



3800 Laverne Avenue North
Lake Elmo, MN 55042

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday April 11, 2022
at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes - March 28, 2022
4. Public Hearings: N/A
5. New/Unfinished Business:

Discussion Item. Comprehensive Plan Implementation in the Village Planning Area. The 2040 Comprehensive Plan Implementation Chapter directs the creation of Overlay Districts for the Village Planning Area to support the balanced development and growth of the area consistent with the plan.

6. Communications/Updates
 - a. City Council Update April 5, 2022 meeting
 1. Denied - One Energy Solar Conditional Use Permit for the Construction and Operation of a Solar Farm on the Property Located at 10755 50th Street (PID#1102921110003)
 2. Adopted - Interim Ordinance imposing a moratorium on platted development in the area south of the Union Pacific Railroad and east of Keats Avenue.
 3. Adopted - Final Alternative Urban Areawide Review for the Cyphers Logistics Park
 4. Adopted - Comp Plan Amendment and MUSA Amendment for Tapestry subdivision
 5. Approved - Crossroads East Development Agreement 1st Amendment
 6. Adopted - Zoning Text Amendment - Medium Density Residential District (MDR) and High Density Residential District (HDR) Minimum Lot Area and Density
 - b. Staff Updates – Contract for Planning Services with Bolton & Menk has ended
 - c. Upcoming PC Meetings:
 1. April 25, 2022
 2. May 10, 2022

7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo Planning Commission
Meeting
Minutes of March 28, 2022**

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

COMMISSIONERS PRESENT: Risner, Steil, Mueller, Rehkamp, Vrieze

COMMISSIONERS ABSENT: Graen

STAFF PRESENT: Planning Director Just

Pledge of Allegiance at 7:00 PM

Approve Agenda:

M/S/P: Risner / Steil made a motion to amend the agenda, by removing 4-C : 11441 20th St CUP public hearing from the 3-28-22 agenda.

M/S/P: Steil/Rehkamp moved to approve the amended genda. **Vote: 5-0, motion carried unanimously.**

Approve Minutes:

M/S/P: Risner/Rehkamp moved to approve the Planning Commission minutes of March 14th, 2022. **Vote: 5-0, motion carried unanimously.**

Public Hearings:

a. 9404 Lake Jane Trail N. Variance to the side yard setback. The property owner has requested a 6-foot side yard setback variance. The applicant proposes to expand their living space by converting the current garage into living space and building a new garage addition directly in front of the existing garage. To build the addition along the existing driveway line, a 6-foot variance on the southwest side of the property is necessary. RS Zoning District, Shoreland Overlay Zone and Valley Branch Watershed District. PID: 1002921240014

Director Just gave staff presentation and answered questions.

Applicant Cassandra Banna (9604 Lake Jane Trail N)spoke regarding the reason for asking for the variance.

Commissioner Rahkamp asked if there were any additional options for the size of the garage to meet the existing set backs , Mrs Banna did say there was an option to build a 2 car garage instead of a 2.5 car garage.

No questions were asked for more clarification

Public hearing opened at 7:10 PM.

No comments have been recieved.

Lake Elmo Planning Commission Minutes: 3-28-2022

Public hearing closed at 7:11 PM.

M/S/P: Steils/ Mueller moved to recommend approval of the request from Cassandra Banna for a 6-foot side yard setback variance for the property located at 9404 Lake Jane Trail N. **Vote: 5-0, motion carried unanimously.**

b. 8930 Jane Road N. Variance for a second driveway. The property owner has requested a variance to allow a second driveway on a residential lot. Only one driveway is allowed. RS Zoning District, Shoreland Overlay Zone and Valley Branch Watershed District. PID: 0902921110016

Director Just gave staff presentation and answered questions.

Applicant Bill & Valerie Brass (8930 Jane Road N) spoke clarifying the reasons for this variance, and explaining how this driveway will not impact neighbors and city.

Public hearing opened at 7:27 PM.

Lane Hinsperger (8883 Jane Road N) spoke in favor of issuing the variance.

Public hearing closed at 7:28 PM.

M/S/P: Mueller/ Vrieze moved to recommend approval of the request from Bill and Valerie Brass for a variance to pave a second curb cut on the property located at 8930 Jane Rd N. **Vote: 5-0, motion carried unanimously.**

c. Comprehensive Plan Amendment. The City of Lake Elmo is proposing an amendment to the City's 2040 Comprehensive Plan to expand the MUSA (Metropolitan Urban Service Area). This proposal is to change the existing MUSA boundary to include the existing homes in the Tapestry at Charlottes' Grove subdivision located north of Sunfish Lake Park and off of 45th Street North. The City is proposing this amendment to accommodate a sewer improvement project the City Council approved to provide city sanitary sewer to the 65 existing homes. The amendment also includes changes to the text of the Plan and to maps and tables in the City's Sanitary Sewer Plan to accommodate the expanded sanitary sewer area. This proposal does not include new development.

