

**CITY OF LAKE ELMO**  
**ORDINANCE NO. 97-115**

**AN INTERIM ORDINANCE IMPLEMENTING A DEVELOPMENT MORATORIUM ON  
CERTAIN PROPERTY WITHIN THE CITY OF LAKE ELMO**

**THE LAKE ELMO CITY COUNCIL ORDAINS:**

**1.0 Recitals.**

- A. The City Of Lake Elmo (“**City**”) has a Comprehensive Land Use Plan (“**Comprehensive Plan**”), which identifies:
1. The following parcels as being within the “LB – Limited Business” classification:  
  
Parcel 1: PIN 3302921440003  
Parcel 2: PIN 3402921330005  
Parcel 3: PIN 3402921330004  
Parcel 4: PIN 3402921340004
  2. And, the following parcel as being within the “RAD – Rural Agricultural” classification:  
  
Parcel 5: PIN 3602921340006
- B. All of the above referenced parcels are herein referred to as the “Moratorium Area Parcels.” Buildings have been constructed on Parcel Nos. 1 through 4. Parcel 5 is vacant land.
- C. The City’s Zoning Map designates all of the Moratorium Area Parcels as “GB – General Business.”
- D. There is a conflict between the designation of the Moratorium Area Parcels on the City’s Comprehensive Plan and the designation of such parcels on the City’s Zoning Map. The conflict occurs as a result of a change in the City’s Comprehensive Plan.
- E. The City is in the process of reviewing the manner in which to resolve the conflict which may include a change to its Comprehensive Plan, a change in the zoning districts and/or a change to the text of the City’s zoning regulations.
- F. In order to protect the integrity of its Comprehensive Plan, the planning process and the health, safety and welfare of the citizens of the City Of Lake Elmo, the City Council has determined that a development moratorium in appropriate.