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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, July 9, 2012 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. May 30, 2012
 - b. June 25, 2012
4. Business Items
 - a. DENSITY ANALYSIS WORKSHOP. The Planning Commission will receive a presentation about housing density related to future housing development with the support of local case studies.
 - b. ZONING CODE UPDATE DISCUSSION. The Planning Commission is being asked to review and discuss the zoning districts that are proposed to implement the pending Comprehensive Plan amendment for the City in advance of a public hearing that is scheduled for July 23, 2012.
5. Updates
 - a. City Council Updates
 - i. Construction of two agricultural buildings at Country Sun Farms approved as part of a review of the applicant's Interim Use Permit.
 - b. Staff Updates
 - i. Upcoming Meetings:
 1. July 23, 2012 – Planning Commission
 2. Comprehensive Plan and Zoning Code Public Hearing Schedule
 - c. Commission Concerns
6. Adjourn



**City of Lake Elmo
Planning Commission Meeting
Minutes of May 30, 2012**

Chairman Williams called to order the meeting of the Lake Elmo Planning Commission at 7:02 p.m.

COMMISSIONERS PRESENT: Bloyer, Hall, Williams, Fliflet, Haggard, Pelletier, and Obermueller;

COMMISSIONERS ABSENT: Ziertman;

STAFF PRESENT: Planning Director Klatt and City Planner Johnson.

Approve Agenda:

Commissioner Obermueller requested that business item #4 shows that a presentation is going to be made by Natural System Utilities LLC, not Ecocheck.

M/S/P: Hall/Bloyer move to approve the agenda as amended. Vote 5:0.

Minutes:

May 7, 2012- Chairman Williams proposed that the minutes reflect the fact that there were no additional nominations for the position of Vice Chair, so the nominations were closed.

M/S/P: Williams/Bloyer move to approve the minutes as amended. Vote 4:0. Abstained: Obermueller.

Public Hearing : None

Business Items: *Review of Community Septic Systems - Tom Birkland of Natural System Utilities Presentation*

Mr. Birkland began his presentation outlining the scope of work that is completed by Natural System Utilities. This work includes the review and maintenance of wastewater treatment systems, or septic systems. He noted that the performance standards that are used in this work are determined by the permitting agency, typically a county of Minnesota Pollution Control Agency (MPCA).

Mr. Birkland then moved on to describe the systems that currently serve properties in Lake Elmo. He first described the community system that serves Carriage Station.

Chairman Williams asked if there is a constant flow of recirculation.

Mr. Birkland explained that the frequency of recirculation depends on the amount of use and a formula that calculates the dispersal.

Mr. Birkland moved on to describe the system that currently serves the Farms of Lake Elmo.

Chairman Williams asked how the final liquid is disposed of.

Mr. Birkland explained that the liquid is dispersed through drip piping system. This system is similar to a drain field.

Commissioner Bloyer asked if the performance of these two systems is strong.

Mr. Birkland explained that these systems are award-winning systems.

Commissioner Obermueller asked if Natural System Utilities designed the systems at Carriage Station and Farms of Lake Elmo.

Mr. Birkland explained that his company did not design the systems, but operates as a wastewater treatment system management company.

Commissioner Fliflet noted that Farms of Lake Elmo still has many open lots.

Commissioner Obermueller asked where the drain field is located. In addition, where would a secondary drain field be located if the primary system failed?

Mr. Birkland explained that the system at Farms of Lake Elmo cleans the liquid to about 98% before it reaches the end point. Failure of this system is unlikely.

Mr. Birkland moved forward to describe the system at Wild Flower Shores.

Chairman Williams asked about the poor nitrogen removal of this system.

Mr. Birkland explained that there is poor nitrogen removal because this type of system does not involve recirculation.

Chairman Williams noted that the purpose of the wetland is no capture the nitrogen so it can periodically removed.

Mr. Birkland noted that studies have shown that plants have mixed results in capturing the nitrogen.

Mr. Birkland then outlined the Whistling Valley I system. He noted that this system is very similar to Carriage Station. These systems use pressure-dosed beds for dispersal.

Chairman Williams asked about the area that these beds require.

Birkland explained that these beds are about 200-300 yards long.

Moving forward, Mr. Birkland then described the Whistling Valley II system.

Chairman Williams asked about the material that is added.

Birkland explained that the material added is used as food for the bacteria, resulting in the dispersal of nitrogen gas.

Mr. Birkland then described the systems at Fields of St. Croix I & II. He noted that these systems are well integrated into the surrounding landscape, incorporating walking trails around the systems. He then followed with a description of the system at Tamarack Farms and Sanctuary.

Commissioner Pelletier asked about the use of "injector systems".

Mr. Birkland explained that these types of systems utilize tanks for each individual home. The Farms of Lake Elmo has a similar system.

Commissioner Pelletier asked if this technology was more current.

Mr. Birkland explained that systems that utilize injector pumped do not have to utilize gravity to ensure proper flow. The type of system installed is more dependent

Commissioner Haggard noted that homes in Carriage Station have garbage disposals. Should they be using these garbage disposals.

Mr. Birkland noted that garbage disposals can clog wastewater treatment systems.

Chairman Williams asked about the reduction of contaminants of each type of system. It would be useful to compare the reduction of contaminants of each type of system.

Mr. Birkland moved on to describe a maintenance issue in the Sanctuary system.

Commissioner Fliflet asked if the systems that incorporate grinder pumps are less averse to becoming clogged.

Mr. Birkland explained that during the period of build-out, the systems are more fragile in terms of clogging. Once these areas reach full build-out, the systems function much better.

Commissioner Pelletier asked if we should be more cognizant of the performance of different types of systems and relay this information to HOAs.

Mr. Birkland explained that education for residents on how to use their systems is important in terms of maintaining good performance and longevity.

Commissioner Boyer asked if the performance of community systems can be improved with better awareness among the residents.

Commissioner Fliflet asked if the older community systems can be upgraded with newer technology.

Mr. Birkland explained that it is extremely expensive to replace old systems with new technology. In addition, simple systems do provide excellent treatment.

Commissioner Boyer asked about the life-cycle of these community systems as compared to individual systems. In addition, what does system failure entail.

Mr. Birkland noted that if the system is well maintained and designed, then it should last a very long time. Failure is typically related to the drain field, not the collection or treatment. This results from oversaturation.

Chairman Williams noted that the failure of the Hamlet system was related to treatment.

Commissioner Hall wanted to know how common bacterial contamination is among these systems.

Mr. Birkland explained that it is not common.

Commissioner Hall wanted to know where the sludge is disposed of.

Mr. Birkland noted that disposal occurs in several facilities around the Twin Cities.

Commissioner Pelletier commented that the failure of the Hamlet on Sunfish Lake system gave the other community treatment systems a bad name. In addition, it is important for the City to not allow substandard systems. Also, does the inclusion of injector systems help avoid system failure?

Mr. Birkland explained that systems can be augmented to perform better.

Chairman Williams asked about the standards called for by the permits for community treatment systems.

Mr. Birkland explained that these permits have requirements related to the amount of nitrogen disposed of by the system. He noted that the typical levels of nitrogen found are between 3-8 milligrams per liter of nitrogen.

Chairman Williams asked if there was any open water at any of these sites.

Mr. Birkland noted that the post-treatment discharge can sometimes bring water to the surface, although it is not common.

Commissioner Fliflet noted that the above ground treatment building are not aesthetically pleasing . Can the City require the developers to better address the aesthetics of treatment equipment.

Planning Director Klatt noted that the Planning Commission can address this issue at subdivision and development review. This could be addressed through screening or other mechanisms.

Commissioner Bloyer noted that a structure could be built around this equipment.

Commissioner Obermueller asked that the presentation be emailed to the Commission and shared with Lake Elmo residents.

Planning Director Klatt noted that this is valuable information in terms of future subdivisions or other community systems that may be connected to City sewer.

Commissioner Bloyer asked if a connection to City sewer is made, do these systems need to be removed, or do they remain dormant?

Planning Director Klatt was not certain and will find out more information.

Business Items: SSTS Update – Washington County

Mr. Pete Ganzel of Washington County provided an update related to permits issued for subsurface sewage treatment systems in Lake Elmo. Since the first of the year, 9 installation permits were issued. In addition, 12 inspections were completed. Of the 12 inspections, 7 were complaints and 5 were found to be not compliant.

Mr. Ganzel noted that he can describe the issue related to the community system at Hamlet on Sunfish Lake. First, the system was undersized for the flowage received. Now the system is operating effectively, however it is quite expensive.

Planning Director Klatt noted that the Hamlet on Sunfish Lake does have an agreement with the City to connect to sanitary sewer as soon as it is available. The main reason for this agreement is that the current system at Hamlet is quite expensive to operate. Klatt also explained why the County now permits wastewater treatment systems in Lake Elmo. He explained which government entity is responsible for different wastewater treatment systems.

Mr. Ganzel explained that it is the responsibility of the County to enforce minimum standards in terms of nitrate levels and other requirements.

Chairman Williams asked how it is determined which systems are inspected.

Mr. Ganzel explained that private companies complete compliance inspections whenever a property is sold to a new owner, or in the instance of a significant expansion of a property. These inspections look for leakage and separation.

Commissioner Bloyer asked about dry wells.

Mr. Ganzel explained that a dry well is similar to a cesspool, but one step up. These systems clog frequently. There are many reasons why these systems should be replaced.

Planning Director Klatt notes that inspections must be completed whenever a property is sold. Bringing a system into compliance is the responsibility of the seller and buyer.

Commissioner Bloyer requested that the City Engineer make a presentation about sewer design and water systems.

Planning Director Klatt noted that the City Engineer made a similar presentation at a recent Council Workshop. However, the City Engineer could be able to present this material to the Planning Commission as well.

Chairman Williams noted that this information would be valuable for the I-94 area where the design of the sewer is not finalized.

Commissioner Pelletier asked about injector system use in the city of Lindstrom.

Mr. Ganzel explained that solids must still be accounted for and systems must be design with the appropriate variable way strength.

Pelletier wondered whether these types of systems could be used effectively for businesses.

Mr. Ganzel noted that pre-treatment can be very powerful. It is a matter of designing a powerful enough system for the type of use.

Commissioner Obermueller asked about the type of system utilized at the Durand property.

Mr. Ganzel noted that a pressure bed system was used. It is similar to a gravity system.

Commissioner Bloyer asked about the depth of the system.

Mr. Ganzel noted that this system is 3 feet deep.

Planning Director Klatt took this opportunity to highlight the findings of the Village Area septic system survey. The results of this survey revealed that 58% of the responses noted that they were interested in being connected to City sanitary sewer.

Chairman Williams noted that responses related to system replacement need to be better defined. There may be lower-cost options available related to maintenance of the system. Overall, system replacement needs to be better defined.

Planning Director Klatt noted that expansion of properties is causing greater strain on current wastewater treatment systems.

Commissioner Obermueller inquire about replacement of systems in the Village Area.

Mr. Ganzel noted that most properties do not have room for a drainfield or for a secondary system. He also noted that a property must be at least two acres large to adequately fit a drainfield.

Planning Director Klatt asked about the use of holding tanks.

Mr. Ganzel noted that holding tanks are not a good option for residential properties.

Commissioner Obermueller asked if the County would work with residents who were in a tough situation.

Mr. Ganzel noted that this situation is related to the variance process.

Commissioner Bloyer asked if the connection to the Old Village is on the near horizon. In addition, how does the City intend to pay for it.

Planning Director Klatt explained the design options, as well as potential costs associated.

Business Items: *Comprehensive Planning Work Group Update*

Planning Director Klatt explained the formation of the work groups and described their scope of work. Klatt highlighted all of the public meetings that have taken place in these planning processes.

Chairman Williams noted that all property owners in the I-94 area were invited to the stakeholder meetings.

Planning Director Klatt explained the densities associated with the I-94 plan.

Commissioner Hall asked if the City is in danger of not reaching their required REC counts if the lower density ranges are used.

Planning Director Klatt explained that the Council would like to see a balance of densities.

Commissioner Bloyer asked about the density of the Stonegate development.

Planning Director Klatt noted that the density of this area is 2.5 acres/unit.

Chairman Williams asked about the minimum of 3.5 units/acre mandated by Met Council.

Planning Director Klatt explained that as long as the whole of the areas reaches its targets, then the Met Council will accept the plans.

Regarding the comp plan update process, Klatt noted that an adjacent community review process allows for 60 days. After this review, the Met Council has a 60-120 day review process.

Planning Director Klatt moved on to describe the planning process of the Village Area. Major milestones of this process include improved community outreach, an illustrative village plan, and a draft land use plan.

Chairman Williams noted that traffic movements along HWY-5 are currently dangerous and should be improved. The Work Group goals should include improving safety.

Commissioner Fliflet noted that traffic and pedestrian safety is consistently addressed at the Village Area Work Group.

Planning Director Klatt went on to describe the current draft land use plan of the Old Village.

Chairman Williams noted that the Hamlet on Sunfish Lake is not included in the REC Counts, even though there is an agreement to connect this development to City sewer.

Planning Director Klatt noted that this option is being explored. However, the provisions of the MOU do not credit the City for existing areas to be connected. This option will be explored further. Nevertheless, this option would require the expansion of the Metropolitan Urban Service Area (MUSA).

Commissioner Haggard asked if the boundary of the Village Area has been approved by the City Council.

Mayor Dean Johnston noted that the boundary has been defined for over 8 years.

Planning Director Klatt noted that discussion of the Village Boundary is ongoing. In addition, Staff is working through the process to keep the greenbelt in conservation easement is also ongoing.

Commissioner Obermueller asked about the process involving a Transfer of Development Rights system.

Planning Director Klatt explained that discussions with MN Land Trust are still ongoing.

Planning Director Klatt wrapped up the presentation by describing major decision areas moving forward and future work.

Chairman Williams asked about the role of the Parks Commission in better defining the location of trails and facilities.

Planning Director Klatt explained that the Parks Commission is focused on trail connections that will improve access to parks in Lake Elmo.

Mayor Dean Johnston noted the REC count was kept to a minimum to develop greater flexibility in terms of keeping the rural character in place. Regarding the city's capacity to pay for infrastructure, the Mayor noted that the City has an excellent bond rating. Nevertheless, the City must be smart in how we phase the infrastructure. Finally, the Mayor noted that the City gave land to the County for the Regional Park. Due to this concession, the City has received a Grant to help pay for the sewer pipe to the Village. However, this grant expires at the end of 2014. Therefore, this project must commence in the next year.

Commissioner Bloyer asked about the cost of the Village pipe.

The Mayor noted that from I-94 to 30th St., the sewer would cost 6 million dollars.

Council Updates:

City Council affirmed the hiring of Nick Johnson for the position of City Planner.

The Oakdale Gun Club CUP amendment was approved.

The Christ Lutheran Church septic system variance was also approved.

Staff Updates

The City is still seeking volunteers for the HWY-5 landscaping project. Those who are interested in volunteering are asked to meet in the rear parking lot of Lake Elmo Bank at 9am.

Special thanks was extended to the businesses who partnered in the project, as well as the Public Works Department for excellent work in preparing the sites.

Upcoming Meetings: 6/11 Planning Commission

City Council agreed to participate in the Lake Elmo Ave demonstration project with the help of local businesses and the Lake Elmo Rotary. This project is intended to demonstrate what Lake Elmo Ave. would look like with the addition of streetscape amenities.

Commission Concerns

None.

Adjournment

The meeting was adjourned at 9:27 p.m.

Respectfully submitted,

Kyle Klatt
Planning Director



**City of Lake Elmo
Planning Commission Meeting
Minutes of June 25, 2012**

Chairman Williams called to order the meeting of the Lake Elmo Planning Commission at 7:03pm.

COMMISSIONERS PRESENT: Hall, Fliflet, Obermueller, Haggard, Williams, and Bloyer;
COMMISSIONERS ABSENT: Ziartman and Pelletier;
STAFF PRESENT: Planning Director Klatt, City Administrator Zuleger, and City Planner Johnson.

Approve Agenda:

M/S/P: Hall/Fliflet motion to approve the agenda. Vote: 5-0

Approve Minutes: None

Business Item: *Review of Draft Comprehensive Plan Amendment-Housing Element*

City Planner Johnson presented an overview of the draft housing section of the Comprehensive Plan. The housing section was drafted to comply with Met Council requirements related to the upcoming Comprehensive Plan amendment process.

After reviewing the requirements, Planner Johnson reviewed City goals for housing in community.

Chairman Williams noted that the goal of emphasizing walkability in residential neighborhoods should apply to the I-94 Corridor as well.

Commissioner Haggard wanted to make sure that senior housing is affordable and that we are providing for a variety of housing types for seniors.

Commissioner Obermueller commented that older populations may have much less disposable income in the future, playing a large role in the housing that is available to them.

City Administrator Zuleger felt that adding language to promote a variety of "life-cycle" housing under goal number three would be best.

Commissioner Fliflet noted that single-family housing may still provide for the needs of seniors, would like to see variety in their options.

Chairman Williams noted that the density south of 10th Street is predicated by meeting the requirements of the MOU, not providing housing for a specific age group.

Chairman Williams wanted to know what the population charts in other communities look like compared to Lake Elmo.

Commissioner Bloyer asked about what other factors may be causing people to not move to Lake Elmo other than affordability in the housing stock.

