

CITY OF LAKE ELMO

RESOLUTION NO. 2008-018

**A RESOLUTION ORDERING AN ALTERNATIVE URBAN AREAWIDE REVIEW OF
THE LAKE ELMO VILLAGE AREA**

WHEREAS,

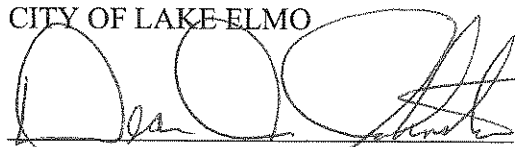
- A. There is an approximate 1,129-acre area in the City of Lake Elmo, located within portions of Sections 11, 12, 13, 14, and 23 within Township 29 North, Range 21 West in Washington County, Minnesota, as depicted on the attached Exhibit A. The property is known as the Lake Elmo Village ("Subject Property").
- B. The urbanization of the Subject Property will require environmental review in accordance with the Minnesota Environmental Review Program.
- C. The Minnesota Environmental Review Program rules provide for an Alternative Urban Areawide Review ("AUAR"), as an appropriate form of environmental review for proposed plans for the Subject Property.
- D. The City of Lake Elmo will be the Responsible Governmental Unit ("RGU") for purposes of the AUAR.
- E. The AUAR shall address the geographic area and development specified in Scenarios A, B, C, and D as depicted on the attached Exhibit B, which scenarios and Exhibit B are hereby incorporated by reference.
- F. The City of Lake Elmo has adopted a comprehensive plan that includes the elements set forth in Mn. Rules 4410.3610. subpart 1 items A to C.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo:


- 1. That pursuant to Minnesota Rules 4410.3610 subp. 3, an AUAR of the Subject Property is ordered and shall be prepared to meet all applicable requirements set forth in Minnesota Statutes Chapter 116D and Minnesota Rules Chapter 4410.
- 2. That the City of Lake Elmo as the RGU shall prepare and distribute the AUAR. Bonestroo, Inc. or its agents, is designated to prepare a draft of the AUAR for approval by the City, in accordance with Minnesota Rules 4410.3610.

