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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, January 13, 2014 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Election of Officers
 - a. The Planning Commission is required to elect a Chairperson, Vice Chairperson and Secretary for 2014.
3. Approve Agenda
4. Approve Minutes
 - a. December 9, 2013
5. Public Hearings
 - a. COMPREHENSIVE PLAN AMENDMENT – 9434 STILLWATER BLVD. N. The Planning Commission is directed by the City Council to hold a public hearing on amending the City’s Comprehensive Plan to change the land use guidance of a property at 9434 Stillwater Blvd. N. from Rural Area Development – Alternate Density (RAD-Alt) to Rural Area Development (RAD).
6. Business Items
 - a. 2014 WORK PLAN. The Planning Commission is asked to review the Community Development Department’s proposed 2014 Work Plan.
 - b. ZONING TEXT AMENDMENT – CLEANUP AMENDMENT. The Planning Commission is asked to review proposed amendments to the City’s Zoning Code intended to remove outdated zoning districts that are no longer utilized under the City’s Comprehensive Plan and official Zoning Map.
7. Updates
 - a. City Council Updates – December 17, 2013 meeting:
 - i. Confirmed approval of Conditional Use Permit for Northeast Metro ISD 916 School Facility within the Eagle Point Business Park
 - ii. Formal Adoption of Village Land Use Plan Comprehensive Plan Amendment
 - iii. Approved Boulder Ponds PUD Concept Plan
 - b. Staff Updates

- i. Planning Commissioner Terms - Update
- ii. Planning Commissioner's Journal Articles
- iii. Upcoming Meetings:
 - January 27, 2014
 - February 10, 2014

c. Commission Concerns

8. Adjourn



**City of Lake Elmo
Planning Commission Meeting
Minutes of December 9, 2013**

Chairman Williams called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Williams, Lundgren, Yocum, Dodson, Kreimer and Larson;

COMMISSIONERS ABSENT: Haggard, Dorschner and Morreale; and

STAFF PRESENT: Community Development Director Klatt, City Planner Johnson, and City Administrator Zuleger.

Approve Agenda:

Williams moved to add a discussion item after Item 5b to discuss financial considerations related to land use and Planning Commission debate and decisions.

M/S/P: Williams/Dodson, move to accept the agenda as amended, **Vote: 6-0, Motion Carried Unanimously.**

Approve Minutes: November 25, 2013

M/S/P: Kreimer/Larson, move to accept the minutes of November 13, 2013 as presented, **Vote: 6-0, Motion Carried Unanimously.**

Public Hearing: *PUD Concept Plan for Boulder Ponds*

Johnson presented an overview of the request for a Planned Unit Development (PUD) Concept Plan submitted by Amaris Company, LLC. The planned development is to be called Boulder Ponds of Lake Elmo. This is the first PUD since the recent amendment to the Zoning Ordinance. The Concept Plan includes 93 single family homes and a 64-unit multi-family dwelling. They are pursuing a PUD because they are requesting some flexibility related to setbacks, lot width and lot sizes. This property is in Stage 1 of the I-94 Corridor Planning Area and consists of approximately 58 acres. Staff is recommending approval with 11 conditions of approval.

Kreimer asked if access is required or requested to 5th Street by the adjacent parcels owned by Star River Holdings (Cranky Ape) and Lampert Lumber. Johnson stated that it is smart planning for the City to provide access to adjacent sites when platting is occurring. However, access to 5th Street may not be possible due to Municipal State Aid (MSA) access spacing requirements.

Lake Elmo Planning Commission Minutes; 12-9-13

Kreimer also asked how changing the 5th Street alignment on the property to the northwest impacts the City's Land Use Plan. Johnson noted that moving the alignment of the road further north increases the amount of land guided for Business Park or High Density Residential. However, most of the development interest the City has received thus far has been for single family homes.

Dodson asked if the north-south access road to Hudson Blvd. is going to see a major amount of traffic. Johnson noted that 5th should carry a more significant amount of traffic, dispersing it to County arterial roads.

Williams asked if there was no construction of 5th street within Phase 1 of the proposed Phasing Plan. Johnson stated that is correct, that the collector road would be built in later phases under the applicants proposed Phasing Plan. Williams also asked if there was any information for grades on the site, especially for 5th street. Johnson stated the applicant does have a survey of the property and will be able to present better information concerning existing grades.

Williams asked if the County should have some input on design of 5th in terms of final alignment. Johnson said that the County has identified where the possible touch down points are located. In addition, the property owners to the northwest, Azure Properties, have met with the County to discuss possible connection points. The reason that the Boulder Ponds application is showing a possible alignment of the road on the northwest property is that the City wanted to ensure that the alignment met MSA standards, particularly through the Bremer-Stonegate Park pinch point.

Dodson asked how the road impacts Stonegate Park. Will there be another access point to the park, and will it impact the ballpark. Johnson stated that there still is some work to do regarding the future use and design of Stonegate Park. Staff must work with the Park Commission on the future design of the park.

Mr. Ray Pruban, Amaris Company, LLC, introduced himself to the Planning Commission. He noted that he contracted Rick Harrison to design the proposed development. He introduced Rick Harrison to the Planning Commission.

Rick Harrison explained the defining principles behind his designs. He noted that maintaining travel flow is an important consideration related to neighborhood design. He then discussed the importance of meandering walks. He stated that they do not increase the expense of the sidewalks by more than 1 or 2%. He noted that meandering walks add value to the neighborhood and City. He noted that meandering walks requires public use easements that extend at least 2' on both sides of the sidewalks. Next, Mr. Harrison discussed the principal of coving. Coving maximizes setbacks by constricting lot width, creating less overall pavement. The proposed plan calls for oversized cul-de-sacs with landscape islands, while at the same time reducing the overall amount of paving for streets through building placement and design. The proposed design promotes open

space in addition to the perception of open space through coving. The plan was adjusted to account for a 60 foot street right-of-way width, and the applicant is seeking a front yard setback reduction to 20 feet in certain circumstances. Harrison reviewed the general lot configurations and setbacks throughout the development. Harrison presented an overview of the street and sidewalk system, which is intended to increase safety by keeping pedestrian crossings on one-way streets and by moving crossings further away from street intersections. He presented a three dimensional computer model of the development that depicts the overall layout and topography of the site.

Williams asked if the applicant has a contour map of the pre-development conditions. Ray Pruban presented a survey of the site. Pruban explained that the site topography presents unique challenges, based partially on the fact that there is existing development on three sides, requiring the Boulder Ponds development to meet existing grades. There is also a further restriction due to the location of a gas pipeline that runs through the eastern portion of the site. Pruban explained that the requirements to build 5th Street to MSA standards places further restrictions on the site. Pruban reviewed the process and thinking that was used to identify the proposed alignment of 5th Street through the site. This proposed alignment is intended to minimize impacts to all surrounding property and minimize the amount of grading that will be necessary.

Finally, Ray Pruban asked to comment on the conditions of approval. He made the following comments:

- The Boulder Ponds team is working to resolve the road alignment issues to the east. However, he is concerned about requiring the alignment to be resolved before the next phase of development application.
- There are two possible alignments of the collector road by the Bremer site. Similar to the eastern alignment, Boulder Ponds is concerned that requiring Bremer's consent for an alignment may present roadblocks to his development moving forward.
- Regarding the requirement to provide access to the adjacent parcels, Star River Holdings and Lampert Lumber, Pruban noted that it is not possible to provide access to the Lampert site due to the spacing requirements associated with the 5th Street minor collector road.
- In terms of the condition related to the proposed Phasing Plan, Pruban wanted it noted that they are proposing to mass grade the site, meaning that 50% of the cost for building the collector road would be completed in the 1st phase of the development.
- Mr. Pruban asked that the Planning Commission allow meandering walks and trails through the use of maintenance easement that would allow the City to maintain these improvements.

Dodson asked why the City would require access to an adjacent property when the adjacent property has not requested access. Johnson noted that it is good planning practice to provide access in order to avoid land locked parcels.

Kreimer asked if the property be properly developed without 5th Street. Pruban stated that they do not need 5th street to develop the first phase of the property.

Public hearing opened at 8:42 pm.

Curt Monteith, 331 Julep Avenue, wants to make sure that we are adequately looking at places for new residents to use for parks and recreation. There was no mention of parks or playgrounds concerning use of open space and outlot areas. He state that he sees green space, but no parks on the Boulder Ponds plan. He also reiterated that the Staff Report noted that open space must serve active recreation purpose to be accepted as park land. Monteith asked if Xcel Energy will allow trails under a power line easement. Monteith then presented an overview of the surrounding area, including the location of Stonegate Park. He showed a map depicting existing and proposed parks and trails in the area. He expressed concern that there is not an adequate amount of parkland within the newly developing areas to serve the expected population. If this park is going to serve a regional population, then there needs to be improvements and upgrades within the park.

David Anderson, representing Bremer Financial Services, noted that they own the land immediately west of the applicant's site. They have plans for an expansion of the Bremer facility in the future, and the collector road may have an impact on these plans. It is a necessity to preserve land to allow for future expansion, storm water management, and to deal with other site issues. He stated that there is some critical infrastructure that is needed to serve the Bremer facility along the eastern portion of the property. He would like to coordinate elements of Bremer's future facilities plans as the Boulder Ponds subdivision moves forward.

John Jarros, 429 Julep Ave, has concerns about park, as well as the amount of development in one small area in Lake Elmo. He does not think that the amount of proposed park space will be adequate. He added that the location of the buffer trail is at the extreme northern portion of the property and immediately next to Stonegate. He requested that this trail be moved further to the south. Pruban stated that the location of the trail could be adjusted.

Public hearing closed at 9:10 pm.

Williams commented that he thinks this is a nice plan. He accepts the explanation for why the 5th street alignment is moved to the south. He notes that the PUD Concept Plan is consistent with the Comprehensive Plan, but minor issues need to be worked out.

Dodson agreed it is a nice plan, but is concerned about the lack of parks in this area of the City. Administrator Zuleger and Klatt made some comments concerning the City park system. Klatt stated that they are required to dedicate land or pay a fee to meet the parkland dedication requirements. Zuleger stated that they have been listening to Planning Commission's concern about the lack of parkland. The City will be looking at a park within the Hammes Estates development. In addition, the City has also been in discussions with Azure properties about expanding Stonegate Park to the west and north. Zuleger added that the City is looking at a more regional recreation facility next to Oakland Junior High School that will be a joint project between the school district and the City. Finally, the Parks Commission has agreed to put \$220,000 into refurbishing existing parks. Some of this money could be used for improvements at Stonegate Park.

Larson would like to encourage a tot lot or smaller park area for residents within the development.

Kreimer asked if trails can be built within the power line easement. Johnson stated that it can be allowed. Larson asked if the power lines can be buried. Zuleger said it is not feasible due to enormous costs.