Commissioner Fliflet noted her concern about goal number #4, suggesting a rewording of the language related to attracting specific age groups through housing.

City Planner Johnson reviewed the affordable housing allocation formula for communities in the Twin Cities region.

Chairman Williams wanted to know how affordable housing will be defined in the context of these land use plans.

Planner Johnson explained that affordable housing will primarily be explained through the densities included in the land use plans.

Commissioner Bloyer asked if it is possible to do find statistics that document how many people in the twin Cities walk to work. City Planner Johnson will look into this matter.

Chairman Williams noted that there are other objectives for walkability other than transportation, such as recreation and health.

The Planning Commission pursued a general discussion on walkability and objectives for neighborhood design.

Commissioner Hall felt that environments that are more walkable provides residents more options, and that people can still own a car, yet walk or bike to their local destinations.

Commissioner Obermueller wanted to have more examples of people who ride bikes to work, shop, doctor, and other locations.

Commissioner Bloyer – asked if there is any research on happiness in terms of the physical environment.

Business Item: *Review of Draft Comprehensive Plan Amendment- I-94 Land Use Chapter*

Planning Director Klatt presented the additional material that will be submitted along with the Comprehensive Plan Update related to the land use plan, specifically the I-94 Corridor. Klatt explained how the plan relates to the revised version of the Memorandum of Understanding (MOU). The revised MOU allows for relief from 2010 growth expectations until 2015. The new version of the MOU targets REC unit growth in 5-year increments. In addition, there is a time extension on the wastewater inefficiency fee. However, the 2030 expectations for growth and REC counts are still in place at this time.

Commissioner Fliflet asked if the City truly expects that the Met Council will not adjust its projections for growth.

Planning Director Klatt explained that the projections will be adjusted through the next round of regional forecasts.

City Administrator Zuleger noted that relief was granted to Scott County.

Commissioner Fliflet felt that the City should be more proactive in terms of presenting growth forecasts that are more realistic.

City Administrator Zuleger noted that the Met Council wants to see the City of Lake Elmo achieve some growth. It is important to get the process moving to build some trust.

Commissioner Bloyer asked if the City believes that the Met Council will enforce the wastewater inefficiency fees.

Planning Director Klatt explained the numbers of the revised MOU. Klatt noted that there are 200 existing REC units from the existing residential in the Village. In addition, future commercial development could bring 250 additional units in the Village. These numbers ensure that Lake Elmo will meet the overall 6600 REC expectation. Finally, the revised MOU will backload the growth of RECs in the period between 2020-30.

Chairman Williams noted that there is not a "consistent rate of change" in the growth plans like the Comp Plan amendment indicates. There is a discrepancy between this statement and the backloading of the growth during the period of 2020-30. There must be consistency.

Commissioner Fliflet noted that we should revisit the employment RECs. The current plan for the I-94 Corridor expectations are too high for the number of

Planning Director Klatt noted that some of these areas have flexibility built into them, allowing for different land uses that may drive different employment figures/

Commissioner Bloyer noted that if the market conditions change so will the type of commercial or office development that could be located in the I-94 Corridor.

Planning Director Klatt explained that we are trying to build the REC count into the plan.

Chairman Williams noted that the City is making a land use plan based upon REC unit counts.

Commissioner Bloyer expressed his feelings that the discussions are mired down in the REC Units.

Planning Director Klatt explained the rest of the REC unit requirements within the revised MOU. There is more flexibility built into this approach.

Commissioner Fliflet noted that it is best to have more details built into the plan so that the Staff has the proper direction. In addition, records and minutes must be improved in order to understand the motives of these decisions.

City Administrator Zuleger felt that there should be a legislative intent built into the minutes.

Commissioner Bloyer asked if it is necessary to provide developers with comp planning and zoning before development can occur. He wanted to know if it is possible to miss some opportunities in completing this process.

City Administrator Zuleger noted that the City will not miss opportunities if we can get through our Comp Plan process and zoning by the end of the summer. Also, our approach has been market driven in working in market realities in our land use plans.

Planning Director Klatt then summarized the next steps. They include adding the staging plan, finalizing the housing sections, getting Planning Commission and City Council approval and distributing to the surrounding communities and Met Council.

Chairman Williams asked if it was more appropriate to submit all of our amendments at the same time.

Planning Director Klatt noted that the ancillary issues will be addressed when the Village Area portion of the Comp Plan is submitted. Finally, Klatt noted some minor changes to the I-94 land use plan that make the numbers, or REC counts, more consistent and appropriately aligned.

Chairman Williams asked when is it appropriate to show the maximum densities.

Planning Director Klatt noted that the Comp Plan is an appropriate time to include this information.

Chairman Williams noted that the Planning Commission needs to discuss what the maximum densities should be.

Planning Director Klatt felt that a workshop about density may be appropriate.

Commissioner Hall asked if development failure is factored into the comprehensive planning.

Planning Director Klatt noted that failed development is not accounted for. Failure is more a market element that is not accounted for. However, Klatt did note that the expansion of sewer is dependent on successful development if it is to be done in a fiscally responsible manner.

Chairman Williams noted that Page 11- mixed use 20-50 units per acre- check on this.

Commissioner Bloyer asked if it is possible to change the land uses after the Comp Plan has been amended.

Planning Director Klatt noted that other communities are more general or vague in determining the location of certain land uses, simply determining areas for housing, commercial and industrial. Meeting the requirements of the MOU, however, make it necessary to be more prescriptive and precise in the case of Lake Elmo.

Terry Emerson, a lifelong Lake Elmo resident, made a request that additional portions of his land on the East side of his property be guided for Highway Commercial land use.

Neither Chairman Williams nor Commissioner Hall, members of the I-94 Work Group, knew why this area was not guided for Commercial use.

Planning Director Klatt noted that Staff needs direction on this proposed change.

Commissioner Fliflet wanted to know how this area will be accessed in terms of roads.

Chairman Williams noted that the hope is that a development plan for this area would be submitted at the same time to incorporate access.

Planning Director Klatt suggested that we make the property in question a more mixed-use designation.

Commissioner Fliflet noted that she would not be opposed to this change because there is a natural break due to the nearby Holiday gas station to the East.

Chairman Williams noted that the form of the building is in many cases more important than the use.

City Administrator Zuleger noted that this can be addressed with design standards.

Commissioner Fliflet noted that we need to have our design standards ready at the same time as zoning.

City Administrator Zuleger noted that the City is working with a landscape architect, Damon Farber, to address this very issue.

Chairman Williams wondered when the Planning Commission will see the zoning code for the new zoning districts, as well as design standards for the I-94 Corridor and Village Area.

Planning Director Klatt stated that drafting new zoning districts and design standards are next in terms of the process. Design standards can run concurrently with zoning.

Chairman Williams noted that he would be willing to hold extra meetings to work with the zoning.

City Council Updates

Planning Director Klatt noted that the City Council approved a minor subdivision for a well site at the Madrinich property.

In addition, the City Council approved the renaming of a portion of Julep Ave. N. to 45th St. N. near Tapestry at Charlottes Grove.

Staff Updates

Planning Director Klatt informed the Planning Commission that the Planning and Engineering Departments are now located in the Community Development Annex. Staff still has the same phone numbers, but these will change at some point.

Commission Concerns

Chairman Williams noted that an Economic Development Authority was discussed at the last City Council meeting. Chairman Williams noted that this material should be presented to the Planning Commission. He felt that the Planning Commission should review and discuss this material.

Planning Director Klatt noted that this sentiment will be passed along to the Council.

Adjournment at 9:05pm

Respectfully submitted,

Nick Johnson
City Planner



Planning Commission
Date: 7/9/2012
Item: 4a
Business

ITEM: Density Analysis Workshop

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Planning Director

SUMMARY AND ACTION REQUESTED:

The Planning Commission will receive an informational presentation about housing density related to future housing development that will occur in the I-94 Corridor and Old Village. The presentation is intended to inform the Planning Commission about housing density using local case studies and development outcomes. In order to prepare for the workshop, an attachment is provided that outlines several cases of different housing densities in surrounding communities in the Twin Cities. This density analysis was produced at the University of Minnesota's College of Design.

After the presentation, the Planning Commission will have the opportunity to discuss housing density and ask any questions that may pertain to the future housing development in the I-94 Corridor and Old Village.

Attachments:

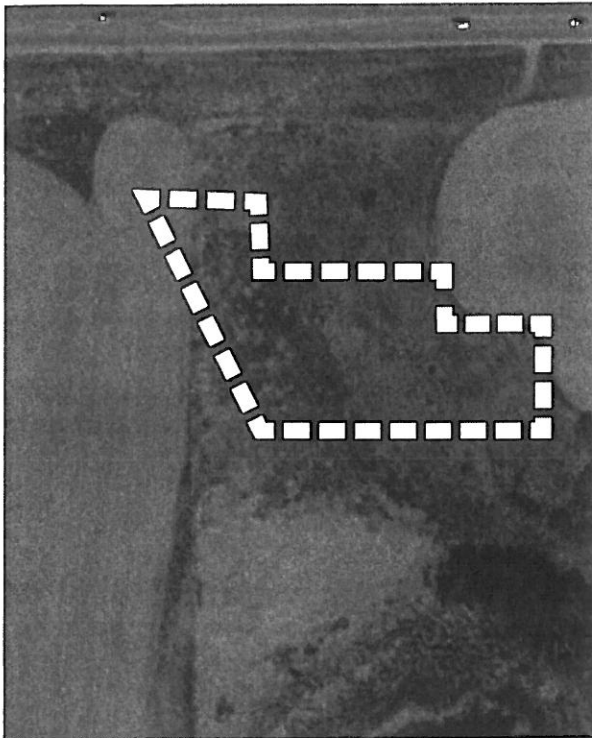
Suburban Density and Small Town Density, University of Minnesota College of Design



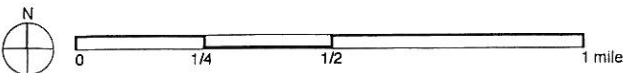
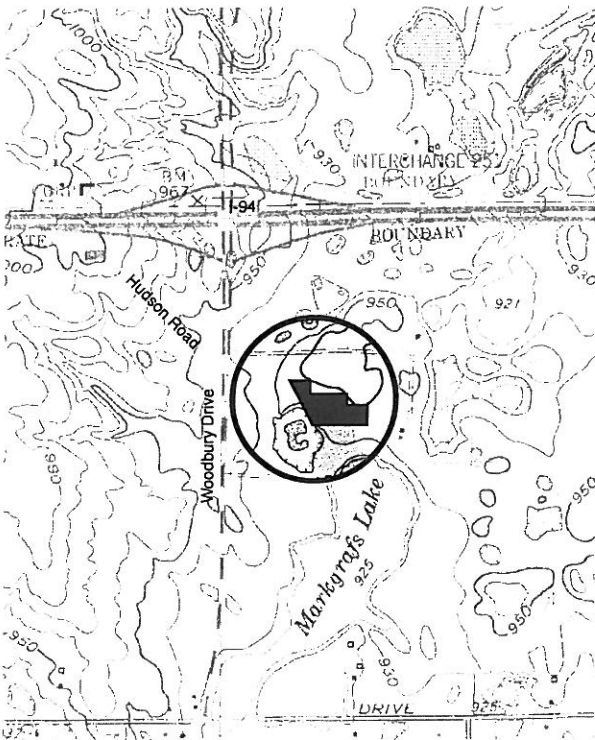
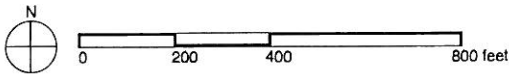
CityWalk is a pedestrian-oriented development that includes residences, businesses, walking paths, and a town square. An area within CityWalk known as "The English Manor Townhomes" is featured in this density sheet.



The townhome exteriors include a variety of materials and setbacks that create visual interest. Short blocks permit easy automobile access while sidewalks provide a safe pedestrian route.



The site as it appeared prior to development of CityWalk.



Block Area & Demographic Information

(U.S. Census demographic information (2000) is not available for CityWalk because it was developed after 2000. The area selected for this density sheet approximates what a census block might look like in future census data. Area was calculated from a site plan provided by the contractor and unit numbers were counted on site by Design Center staff. Density was calculated manually.)

block density 10 dwelling units/acre

number of housing units 53

block area 5.5 acres

occupied housing units not available (n/a)—currently under construction

housing units owner-occupied n/a

average household size n/a

percent white n/a

median age n/a

types of units townhomes / rowhouses

number of floors 3

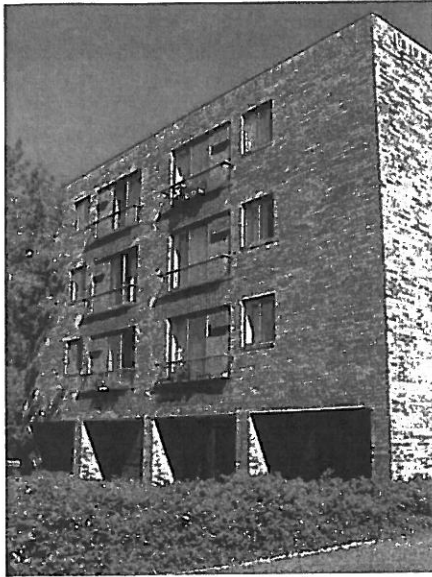
location Bounded by City Walk Drive, Soho Street, open space to the south and west, and other housing to the east.

Note: Scale of this orthophoto is different than most of the orthophotos in this housing density sheet series.

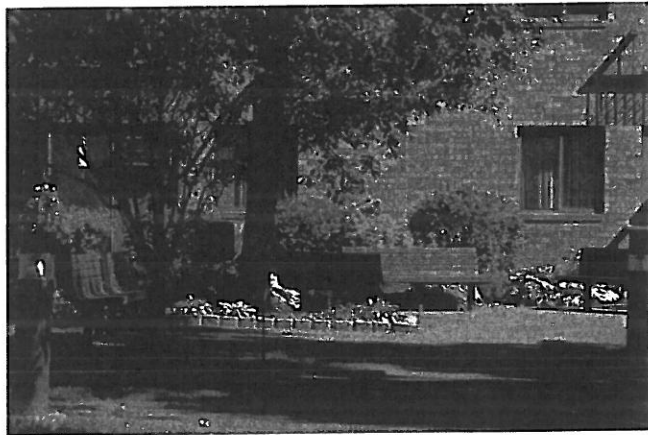
Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for CityWalk, which was completed after 2000.

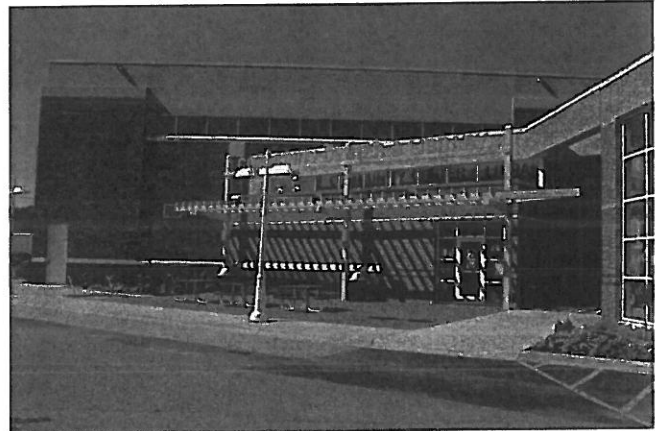
context CityWalk is a mixed use development located in a fast growing area of Woodbury. It includes townhomes, such as the ones in the English Manor Townhomes area featured in this density sheet, and apartments. It is close to a major commercial area that includes a Wal-Mart and other large stores.



Franklyn Park Apartments provides affordable housing for seniors. The four-story brick building is surrounded by a well-tended landscape.



An intimate courtyard provides a protected oasis for Franklyn Park residents.



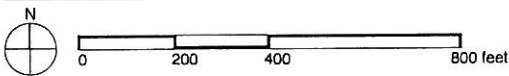
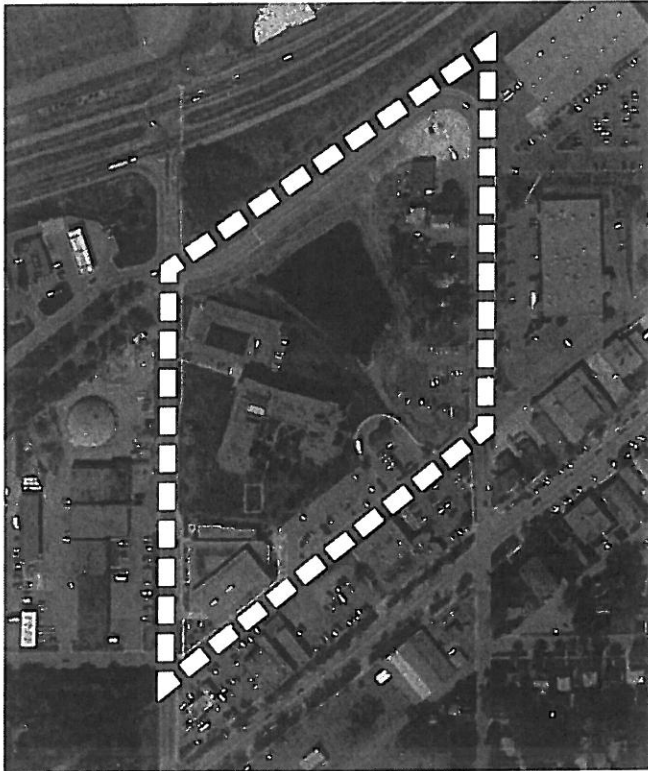
Neighborhood assets located near Franklyn Park Apartments include a community center and library.