Director Just gave staff presentation and answered questions.

Public hearing opened at 7:41 PM.

No comments.

Public hearing closed at 7:42 PM.

M/S/P: Steils/ Rahkamp motioned to recommend approval of all necessary amendments to the 2040 Lake Elmo Comprehensive Plan (including those to the Land Use Plan and to Wastewater Service Plan) to add the existing 65 single-family properties in the Tapestry at Charlotte's Grove subdivision to the City's sanitary sewer area. **Vote: 5-0, motion carried unanimously.**

M/S/P: Mueller/ Vrieze moved to recommend approval of a Comprehensive Plan Amendment re-guiding the City's Land Use Plan for the Tapestry at Charlottes Grove subdivision from RAD(Rural Area Development) to RSFS (Rural Single Family Sewered) **Vote: 5-0, motion carried unanimously.**

New/Unfinished Business:

None.

Communications/Updates

- a. City Council Update
3-15-2022 – Tabled decision on One Energy Solar Farm CUP to April 5th, 2022
- b. Staff Updates - City Planner starts April 4th, 2022
- c. Upcoming PC Meetings:
 - 1. April 11, 2022
 - 2. April 25, 2022

Meeting adjourned at 7:46 PM.

Respectfully submitted,

Diane Wendt
Permit Technician



STAFF REPORT

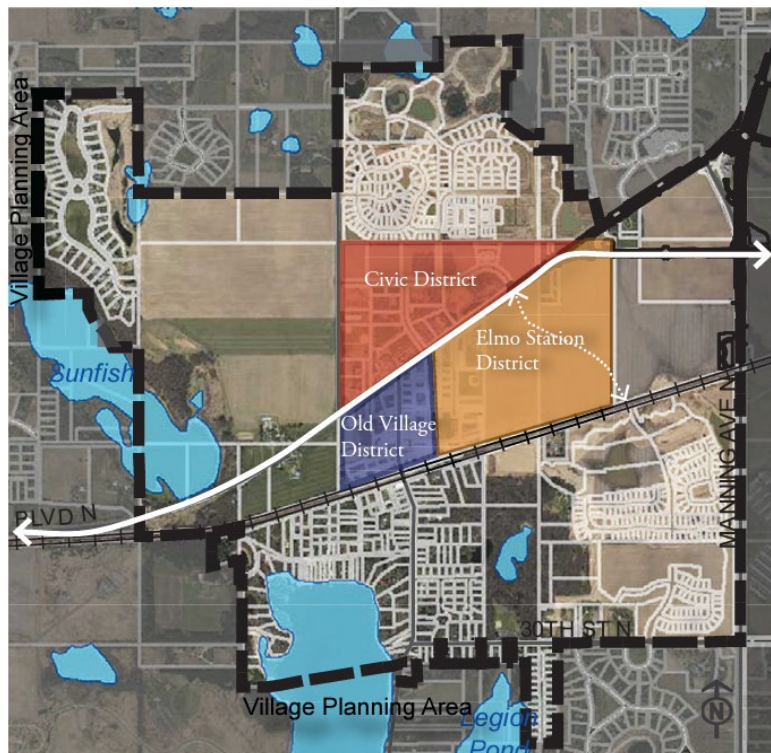
DATE: 04/11/2022

NEW BUSINESS – DISCUSSION ITEM

TO: Planning Commission
FROM: Molly Just, Planning Director
Ben Hetzel, City Planner
AGENDA ITEM: Comprehensive Plan Implementation in the Village Planning Area – Creation of Overlay Districts

BACKGROUND:

The City of Lake Elmo is at an important time in its history as new neighborhoods and commercial areas spring up throughout the high growth areas, including the Village Planning Area. The 2040 Comprehensive Plan recommends the adoption of Overlay Districts in the Village Planning Area, generally following three sub-areas – the Old Village District, the Elmo Station District, and the Civic District. The Overlay Districts should focus on what makes the areas unique and provide specific standards to promote the uniqueness and implement the area specific recommendations of the Comprehensive Plan. Since the planning for the Village Planning Area has already occurred, this is not to be a comprehensive planning process but a technical process to implement the planning. Staff would work with the Planning Commission to draft the Overlay Districts and would bring the final language to the Planning Commission for a public hearing and recommendation to the City Council. The City Council would take final action to adopt the Overlay Districts. Below is a map of the Village Planning Area with the sub-areas highlighted. Attached are excerpts and maps from the Comprehensive Plan regarding this area.



CHAPTER 1 – COMMUNITY & PLANNING CONTEXT

INTRODUCTION

The City is at an important time in its history as new neighborhoods are springing up throughout the high growth areas, the Old Village is adding new households and businesses and existing neighborhoods begin to age and require renewed focus and attention.

