



## **MAYOR & COUNCIL COMMUNICATION**

**DATE:** April 21, 2015  
**CONSENT**  
**ITEM #** 6

**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

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### **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 adopt an updated Zoning Map that addresses several land use and development projects that have recently been approved by the City. The Commission is also recommending amendments that will address previous map issues in order to improve the overall consistency of the map.

The Planning Commission considered the proposed zoning map amendments at its March 23, 2015 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 other minor corrections from previous maps.

The Planning Commission considered this matter at its March 23, 2015 meeting and recommended approval of the proposed zoning map amendments.

If this item is pulled from the consent agenda, the suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Ordinance. 08-117 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
Langley Court Water Tower	RS	PF - Public Facilities
Village Preserve	RT	LDR – Low Density Residential
Village Park Preserve	RT	LDR – Low Density Residential
Easton Village	RT	LDR – Low Density Residential
3520 Laverne Avenue North	RS	GB – General Business
8282 Stillwater Boulevard North (Rear Lot)	RE	RS – Rural Single Family Residential
8308 Stillwater Boulevard North (Rear Lot)	RE	RS – Rural Single Family Residential
Parcel ID 16.029.21.34.0008 (Rear Lot)	RE	RS – Rural Single Family Residential
8364 Stillwater Boulevard North (Rear Lot)	RE	RS – Rural Single Family Residential
8428 Stillwater Boulevard North (Rear Lot)	RE	RS – Rural Single Family Residential
8488 Stillwater Boulevard North (Rear Lot)	RE	RS – Rural Single Family Residential

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 March 23, 2015 meeting. No one spoke at the hearing and the Planning Commission unanimously recommended approval of the amended Zoning Map as presented (7 ayes and 0 nays).

**BACKGROUND INFORMATION (SWOT):**

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|----------------------|--|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The proposed Zoning Map amendments brings the map up to date with the approval of recent development projects.</li><li>• The amendment fixes a map error that has a commercial property in the Village Area zoned rural single family.</li></ul> |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• None</li></ul>   |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• Staff is recommending adopting several amendments together rather than taking additional time to review each change separately.</li></ul>  |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• None</li></ul>   |

**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. If this item is pulled from the consent agenda, the suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Ordinance 08-117 adopting a revised zoning map for the City of Lake Elmo”***

**ATTACHMENTS:**

1. Ordinance 08-117
2. Proposed Zoning Map
3. Existing Zoning Map