A nearby pond helps control stormwater runoff and adds green space.



Large windows allow fresh air and light into the units. Some residents use the mini-balconies as a place for container gardening.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 10 dwelling units/acre

number of housing units 121 *

block area 11.7 acres **

occupied housing units 100% *

housing units owner-occupied 3.3% *

average household size 1.1 *

percent white 100% *

median age 78.5 *

types of units apartments

number of floors 4

location Bounded by Centennial Drive, Helen Street North, Seppala Boulevard, and 1st Street North.

Scale of this orthophoto is different than most of the orthophotos in this housing density sheet series.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 2.2 dwelling units/acre

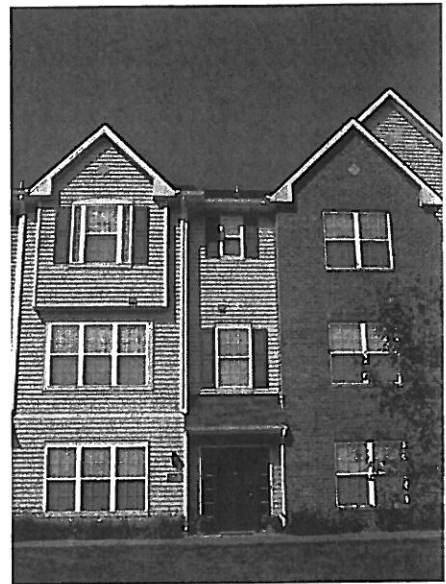
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses, in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 939 ***

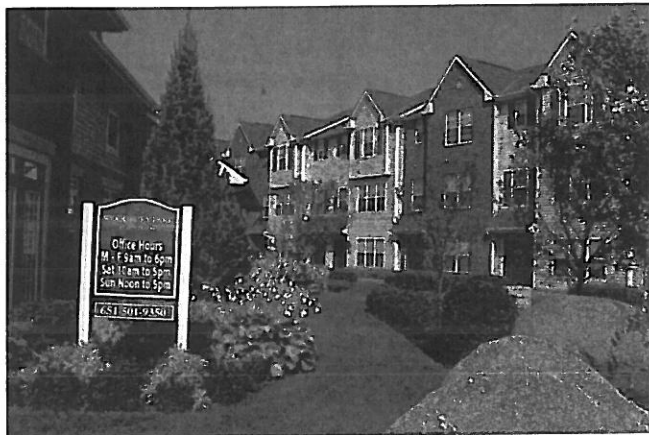
census tract land area 425 acres ***

median household income \$41,597 ***

context Located near the main downtown commercial area of North St. Paul, this block features affordable senior housing, a pond, and a library and community building.



The apartments in this part of Woodbury Park feature front entrances that open onto landscaped courtyards.



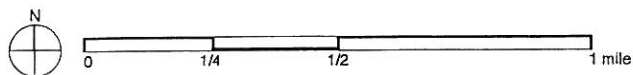
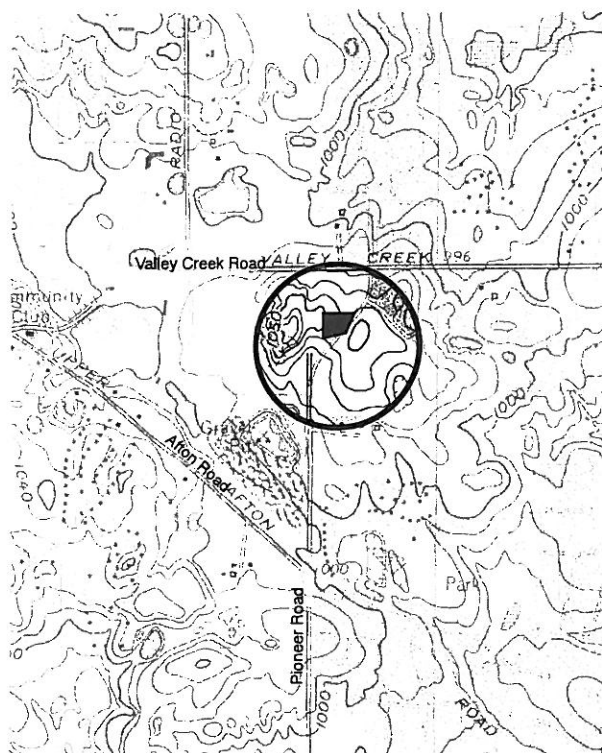
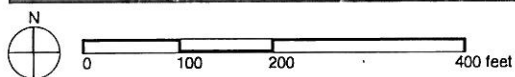
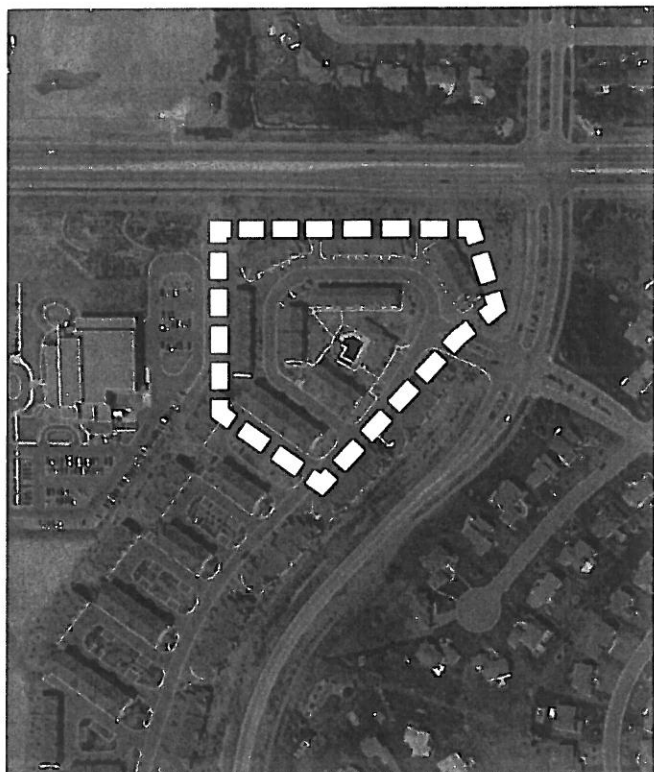
Within the same development but outside the featured census block, an automobile court provides surface parking for residents and guests and access to tuck-under garages.



Landscaped areas are well maintained.



In an area adjacent to the featured census block, two-story housing lines the edge of the development.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 11 dwelling units/acre

number of housing units 20 (U.S. Census data is incorrect. Information provided by property management staff.)

block area 1.9 acres **

occupied housing units 96.2% *

housing units owner-occupied 0% *

average household size 2.7 *

percent white 84.0% *

median age 27.2 *

types of units rowhouses

number of floors 3

location Bounded by Interlachen Parkway, Promenade Lane, and Vining Drive.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 1.9 dwelling units/acre

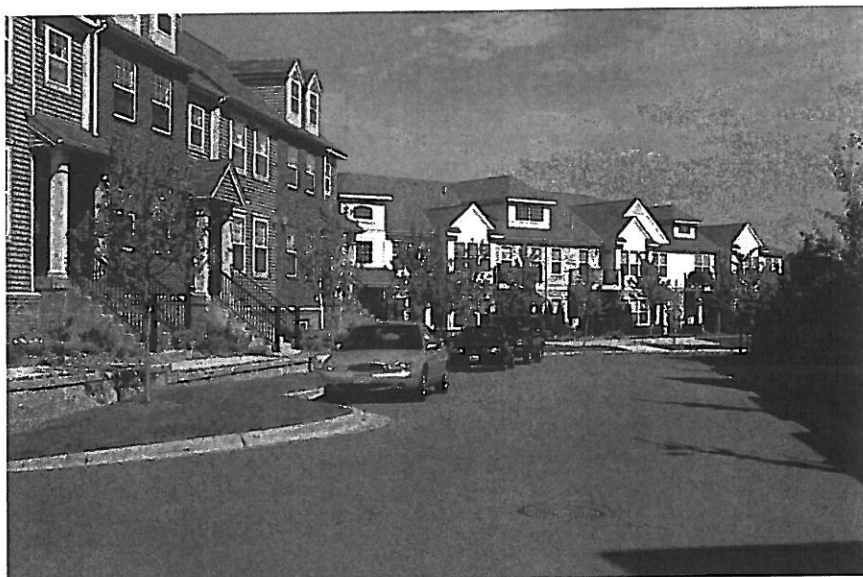
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 2,118 ***

census tract land area 1,117 acres ***

median household income \$83,530 ***

context This development is near many commercial and civic facilities.



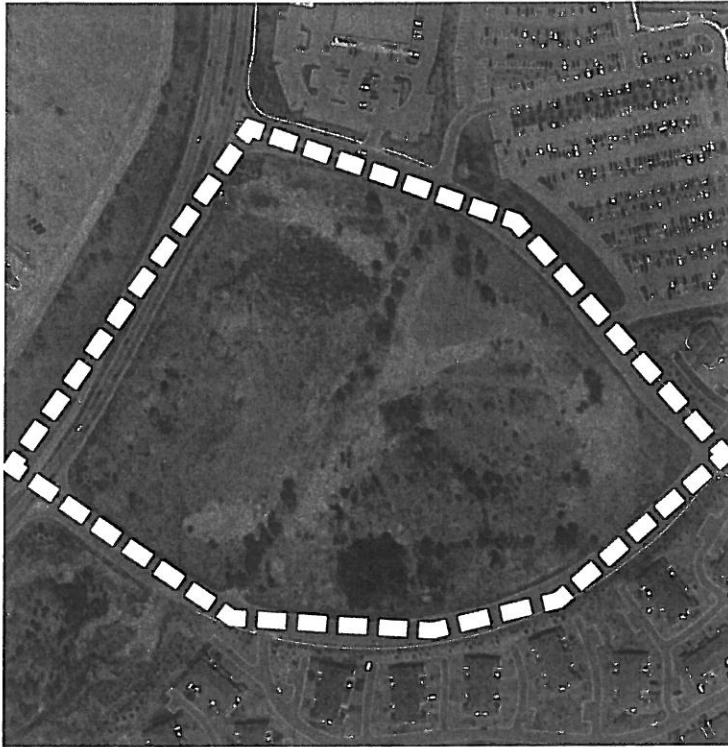
Hartford Commons is a new rowhouse development located near Eden Prairie Center. High-quality building materials, rich detailing, sidewalks, and boulevard trees create a pleasant walking atmosphere.



Front porches and stoops provide residents with many of the same elements found in single-family detached houses.



Service drives off of the main streets provide access to the tuck-under garages, allowing a garage-free street presentation.



Block Area & Demographic Information

(U.S. Census demographic information (2000) is not available for Hartford Commons because it was developed after 2000. The developer provided development acreage and number of housing units. Density was calculated manually.)

block density 18 dwelling units/acre

number of housing units 317

block area 17.9 acres

occupied housing units not available (n/a)—currently under construction

housing units owner-occupied n/a

average household size n/a

percent white n/a

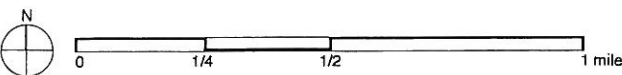
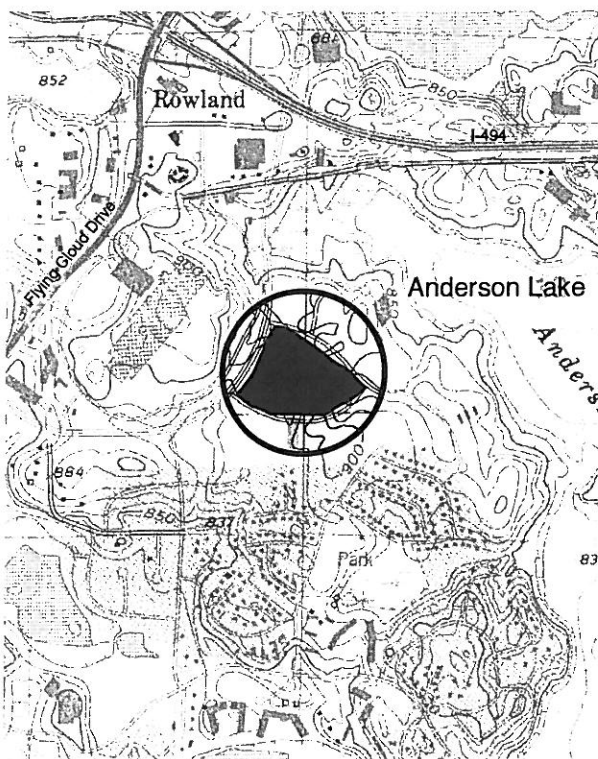
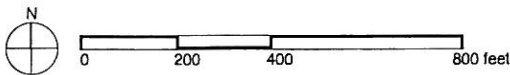
median age n/a

types of units rowhouses

number of floors 2.5

location Bounded by Prairie Lakes Drive, Rolling Hills Road, and Prairie Center Drive.

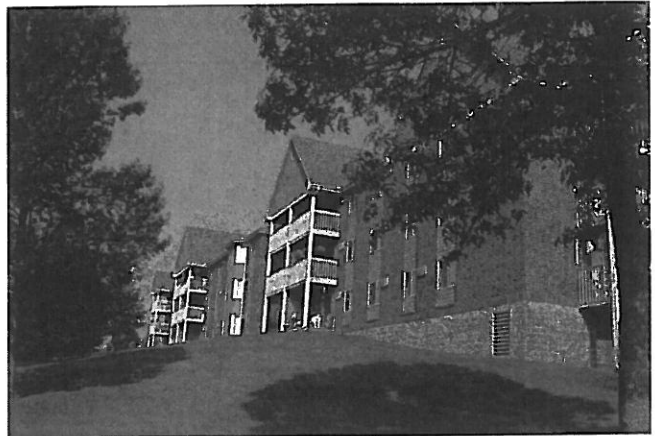
Note: Scale of this orthophoto is different than most of the orthophotos in this housing density sheet series.



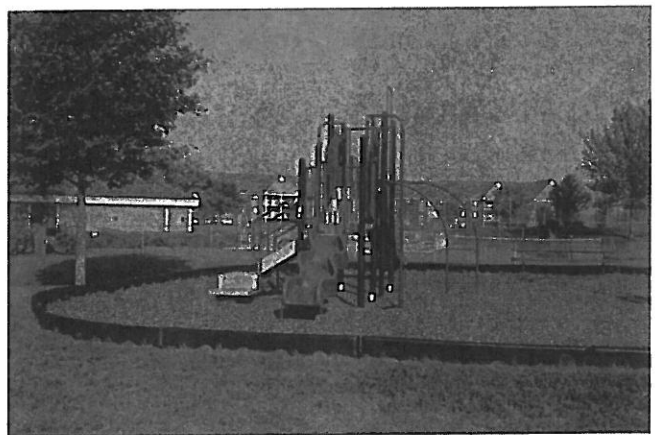
Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for the Hartford Commons, which was completed after 2000.

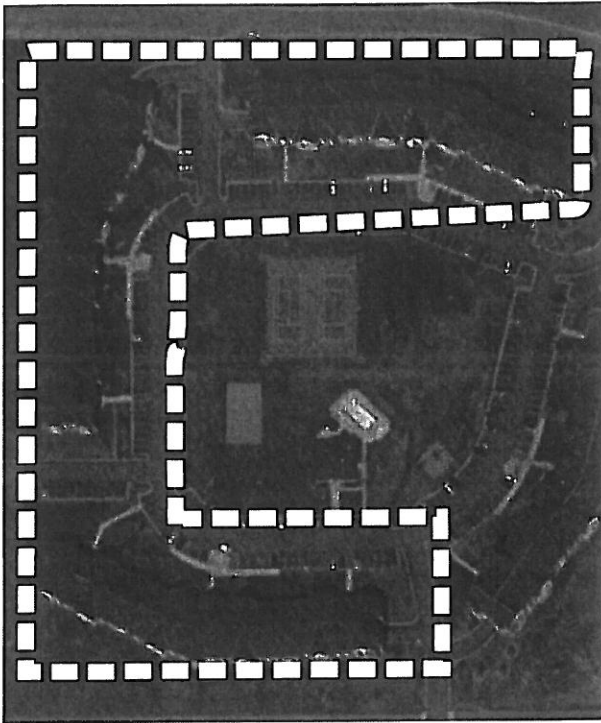
context Hartford Commons is located across the street from a large commercial area that includes the Eden Prairie Center shopping mall. Other nearby amenities include Anderson Lakes Park and the Eden Prairie Library.



Valley Creek Apartments is a large rental apartment complex. Balconies, brick finishes, and multi-gabled roofs minimize the scale of the 3-story building. Both below-grade and surface parking are provided.



The large size of this residential complex allows it to provide amenities such as a swimming pool, clubhouse, large playground, and tennis courts.



Block Area & Demographic Information

Note: U.S. Census information from three census blocks that are part of one development were combined for this density sheet.

* U.S. Census demographic information (2000) for the three census blocks indicated on photo at left.