Williams asked about the engineer's report, which requires a minimum 120-foot right-of-way (R.O.W.) for the collector road. Johnson explained that roadway can be accommodated in smaller right-of-way, but road as proposed will serve a regional need and has been planned for landscaping, trail, and other transitional elements that support the 120' R.O.W. He noted that if there is one area that would warrant a reduced right-of-way, the pinch point between Stonegate Park and the Bremer site would be a good candidate due to the limited space and site challenges.

Williams asked if anyone has any concerns regarding the findings. Williams has a concern that a finding is listed related to only one variation from engineering standards. He notes that other variations and exceptions are requested than simply the road sub-grade. Williams would like to see finding #5 removed. The Planning Commission generally consented to this request.

Williams thinks that condition #8 needs to be re-worded. He suggested rewording the condition to "the developer shall come to an agreement acceptable to City Staff to accommodate meandering walkways within acceptable easements or public right-of-way.

Williams thinks Condition 1 should state there should be relief from 120-foot right-of-way along the Bremer Bank property line. More specifically, he suggested allowing a 100-foot right-of-way.

Williams also asked about the access to Cranky Ape and Lampert Lumber property. Staff proposed an amendment related to this condition that addressed this concern. The Planning Commission was comfortable with the condition as amended by Staff.

Williams noted that he is concerned with that way that Condition #5 is worded in that it indicates that flexibility from zoning requirements is being granted with this approval. Johnson explained that intent is to make sure that any requests for flexibility are documented before preliminary plat is submitted. It is intended to document and record requests for flexibility from zoning requirements in the future. Klatt suggested adding a sentence, "that all requests for flexibility must be approved by City at the time of PUD Preliminary Plan approval".

M/S/P: Dodson/Larson, move to recommend approval of the Boulder Ponds PUD Concept Plan with findings of fact and conditions of approval as discussed and amended, **Vote: 6-0, Motion Carried Unanimously.**

Business Item: 2013 Community Development Department Annual Report

Klatt provided a high level summary of the activities in 2013. The high level includes 2 major Comp Plan amendments, adoption of the Design Standards Manual and Theming Study, Zoning Ordinance Update project, and others.

Williams noted that Community Development Department and Planning Department is used interchangeably. Klatt noted that it is now the Community Development Department.

Lundgren asked about the location of the Hammes West proposed development. Klatt identified the parcel.

Dodson asked about the MOU Amendment. Klatt indicated that the action was the adoption of a revised MOU by Met Council that was incorporated into the Comprehensive Plan.

Williams asked about core success looping. Johnson explained that creating success loops is an internal effort to focus on continuous improvement of City processes. He noted that the purpose of a success loop is to focus on the necessary steps to achieve a process effectively.

M/S/P: Kreimer/Lundgren, move to accept the 2013 Community Development Department Annual Report, **Vote: 6-0, Motion Carried Unanimously.**

Business Item: 2013 and 2014 Work Plan

Klatt presented the 2013 Work Plan and identified the progress or completeness of the various goals and tasks.

Regarding the 2014 Work Plan, Klatt presented the draft City Council 2014 Plan of Work, specifically the Land Use Planning portion. They include: 1) adoption of the City Zoning Code, 2) Adopt form based code for the Old Village, 3) Develop policy and procedures for routine land use matters, 4) reduce population forecasts & eliminate MOU, 5) efficiently process and approve pending or anticipated final plats, 6) resolve airport zoning conflicts with MAC and MnDOT Aeronautics, 7) add the planning module for Permit Works software for project tracking, and 8) Implement escrow and developers agreement processes.

Other high priority projects internal to the Community Development Department and Planning Commission include: 1) Village Area AUAR 5-year update, 2) Rural Development Areas Study, 3) Zoning Updates, including specific development standards and others.

Klatt noted that the Final 2014 Plan of Work will be presented in January. Staff is seeking specific feedback for 2014 Work Plan at the first meeting in January. Dodson asked about the Rural Area Development analysis. Klatt noted that Planning Commission has asked about allowing further development in rural areas in the future.

Williams noted that the Planning Commission did a large amount of work in 2013. Administrator Zuleger concurred.

Williams suggested the Commission Members review the 2014 Plan of Work when it is available and let Klatt know if they have any suggestions.

Business Item: *Discussion of Financial Considerations Pertaining to Planning Commission Review of Land Use Policy and Applications.*

Mayor Mike Pearson discussed a recent council action, as well as the reasons for the action. He noted that the City Council is the fiduciary agent for the City, and the Planning Commission should not solely focus on financial items when reviewing a land use application.

Williams respectfully disagreed with the Mayor. He stated it is appropriate to consider financial implications of development projects. He feels that all bodies should consider financial implications in all decisions.

Mayor Pearson would like to see Planning Commission specifically focus on the land use aspects of projects rather than the financial aspects.

Dodson also feels that it is appropriate to look at financial considerations, but also feels they could have done a better job on the review of the land use considerations of the District 916 school project.

Larson feels that in some instances it is more important for the City to look at the greater good of a project as opposed to the financial components.

Klatt explained that under State Statute there are 3 objectives or tasks with which the Planning Commission is charged. Those are 1) the adoption, review and amendment of the City's Comprehensive Plan, 2) reviewing and adopting procedures to implement Comprehensive Plan and 3) reviewing applications to comply with the Comprehensive Plan. There may be financial impacts, but the main thing that the Planning Commission should be looking at is the land use. The City Council is the body to look at the financial impacts.

Business Item: 2014 Meeting Schedule

The 2014 proposed meeting schedule was presented and accepted.

Updates and Concerns

Council Updates

1. Conditional Use Permit and PUD Amendment Northeast Metro 916 Intermediate School District – Approved on 12/3/13.
2. Comprehensive Plan Amendment and Zoning Map 10689 60th Street– Denied on 12/3/13.
3. Driveway Ordinance – Approved 12/3/13 with minor amendments.
4. PZ recommendation to adopt a Moratorium on RAD alt -Took no action 12/3/13, but did direct the Planning Commission to hold a public hearing to consider changing one parcel guided RAD-Alt back to RAD classification.

M/S/P: Williams/Dodson move to consider changing all RAD-alt parcels back to RAD.

Kreimer discussed why the Planning Commission recommended the moratorium. He feels it is not a good idea to change any parcels without knowing the final approved Met Council forecast. Williams feels that the public hearing could be held on all parcels, but the recommendation could be that only one be changed back. Mayor Pearson stated that the Council does not like the term moratorium, especially with the current Met Council negotiations. In addition, he feels the Friedrich property is viewed as separate and unique because of size, location and lack of utilities. The Council feels that the other 2 can be discussed after the Met Council decision. Klatt stated that if we changed all 3 parcels, that would be a significant change in the eyes of the Met Council and they might raise it as an issue.

Dodson withdrew his second to the motion. The motion died for lack of a second.

Staff Updates

1. Upcoming Meetings
 - a. December 23, 2013 - Cancelled
 - b. January 13, 2014
 - c. January 27, 2014

Commission Concerns - None

Meeting adjourned at 11:00 pm

Respectfully submitted,

Nick Johnson
City Planner



PLANNING COMMISSION
DATE: 1/13/14
AGENDA ITEM: 5A – PUBLIC HEARING
CASE # 2014-01

ITEM: Friedrich Property Comprehensive Plan Amendment
SUBMITTED BY: Kyle Klatt, Community Development Director
REVIEWED BY: Nick Johnson, City Planner

SUMMARY AND ACTION REQUESTED:

The Planning Commission has been directed by the City Council to conduct a public hearing to consider a Comprehensive Plan Amendment that would revise the future land use map for property at 9434 Stillwater Boulevard North. The Council has specifically asked that the Planning Commission consider changing the future land use designation of this property from RAD-ALT (Rural Area Development Alternate Density) to RAD (Rural Area Development). The primary difference between these two land use categories is that the RAD-ALT designation would allow residential densities on the site of up to 2.0 units per acre while the RAD designation would limit this number to 0.45 units per 40 acres.

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Because the Planning Commission has spent a significant amount of time over the last two months reviewing and discussing the City's rural development areas in a fair amount of detail, Staff will be providing a more basic summary of the City's past action on this property within the present report and will ask that the Commission refer to the previous meeting packets for additional information concerning the history and current issues associated with the rural development areas in the community.

GENERAL INFORMATION

Applicant: City Council initiated action
Property Owners: Irvin Friedrich, 9434 Stillwater Boulevard North
Location: 9434 Stillwater Boulevard North (part of Section 15 Township 029 Range 021).
PID Number 15.029.21.31.0001
Request: Comprehensive Plan Amendment to change the future land use designation of the subject property from RAD-ALT to RAD
Existing Land Use: Single Family Residential/Agricultural/Agricultural Outbuildings
Existing Zoning: RR – Rural Residential
Surrounding Land Use: Single Family Residential, Agricultural, Park
Surrounding Zoning: RS – Rural Single Family; RR – Rural Residential; A – Agriculture
Comprehensive Plan: RAD-ALT (Rural Agricultural Density Alternate Density); 2.0 units per acre

Proposed Comp Plan: RAD (Rural Agricultural Density); 0.45 units per acre

History: The subject property has been used as an agricultural farmstead for decades. The future land use designation for the property was changed in 2010 in response to a request for a senior living/farm school development proposal that has since been rendered void due to the passing of City submittal deadlines for further review. There are no active development proposals pending on the property. Upon receipt of a Planning Commission recommendation to establish a moratorium on all RAD-ALT properties, the City Council did not adopt such a moratorium and instead directed the Commission to consider a land use change to the subject property.

Deadline for Action: None

Applicable Regulations: Comprehensive Plan – Chapter III: Land Use Plan
Zoning Ordinance – Article 9: Rural District Standards
Section 154.067 – OP2 Zoning Regulations

REQUEST DETAILS

The Planning Commission has devoted time at two of its recent meetings to discuss the City's rural development areas, and has asked that these conversations continue as part of the Commission's work plan for 2014. The Commission will specifically be looking at potential changes to the Comprehensive Plan that will study the following issues:

- Potential population and household forecast reductions associated with the Met Council's revised 2040 regional forecasts.
- Elimination of the RAD-ALT future land use category.
- Amendments to the rural development areas that will allow for additional development opportunities on parcels less than 40 acres in size.
- Consideration of the benefits and drawbacks of allowing additional development in rural areas in terms of public service costs, impacts on rural character, and other factors.

In anticipation of potential changes to the City's Comprehensive Plan related to the above discussions, the Planning Commission recommended that the City Council adopt a moratorium on all RAD-ALT development for a period of nine months. This time period was chosen to allow time for the 2040 Regional Forecast (and related projections for cities within the metro area) to be finalized before the City made any long-term decisions concerning the population and household numbers used in the land use plan. The City Council ultimately did not support the recommended moratorium concerning RAD-ALT development, but did ask the Planning Commission to consider a more immediate change on one of the City's properties that is guided in this manner.

