attached map provides an update on Commercial and Business Park properties within the City. Staff has prepared maps identifying developed and undeveloped “Commercial” properties:

*(For the review, if the property had a building it was considered to as developed. Although, it is likely that some will need to be rebuilt. Also, the Commercially Zoned and Business Park Properties were grouped together.)*

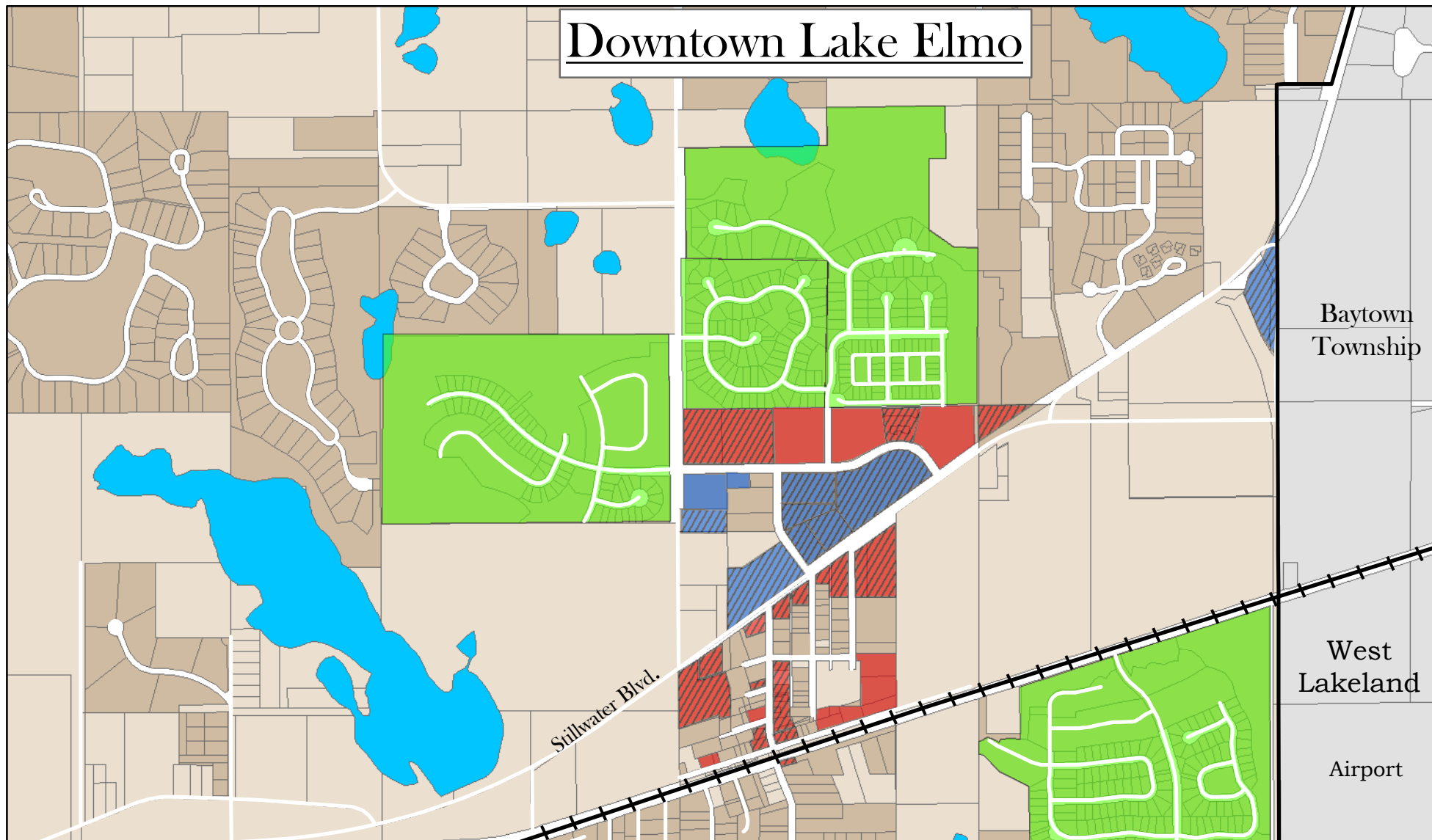
Type of Land	Number of Parcels	Total Acreage
Undeveloped Commercial	16	286
Developed Commercial	16	129
Undeveloped Village Mixed Use	5	14
Developed Village Mixed Use	16	35
Undeveloped Mixed Use Commercial	3	74
Developed Mixed Use Commercial	5	47
Undeveloped Mixed Use Business Park	1	105