Pg 1-1

CHAPTER 2 – VISION, GOALS & STRATEGIES

LAND USE GOALS

LU Goal #5. Identify and Explore opportunities to improve the streetscape in the Old Village District, Elmo Station District and Civic Center District to create a more walkable environment.
Strategies

- a. Explore the refinement of design guidelines for the Districts that enhance a more pedestrian scale throughout the area.
- b. Create dimensional requirements within any zoning overlay district that will reinforce the human scale, and alternate mode choice (pedestrian and bike) within the district area.
- c. Identify individual blocks or streets that could be improved for pedestrian scale, and inventory the existing condition to determine what improvements could be most beneficial.

Pg 2-9

LU Goal #6. Maintain and Strengthen the small-town charm of the Old Village District.
Strategies

- a. Support the development of an Old Village District zoning overlay district to reinforce the existing development pattern.
- b. Protect the existing buildings and reinforce the appropriate scale of development consistent with the existing historic structures on the main street.
- c. Create a zoning overlay district for the adjacent Elmo Station District that reinforces and supports the viability of main street in the Old Village District.

Pg 2-9

BALANCED DEVELOPMENT AND GROWTH

BDG Goal #5. Explore opportunities to integrate design and site planning characteristics of the Old Village District into new developments in the City.
Strategies

- a. Encourage the incorporation of walkable, pedestrian scale buildings into commercial and mixed use areas in the urbanizing area south of 10th Street, the

- redevelopment areas of the Old Village District and the Elmo Station District.
- b. Support the refinement of design guidelines that provide clear and descriptive design elements to incorporate into urbanizing and redevelopment areas of the community.

Pg 2-11

BDG Goal #6. Support existing small businesses in the Old Village District and Elmo Station District.

Strategies

- a. Explore ways to improve existing ordinances for a more business friendly approach.
- b. Work with existing business owners to understand their current needs, and how the City could support their business moving forward to keep them in the community.
- c. Support the development or refinement of zoning overlay districts that will directly support and enhance existing businesses.

Pg 2-11

BDG Goal #7. Create opportunities for new businesses to locate in the Old Village District.

Strategies

- a. Prevent the conversion of residential and mixed-uses in the Village Planning area to ensure an increase in households and population to support new and existing businesses.
- b. Promote the Old Village District as a vibrant place for business and reinforce through continued streetscape and exterior improvements in the area.

Pg 2-11

Transportation and Infrastructure

TRIN Goal #3. Create improved pedestrian connections and access in the Village Planning Area to make the area more walkable and safer.

Strategies

- a. Support the Transportation Plan and engineering design standards for roadways, sidewalk and other right-of-way plans to capitalize on opportunities to improve connections.
- b. Explore options with Washington County to improve pedestrian connections between the Old Village District and the Civic Center District as identified within this Comprehensive Plan.

Pg 2-16

CHAPTER 3 – LAND USE

Existing Land Use

The “Old Village” is the historical hub of activity in the City, and a mix of uses is present today including some residential, commercial and office users. Business uses, employment pockets and retail/service users are primarily located in or near the “Old Village”, along the I-94 corridor, or at major intersections and thoroughfares.

Pg 3-3

Additionally, the Old Village area has been incrementally served and connected to municipal services over the past decade, which has allowed for existing small-lot residential neighborhoods to be served, as well as new neighborhoods under development.

Pg 3-3

Special Resource Protection

There are no State or Locally registered historical districts or structures in Lake Elmo. However, the City strongly supports the preservation of the “Old Village” Main Street, where the Village first developed. During the 2030 Planning period, the City developed a set of design guidelines which will help protect existing buildings and ensure new construction integrates well with the existing character and building form of the district.

During this Plan development process the City studied the Old Village area, and concluded that it would benefit from further refinement based on areas contained within the previous Old Village boundary. The result, is that this Plan creates three distinct Districts that describe the use, activities and desired plans based on location within the City’s core village area. A full description of the Districts, and how they will shape the core of the Village are provided in Chapter 4:Balanced Development & Growth.

Pg 3-32

LU Goal #4. Create strong and vibrant Districts in the Village Planning Area that become a destination for all residents of the community.

LU Goal #5. Identify and Explore opportunities to improve the streetscape in the Old Village District, Elmo Station District and Civic Center District to create a more walkable environment.

LU Goal #6. Maintain and Strengthen the small-town charm of the Old Village District.

- Chapter 1: Vision, Goals & Strategies

CHAPTER 4 – BALANCED DEVELOPMENT & GROWTH

Village Planning Area

The Village Planning Area is set apart from the surrounding rural landscape, and encompasses the City's historic main street, established neighborhoods around Lake Elmo, developing neighborhoods and remaining farmsteads. The boundary of the Village Planning Area coincides with the 2040 MUSA boundary and the land within it is planned to be connected to municipal services including sewer and water. Approximately 15% of the land area within the Village Planning Area was developed between the late 1800s and early 1960's and was developed at a time when sanitary sewer and water regulations were much different. Since standards have evolved, and environmental concerns are more prevalent today particularly as they relate to Impaired Waters (See Chapter 8: Surface Water Management), these historic neighborhoods and developments will now be served with regional and municipal utility systems. While the transition is costly, and impacts existing residents and users, the long-term benefits will be invaluable to assist with improving lake quality of Lake Elmo, and health, safety and welfare of residents and businesses that will have safe sanitary sewer and water supply to their homes or buildings.

