



STAFF REPORT

DATE: 11/14/2022

PUBLIC HEARING

ITEM#: 4C

TO: Planning Commission
FROM: Ben Hetzel, City Planner
AGENDA ITEM: Zoning Text Amendment – PUD Amenities

BACKGROUND:

The City Council has directed the Planning Department to pursue amendments to the Planned Unit Development (PUD) Regulations of the Lake Elmo City Code. A PUD is an overlay zoning district that provides flexibility in the use of land and the placement and size of buildings within the development of residential and nonresidential areas. Approval of a PUD overlay district results in specific requirements and standards that are unique to that specific development. Examples of approved PUDs within the City of Lake Elmo include Legacy at North Star, Wildflower at Lake Elmo, Easton Village, and Eagle Point Business Park.

At the October 11, 2022 workshop, City Council directed staff to make changes to Table 16-2: Site Amenities of Section 105.12.1160. Table 16-2 lists possible PUD site amenities that developers could provide in order increase the density above what is typically allowed in the base zoning district. A PUD may provide for an increase in density of residential development by up to 20 percent. The table also provides the standards that must be met for each amenity and their corresponding amenity points. One density point equals one density increase percentage. City Council wants the possible amenities to be reflective of what is actually worthy of bonus density.

The PUD code was established in 2013. Since 2013, only one PUD amenity had been removed, while none have been added. Some of the amenities are now outdated and/or no longer align with the City's objectives and Comprehensive Plan. The Planning Department is also working on amendments to other sections of the PUD code that will be brought before the Planning Commission at a later date.

ISSUE BEFORE THE PLANNING COMMISSION:

The Planning Commission is being asked to review the proposed amendments, hold a public hearing, provide feedback and make a recommendation to the City Council on the proposed amendments.

PROPOSED CHANGES

Staff has removed certain amenities from Table 16-2 that were not viewed as worthy of bonus density and have added amenities that are considered a benefit. Added amenities include the implementation of stormwater reuse systems for irrigation for individual residential lots and the incorporation of renewable energy sources. In addition, modifications were made to some existing amenities to provide more appropriate and concise expectations.

The proposed amendments of Section 105.12.1160 are depicted using strike-thru (deletion) and underline (addition).

105.12.1160 Density

The PUD may provide for an increase in density of residential development by up to 20 percent of that allowed in the base zoning district. Applicants seeking increased residential density through a Planned Unit Development are required to provide at least one (1) or a combination of site amenities that equal the required amount of amenity points to achieve the desired density bonus.

- (a) *Amenity points and equivalent density increases.* Increases in density will be awarded through a 1:1 ratio with amenity points. For every increase in amenity points for a planned unit development, the applicant will be allowed an equivalent amount of density increase, up to a maximum increase of 20 percent. Table 16-1 outlines the required amount of amenity points to achieve various density increases.

Table 16-1: Amenity Points and Equivalent Density Increases

<i>Amenity Points</i>	<i>Density Increase</i>
5	5 percent
10	10 percent
15	15 percent
20	20 percent

- (b) *Site amenities.* Site amenities that are eligible for amenity points are listed in Table 16-2, along with their associated standards of implementation. Some of the amenities may be awarded a range of amenity point based upon the quality and magnitude of the amenity. The City is not requiring the installation or use of any of these amenities.
- (c) *Site amenities not listed.* The City may also consider the allotment of amenity points for site amenities that are not otherwise specified within this article as part of the preliminary plan phase of the planned unit development.

Table 16-2: Site Amenities

<i>Points</i>	<i>Amenity</i>	<i>Standards</i>
5-10	Underground or structure parking	Proposed underground or structured parking must be integrated into the primary structure. The purpose of this amenity is to better integrate parking into the site, reduce the amount of surface parking stalls, and reduce the amount of impervious surface. Proposed underground or structured parking must reduce the amount of surface parking stalls located outside of the footprint of the principal structure by a minimum of 25 percent. Amenity points will be awarded based upon the amount of surface parking stalls reduced (between 25-50 percent). For every additional five percent of surface parking stalls reduced above 25 percent, the applicant will be awarded one additional amenity point, up to a maximum of ten amenity points. The facade of any underground or structure parking areas must match the architectural design of the principal structure.
5-10	<u>Advanced Stormwater Reuse for Irrigation</u>	<u>The construction of stormwater reuse irrigation systems for the purpose of irrigating individual residential lots. A minimum of 50 percent of the total proposed residential lots shall be served by a stormwater reuse irrigation system. Amenity points will be rewarded based upon the total amount of residential lots served. For every additional ten percent of the total lots served, the applicant shall be rewarded one additional amenity point. All stormwater reuse irrigation systems shall meet the requirements of LEC 105.12.1150(d).</u>

