



STAFF REPORT

DATE: 1/17/17

REGULAR

ITEM #: 11

MOTION

TO: City Council

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: HC Royal Golf Development Comprehensive Plan Amendment

REVIEWED BY: Ben Gozola, Consulting Senior Planner
Emily Becker, City Planner
Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney

BACKGROUND:

HC Golf Course Development, LLC made application for a comprehensive plan amendment to accommodate the redevelopment of the former 3M Tartan Park property on 9/12/2016. The Planning Commission held a public hearing on a proposal for a VT – Village Transitional Overlay which would include the former 3M Tartan Park properties on October 24, 2016. The Planning tabled the item to the November 14, 2016 meeting in order for Staff to draft a “Golf Course Community” land use designation rather than the VT proposal. At the November 14th meeting, the Planning Commission discussed the proposed Golf Course Community land use designation, but ultimately recommended approval of an amended VT for only the former 3M Tartan Park property and Terry Emerson’s properties. On December 6th, the City Council discussed both Village Transitional Overlay District options and the Golf Course Community option and provided guidance to follow the Golf Course Community option, but no action was taken. Because the original public notice was for Village Transitional Overlay District, Staff was required to re-notice the newspaper for the comprehensive plan amendment and to send out public notices to properties within 350 feet of the affected properties for a new public hearing at the Planning Commission. The Commission held a public hearing on 1/9/17 which resulted in a 3-3 vote, with no recommendation to the City Council.

ISSUE BEFORE COUNCIL:

The issue before Council is whether to approve the comprehensive land use plan amendment to guide the former 3M Tartan Park properties to Golf Course Community and to amend the comprehensive waste water management plan to expand the MUSA over the former 3m Tartan Park properties.

PROPOSAL DETAILS/ANALYSIS:

The comprehensive plan amendment consists of 5 changes to the comprehensive land use plan and 4 changes to the comprehensive wastewater management plan as outlined in the Planning

Commission report dated 1/9/17. Since the 1/9/17 Planning Commission report was drafted, Staff has determined that the roughly 28-acre Terry Emerson parcel does not fit with the (GCC) Golf Course Community Comprehensive Plan amendment proposal. The Royal Golf Course residential development proposal consists of 292 residential units on 223.62-net acres with a proposed net density of 1.58 dwelling units per acre. This will result in an average MUSA density of 3.07 dwelling units per acre. The Metropolitan Council requires the City maintain an average MUSA density of 3 dwelling units per acre in order maintain a cost-effective efficient regional wastewater system. After further study of Terry Emerson's development plans, Staff has determined that his proposal will have a net density of 0.46 dwelling units per acre which does not meet the proposed GCC density of 1.5-2.49 dwelling units per acre. Furthermore, if the Emerson project was included as part of the Royal Golf Plat, the plat would have a net density of 1.43 dwelling units per acre, less than the proposed minimum and Terry Emerson is not willing or able to work with the Royal Golf developer's to plat their properties together. The Emerson project, if added to the MUSA, would lower the average MUSA density to 3.03 dwelling units per acre, putting more pressure on other future developments in the MUSA to develop at the higher ends of the density range of the corresponding zoning districts. Therefore, Staff is recommending the comprehensive plan amendment to GCC and the expansion of the MUSA to only the former 3M Tartan Park properties and not Terry Emerson's property.

30 Review Extension. HC Golf Course Development, LLC has granted the City a 30-day extension to review the comprehensive plan amendment which expires on **02/09/2017**

Planning Commission/Public Hearing. The Planning Commission held the public hearing for the GCC comprehensive plan amendment and at the hearing the following residents spoke in opposition to the project: Terry Emerson, Philip Simonet, Shelli Wilk, Ann Bucheck, Michael Zwiefel, Tim Mandel, Sheila Smith and Stacey Stoffregen. Mr. Simonet spoke on behalf of the Homestead HOA and referenced the attached letter from Dan Rice, President of the Homestead HOA. Shelly Wilk referenced the 160 signature petition in opposition to the project. The City received one letter in favor of the project from Mike Tate (attached).

The Planning Commission suggested several edits to the GCC draft mostly consistent with suggestions from the 12/12/2016 Planning Commission meeting (minutes attached) and generally concurred with Staff that the Emerson property did not fit with the GCC. The Commission remains concerned about protection of the golf course from redevelopment in the long run, The Commission split their vote, 3-3, and did not make a recommendation to the City Council.

FISCAL IMPACT:

The comprehensive plan amendment would allow the Royal Golf residential development to proceed which would provide the City with SAC and WAC fees for up to 292 residential lots, \$1,752,000, roughly \$500,000 in park dedication or a combination of land and park dedication fees, building permit fees for 292 residential lots, +/- \$15,000 per home based on a \$500,000 home valuation (\$4,380,000). These revenues do not include the increase in property taxes for the golf course and residential homes. The future costs to the city include maintenance of streets,

trails, sanitary sewer mains, watermain, lift stations and other public infrastructure, maintenance of storm water ponding areas (after warranty period), monthly lease payments for street lights, and other public financial responsibilities typically associated with a new development.

OPTIONS:

The City Council has the following options:

- 1) To adopt Resolution 2017-008 approving the comprehensive land use plan amendment regarding the former 3M Tartan Park properties from Public/Park to Golf Course Community and to amend the comprehensive wastewater management plan to expand the MUSA; or
- 2) To deny the comprehensive land use plan amendments with findings for denial to be adopted at the February 7, 2017 City Council meeting.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2017-008 with the following motion:

“Move to adopt Resolution 2017-008 approving the comprehensive plan amendments to guide the former 3M Tartan Park properties to Golf Course Community and to amend the comprehensive waste water management plan to expand the MUSA over the former 3m Tartan Park properties”

ATTACHMENTS:

- Resolution 2017-008 approving the comprehensive plan amendment to GCC.
- Planning Commission Report
- Proposed Comprehensive Plan Amendment (with PC edits)
- Planning Commission Minutes (draft) dated 1/9/17
- Planning Commission Minutes dated 12/12/2016
- Dan Rice letter
- Mike Tate letter

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

RESOLUTION NO. 2017-008

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CREATE A “GOLF COURSE COMMUNITY” LAND USE DESIGNATION AND TO CHANGE THE LAND USE DESIGNATION FROM PF- PUBLIC AND QUASI-PUBLIC OPEN SPACE TO GOLF COURSE COMMUNITY FOR THE LAND TO BE DEVELOPED AS THE ROYAL GOLF CLUB AND TO AUTHORIZE STAFF TO SUBMIT A COMPREHENSIVE PLAN AMENDMENT FOR SAME TO THE METROPOLITAN COUNCIL ALONG WITH A REQUEST TO THE METROPOLITAN COUNCIL TO EXPAND THE MUSA

WHEREAS, the City of Lake Elmo (the “City”) 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, HC Golf Course Development, LLC (the “Applicant”) has submitted an application to the City to amend the 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 by the Applicant along with a Planned Unit Development concept plan for a proposed single family residential golf course development located on the former Tartan Park property to be called “The Royal Golf Club at Lake Elmo;” and

WHEREAS, the amendment to the Comprehensive Plan will also require the Metropolitan Council to expand the Metropolitan Urban Service Area (the “MUSA”), which is also be requested; and

WHEREAS, the Planning Commission held a public hearing on January 9, 2017 to consider the Applicant’s requests; and

WHEREAS, the Planning Commission failed to adopt a motion of recommendation to the City Council on the Applicant’s requests; and

WHEREAS, the City Council reviewed the Planning Commission and public comments regarding the Applicant’s requests at its meeting on January 17, 2017; and

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment and believes that it is consistent with the spirit and intent of the Comprehensive Plan and beneficial by providing a housing option not currently available in the community.

NOW THEREFORE BE IT RESOLVED based upon the testimony elicited and information received, the City Council makes the following findings of fact:

FINDINGS

1. That the Applicant has submitted a request to amend the Comprehensive Plan and to expand the MUSA in accordance with the procedures as established by state statute and the City Code.
2. That the proposed expansion of the MUSA will not negatively impact the City's average MUSA density as required by the Metropolitan Council.
3. That the proposed amendment to the Comprehensive Plan is consistent with the overall goals and objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the above findings of fact, the Lake Elmo City Council hereby approves the Applicant's request to amend the Comprehensive Plan and expand the MUSA as follows:

1. A new land use category entitled "Golf Course Community" will be added to the Comprehensive Plan that identifies the golf course on the Applicant's property as a local and regional amenity that the City wishes to maintain with any development proposal for the Applicant's property. The new category will require a future new zoning district to be created.
2. Table 3-B on page III-11 of the Comprehensive Plan will be changed to reflect proposed density of 1.5-2.49 and planned land use acreages for the Applicant's property.
3. Map 3-3 of the Comprehensive Plan (the planned land use map) will be updated.
4. A section on page III-14 of the Comprehensive Plan entitled "Preservation of Community Amenities," will be added which will further describe the need and intent of the "Golf Course Community" land use designation.
5. Map 3-4 of the Comprehensive Plan will be changed to reflect the changes to the Comprehensive Wastewater Management Plan to accommodate the Royal Golf development.
6. Page VI – 1 of the Comprehensive Wastewater Management Plan will be changed to reference the Golf Course Community on the former Tartan Park property
7. Page VI – 2, Table 6A of the Comprehensive Wastewater Management Plan (Community Forecast for Areas Served by Regional Sewer Service (REC Units)) will be updated to reflect the addition of the Applicant's property.
8. Page VI – 3, Table 6B of the Comprehensive Wastewater Management Plan will be updated to reflect the increased sewer flows by the addition of the Applicant's property.
9. Maps 6-1 and 6-3 of the Comprehensive Wastewater Management Plan will be updated to reflect changes in the MUSA to accommodate the Applicant's property.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council, hereby authorizes and directs staff to submit a Comprehensive Plan amendment and MUSA expansion request consistent herewith to the Metropolitan Council for review and approval, contingent upon the City's preliminary approval of the plat of The Royal Golf Club.

Passed and duly adopted this _____ day of _____, 2017, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



PLANNING COMMISSION

DATE: 1/9/2017

AGENDA ITEM: 4C– PUBLIC HEARING

CASE #2016-45

Comprehensive Plan Amendment Review

To: Planning Commission

From: Stephen Wensman, Planning Director

Meeting Date: January 9, 2017

Applicants: HC Golf Course Development, LLC

Reviewed By: Ben Gozola, City Planner

Deadline for Action: Application Complete – 09/12/2016

60 Day Deadline – 11/11/2016

Extension Letter Mailed – Yes

120 Day Deadline – 01/10/2017

30 Day extension from Developer – 2/9/17

Introductory Information

Request: HC Golf Course Development, LLC is requesting the City consider a comprehensive plan amendment to accommodate potential sewer extensions and sewer development within the area bounded by the Old Village to the north, Lake Elmo Avenue to the west, and 10th Street to the South.

Planning Commission Direction: At their meeting on October 24, 2016, the Planning Commission held a public hearing to discuss the comprehensive plan amendment, then tabled the item to the November 14, 2016 meeting in order for Staff to draft a “Golf Course Community” land use designation to guide the former Tartan Park area for the Commission’s consideration. At the November 14th meeting, the Planning Commission discussed the proposed Golf Course Community land use designation, but ultimately recommended approval of an amended Village Transitional District that extended over the former Tartan Park property and Terry Emerson’s property. Since the Commission’s recommendation, the City Council discussed both Village Transitional Overlay District options and the Golf Course Community option and provided guidance to follow the Golf Course Community option, but no action was taken. Because the public notice was for Village Transitional Overlay District, Staff was required to re-notice the newspaper for the comprehensive plan amendment and to send out public notices to properties within 350 feet of the affected properties. The Golf Course Community option is again under

consideration for the Planning Commission along with updated comprehensive wastewater plan.

Review

Proposed Changes:

The attached comprehensive plan amendment consists of 5 changes to the comprehensive land use plan and 4 changes to the comprehensive wastewater management plan:

Comprehensive Land Use Plan Changes:

- 1) On page III-9, a new land use category is created called “Golf Course Community” that identifies the former Tartan Park as a local and regional amenity the City wishes to maintain with any development proposal for the property. The new category suggests a future new zoning district.
- 2) On page III-11, Table 3-B has been updated to reflect proposed density of 1.5-2.49 and planned land use acreages.
- 3) Map 3-3, the planned land use map has been updated.
- 4) On page III-14, “Preservation of Community Amenities” was added which further describes the need and intent of the “Golf Course Community” land use designation.
- 5) Map 3-4 was updated to reflect the changes to the comprehensive wastewater management plan MUSA changes to accommodate the Royal Golf development.