Type of Land	Number of Parcels	Total Acreage
Undeveloped Parcels	<b>25</b>	<b>479</b>
Developed Parcels	<b>37</b>	<b>210</b>

### **ATTACHMENTS:**

- Commercial Development Status and Location Maps
- Comprehensive Plan Future Land Use Map

# Downtown Lake Elmo



## City Commercial Districts

**Developed Business Park/Commercial**



**Undeveloped Business Park/Commercial**



**Developed Village Mixed Use**



**Undeveloped Village Mixed Use**



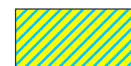
**Undeveloped Mixed Use Business Park**



**Undeveloped Mixed Use Commercial**

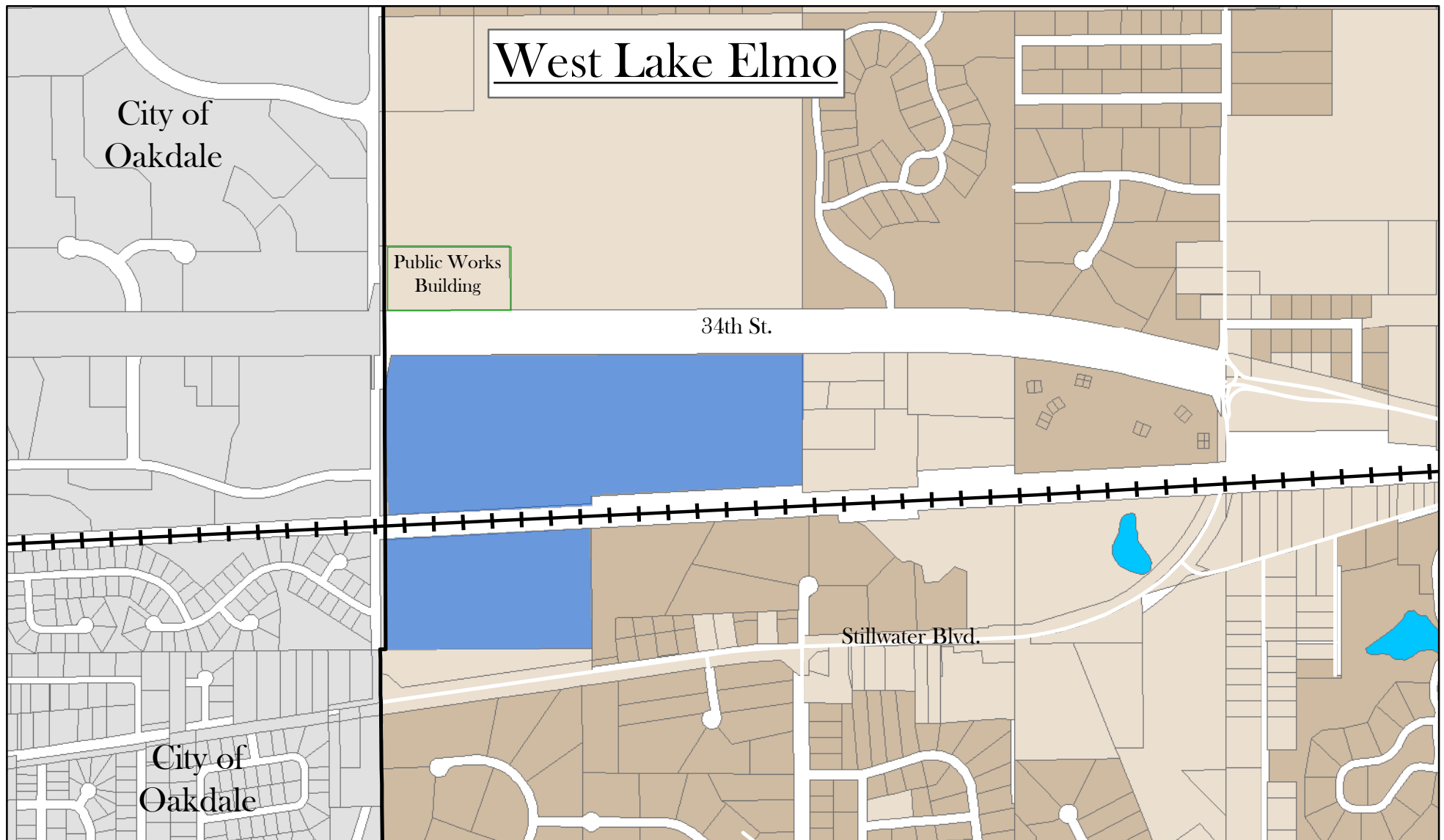


