



3800 Laverne Avenue North  
Lake Elmo, MN 55042

(651) 747-3900  
www.lakeelmo.org

## **NOTICE OF MEETING**

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday March 12, 2018**  
**at 7:00 p.m.**  
**AGENDA**

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. February 26, 2018
4. Public Hearings
  - a. VARIANCE – request tabled. A request by Staci Dahl, 5090 Marquess Trl N, Lake Elmo, MN 55042, for variances from the following standards of the City Zoning Code: minimum lot size; minimum structure setback from the Ordinary High Water Level (OHWL); minimum septic setback from the OHWL; minimum septic area of 20,000 square feet; minimum front yard setback for the property located at 8990 Lake Jane Trail N. PID# 09.029.21.41.0001.
  - b. VARIANCE. A request by PDG, PA – Jan Tiffany, 2100 County Road C West, Roseville, MN 55113 for an additional wall sign than is allowed per the Zoning Code for the property located at 8980 Hudson Boulevard N. PID# 33.029.21.44.0005.
  - c. FINAL PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS. A request by Robert Engstrom Companies, 4801 West 81<sup>st</sup> Street, #101, Bloomington, MN 55437 for a final plat and PUD plans for Outlot B, Wildflower at Lake Elmo 1<sup>st</sup> Addition and Outlot P, Wildflower at Lake Elmo 2<sup>nd</sup> Addition. The proposed Final Plat and PUD Plans include 25 lots on 7.99 acres of land. PID#s 12.029.21.34.0078 and 12.029.21.32.0008.
5. Business Items
  - a. Comprehensive Plan Draft Review
6. Updates
  - a. City Council Updates – 3/6/18 Meeting
    - a. Lighting Ordinance
  - b. Staff Updates
    - a. Upcoming Meetings:
      - March 26, 2018
      - April 9, 2018
    - b. MAC CEP Report-Open House April 4 at 6pm at Oakland Middle School (820 Manning Avenue North, Lake Elmo, MN)
    - c. Comprehensive Plan Update – Open House tentatively April 11
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 February 26, 2018**

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

**COMMISSIONERS PRESENT:** Kreimer, Dodson, Dorschner, Emerson, Pearce, Weeks, Lundquist, Johnson, & Hartley

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Planning Director Becker and City Administrator Handt

**Approve Agenda:**

M/S/P: Dodson/Lundquist, move to approve the agenda as amended, ***Vote: 7-0, motion carried unanimously***

**Approve Minutes:** February 12, 2018

M/S/P: Dodson/Lundquist, move to approve the February 12, 2018 minutes as amended, ***Vote: 7-0, motion carried unanimously.***

**Business Item – Zoning Text Amendment – Subdivision Ordinance**

Becker started her presentation on the subdivision ordinance outlining the changes to the ordinance. Dodson would like to break this down into 2 parts. The overall high level questions and then talk about the language within the ordinance.

Dorschner is wondering what the purpose of reviewing this is. Becker stated that it was originally brought up because of the submittal requirements. There are also other changes that need to be made such as platting requirements and removing specific engineering design standards.

Becker stated that the state requires properties to be platted if a subdivision creates 5 or more lots that are 2.5 acres or less. Becker stated that the City can be more restrictive than the state, but can't be less restrictive. Becker wanted the Planning Commission to provide feedback on if the subdivision ordinance should be more restrictive than it already is.

Dodson would like to see platting required for more than 2 lots because the value of the lots created outweigh the costs of platting. Hartley agrees with the result not necessarily the reasoning.

Dorschner feels that Lake Elmo is already more restrictive than the state. Dorschner wants to know what problem is being solved by lowering the number of parcels for a minor subdivision. Dodson asked about the fees for platting and is wondering if those fees cover the cost for the City services.