Wastewater Management Plan Changes:

- 1) On page VI – 1, reference was made to the Golf Course Community on the former Tartan Park property
- 2) On page VI – 2, Table 6A Community Forecast for Areas Served by Regional Sewer Service (REC Units) was updated to reflect the addition of the Royal Golf development.
- 3) On page VI – 3, Table 6B was updated to reflect the increased sewer flows by the addition of the Royal Golf Course development.
- 4) Maps 6-1 and 6-3 were updated to reflect changes in the MUSA to accommodate the Royal Golf development

Considerations:

The Planning Commission should review the draft Comprehensive Land Use Plan amendment and the Comprehensive Wasterwater Management Plan amendment as they pertain to the proposed Royal Golf development. The Planning Commission should confirm whether the amendments should include Terry Emerson’s property located

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| | contiguous and southeast of the Royal Golf Course development properties. Please note that the proposed Royal Golf Course development southern road connection to 10 th Street passes through the Emerson property, but that the Emerson property will likely develop independently of the Royal Golf Course development and subsequent to it. The inclusion of the Emerson property in the comprehensive plan guidance has implications for the future golf course community zoning. |
|--|--|

Conclusion

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| | The Planning Commission is asked to review the proposed updates to the Comprehensive Plan, and provide guidance on changes or additions for Council to consider. The recommended motion is: |
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“Move to recommend approval of the comprehensive plan amendment to create a new land use designation called “Golf Course Community” with updated maps and figures”

Attachments

- | | |
|--|--|
| | <ul style="list-style-type: none">• Comprehensive Land Use Plan and Wastewater Management Plan Amendments. |
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Comprehensive Plan Amendment

Option #2

Creation of a New Land Use

Category: Golf Course Community

Summary:

Option #2 follows the directive of the Planning Commission following their initial review of Option #1. While the Commission was not opposed to Option #1, they expressed concern about whether or not the Village Transition concept would actually control the expansion of municipal services, so they also wished to explore the creation of a new land use category specifically drafted for this very unique and unexpected circumstance (the closing and redevelopment of Tartan Park). The new land use district would be accompanied by a new zoning district (not yet drafted) to govern development of the 400+ acres in and around the former Tartan Park. The zoning would provide incentives such as increased density and access to municipal sewer in return for maintaining and improving upon the golf course amenity.

Relation to the Proposed Royal Golf Project:

This option would involve creation of a tailored zoning district to accommodate the proposed redevelopment of the Tartan Park Golf Course. In creating such a district, staff would establish controls (as Council may deem necessary) to govern future requests to change the golf course into different land uses. Updating the City's future land use map to require a comprehensive plan amendment for any such change would add another level of protection.

Relation to other lands in the Corridor:

This option would not provide an option to extend sewer beyond the boundaries of the Village Transition Area.

This section of the Land Use chapter establishes the City's official land use categories and the official Future Land Use Map. The map assigns planned land use types to all parcels within the community to guide current and future planning and development through the year 2030, and is the official land use designation map for the City. The assigned land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use or change in zoning is required to be consistent with the official land use guidance for each parcel.

The official land use plan categories are as follows:

RURAL AREA DEVELOPMENT – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

RESIDENTIAL ESTATE – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land. No new areas of residential estate are being established by the official land use plan. [Corresponding Zoning District(s): RE]

RURAL SINGLE FAMILY – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): R-1, R-2]

URBAN LOW DENSITY – The Urban Low Density land use category is intended primarily for single-family detached housing serviced by public sewer and water. This category allows net residential densities from two and one-half (2.5) to four (4) units per acre. Significant new areas of urban low density are guided both within the Old Village and along I-94. [Corresponding Zoning District: LDR]

URBAN MEDIUM DENSITY – The Urban Medium Density land use category allows net residential densities from four and one-half (4.5) to seven (7) units per acre; with greater densities only allowed if deemed appropriate and approved through the PUD process and that meet incentives for density bonus as allowed under the PUD ordinance. This category allows for a variety of housing types including single-family detached, duplexes, townhomes, and small two- and three-story apartment buildings and/or senior living centers. Significant new areas of urban medium density are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): R-3, MDR]

URBAN HIGH DENSITY – The Urban High Density land use category is intended for higher density, compact urban residential development. This category allows for a net residential density range of seven and one-half (7.5) to fifteen (15) units per acre; however zoning may allow a greater net density if approved through the PUD process. The appropriate building height will vary by development and depend upon the characteristics of the development and its surroundings. In addition to residential development, a small proportion of supportive retail and service is also appropriate in this land use category. Retail, service and office beyond those supporting the residential development would only be permitted as part of a mixed-use planned unit development. Significant new areas of urban high density are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): HDR]

GOLF COURSE COMMUNITY – In recognition that a Golf Course on the land known as Tartan Park is a local and regional amenity the City wishes to maintain, this specialized land use category has been crafted to maximize the likelihood that a golf course can be maintained on the property should a development proposal for the land come forward. [Corresponding Zoning District(s): GCC]

Commented [BGA1]: The new land use category of “Golf Course Community” would be added to the listing of land uses within the City. Here we acknowledge that the intent of the new category is to facilitate the preservation and enhancement of the City’s lone golf course.

LIMITED BUSINESS – This category defines areas within the City that are allowed to host commercial land uses at a more restricted level than would typically be allowed within a commercially guided area and in areas that are not planned for public sanitary sewer services. No new areas of limited business are being established by the official land use plan. [Corresponding Zoning District(s): LB, LC]

COMMERCIAL – This category is intended to accommodate a wide range and scale of commercial uses (such as retail, service, entertainment, and office) throughout the City’s planned urban centers. Commercial uses can range from small neighborhood convenience nodes, to community retail areas along major roadways, to large shopping centers, to auto-related commercial uses along freeways. Residential uses are also appropriate as part of a mixed-use commercial development where allowed, with unit densities being determined by either the identified range within the comprehensive plan or to a level deemed appropriate by a planned unit development process. Significant new areas of commercial land use are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): C, CC, GB]

BUSINESS PARK – The Business Park land use category is intended to encourage the creation of significant employment centers that accommodate a diverse mix of office and light industrial uses and jobs. Specific desired attributes of this land use include a diversity of jobs, high development densities and jobs per acre, high quality site and building architectural design, and increased tax revenues for the community. Office, office showroom/warehousing, research and development services, light and high-tech electronic manufacturing and assembly, and medical laboratories are typical uses appropriate for this land use category. Some retail and service uses may be allowed as supporting uses for the primary office and light industrial uses of the employment center. In addition to the Eagle Point Business Park, much of the land between Manning Ave and Keats Ave adjacent to I-94 is guided for this land use classification. [Corresponding Zoning District(s): BP]

PUBLIC/PARK – This category defines lands that include publicly owned facilities, places of worship, public parks, and privately owned recreational facilities. The scale and types of uses allowable on public/park lands are controlled by the city’s conditional use permit process. No new areas of public/park space are currently designated by the new land use plan, but it is recognized that such areas will be created during the development process, and the land use map will need to be updated accordingly. [Corresponding Zoning District(s): P, OSP]

ROAD R.O.W.s – This category encompasses all areas dedicated specifically for use as road right-of-way. It should be noted that not all roads in Lake Elmo are on platted right-of-way, but are rather accommodated by easements over other land use categories. Accordingly, there is more land dedicated to use by roads than is depicted on the existing/planned land use table. New development will be required to dedicate right-of-way to accommodate the proposed road network.

OPEN WATER – This category includes all land area in Lake Elmo covered by open water lakes and ponds as identified in the DNR Public Waters Inventory. No new areas of open water are by the official land use plan.

The distribution of planned land uses on the official Future Land Use Map is shown on [Map 3-3](#) and is summarized in [Table 3-B](#):

Mixed Uses

Within the Old Village and in areas south of 10th Street, specific areas are targeted for potential mixed-use development; however, this designation means different things in both districts.

Mixed Uses within the Old Village

The mixed use designation on property within the Old Village indicates development must adhere to the specific zoning requirements established for mixed use development within the City Code. This type of development will typically see residential, commercial, office, and/or similar uses combined in complimentary ways within the same building.

Mixed Uses south of 10th Street

The mixed use designation on property south of 10th Street is intended to spur development by providing maximum flexibility on future land uses, thereby allowing a development proposal to cater to existing market conditions. In the areas designated as possible mixed-use on the Future Land Use Map ([Map 3-3](#)), the City’s planning process has identified that either the base land use or the adjacent land use designation would be appropriate for the site. These mixed-use areas may be zoned in accordance with the base land use category, or the adjacent land use category provided that:

- Any such zoning will only be allowed if it is contiguous to property in an adjacent land use category; and
- The Urban Low Density Residential land use category will not allowed as an alternative land use within mixed-use areas.

Alternatively, a combination of the uses allowed within the base land use category and future land uses adjacent to a mixed use area may be allowed through a planned unit development process.

Table 3-B**Existing and Planned Land Use Table**

| Land Use | Residential Density (units/acre) | | Existing Land Use (acres) | Planned Land Use (acres) | Planned Land Use Changes (anticipated acreages in 5 year increments) ³ | | | | Change (acres) |
|--|-------------------------------------|------|-------------------------------------|--------------------------|--|--------------|--------------|--------------|----------------|
| | Min | Max | City wide (Village) ¹ | | 2012 to 2015 | 2015 to 2020 | 2020 to 2025 | 2025 to 2030 | |
| RESIDENTIAL | | | | | | | | | |
| Rural Area Development | n/a | 0.1 | 7094.24 | 5249.9 | 6640.66 | 6157.06 | 5703.53 | 5249.9 | -1844.32 |
| Residential Estates | 0.1 | 0.4 | 771.26 | 793.71 | 776.87 | 782.49 | 788.10 | 793.71 | 22.45 |
| Rural Single Family | 0.66 | 2.0 | 1665.92 | 1666.41 | 1666.04 | 1666.16 | 1666.28 | 1666.41 | 0.49 |
| Urban Low Density | 2.5 | 4 | 0.00 | 496.39 | 124.10 | 248.20 | 372.29 | 496.39 | 496.39 |
| Urban Medium Density | 4.5 | 7 | 176.08 | 390.49 | 229.68 | 283.29 | 336.89 | 390.49 | 214.41 |
| Urban High Density | 7.5 | 15 | 0.00 | 157.67 | 39.42 | 78.84 | 118.25 | 157.67 | 157.67 |
| Village Urban Low Density | 1.5 | 2.49 | 0.00 | 244.11 | 61.03 | 122.06 | 183.09 | 244.11 | 244.11 |
| Village Urban Medium Density | 2.5 | 4.99 | 0.00 | 119.11 | 29.78 | 59.56 | 89.33 | 119.11 | 119.11 |
| Golf Course Community | 1.5 | 2.49 | 0.00 | 424.39 | 0 | 424.39 | 424.39 | 424.39 | 424.39 |
| COMMERCIAL ² | | | | | | | | | |
| Business Park | 7.5 | 15 | 120.65 | 329.69 | 172.91 | 225.17 | 277.43 | 329.69 | 209.04 |
| Commercial | 4.5 | 7 | 99.86 | 208.33 | 126.98 | 154.10 | 181.22 | 208.33 | 108.47 |
| Limited Business | – | – | 111.41 | 66.16 | 100.09 | 88.78 | 77.47 | 66.16 | -45.25 |
| Village Mixed Use | 5.0 | 10.0 | 0.00 | 164.40 | 41.10 | 82.20 | 123.30 | 164.40 | 164.40 |
| PUBLIC/SEMI PUBLIC/OPEN SPACE ³ | | | | | | | | | |
| Public/Park | – | – | 3298.94 | 2944.93 | 3309.04 | 2924.72 | 2934.78 | 2944.93 | -354.01 |
| Greenbelt Corridor ⁴ | – | – | 0.00 | 82.67 | 20.66 | 41.34 | 62.01 | 82.67 | 82.67 |
| Road ROWs | – | – | 890.93 | 890.93 | 890.93 | 890.93 | 890.93 | 890.93 | 0.0 |
| UNDEVELOPED | | | | | | | | | |
| Open Water | – | – | 1355.29 | 1355.29 | 1355.29 | 1355.29 | 1355.29 | 1355.29 | 0.0 |
| TOTALS: | – | – | 15,584.58 | 15,584.58 | 15,584.55 | 15,584.55 | 15,584.55 | 15,584.55 | 0.0 |

Commented [BGA2]: Because we are adding a land use category, Table 3-B must be updated accordingly. The changes shown here reflect existing planned changes along with a reduction in Public/Park land for the new Golf Course Community District.