The specific request from the City Council was that the Commission consider a Comprehensive Plan Amendment to change the future land use designation of the property at 9434 Stillwater Boulevard North from RAD-ALT to RAD. The Council's rationale for choosing only this parcel for a change includes the following:

- The City created the RAD-ALT (which was initially called RAD-2) land use category as part of the 2005 Comprehensive Plan amendment after an extensive study and review of the City's obligations under the Memorandum of Understanding between the City and Met Council.

- Based on an analysis of these obligations, it was decided that the City would need to increase densities in the rural development areas in order to achieve the household and population requirements by 2030.
- The sites chosen for the increased density (RAD-2 land use classification) were selected for specific reasons, including proximately to sewer development, isolation from other rural parcels, and locations along municipal boundaries or adjacent sewer communities.
- The land use designation for the subject parcel at 9434 Stillwater Boulevard was changed based on a specific development proposal that has not materialized and is no longer valid.

Under state statutes, the City Council cannot take action to amend the Comprehensive Plan without a recommendation from the Planning Commission and until after a public hearing has been conducted as part of the Commission's review. The Commission is therefore being asked to conduct this public hearing at its next meeting to gather additional feedback on this matter and to make a formal recommendation to the City Council concerning the appropriate land use designation for the subject property.

BACKGROUND/PLANNING AND ZONING ISSUES

The City received a land use application from Tammy Malmquist, 8549 Ironwood Trail in the spring of 2010 to change the future land use designation of the Friedrich property at 9434 Stillwater Boulevard North from RAD to RAD-2 (which is the same as the current RAD-ALT land use category). This application was made in order to allow a concurrent request for a senior living, townhouse, and farm-based preschool Planned Unit Development project to move forward. The applicant further requested an amendment to the City's zoning regulation in order to create new OP-2 Open Space Preservation Zoning regulations that was also drafted in order support the proposed development.

In the period of time since the Comprehensive Plan amendment for the subject property was approved, the project applicant has not submitted a preliminary development plan and the timeframe for submitting such a plan has expired. There is therefore no pending application moving forward on this property, and any previous or new request for development would need to go back through a concept plan review (with a new application, hearing, etc.).

In order to aid the Planning Commission's deliberation on the current Comprehensive Plan Amendment under review, Staff has attached the previous Staff Report that was prepared for the City Council when the 2010 request was initially reviewed by the City. Although over three years has passed since this review was conducted by the City, the information specific to the Comprehensive Plan and the applicant's site is still relevant and should be useful for the Planning Commission to consider with the present request. Please note the following important points from this report:

- The City split up its review of the Comprehensive Plan Amendment and project development (PUD) applications and dealt with these matters at separate meetings.
- Planning Staff recommended denial of the Comprehensive Plan Amendment for reasons that are spelled out in greater detail in the report.
- The Planning Commission unanimously (all nine members at the time) recommended approval of the request to the City Council.
- The City Council, after several meetings and a workshop session, voted 4-1 to approve the Comprehensive Plan amendment.

Since 2010, the City has adopted two major amendments to the Comprehensive Plan and adopted a new future land use map for the entire community. There were no changes made, however, to any of the land uses outside of the Village Planning Area and I-94 Corridor Planning Area with the exception of minor corrections and adjustments to fit the new map.

REVIEW AND ANALYSIS

Because this matter is being directed to the Planning Commission from the City Council, Staff will not be presenting a formal recommendation to the Commission other than to review the findings that have been previously proposed or adopted. The Commission should consider its recent discussions concerning rural area development as part of its review, and Staff would be happy to make any of these past reports available to individual Commissioners (these reports are also available on the City's website).

Staff would like to suggest the following parameters as the Commission deliberates on the present request:

1. The Planning Commission has been asked to consider a specific Comprehensive Plan Amendment for a specific property in the community.
2. A public hearing notice has been mailed to all properties within 350 feet of the subject parcel and this hearing has been scheduled for January 13, 2014.
3. Comments and discussion concerning a specific development are not appropriate and are irrelevant to the Council's specific request.
4. Discussion and comments concerning general land uses are appropriate, especially those that relate to uses and densities allowed under the RAD-ALT land use designation.
5. The zoning that correlates to the RAD-ALT category (OP-2 zoning regulations) allows senior living multi-family buildings, townhouses, and single family residential structures at a density of up to 2 dwelling units per acre. The RAD-ALT and corresponding OP zoning allow single family homes and a very limited number of townhouses at a density of 0.45 units per acre (18 houses per 40 acres).
6. The Council is seeking public feedback on the proposed change and will be considering this feedback along with the Planning Commission's recommendation prior to taking action on the proposed amendment.

Using the previous staff recommendation and City Council action as a guide, the Planning Commission should consider the following potential findings as the basis for a recommendation to the City Council. All of these findings are based on the information that was presented or drafted during the 2010 City reviews:

Findings that Support a Comprehensive Plan Amendment (Change Subject Property from RAD-ALT to RAD):

- 1) The current use of this site as a working farm is unique compared to other properties designated for RAD development in the Comprehensive Plan.
- 2) The proposed amendment will help provide opportunities for senior housing within the community.
- 3) Recent subdivisions in areas guided for RAD development have been approved at a density below the unit levels anticipated in the Comprehensive Plan. The proposed density increase will be offset by reductions that have previously been approved or acknowledged by the City.

- 4) The subject site is located in close proximity to public transportation along State Highway 5, and specifically, a bus route that could provide alternate transportation options for a residential development.
- 5) The applicant's site is located immediately adjacent to existing R-1 Single Family Residential zoning districts along its southern, eastern, and western boundaries. Other areas guided for RAD development are primarily surrounded by rural residential, agricultural, or public open space uses.

Findings that Support No Change to the Comprehensive Plan (Leave Subject Property as RAD):

- 1) There have been no changes in circumstances since the Land Use Section of the Comprehensive Plan was updated in 2006 that warrant revisions to increase or transfer density to the subject site.
- 2) Higher density residential development is encouraged in areas that will be served by public sanitary sewer where the provision of these services is more cost-effective and where the City will receive credit towards the REC unit counts mandated under its Memorandum of Understanding with the Metropolitan Council.
- 3) The Housing Chapter of the Comprehensive Plan specifically states that any future senior-specific housing in Lake Elmo will be best accommodated within the Old Village Area due to proximity to goods, services, and public facilities.
- 4) The subject site does not demonstrate any characteristics that are substantially different from other areas guided for RAD development in the City of Lake Elmo or that would indicate that higher density development is more appropriate in this area than any other site within the City.
- 5) The City is has recently adopted major Comprehensive Plan amendment related to development in the Old Village Area and the I-94 corridor. Given the current market conditions, the City encourages higher density development in areas that would help off-set the significant infrastructure costs required to serve these areas.
- 6) Higher density housing is not consistent with the City's stated goals to preserve and enhance its rural character, especially when planned in areas that are guided for Rural Agricultural Density.
- 7) Build-out of existing empty lots in platted and developed OP developments is encouraged over the creation of new development and service areas in the community
- 8) New access that would be needed to support development on the subject site does not conform to the City's Transportation Plan that encourages limited access to major collector roads and is inconsistent with the City's access spacing guidelines.

DRAFT FINDINGS

Please refer to the comments in the previous section.

RECCOMENDATION:

Staff is recommending that the Planning Commission review the materials present above, attached to this report, and previously considered by the Commission during its deliberations regarding the City’s rural development areas and make a recommendation to the City Council to either:

- a) approve an amendment to the Lake Elmo Comprehensive Plan to change the future land use designation of property at 9434 Stillwater Boulevard North from RAD-ALT to RAD based on the “Findings that Support a Comprehensive Plan Amendment” as presented above or as otherwise modified by the Planning Commission; or
- b) make no changes to the Lake Elmo Comprehensive Plan based on the “Findings that Support No Change to the Comprehensive Plan” as presented above or as otherwise modified by the Planning Commission.

ATTACHMENTS:

- 1. Staff Report – 5/4/10 City Council Meeting
- 2. Location Map
- 3. Proposed Map Amendment

ORDER OF BUSINESS:

- IntroductionCommunity Development Director
- Report by StaffCommunity Development Director
- Questions from the Commission Chair & Commission Members
- Public Hearing CommentsChair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

City of Lake Elmo Planning Department
Comprehensive Plan and Zoning Text Amendment

To: **City Council**

From: Kyle Klatt, Planning Director

Meeting Date: **5/4/10**

Applicant: **Tammy Malmquist**

Owner: Tammy Malmquist; Marlene Friedrich

Location: **9434 Stillwater Blvd N**

Zoning: RR – Rural Residential

Introductory Information

***Application
Summary:***

The City of Lake Elmo has received an application from Tammy Malmquist, 8549 Ironwood Trail North, for a Comprehensive Plan Amendment, Zoning Text Amendment, Open Space Preservation (OP) Development Concept Plan, and Planned Unit Development (PUD) Concept Plan. The individual elements of this request have been made to allow the establishment of a 40-unit senior living multi-family building, 10 townhouse units, and a farm-themed preschool on a 30.9 acres parcel at 9434 Stillwater Boulevard North. The request would incorporate the existing family care facility that is located adjacent to this property at 9442 Stillwater Boulevard North. As the current owner of the 30.9-acre parcel, Marlene Friedrich has signed as a co-applicant to this request.

Given the complex nature of this application, Staff has recommended that the City review focus first on the Comprehensive Plan and Zoning amendments before proceeding with a discussion of the OP Development and PUD Concept Plans. To facilitate this two-tiered review, separate public hearings and agenda items have been scheduled at different times with the Planning Commission as follows:

- April 26: Comprehensive Plan and Zoning Text Amendments
- May 10: OP Development and PUD Concept Plans

The primary reason for the staged review is to take the bigger picture items first, and then advance with the detailed plan reviews if warranted. This process will save time and effort if there is no support by the City Council to move forward with the Comprehensive Plan and Rezoning. If these elements of the application are approved, it would allow the required Met Council review to proceed while the City is considering the development Concept Plans.

The Planning Commission reviewed and conducted a public hearing on both the Comprehensive Plan and Zoning Text Amendments, and made a recommendation to the City Council on the first issue at its meeting on April 26th. The Commission tabled its discussion on the latter issue and directed staff to prepare an alternate ordinance to consider in addition to the amendments requested by the applicant. The ordinance will be brought back before the Planning Commission at its next meeting, prior to discussion on the OP Development and PUD Concept Plans.