Dorschner does not feel that the creation of four lots is worth the time and staff resources to require platting. He feels that the state must have some logic for picking 5 lots and the city is more conservative than that. Johnson would agree with that and there are more large lots here. Johnson also feels that a required survey takes away the problems associated with metes and bounds properties. Johnson would prefer to go with the requirement of the state as it gives the property owner more freedom. Emerson feels that a person creating four or fewer lots should not have to go through the expense and process of platting and make it more restrictive. Weeks agrees with this because sometimes it is a generational thing and they are platting for their children.

Dodson asked if there is a way to plat the property without going through the whole process of concept, preliminary plat and final plat. Becker stated that some Cities do what is called a minor plat which waives some of the requirements. Some of the things waived would be some engineering plans, landscape plans, etc.

Handt stated that in a previous city that she worked in, they required plats all the time, even when going through the minor subdivision process. In that case, preliminary and final plat were done at the same time to shorten that process. Dorschner feels that there could be another easier process for the minor subdivision where a plat is received, but there is not a lengthy process and there is a different fee associated.

Dorschner is in favor of recording subdivided properties as a plat, but is not in favor of the other requirements such as soil testing and landscaping. Dodson agrees that it should not go through as heavy of a process. Weeks has no problem doing away with metes and bounds as long as the process is not more burdensome for the property owner.

Dodson thinks there should be two separate processes. One for a minor subdivision and one for a major subdivision. The majority of the Commission felt that 4 was the right number for a minor subdivision. Five or more would be a major subdivision.

Becker stated that currently all that is required for a minor subdivision is a survey. Handt suggested that the requirement be changed to a platted survey. Hartley stated that when the lots are created, soil testing should be done. Handt agreed that it should be done at the time of minor subdivision so that unbuildable lots are not created.

Dodson pointed out some discrepancies such as administrator listed multiple times. This could be City Administrator or Zoning Administrator.

Dodson would propose adding a letter (M) to 153.08 Final Plat to be any changes that deviate from preliminary plat. Handt stated that A-L are items that are listed on the final plat, so maybe language could be added that a list of changes accompany the final plat under (B) (1). Dodson would also like to add to 153.15 that if a CIC Community is created, that the developer must provide proof that a replacement reserve amount was created in accordance with Minnesota Statute 515(b)(3)-1141.

Dodson would also like to talk about 153.14 Parkland Dedication. Becker stated that she did research and the City of Lake Elmo is comparable to other cities, so she is not proposing any other changes. Dorschner feels the parkland dedication fee is arbitrary and feels that there should be a solid basis for what is charged. Handt stated that Parkland dedication cannot be used for ongoing maintenance of parks, but is for capital expenditures.

Weeks stated that as part of the Comprehensive Plan workshops, it was talked about that for the size of the City, we are kind of maxed out on parks at 17. Weeks thinks maybe the numbers could be tweaked. Kreimer feels that the parkland dedication fund is not for the Planning Commission to discuss. It should be finance committee, City Council and/or Parks Commission. Handt likes the percentage vs. a flat amount as it keeps up with land values. Handt also stated that there is not enough parkland dedication funds to fund the next 5 years of the CIP. Lundquist stated that parkland ensures open space.

### **Business Item – Zoning Text Amendment – Outdoor Lighting Ordinance**

Becker started her presentation regarding the outdoor lighting ordinance. This ordinance proposes eliminating the fixture data sheet. There are proposed exceptions to the lighting ordinance such as temporary lighting, public safety lighting, holiday lights, etc.

Dorschner asked if there are a lot of violations that have been acted on. Becker stated that she has dealt with one since she has been here. Dorschner is wondering how the ordinance is enforced without a light meter. Becker stated that if there was a complaint, the City would need to get a light meter.

Hartley asked about the ornamental lighting and what low wattage is. Hartley stated that the low wattage should be changed to 100 initial output lumens and can strike low voltage. Dorschner doesn't like the idea that people can't use basic lights that you can get at Menards. Johnson stated it might be direction of the light and how high the lighting is mounted. Weeks thinks 200 lumens would be reasonable and others agreed.