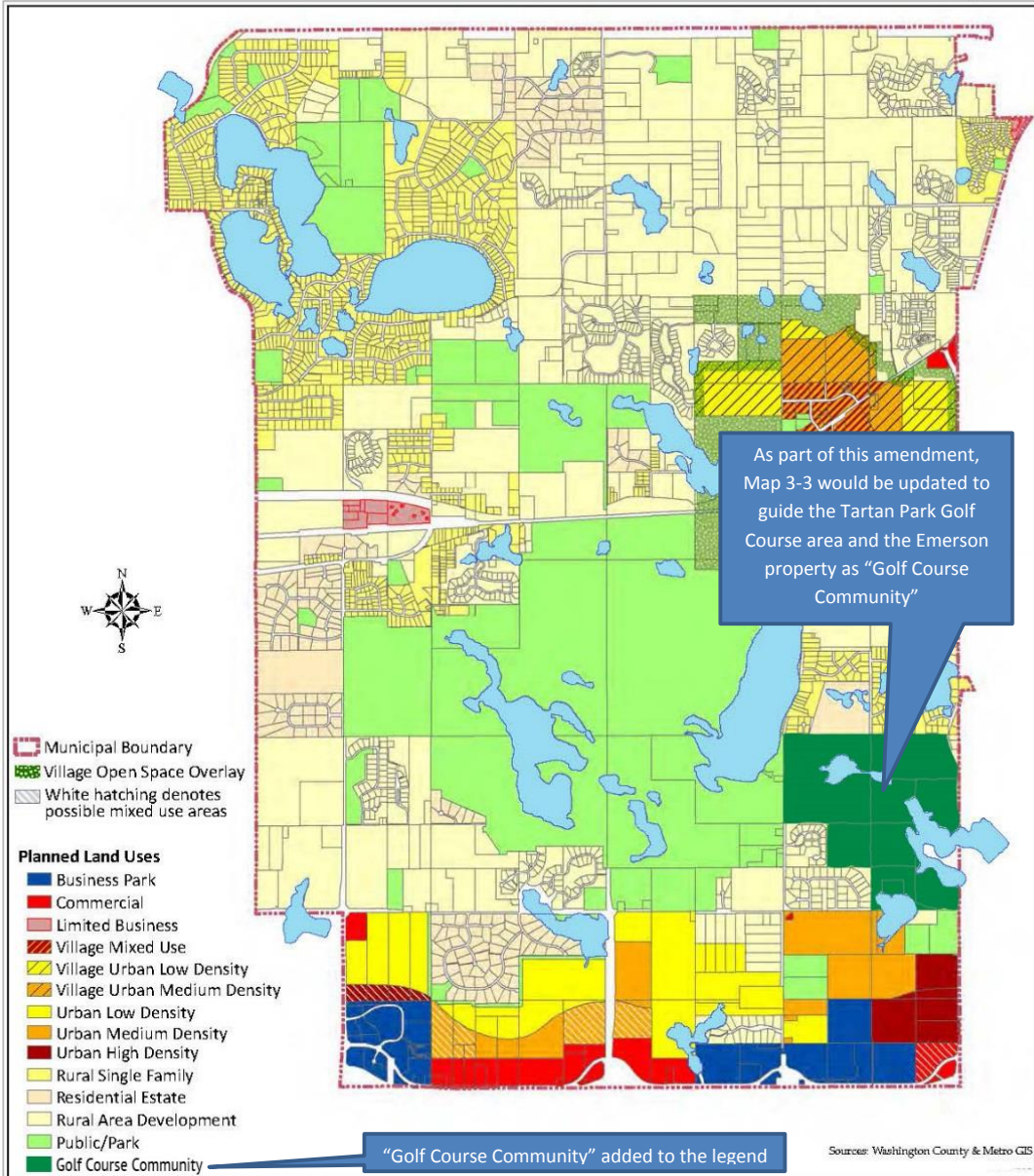
¹ Residential uses within the “Business Park” and “Commercial” land use designations can only occur in areas specifically designated for mixed use on the planned land use map

² It is recognized that both park and road ROW areas will expand as new development occurs, but such acreage is accounted for in the respective development land use types as such land areas must contribute towards required development densities.

³ The staging plan for future development is fluid and will allow development to occur as market conditions dictate. Because of this, specific timing for development of any specific land use category is not possible. For the purposes of this table, the anticipated acreage changes are incrementally broken down into four periods of time showing a consistent rate of change between now and 2030.

⁴ The acreage of the greenbelt corridor areas, which are portions of the Village Open Space Overlay, that are adjacent to urban zoning districts were calculated to account for the remaining acreage in the Village. The other portions of the Village Open Space Overlay are accounted for through the base land use guidance (i.e. Rural Area Development or Rural Single Family).

Map 3-3



Planned Land Use

Lake Elmo Comprehensive Plan 2030



Design Standards

Following completion of the Comprehensive Plan, the City will adopt design standards to ensure the look and feel of future development is compatible with the community vision of a small town within a rural setting. Standards for building materials, building articulation, design variety and other requirements should be upheld to ensure the quality of the built environment is distinctly Lake Elmo.

Preservation of Rural Character

One of the main benefits of the official land use plan is that the long range planning objective to retain a permanent rural identity is achieved. Under the memorandum of understanding with the Metropolitan Council, a vast majority of the City will be allowed to maintain its rural character and existing land uses. Furthermore, concentrating urbanization adjacent to I-94 and within the Old Village will result in clear boundaries between the urban and rural portions of the community. Beyond that, the City's desire to protect its sensitive park lands is also achieved. Both Lake Elmo Regional Park and Sunfish Lake Park will continue to be surrounded by agricultural lands and will not be impacted by encroaching urbanization.

Preservation of Community Amenities

Lake Elmo Regional Park, Sunfish Lake Park, and other public lands covered by conservation easements will be centerpieces of the City in the decades ahead, and are accordingly guided for public/park land uses by this comprehensive plan. One community amenity that does not share the same certainty of continuance is the Tartan Park Golf Course formerly owned by 3M. As a 50-year fixture both for Lake Elmo and the eastern metro, the Tartan Park Golf Course has become a destination within the community that is worth saving if at all possible. To that end, the City has guided nearly 430 acres of land in and around the present golf course as "Golf Course Community." This special land use guidance is intended to provide incentives—such as increased residential density and access to municipal sewer—to future landowners who are willing to maintain and improve upon the golf course amenity rather than develop the land as a standard OP rural development. A new "Golf Course Community" zoning district will establish the development standards for this land use classification.

Commented [BGA3]: Here we are suggesting the City adopt "preservation of community amenities" as a new goal which will further support the establishment of the Golf Course Community District. We acknowledge in this section that the City has multiple legacy destinations (areas the City wants to maintain and has no reason to plan for changes). Given the recent ownership change of Tartan Park, the Golf Course Community designation was created to help facilitate this goal.

Future Land Use Boundaries

The curved lines separating future land uses on Map 3-3 midway between I-94 and 10th Street indicate one possible alignment of a future east/west collector roadway envisioned to serve the new development in this area of the City. Future development proposals and their associated engineering studies will ultimately determine the exact alignment of this collector roadway. The final boundary between the proposed different land uses shall ultimately be set by the final location of the east/west collector roadway, whether or not this roadway deviates from the approximate location shown.

WASTEWATER FACILITIES

Sanitary Sewer System

Background

The City of Lake Elmo's sewer plan is based on the Memorandum of Understanding approved by the City of Lake Elmo and the Metropolitan Council dated January 27, 2005 and as subsequently amended. This plan meets the intent of that agreement and has been drafted to comply with the housing, population, and employment projections as incorporated into the Land Use Plan.

Existing Sanitary Sewer

The Southeast 1/4 of Section 33 is within the Metropolitan Urban Service Area (MUSA) Boundary at this time. By agreement with the City of Oakdale this area discharges to a City of Oakdale sanitary sewer main in Hudson Boulevard. From there it enters the WONE interceptor. Under the agreement with the City of Oakdale, Lake Elmo is limited to the amount it can discharge.

Sanitary Sewer Plan

The MCES plans to extend a new sewer connection for the City of Lake Elmo to serve the east 1/2 of Section 33 and all of Section 34. The connection will be near the City's existing lift station, and that lift station will continue to be active and maintained by the City.

Additionally, the MCES will extend the Cottage Grove Ravine interceptor to serve the remainder of the City south of 10th Street, [the future golf course community surrounding the former Tartan Park](#), and the Village Planning Area.

The City will install a lift station-forcemain system to convey wastewater to the MCES interceptor from the Village Planning Area. This lift station-forcemain system will be designed to serve the planned 900 new housing units and approximately 200 existing housing units. The City plans to build this system in 2013.

Sanitary sewer service will also be initiated to serve portions of the City south of 10th Street beginning in 2013 by extending gravity sewer in two locations. In the southeast side of Lake Elmo, gravity sewer will be connected to the MCES Cottage Grove Ravine Meter Station in Lake Elmo, and extended north to support development in the immediate area of the sewer main. In the southwest side of Lake Elmo, a gravity sewer and lift station-forcemain system will be constructed to support development in the remaining east ½ of Section 33 and in Section 34.

The existing units in the Cimarron manufactured home park will be served by regional sewer between 2020 and 2030. This flow is included in the forecasts. Cimarron will need to install a lift station in order to be served by regional sewer. The existing homes and businesses in the Village Planning Area of Lake Elmo are assumed to be served by regional sewer between 2013 and 2030. That flow has also been included in the forecasts.

The City has identified an area along Olson Lake Trail in the Tri-Lakes area that will be served with public sanitary sewer via an extension from the City of Oakdale. A sanitary sewer services agreement has been entered to facilitate this extension. The City of Lake Elmo will work with the City of Oakdale to connect existing homes as public projects occur or as when otherwise feasible to make these connections.

Requirements for Areas Served by the Regional System

Community Forecast for Areas Served by Regional Sewer Service (REC Units)

The following table provides projections of future sewer units (REC units) that will connect to the regional interceptors, including all new sewer units and any existing units that are projected to connect into the system.

| Table 6-A Forecast of Lake Elmo REC Units by Sewer Interceptor | | | | | |
|---|---------------|---------------|--------------------|---------------|-----------|
| Year | NEW REC Units | | EXISTING REC Units | | Total |
| | WONE | Cottage Grove | WONE | Cottage Grove | |
| 2010 | 0 | 0 | 100 | 0 | 100 |
| 2011 | 0 | 0 | 100 | 0 | 100 |
| 2012 | 0 | 0 | 100 | 0 | 100 |
| 2013 | 0 | 0 | 100 | 0 | 100 |
| 2014 | 60 | 40 | 100 | 0 | 200 |
| 2015 | 375 | 140 | 100 | 0 | 615 |
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| 2028 | 1600 | 3528-3228 | 300 | 700 | 6128-5828 |
| 2029 | 1600 | 3914-3614 | 300 | 700 | 6514-6214 |
| 2030 | 1600 | 4300-4000 | 300 | 700 | 6900-6600 |

Sanitary Sewer Plan Map

The Sewer Staging Plan Map (**Map 6-1**) shows sewer service staging in three phases in accordance with the Land Use Plan. The staging plan will be revised to reflect any future updates to the Memorandum of Understanding between the City and the Metropolitan Council.

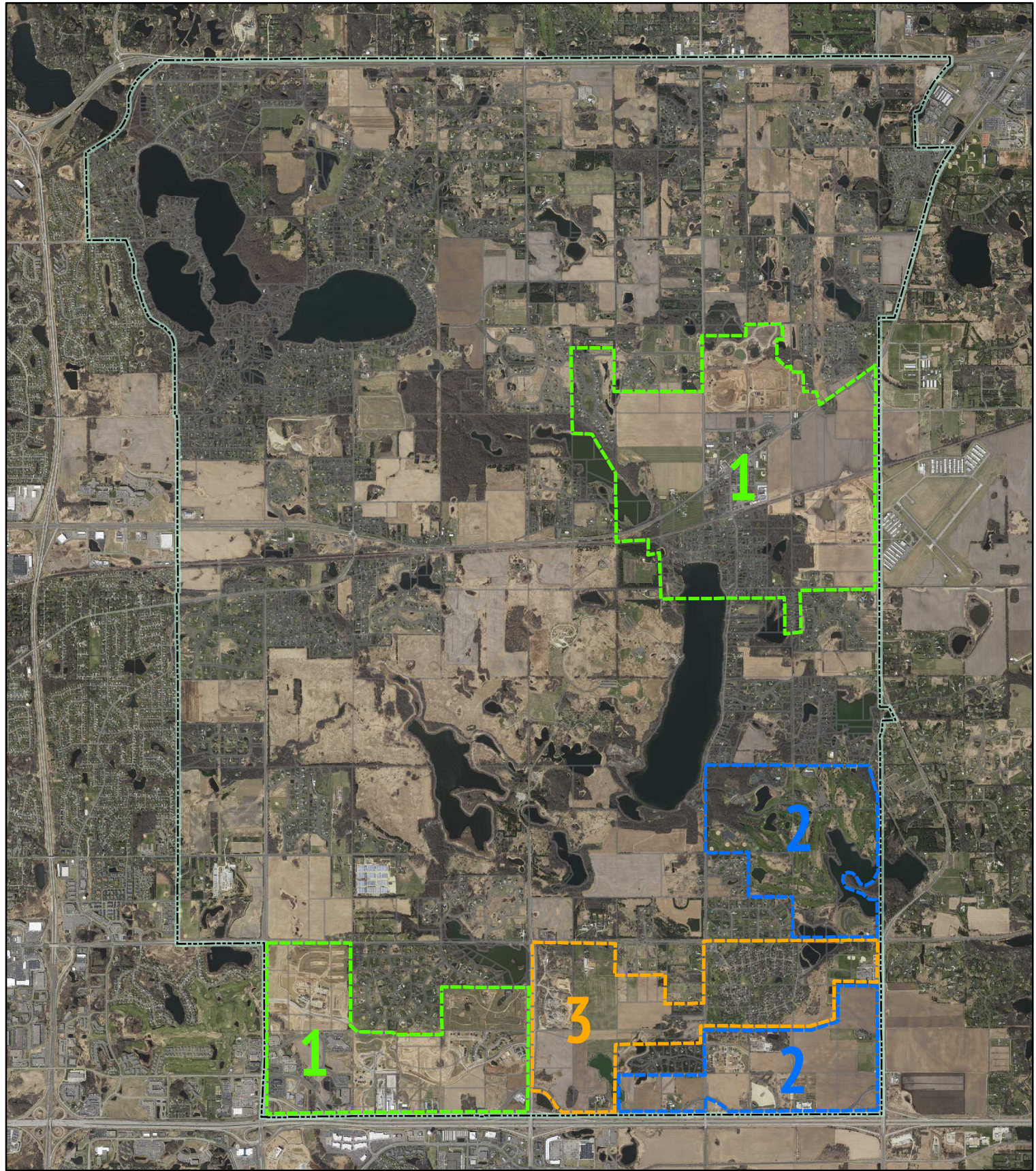
The Sewer Service Area – Tri Lakes Map (**Map 6-2**) shows the sewer service area for existing homes to be provided with service along Lake Olson. There is no specific time frame identified for this area, but connections are expected to begin in 2013.