** Block area for the combined three census blocks was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 21 dwelling units/acre

number of housing units 222 *

block area 10.5 acres **

occupied housing units 87.4% *

housing units owner-occupied 0% *

average household size 1.9, 1.8, 1.9 *

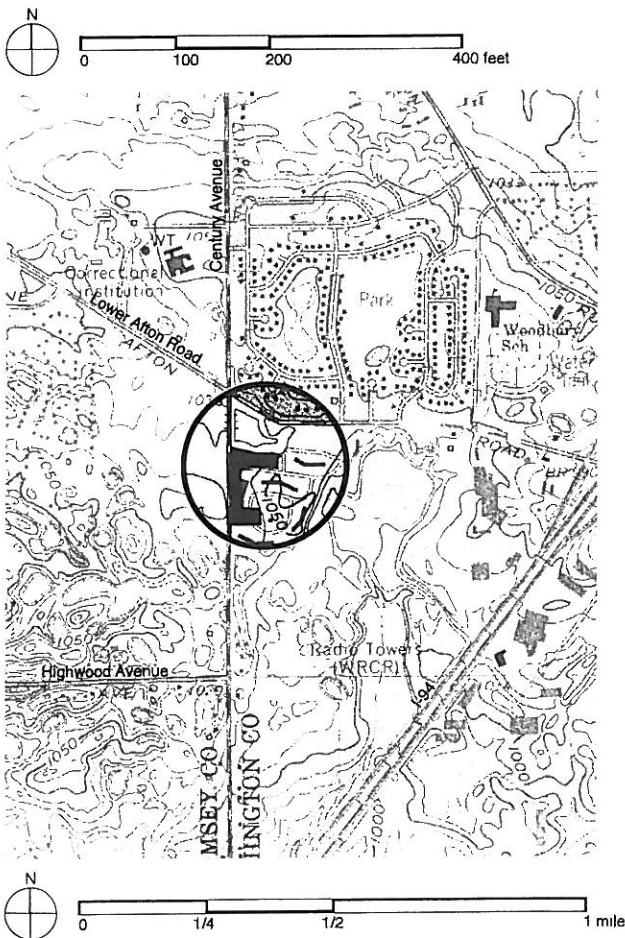
percent white 81.4% *

median age 29.0, 27.3, 27.3 *

types of units low-rise apartment

number of floors 3

location Bounded by Parkwood Drive, Century Circle, Pouliot Parkway, and Century Avenue South.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 1.5 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,998 ***

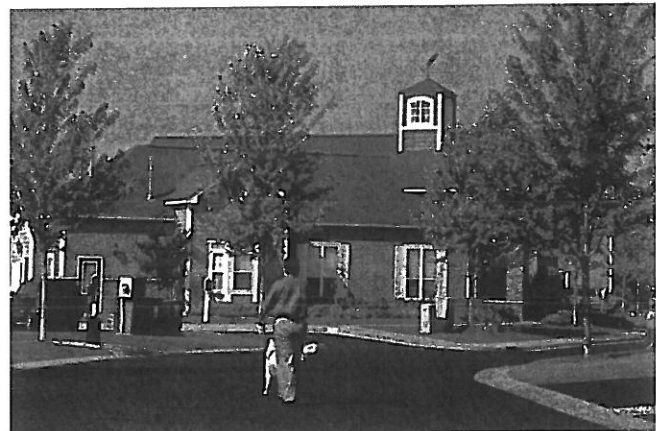
census tract land area 1,290 acres ***

median household income \$51,913 ***

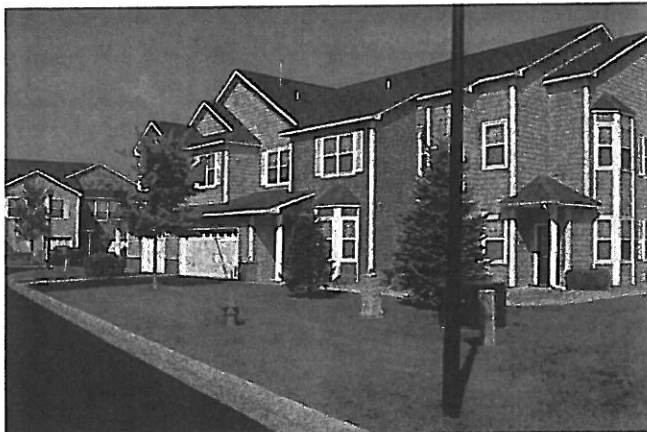
context Located in a fast developing area of Woodbury, these apartments are close to significant commercial and industrial areas.



A variety of roof lines and facade articulations provides architectural detailing that minimizes the prominence of the garages and creates an interesting streetscape. In addition, by using a tuck-under design for the garages, they do not overwhelm the front entrances (left). Many front entrances to the townhomes are highlighted by porches, creating a single family home-like appearance (right).



A clubhouse, within this townhome development but outside the census block featured in this density sheet, is available for use by the residents.



In some cases, units are combined in one building that looks like a large home.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 32 dwelling units/acre

number of housing units 77 *

block area 2.4 acres **

occupied housing units 50.6% *

housing units owner-occupied 0% *

average household size 1.9 *

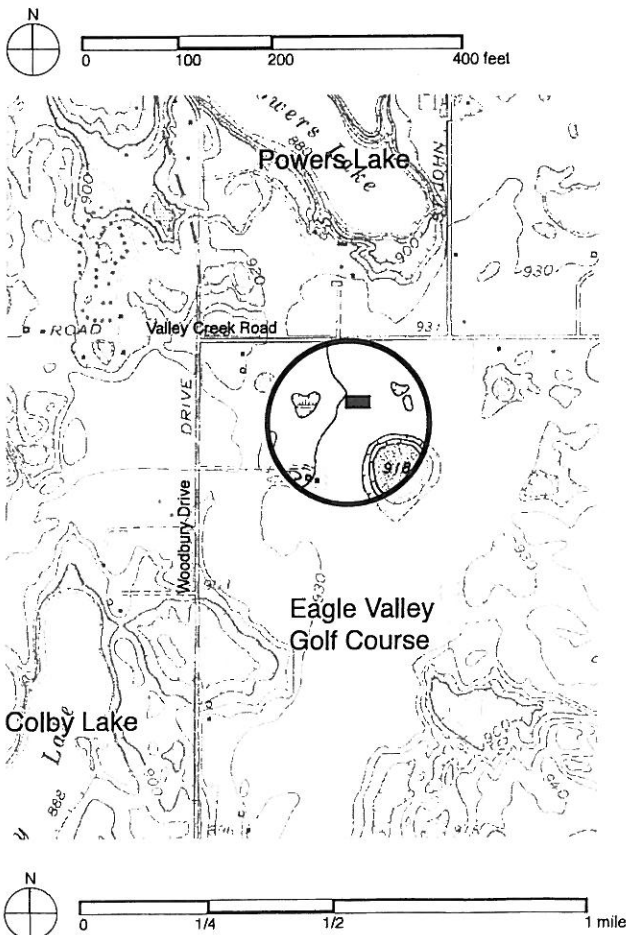
percent white 92.3% *

median age 34.3 *

types of units townhomes

number of floors 2

location Bounded by Grand Forest Lane and Grand Reserve Boulevard.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 0.2 dwelling units/acre

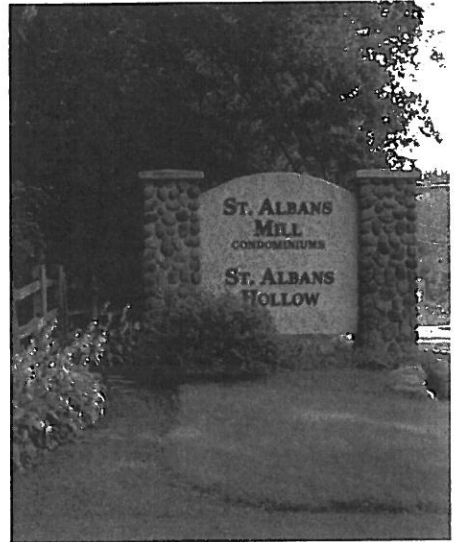
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,630 ***

census tract land area 10,057 acres ***

median household income \$104,645 ***

context These larger townhomes are located in a residential area near Eagle Valley Golf Course. Valley Crossing Collaborative School is located at the intersection of Valley Creek Road and Woodbury Drive. A commercial and industrial area is located to the north near I-94.



The entrance road to St. Albans Mill Condominiums winds through the woods, setting the context for this development located adjacent to Big Willow Park. A pedestrian trail is located near the road.



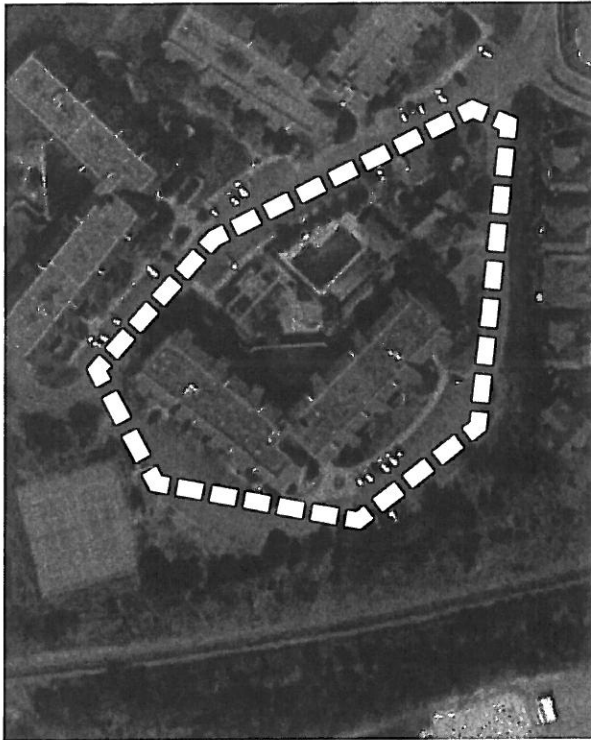
Large screened balconies provide views to the surrounding woodlands and the landscaped grounds. Both surface and underground parking are provided.



A landscaped courtyard adjacent to the swimming pool provides a gathering place for residents.



A large outdoor swimming pool, paved pool deck, and community building are centrally located.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 50 dwelling units/acre

number of housing units 131 *

block area 2.6 acres **

occupied housing units 92.4% *

housing units owner-occupied 98.3% *

average household size 1.5 *

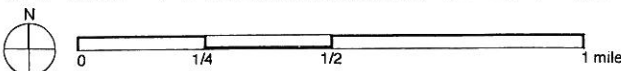
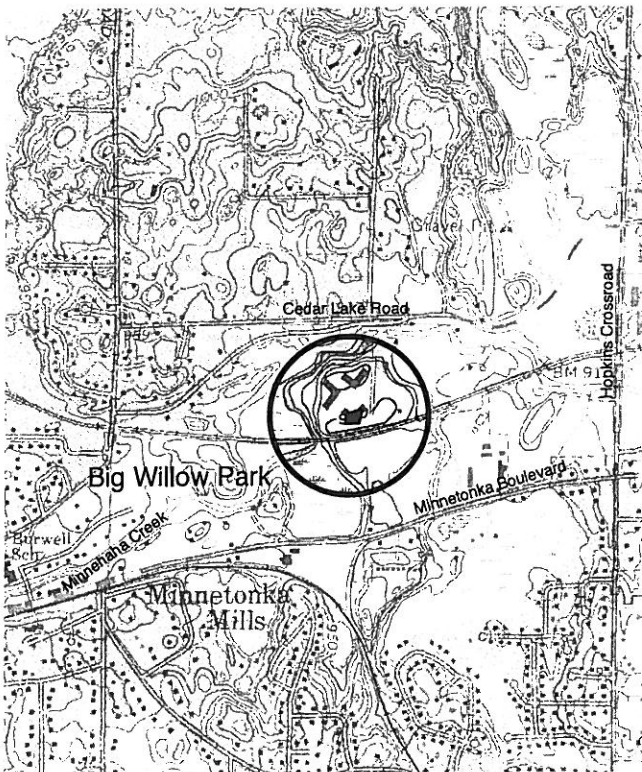
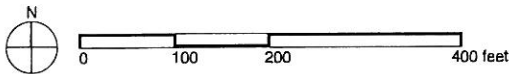
percent white 99.2% *

median age 73.3 *

types of units low-rise apartments

number of floors 3

location South of Cedar Lake Road on St. Albans Mill Road.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 1.0 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

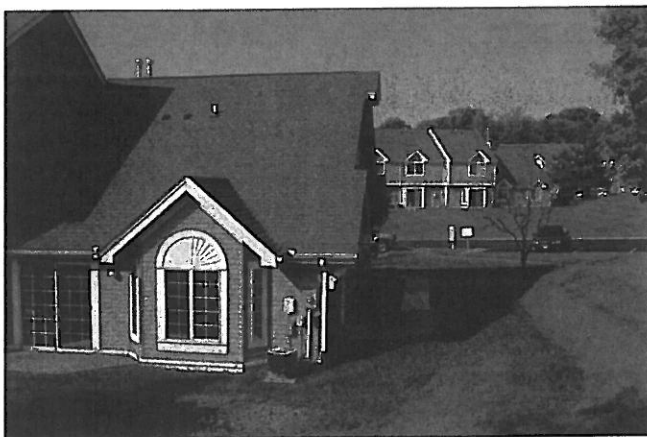
number of housing units 2,266 ***

census tract land area 2,300 acres ***

median household income \$89,923 ***

context St. Albans Mill Condominiums are bordered on three sides by Big Willow Park. In addition, Minnehaha Creek meanders along the west and north boundaries of the development.

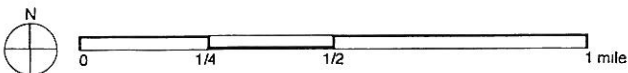
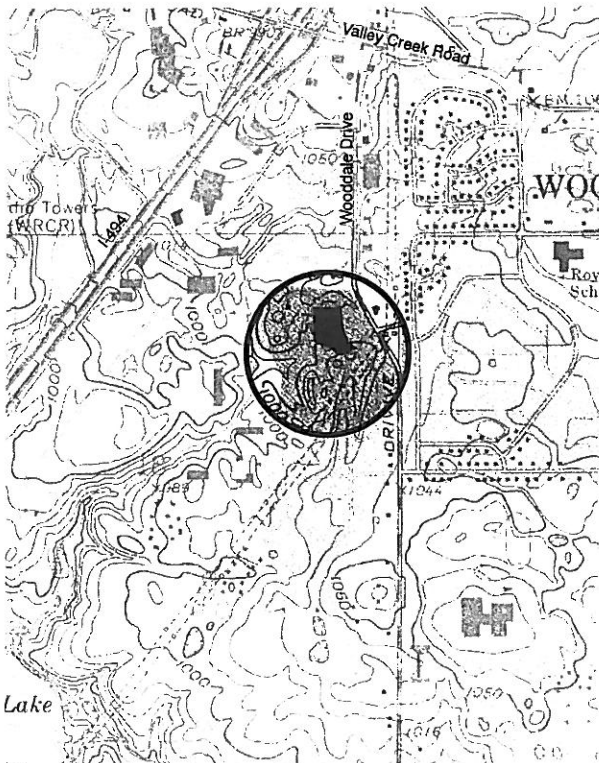
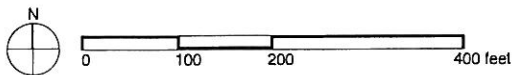
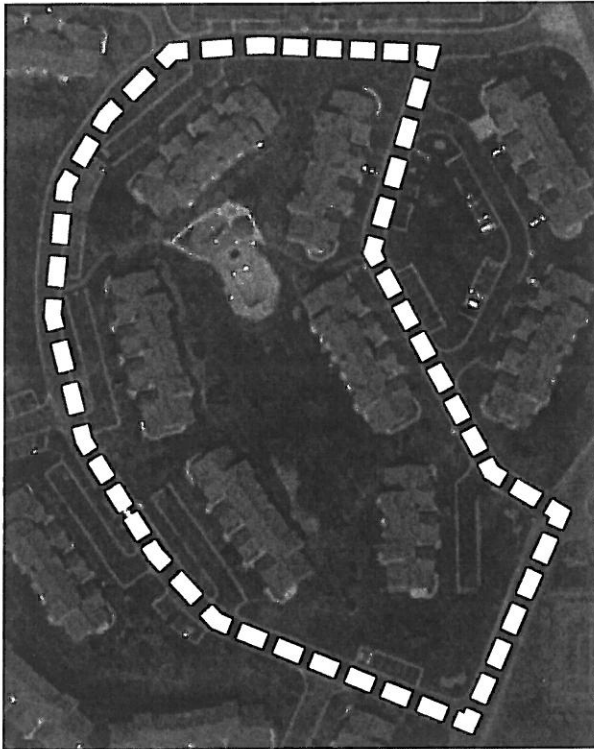
Woodlane Place Townhomes are rental townhomes in eastern Woodbury.



The townhomes are wrapped around a common area that includes play space and a swimming pool. Paths wind through the well-maintained landscape.