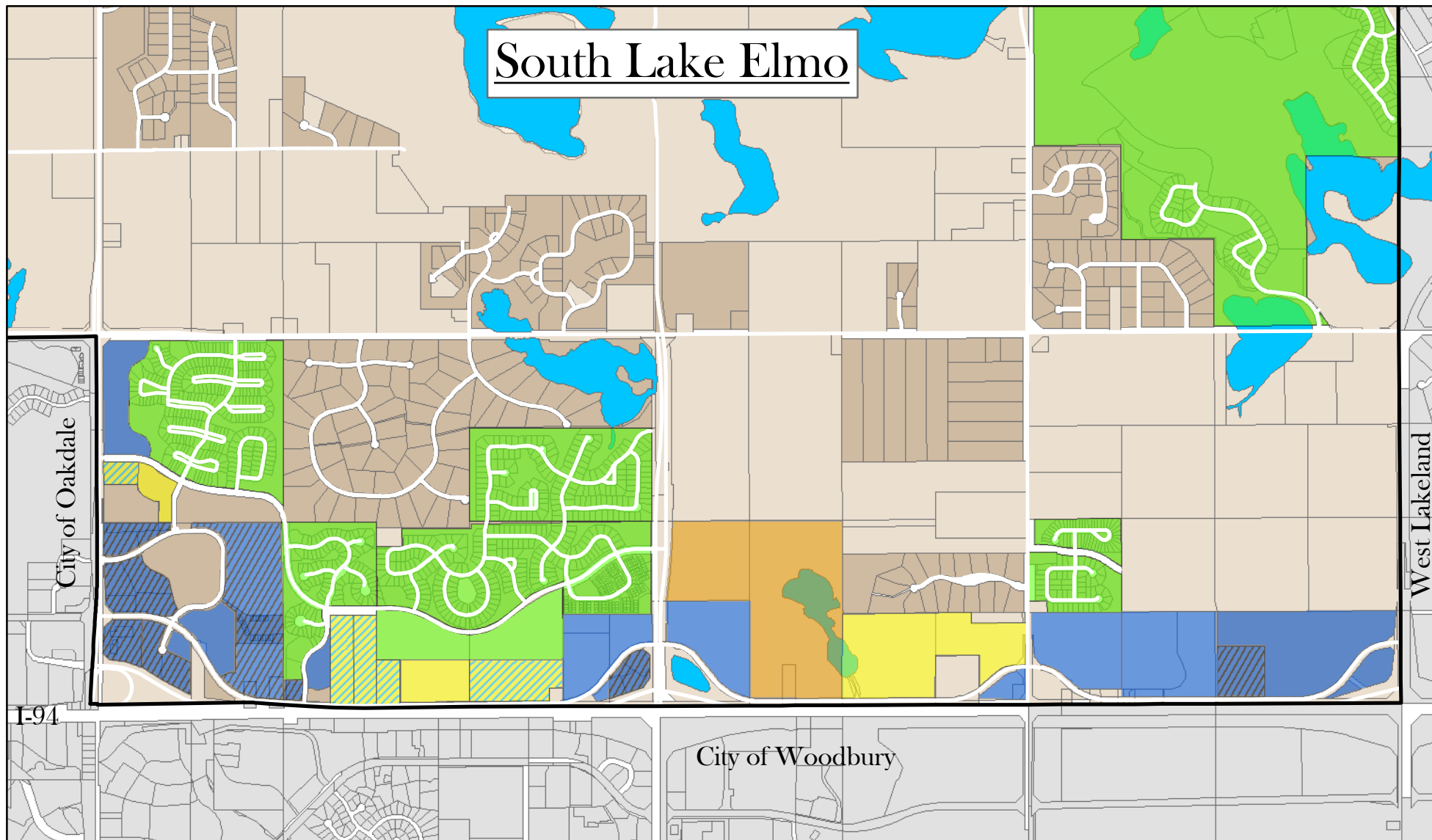
**Developed Mixed Use Commercial**



**Urban Residential Districts**







## City Commercial Districts

**Developed Business Park/Commercial**



**Undeveloped Business Park/Commercial**



**Developed Village Mixed Use**



**Undeveloped Village Mixed Use**



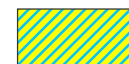
**Undeveloped Mixed Use Business Park**



**Undeveloped Mixed Use Commercial**



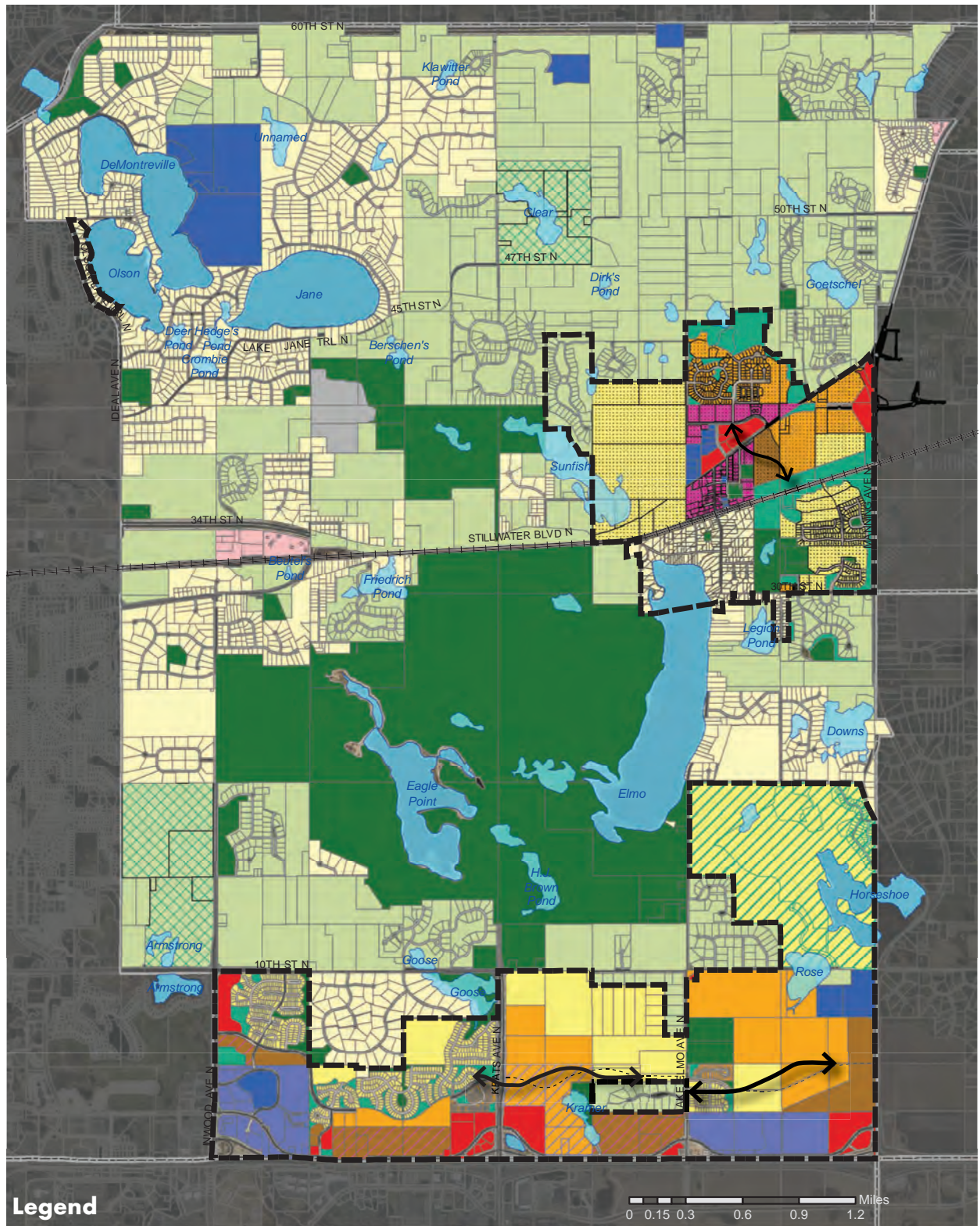
