



## MAYOR AND COUNCIL COMMUNICATION

DATE: 10/01/2013  
**REGULAR**  
ITEM #: 13

**AGENDA ITEM:** Landucci Property Comprehensive Plan Amendment

**SUBMITTED BY:** Kyle Klatt, Planning Director

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Nick Johnson, City Planner  
Jack Griffin, City Engineer  
Planning Commission

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### SUGGESTED ORDER OF BUSINESS:

- Introduction of Item..... Staff
- Report/Presentation ..... Staff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

### PUBLIC POLICY STATEMENT

The City of Lake Elmo has received a request to amend the City's Comprehensive Plan, and specifically the future land use map, for a 19.5 acre parcel located within the I-94 Corridor. The City Council may consider such an amendment after review by the Planning Commission. Please note that this would be considered a minor comprehensive amendment but would still be subject to review and approval by the Metropolitan Council.

<b><u>FISCAL IMPACT:</u></b> None – City review costs will be reimbursed through application or escrow fees.
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### SUMMARY AND ACTION REQUESTED:

The City Council is being asked to consider a request from Ryland Homes for a Comprehensive Plan Amendment to change the future land use designation of property north of Interstate 94 and east of Lake Elmo Avenue from Medium Density Residential (MDR) to Low Density Residential (LDR). This property is located within the I-94 Corridor Planning area and was therefore part of the area that was included in the last Comprehensive Plan update approved by the City. The property is presently owned by Nathan Landucci which is under contract for purchase by Ryland Homes. Ryland would like to develop the property as a single family residential development at a density that is much lower than the future land use guidance of MDR (4.5 to 7 units per acre) that was approved as part of the Comprehensive Plan Update.

The Comprehensive Plan Amendment application was submitted in conjunction with a proposed sketch plan for the property. The sketch plan will be discussed by the City Council as a separate agenda item; however, only the Comprehensive Plan Amendment requires formal action.

Staff and the Planning Commission are recommending that the City Council approve the Comprehensive Plan amendment as described in the attached resolution and by taking the following action / with the following motion:

***“Motion to adopt Resolution No. 2013-086, Approving request by Ryland Homes to amend the Lake Elmo Comprehensive Plan”***

**BACKGROUND INFORMATION:**

Attached is the original detailed Staff report that was provided to the Planning Commission regarding the applicant’s request for a Comprehensive Plan Amendment, which includes general information about the application, details concerning the request, a summary of the relevant planning and zoning issues, a review and analysis of the requested amendment, draft findings, and the Staff recommendation to the Planning Commission. This report also includes a map depicting the specific area that would be changed from the MDR to LDR land use category if approved by the Council.

**PLANNING COMMISSION REPORT:**

The Planning Commission reviewed the Comprehensive Plan Amendment at its September 23, 2013 meeting and conducted a public hearing on the request at this time. The Commission generally discussed how the potential impacts of the requested change and how it may impact the City’s Memorandum of Understanding with the Met Council. Staff noted that the proposed amendment area was small enough that it would not have a significant impact on the City’s overall population and household projections. It was also noted that the Comprehensive Plan specifically included a range of densities in each land use category to account for site specific variations in housing densities.

During the public hearing, the Commission received testimony from two neighboring property owners as follows:

- Steve Schoonmaker, representing the industrial property to the each of the applicant’s site, stated that he would like to see the minor collector road stay as far north on his property as possible. He did not state any objections to the amendment.
- Nicole Park, owner of one of the exception parcels along Lake Elmo Avenue, submitted a letter expressing her support for the amendment.

The Commission did not make any modifications to the findings of fact as drafted by Staff and unanimously recommended approval of the Comprehensive Plan amendment as presented.

**PLANNING COMMISSION RECCOMENDATION:**

Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the request by Ryland Homes to amend the Lake Elmo Comprehensive Plan by changing the future land use designation of property immediately east of Lake Elmo Avenue and approximately ¼ mile north of Interstate 94 from MDR – Medium Density Residential to LDR – Low Density Residential by taking the following action / with the following motion:

***“Motion to adopt Resolution No. 2013-086, Approving request by Ryland Homes to amend the Lake Elmo Comprehensive Plan”***

**ATTACHMENTS:**

1. Resolution No. 2013-086
2. Staff Report (9/23/13 Planning Commission Meeting)
3. Application Form
4. Legal Description
5. Application Narrative
6. Future Land Use Map (Map 3-3 from Comprehensive Plan)
7. Proposed Amendment: MDR to LDR
8. Location Map