Projected Flows for Each MCES Interceptor Service Area (MGD)

| Table 6-B Projected Flows by Interceptor (MGD) | | | |
|---|------|----------------------|----------------------|
| Year | WONE | Cottage Grove | Totals |
| 2010 | 0.03 | 0.00 | 0.03 |
| 2014 | 0.04 | 0.01 | 0.05 |
| 2015 | 0.13 | 0.04 | 0.17 |
| 2016 | 0.18 | 0.09 | 0.27 |
| 2017 | 0.23 | 0.15 0.23 | 0.38 0.46 |
| 2018 | 0.27 | 0.21 0.29 | 0.48 0.56 |
| 2019 | 0.32 | 0.26 0.34 | 0.59 0.67 |
| 2020 | 0.37 | 0.32 0.40 | 0.69 0.77 |
| 2025 | 0.52 | 0.76 0.84 | 1.28 1.36 |
| 2030 | 0.52 | 1.29 1.37 | 1.81 1.89 |

Flows are based on 1 residential equivalent unit = 274 gallons per day

Map 6-1



1-3-17

Regional Sewered Staging Plan



Stage One



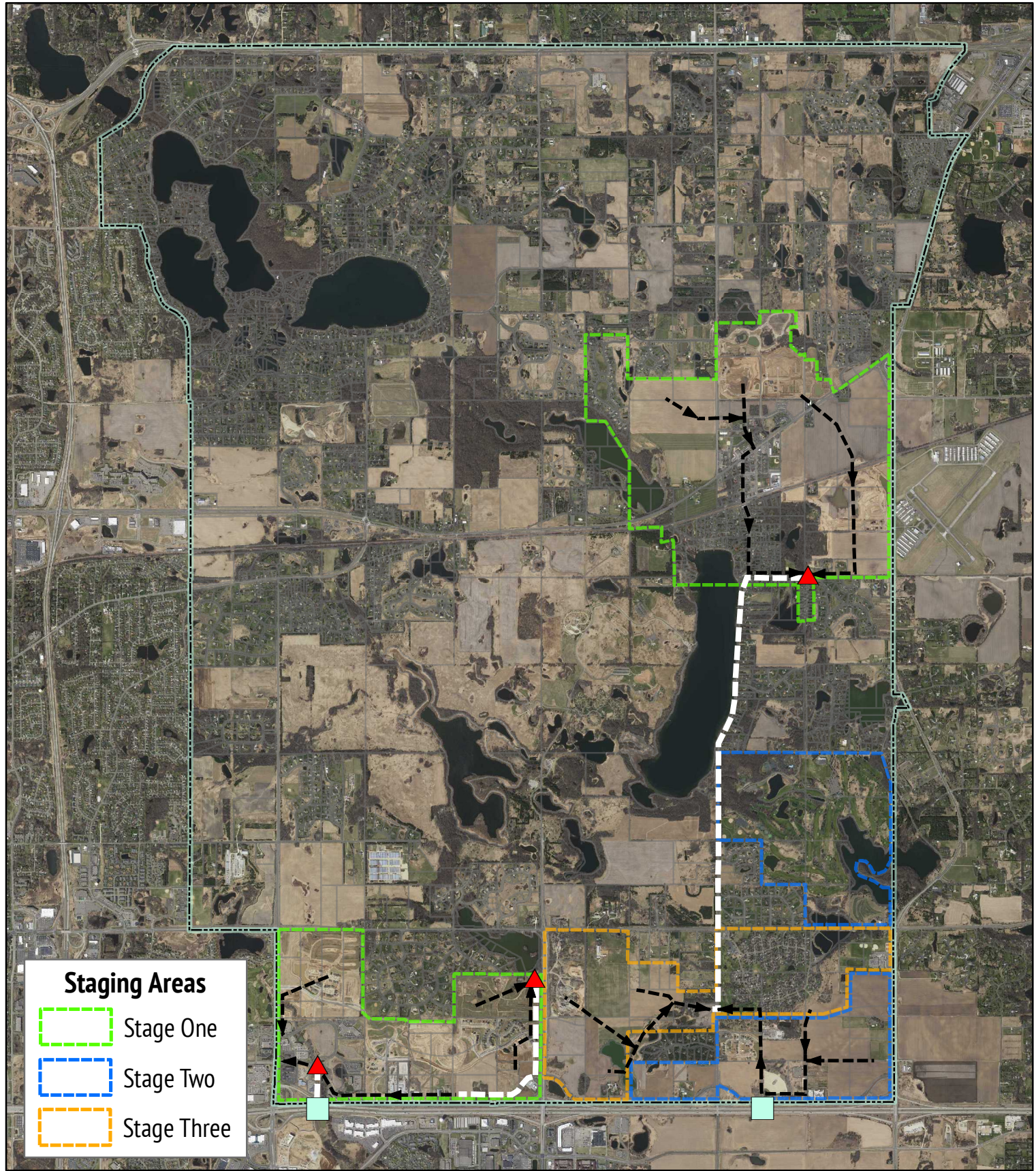
Stage Two



Stage Three



Map 6-3



1-3-17

Future Sewer Plan



MCES Interceptor



Lift Station



Forcemain



Gravity



This section of the Land Use chapter establishes the City's official land use categories and the official Future Land Use Map. The map assigns planned land use types to all parcels within the community to guide current and future planning and development through the year 2030, and is the official land use designation map for the City. The assigned land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use or change in zoning is required to be consistent with the official land use guidance for each parcel.

The official land use plan categories are as follows:

RURAL AREA DEVELOPMENT – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

RESIDENTIAL ESTATE – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land. No new areas of residential estate are being established by the official land use plan. [Corresponding Zoning District(s): RE]

RURAL SINGLE FAMILY – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): R-1, R-2]

URBAN LOW DENSITY – The Urban Low Density land use category is intended primarily for single-family detached housing serviced by public sewer and water. This category allows net residential densities from two and one-half (2.5) to four (4) units per acre. Significant new areas of urban low density are guided both within the Old Village and along I-94. [Corresponding Zoning District: LDR]

URBAN MEDIUM DENSITY – The Urban Medium Density land use category allows net residential densities from four and one-half (4.5) to seven (7) units per acre; with greater densities only allowed if deemed appropriate and approved through the PUD process and that meet incentives for density bonus as allowed under the PUD ordinance. This category allows for a variety of housing types including single-family detached, duplexes, townhomes, and small two- and three-story apartment buildings and/or senior living centers. Significant new areas of urban medium density are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): R-3, MDR]

URBAN HIGH DENSITY – The Urban High Density land use category is intended for higher density, compact urban residential development. This category allows for a net residential density range of seven and one-half (7.5) to fifteen (15) units per acre; however zoning may allow a greater net density if approved through the PUD process. The appropriate building height will vary by development and depend upon the characteristics of the development and its surroundings. In addition to residential development, a small proportion of supportive retail and service is also appropriate in this land use category. Retail, service and office beyond those supporting the residential development would only be permitted as part of a mixed-use planned unit development. Significant new areas of urban high density are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): HDR]

GOLF COURSE COMMUNITY – In recognition that a Golf Course on the land known as Tartan Park is a local and regional amenity the City wishes to maintain, this specialized land use category has been crafted to maximize the likelihood that a golf course can be maintained on the property should a development proposal for the land come forward. Land within the Golf Course Community District set aside for golf course use shall be re-guided to the Public/Park land use category in conjunction with any future development. [Corresponding Zoning District(s): GCC]

LIMITED BUSINESS – This category defines areas within the City that are allowed to host commercial land uses at a more restricted level than would typically be allowed within a commercially guided area and in areas that are not planned for public sanitary sewer services. No new areas of limited business are being established by the official land use plan. [Corresponding Zoning District(s): LB, LC]

COMMERCIAL – This category is intended to accommodate a wide range and scale of commercial uses (such as retail, service, entertainment, and office) throughout the City's planned urban centers. Commercial uses can range from small neighborhood convenience nodes, to community retail areas along major roadways, to large shopping centers, to auto-related commercial uses along freeways. Residential uses are also appropriate as part of a mixed-use commercial development where allowed, with unit densities being determined by either the identified range within the comprehensive plan or to a level deemed appropriate by a planned unit development process. Significant new areas of commercial land use are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): C, CC, GB]

BUSINESS PARK – The Business Park land use category is intended to encourage the creation of significant employment centers that accommodate a diverse mix of office and light industrial uses and jobs. Specific desired attributes of this land use include a diversity of jobs, high development densities and jobs per acre, high quality site and building architectural design, and increased tax revenues for the community. Office, office showroom/warehousing, research and development services, light and high-tech electronic manufacturing and assembly, and medical laboratories are typical uses appropriate for this land use category. Some retail and service uses may be allowed as supporting uses for the primary office and light industrial uses of the employment center. In addition to the Eagle Point Business Park, much of the land between Manning Ave and Keats Ave adjacent to I-94 is guided for this land use classification. [Corresponding Zoning District(s): BP]

PUBLIC/PARK – This category defines lands that include publicly owned facilities, places of worship, public parks, and privately owned recreational facilities. The scale and types of uses allowable on public/park lands are controlled by the city’s conditional use permit process. No new areas of public/park space are currently designated by the new land use plan, but it is recognized that such areas will be created during the development process, and the land use map will need to be updated accordingly. [Corresponding Zoning District(s): P, OSP]

ROAD R.O.W.s – This category encompasses all areas dedicated specifically for use as road right-of-way. It should be noted that not all roads in Lake Elmo are on platted right-of-way, but are rather accommodated by easements over other land use categories. Accordingly, there is more land dedicated to use by roads than is depicted on the existing/planned land use table. New development will be required to dedicate right-of-way to accommodate the proposed road network.

OPEN WATER – This category includes all land area in Lake Elmo covered by open water lakes and ponds as identified in the DNR Public Waters Inventory. No new areas of open water are by the official land use plan.

The distribution of planned land uses on the official Future Land Use Map is shown on [Map 3-3](#) and is summarized in [Table 3-B](#):

Mixed Uses

Within the Old Village and in areas south of 10th Street, specific areas are targeted for potential mixed-use development; however, this designation means different things in both districts.

Mixed Uses within the Old Village

The mixed use designation on property within the Old Village indicates development must adhere to the specific zoning requirements established for mixed use development within the City Code. This type of development will typically see residential, commercial, office, and/or similar uses combined in complimentary ways within the same building.

Mixed Uses south of 10th Street

The mixed use designation on property south of 10th Street is intended to spur development by providing maximum flexibility on future land uses, thereby allowing a development proposal to cater to existing market conditions. In the areas designated as possible mixed-use on the Future Land Use Map ([Map 3-3](#)), the City’s planning process has identified that either the base land use or the adjacent land use designation would be appropriate for the site. These mixed-use areas may be zoned in accordance with the base land use category, or the adjacent land use category provided that:

- Any such zoning will only be allowed if it is contiguous to property in an adjacent land use category; and
- The Urban Low Density Residential land use category will not allowed as an alternative land use within mixed-use areas.

Alternatively, a combination of the uses allowed within the base land use category and future land uses adjacent to a mixed use area may be allowed through a planned unit development process.