In addition to improving existing neighborhoods and user quality, the introduction of urban services to the Village Planning Area allows for greater diversity of land uses within the Village Planning Area. The new public utility systems can accommodate higher residential densities and more commercial and clustered development. Some in the City see this as an opportunity, while others view this change with skepticism. Regardless of the position, through this planning process, nearly everyone who provided comment was committed to maintaining the Village as the heart of Lake Elmo and want to see it succeed as a character defining gathering place for the City.

Given the desire to maintain the Village as an important way to organize and center the community, the City has further refined the Plan for development and growth within the Village Planning Area within this Chapter. While there are diverse land uses available to preserve, develop and redevelop the land in the Village Planning Area, a central theme of the community is the desire to maintain a greenway around the urbanizing area. The greenway will link open spaces between developments within the urbanizing areas and will offer broader connections to the greenways throughout the community. The greenway is envisioned to function as a preserved corridor to benefit the natural resources valued in the community, and to denote and transition between the development patterns within the rural residential neighborhoods and the more compact village pattern as you move towards the heart of Main Street.

The Village Planning Area is well-positioned for the types of land uses proposed. The area is centered around the historical Old Village which carries the nostalgic history and character of the City. Future Land Use and related policies will support the preservation of this character and promotion of development here to maintain the character already established. To best plan for the various types of land uses and development design for the heart of the Village Planning Area, three districts centered at the core of the planning area are created within this Plan: the Old Village District, Elmo Station District, and the Civic District. While these areas do not encompass all land within the Village Planning Area, the land outside of the three core districts is planned for a more traditional suburban residential development pattern that will be connected to the core

districts by parkways, roads and trail connections.

Pg 4-11,12

Old Village District

The location of the Old Village District has the opportunity to capitalize on its proximity to the Lake Elmo Regional Park Reserve that bring people from throughout the region, and its relative accessibility from Stillwater Boulevard which is busy thoroughfare through Washington County. With the right destinations and supporting contextual land uses, the Old Village District has potential for growing its economic presence and bolstering its place as a heart for the community. Vitality of the Old Village Main Street is dependent upon enough households supporting the businesses desired along the street. This is where the Future Land Use Plan works to identify areas where increased residential density in adjacent districts can bring more residents closer to the conveniences and desired destinations of the Old Village. Interestingly, this concept is not entirely new, as historic plat maps of Lake Elmo from the 1940s and 1950s identify a "Village" area that is nearly consistent in boundary and area to that defined as the Old Village District within this Plan.

Naturally then the future plan for the Old Village District is to enhance and preserve the historic character of the Main Street, and respect its historical roots as the heart of the community. There is opportunity to fill in existing gaps with similarly sized and scaled buildings that are supportive and consistent with the architectural charm of existing buildings along the street frontage between Stillwater Boulevard and the railroad tracks. Recent improvements along this portion of Main Street (Lake Elmo Avenue) has significantly improved the pedestrian experience, and with continued efforts to make the area more walkable and pedestrian friendly infill and reinvestment are likely to continue.

In addition to the Main Street, the surrounding historic neighborhoods and mix of uses in the immediate area reinforce its charm. The intent of creating this District is to promote and capitalize on opportunities that enhance and improve the pattern in this District, and to evolve and develop with structures and uses that reinforce the small village charm. As identified in subsequent implementation sections of this Plan, one of the ways in which this pattern will be reinforced is through the development of an overlay district within the City's zoning that will further prescribe the desired development and redevelopment patterns in the Old Village District through this planning period.

Pg 4-14

Elmo Station District

In an effort to more clearly define the City's objectives for the core of the Village Planning Area, the Elmo Station District is created to identify an area adjacent to the Old Village District that could be developed and redeveloped more intensely to support and enhance the uses along Main Street. The primary land use change identified for the future land use in this district is the addition of a higher density residential area that allows for construction of multistory / multi-family residential buildings. This will bring an important concentration of people closer to the Main Street of the Old Village and will support the traffic needed for the success of the businesses located there. During this planning process a significant amount of time was dedicated to discussions about the relationship between

households, retail demands, and the ability for communities and neighborhoods to support conveniences and services within a small village setting. Ultimately, it is determined that promoting and encouraging a more compact and supporting residential neighborhood pattern near the Old Village District could provide valuable resources, support and pedestrian activity to create a more vibrant (and viable) Main Street.