**Application
Details:**

As noted above, there are four distinct components of the applicants request, which include the following:

Comprehensive Plan Amendment. The proposed amendment would change the future land use designation of the parcel located at 9434 Stillwater Boulevard North from RAD (Rural Agricultural Density – 0.45 dwelling units per acre) to RAD2 (Rural Agricultural Density – 2 dwelling units per acre). This change is necessary to move forward with the proposed development because the current designation as RAD would limit the overall number of units on the site to 14 units and the project that has been requested is for 51 units (1.7 units per acre), in addition to the existing single family residential site and proposed farm school. The applicant has proposed shifting density from an area guided for RAD2 west of the applicant’s property to this site in order to avoid any impacts to the overall population projections in the Comprehensive Plan.

Zoning Text Amendments. The applicant has requested an amendment to the OP Open Space Preservation Ordinance to add requirements for development in areas that are guided RAD2, and more specifically, to amend the OP District to allow for the proposed multi-family senior living facility and farm-based preschool. The current OP Ordinance does not contain any provisions that would allow residential development to exceed a density of 0.45 units per acre (or 18 units per 40 acres), and although one section ties the maximum allowed density to the Comprehensive Plan, another section very specifically limits densities in OP developments to 18 units per 40 gross acres of buildable land. The other proposed amendments to this section include the following:

- Adding Multi-Family Senior Housing buildings (only in areas guided for RAD2) and Farm Schools for preschool and school-aged children to the list of allowable uses in an OP development.
- Reducing the minimum land area for an OP development from 40 to 20 acres in areas guided RAD2.
- Reducing the amount of contiguous land required in open areas from 10 to 5 acres for land guided RAD2.
- Reducing the required buffer setback in areas guided RAD2 to 50 feet from 200 feet.
- Adding standards for Senior Housing Buildings in the OP minimum district

requirements table.

OP – Open Space Preservation (OP) Development Concept Plan. The ultimate objective of the Comprehensive Plan and Zoning Text Amendments described above is to allow the development of a 40-unit senior housing building, 10-unit townhouse development, and farm-based preschool on a 30.9-acre property located at 9434 Stillwater Boulevard North. Should the City adopt the requested OP District changes, the applicant would be able to submit a request for the proposed development in accordance with the requirements for new OP Open Space Preservation projects. The first step in this process is the submission of a concept plan for review, and all plans and information required as part of this submission have been included as part of the overall application. A few of the details of this proposal include the following:

- The Wunder Years day care would remain in its current location, and would be updated along with the existing house at 9434 Stillwater Boulevard North to match the proposed townhouses.
- A community septic system is planned to serve the development.
- One access is planned off Stillwater Boulevard to serve the project area in the general location now used for access to the existing home and daycare.
- 50% of the project site area would be set aside as permanent open space in accordance with the OP district requirements.
- An open green area is planned within the center of the development area and a common architectural theme is planned throughout the development area consistent with the past agricultural use of the property.

A more detailed description and complete staff review of the proposed OP Development Concept Plan will be provided at the next Planning Commission meeting when this aspect of the request is considered. This request may only proceed if the Comprehensive Plan and Zoning amendments are approved by the City Council.

Planned Unit Development (PUD) – Concept Plan. In addition to the OP Development concept plan submission, the application also includes a request for a Planned Unit Development concept plan. A PUD is necessary to move forward with the applicant's request since the project includes a mix of uses and activities that would otherwise not be possible under current zoning regulations. The PUD portion of the request will be considered by the City in conjunction with the review schedule for the OP Development concept plan. The pending staff review will group the concept plans together for the purpose of providing an analysis of the request in a future report.

**Property
Information:**

The applicant's property is located near the intersection of Jamaca Avenue North and Stillwater Boulevard North (Highway 5). The current uses consist of the original Friederich family farmstead and related outbuildings and the Wunder Years day care

facility. Other than the agricultural fields, each of these uses would be considered a permitted residential and/or agricultural use of the property. The 30.9 acre farmstead is zoned RR – Rural Residential while the day care site is zoned R-1 Single Family Residential and is 29,670 square feet (0.68 acres) in size. Each property currently has its own access to Stillwater Boulevard via two driveways that are approximately 25 feet apart.

Other notable features of the farm property include a larger wooded area in the northeast portion of the site (referred to as the “Oak Savanna” on the concept plans) and gently rolling topography throughout the proposed project area. The 30.9-acre parcel extends westward to Jamaca Court North, and connects to this street via a narrow connection point between two existing homes. The surrounding property uses include single family homes zoned R-1 to the south and east along Stillwater Boulevard, and agricultural uses located to the north and east that are zoned A – Agriculture and RR – Rural Residential. The Washington County Landfill and Sunfish Lake Park is located further to the north and northwest for the latter.

**Applicable
Codes:**

Section 150.175 through 150.189 OP Open Space Preservation

Describes the process and requirements associated with an OP Open Space Preservation development. The applicant has requested an amendment to this section of the City Code in order to allow a multi-family senior living building and farm-based preschool as part of an OP development.

Section 154.020 Amendments

Outlines the process and requirements for requesting an amendment to the Zoning Ordinance. Of particular interest, please note Subsection (J) which reads: “Conformance with Comprehensive Plan. In granting or recommending any rezoning or other permit provided for in this chapter, the Zoning Administrator, the Planning Commission, or Council shall find that the proposed development conforms substantially to the policies, goals, and standards of the Comprehensive Plan.”

Section 154.036 RR – Rural Residential

Outlines the general requirements for the RR Rural Residential Zoning District in Lake Elmo.

Section 154.070 through 154.075. Planned Unit Development

Describes the process and requirements for submitting an application for a Planned Unit Development.

Findings & General Site Overview

Site Data: Lot Sizes: 30.9 acres and 0.68 acres

Existing Uses: Single Family Residences/Agricultural/Agricultural Outbuildings

Existing Zoning: RR – Rural Residential and R-1 Single Family Residential
Future Land Use: RAD – Rural Agricultural Density and Neighborhood Conservation
Property Identification Numbers (PID): 15-029-21-31-0001 and 15-029-21-31-0003

Comprehensive Plan and Zoning Text Amendment Review:

**Comp Plan
 Analysis
 Staff
 Comments:**

Of all the land use requests that are considered by a Planning Commission, a City has the most discretion to approve or deny proposals to amend the Comprehensive Plan. For communities within the Twin Cities metropolitan area, this discretion is limited somewhat by the Metropolitan Council, which requires cities to update their plans every ten years and has the authority to review all requests to amend an approved Comprehensive Plan. In this case, if the City decides to move forward with the proposed amendment, the proposed change will need to be reviewed by the Metropolitan Council before it can be officially adopted by the City. The update must also be submitted to adjacent communities for review and comment before the Met Council will take action on the proposal, and once accepted, there is a 60 day review period that can be extended an additional 60 days if needed.

In general, Cities may consider an amendment to a Comprehensive Plan for several reasons. Below are some specific examples as listed in the Met Council’s Local Planning Handbook:

- Changes resulting from interim planning activities such as master plans, redevelopment plans or annexation
- A need to change a land use designation to allow a proposed development.
- Routine update of a public facilities element, such as a parks plan
- A text amendment to revise a land use category, policy or other description
- A routine update to incorporate new information such as census figures

The applicant’s request clearly falls under the category of a land use designation change to allow a proposed development; however, there is much more to the Comprehensive Plan than just the simple designation of future land uses on a map. In Lake Elmo’s situation, the City’s Comprehensive Plan includes many other sections devoted to housing, provision of water service, transportation, and other elements that form a unified set of goals and objectives for the City. Any proposed land use changes should remain consistent with the other policies within the Comprehensive Plan or may otherwise need to be considered in the context of a larger update to the plan.

In order to support an amendment to a Comprehensive Plan, planners will typically try to identify circumstances that may have changed since the plan was last updated to support a change in the future land use designation or other components of a plan. For instance, market conditions may have led to assumptions concerning the rate of growth that are incorrect or a transportation improvement may have opened up new areas for development that were otherwise inaccessible. In Lake Elmo’s case, certain sections of the plan will be updated this year, while the land use section was last

updated in 2006. It is staff's opinion that, if anything, conditions have changed during this period of time in a manner that is not conducive to the request being considered by the Planning Commission. Specifically:

- The economic downturn has led to a very slow rate of build out in the more recent OP developments. It is in the best interest of the City and each affected neighborhood to encourage new building to take place on lots that are currently vacant and served with water, roads, sewer, and other services and not in new areas with no or limited existing services.
- The City is lagging well behind the development phasing planned for urban service areas (with no growth in these areas to date) while OP development have only in the past few years begun experiencing the severe downtown in building activity. A multi-family project is more typical of the type of development planned for the urban service areas.
- The City's Comprehensive Plan and the Memorandum of Understanding between Lake Elmo and the Met Council includes provisions that will allow the Council to assess penalties against the City for failure to reach target population figures in sewerred residential areas. Given the potential for penalties associated with a slow rate of build-out, larger projects should be directed to the urban service areas where they would help meet the development milestones in the Plan.
- Although it appears that the overall pattern of development in areas guided for RAD density in the Comprehensive Plan will result in a lower overall population living in these areas than previously estimated, the overall impacts to the City's infrastructure and planning policies will be much lower if the current trend is followed than by increasing the allowed densities by over four times the amounts projected in some of these areas. On the applicant's site, the current zoning would permit a density of three dwelling units (or up to 14 units if combined with adjacent parcels) verses the 51 units that have been requested.
- The re-allocation of densities throughout areas guided for RAD and RAD2 should be considered within the larger context of where these densities may best be integrated with surrounding land uses and where they can best be provided with public services (even if these services are somewhat limited in OP developments). There has been no substantial change since the land use plan was updated to indicate why the applicant's site would be better-suited for additional density verses the areas currently guided RAD2.

Other general comments from Staff:

- The applicant has proposed to re-allocate densities from an existing RAD2 property in order to permit the proposed 50-unit project without increasing the overall population projections for the City. In order to keep the overall population projections level for the City, this would reduce the density of an existing RAD2 areas to accommodate this change. There are currently around

140 total acres guided RAD2 which could theoretically accommodate up to 280 new housing units. If the proposed Comprehensive Plan amendment is approved, a net transfer of 37 units in excess of the current OP standards would be required (14 allow at .45 units per acre compared to 51 requested units). This transfer would reduce the overall density on the 140 acre sites to approximately 1.75 units per acre (or less if borrowed from just one property).

- There has been no discussions with the current property owner of the 103 acre parcels that are guided RAD2 to the west of the applicant's site that the overall density on this site may change (or any of the RAD2 guided property owners).
- Although the land use description for RAD2 notes that "limited life cycle housing" would be appropriate in these areas, there are no other references to such housing in RAD or RAD2 guided land. In fact, the housing section of the current plan states very specifically that "Any future senior-specific housing in Lake Elmo will be best accommodated within the Old Village Area due to proximity to goods, services, and public facilities. The combination of senior housing needs and village scale housing density may result in attached housing of some description".
- The Comprehensive Plan calls for the City to make some fairly substantial investments in public sanitary sewer services, and Staff recommends that any developments that exceed the base densities allowed in rural areas be directed to the urban service areas where such developments can help support the provision of these services.
- The applicant's plan would place additional traffic directly on to Stillwater Boulevard at a new intersection that is not consistent with the recently-prepared Transportation Plan. The Plan specifically encourages the use of collector streets and limiting access to major roads. The proposed project also does not comply with MnDOT's or the City's access spacing guidelines.