Kreimer thought the purpose of looking at this ordinance was to eliminate some of the street lights to keep with the dark sky ordinance. Johnson feels that the dark sky sentiment should be kept, but simplified. Weeks stated that the lights on Lake Elmo Ave do not meet the lighting ordinance. Dodson stated that Xcel does not offer lighting that would meet our ordinance but the City can limit the number of lights to try to keep to the dark sky ordinance. Lundquist stated that many people have stated that they want to maintain the dark sky. Pearce stated that he is in favor of the dark sky. He thinks that there should be enough lights for safety, but not too many that it detracts.

Dorschner stated that the County put in an unbelievable amount of lighting on the Cross Country ski trails in the park preserve. Dorschner is wondering why the City isn't regulating that. Becker stated that technically the code would require review on the lighting being installed there. Johnson stated that they might be too bright, but he likes the design and height and would like to see the design in other areas such as walkways and parks.

Dorschner stated that he wants to see an ordinance that is enforceable. He would also like to see permits required to minimize complaints. Handt isn't convinced that a permit will minimize complaints because people still need to know to come in and get a permit.

Kreimer asked about new construction and what kind of lights are required. Becker stated that the proposal is that as long as it is 4/10 foot candles at the property line. Kreimer doesn't like the change. He likes that everyone has downcast light or there is a lot of extra light created. Dodson would like to see review of lighting at the time of building permit for new homes.

Weeks asked if the design standards make any reference to exterior lighting. Becker stated that there is some, but more in regards to streetscape.

Dorschner asked about 150.036 (A) (2) that the plan needs to be prepared by a certified architect, landscape architect, or lighting designer. He feels that this is very expensive and onerous. Handt pointed out that this is only for commercial and multi-family. Dorschner is concerned that these might not be the appropriate people to do the plan and shouldn't be a requirement as long as it meets the ordinance. Becker stated that was in the existing code but can certainly be changed, but if they are certified, there is more guarantee that the information provided is accurate.

Dorschner wants to follow the staff recommendation because he feels the City is being too restrictive. Weeks agrees with the way that the staff drafted the proposed ordinance. Dodson is in favor of the dark sky and keeping the light pollution at a minimum with keeping the lighting downward.

M/S/P: Dorschner/Hartley, move to recommend approval of the ordinance amending the Lake Elmo city code of ordinances by amending the regulations pertaining to

lighting, glare control, and exterior lighting standards with the change of voltage and wattage as discussed, ***Vote: 7-0, motion carried unanimously.***

Dodson is for the motion, but would like to express his concern that he would like to make sure that new construction has an inspection to make sure that it complies with the City ordinance. There was agreement from other Commission members.

#### **City Council Updates – February 8, 2018 Meeting**

- i) Wyndham Village Sketch Plan and Comp Plan Amendment – passed
- ii) Legacy at Northstar Preliminary Plat & PUD Plans – passed
- iii) Lake Elmo Inn Parking Lot CUP – passed
- iv) 4564 Kimbro Ave Minor Subdivision & ZMA – passed
- v) Hammes 3<sup>rd</sup> Final Plat – passed
- vi) Northport Development Agreement Amendment – passed
- vii) Solar Ordinance – passed
- viii) Chicken Ordinance - tables

#### **Staff Updates**

- 1. Upcoming Meetings
  - a. March 12, 2018
  - b. March 26, 2018
- 2. Comprehensive Plan Update
- 3. Rossow v. City of Lake Elmo – Supreme Court Denied petition for review of plat

#### **Commission Concerns**

Handt stated that Commission concerns will go away as it is not part of the code of ordinances for the agenda. Handt would like Commissioners to bring things directly to staff to determine if it can be added to the work plan. Handt stated that she is working with the League of Minnesota Cities to develop training documents for new Commission members.