The character of the Elmo Station District is planned to be supporting and compatible with the historical architectural qualities of the nearby Old Village District. However, there should be a distinction between these two Districts that what's new is new and is compatible but not the same. The residential neighborhood pattern in this district should extend the style and character of the Old Village District, with narrow sewered streets, on-street parking, and small or no setbacks. Focus should be placed on pedestrian connections as well, strengthening the access between this area and Main Street with trails for walking and biking. Since much of this area will be newly developed, design standards and guidelines as well as appropriate overlay districts should be created to implement the objectives of the Elmo Station District.

Pg 4-14

Civic District

The Civic District on the north side of Stillwater Boulevard is organized around the existing Civic campus for the City. This area is recognized as a more suburban style of development with setbacks, parking lots, and sewered streets for stormwater. Residential patterns surrounding the civic uses will be planned for a mixed-use development pattern that may include residential, office, medical, and service uses. Generally development in this area will follow a slightly more suburban form and will have a distinctly different character than what will be found in residential and commercial uses in the Old Village District and Elmo Station District.

The Civic District will continue to be an important area of the community since the City Offices and City Council chambers are located within the District. In addition to the City Offices, uses in the Civic District include religious institutions, the Lake Elmo Elementary School, bank, offices and other commercial uses. Though some longterm users exist in the area, there are also vacant parcels that have the opportunity to further complete the development pattern. Although the area is developed with greater setbacks, more parking areas, and other more traditional suburban elements as the area develops, new neighborhoods surrounding the Civic District are under development with new residences. New residents have expressed interest in making sure that pedestrian and bike connections are considered to the Elementary School, the Farmer's Market and other attractions within the Civic District. Further interest in safe routes and connections to the Old Village District from the Civic District and adjacent neighborhoods is also important and will be planned for as development in this core area occurs. Pg 4-15

CHAPTER 5 - HOUSING

Housing

The historical development pattern is fairly homogeneous, with some pockets of slightly smaller and older homes near the Old Village District, and around the Tri-Lakes area that remain a vibrant, vital part of the City's housing stock.

Pg 5-1

Home Values and Household income

Despite the high average home prices, there are areas within the City with less costly housing. In particular, older and smaller homes are concentrated near the Old Village, Tablyn Park, and in the Cimarron manufactured home park.

Pg 5-11

Existing Affordable units

A significant proportion of the City's affordable housing stock is located in the Cimarron manufactured home park, and in the historic neighborhoods surrounding the Old Village District.

Pg 5-15

CHAPTER 6 - PARKS, TRAILS, & OPEN SPACE

VFW Park is located in the Old Village, at 3675 Layton Avenue. The park has a lighted baseball field and, along with Lions Park, is the home to the annual Huff 'n Puff softball competition.

Pg. 6-15

Future Trails

Better pedestrian access between developing neighborhoods on the north side of CSAH 14 and the Old Village, including safer access and intersection crossing.

Pg 6-25

CHAPTER 7 - TRANSPORTATION

As the system continues to grow, and key gaps and links are made, their use will likely increase as residents' and others' comfort level with the system improves. Focusing on public pedestrian/ bicycle trail planning and development compliments both the private trail development in several Open Space Development neighborhoods and the 'central place' philosophy, policy, and planning of the City regarding the Old Village.

Pg 7-41

The City's Park Commission has established the following vision for the system in the 2005 Trail System Plan, and it continues to be appropriate today:

"The City will develop a safe, convenient and integrated system of trails linking neighborhoods, schools, the "Old Village," and parks that will focus on the natural resources and character of Lake Elmo and help safely meet the recreation, health/fitness, and transportation needs of its residents."

Pg 7-41

CHAPTER 8 - SURFACE WATER MANAGEMENT

Existing and Potential Water Resource Related Problems

Village Area Flooding

Potential flooding in the Lake Elmo Village Area and the potential water quality and quantity impacts of storm water runoff from proposed future development, particularly on Down's Lake.

Assessment of Problem: The Lake Elmo Old Village Area was urbanized decades ago within areas of very flat terrain and with the lack of adequate stormwater management or conveyance systems in place to either store or infiltrate the water or to convey the water efficiently through the downtown area. Persistent and regular flooding has caused problems ranging from nuisance flooding of properties and roadways to more significant flooding of homes and commercial structures. In addition, Downs Lake is relatively small, with a large tributary area. The lake has a history of wide fluctuations in water levels, from potential for flooding in some years to very low water levels during drought years. Two homes are within the 100-year floodplain of Down's Lake and connecting waterbodies.

The Lake Elmo Old Village Area AUAR analyzed the proposed development scenarios for this area, which drains to Down's Lake. The AUAR analyzed the potential impacts to the lake and other water bodies, and recommended strategies to avoid, minimize or mitigate for impacts.

Proposed Corrective Actions: A Regional Stormwater Management Study was completed by SEH, in May 2015, to develop a regional drainage strategy and approach for managing stormwater to reduce the flooding in the Village Center Area and to identify opportunities for water quality treatment in the Downs Lake subwatershed. An important aspect of this approach was to consider future development/redevelopment in the watershed and to explore the potential for amenities such as water features or the potential for green infrastructure. The study identified a regional strategy that includes the following recommendations, with the first two recommendations already completed:

□□ A regional infiltration basin was constructed in 2015 directly downstream from the Old Village Center together with the construction of a new large diameter storm sewer system along Lake Elmo Avenue, Laverne Avenue, 36th Street, and Upper 33rd Street.

