



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of May 13, 2019**

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

**COMMISSIONERS PRESENT:** Johnson, Weeks, Hartley, Holtz, and Steil

**COMMISSIONERS ABSENT:** Risner, Cadenhead

**STAFF PRESENT:** Planning Director Roberts

**Approve Agenda:**

M/S/P: Hartley/Weeks move to approve the agenda as presented, ***Vote: 5-0, motion carried unanimously.***

**Approve Minutes:** None

**Public Hearing – Preliminary Planned Unit Development (PUD) Plan, Preliminary Plat and Zoning Map Change – Springs Apartments**

Roberts gave a presentation regarding the requests for the proposed Springs Apartments. The proposed site plan includes 15 buildings with 20 units each. The buildings are a townhouse design, two stories tall with a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units. Many units provide attached, direct-access garages for a total of 120 attached garage spaces for the 300 units. The applicant also is planning to have seven detached garage buildings (with a total of 42 spaces), 399 surface parking spaces, an approximately 4,300 square foot club house (including a large gathering room, fitness center, kitchen area, coffee bar and office space), pool with sun deck, trash enclosure, mail kiosk, and one pet playground all within a fenced, controlled access community.

The proposed site plan shows the primary entrance to the development would be off of Hudson Boulevard and there would be an emergency access drive connecting to the north/south road (Julia Avenue) to the west of the site. The applicant also is proposing to preserve much of an existing wetland on the site that is near Hudson Boulevard.

This request would create 300 apartment units on a site that is about 17.3 net acres for a proposed density of 17.31 dwelling units per net acre thus exceeding the density limits set for this area in the 2040 Comprehensive Plan (without any credit for density bonuses that the City may grant through the PUD process). At 15 dwelling units per net acre, this site could accommodate 260 units.

Roberts also noted that the pending land use designation is (MU-C) for this site and the City will not be able to give final approval the proposal until after the Metropolitan Council and the City Council have finalized the 2040 Comprehensive Plan. The City could require the applicant to wait to submit the final plat and final PUD plans for this project after the City has given the 2040 Comprehensive Plan final approval. This timing will ensure that what is proposed for this site is consistent with the 2040 Comprehensive Plan and that the City will get credit for the residential density that the project would bring to this part of Lake Elmo. He also noted that no matter when the applicant submits applications for final plat and final PUD approval, the City will need to make any and all final project approvals contingent upon final approvals of the 2040 Comprehensive Plan by the Metropolitan Council and by the City Council.

Director Roberts explained that in order for this development to proceed, the City will need to approve a zoning map amendment (rezoning) for the property from RT (rural development transitional) to HDR (urban high density residential). Staff is recommending approval of the proposed zoning map change for this site.

The Commission discussed the proposed project density and the differences in how the applicant is measuring the site size and calculating the proposed density versus how staff calculated the project density.

Gwen Wheeler, representing the applicant, (Continental 483 Fund LLC) spoke to the Commission about some of the information in the staff report including the history of the Company and the proposed project density. She also answered several questions from the Commission about the proposal.

The Chair opened the Public Hearing at 8:23 PM and noted the comments from one Lake Elmo resident in an e-mail submitted to the City. She noted in her e-mail concerns about the design of the fence around the development site, the amount of green space within the development and the need for an emergency exit from the development.

Brian Zeller, realtor, representing the owner of a commercial property east of the proposed development site, spoke in favor of the proposed development. He stated that the commercial-land owners want more roof tops in the area (thus more residents) to support the existing and future commercial developments.

The Chair closed the public hearing at 8:31 PM.

After more review and discussion by the Commission, they made the following motions:

M/S/P: Hartley/Weeks, move to recommend approval of the preliminary plat and preliminary PUD Plans as requested by Continental 483 Fund LLC for PID# 34.029.21.43.0003 for the project to be known as the Springs Apartments located on the north side of Hudson Boulevard, subject to recommended conditions of approval. ***Vote: 5-0, motion carried unanimously.***

M/S/P: Hartley/Weeks, move to recommend approval of the rezoning of site of the Springs Apartments on Hudson Boulevard from RT (rural development transitional) to HDR (urban high density residential) after final approval of the 2040 Comprehensive Plan based on the findings listed in the Staff report. ***Vote: 5-0, motion carried unanimously.***

#### **City Council Updates – May 7, 2019**

1. Easton Village 5<sup>th</sup> Addition – Final Plat

#### **Staff Updates**

1. Upcoming Meetings
  - a. May 29, 2019
  - b. June 10, 2019

Meeting adjourned at 8:49 pm

Respectfully submitted,

Ken Roberts  
Planning Director