10	Historic preservation	Preservation, rehabilitation or restoration of designated historic landmarks in a manner that is consistent with the standards for rehabilitation of the Secretary of the Interior as part of the development.
10	Additional open space	A minimum of 50 percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of 50 percent of the provided open space shall be contiguous. Open space classifications that qualify may include natural habitat, neighborhood recreation, trail corridors or open space buffers.
10	Public right-of-way dedication	Dedication of land and construction of a public road, trail, pathway, or greenway that is part of an approved city plan, but outside the scope of the immediate project area. Right-of-way improvements should be designed per the specification of the city engineer.
5	Fire sprinkler systems	The installation of fire sprinkler systems, per NFPA 13, 13D or 13R, in structures that are not currently required to install these systems under state code. Amenity points will only be awarded in situations where there are a significant proportion of structures in the development that are not required to be sprinkled under the state building code. In addition, the density bonus calculation shall only be applied to the number of structures that do not require fire sprinkler systems.
5	Leadership in energy and environmental design	The proposed development shall meet the minimum standards for LEED Silver certification. The project does not have to achieve actual LEED certification; however, <u>The developer must submit the LEED checklist and documentation to the City, approved by a LEED Accredited Professional (LEED-AP), which shows that the project meets LEED Certification. will comply with LEED Silver requirements.</u>
<u>5</u>	<u>Renewable Energy</u>	<u>A minimum of 30 percent of the total electricity usage shall be derived from renewable energy sources through onsite generation.</u>
5	Adaptive reuse	Significant renovation, rehabilitation and adaptive reuse of an existing buildings, rather than demolition.
5	Plaza	The development shall include some form of plaza or public square that is wholly or partly enclosed by a building or buildings. Plazas are landscaped or paved open areas that shall have a minimum area not less than 1,000 square feet. Plazas for commercial or mixed-use development shall be open to the public during daylight hours.
1-5	Enhanced landscaping	A landscaping plan of exceptional design that has a variety of native tree, shrub and plan types that provide seasonal interest and that exceeds the requirements of the Lake Elmo Design Standards Manual. The landscaped areas should have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect. Amenity points shall be awarded based upon the quality and magnitude of the landscaping plan.
3	Enhanced stormwater management	Provide capacity for infiltrating stormwater generated on-site with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include long term maintenance of the design. The design shall conform to the requirements per the Minnesota Stormwater Manual and shall meet the approval of the city engineer.
1-3	Theming	Significant utilization of various elements of theming consistent with the 2013 Lake Elmo Theming Project, including, but are not limited to, signage,

		fencing, landscaping, lighting and site furnishings. Amenity points will be awarded based upon One amenity point shall be rewarded for every integrated theming component. Each theming component must be incorporated along 100 percent of the proposed streets to receive credit. A maximum of three credits shall be rewarded. the quality and magnitude of theming elements integrated into the project.
3	Natural features	Site planning that preserves significant natural features or restores ecological functions of a previously damaged natural environment above and beyond that required by city ordinance or engineering standards.

FISCAL IMPACT:

None

OPTIONS:

The Planning Commission may:

- Recommend adoption of the proposed amendments.
- Recommend adoption of the proposed amendments with amendments.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend adoption of the subject amendments.

“Motion to recommend adoption of the proposed amendments to Table 16-2: Site Amenities of Section 105.12.1160.”

ATTACHMENT:

Table 16-2: Site Amenities of Section 105.12.1160 Density

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HISTORY

Adopted by Ord. [08-253](#) on 11/3/2021