Table 3-B
Existing and Planned Land Use Table

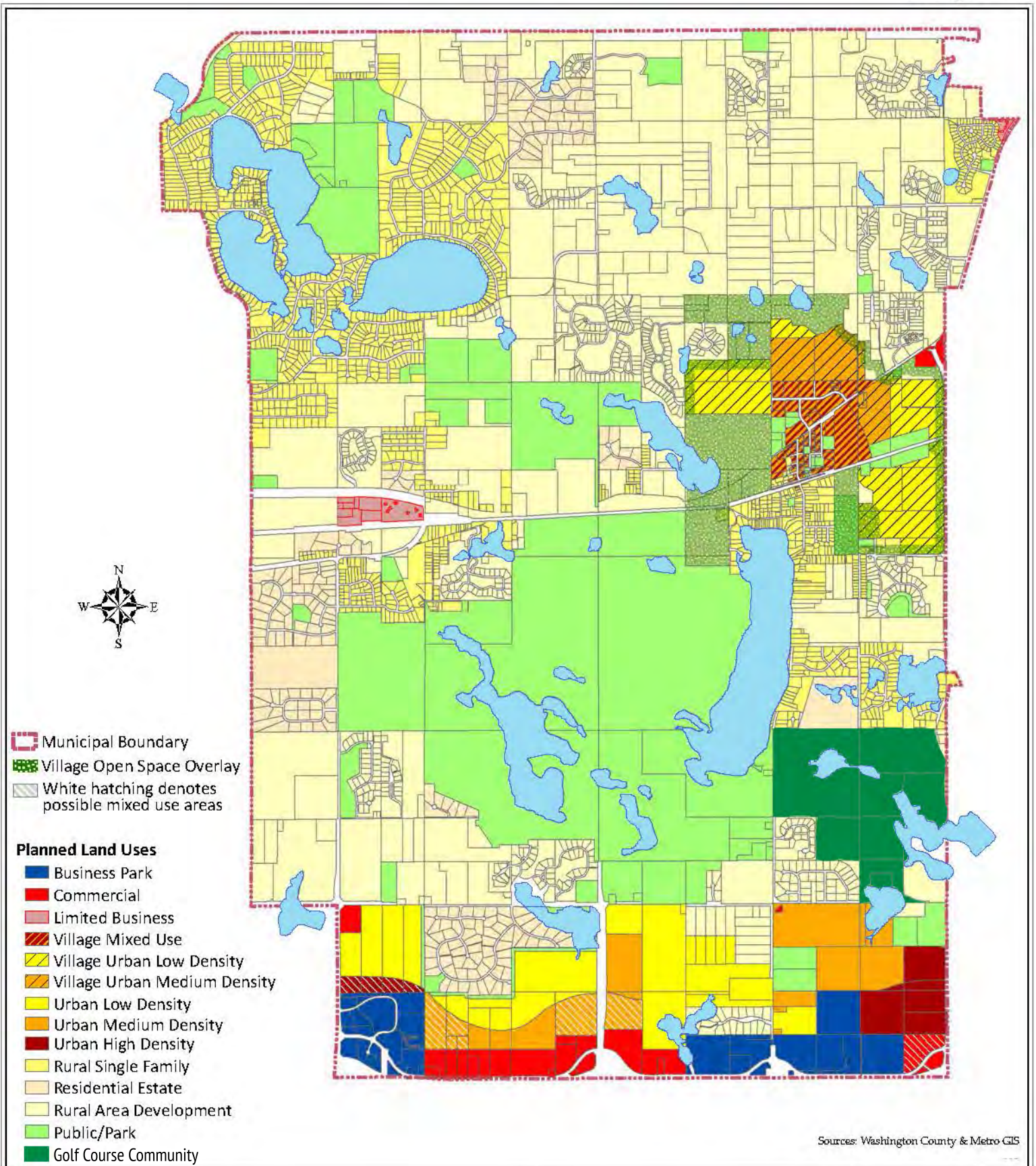
| Land Use | Residential Density (units/acre) | | Existing Land Use (acres) | Planned Land Use (acres) | Planned Land Use Changes (anticipated acreages in 5 year increments) ³ | | | | Change (acres) |
|--|-------------------------------------|------|---------------------------|--------------------------|--|--------------|--------------|--------------|----------------|
| | Min | Max | | | City wide (Village) ¹ | 2012 to 2015 | 2015 to 2020 | 2020 to 2025 | |
| RESIDENTIAL | | | | | | | | | |
| Rural Area Development | n/a | 0.1 | 7094.24 | 5249.9 | 6640.66 | 6157.06 | 5703.53 | 5249.9 | -1844.32 |
| Residential Estates | 0.1 | 0.4 | 771.26 | 793.71 | 776.87 | 782.49 | 788.10 | 793.71 | 22.45 |
| Rural Single Family | 0.66 | 2.0 | 1665.92 | 1666.41 | 1666.04 | 1666.16 | 1666.28 | 1666.41 | 0.49 |
| Urban Low Density | 2.5 | 4 | 0.00 | 496.39 | 124.10 | 248.20 | 372.29 | 496.39 | 496.39 |
| Urban Medium Density | 4.5 | 7 | 176.08 | 390.49 | 229.68 | 283.29 | 336.89 | 390.49 | 214.41 |
| Urban High Density | 7.5 | 15 | 0.00 | 157.67 | 39.42 | 78.84 | 118.25 | 157.67 | 157.67 |
| Village Urban Low Density | 1.5 | 2.49 | 0.00 | 244.11 | 61.03 | 122.06 | 183.09 | 244.11 | 244.11 |
| Village Urban Medium Density | 2.5 | 4.99 | 0.00 | 119.11 | 29.78 | 59.56 | 89.33 | 119.11 | 119.11 |
| Golf Course Community | 1.5 | 2.49 | 0.00 | 424.39 | 0 | 424.39 | 424.39 | 424.39 | 424.39 |
| COMMERCIAL ² | | | | | | | | | |
| Business Park | 7.5 | 15 | 120.65 | 329.69 | 172.91 | 225.17 | 277.43 | 329.69 | 209.04 |
| Commercial | 4.5 | 7 | 99.86 | 208.33 | 126.98 | 154.10 | 181.22 | 208.33 | 108.47 |
| Limited Business | – | – | 111.41 | 66.16 | 100.09 | 88.78 | 77.47 | 66.16 | -45.25 |
| Village Mixed Use | 5.0 | 10.0 | 0.00 | 164.40 | 41.10 | 82.20 | 123.30 | 164.40 | 164.40 |
| PUBLIC/SEMI PUBLIC/OPEN SPACE ³ | | | | | | | | | |
| Public/Park | – | – | 3298.94 | 2944.93 | 3309.04 | 2924.72 | 2934.78 | 2944.93 | -354.01 |
| Greenbelt Corridor ⁴ | – | – | 0.00 | 82.67 | 20.66 | 41.34 | 62.01 | 82.67 | 82.67 |
| Road ROWs | – | – | 890.93 | 890.93 | 890.93 | 890.93 | 890.93 | 890.93 | 0.0 |
| UNDEVELOPED | | | | | | | | | |
| Open Water | – | – | 1355.29 | 1355.29 | 1355.29 | 1355.29 | 1355.29 | 1355.29 | 0.0 |
| TOTALS: | – | – | 15,584.58 | 15,584.58 | 15,584.55 | 15,584.55 | 15,584.55 | 15,584.55 | 0.0 |

¹ Residential uses within the “Business Park” and “Commercial” land use designations can only occur in areas specifically designated for mixed use on the planned land use map

² It is recognized that both park and road ROW areas will expand as new development occurs, but such acreage is accounted for in the respective development land use types as such land areas must contribute towards required development densities.

³ The staging plan for future development is fluid and will allow development to occur as market conditions dictate. Because of this, specific timing for development of any specific land use category is not possible. For the purposes of this table, the anticipated acreage changes are incrementally broken down into four periods of time showing a consistent rate of change between now and 2030.

⁴ The acreage of the greenbelt corridor areas, which are portions of the Village Open Space Overlay, that are adjacent to urban zoning districts were calculated to account for the remaining acreage in the Village. The other portions of the Village Open Space Overlay are accounted for through the base land use guidance (i.e. Rural Area Development or Rural Single Family).



Planned Land Use

Lake Elmo Comprehensive Plan 2030



Design Standards

Following completion of the Comprehensive Plan, the City will adopt design standards to ensure the look and feel of future development is compatible with the community vision of a small town within a rural setting. Standards for building materials, building articulation, design variety and other requirements should be upheld to ensure the quality of the built environment is distinctly Lake Elmo.

Preservation of Rural Character

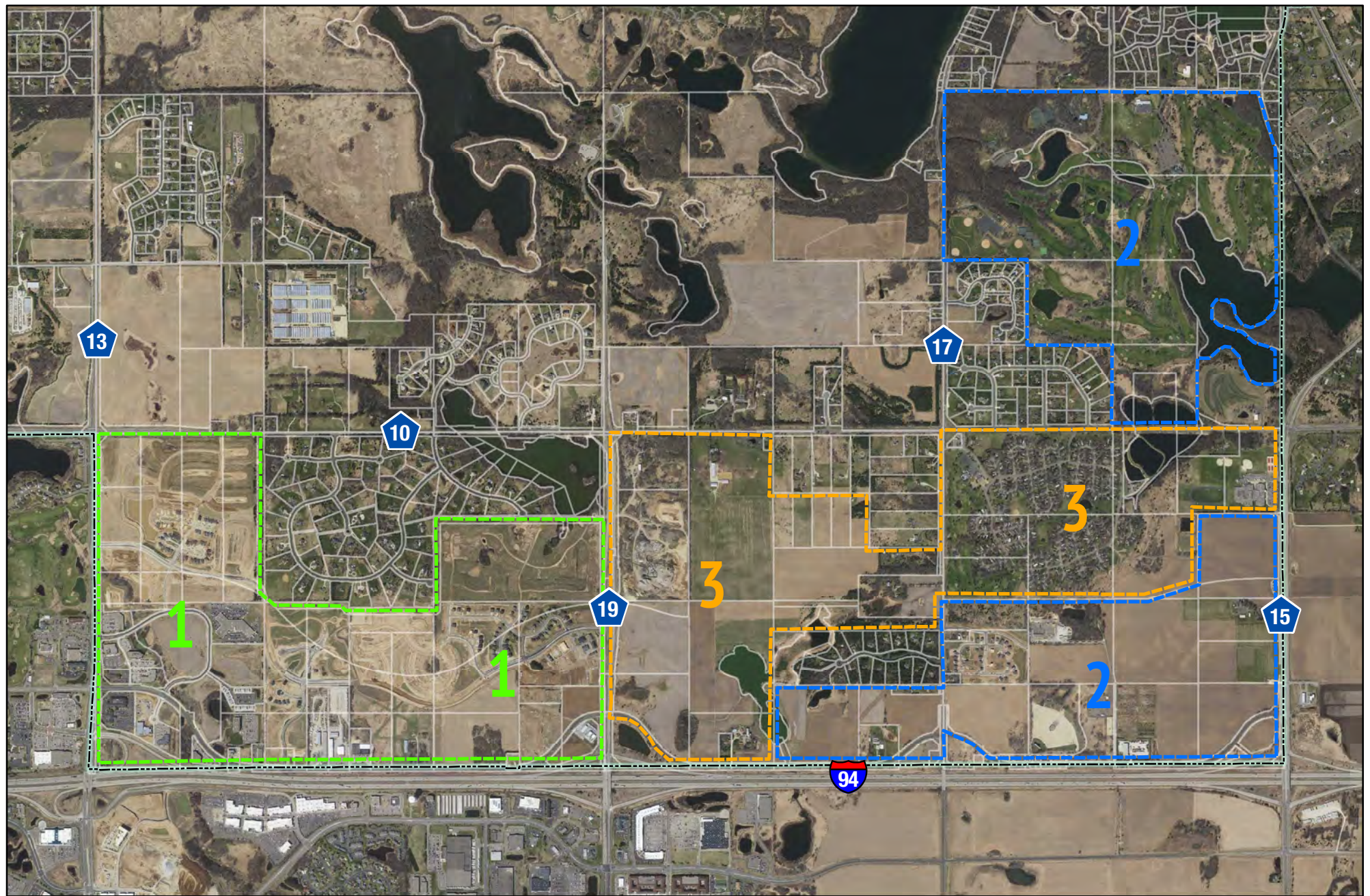
One of the main benefits of the official land use plan is that the long range planning objective to retain a permanent rural identity is achieved. Under the memorandum of understanding with the Metropolitan Council, a vast majority of the City will be allowed to maintain its rural character and existing land uses. Furthermore, concentrating urbanization adjacent to I-94 and within the Old Village will result in clear boundaries between the urban and rural portions of the community. Beyond that, the City's desire to protect its sensitive park lands is also achieved. Both Lake Elmo Regional Park and Sunfish Lake Park will continue to be surrounded by agricultural lands and will not be impacted by encroaching urbanization.

Preservation of Community Amenities

Lake Elmo Regional Park, Sunfish Lake Park, and other public lands covered by conservation easements will be centerpieces of the City in the decades ahead, and are accordingly guided for public/park land uses by this comprehensive plan. One community open space that does not share the same certainty of continuance is the Tartan Park Golf Course formerly owned by 3M. As a 50-year fixture both for Lake Elmo and the eastern metro, the Tartan Park Golf Course has become an expanse of open space within the community that is worth saving if at all possible. To that end, the City has guided nearly 430 acres of land in and around the present golf course as "Golf Course Community." This special land use guidance is intended to provide incentives—such as increased residential density and access to municipal sewer—to future landowners who are willing to maintain and improve upon the golf course. As a condition of utilizing these development incentives, the land set aside for golf course use shall be re-guided to Public/Park to preserve the golf course amenity, or at least its open space, into the future.