□□ Goetschel Pond Stormwater Diversion. As part of multiple development projects, storm water was diverted from 2 large new subdivisions from draining to the Down's Lake subwatershed to the Goetschel Pond subwatershed, effectively diverting 50+ acres of drainage area from entering the Old Village center, and ultimately Down's Lake.

Pg 8-18,19

Local Surface Water Management Plan Goals and Policies

Goal 2. The City will work with local Watershed Districts to collaborate in the plan review and permitting new development and redevelopment projects to meet ordinances and design standards thereby implementing rate and volume control practices.

Policies:

- The City will continue to review and implement the recommendations of the Village Regional Stormwater Study to further mitigate water quantity and quality concerns in the Old Village center and Down's Lake Watershed.

Pg. 8-29

CHAPTER 10 – IMPLEMENTATION

Chapter 4: Balanced Development and Growth

2. The City will create three Overlay Districts for the Village Planning Area to support this Plan. The Overlay Districts will provide additional detail regarding the vision, plan, and specific standards that are unique and tailored to the specific overlay district. For example, the Old Village District overlay will focus on preservation of the integrity of Main Street and existing building patterns and uses within the District. This is unique to the Old Village Overlay District. The process will determine what characteristics and qualities are unique to each Overlay District, and a specific Zoning Overlay District will be added to the Zoning Ordinance and identified on the City's official Zoning Map. This process will include the Planning Commission and may include a subcommittee to prepare the criteria for each Overlay District. The Overlay Districts will be established and created within nine (9) months of adoption of this Plan.