Based on the reasons provided above, Staff recommended that the Planning Commission recommend denial of the request to amend the Comprehensive Plan to change the future land use designation of the applicant's site from RAD to RAD2. Draft findings were also presented to the Planning Commission consistent with the review comments noted above. The Commission ultimately did not support the position taken by Staff and developed a revised list of findings that are included in the Planning Commission report that follows.

The second part of the request that was considered by the Planning Commission concerns the proposed amendments to the OP Open Space Preservation District as detailed in the applicant's submission materials and summarized by Staff in this report. Many of the changes proposed would apply on to areas designated as RAD2, and in particular, senior-living dwellings would not be permitted outside of land so designated. If approved, the proposed changes would apply to all portions of the City guided for RAD2 development, which includes 103 acres at the western edge of the City along Stillwater Boulevard and a smaller 36-acre area immediately north of 10th Street at its intersection with Manning Avenue. This would open up these parcels for

**Zoning
Amendment
Staff
Analysis:**

a similar senior-living or school project.

Looking at the proposed zoning amendments in a general sense, Staff offered the following comments for consideration by the Planning Commission:

- The current OP Ordinance does not contain provisions that would allow densities to exceed the 0.45 units per acre maximum in the code even in areas guided RAD2. At some point, this discrepancy should be addressed so that the densities allowed in the Zoning Ordinance are consistent with the Comprehensive Plan.
- If approved, the proposed amendments would not alter the maximum permitted density in areas guided RAD2, and would primarily amend the types of uses that would be permitted in such areas.
- Rather than amending the current OP Ordinance provisions, Staff would recommend that an overlay zoning district be created for RAD2 that would require compliance with all OP development standards with specific exceptions that would allow higher densities in RAD areas. This approach would leave the current OP Ordinance as-is while focusing a new overlay district only in specific areas to accommodate higher densities.
- The proposed language in 150.180 (B, 2, g) should read “per gross acres of *buildable* land” to be consistent with the current OP requirements.
- Given the allowance for larger buildings up to three stories in height, Staff recommends that the buffer setbacks (Section 150.180 B, 2, d) be left as currently written since a larger buffer should be provided in cases where there is greater potential for dissimilar uses to be located next to each other.
- The Planning Commission may want to consider whether or not Farm Schools should be permitted in all OP developments as the proposed draft would allow.
- The Zoning Ordinance only permits buildings over 35 feet in the BP Business Park and PF Public Facility zoning districts. The maximum height for Senior Housing Buildings as proposed would be 48 feet.
- The OP district standards table should include setbacks from side and rear property lines for Senior Housing Buildings.

The Planning Commission chose to table taking action on the Zoning Amendment, and requested that Staff prepare an alternate to the applicant’s proposal that would create an overlay zoning district instead of amending the existing OP Ordinance. The Commission requested that the same standards proposed by the applicant be used to draft overlay regulations.

With the separation of the concept plan review from the Comprehensive Plan and Zoning Amendments, Staff will not be providing a detailed analysis of the submitted concept plans at this time. These plans were been provided, however, as part of the Commission’s review materials since the application was submitted at one time. The project narratives and required submissions are also intertwined and are being

**Concept Plan
Issues:**

presented in one package of information rather than splitting up certain pieces of information between the two scheduled meeting and hearing dates. Also, the Planning Department has asked for all comments from other agencies and internal staff on the entire application, and all comments that have been submitted to date are included as part of the Council meeting material.

In order to give the City Council, and the applicant, a quick overview of the major issues associated with the concept plans that have been identified to date, please consider the following:

- The Minnesota Department of Transportation has indicated that it will require certain improvements to Highway 5 if access is provided as shown on the concept plan. Specifically, a right turn lane and escape lane for eastbound traffic will be required at the new entrance road.
- The City Engineer has recommended that the concept plan be revised to provide road connectivity to the east and north with the development proposal.
- The water plan does not appear to meet fire flow requirements for the proposed improvements since the new eight-inch pipe as shown on the utility plan connects to an existing four-inch water pipe at the edges of the development.
- The storm water management and drainage and erosion control plan will need to address the City's recently adopted storm water quantity and quality standards.
- A small portion of the site is located within a shoreland district and will need to comply with any applicable shoreland ordinance requirements.
- The City of Oakdale's Fire Chief has been asked to review the plans from a public safety perspective since the applicant is married to Lake Elmo's Fire Chief.
- The proposed landscape plan does not accommodate the minimum number of trees required under the OP Ordinance.
- The community septic system and a portion of the trail system are shown within and power line easement. The City should receive an acknowledgement and consent from the easement holder in order to permit these encroachments.
- Staff would suggest a greater amount of spacing between the proposed tree preservation area and the buildings and roads on the site. The City should evaluate whether or not it is appropriate to use the required open space areas for storm water retention ponds.

A more thorough review and analysis of the proposed concept plans will be forthcoming from Staff should the Comprehensive Plan and Zoning Amendments be approved by the City Council. Should approvals be granted, the City will need to discuss the review schedule with the applicant since no action may be finalized with regards to the Comprehensive Plan until the Met Council has completed its review.

Staff Recommendation: Based on the report and analysis provided above, Staff recommended that the Planning Commission recommend **denial** of the request to amend the Comprehensive Plan to change the future land use designation of 9434 Stillwater Boulevard North from RAD to RAD2. Consistent with this recommendation, Staff further recommended that the Planning Commission recommend **denial** of the proposed text amendments to the OP Open Space Preservation Ordinance.

Pending Council action on these items, a separate recommendation from Staff concerning the OP Development and PUD concept plans will presented at the next Planning Commission meeting.

Additional Information: Comments have been received for all four aspects of the applicant's request from MnDOT, Valley Branch Watershed District, the City of Oakdale Fire Department, and the City Engineer are attached for consideration by the City Council.

In addition to the applicant's submission materials, staff has also attached an aerial image of the site and Future Land Use Map from the Comprehensive Plan identifying the applicant's site and the two areas currently guided as RAD2.

Planning Commission Report:

Planning Commission Review and Public Hearing: The Planning Commission reviewed the request for a Comprehensive Plan Amendment and Zoning Text Amendment and conducted a public hearing on each of these items at its April 26, 2010 meeting. At the meeting, the following feedback was provided to the Commission:

- Tammy Malmquist explained her overall goals and objectives behind the proposed senior living and farm school project. She also introduced Jan Friedrich, who talked about her father's discussions with Mrs. Malmquist concerning the future of this property.
- Tim Freeman with Folz, Freeman, Erickson, Inc. suggested alternative findings in support of the proposed Comprehensive Plan Amendment.
- Seven people spoke in favor of the amendments needed to support the project.
- Councilmember Ann Smith addressed the Commission and reviewed some of the history behind the preparation of the Comprehensive Plan, and in particular, the creation of a separate RAD2 land use designation.
- Eight letters of support were submitted and distributed at the meeting. These letters are included as part of the Council agenda packet.
- One additional letter of support was submitted by a resident who also spoke during the public hearing.
- Staff noted that Ed Nielsen, 9498 Stillwater Boulevard North, had contacted the City via telephone earlier in the week to express his support for the project.

- The project consultant submitted a list of neighbors that had attended a March 31, 2010 meeting conducted by the applicant to discuss the project (seven neighbors were in attendance of this meeting).

The Commission reviewed the Staff recommendation and considered the comments submitted in writing and verbally at the meeting. The Planning Commission developed findings of fact to support the proposed Comprehensive Plan Amendment, and by a unanimous vote of 9-0, recommended that the City Council approve the request to change the future land use designation of the applicant's property from RAD to RAD2. The Planning Commission tabled taking any action regarding the proposed amendments to the OP Open Space Preservation Ordinance; however, and instead directed Staff to prepare an alternate to the applicant's request that would create a separate overlay district with the same standards.

The overlay district to be considered by the Planning Commission would include the following as specific exceptions to the existing OP Ordinance:

- Allowing a density of 2 units per acre.
- Adding Multi-Family Senior Housing buildings and Farm Schools for preschool and school-aged children as allowable uses.
- Reducing the minimum land area required from 40 to 20 acres.
- Reducing the amount of contiguous land required in open areas from 10 to 5 acres.
- Reducing the required buffer setback to 50 feet.
- Adding standards for Senior Housing Buildings.

In developing its findings of fact, the Planning Commission was concerned about setting precedent with the approval of the Comprehensive Plan amendment. The Commission's findings describe some aspects of this site that that the Commission has indicated set it apart from other properties that are guided for RAD development.

A complete record of the Planning Commission's findings is listed as part of the formal recommendation below.

***Planning
Commission
Recommendation:***

The Planning Commission Recommends that the City Council approve the Comprehensive Plan Amendment to change the future land use designation of the parcel located at 9434 Stillwater Boulevard North from RAD (Rural Agricultural Density – 0.45 dwelling units per acre) to RAD2 (Rural Agricultural Density – 2 dwelling units per acre). The Planning Commission further offers the following findings to support this recommendation:

- 1) The current use of this site as a working farm is unique compared to other properties designated for RAD development in the Comprehensive Plan.
- 2) The proposed request will help fulfill a need for senior housing within the community.