Future Land Use Boundaries

The curved lines separating future land uses on Map 3-3 midway between I-94 and 10th Street indicate one possible alignment of a future east/west collector roadway envisioned to serve the new development in this area of the City. Future development proposals and their associated engineering studies will ultimately determine the exact alignment of this collector roadway. The final boundary between the proposed different land uses shall ultimately be set by the final location of the east/west collector roadway, whether or not this roadway deviates from the approximate location shown.



1-11-17

I-94 Corridor Development Staging Plan



Stage One



Stage Two



Stage Three



Map 3-4

WASTEWATER FACILITIES

Sanitary Sewer System

Background

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Existing Sanitary Sewer

The Southeast 1/4 of Section 33 is within the Metropolitan Urban Service Area (MUSA) Boundary at this time. By agreement with the City of Oakdale this area discharges to a City of Oakdale sanitary sewer main in Hudson Boulevard. From there it enters the WONE interceptor. Under the agreement with the City of Oakdale, Lake Elmo is limited to the amount it can discharge.

Sanitary Sewer Plan

The MCES plans to extend a new sewer connection for the City of Lake Elmo to serve the east 1/2 of Section 33 and all of Section 34. The connection will be near the City's existing lift station, and that lift station will continue to be active and maintained by the City.

Additionally, the MCES will extend the Cottage Grove Ravine interceptor to serve the remainder of the City south of 10th Street, [the future golf course community surrounding the former Tartan Park](#), and the Village Planning Area.

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Requirements for Areas Served by the Regional System

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| 2010 | 0 | 0 | 100 | 0 | 100 |
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| 2025 | 1600 | 2370-2070 | 300 | 700 | 4970-4670 |
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| 2027 | 1600 | 3142-2842 | 300 | 700 | 5742-5442 |
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| 2029 | 1600 | 3914-3614 | 300 | 700 | 6514-6214 |
| 2030 | 1600 | 4300-4000 | 300 | 700 | 6900-6600 |

Sanitary Sewer Plan Map

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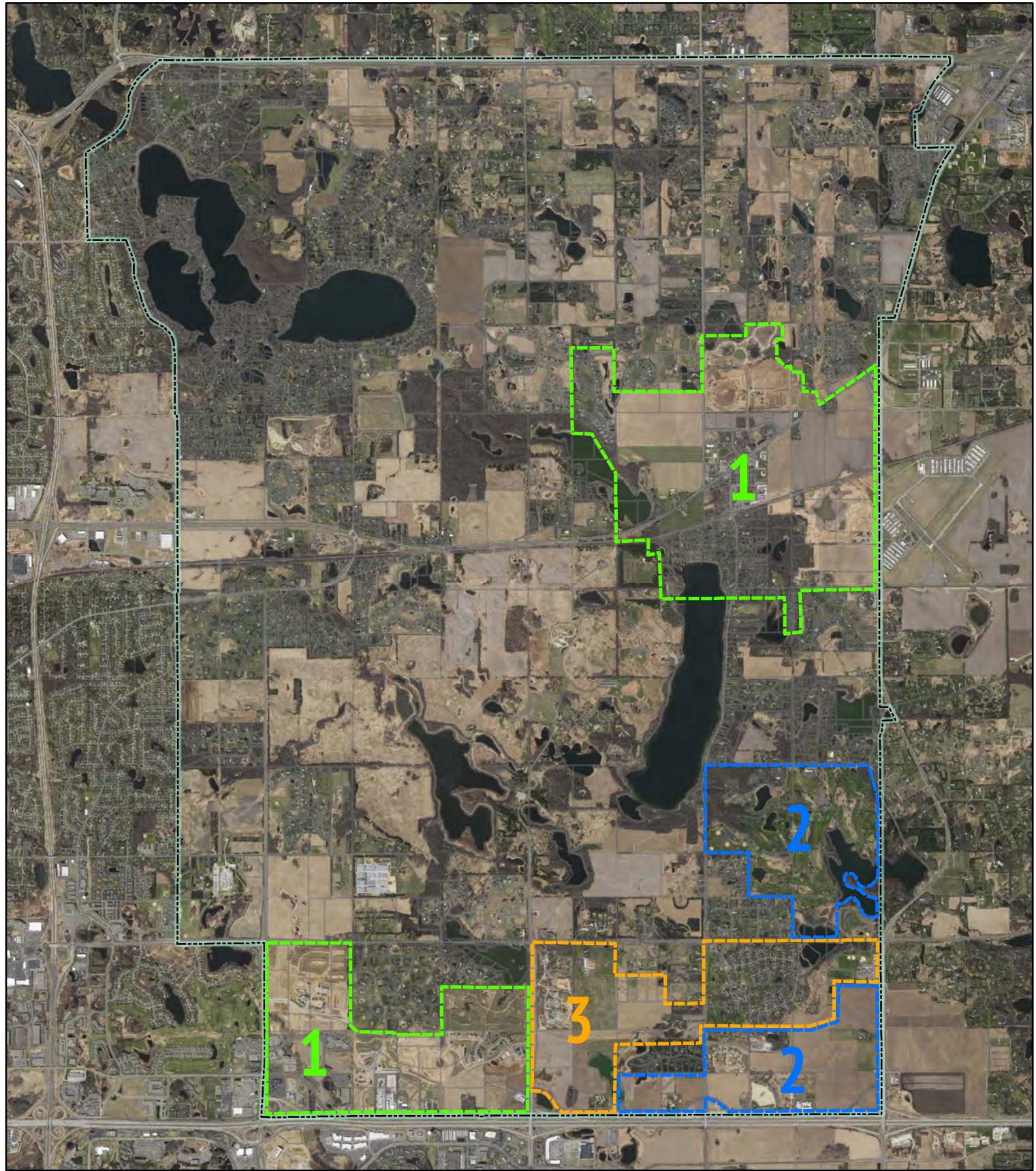
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Flows are based on 1 residential equivalent unit = 274 gallons per day

Map 6-1



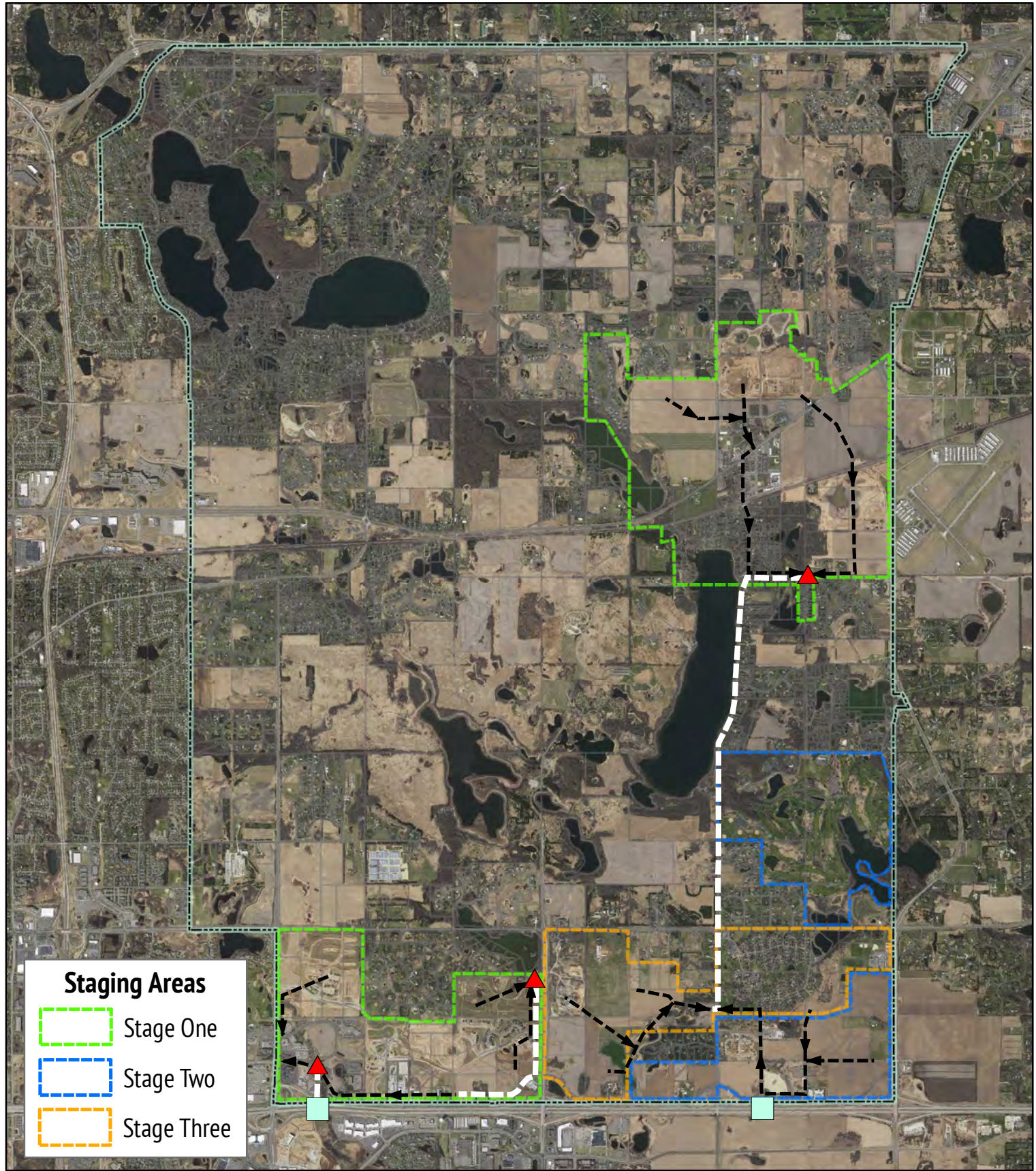
1-11-17

Regional Sewered Staging Plan

 Stage One  Stage Two  Stage Three



Map 6-3



1-11-17

Future Sewer Plan



MCES Interceptor



Lift Station



Forcemain



Gravity



Public Hearing – Comprehensive Plan Amendment – to create a new land use designation called “Golf Course Community” with updated maps and figures

Wensman started his presentation regarding the Comprehensive plan amendment for the former Tartan Park property. There would be 5 changes to the comprehensive land use plan. 1) a new land use category called “Golf Course Community” 2) updated density of 1.5-2.49 3) updated planned land use map 4) “Preservation of Community Amenities” will be added which describes the need for “Golf Course Community” land use 5) updated map to reflect the changes to the MUSA.

The City has broad discretion when regarding property. The Golf Course Community specifically ties the residential development to the golf course and can not be redeveloped if the golf course is eliminated. The Royal Golf development will be a PUD and if an amendment was requested to eliminate the golf course, it would be inconsistent with the Comprehensive Plan and would be denied.

There are 4 changes to the Comprehensive wastewater management plan 1) reference made to the Golf Course Community on former Tartan Park property 2) Community Forecast for areas served by regional sewer service (REC Units) was updated to reflect the addition of Royal Golf development 3) Table 6B updated to reflect the increased sewer flows by the addition of Royal Golf Course Development 4) Maps were updated to reflect changes in the MUSA to accommodate the Royal Golf development.

Staff is recommending not guiding the Emerson property to Golf Course Community at this time because 1) net density is .46 if platted alone, less than 1.5 min 2) if platted with Roayl Golf, net density would be 1.43, brings the average d.u.a. to lower than 1.5 3) not ready to plat at this time 4) Brings MUSA average from 3.7 with RG to 3.3 d.u.a.

A letter was received from the Homestead Homeowners Assoc which asked for less density and greater buffers.

An email was received from Mike Tate giving support for the Golf Course Community.

Dodson stated that he is still concerned about the road access to 10th Street. Wensman stated that he is under the impression that there is an agreement with Mr. Emerson for the road access.

Williams stated that on page III-13, the changes in blue do not incorporate the changes that the Planning Commission recommended at their meeting on December 12, 2016. He is wondering if this property was developed as an OP development, could the Golf Course be included as the open space. Wensman stated that would be a possibility, but there would be no urban services. The Shoreland ordinance requires urban services, so there is a conflict in the codes.

Clark Schroeder, Royal Golf, stated that the road going through the Emerson property is an absolute according to the City Engineer for Cul-de-Sac length and for the gravity system going through there. The city will own a lift station on the Emerson property with an easement through that property.

Public Hearing opened at 8:06 pm

Terry Emerson, 2204 Legion Lane Circle N, he is not interested in being with the Golf Course Community, but he would like to see the MUSA line include his property because he believes the sewer should be along the lake and that is what the Shoreland Ordinance calls for. He doesn't see any ordinance that his property would fit under. Emerson stated that this is a 28 acre piece of property and he is looking to put in about 13 lots with sewer and water.