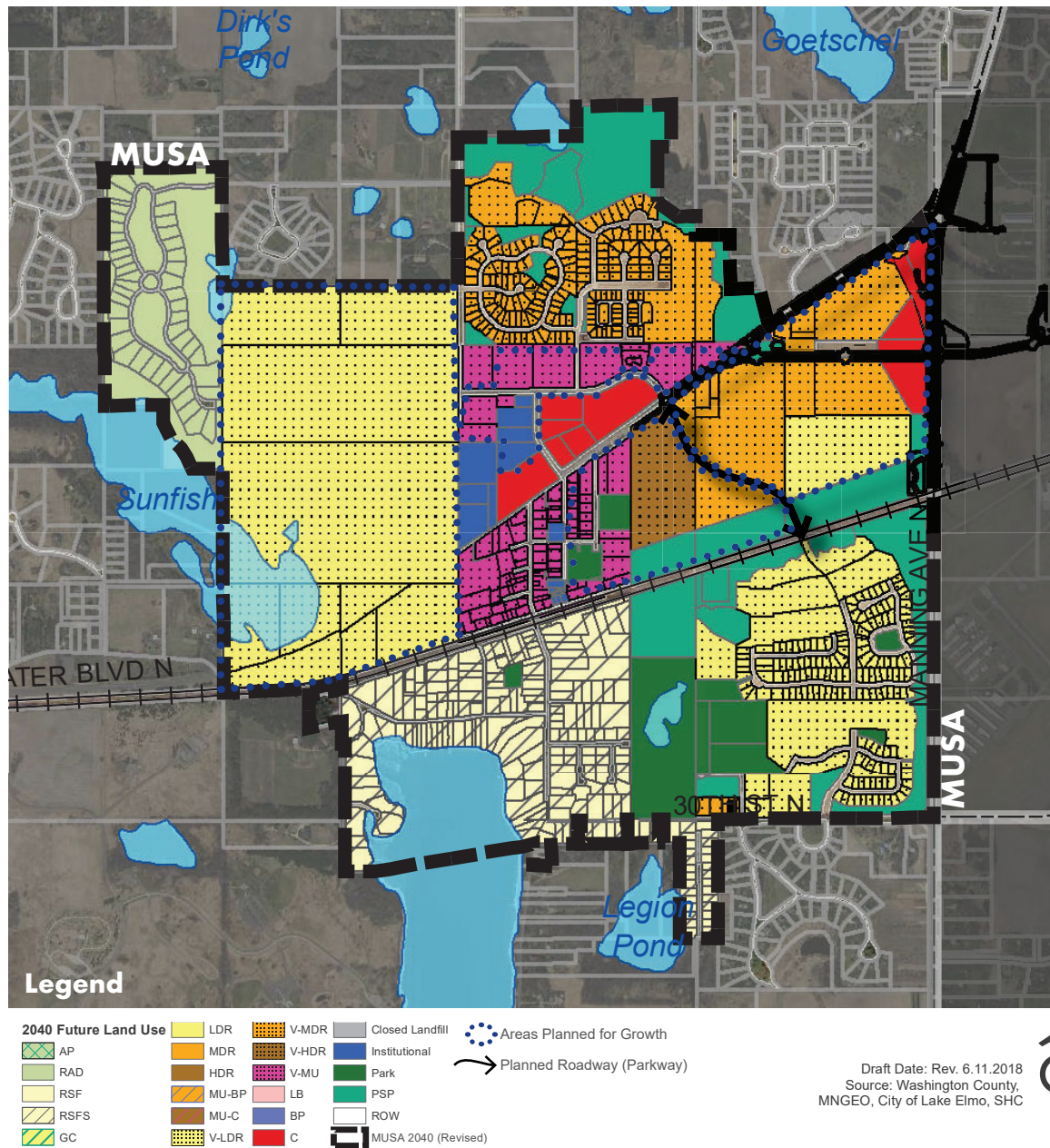
Pg 10-8

Chapter 8: Surface Water

The City will continue to implement the strategies and recommendations as needed from the Old Village Area Regional Stormwater Management Study that was completed by SEH, in May 2015, to continue to address and mitigate the Old Village Area flooding problems and to protect resources in the Down's Lake Watershed and downstream.