- 3) Recent subdivisions in areas guided for RAD development have been approved at a density below the unit levels anticipated in the Comprehensive Plan. The proposed density increase will be offset by reductions that have previously been approved or acknowledged by the City.
- 4) The applicant's site is located in close proximity to public transportation along State Highway 5, and specifically, a bus route that could provide alternate transportation options for seniors.
- 5) The applicant's site is located immediately adjacent to existing R-1 Single Family Residential zoning districts along its southern, eastern, and western boundaries. Other areas guided for RAD development are primarily surrounded by rural residential, agricultural, or public open space uses.
- 6) There has been broad public support for the proposed project and no objections from neighboring property owners have been filed with the City.

cc: Tammy Malmquist, 8549 Ironwood Trail
Folz, Freeman, Erickson, Inc.; 12445 55th Street N

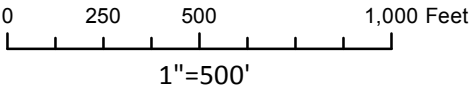


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

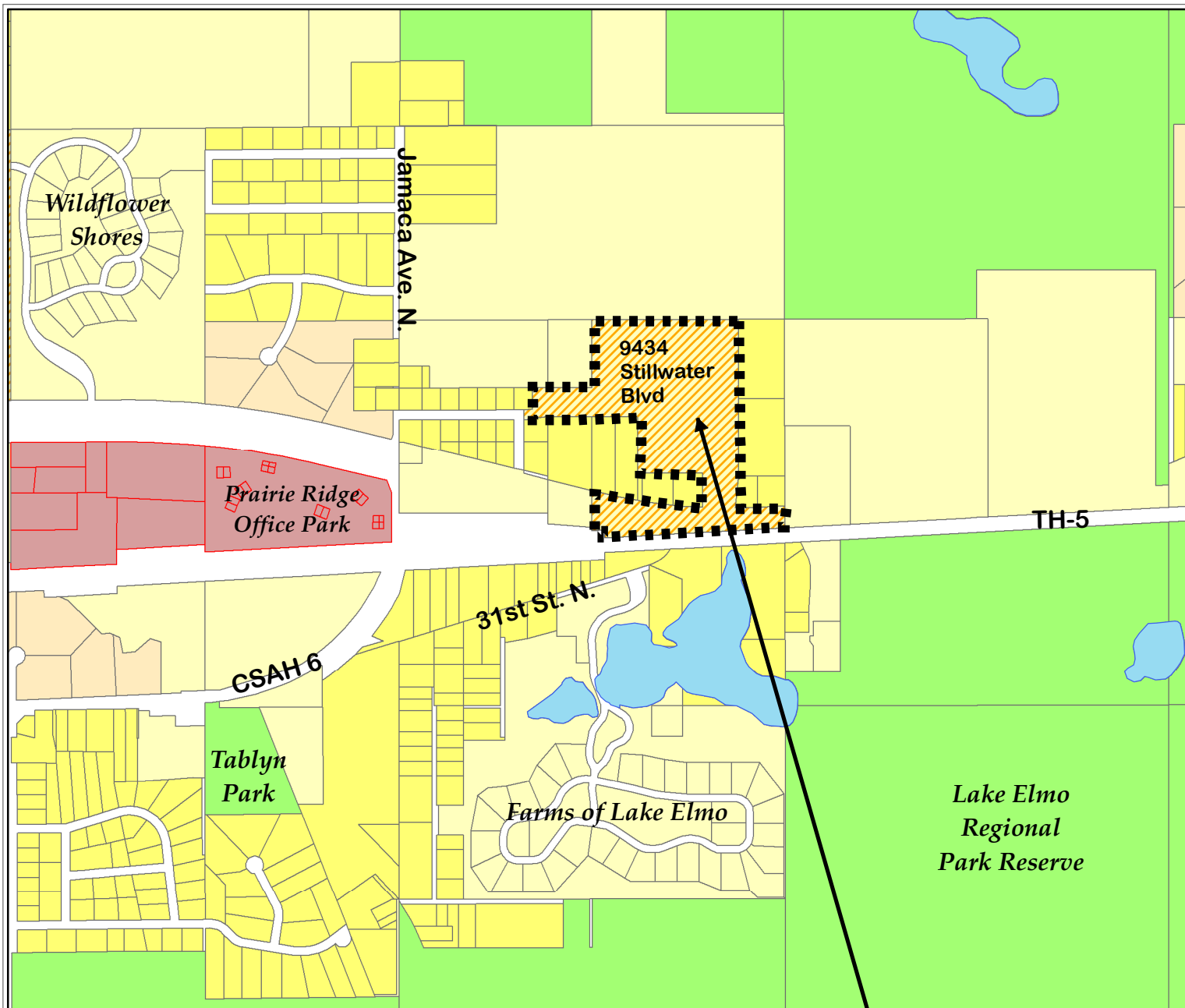
Location Map: 9434 Stillwater Blvd. N.



 9434 Stillwater Blvd. N.



Data Source: Washington County, MN
1-10-2014



Proposed Amendment: RAD-Alt to RAD

Planned Land Uses

- | | |
|------------------------------|----------------------------|
| Business Park | Urban Medium Density |
| Commercial | Urban High Density |
| Limited Business | Rural Single Family |
| Village Mixed Use | Residential Estate |
| Village Urban Low Density | Rural Area Development |
| Village Urban Medium Density | Rural Area Development Alt |
| Urban Low Density | Public/Park |



Sources: Washington County & Metro GIS
1-10-2014

Planned Land Use
Proposed CPA: 9434 Stillwater Blvd. N.
Lake Elmo Comprehensive Plan 2030





Planning Commission
Date: 1/13/14
2014 Work Plan
Item: 6a

ITEM: Planning Commission 2014 Work Plan

SUBMITTED BY: Kyle Klatt, Director of Planning

REVIEWED BY: Nick Johnson, City Planner
Rick Chase, Building Official

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review a draft work plan for 2014. The drafting of this plan follows the Commission's recent acceptance of the 2013 Annual Report, which included a brief discussion of the progress made at accomplishing the items from last years' plan of work.

It is expected that the review of development projects will take up a substantially greater amount of both Staff and Commission time next year. There are at least 10 major projects currently the early stages of review, and many of these will progress towards final plan approval over the course of 2014. The other significant work items for next year include adopting further amendments to update the Zoning Ordinance that will hopefully complete this project, drafting an update to the Village AUAR, continuing discussions with the Met Council to eliminate the Memorandum of Understanding, developing a form-based code to augment the zoning standards for the Village Mixed-Use Zoning District, and implementing new airport zoning regulations within the Village Planning Area.

The intent of the work plan is to help prioritize the projects the Planning Commission will be reviewing in the next several months, and to also help keep the Commission informed about the projects that will be undertaken by Staff during the coming year. It is expected that this will be a working document and that it will help the Commission gauge its progress at achieving some of its goals for the year.

Please note that several of the work plan items come directly from the City Council's work plan for the City as a whole. All of the items that are referenced in the Council work plan are depicted the highest priority items for the Planning Commission in 2014.

RECOMMENDATION:

Staff recommends that the Planning Commission review the draft 2014 work plan and adopt a motion to recommend submission of the plan to the City Council.

ORDER OF BUSINESS:

- Introduction Kyle Klatt, Community Development Director
- Report by staff..... Kyle Klatt, Community Development Director
- Questions/Comments from the Planning CommissionPlanning Commission

ATTACHMENTS:

- 2014 Planning Commission and Planning Department Work Plan
- Land Use Planning Section from “2014 City of Lake Elmo Work Plan”

2014 Planning Commission Work Plan - DRAFT

Prepared by the Lake Elmo Planning Commission: 1/13/14



Key:

Status :	C – Complete IP – In Progress
Date: (Completion Goal)	A – 0 to 3 months B – 3 to 6 months C – 6 to 9 months D – 9 to 12 months
Admin:	Staff Projects/Initiatives
PL:	Priority Level (1-5 with 1 being the highest priority)

Project and Description

Date (Months) PL Status

ZONING INITIATIVES

Zoning Map Updates

- Adopt map changes necessary to implement Comprehensive Plan amendments for Village A 1 IP
- General map updates and corrections C 3
- Implement zoning map changes for specific developments in the Village and I-94 Corridor. B 2

Zoning Permit Tracking

- Develop system for tracking of planning and zoning permits, including Conditional Use Permits, Interim Use Permits, Variances, Planned Developments, and other applications D 3

Zoning Text Amendments (Zoning Code Update)

- Accessory buildings A 1 IP
- Exterior storage B 2
- General performance standards C 2
- Specific development standards C 2
- Open Space Ordinance update (OP and OP-2) D 3
- Public Facilities ordinance amendments D 4

Zoning Text Amendments (General)

- Outdoor Lighting Ordinance Revisions A 1
- Animal ordinance A 1 IP
- Outdoor Wood Burning Furnaces D 5

Form-based Code

- Prepare a scope of work to be accomplished including the need for outside assistance A 1
- Draft a form-based code to supplement the Village Mixed-Use zoning district based on the scope of work C 2
- Incorporate design standards from the Design Standards Manual as part of a form-based code C 2

Airport Zoning

- Resolve zoning conflicts with the Metropolitan Airports Commission, Met Council, MnDOT, and Washington County D 1
- Implement City airport zoning regulations for the airport safety zones within the Village Planning Area D 2

Permit Software Implementation

- Complete PermitWorks database for City parcels B 4
- Add Planning Module from PermitWorks to track planning and zoning applications B 1

Sign Code Update

- Review sign code for consistency with new zoning districts and economic development goals and objectives D 3

Subdivision Ordinance

- Review ordinance for consistency with ongoing zoning amendments B 2

Development Reviews

- Savona Final Plat and Developer's Agreement A 2 IP
- Boulder Ponds Preliminary and Final Development plans B 2 IP
- Landucci Goetschel Property development B 2 IP
- Ryland/Pratt Homes Landucci Property development B 2 IP
- Hammes Property development C 2
- Chase Easton Village (Village) sketch plan review C 2 IP
- Engstrom Village development C 2
- Gonyea Homes Village development C 2
- I-94 Commercial development C 2

PLANNING INITIATIVES

Village Area Planning

- Prepare Village Area AUAR five-year update A 1
- Participate in Lake Elmo Avenue/Village Storm Water study with Washington County C 2
- Consider undertaking Village market area study through U of MN extension service C 3

<ul style="list-style-type: none"> Develop street design and cross section for Village Parkway 	A	1	IP
I-94/10th Street Corridor Planning			
<ul style="list-style-type: none"> Develop street design and cross section for 5th Street minor collector road 	A	1	IP
General Comprehensive Planning			
<ul style="list-style-type: none"> Reduce the population expectations to 18,000 by 2040 	A	1	IP
<ul style="list-style-type: none"> Eliminate the Memorandum of Understanding with the Met Council 	B	1	IP
<ul style="list-style-type: none"> Review Comp Plan for consistency with I-94 Corridor and Village land use plan amendments 	D	4	
<ul style="list-style-type: none"> Prepare rural development area study to consider future development options for rural areas 	C	2	
<ul style="list-style-type: none"> Consider Comprehensive Plan Amendment for “Friedrich Property” on Stillwater Boulevard 	A	1	IP
<ul style="list-style-type: none"> Consider Comprehensive Plan amendments to eliminate remaining RAD-ALT land use parcels 	C	2	
<ul style="list-style-type: none"> Review individual projects for compliance with the Comprehensive Plan 	C	3	
Park Planning			
<ul style="list-style-type: none"> Create a master plan for selected City parks, provide assistance to Parks Commission as needed 	D	3	
<ul style="list-style-type: none"> Review park plans for individual developments with the Park Commission 	A	2	IP
<ul style="list-style-type: none"> Conduct comprehensive mapping of existing private and public trail systems (using GPS where appropriate) 	D	4	
<ul style="list-style-type: none"> Work with the Trail Sub-Committee to identify alignments and funding for future priority trail segments, including the Lake Elmo Regional Trail 	C	2	IP
<ul style="list-style-type: none"> Update Park Plan in City’s Comprehensive Plan 	D	2	
<ul style="list-style-type: none"> Update Trail Plan in City’s Comprehensive Plan 	D	2	
Capital Improvement Plan			
<ul style="list-style-type: none"> Planning Commission review of 2014-2018 Capital Improvement Plan for consistency with the Comprehensive Plan 	D	2	
General Planning Studies			
<ul style="list-style-type: none"> Conduct review of 201 (community) septic system policies and management practices. Develop system for proper oversight, billing, and maintenance of community systems. 	D	5	IP
Economic Development Support			

