



MAYOR & COUNCIL COMMUNICATION

DATE: 7/22/14
SPECIAL MEETING
ITEM # III
ORDINANCE 08-113

AGENDA ITEM: Zoning Map Amendments – Perfecting Amendments

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Planner
- Report/Presentation..... ..City Planner
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve an updated Zoning Map to adopt the appropriate zoning for recently approved subdivision and development projects and to make other map corrections to bring the map into conformance with the City's Comprehensive Plan.

The Planning Commission considered the proposed zoning map amendments at its July 14, 2014 meeting and a summary of the Commission's report and recommendation are included below.

FISCAL IMPACT: There are no direct fiscal impacts to the City associated with the proposed Zoning Map Amendment.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to adopt an updated Zoning Map that addresses several land use and development projects that have recently been approved by the City. Staff and the Planning Commission are also recommending amendments that will remove the transitional zoning for several properties in the Village that are

guided for rural/agricultural use as part of the Village Open Space Plan in addition to other minor corrections from previous maps.

The Planning Commission considered this matter at its July 14, 2014 meeting and recommended approval of the proposed zoning map amendments.

The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance No. 08-113 adopting a revised zoning map for the City of Lake Elmo”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: All of the requested changes to the Zoning Map are based on approvals given or actions already taken by the City, or are intended to bring the Map into conformance with the Comprehensive Plan. The proposed changes include the following:

Parcel/Description	Existing Zoning	Proposed Zoning
Well Number 4 – 11210 50 th Street North	RR	PF - Public Facilities
5 parcels west of Lake Elmo Avenue and north of 43 rd Street (Village Planning Open Space)	RT	A – Agriculture
3 parcels west of Lake Elmo Avenue and south of 43 rd Street (Village Planning Open Space)	RT	RR – Rural Residential
Parcel immediately north of Village Preserve Development and east of Lake Elmo Avenue (Village Planning Open Space)	RT	RR – Rural Residential
3280 Klondike Avenue	RT	RS – Rural Single Family Residential
3150 Klondike Avenue	RT	A – Agriculture
3000 Klondike Avenue	RT	RR – Rural Residential
11580 30 th Street N	RT	RS – Rural Single Family Residential
3075 Lisbon Avenue N	RT	RS – Rural Single Family Residential
11520 30 th Street North	RT	RS – Rural Single Family Residential
3080 Lisbon Avenue N	RT	PF – Public Facility
3040 Lisbon Avenue N (Townhouses)	RT	RS – Rural Single Family Residential
Hammes Estates	RT	LDR – Low Density Residential

Northwest quadrant of I-94 and Keats Avenue (includes Kwik Trip site)	RT	C – Commercial
Hunter’s Crossing	RT	LDR – Low Density Residential
Air Lake Development – northeast quadrant of I-94 and Lake Elmo Avenue	RT	BP – Business Park

Because the proposed map amendments are intended to address developments or projects that have already been approved by the City, Staff recommended approval of all changes as presented.

The Planning Commission conducted a public hearing on the proposed map amendments at its July 14, 2014 meeting. No one spoke at the hearing and the Planning Commission unanimously recommended approval of the amended Zoning Map as presented (4 ayes and 0 nays).

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• The proposed Zoning Map amendments brings the map up to date with the approval of recent development projects.• The amendment establishes rural zoning for parcels in the Village guided for rural/open space land use. |
| Weaknesses | <ul style="list-style-type: none">• None |
| Opportunities | <ul style="list-style-type: none">• Staff is recommending adopting several amendments together rather than taking additional time to review each change separately. |
| Threats | <ul style="list-style-type: none">• None |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve an updated Zoning Map to adopt the appropriate zoning for recently approved subdivision and development projects and to make other map corrections to bring the map into conformance with the City’s Comprehensive Plan. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance No. 08-113 adopting a revised zoning map for the City of Lake Elmo”

ATTACHMENTS:

1. Ordinance No. 08-113
2. Proposed Zoning Map
3. Existing Zoning Map