Meeting adjourned at 9:40 pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant



## STAFF REPORT

DATE: 3/12/2018

PUBLIC HEARING

AGENDA ITEM: 4A – PUBLIC HEARING

**TO:** Planning Commission

**FROM:** Emily Becker, Planning Director

**ITEM:** 8990 Lake Jane Trail Variances

**REVIEWED BY:** Joan Ziertman, Planning Program Assistant

### **BACKGROUND:**

The City has received an application for variances from the following standards of the City Zoning Code: minimum lot size; minimum structure setback from the Ordinary High Water Level (OHWL); minimum septic setback from the OHWL; minimum septic area of 20,000 square feet; minimum front yard setback for the property located at 8990 Lake Jane Trail N. PID# 09.029.21.41.0001. Staff deemed the application complete and noticed for a public hearing. The applicant has requested additional time to address comments from the county in relation to the septic design, and so no action is needed at this time, and the item will be re-noticed for a public hearing in the future.

### **ISSUE BEFORE COMMISSION:**

No action is necessary at this time. The public hearing can be opened and closed if members of the public are in attendance to speak.

### **ATTACHMENTS:**

None



PLANNING COMMISSION  
DATE: 3/12/18  
AGENDA ITEM: 4B– PUBLIC HEARING  
CASE # 2018-07

ITEM: Sign Variance – 8980 Hudson Boulevard N.; Park Dental

SUBMITTED BY: Ben Prchal, City Planner

REVIEWED BY: Emily Becker, Planning Director

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### SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to hold a public hearing to consider a request from PDG, PA – Jan Tiffany, on behalf of Park Dental High Pointe, for a variance to allow a second wall sign making it the third wall sign on the building, 43.7 sq. ft. in size, to be located on the south building façade to match the Park Dental sign on the west facade. Staff is recommending that the Planning Commission recommend approval of the variance request based on the findings listed in the Staff Report.

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### GENERAL INFORMATION

*Applicant:* PA – Jan Tiffany, on behalf of Park Dental High Pointe, 220 County Road C-West, Roseville, MN 55113.

*Property Owners:* Bri-Mar Company Inc.; Geneva Exchange Fund XII, LLC; James V. Maciej, 7575 Golden Valley Road, Suite 305, Golden Valley, MN 55427

*Location:* 8980 Hudson Boulevard N, Lake Elmo, MN; PID No. 33.029.21.44.0005

*Request:* Variance – for a second 43.7 sq. ft. wall sign.

*Existing Land Use:* Medical Facilities

*Existing Zoning:* BP – Business Park

*Surrounding Land Use:* Offices, Medical Facilities, Vacant Commercial/PUD Outlots

*Surrounding Zoning:* BP – Business Park to the west and north, Vacant Commercial/PUD Outlots to the east

*Comprehensive Plan:* Business Park

*Proposed Zoning:* No Change

*History:* The subject property is part of the Eagle Point Business Park and the building was constructed in 2001. The building is shared (multi-tenant) with Orthodontic Care Specialists, LTD. In December 2015, Park Dental received a sign permit to update its wall sign on the west side of the building. Property records indicate a similar sign was permitted in 2007. The other tenant,

Orthodontic Care Specialists, LTD also has a wall sign that is 44 sq. ft. in size, but no permit information was found.

*Deadline for Action:*           Application Complete – 2/23/2018  
                                           60 Day Deadline – 4/24/2018  
                                           Extension Letter Mailed – No  
                                           120 Day Deadline – 6/23/2018

*Applicable Regulations:*   154.212 – Sign Regulations  
                                           154.109 – Variances (Administration and Enforcement)

## **REQUEST DETAILS**

The City of Lake Elmo has received a request from PA – Jan Tiffany, on behalf of Park Dental High Pointe, for a variance to allow a third sign, 43.7 sq. ft. in size, to be located on the south façade of the building. The building is a multi-tenant building shared by Park Dental and Orthodontic Care Specialists, LTD. Both businesses have signs on the west façade of the building near their building entrances and parking area. The signs for Park Dental and Orthodontic Care Specialists, LTD are 43.7 sq. ft. and 44 sq. ft. in size, respectively. The requested third sign would be 43.7 sq. ft. in size and designed to match the existing Park Dental wall sign. If the variance were granted, the combined sign area would be 134.4 sq. ft.