- Provide support and assistance to City Administrator and Economic Development Authority (EDA) as needed for economic development activities D 3
- Maintain list of business in Lake Elmo on City web site D 5

ADMINISTRATIVE INITIATIVES

Developer's Agreements and Escrows

- Fully implement developer's agreement and escrow process A 1 IP

Building Division

- Monitor status of staffing within building inspection department; consider staffing needs in 2014 and beyond C 3
- Develop disaster preparedness manual for Lake Elmo D 3

Gateway Corridor Commission

- Act as City representative for Technical Advisory Commission A 3
- Provide support for environmental study and alternatives analysis review for Lake Elmo/Woodbury alignment

Permit Tracking Software

- Complete move of planning file system to PermitWorks software A 3

Code Enforcement

- Follow updated code enforcement program with the Building Inspector as the City's code enforcement officer B 3

File Archiving and Management

- Scan Planning and Building Department files into the City laserfische system D 3

Engineering Projects

- Provide planning assistance as needed for regional trunk sewer project A 2 IP

Policy and Procedures Review

- Streamline and improve policies and procedures for the handling of routine matters (variances, site plan review, setbacks, etc...) C 1 IP

TRANSPORTATION PLANNING PROJECTS

- Participate in Lake Elmo Avenue (CSAH 17) study with Washington County. C 2 IP

- Participate in Manning Avenue (CSAH 15) study with Washington County. B 2 IP
- Study Village/TH-5 pedestrian facilities and connections C 4



2014 City of Lake Elmo Plan of Work

The 2014 City of Lake Elmo Plan of Work has been developed to reflect the governing principles established by the 2014 Lake Elmo City Council, which are:

1. **Efficient, low cost taxpayer serviced-based government;**
2. **Disciplined and balanced market driven growth;**
3. **Well-ordered, low regulatory burdened quality of life**

From an operational standpoint five core ideas of local government have been applied to reflect public trust and accountability. **First**, our work must be proactive and taxpayer-centered. **Second**, the program must add value to the community in all aspects. **Third**, our operations must be efficient, stable and consistently fair. **Fourth**, program must be cross-functional and team based. And **Fifth**, staff members must be allowed to demonstrate expertise in their individual fields.

Land Use Planning

Mission Statement: To thoughtfully adopt a City-wide Comprehensive Plan that maintains the open space character of the community while balancing attractive, sustainable growth opportunities that meet the requirements of the Metropolitan Council.

2014 Goals & Objectives

1. Adoption of the City Zoning Code
2. Adoption of Form Based Code for Old Village;
3. Streamline & Improve Policies /Procedures for the handling of routine land matters including but not limited to variances, site plan review, setbacks et al;
4. Reduce the population expectations to 18,000 by 2040 and eliminate the MOU with the Met Council.
5. Efficiently process / approve final plats for Lennar, Amaris, Hammes, Ryland, Gonyea, Chase, Pratt and Engstrom for future housing developments as prescribed by the Comprehensive Plan
6. Resolve zoning conflicts with the Metropolitan Airports Commission / MNDOT.
7. Add Planning module from Permit Works for project tracking.
8. Fully implement escrow and developers agreement process.



PLANNING COMMISSION
DATE: 12/09/13
AGENDA ITEM: 6B – BUSINESS ITEM
CASE # 2014 - 03

ITEM: Zoning Text Amendment – Zoning District Cleanup Amendment
SUBMITTED BY: Nick Johnson, City Planner
REVIEWED BY: Kyle Klatt, Community Development Director

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review a proposed amendment to the City's Zoning Code to eliminate zoning districts that are no longer utilized under the City's Comprehensive Plan and official Zoning Map. This action is a part of the ongoing effort to update the City's Zoning Code, a project that began in 2012. The Planning Commission is asked to review the proposed cleanup amendment in advance of a future public hearing. No formal action is required at this time.

REQUEST DETAILS

To kick off the Zoning Code Update Project, the City adopted several new urban zoning districts in 2012, including new urban residential districts and commercial districts. The purpose of this effort was to prepare for and implement the I-94 Corridor and Village Land Use Plans. Both of these plans have now been formally adopted by the City and are contained within the Land Use Chapter of the City's Comprehensive Plan. In addition, the City adopted an updated Zoning Map in May of 2013. As a result of the updates to the City's Comprehensive Plan, Zoning Map, and Zoning Code, there are now many outdated zoning districts located within the Zoning Code that no longer apply to any property in Lake Elmo and are no longer necessary to implement the City's Comprehensive Plan. For that reason, staff is recommending that the outdated zoning districts be removed from the Zoning Code to reduce overall confusion and improve the organization of the document.

The majority of the zoning districts that are no longer applicable or utilized are the former holding districts that were assigned to parcels that were guided for future sewered development. With the adoption of the updated rural zoning districts in March of 2013, the new Rural Development Transitional District (RT) replaced all of these holding districts. Therefore, these holding districts are now unnecessary. The outdated holding districts include the following:

- HD-A-BP - Agricultural Business Park Holding District (§154.034)
- HD-A-SRD - Agricultural Sewered Residential Holding District (§154.035)
- HD-RR-BP - Rural Residential Business Park Holding District (§154.037)
- HD-RR-LB - Rural Residential Limited Business Holding District (§154.038)
- HD-RR-RAD - Rural Residential Ag Density Holding District (§154.039)
- HD-RR-SRD - Rural Residential Sewered Residential Holding District (§154.040)
- HD-R1-RAD - One-Family Ag Density Holding District (§154.042)
- HD-R1-SRD - One-Family Sewered Residential Holding District (§154.043)
- HD-R3-URD - Manufactured Home Park Urban Residential Holding District (§154.046)

- HD-RE-LB - Residential Estates Limited Business Holding District (§154.049)
- HD-RE-SRD - Residential Estates Sewered Residential Holding (§154.050)
- HD-GB-BP - General Business Park Holding District (§154.052)
- HD-GB-C - General Business Commercial Holding District (§154.053)
- HD-GB-SRD - General Business Sewered Residential Holding District (§154.054)
- VR-A - Village Residential Agriculture Holding District (§154.059)
- VR-GB - Village Residential General Business Holding District (§154.060)
- VR-R1 - Village Residential One-Family Holding District (§154.061)
- VR-RR - Village Rural Residential Holding District (§154.062)
- HD-LB-SRD - Limited Business Sewered Residential Holding District (§154.066)

In addition to the non-applicable holding districts, the Zoning Code also contains multiple residential and commercial districts that are no longer valid, do not apply to any property, or have already been reorganized into the new zoning district articles in the new structure of the zoning code. These districts include the following:

- R-1 One-Family Residential (§154.041): The R-1 district has been moved and reorganized under the Rural Single Family (RS) district in Article IX – Rural Districts.
- R-3 Manufactured Home Park (§154.045): The R-3 district no longer applies to any property in Lake Elmo. The Cimarron Manufactured Home Park now is zoned MDR – Urban Medium Residential, which allows manufactured homes as a conditional use.
- R-4 Multi-Family Residential (§154.047): This district is not assigned to any property in Lake Elmo. The R-4 zoning district has been replaced with the City’s HDR – Urban High Density Residential district.
- HB – Highway Business (§154.055): This district does not apply to any property in Lake Elmo. There are no plans to utilize this zoning district in the future.
- CB – Convenience Business (§154.056): This district does not apply to any property in Lake Elmo. The CB zoning district has been replaced by the new CC – Convenience Commercial district in Article XII – Commercial Districts of the Zoning Code.
- LB – Limited Business (§154.057): The LB zoning district has been moved and reorganized into Article XII – Commercial Districts of the Zoning Code.
- BP – Business Park (§154.058): The BP zoning district has been moved and reorganized into Article XII – Commercial Districts of the Zoning Code.

After these districts are removed, there remains six zoning districts in this section of the Zoning Code: R-2 One- and Two-Family Residential, GB – General Business, PF – Public and Quasi-Public Open Space, OP - Open Space Preservation District, OZD – Overlay Zoning Use District, OP-2 - Open Space Preservation Overlay District. To provide further background regarding these districts, staff has included a general status of each district below.

Regarding the R-2 One- and Two-Family Residential district, this district must presently remain in place because the Carriage Station neighborhood in the northeast area of the City currently has R-2 PUD zoning. In the future, staff is looking at ways to reassign the zoning of this neighborhood to eliminate the R-2 district. For example, the zoning could change to LDR PUD,

and all the existing standards from the original Carriage Station PUD would be carried over. Thus, the zoning change would be a change in name only, and the standards for the neighborhood would not change.

The GB – General Business district must also remain in place at this time. All of the GB properties in the city are located around the downtown Village Area. Once these properties are rezoned to Village Mixed-Use (VMX), the GB – General Business zoning district can be eliminated. It is staff’s intention to complete this zoning map amendment in the 1st quarter of 2014.

Regarding the PF – Public and Quasi-Public Open Space and OP-2 – Open Space Preservation Overlay District, these districts must remain at this time. However, staff would propose to renumber these districts to match the new organizational structure of the Zoning Code. Under the proposed renumbering, the PF district would go to Article XIII – Public and Semi-Public Districts (§154.600), and OP-2 district would be moved to Article XV – OP-Alt District (§154.700).

At this time, staff is proposing to leave the OP – Open Space Preservation District in place due to the fact that the OP Ordinance is located in Chapter 150 of the City Code (§150.175). Staff would propose to move this district and supporting information into the same location in the Zoning Code as part of a comprehensive amendment of the OP Ordinance in the future.

Finally, staff is recommending to leave the OZD – Overlay Zoning Use District in place at this time. While it is not currently applied to any property in Lake Elmo, there may be areas of environmental sensitivity or other restrictions that may warrant the use of this district in the future.

As the Zoning Code Update Project moves forward, it is likely that there will need to be additional cleanup amendments in the future. Updating the Zoning Code on a larger scale typically results in remaining areas of outdated or disorganized ordinances. As the City moves forward on updating the Zoning Code, staff will continue to bring forward cleanup amendments when appropriate.

RECCOMENDATION:

No formal action is required at this time. Staff is available to answer any questions related to the Zoning Code Update Project.