DATED this 1ST day of April, 2008

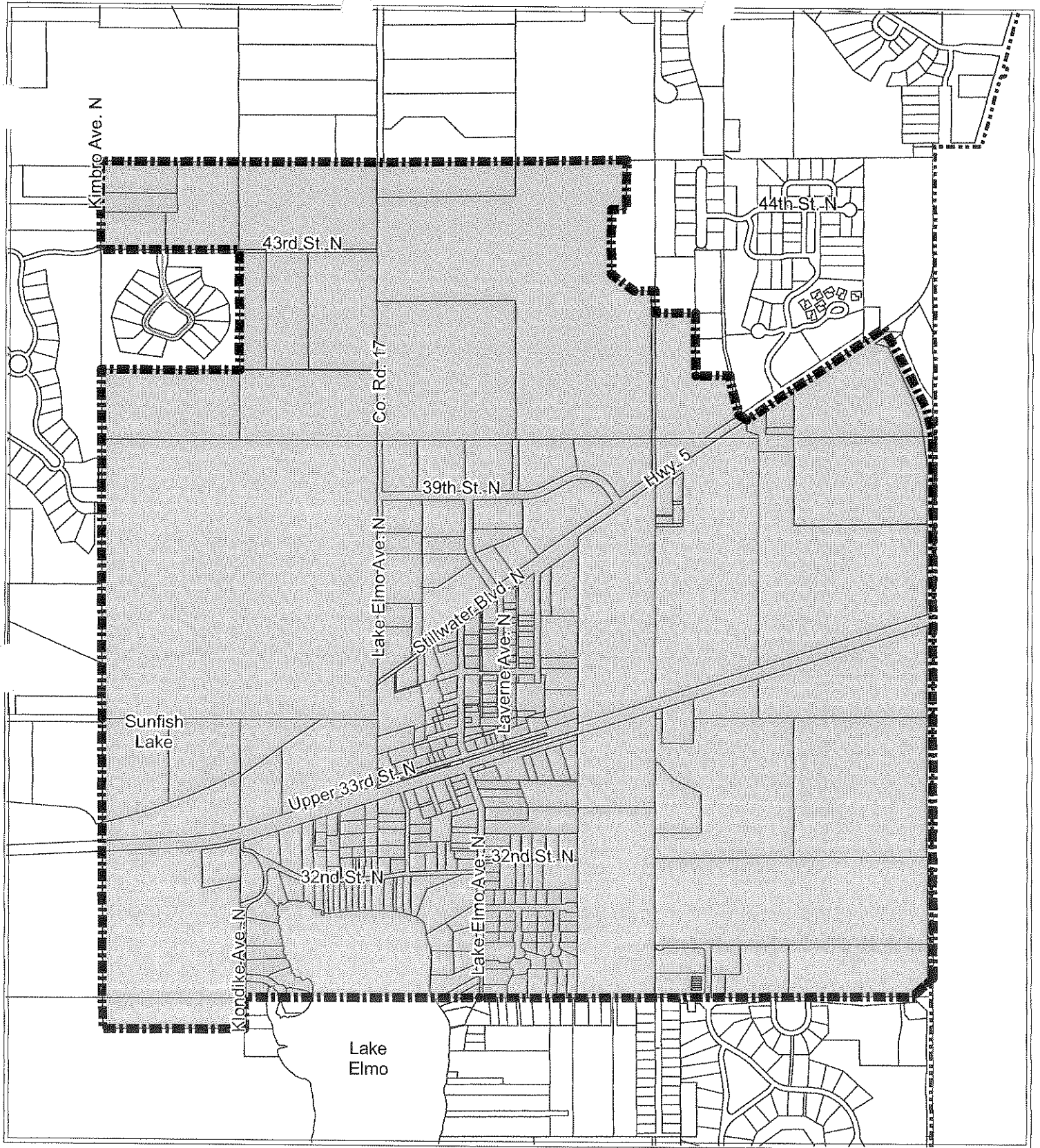
CITY OF LAKE ELMO


Dean Johnston, Mayor

ATTEST:


Susan Hoyt, City Administrator

	Ayes	Nays
Mayor Johnston	X	
Council Members:		
DeLapp		X
Johnson	X	
Smith	X	
Park	X	



Village AUAR Boundary

Exhibit A

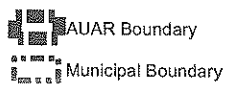
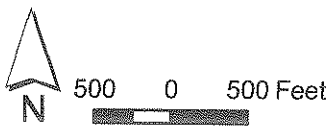
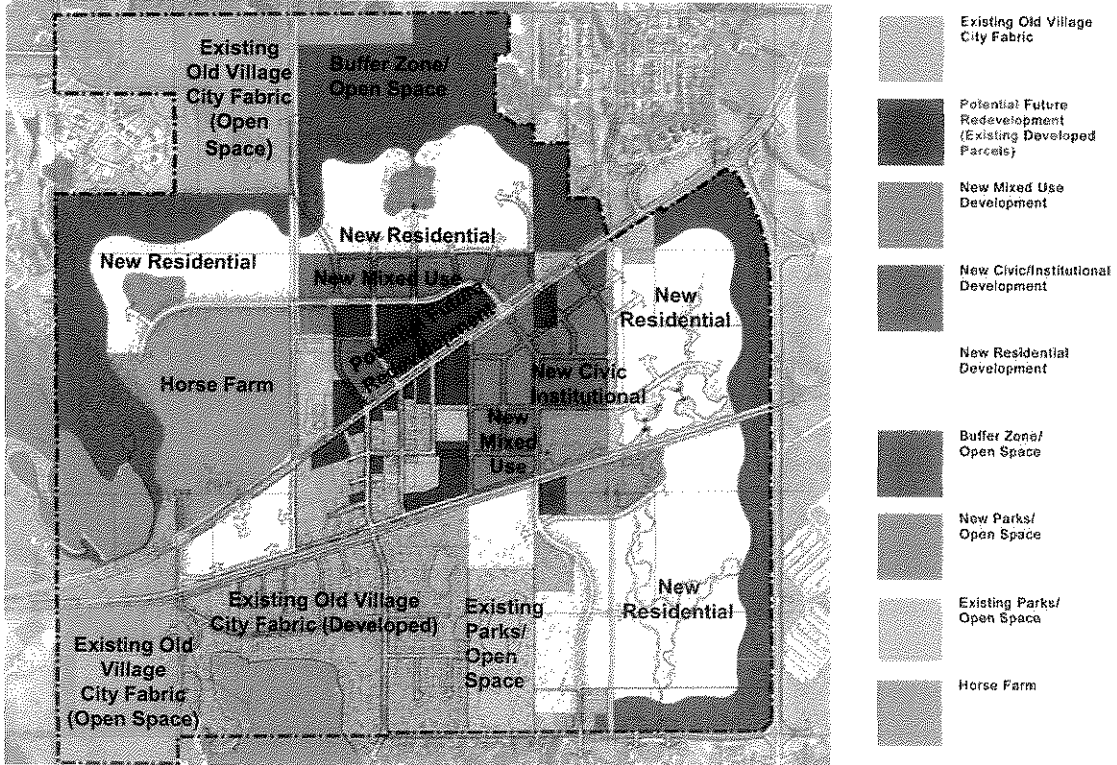


Exhibit B

Village Masterplan AUAR Development Scenarios (A, B, & C)

