

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2004 - 087

A RESOLUTION DENYING A COMPREHENSIVE PLAN AMENDMENT

WHEREAS, at its September 27, 2004 meeting, the Planning Commission conducted a Public Hearing and adopted a recommendation to deny the application of Inwood Associates for a Comprehensive Plan and Zoning Map/Ordinance to amend the Land Use Element of the Comprehensive Plan to reclassify approximately 160+ acre vacant parcel at the Southeast corner of Inwood Avenue and 10th Street North from RAD/RR (Rural Agricultural Development) to part "Mixed Use Commercial", part "High/ Medium Density Residential", and part "Single Family Residential" – all proposed uses to be served by Regional Sewer, requiring a Comprehensive Plan amendment to the Urban Service District (MUSA) based on the following Findings:

1. There is no change in conditions impacting the site that supports a Comprehensive Plan Amendment.
2. There is no demonstrated error in the Comprehensive Plan that impacts the site.
3. The site is eligible (with a Conditional Use Permit) for up to 64 dwelling units, of which up to 16 may be of a "common wall" design. That level of development intensity has resulted in significant residential development on other similar sites throughout the City over the past few years - and continues to today. There is no question that the 16 units per 40 acres residential density for which this site is eligible is reasonable use of the site. There is nothing unique regarding this site that truly distinguishes it from the many other sites in the City that have been successfully developed at 16 units per 40 acres – other than a "view" of Oakdale-style development.
4. Recent traffic studies related to on-going commercial developments in Oakdale and Woodbury have suggested that the I-94/Inwood interchange and associated service roads will approach "failure" Service Levels assuming development at the existing Lake Elmo Comprehensive Plan scale and intensity. To increase the development intensity of this site in the manner proposed by the applicants will certainly increase the traffic volumes at that interchange location, pushing the intersections into a "fail" Service level. MnDOT, County and FHWA officials have stated that there will be no funds available until well into the future to address the I-94/Inwood interchange congestion forecasts.
5. Over 50% of the Eagle Point Business Park PUD to the south remains vacant with all Public infrastructure and paid. In addition, several multiple use commercial developments exist or are under construction within a 1 mile radius of this site in Woodbury and Oakdale with hundreds of thousands of square feet available for almost any commercial use. We seriously question the Public's (and or market's) need for more commercial development in this area.

6. While Regional Sewer is installed in the Eagle Point Business Park south of this site, the available conveyance capacity is severely limited – to the extent that the City should not even be considering any “wet” user in Eagle Point – much less extending the Regional Sewer to another site as proposed by the applicant. No other Regional Sewer Interceptor capacity is available to this site, nor will it be for years – if ever.
7. The existing residential development to the east (Stonegate) is developed at a density 0.30 units per acre. At the minimum residential density allowable with Regional Sewer service (3 units per acre) a “single family” style residential development as proposed on this site would be 10 times the density of the existing neighborhood to the east. Such a large disparity of land use intensity (even if the land itself is the same) at such close proximity could adversely impact the character and property values of the existing development.

WHEREAS, at its October 5, 2004 meeting, the Lake Elmo City Council reviewed the application of Inwood Associates for a Comprehensive Plan Amendment; the City Planner’s memo of September 20, 2004; and the recommendations of the City’s Planning Commission.

WHEREAS, the Lake Elmo City Council has reviewed its records regarding the adoption of the City’s 2000 Comprehensive Plan (see City Planner memo dated September 20, 2004) and has determined that the City’s 2000 Comprehensive Plan Land Use Map designations for this site were not the result of error and that the conditions relating to the site and its surroundings have not changed significantly since the adoption of the City’s 2000 Comprehensive Plan.

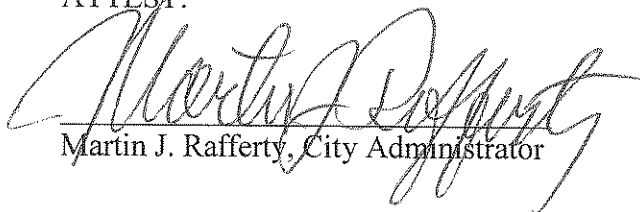
NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council denies the application of Inwood Associates for Land Use Plan reclassification from RAD/RR (Rural Agricultural Development) to part Mixed Use Commercial, part High/Medium Density Residential, and part Single Family Residential; and related rezoning based on the findings presented by the Planning Commission.

ADOPTED, by the Lake Elmo City Council on October 5, 2004.



Lee Hunt, Mayor

ATTEST:



Martin J. Rafferty, City Administrator