

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2013-86**

*RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO  
COMPREHENSIVE PLAN*

**WHEREAS**, the City of Lake Elmo has established a Comprehensive Plan that provides a compilation of background data, policy statements, standards, and maps, which help to guide the future physical, social, and economic development of the City; and

**WHEREAS**, Ryland Homes, 7599 Anagram Drive, Eden Prairie, MN, (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) to amend the Lake Elmo Comprehensive Plan, a copy of which is on file in the City Planning Department; and

**WHEREAS**, the request to amend the Comprehensive Plan was submitted along with a sketch plan for a proposed single-family residential subdivision; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on September 23, 2013 to consider the request to amend the Comprehensive Plan; and

**WHEREAS**, on September 23, 2013 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the request to amend the Comprehensive Plan; and

**WHEREAS**, the City Council reviewed the recommendation of the Planning Commission and the proposed amendment to the Comprehensive Plan at a meeting on October 1, 2013; and.

**NOW, THEREFORE**, based upon the testimony elicited and information received, the City Council makes the following:

**FINDINGS**

- 1) That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission.
- 2) That the request to is to amend the Future Land Use Map (Map 3-3 in Chapter III – *Land Use Plan*) in the Lake Elmo Comprehensive Plan, and to specifically change the future land use designation a parcel of land located east of Lake Elmo Avenue and approximately ¼

mile north of Interstate 94 (PID 36.029.21.32.0008; commonly known as the Country Air Golf Practice Facility) from MDR – Medium Density Residential to LDR – Low Density Residential.

- 3) That the Comprehensive Plan Amendment will apply to property legally described in the attached Exhibit “A”.
- 4) That the proposed area impacted by the proposed amendment is relatively small and will not have a significant impact on the City’s ability to achieve its 2030 household and population forecasts.
- 5) That current market conditions are not favorable for multi-family and single family attached housing, yet it is in the City’s interests to accommodate market-driven development at present in order to provide a reasonable return on recent major infrastructure improvements.
- 6) That the City is continuing to work towards potential reductions to the 2030 growth targets specified in the Met Council MOU that will likely reduce the amount of areas in the community that are guided for high density housing.

**NOW, THEREFORE, BE IT RESOLVED**, that based on the foregoing, the Lake Elmo City Council hereby approves the Applicant’s request to amend the Lake Elmo Comprehensive Plan, subject to and contingent upon the following:

- 1) Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved. Acknowledgement of these comments and final adoption of the Comprehensive Plan Amendment will require formal action by the City Council.

Passed and duly adopted this 1<sup>st</sup> day of October 2013 by the City Council of the City of Lake Elmo, Minnesota.

---

Mike Pearson  
Mayor

ATTEST:

---

Adam Bell  
City Clerk