Philip Simonet, 11125 14th Street, he feels the density is way too high and is inconsistent with the mission statement of Lake Elmo. He would like to see some restrictive covenants for the golf course not being redeveloped. He feels that the setbacks should be much more substantial.

Shelli Wilk, 11253 14th Street, she is pleased that the City is looking at Golf Course Community instead of the Village Transition. However, she has a petition signed by over 160 residents asking for Rural Area Development on this property. This is more in line with what is in the current Comprehensive Plan. She would like to see lower densities to protect the natural resources in this area which is more in line with the DNR recommendations.

Ann Bucheck, 2301 Legion Ave, she feels that this comprehensive plan is tailored to one property and might even be considered spot zoning. She doesn't believe that Tartan Park is a City Amenity, but was a private amenity. She also feels that there should be a conservation easement on the open space. The city decided that the sewer would be kept south of 10th Street and in the Village Area. What has changed? Why are we giving up the low density that was supposed to be North of 10th Street. She feels that this property could easily be developed in an OP development. The Shoreland Ordinance does not require that a development be sewerred.

Michael Zwiefel, 2055 Manning, the developer purchased this property as a golf course. There was no guarantee that anything else would be allowed there when the property was purchased. If the City is going to accommodate residential, he is still confused on why anything other than what is around the rest of the area would be allowed.

Stacey Stoffregen, 2390 Legion Lane, she is concerned about the safety of 20th Street for biking and pedestrians. It is already congested and will get increasingly so with additional housing.

Tim Mandel, 2479 Lisbon Ave, he feels that when comprehensive Plan changes are made, it affects a lot of people. He feels that it is an important document that should not change frequently. This Golf Course will be doing a lot of things such as the fitness center to make money. These are all things that people have to get to, which will create a lot of traffic.

Public Hearing closed at 8:30 pm

Williams is concerned that there is no significant guarantee that the golf course will remain. He is concerned that double the houses could be put in. The DNR and PCA consider community septic as legitimate public sewer. He is interested in having this OP density served with a community septic with the golf course being in a conservation easement.

Wensman stated that the DNR states that municipal sewer is required if available. Our ordinance currently requires it. That ordinance is under discussion later on this agenda.

Lundquist stated that she feels it should be sewered because of the Shoreland. Her concern is to ensure the open space. She is also concerned about the setback. She feels it should be much greater. She is concerned about 20th Street. It is already unsafe and with more traffic, it will be even worse.

Dodson is concerned about preserving the golf course for open space. His concern with using the open space ordinance is that it can not have municipal sewer. He is not a fan of community septic. He is also concerned that if the Emerson property is not included in the MUSA tonight, he will have a difficult time getting it put in at a future date. Wensman stated that if we went down to a minimum density of .46, this would bring us below the 3.00 required by the Met Council and this Comprehensive Plan would not be approved.

Williams stated that we do not need more sewered development to meet Met Council guidelines. Until 2011, it was not public and was not an asset of the City and we need to stop referring to it as something that needs to be preserved.

M/S/W: Williams/Dodson, move to postpone consideration of the Comprehensive Plan Amendment until we receive an analysis of the West metro golf course case from the City Attorney, ***Motion was withdrawn.***

Larson wants people to recognize that this is a good development. There are some negatives, that have room for discussion, but this is a very unique and historic golf course.

Administrator Handt stated that she did receive a memo from the City Attorney today.

The court concluded that the deciding factor was whether the denial of the Comprehensive Plan Amendment leaves the property owner with any reasonable use. If there is a less dense development that is economically viable, the court could make a different decision. Williams is still concerned that once this property develops with the golf course, at some future date when the golf course is no longer viable, a developer will come forward to redevelop the golf course and the City will have no alternative but to allow housing there as a park or open space at that time is not a reasonable use. The only way to protect against that is to put it in a conservation easement.

Lundquist asked how much of the land is required to remain open with the Shoreland Ordinance. Wensman stated that a minimum of 50% of the Shoreland area needs to remain open. Most of the golf course is not in Shoreland.

Kreimer asked about developments on golf courses in other communities. He is wondering if when people buy these homes if they are just risking that it will always remain a golf course. Williams stated that the significant thing here is that the City is extending sewer and having more density.

Sheila Smith, 2121 Legion Lane, residents that surround the golf course are already in this situation. They bought their homes believing that Tartan Park would always be there and they are finding out that is not the case. She is concerned about the density with or without the future of the golf course. If the golf course fails, it will be even more dense.

Clark Schroeder, Royal Golf Course, if you have a private golf course, everyone in the development would own part of the golf course and it would be run by the HOA and there are requirements for all of the homeowners. They do not feel that is a viable business model. They feel that for the golf course to be successful, it would need to be debt free and they need the density they are proposing for that to happen.

Williams would like something put in where it talks about the preservation of the golf course that it state some kind of a period of time. They had previously talked about a 25 year guarantee. Wensman stated that it seems unenforceable. Williams stated that they could put it in and the City Council could take it out after talking to the city attorney. Dodson stated that he would strike that whole sentence.

M/S/P: Williams /Dodson, move to recommend adding to page III-3 one expansive open space that does not share the same certainty of continuance, ***Vote: 6-0, motion carried unanimously.***

M/S/P: Williams /Lundquist, move to make the following changes: change the words "destination within the community" to an "expansive open space" that is worth saving if at all possible. At the end of the paragraph, delete "amenity rather than develop the land as a standard OP rural development", ***Vote: 6-0, motion carried unanimously.***

Kreimer asked if these additional 292 units can be used to reduce the number of required units south of 10th or in the Village Area. Wensman stated that anything that is already in the MUSA has to remain at a minimum of 3. We need to stay pretty much at what we already have to meet the 3 tiers of the Comprehensive plan such as affordability in the Comprehensive Plan.

Williams stated that there is a practical limit to what we can lower the density to. He doesn't think that they can go any lower if they want to have sewer there. Dodson stated that alternate uses for that property could be an open space development or rural residential or residential estates. Dodson is leaning towards residential estates vs. golf course community because there is too much uncertainty around the golf course.

Williams asked Dodson for clarification if he would rather have this property rezoned residential estates rather than having a golf course. Dodson stated that he would. Williams stated that we don't need a golf course in Lake Elmo as there are many golf courses within driving distance. Williams likes the idea of residential estates. Lundquist stated that this property was sold by one private property to another. Her concern is that the City needs to be accountable for protecting the Community and upholding our standards, but also recognizing the rights of the property owner. She is uncomfortable with the conversation of rezoning it to residential estates. Williams stated that at the Comprehensive Plan level, they would be talking about zoning it as rural development which would include AG, RR and RE. The City has the most discretion at the Comprehensive Plan level as long as it is a reasonable use of the land.

Handt stated that she would encourage them to either approve this or deny this tonight. The whole reason that this is back is that what is talked about needs to be advertised. They do not have to go into the details of if they do not do the golf course community, what would they like it to be at this time. They can either approve this Comprehensive Plan Amendment, or start developing findings for denial.

Kreimer asked if the City Council asked them to start developing standards for the Golf Course Community. Handt stated that they did. There was interest from the Council in the Golf Course Community and the Council asked that the Public Hearing be held to talk about it. Williams stated that he was told by at least one member of the City Council to be sure and tell the City Council what the Planning Commission wants, not what they think the City Council wants.

Wensman stated that if the Planning Commission wants to go with a different land use designation, they would have to deny this application. The City would then have to advertise and hold a public hearing for a different land use designation.

Dodson stated that he takes into consideration private property rights of one property and weighs it against the property rights of the surrounding neighbors. Those 2 are sometimes in conflict with one another.

M/S/: Williams/Dodson, move to recommend denial of the comprehensive plan amendment proposal to create a new land use designation called "Golf Course Community" with the following findings 1) we do not need any more sewer units 2) the current Comprehensive Plan reflects the overwhelming desire of Lake Elmo residents to limit residential growth and sewer growth 3) one of Lake Elmo's core values is to preserve rural character 4) sewer development north of 10th street does not preserve the rural character 5) there is a significant but unknown level of risk that the golf course would be redeveloped into more housing in the future 6) there are a significant amount of Lake Elmo residents that live in the area that object to the project based on density that would come with the sewer, **Vote: 3-3, motion did not pass, with Lundquist, Larson and Kreimer voting against.**

Kreimer is not in favor of denying the proposal. He feels this development has a lot to offer and that the developer has done a lot to make this a very nice development. He is concerned about what else this could be if this is denied. Larson agrees that it would be unfortunate if they let this development go. He doesn't think anything this good will come forward in the future.

Williams asked Kreimer for clarification of what he thinks the good aspects of the development are. Kreimer stated that he thinks the types of houses vs the types of houses in some of the other developments we have are much more quality. He feels they are high value homes that will make a beautiful neighborhood which would be a great asset to the City. Larson thinks the connectivity and the ability to have access to all the landscapes of the golf course and environmental features that will be connected by trail system.

M/S/: Kreimer/Lundquist, move to recommend approval of the comprehensive plan amendment proposal to create a new land use designation called "Golf Course Community", with the amendments as discussed in the 2 previous motions, with the following findings 1) golf course community would protect a regional amenity that the City wishes to maintain 2) the sewer development would protect the Shoreland from pollution 3) the densities would support an efficient level for municipal sewer 4) the golf course is another form of open space 5) there are a significant of residents around the property that object to the density and subsequent traffic increase, **Vote: 3-3, motion did not pass, with Griffin, Williams and Dodson voting against.**

Dodson is concerned with the thought process of relying on the fact that this developer is a quality developer. Things can change and that doesn't always maintain throughout the development.

M/S/F: Williams/Dodson, move to recommend to the City Council that this land be guided for rural development with a preference for residential estates zoning, **Vote: 2-4, motion passed.**

Rick Packer, Royal Golf, stated that they have initiated the process to reguide this property. The Planning Commission has chosen not to give a recommendation to the City Council. He doesn't understand why the City has a burning desire to guide this property rural development. He is not sure why the City would want to guide this property for something that they are not asking for.

Williams is not in favor of extending sewer north of 10th Street. He is in favor of a property owner having a reasonable use of his land. In Lake Elmo, north of 10th Street, excluding the Village Area, a reasonable use of property is rural residential development. Packer stated that if the motion fails, to do anything with this property, they would need to come back in and ask to have the land reguided to something else. Williams stated that the motion on the floor asks the City Council to guide the property as rural development without any further intiation from the property owner.

Kreimer is not in favor of the motion. He thinks they should just wait for the Comprehensive Plan Amendment process and see what the Council comes back with. Larson is in agreement with that. Williams stated that in defense of the motion, it is reasonable to give the City Council an alternative since there was not a specific recommendation one way or another on the request that was before them.

Public Hearing – Zoning Text Amendment to create “Golf Course Community” Zoning.

Public Hearing opened at : pm

No one spoke and there were no written comments

Public Hearing closed at : pm

M/S/P: /, move to recommend approval of the addition of Golf Course Community district to the zoning code, **Vote: -, motion carried unanimously.**

Public Hearing – Zoning Text Amendment amending the City's Shoreland Management Overlay District

Public Hearing opened at : pm

No one spoke and there were no written comments

Public Hearing closed at : pm

M/S/P: /, move to recommend approval of Ord. 08- . amending section 154.800:Shoreland Management Overlay District of the Zoning Code, **Vote: -, motion carried unanimously.**



**City of Lake Elmo
Planning Commission Meeting
Minutes of December 12, 2016**

Chairman Kreimer called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Kreimer, Dunn, Griffin, Dodson, Williams, Larson, Fields and Lundquist

COMMISSIONERS ABSENT: Haggard

STAFF PRESENT: Planning Director Wensman

Approve Agenda:

Williams asked to add 5b, a discussion of the Golf Course Community. Wensman asked to add a discussion of the Village Parkway as 5c.

M/S/P: Williams/Dunn, move to approve the agenda as amended, ***Vote: 7-0, motion carried.***

Approve Minutes: November 28, 2016

M/S/P: Williams/Fields, move to approve the November 28, 2016 minutes as amended, ***Vote: 4-0, motion carried with kreimer, Griffin and Dunn not voting as they were not present.***

Public Hearing – Zoning Map Amendment – rezone the property known as Diedrich Preliminary Plat

Wensman started his presentation by stating that this is a public hearing for a zoning map amendment for the Diedrich property. It is guided medium density residential, but is currently zoned as rural transitional. The preliminary plat was approved under the MDR land use category, but the rezoning was not done with the preliminary plat.

Dodson asked if there was a proposed development. Wensman stated that there is an approved preliminary plat and the property owners are looking for a developer to proceed with the project. There are conditions that would need to be met before the project can final plat, but it is important that the other half of 5th street be built.

Williams asked if in the future the rezoning and preliminary plat would be done at the same time. Wensman stated that they would either be done at the same time, or the rezoning might be done first.

Dunn asked if the density for this development is double what it is for Hunter's Crossing. Wensman stated that Hunter's Crossing is LDR, so it would be about 3 units per acre and this development would be about 4 units per acre.

