

City Council
Date: 4/17/07
REGULAR
Item: 12
MOTION

ITEM: Consider accepting the Village Master plan

SUBMITTED BY: Susan Hoyt, City Administrator
Bruce Jacobson and Bob Engstrom, Village Planning

PURPOSE: The city council is being asked to accept the Village Master plan. The master planning process got underway in the summer of 2005 with the Village Planning team, lead by Robert Engstrom and Bruce Jacobson. The plan provides for an area of Lake Elmo which will receive sewer service based upon the Metropolitan Council and the city's Memorandum of Understanding (dated January 27, 2005). The master plan's principles (attachment 1) and composite land use map (attachment 2) are the two critical elements in the master plan. The city council held two public information meetings on the plan in March and received public comments from the planning commission and parks commission. The city council accepted the master plan in concept at its April 10, 2007 workshop with the addition of a thirteenth principle "to minimize the negative impact on existing residents and businesses."

ADDITIONAL INFORMATION

- Role of the plan: The Village master plan is not a legal document like the comprehensive plan. It is a vision for the future of the Village that incorporates the existing and the new Village and identifies the key principles to guide future growth, redevelopment and new development and infrastructure (e.g. sewer, surface water, roads, sidewalks, lights, etc.).
- Approach: The approach to planning the Village included analyzing and looking for opportunities to create a sense of place, a strong community as well as positive relationships with the landowners of the major parcels planned for development.
- Components: The master plan is the first land use planning step in a series of steps that need to be undertaken to implement the master plan. The financing and engineering studies required to implement the plan are underway.

<i>Land Use</i>	<i>Financing</i>	<i>Engineering</i>
<i>Master plan</i>	<i>Costs</i>	<i>Plan for infrastructure/amenities</i>
<i>Environmental Review (AUAR)</i>	<i>Revenue</i>	<i>Schedule</i>
<i>Comprehensive plan amendment</i>	<i>Fiscal policy options</i>	<i>Design</i>
<i>Zoning controls</i>	<i>Financing mechanisms</i>	<i>Construct over time</i>
<i>Design Guidelines</i>	<i>Implement over time</i>	

- *Housing growth in Lake Elmo:* *The Village master plan was created, in part, to respond to and encompass some of the additional sewerred housing and population growth that was mandated by the Metropolitan Council in the Memorandum of Understanding of 1/2005 and later translated into the city's comprehensive plan (August, 2006). The other area proposed for sewerred housing in the comprehensive plan is some areas south of Tenth Street.*
 - *The city's comprehensive plan introductory statement identifies 600 units of new housing in the Village and the table for staged development identifies 1,100 units of sewerred households in the Village by 2030 (attachment 3). (There are approximately 300 housing units in the area defined as the existing Village.)*
 - *The Village master plan includes 800 to 1,200 units of mixed housing types including small lots, medium lots, large lots, town homes and second story housing over mixed use. In addition, 440 units are identified for apartments and/or condominiums for a total of 1,240 to 1,640 housing units.*

NEXT STEPS

- *The next step for the Village project is to proceed with the environmental review of the Village based upon the comprehensive and Village plan using the Alternative Urban Area wide Review (AUAR) process. The city has contracted with DSU/Bonestroo for this purpose. The city can consider charging the developers for the costs of this study through an AUAR ordinance which is being developed by the staff at this time.*

RECOMMENDATION

Accept the Village Master plan.

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Suggested motion for consideration:

Move to accept the Village Master plan with the addition of principle thirteen "to minimize the negative impact on existing residents and businesses".

SUGGESTED ORDER OF BUSINESS:

Introduction

Susan Hoyt, City Administrator

Report (as needed)

Susan Hoyt, City Administrator

Bruce Jacobson, Bob Engstrom, Village Team

Questions from the city council to staff

Mayor and Councilmember's

Questions/comments from the public, if any Mayor facilitates

Discussion

Mayor and Council members

Consider motion

City Council

ATTACHMENTS:

1 *Executive Summary - Village Master Plan*