**Developed Mixed Use Commercial**



**Urban Residential Districts**



Map 3-3. Future Land Use Map



**Legend**

2040 Future Land Use	LDR	V-MDR	Closed Landfill
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)

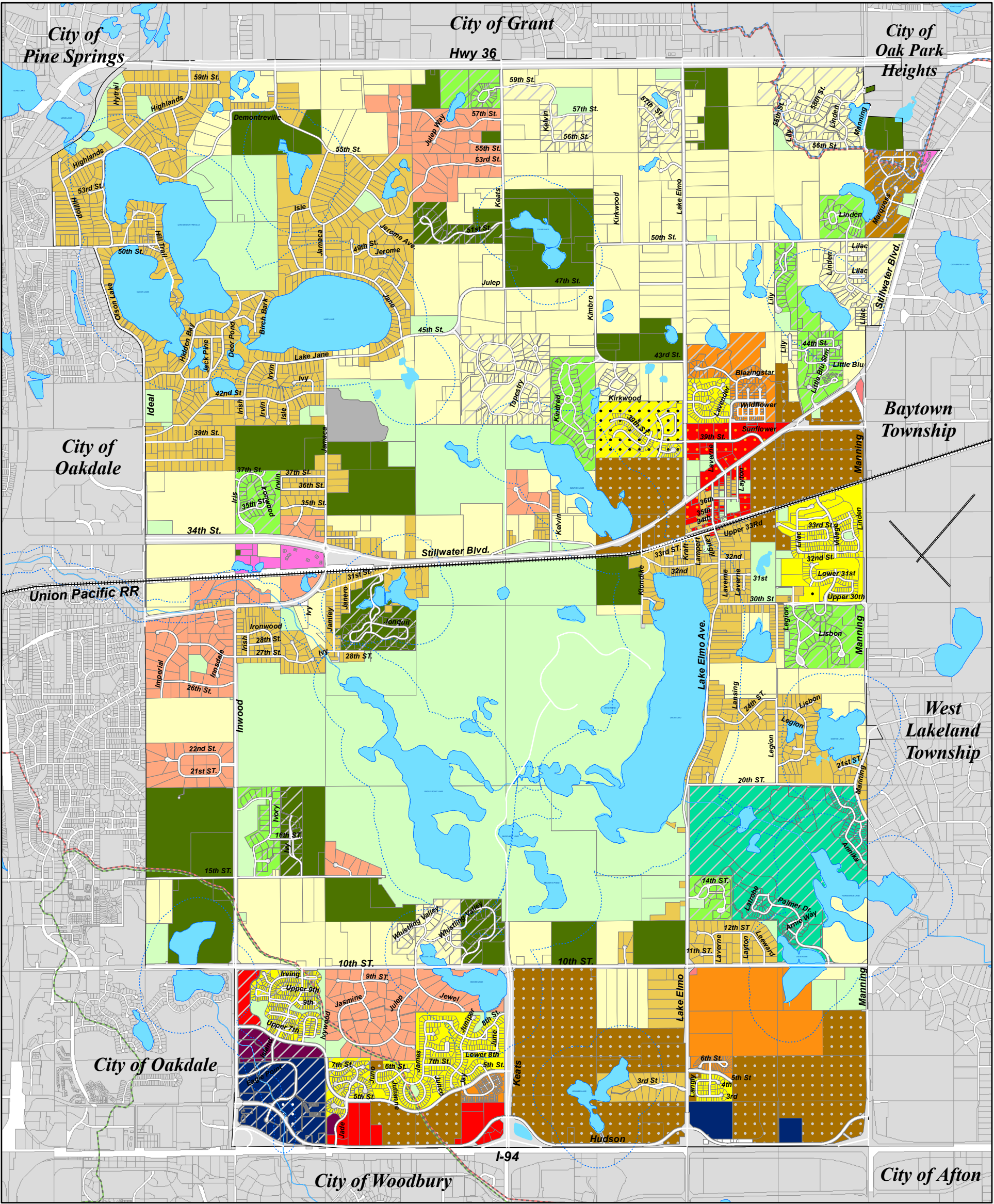
Planned Roadway (Parkway)

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



# Lake Elmo Zoning Map

Data Source: Washington County  
Updated by LE Planning Dept January 2021



## Zoning Districts

- LDR - Low Density Residential

MDR - Medium Density Residential

HDR - High Density Residential

R2 - One & Two-Family Residential

LC - Limited Commercial

C - Commercial

CC - Convenience Commercial

BP - Business Park

MU BP - Mixed Use Business Park

MU C - Mixed Use Commercial
- RS - Rural Single Family

RE - Residential Estate

RR - Rural Residential

RT - Rural Transitional

A - Agricultural

GCC - Golf Course Community

OP - Openspace PUD

VMX - Village Mixed Use

V-LDR - Village Low Density Residential
- Browns Creek

South Washington

Valley Branch

Shoreland Buffer

Water Body

Closed Landfill

PF - Public Facilities

Hatching Represents Planned Unit Developments (PUD)