Pg 10-13

Map 3-5. Future Land Use – Village Planning Area Planned Growth

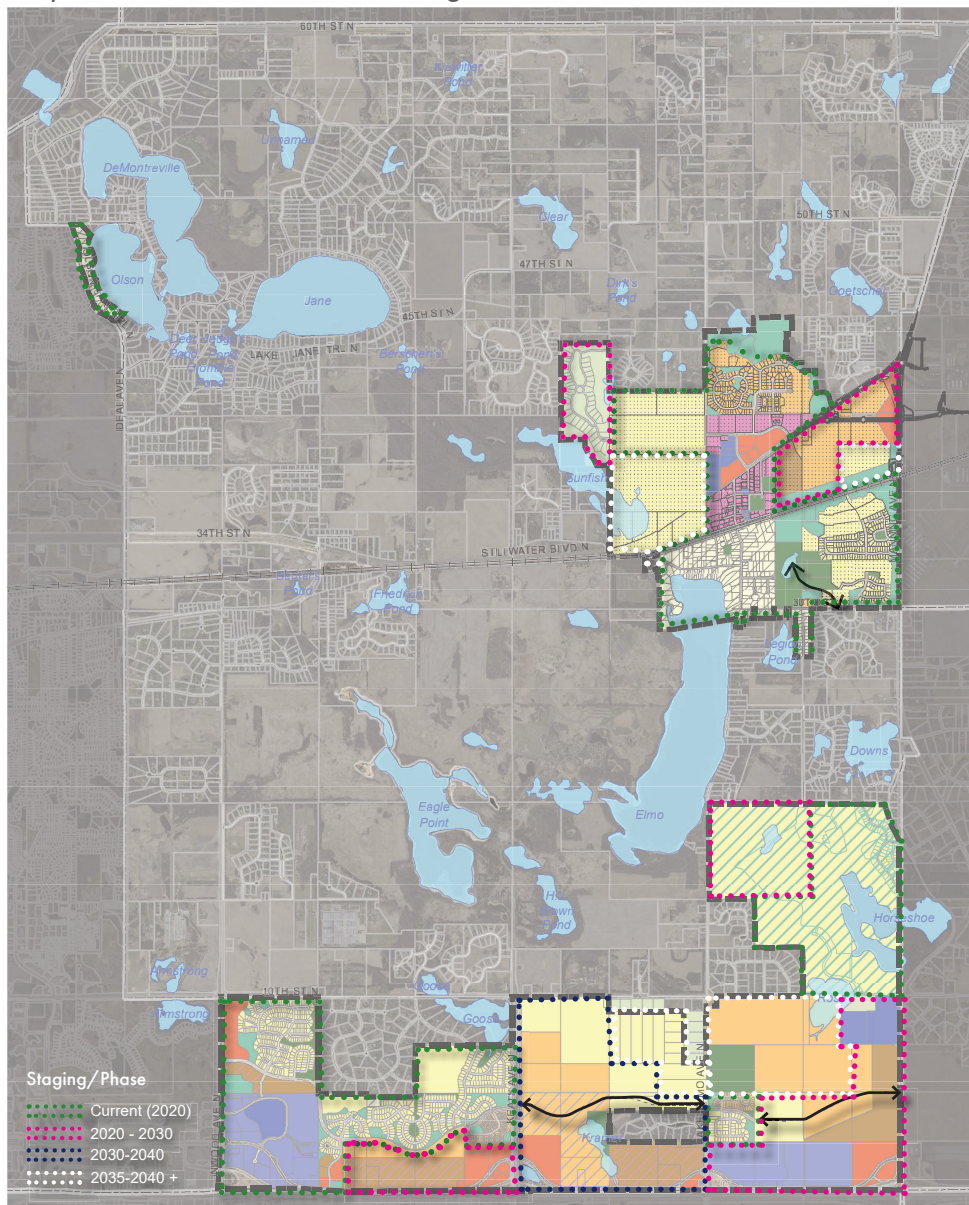


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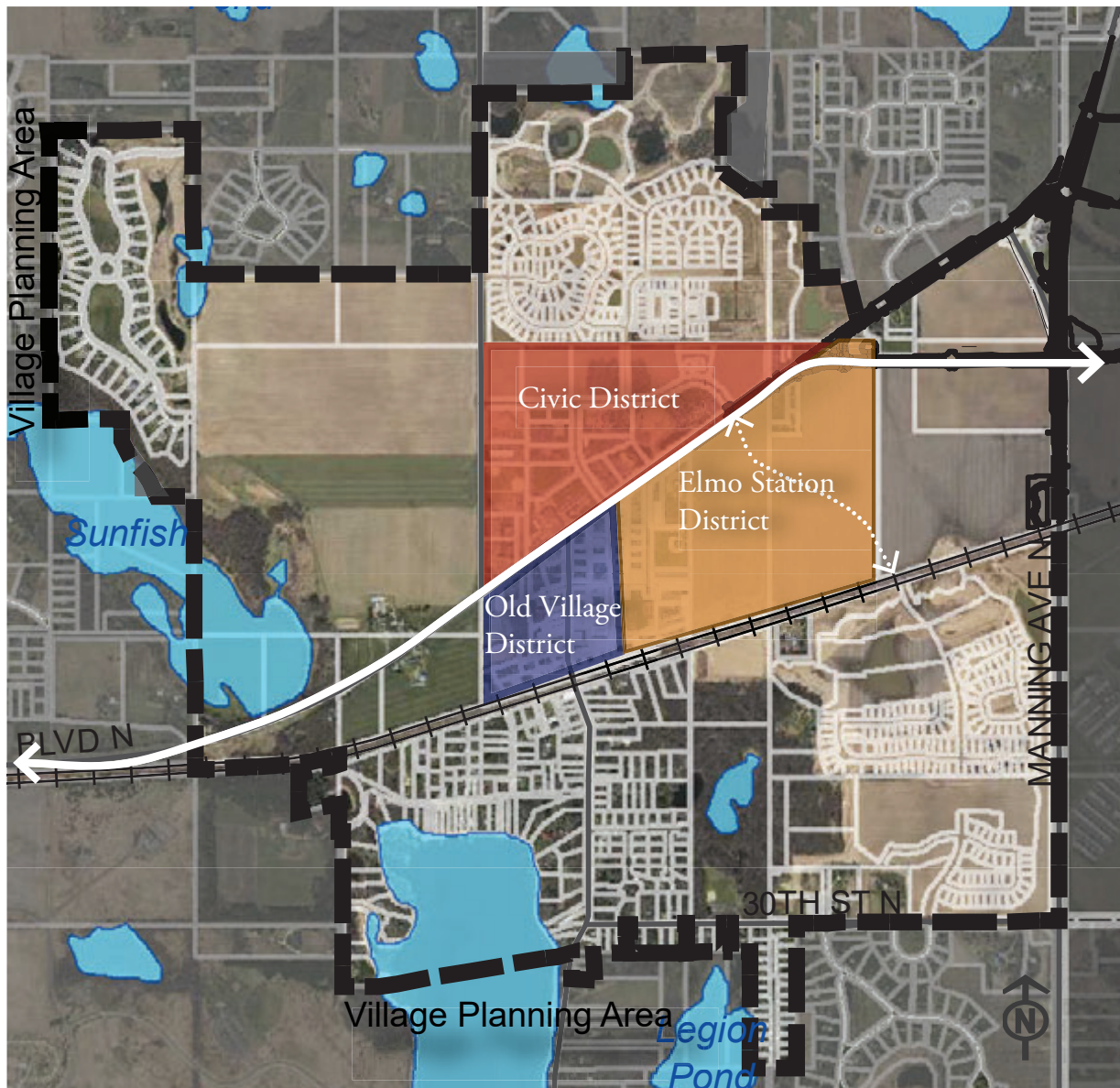
Phasing & Staged Growth

The majority of the City's growth in households and employment is anticipated to occur within the designated MUSA boundaries; however, there will be some continued development in the rural residential areas of the community consistent with the community's land use designations. Table 3-6 identifies gross acreages per land use designation, while calculations found in Table 3-3 provide net acreage calculations for each residential land use designation within the designated MUSA as noted. The City's objective is to plan for phased, contiguous growth to ensure adequate infrastructure and capacity are available to support development. Map 3-7 identifies four staging areas consistent with existing and planned water, wastewater and transportation infrastructure. The City acknowledges that market conditions, as well as other

Map 3-7. MUSA Growth & Phasing Plan



Map 3-9. District Boundaries in Village Planning Area



3-33

Source: Metropolitan Council, City of Lake Elmo, SHC