Garages include architectural details such as distinctive roof lines and high quality materials.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 8 dwelling units/acre

number of housing units 45 *

block area 5.3 acres **

occupied housing units 95.6% *

housing units owner-occupied 0% *

average household size 2.26 *

percent white 86.0% *

median age 26.7 *

types of units townhomes

number of floors 2

location Bounded by Cypress Drive, Cochrane Drive, and Sycamore Trail.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 1.8 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

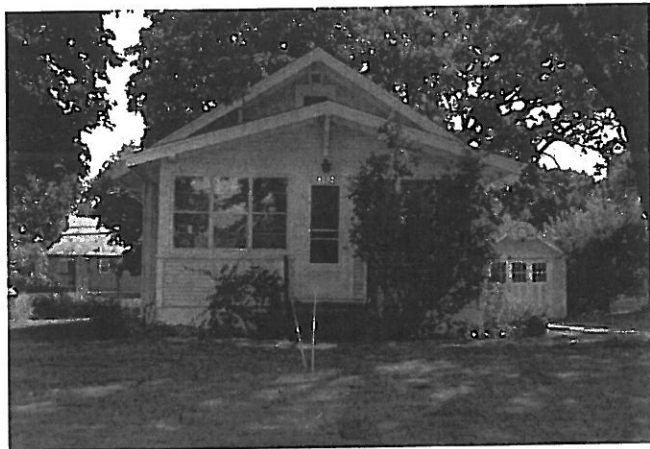
number of housing units 2,060 ***

census tract land area 1,125 acres ***

median household income \$54,316 ***

context Set in the Twin Cities suburb of Woodbury, this block is part of a bigger townhome development.

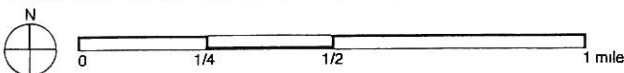
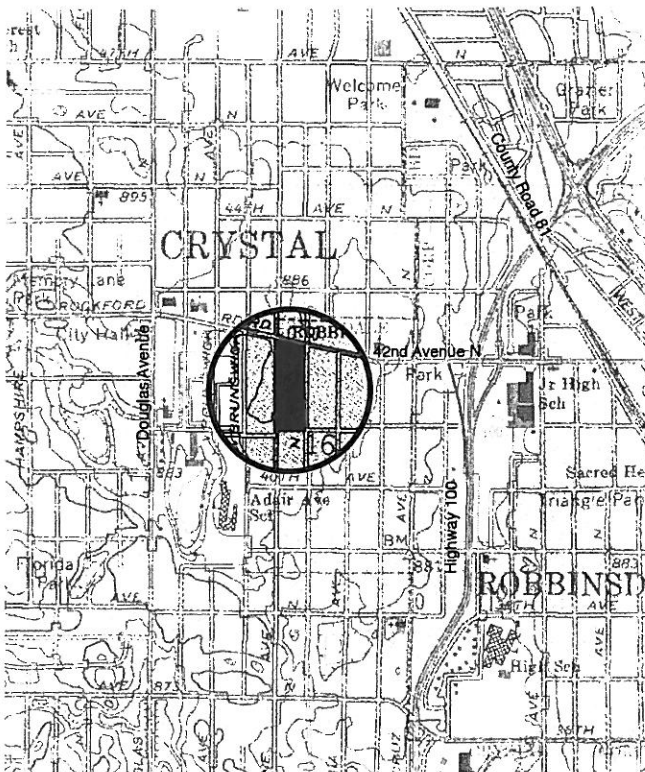
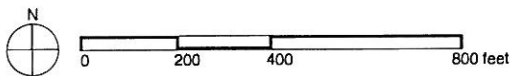
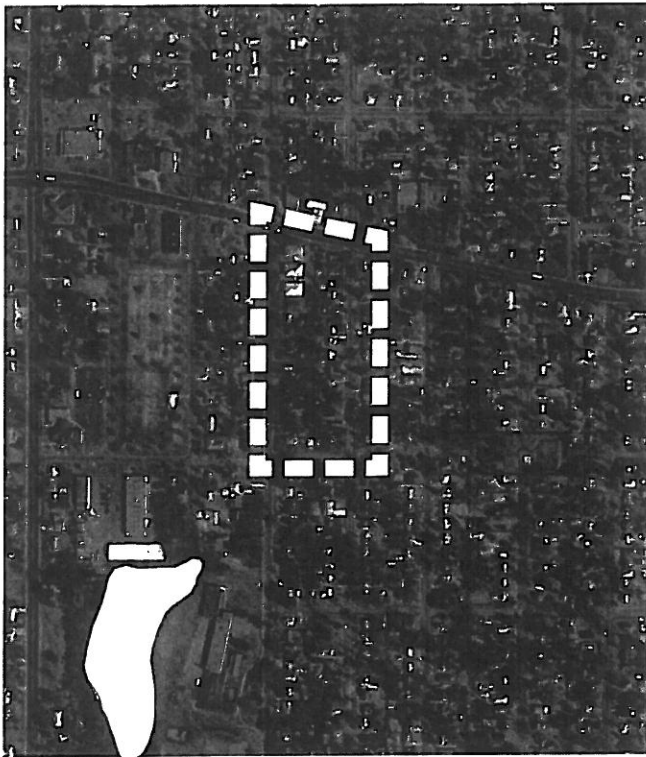
Most of the homes on this block are one-and-a-half-story Cape Cods. While smaller than many houses built today, these homes make excellent starter homes and homes for individuals, couples, and small families. Several newer infill homes are also located on the block.



Three low-rise apartment buildings are located near the intersection of 42nd Avenue North and Adair Avenue North. The buildings are set back from the street the same distance as the single-family homes on the block, helping to integrate these buildings with the surrounding residences. Surface parking is provided behind the buildings.



This block does not have an alley; garages and driveways are accessed from the streets.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 9 dwelling units/acre

number of housing units 60 *

block area 7.0 acres **

occupied housing units 98.3% *

housing units owner-occupied 35.6% *

average household size 1.83 *

percent white 91.5% *

median age 34.0 *

types of units detached single-family homes, low-rise apartment buildings

number of floors 1-2.5

location Bounded by 41st Avenue North, 42nd Avenue North, Zane Avenue North, and Adair Avenue North.

Note: Scale of this orthophoto is different than most of the orthophotos in this housing density sheet series.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 3.0 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 825 ***

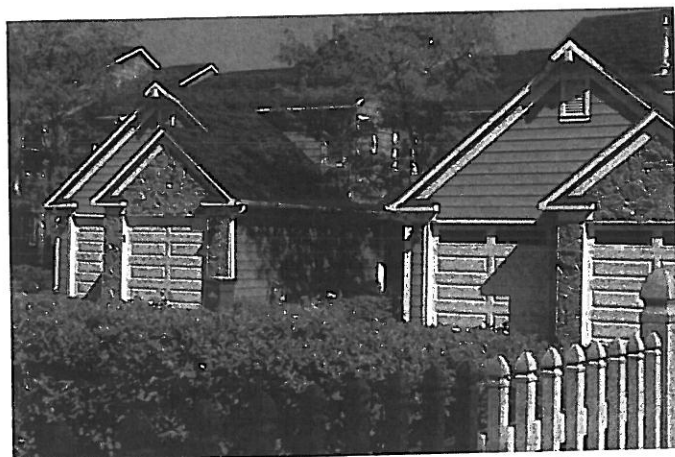
census tract land area 272 acres ***

median household income \$45,962 ***

context The surrounding area includes primarily post-WW II single-family detached homes mixed with some multi-family housing. A mix of commercial and residential development is found along 42nd Avenue North.

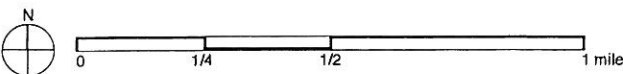
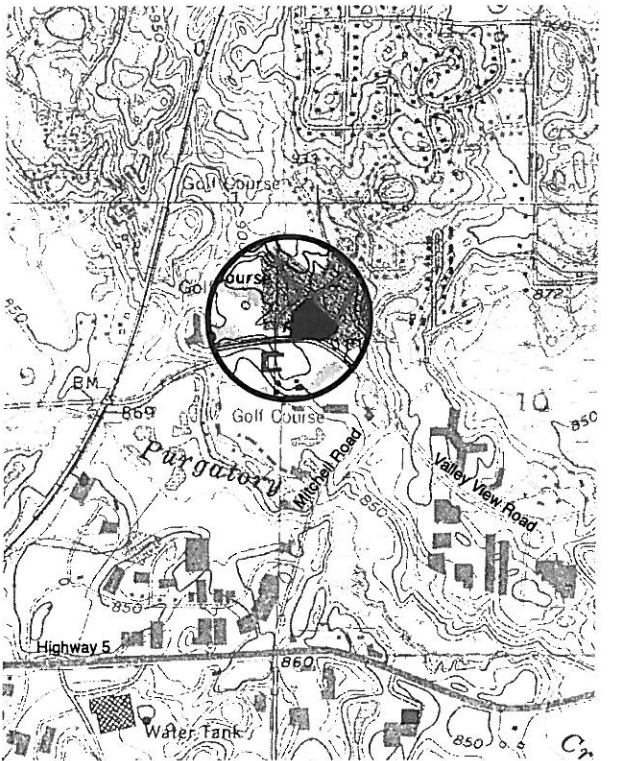
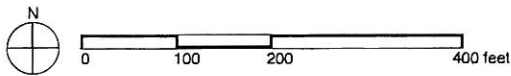
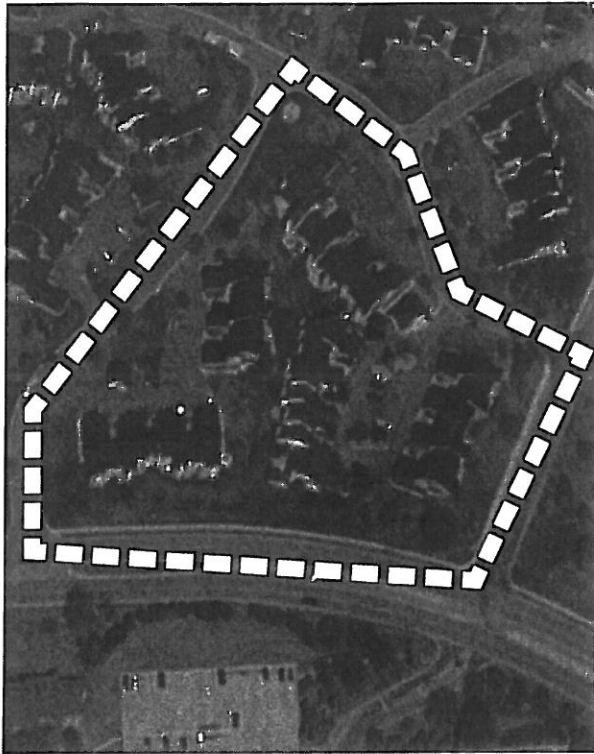


The townhomes at Village Green are arranged as the name implies, like a small village. Winding roads and a building arrangement that seems to have developed over many years create small public greens and "courtyards" between some of the homes. The public greens have hedges and fences.



While garages have a strong street presence, these are nicely designed using a variety of materials and roof forms.





Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 9 dwelling units/acre

number of housing units 39 *

block area 4.4 acres **

occupied housing units 100% *

housing units owner-occupied 92.3% *

average household size 1.7 *

percent white 100% *

median age 29.8 *

types of units townhomes

number of floors 2

location Bounded by Bedford Drive, Golf View Drive, Valley View Road, and Penny Hill Road.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 1.6 dwelling units/acre

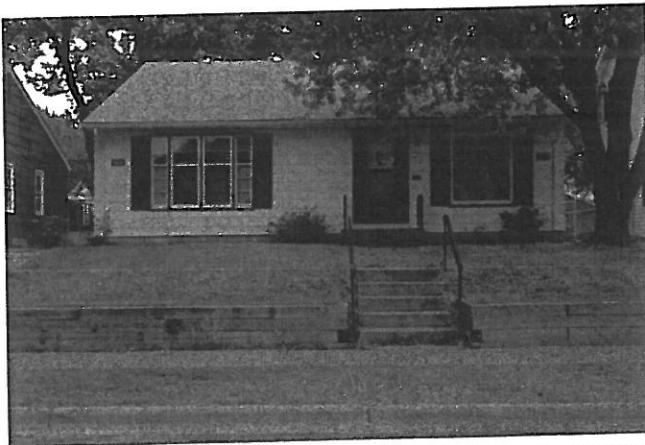
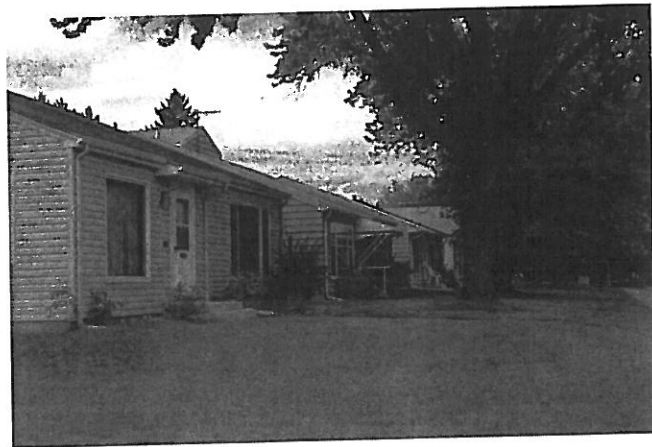
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,359 ***

census tract land area 839 acres ***

median household income \$62,091 ***

context Village Green is located in an area of curved streets and culs-de-sac. Bent Creek Golf Course is to the east as is the 181-acre Edenvale Conservation Area.



The Cape Cod-style homes on this block are typical of many homes built after World War II with one exception—they are all duplexes. Designed to appear as single family homes, entrances to the second units are found on the sides of the homes.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 9 dwelling units/acre

number of housing units 48 *

block area 5.1 acres **

occupied housing units 100% *

housing units owner-occupied 33.3% *

average household size 1.6 *

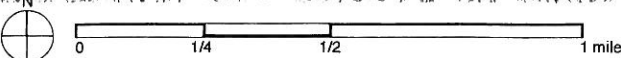
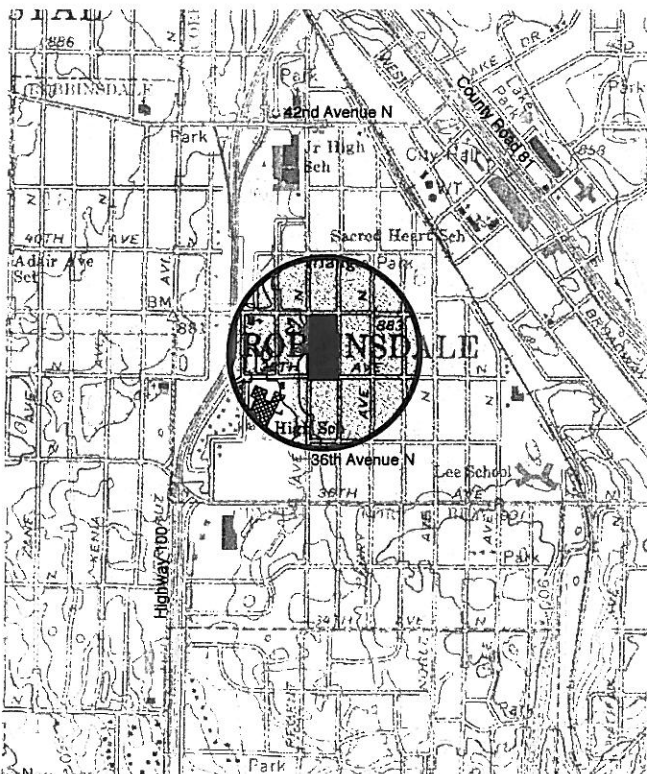
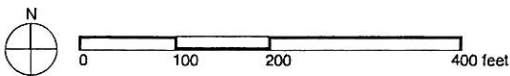
percent white 87.5% *

median age 32.5 *

types of units duplexes

number of floors 1

location Bounded by 39th Avenue North, Quail Avenue North, 38th Avenue North, and Regent Avenue North.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 4.7 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 2,175 ***

census tract land area 460 acres ***

median household income \$36,295 ***

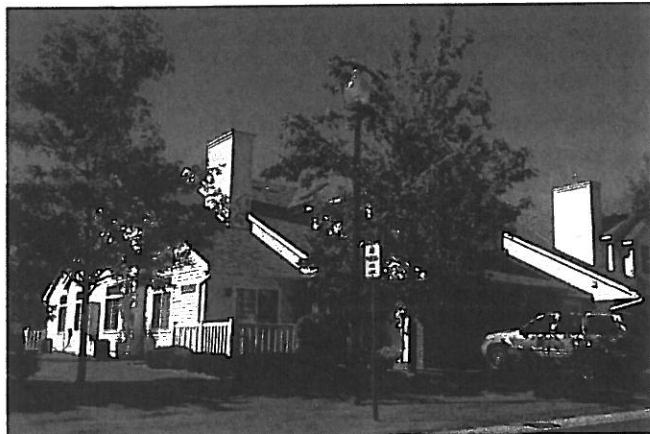
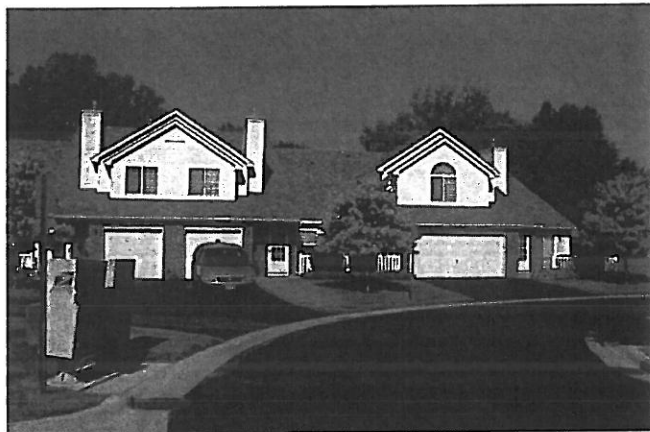
context Robbinsdale is a first-ring suburb with an active pedestrian-scaled downtown. Located along Highway 81, Robbinsdale started as a village and later developed as a pre-WW II suburb.