Public Hearing opened at 7:10 pm

No one spoke and there were no written comments

Public Hearing closed at 7:10 pm

M/S/P: Williams/Dodson, move to recommend approval of the Zoning Map Amendment to rezone the Diedrich Property Preliminary Plat, PID #36.029.21.32.0002 from Rural Development Transitional to Urban Medium Density Residential and PID #36.029.21.32.0034 from Urban Low Density Residential to Medium Urban Density Residential, ***Vote: 7-0, motion carried unanimously.***

Business Item – Hammes II – Final Plat

Wensman started his presentation for Hammes Estates 2nd addition Final Plat. There are 37 single family homes for this addition accessed off of Keats Ave. This is the piece that will provide the connection to Savona which was required with the 50th lot of the development. Wensman went through the specifics of the Final Plat and stated that it is consistent with the preliminary plat. There are some construction plan details that need to be updated. These will need to be updated prior to recording the plat. The Preliminary Plat conditions have been reviewed and they are working to meet all of the conditions. Staff is recommending 10 conditions of approval for with the Final Plat. Wensman went through the draft findings and is recommending approval with the 10 conditions in the staff report.

Dodson asked about construction traffic. Wensman stated that it would access off of Keats.

Dunn asked about the wetland buffers and why they are so lenient. Wensman stated that this development was allowed to move forward with some of those wetland buffers in the lot, which should not be. Once it is part of the lot, there is not a lot of control as to what the owner does and the buffer is not always maintained. Moving forward, the City will ensure that the wetland buffers are outside of private lots.

Griffin asked if there is currently a grading permit. Wensman stated that they are waiting for an as-built grading plan. They will be grading with their development agreement.

Williams asked if the phasing should be added to the subdivision ordinance. Wensman stated that it is being addressed in the development agreement and doesn't feel that it needs to be addressed by the Planning Commission.

David Stradtman, Rachel Development, went through some of the things that they had to deal with when they picked up the development. Stradtman stated that the second phase will move along a lot more smoothly and the second phase is to get ahead of things. MI Homes is going to purchase all of the home sites in second addition.

Dunn asked what the threshold would be for a traffic light on Keats Ave. Wensman stated that this plat had County review and they did not feel it warranted a traffic light at this time.

Williams would like to see some language of the wetland buffer protection mentioned in the HOA agreement and possibly monument signs in the lot. This should be added to condition number 4.

Williams would like language added to condition number 6 to state that the requested modifications are from the Planning Director in the letter dated November 30, 2016.

Williams would like condition number 7 to state written permission from Xcel Energy.

M/S/P: Kreimer/Williams, move to recommend approval of the Hammes Estates 2nd Addition Final Plat with the 10 conditions of approval as amended based on the findings of fact listed in the Staff Report, ***Vote: 7-0, motion carried unanimously.***

Business Item – Golf Course Community Discussion

Williams stated that at the last City Council, they voted to have staff look at an updated Comprehensive Plan amendment to allow a golf course community. Williams looked at it and thinks that there should be some changes in the wording. There is language about the Village Transition area. If the golf course community option moves forward, there is not Village Transition area so that language should be eliminated. Wensman suggested referring to the former Tartan Park area. Williams would like to replace the reference of "destination" with "an expanse of open space". He would like to replace "rather than develop the land as a standard OP rural develop" with "for at least 25 Years" because a golf course development could be done as an OP if the golf course was put into open space. He wants to protect the City and residents that purchase a home around the golf course for at least 25 years. That would be until 2040 which is when the next Comprehensive Plan would be. Wensman stated that there would be a public

hearing for this item and they will be able to weigh in again in early January. Williams thinks these recommendations should be passed along to the City Council.

Dunn wants people to come to this development with confidence that what they think they are getting is what they will get. She thinks there should be some assurance that the golf course will stay. She doesn't see why anyone would object to having that guarantee.

M/S/P: Williams/Dunn, move to forward the suggested changes regarding Golf Course community to the City Council, ***Vote: 7-0, motion carried unanimously.***

Rick Packer, Royal Golf Club, they first brought an application forward for Village Transition at the staff's suggestion. They came to the Planning Commission and the Commission thought there should be special zoning. The staff went back and prepared the Golf Course Community recommendation. At the public hearing, it was decided that it really didn't get them anywhere with the Golf Course Community, so the recommendation that moved forward to the City Council was the Village Transition. At the City Council, it came back around and the City Council went back to the Golf Course Community. Last week they were told that this would have to be renoticed for Public Hearing again on January 9th 2017. He feels that it is not appropriate that they talk about this tonight, but should be talked about at the public hearing on January 9th, 2017.

Dunn does not feel it is inappropriate to talk about things in advance of the public hearing just to get ideas out there. Williams stated that they are not taking any vote tonight on the entire proposed amendment. They are only looking at possible changes to bring forward to the City Council in preparation for the public hearing. Williams feels they are an informal recommendation for the City Council to look at and accept or reject. Dodson stated that it is in their discretion to recommend to the City Council as they see fit. He also stated that the Planning Commission meetings are open to the public.

Business Item – Village Parkway Discussion

There are a number of pending projects that will be coming forward that will involve the Village Parkway and there are a few issues with it. Wensman has been reviewing the design of the Village Parkway and he has some questions and has identified some potential issues. There are 3 potential projects coming forward, the Village Park Preserve, Gonyea West and the Zignago Insurance Building. Wensman went through where the Village Parkway is and that there are 3 different designs. There is a zero setback assuming that there is an urban sidewalk such as in the Village.

There is a problem with the Village Parkway design such in Easton Village where the trees are planted between the sidewalk and the boulevard. The trees need to be

planted outside of the sidewalk area to prevent tree damage and such from snowplowing.

A summary of the design is that it is designed to Municipal State Aid Road Standards, the design profile determines parking, access control (no residential driveways allowed), and final design has no center medians, irrigation required and theming. The irrigation for 5th street is quite expensive and the theming was thrown out for 5th street. Another question is where and when should 14 foot sidewalks be required. Arbor Glen does not have a zero lot line. Do we want consistency? The setback is between zero and 20 feet. It would not look good if it fluctuated on a site by site basis.

Dunn asked why on 39th Street the sidewalk on one side is a concrete and the sidewalk on the other side is asphalt. She is not happy with the result. She is not happy with the VMX zoning and feels that it really needs to be looked at. She calculates that there could be 5000 people in a very small area.

Wensman wants to be ahead of the setback issue for when the Zignego project comes forward. If they are rezoned to VMX, they will probably ask for that zero lot line. Williams thinks that with the new City Council coming onboard, the Planning Commission should get their feedback before they do a lot of work on this.

Dodson is struggling because he sees the VMX as not being an office building, but more of shops. Wensman stated that office building is an allowed use in VMX. Uses change once a building is up. Dodson stated that the zero lot line to him is more of a retail use. Wensman stated that it is a question of how far out of the core Village they want VMX to go and how big they want the Village to be.

Fields stated that there needs to be a critical amount of housing within walking distance to stimulate pedestrian oriented retail. Wensman stated that there needs to be a strong vision to reassure businesses that you are working towards that vision.

Williams suggests to bring this back to the first Planning Commission meeting to look at the Zignago building as the first opportunity to look at the VMX and the vision for the Village, and maybe limit the discussion to 39th Street.

Fields stated that he believes that the vision for the Village was a strong desire to have pedestrian oriented retail. He thinks that the pedestrian oriented retail in Lake Elmo would not be able to compete with the car oriented retail in the metro area, because Lake Elmo is a fairly low density City. It would be difficult to be competitive.

Dodson thinks the theming needs to be looked at and that there should be consistency throughout the City.

City Council Updates – December 6, 2016 Meeting

- i) OP4 Boulder Ponds LLC Zoning Map Amendment/PUD Amendment – passed.
- ii) Wildflower 2nd Final Plat and Final PUD Plan – passed.
- iii) Review of Preliminary Royal Golf EAW
- iv) Royal Golf Comprehensive Plan Amendment – direction given for Golf Course Community.

1. Upcoming Meetings

- a. January 9, 2017
- b. January 23, 2017

Commission Concerns

Dunn brought up some safety issues to Washington County regarding the Lake Elmo Inn and the railroad tracks. People are parking on the bump outs and there is only one lane to get through. The flow of traffic is not very good. There are trees under the power lines that were not a good idea either. Wensman stated that the signage and striping was delayed because of the weather which has been a problem.

Kreimer asked about the advertising for the Planning Commission members. He was under the impression that they were full right now. There are 2 terms expiring at the end of the year. Dunn and Fields.

Meeting adjourned at 9:07 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant

January 8, 2017

TO: Lake Elmo Planning Commission Members

FR: Dan Rice, President
Brian Hazelton, Treasurer
Ellen Johnson, Secretary
The Homestead Homeowners Association

RE: Feedback Related to Golf Course Community Proposal

Planning Commission Members:

As Officers of the 18-member Homestead Homeowner's Association, we would like to communicate the following points related to your consideration of the proposed new "Golf Course Community" zoning district at the former Tartan Park property.

Lake Elmo has long prided itself on being a community which values open space, low-density development, slow, intentional growth and preservation of our natural resources. These are the defining attributes which first attracted many of us to this City from other neighboring communities. Many attributes of the current Lake Elmo Comprehensive Plan were defined to intentionally reflect these shared community values, chief among these the decision to concentrate most of our higher density future housing growth in the corridor immediately adjacent to I-94.

We understand that the decision made by 3M to sell this property has created an unexpected and challenging dilemma for the City. What we don't understand is why Lake Elmo appears to be giving substantially greater weight in prioritizing the developer's interests ahead of the values, desires and interests of local residents.

Our issue is not with the general idea of creating a new "Golf Course Community" zoning designation for this property. But we do have a number of concerns with the current proposal which has been presented for your consideration. Specifically:

- 1) The density of permitted residential development is excessive and completely incongruous with the character of the adjacent neighborhoods. The Minnesota DNR has stated this identical conclusion. Our homeowners feel strongly that the City should not allow an urban residential density of 1.5 to 2.49 units per acre on property which many residents consider to be one of the "jewels" of Lake Elmo. In fact, doing so seems to contradict the City of Lake Elmo's Mission Statement which "is to provide quality public services in a fiscally responsible manner **while preserving the City's open space character.**" In our opinion, the maximum allowed density should be reduced by 30-40%.

- 2) The purported rationale for allowing high-density, sewerred residential development here is to preserve what was the Tartan Park golf course which is characterized as “an important local and regional amenity that the City wishes to maintain”. Yet, the proposal you are being asked to approve fails to achieve that very objective because ***there are no binding protective easements to prevent future residential development on the golf course land.*** Instead, you are being advised that “staff will establish controls... to govern future requests to change the golf course into different land uses.” This is an insufficient and extremely weak mechanism which offers the City and its residents almost nothing of value. In our opinion, the City should insist upon substantially stronger protective assurances to prevent future residential development on the land now being designated for golf.
- 3) The minimum required 100-foot setback requirement completely fails to reflect a reasonable balance of interests between the existing, adjacent Lake Elmo residents and this developer. Our neighborhood association has had several direct, professional discussions with the developer and his team; they appear willing to make some accommodations related to setbacks, shielding and plat location. But these are not legally binding commitments and the 100-foot setback defined in your proposal would substantially impair property values and diminished enjoyment of the homes in our neighborhood if the developer rescinds these accommodations. We remind the Planning Commission that the design of the proposed 18-hole golf course and housing units could easily have been done in a manner which resulted in little or no detrimental impact to the property owners in our neighborhood. In order to strike a better balance between the interests of all parties, we would ask the Planning Commission to consider a minimum 500 foot setback requirement between the Homestead and Tartan Park property lines.

Finally, we are concerned that amending the Comprehensive Plan in a reactive manner which so clearly favors the interests of one developer creates a dangerous and potentially expensive legal precedent for the City. How will the City respond the next time a large property owner threatens, as this developer has, to “sell to the highest bidder” if their demands for a more economically favorable zoning designation are not met? The residents of Lake Elmo are hardly clamoring to have 290+ new homes built here. ***We strongly urge the Planning Commission to amend the proposed Golf Course Community zoning designation to address the concerns stated above before advancing this proposal for City Council consideration.***

Stephen Wensman

From: Mike Tate <tatemike48@gmail.com>
Sent: Friday, January 06, 2017 6:21 PM
To: Stephen Wensman
Subject: Golf Course Community

We are writing to offer our support for passage of the Comprehensive Plan Amendment and our support of the Golf Course Community. (GCC)

We have lived at 11588 20th Street North in Lake Elmo for over twenty years.

We support this project for the following reasons:

- Believing that the GCC property will eventually become residential development, this project offers the city a sustainable and well designed golf and residential development. Quality residential construction coupled a well-developed golf course insures the success of both
- The GCC maintains our open space character and creates additional tax revenue for city, county, and our schools
- It will provide us with a well-designed development and an enterprise (golf course) familiar with and regulated by environmental compliance
- The GCC will have a healthy influence on our home's market value
- If not GCC, then who/what? With the GCC, we would get a known commodity vs. who-knows-what?

Respectfully submitted

Mike and Jo Tate