ATTACHMENTS:

- 1. Draft Ordinance Cleanup
- 2. City’s Official Zoning Map
- 3. Updated Zoning Code Structure

ORDER OF BUSINESS:

- Introduction.....Planning Staff
- Report by StaffPlanning Staff
- Questions from the Commission..... Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members



**Draft Zoning District Cleanup
Planning Commission, 1-13-2014**

Zoning Districts

- 154.030 Classifications
- 154.031 Boundaries
- 154.032 Zoning district map
- ~~154.034 HD A BP Agricultural Business Park Holding District~~
- ~~154.035 HD A SRD Agricultural Sewered Residential Holding District~~
- ~~154.037 HD RR BP Rural Residential Business Park Holding District~~
- ~~154.038 HD RR LB Rural Residential Limited Business Holding District~~
- ~~154.039 HD RR RAD Rural Residential Ag Density Holding District~~
- ~~154.040 HD RR SRD Rural Residential Sewered Residential Holding District~~
- 154.041 R-1 One-Family Residential
- ~~154.042 HD R1 RAD One-Family Ag Density Holding District~~
- ~~154.043 HD R1 SRD One-Family Sewered Residential Holding District~~
- 154.044 R-2 One- and Two-Family Residential
- ~~154.045 R-3 Manufactured Home Park~~
- ~~154.046 HD R3 URD Manufactured Home Park Urban Residential Holding District~~
- ~~154.047 R-4 Multi-Family Residential~~
- ~~154.049 HD RE LB Residential Estates Limited Business Holding District~~
- ~~154.050 HD RE SRD Residential Estates Sewered Residential Holding District~~
- 154.051 GB – General Business
- ~~154.052 HD GB BP General Business Park Holding District~~
- ~~154.053 HD GB C General Business Commercial Holding District~~
- ~~154.054 HD GB SRD General Business Sewered Residential Holding District~~
- ~~154.055 HB Highway Business~~
- ~~154.056 CB Convenience Business~~
- ~~154.057 LB Limited Business~~

~~154.058 BP Business Park~~

~~154.059 VR-A Village Residential Agriculture Holding District~~

~~154.060 VR-GB Village Residential General Business Holding District~~

~~154.061 VR-R1 Village Residential One Family Holding District~~

~~154.062 VR-RR Village Rural Residential Holding District~~

154.~~600063~~ PF – Public and Quasi-Public Open Space

154.064 OP - Open Space Preservation District

154.065 OZD – Overlay Zoning Use District

~~154.066 HD-LB-SRD Limited Business Sewered Residential Holding District~~

154.~~700067~~ OP-2 - Open Space Preservation Overlay District

ZONING DISTRICTS

§ 154.030 CLASSIFICATIONS.

For the purpose of this chapter, all land in the city is divided into zoning districts. The zoning districts shall be identified by the following classifications, including those districts identified in § 154.350:

- | | | |
|-----|----------------------|---|
| (A) | AG or A | Agriculture |
| (B) | HD-A-BP | Agricultural Business Park Holding District |
| (C) | HD-A-SRD | Agricultural Sewered Residential Holding District |
| (D) | R-R | Rural Residential |
| (E) | HD-RR-BP | Rural Residential Business Park Holding District |
| (F) | HD-RR-LB | Rural Residential Limited Business Holding District |
| (G) | HD-RR-RAD | Rural Residential Ag Density Holding District |
| (H) | HD-RR-SRD | Rural Residential Sewered Residential Holding District |
| (I) | R-1 | One Family Residential |

(J)	HD-R1-RAD	One-Family Ag-Density Holding District
(K)	HD-R1-SRD	One-Family Sewered Residential Holding District
(L)	R-2	One- and Two-Family Residential
(M)	R-3	Manufactured Home Park
(N)	HD-R3-URD	Manufactured Home Park Urban Residential Holding District
(O)	R-4	Multi-Family Residential
(P)	RE	Residential Estates
(Q)	HD-RE-LB	Residential Estates Limited Business Holding District
(R)	HD-RE-SRD	Residential Estates Sewered Residential Holding District
(S)	GB	General Business
(T)	HD-GB-BP	General Business Park Holding District
(U)	HD-GB-C	General Business Commercial Holding District
(V)	HD-GB-SRD	General Business Sewered Residential Holding District
(W)	HB	Highway Business
(X)	CB	Convenience Business
(Y)	LB	Limited Business
(Z)	HD-LB-SRD	Limited Business Sewered Residential Holding District
(AA)	BP	Business Park
(BB)	VR-A	Village Residential Agriculture Holding District
(CC)	VR-GB	Village Residential General Business Holding District
(DD)	VR-R1	Village Residential One-Family Holding District
(EE)	VR-RR	Village Rural Residential Holding District
(FF)	PF	Public and Quasi-Public Open Space

(GG) OP Open Space Preservation District

(HH) OZD Overlay Zoning Use District

(1997 Code, § 300.07 Subd. 1) (Am. Ord. 97-192, passed 6-19-2007; Am. Ord. 97-195, passed 7-17-2005; Am. Ord. 2012-062, passed 9-18-2012)

Cross-reference:

Open Space Preservation District, see Ch. 150

§ 154.031 BOUNDARIES.

Please see § 154.351.

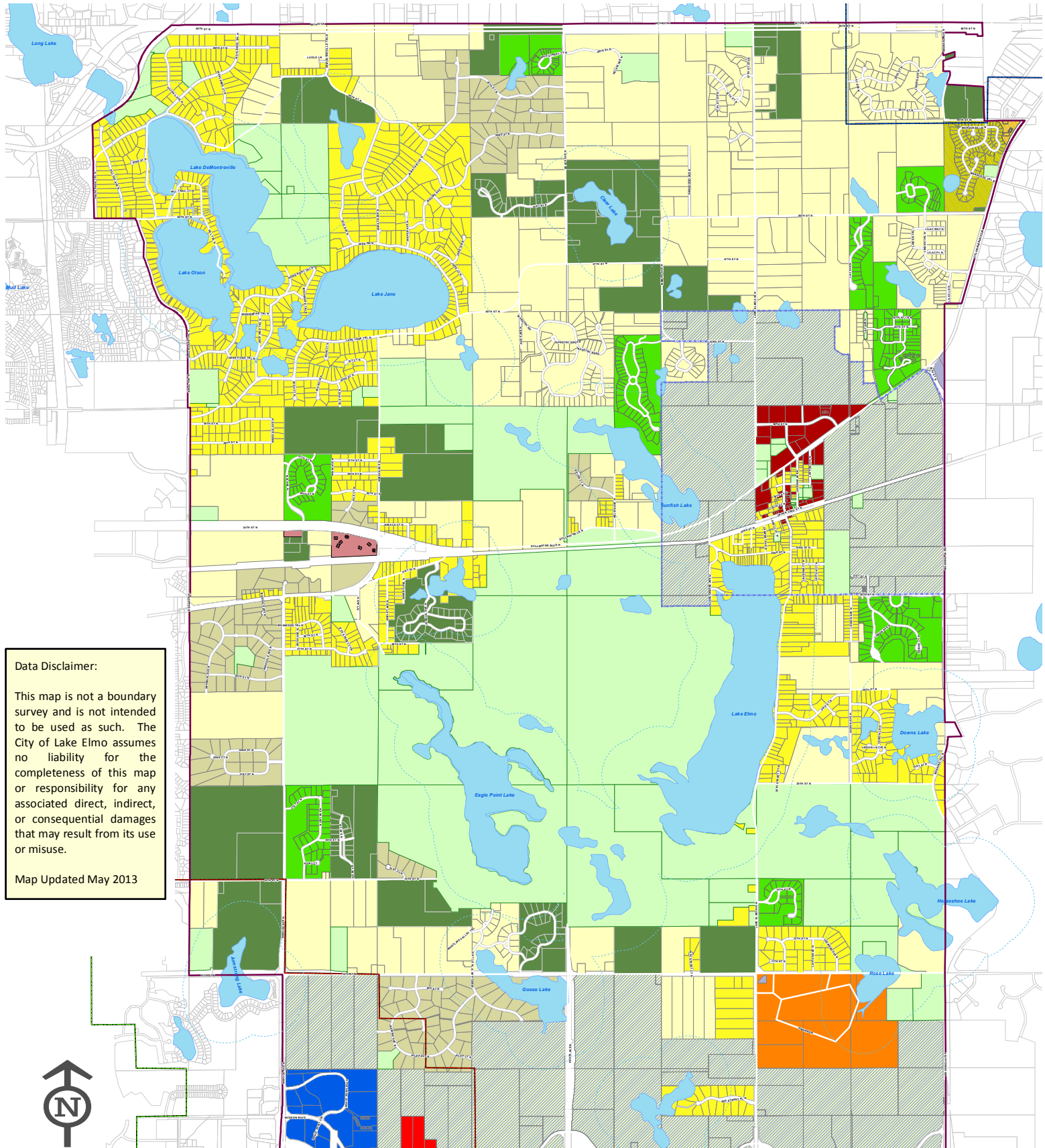
(Ord. 2012-062, passed 9-18-2012)

§ 154.032 ZONING DISTRICT MAP.

Please see § 154.351.

(Ord. 2012-062, passed 9-18-2012)

Lake Elmo Zoning Map



Data Disclaimer:

This map is not a boundary survey and is not intended to be used as such. The City of Lake Elmo assumes no liability for the completeness of this map or responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse.

Map Updated May 2013



Legend

General

- Village Area
- Lakes
- Lake Elmo Boundary
- Shoreland District Boundary

Watershed Districts

- Browns Creek
- South Washington
- Valley Branch

Zoning Districts

- | | | | | |
|----|--------|-----|--------|----|
| A | OP | HDR | CC | RT |
| RR | R2-PUD | BP | LC | PF |
| RE | LDR | C | LC-PUD | |
| RS | MDR | GB | VMX | |



Lake Elmo Planning Department
May 21, 2013

**Zoning Ordinance Update - January 2014
Organizational Structure**

Section Range		Article	Title
Start	End		
154.001	154.008	1	Introductory Provisions
154.009	154.012	2	Definitions
154.100	154.149	3	Administration and Enforcement
154.150	154.199	4	Non-Conforming Uses and Structures
154.200	154.249	5	General Regulations
154.250	154.299	6	Environmental Performance Standards
154.300	154.349	7	Specific Development Standards
154.350	154.399	8	Zoning Districts, Zoning Map, and Uses
154.400	154.449	9	Rural Districts
154.450	154.499	10	Residential Districts
154.500	154.549	11	Village Center District
154.550	154.599	12	Commercial Districts
154.600	154.649	13	Public and Semi-Public Districts
154.650	154.699	14	OP District
154.700	154.749	15	OP-Alt District
154.750	154.799	16	Planned Unit Development