The townhomes include detailing typical of many single-family detached homes—gabled roofs, entry gardens, and brick detailing. Dormers break up the large roofs.



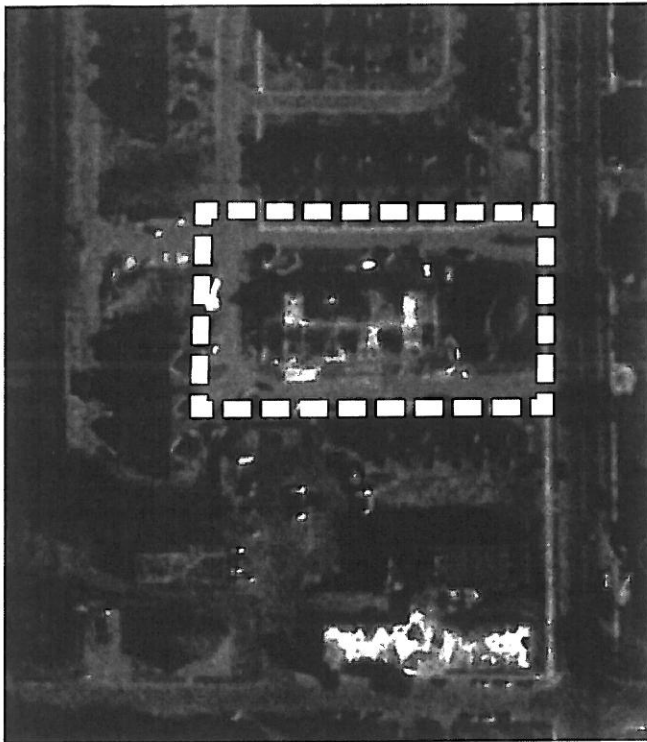
A small commercial area—downtown New Brighton—which is located nearby includes City Hall, businesses, offices, and a small park.



While the driveways and garages have a strong street presence, their impact is minimized in many instances by small fenced front entries and landscaping.



The sidewalks of the surrounding area are landscaped with shade trees, providing a pleasant walk through the neighborhood.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 8 dwelling units/acre

number of housing units 10 *

block area 1.2 acres **

occupied housing units 100% *

housing units owner-occupied 100% *

average household size 1.4 *

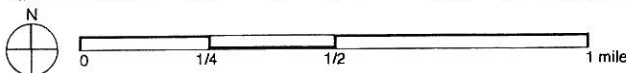
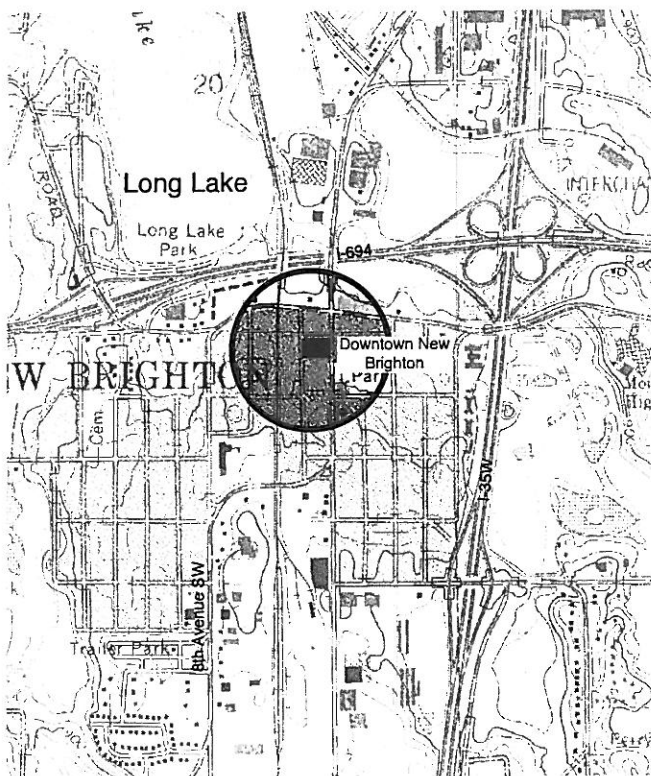
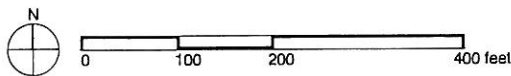
percent white 100% *

median age 54.0 *

types of units townhomes

number of floors 1.5

location Bounded by Queens Gate, 5th Street Northwest, and Old Town Drive.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 2.5 dwelling units/acre

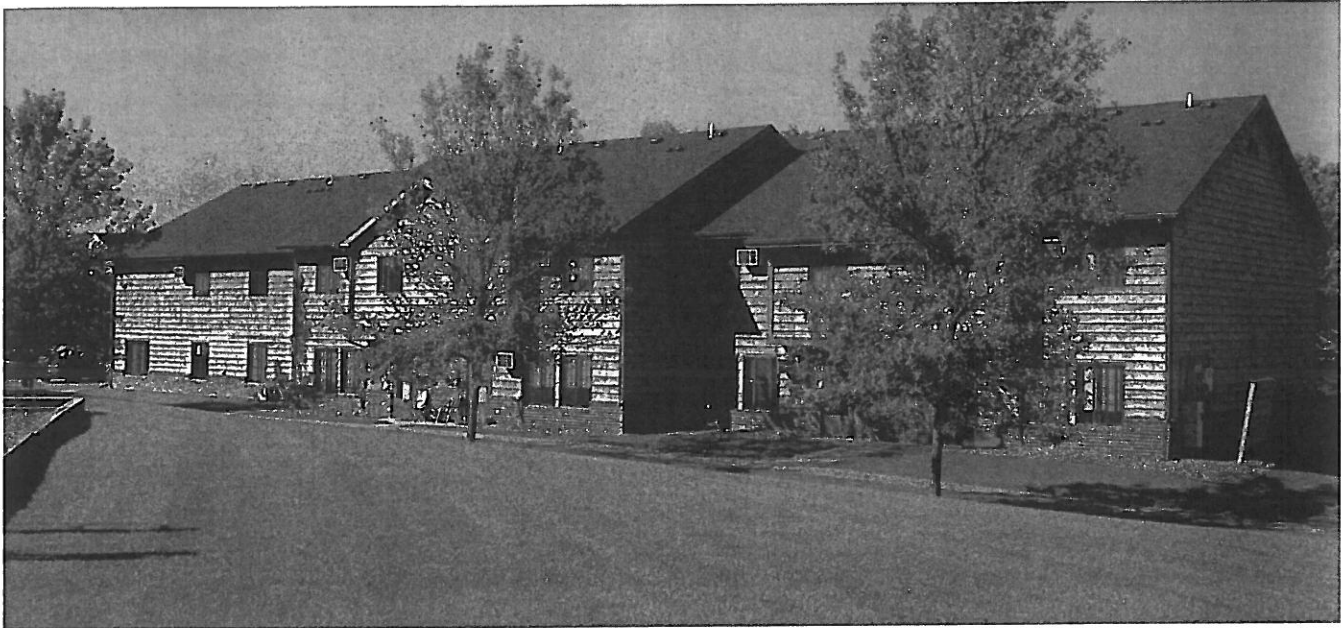
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,654 ***

census tract land area 667 acres ***

median household income \$40,048 ***

context The townhomes highlighted on this density sheet are part of a larger townhome development near downtown New Brighton and Veterans Park. The downtown area includes City Hall, businesses, and offices.



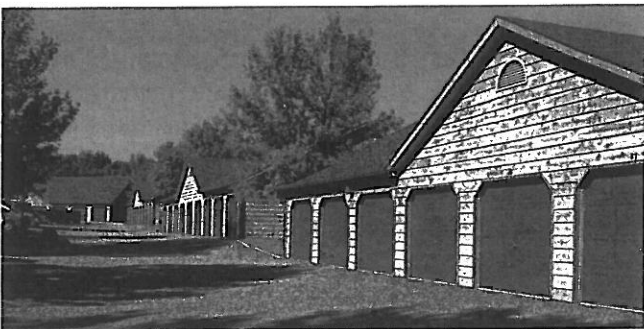
The townhomes have features typical of single-family homes, including gable roofs and brick detailing. Entrances are found on both sides of the buildings.



All units share this play area for young children.



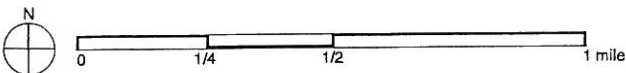
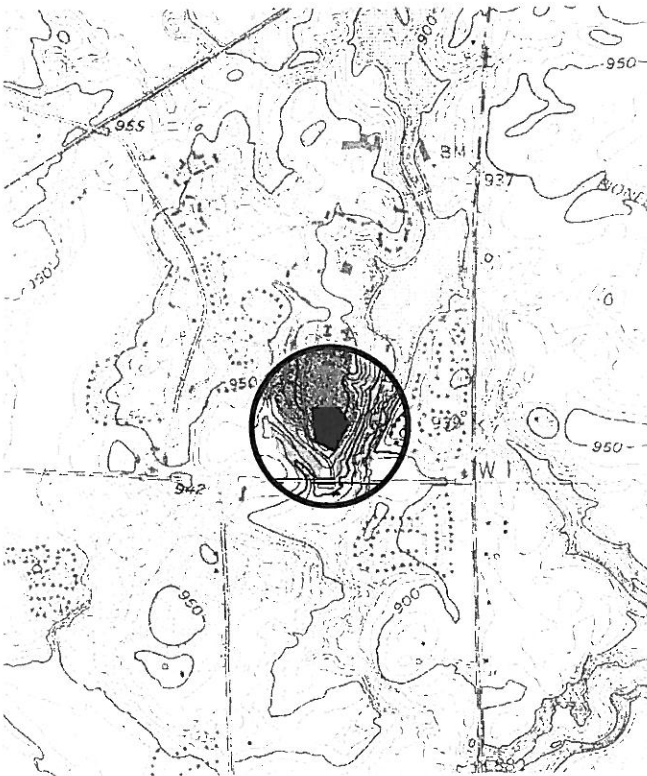
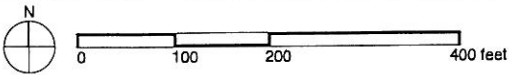
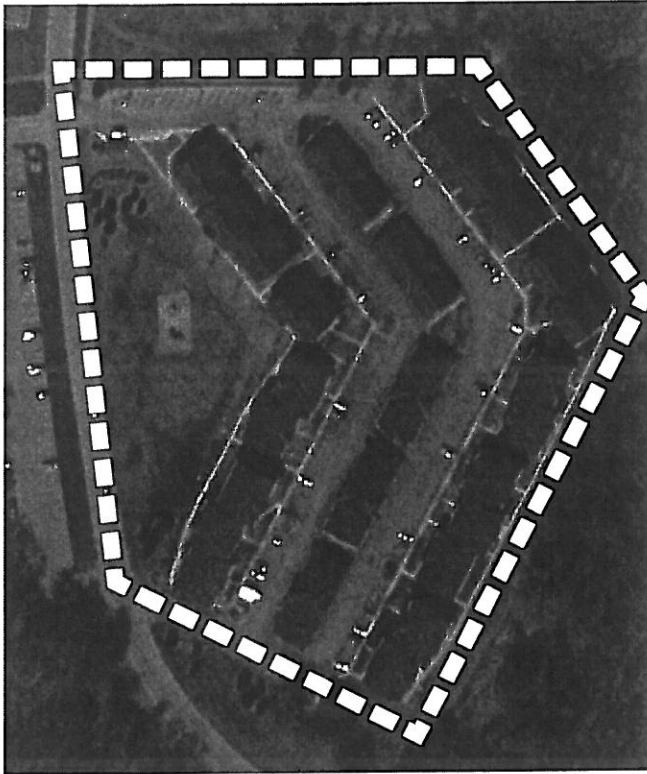
Sidewalks connect the townhomes. In this area, recycling containers are kept along a walk that allows pedestrians to pass between groups of garages.



Detached garages for all units are grouped together in the interior of the block.



While the exterior of each townhome unit looks very similar to its neighbor, individual treatments near the front doors create unique entries.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 9 dwelling units/acre

number of housing units 37 *

block area 4.0 acres **

occupied housing units 100% *

housing units owner-occupied 2.7% *

average household size 3.7 *

percent white 100% *

median age 34.5 *

types of units townhomes

number of floors 2

location Bounded by Woodcrest Drive and Village Road. Chaska is 27 miles southwest of the Twin Cities.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density .7 dwelling units/acre

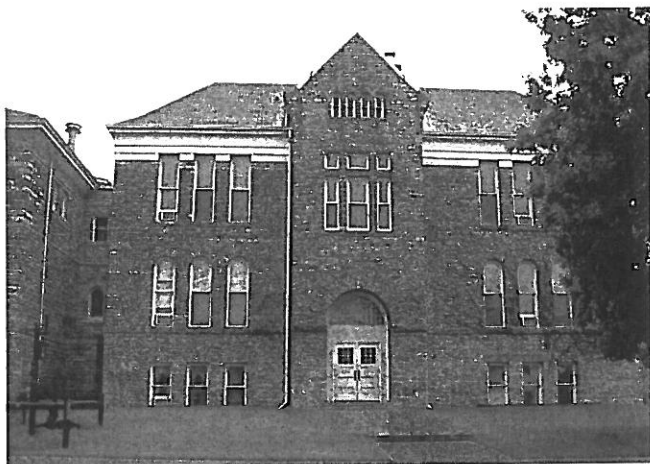
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 2,480 ***

census tract land area 3,563 acres ***

median household income \$65,517 ***

context Jonathan is a New Town development that was started in the late-1960s and later became part of Chaska. Homes in Jonathan are clustered, allowing for the preservation of open space. A system of trails connects the clusters of homes.



Located four blocks from downtown Cannon Falls, the Stonehouse Apartments senior housing complex is an 1893 building that was formerly an elementary school. Financed through government-sponsored programs, residents must meet income guidelines.



The one-story Cannon Community Center is attached to Stonehouse Apartments.



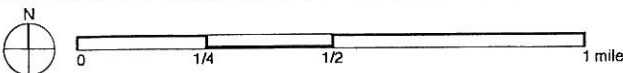
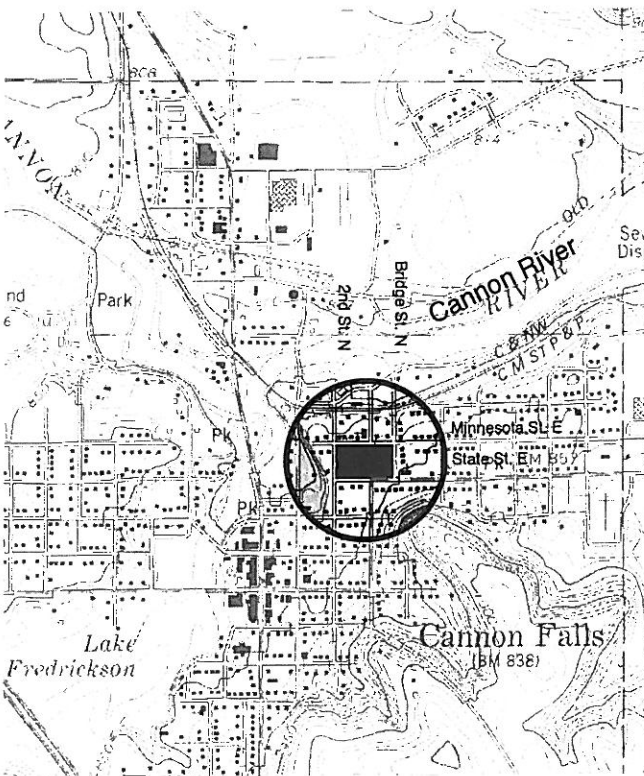
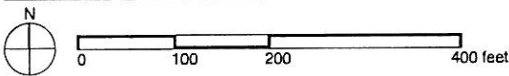
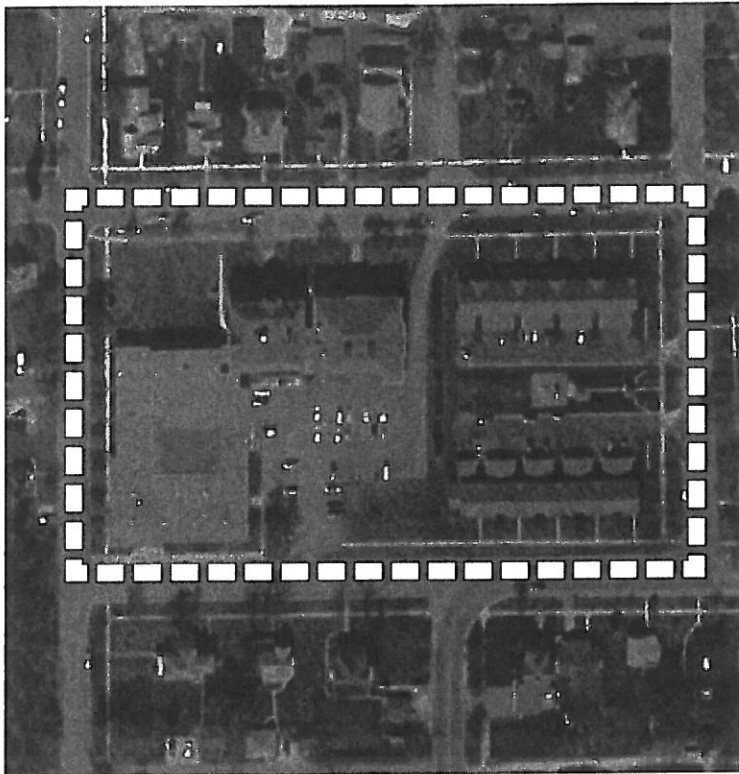
Bridge Run, located next to Stonehouse Apartments, consists of 18 three-bedroom rental townhomes financed by the Housing Tax Credit program. Residents must meet certain guidelines and regulations.