Village Masterplan- Composite Land Use Map

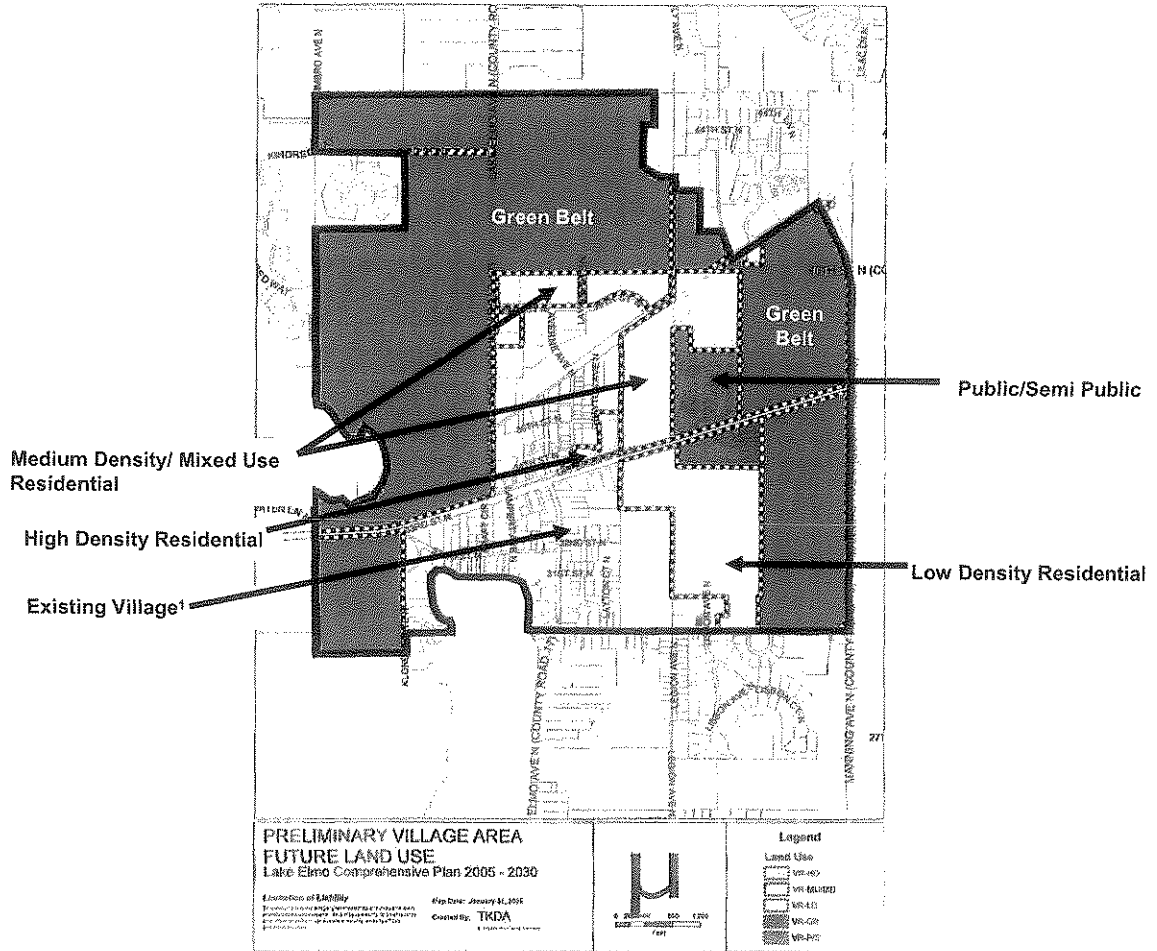


Masterplan Composite Land Use	Acres	Scenario A - 600	Scenario B -1,000	Scenario C - 1,600
New Mixed Use	72.46	-	-	-
* Mixed Use (Non-Residential) ¹	16.46	200,000 ft ²	200,000 ft ²	200,000 ft ²
* Mixed Use (Residential)	56.0	100 units	200 units	400 units
New Residential	308.55	450 units	700 units	1015 units
Potential Future Redevelopment	44.52	-	-	-
* Non-Residential ¹		250,000 ft ²	250,000 ft ²	250,000 ft ²
* Residential		50 units	100 units	185 units
New Civic/Institutional Development	16.47	200,000 ft ²	200,000 ft ²	200,000 ft ²
Buffer Zone, Open Space	226.02	No development	No development	No development
Existing Old Village City Fabric	305.67	No development	No development	No development
Existing Open Space	45.29	No development	No development	No development
Horse Farm	74.10	No development	No development	No development
New Parks/Open Space	35.35	No development	No development	No development
Total Residential Units		600 units	1,000 units	1,600 units
Total Square Footages of Non-Residential Uses		650,000 ft²	650,000 ft²	650,000 ft²

¹ Non-residential includes 300,000 ft² of commercial and 150,000 ft² of office use

Exhibit B

Required Lake Elmo Comprehensive Plan AUAR Development Scenario (Scenario D)



Village Future Land Use Designation	Acres	Housing Units	Commercial/Office (ft ²)	Institutional (ft ²)
Village Residential High Density (VR/HD)	7	102	-	-
Village Residential Low Density (VR/LD)	77	339	-	-
Village Residential Mixed Use/Medium Density (VR MU/MD)	86	465	450,000	-
Village Residential Public/Semi Public (VR P/S)	43	-	-	200,000
Village Residential Green Belt (VR GB)	717	-	-	-
No designation (existing Village Area) ¹	199	-	-	-
Total	1,129	906	450,000	200,000

¹ Refers to the "white" areas on the Village Area Future Land Use Map