The Bridge Run townhomes are designed to resemble nearby detached homes. Traditional front porches face the street and garages are attached at the rear.



A well-maintained play area is located behind Stonehouse and Bridge Run apartments. This location allows seniors to see the young children at play.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 9 dwelling units/acre

number of housing units 50*

block area 5.9 acres **

occupied housing units 94% *

housing units owner-occupied 0% *

average household size 2.0 *

percent white 100% *

median age 36.7 *

types of units apartments and townhomes

number of floors 2-3

location Bounded by Minnesota Street East, Bridge Street North, State Street West, and 2nd Street North. Cannon Falls is 47 miles southeast of the Twin Cities

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density .3 dwelling units/acre

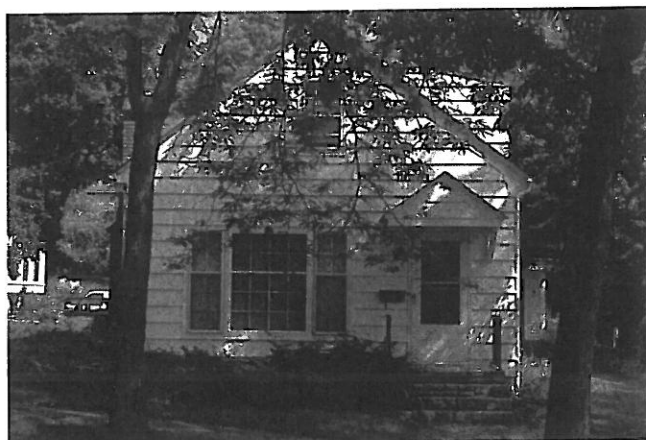
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,866 ***

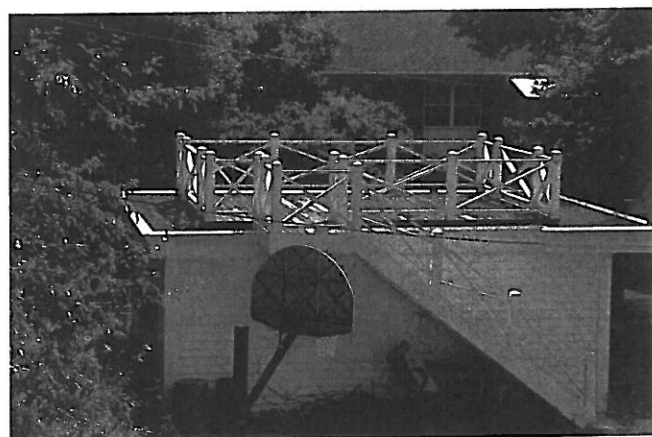
census tract land area 7,274 acres ***

median household income \$44,677 ***

context This block is located approximately 4 blocks from downtown Cannon Falls and 2 blocks from the Cannon River. Twenty-nine buildings in downtown Cannon Falls were listed on the National Register of Historic Places in 2000. Detached, single-family housing predominates in the surrounding neighborhoods.



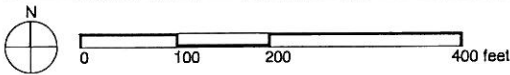
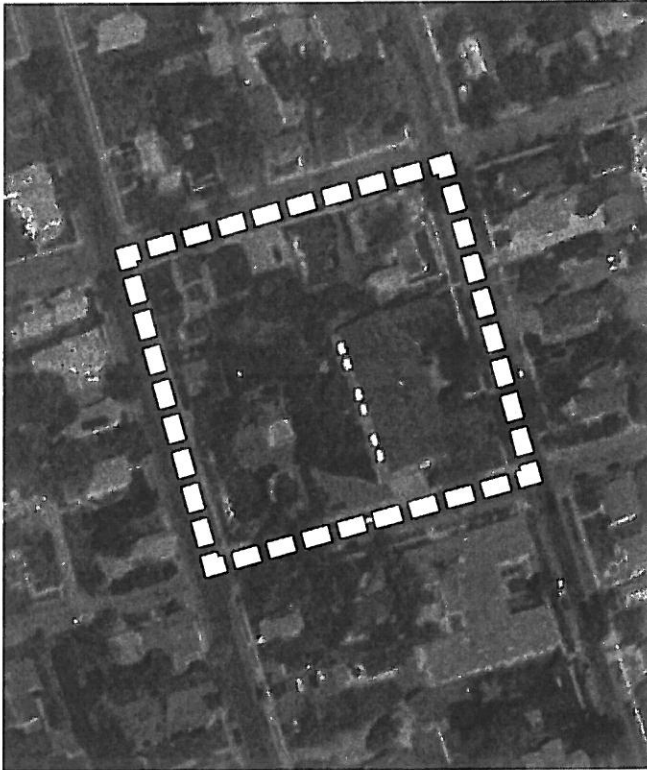
This apartment building fills approximately one-quarter of the block. Porches, architectural detailing, and a well-maintained landscape help it fit in to the neighborhood, the rest of which is primarily single-family homes.



This deck on top of a detached garage shows an innovative use of outdoor space.



The census block includes a number of single-family homes. Landscaped yards, shade trees, and sidewalks provide an inviting pedestrian and neighborhood environment.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 12 dwelling units/acre

number of housing units 36 *

block area 2.9 acres **

occupied housing units 88.9% *

housing units owner-occupied 68.8% *

average household size 1.6 *

percent white 100% *

median age 72.0 *

types of units detached single-family homes, low-rise apartment building

number of floors 1-2

location Bounded by Cherry Street West, Linden Street West, 3rd Street North, and 4th Street North. Stillwater is 27 miles east of the Twin Cities.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density 1.6 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses, in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,650 ***

census tract land area 1,018 acres ***

median household income \$46,596 ***

context This block is a few blocks from downtown Stillwater, located in an area with older homes. A medical facility is across the street. Leafy trees shade the sidewalks that connect the block to its surroundings.



A variety of one-story, two-story, and three-story buildings, each with distinct styling and large windows, creates a lively street frontage.



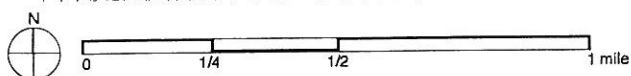
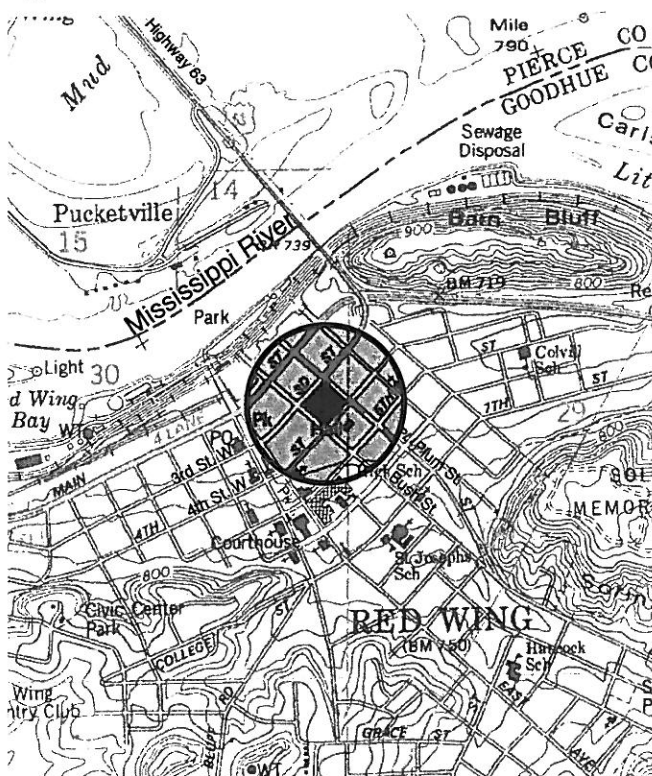
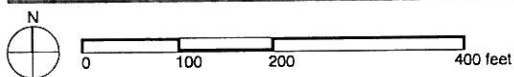
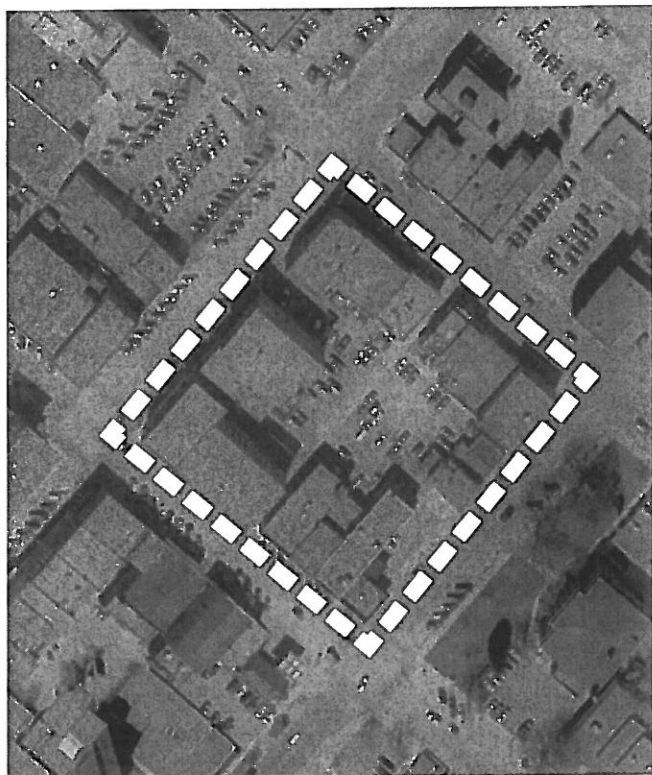
An information kiosk—located across the street from the block highlighted—is used by residents and visitors alike. Benches, a hedge, and hanging baskets with flowers create a pleasant resting area along the street and minimize the visual presence of the parking lot.



Many of downtown Red Wing's buildings are mixed-use.



Angled parking has several advantages over parallel parking: it is easier for drivers to access; it provides more parking spaces than parallel parking; and it establishes more distance between the sidewalk and moving traffic, creating a pleasant pedestrian environment.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 13 dwelling units/acre

number of housing units 42 *

block area 3.3 acres **

occupied housing units 93% *

housing units owner-occupied 2.6% *

average household size 1.1 *

percent white 94.9% *

median age 40.3 *

types of units apartments over commercial

number of floors 1–3

location Bounded by Bush Street, Third Street West, Plum Street, and Fourth Street West. Red Wing is 60 miles southeast of the Twin Cities.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density .1 dwelling units/acre

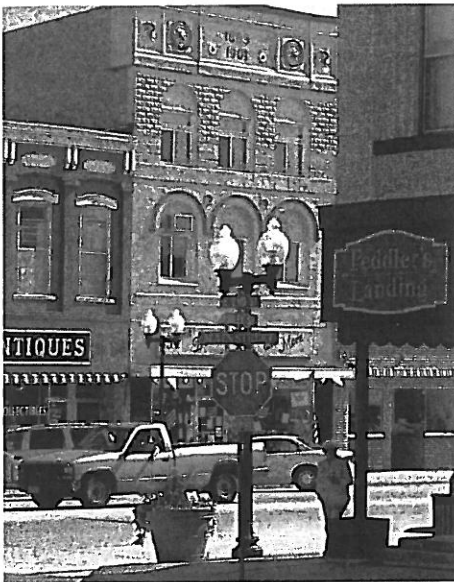
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 2,706 ***

census tract land area 31,328 acres ***

median household income \$43,998 ***

context Downtown Red Wing is located on the bluffs of the Mississippi River. It includes a number of historic buildings that have commercial, institutional, and residential uses. Many of the commercial buildings are mixed-use, with apartments located on the upper floors.



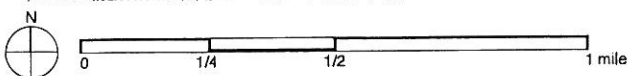
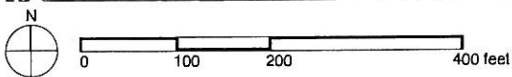
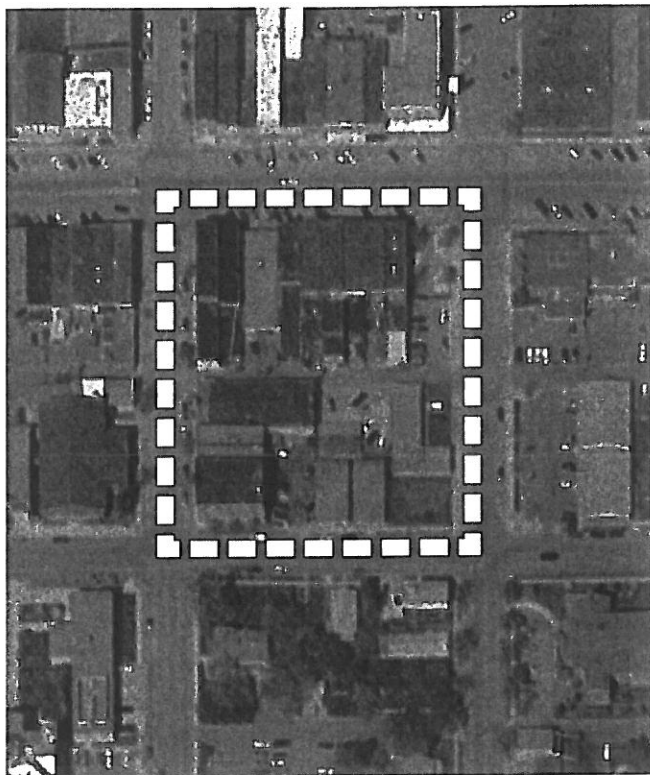
Hastings has maintained a vibrant downtown since it was established in the 1840s. 2nd Street (shown above) is characterized by mixed-use buildings with commercial space on the ground level and housing and offices on the upper levels, creating a vibrant street where people live, work, shop, and play.



Access to second and third floor apartments varies. In some cases entrance is from the side or back, while in others the entrance is located at the front of the building.



The small park (shown above) provides a pleasant gathering place for visitors, workers, and downtown residents to eat lunch, or have a cup of coffee.



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 15 dwelling units/acre

number of housing units 44 *

block area 2.9 acres **

occupied housing units 93.2% *

housing units owner-occupied 7.3% *

average household size 1.5 *

percent white 90.2% *

median age 28.1 *

types of units apartments over commercial

number of floors 1–3

location Bounded by Ramsey Street, Third Street East, Sibley Street, and Second Street East. Hastings is 35 miles southeast of the Twin Cities.

Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density .3 dwelling units/acre

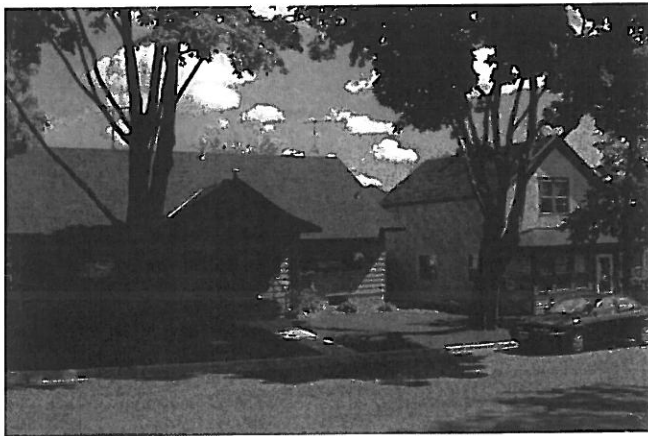
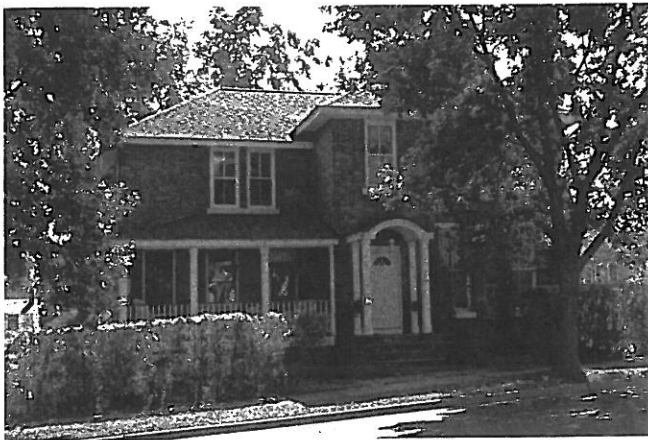
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,896 ***

census tract land area 6,176 acres ***

median household income \$45,539 ***

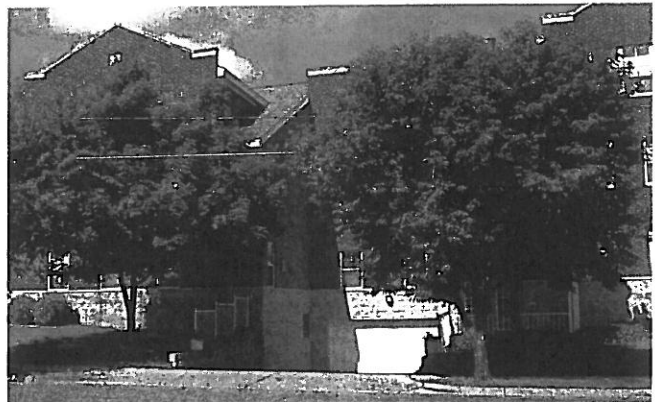
context This block is located in the heart of downtown Hastings, which is located on the Mississippi River. It is a picture-perfect example of a small-town Main Street. Many historic buildings, with commercial uses on the first floor and housing above, line the downtown streets.



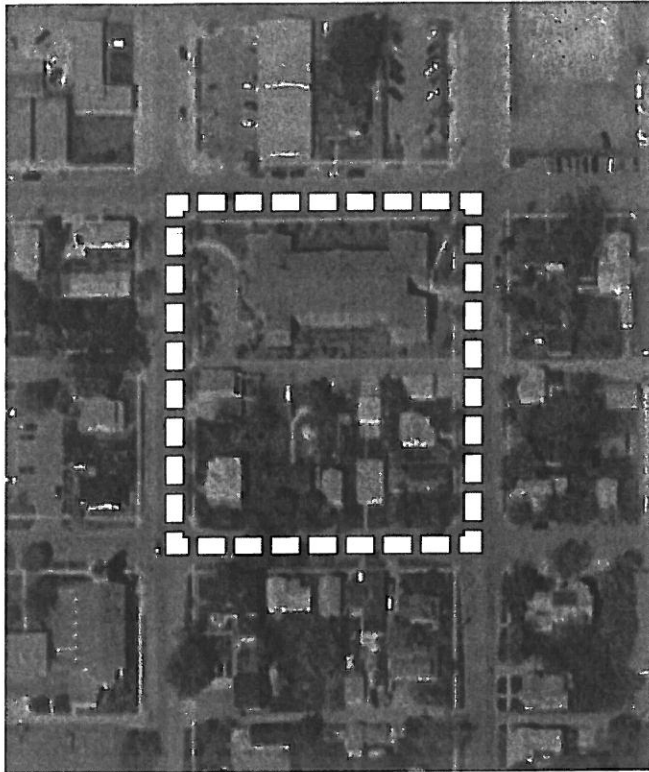
The block has detached, single-family homes; a few small businesses such as this one housed in a garage (pictured above); and a large senior housing facility (shown at right).



Mississippi Terrace is a 40-unit senior housing development designed for adults ages 55 and older. Well-maintained landscaping and a wide porch enhance its street appeal; the porch also makes the building appear less massive and more like a single-family home.



Parking at Mississippi Terrace is available in a small surface lot at the front of the building and in an underground garage (shown above).



Block Area & Demographic Information

* U.S. Census demographic information (2000) for census block indicated on photo at left.

** Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

block density 18 dwelling units/acre

number of housing units 50 *

block area 2.8 acres **

occupied housing units 98% *

housing units owner-occupied 12.2 % *

average household size 1.3 *

percent white 98% *

median age 71 *

types of units apartments, and detached single-family homes

number of floors 1–3

location Bounded by Tyler Street, Fourth Street East, Ramsey Street, and Third Street East. Hastings is 35 miles southeast of the Twin Cities.



Census Tract & Demographic Information

*** The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

census tract density .3 dwelling units/acre

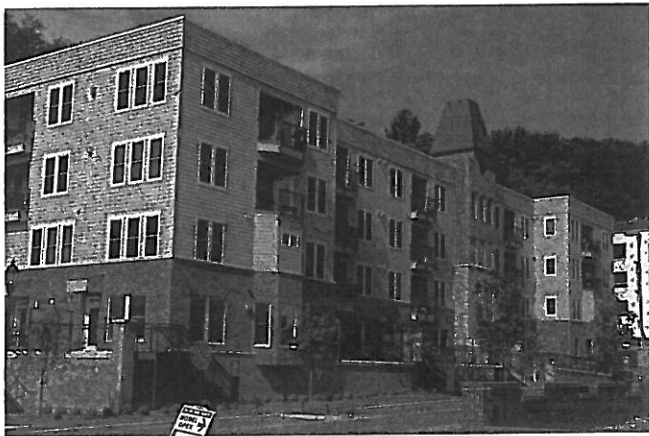
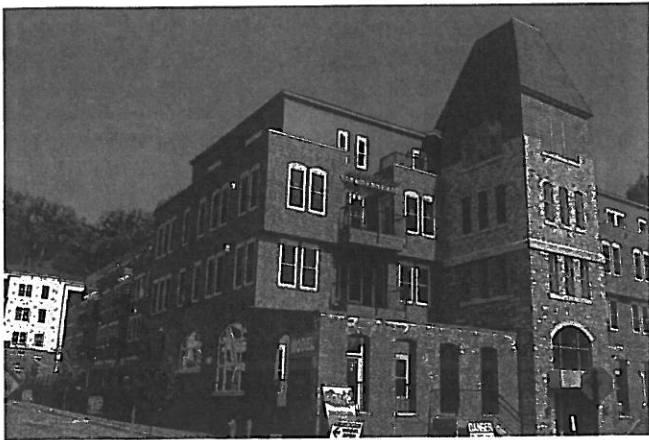
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

number of housing units 1,896 ***

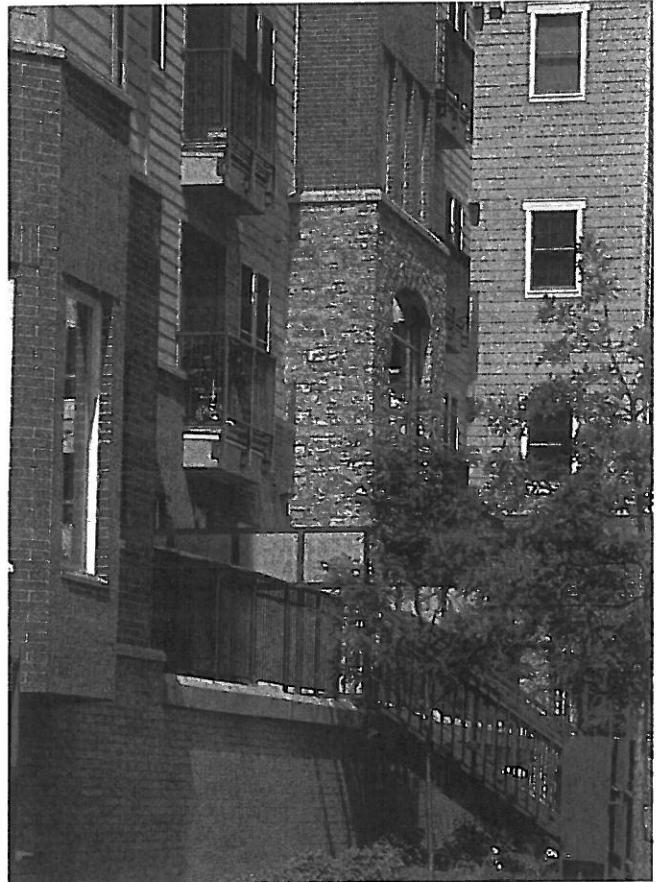
census tract land area 6,176 acres ***

median household income \$45,539 ***

context This block is located on the edge of downtown Hastings. The surrounding area includes commercial buildings and single family homes.



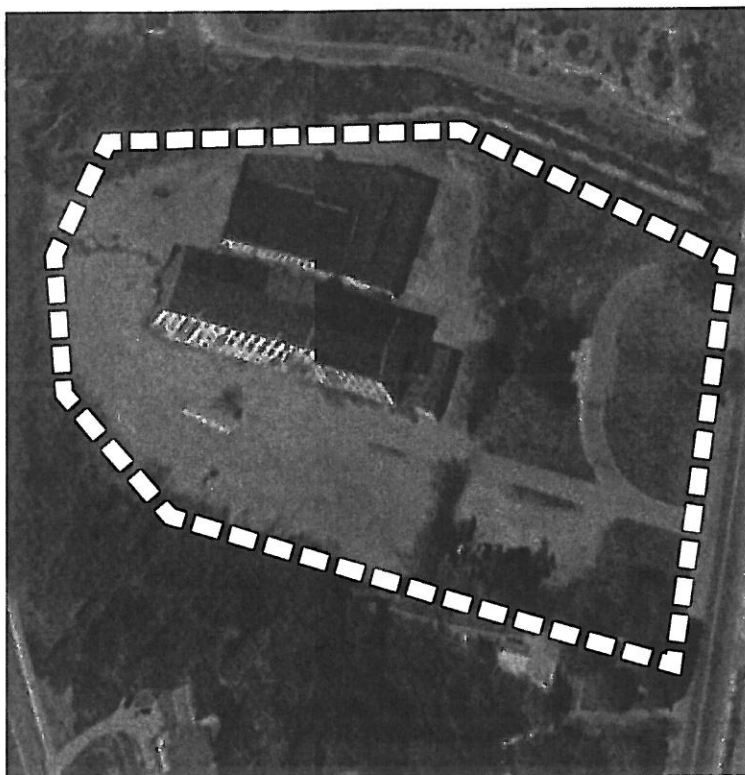
The land of Terra Springs development, once home to the Territorial Prison, now has 176 housing units, 3,200 square feet of retail space, and underground parking for tenants. Building materials and architectural detailing recall the site's historic buildings, which were destroyed by fire in 2002.



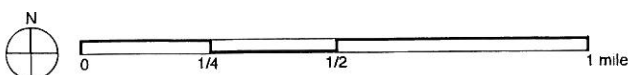
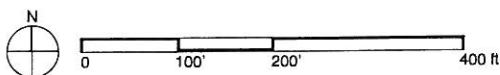
Balconies provide additional fair-weather living space and allow residents to personalize the building exterior.



The paving system used in the parking areas allows rain to seep in to the ground. Such systems help improve water quality by mitigating stormwater runoff from intensely developed sites.



Site as it appeared prior to fire that destroyed these two historic buildings.



Block Area & Demographic Information

(U.S. Census demographic information (2000) is not available for Terra Springs because it was developed after 2000. Property developer provided housing units and block area. Density was calculated manually.)

block density 22 dwelling units/acre
number of housing units 176
block area 8 acres
occupied housing units units under construction
housing units owner-occupied not available—units under construction (n/a)
average household size n/a
percent white n/a
median age n/a
types of units rowhouses, and owner-occupied apartments
number of floors 4

location Bounded by Main Street North and Laurel Street East. Stillwater is 27 miles east of the Twin Cities.

Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for Terra Springs, which was developed after 2000.

context Terra Springs development is located on the edge of downtown Stillwater on the site of a former state prison. In 2002, the historic buildings on the site—a twine factory and a warehouse—were destroyed by fire. The new plan includes over 10,000 square feet of commercial space in five buildings, of which 3,200 square feet is set aside for retail uses. Six brownstones along Main Street, planned as live/work units, can provide additional commercial space if warranted.



Planning Commission
Date: 7/6/12
Item: 4b
Business

ITEM: Zoning Ordinance Update Discussion – Proposed Zoning Districts for I-94 Corridor

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Ben Gozola, Planning Consultant

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to briefly review and discuss the zoning districts that are proposed to implement the pending Comprehensive Plan Update for the City in advance of a public hearing that is scheduled for July 23, 2012 on these districts. At this point in time, Staff is focusing on the districts required to move forward with plans along the I-94 Corridor, but this initial work includes a proposal for what will eventually become all of the City's future zoning classifications. As part of this ongoing work, Staff is also preparing a final draft of the definitions and use classifications that have previously been presented to the Planning Commission. These updates will form the basis for the initial zoning amendments needed to move forward with plans for I-94 Corridor, but will also serve as the framework for future zoning amendments to serve the Village Area as well.

BACKGROUND:

The attached chart identifies the districts that Staff is proposing implement in conjunction with revisions to the Lake Elmo Comprehensive Plan. This chart builds off of an earlier version reviewed by the Planning Commission prior to the Village and I-94 work groups developing their land use plans, and as such, represents a more consistent approach at zoning for the planned future land use categories. One of Staff's primary objectives with the land use/zoning use categories was to keep the overall number of districts as limited and simple as possible. The chart includes the current comprehensive plan land use category, the proposed land use category, the proposed zoning to be consistent with the new land uses, any alternative land uses allowed within each district, a proposed density range and an optional density range that will be allowed through either a Conditional Use or Planned Unit Development process.

Other comments from Staff regarding this chart:

- The proposed LDR, MDR, and HDR residential zoning districts could be used to support the planned sewer residential districts in both the I-94 Corridor and within the Village Planning Area.
- Staff is recommending that a density range be assigned within each of the new residential districts that will cover the appropriate densities identified on the land use plans for both sewer areas. A secondary requirement will mandate compliance with the maximum densities identified in the Comprehensive Plan.
- The City's existing GB – General Business zoning district would be eliminated and replaced by a Village Center Mixed Use, Commercial, or Convenience Commercial zoning district. The existing

Limited Business category would remain for any business areas outside of the two sewerred areas.

- The former Public Facilities zoning would be split into two separate districts in order to better distinguish those portions of the City that are intended to remain as open space or parkland from those that are intended to future public and semi-public facilities.
- Staff is recommending that the RAD-2 future land use category be revised to allow greater flexibility with regards to the maximum density permitted in the areas guided on this manner.
- Certain districts would allow much higher densities than allowed by the underlying zoning, but only as part of a Planned Unit Development proposal. These optional densities would follow a model similar to the City's current Open Space zoning (which allows 4-18 times the density of the underlying zoning).
- The proposed sewerred residential districts will incorporate language that will require buffering between any properties zoned Residential Estates or Rural Single Family.
- The districts that will be drafted for consideration with the I-94 Comprehensive Plan update are highlighted. The other districts will be brought forward at a later point in time to be implemented with the Village plan amendments.

Staff is still working to complete the final versions of the I-94 Zoning Districts, and the final drafts will include a purpose statement, list of permitted and conditional uses, district standards (lot dimensions, bulk requirements), and site design and development standards. In terms of minimum lot sizes, Staff will be proposing to keep these standards fairly small in order to give developers some additional flexibility in planning future subdivision. Staff is still researching ways to either encourage or mandate the integration of open space into the future developments. One of the mechanisms that might allow for open space to be integrated into new projects is to encourage the clustering of smaller lots while maintaining the overall area densities that are identified in the Comprehensive Plan.

RECOMMENDATION:

No action is requested at this time; however, the Commission will be asked to conduct a public hearing on the proposed zoning districts for the I-94 Corridor at its next meeting.

ATTACHMENTS:

1. Proposed Zoning Work Chart

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by staff..... Planning Staff
- Questions from the Commission.....Chair & Commission Members
- Public Comments..... Chair
- Discussion by the Planning Commission.....Chair & Commission Members

Proposed Zoning Work Chart (Lake Elmo Planning Department: 7/6/12)

Current Comp Plan	Proposed Comp Plan	Zoning	Alt Land Use	Density Range	Opt Density	Other Req.
RAD	Rural Area Development	A	OP	1 per 40	.45/acre CUP	
		RR	OP	1 per 10	.45/acre CUP	
RAD2	Rural Area Development - Alternate Density	OP - ALT	OP - Alt	2/acre	4/acre PUD	
Neighborhood Conservation	Rural Single Family	RS		1 per 1.5		
Residential Estates	Residential Estate	RE		1 per 3.33		
SRD/Village	Low Density Residential	LDR		2-4/acre		1
SRD/Village	Medium Density Residential	MDR		4-7/acre		1
URD - Cimarron	"	RM		"		
SRD/Village	High Density Residential	HDR		7+/acre	25+ PUD	1
Village Mixed Use	Village Center	VMX		8+/acre	25+ PUD	
General Business	Commercial	C				
N/A	Convenience Commercial	CC				2
Limited Business	Neighborhood Office/Limited Commercial	LC				
Business Park	Business Park/Light Manufacturing	BP				
Pubic/Semi Public Facilities	Civic/Public	P				
Village Green Belt	Open Space/Parks	OSP				
Future Sewered Development	Future Sewer Area Overlay	FSO		1 per 20		3

Other Requirements

- 1 - Overall site density must be consistent with Comp Plan, smaller lots are encouraged to provide open space within the development
- 2 - No big boxes or strip malls
- 3 - Must follow requirements of RR zoning; ghost platting required for any subdivision