The applicant has provided a written statement to the City indicating the reason for the variance request. The written statement includes a narrative intended to address how the proposed variance meets the 4 required findings to grant a variance under the City's Zoning Code and State Statute.

## **BACKGROUND**

The building in which Park Dental is located was constructed in 2001 on a 1.77 acres in size in the south east corner of the City's Business Park near Hudson Boulevard and Jade Trail N; part of the High Pointe Health Campus. The building is a multi-tenant building shared with Orthodontic Care Specialists, LTD. The subject property and surrounding properties to the north, east, and west are zoned BP – Business Park or Commercial PUD (east). The property to the east is zoned Commercial/PUD, but is presently a vacant outlot.

In terms of the physical characteristics of the property, the building is setback off of Hudson Boulevard roughly 75' from Hudson Boulevard and roughly 25' from the east property line. The main entrances and parking lot are located on the west side of the building. The existing wall signs are on the west façade and a ground sign is located near the entrance to the parking lot which is shared by both tenants. A stormwater infiltration areas is located in the front setback between the building and Hudson Boulevard.

## **REVIEW AND ANALYSIS**

The City's sign code determines allowed sign area based on the buildings lineal frontage. (1 sq. ft. of sign area per lineal feet of building frontage that is coterminous with the occupancy to which the sign refers unless a comprehensive sign plan allocates that sign area differently). This is a multi-tenant building, and therefore a comprehensive sign plan is required. Zoning code requires that the square

footage of signage not exceed the length of the buildings frontage in feet. By this standard, the combined existing signs and the additional proposed sign would comply with the allowed sign area, as the current building length is 135 feet, and the combined total of all three would be 134.4 square feet.

A comprehensive sign plan will need to be created for the building. A concern that staff has is the potential request for another sign from the other tenant. Since sign size is determined by lineal footage, the other tenant is at a disadvantage as Park Dental almost has twice as much space as the other occupant. If the other tenant would like to install another sign on the south façade, another variance would need to be requested.

Initially the applicant had requested the sign to be on the east facing façade. Staff had encouraged them to consider the possibility of relocating it to the south wall due to the possibility of development to the east. When the Boulder Ponds commercial parcel develops, the future building may potentially impair visibility to the east of Park Dental and the newly approved sign. The applicant heeded the advice of Staff and moved the proposed location to the south side of the building.

In order to request a variance, an applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.017 before an exception or modification to city code requirements can be granted. The criteria is listed below, along with comments from Staff regarding applicability of these criteria to the applicant's request.

- 1) **Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

Under this standard, the City would need to find that the placement of the proposed sign in the proposed location is a reasonable use of the property.

***FINDINGS:** The applicant does not proposed to use the property in an unreasonable manner by requesting additional sign are, as the tenants are hindered by the configuration of the building. The building was built in 2001, prior to the current sign code. It can be argued that if the tenants would have known that signage is limited by frontage it would have been reconfigured so that visibility of the building would not hinder the occupants by limiting the allowed signage area to only the west (entrance) or south (street frontage) side of the building. Staff believes this criteria is met.*

- 2) **Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

In order to demonstrate compliance with this standard, the Planning Commission would need to identify those aspects of the applicant's property that would not pertain to other properties within the same zoning classification.

***FINDINGS:** Staff finds aspects of the applicant's property to be different than other properties within the same zoning classification as it is long and narrow, thus providing limited surface area for appropriate signage. The business park properties have a variety of conforming and nonconforming signs and variable visibility from streets. With a tree line from the west and possible future development from the east, it would not be reasonable to assume visibility will become even more*

*limited for their location. Noting the side entrance staff continues to believe the building was not designed with today's standards in mind which continues to hinder the occupants relating to signage. Staff believes this criterion is met.*

- 3) **Character of locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

Propose findings for this criterion are as follows:

**FINDINGS.** *Park Dental is in the Business Park and in an area that is predominantly comprised of commercial uses. Wall signs and other types of signage are common along Hudson Boulevard near the subject property. The additional sign will not alter the essential character of the locality. Staff determines that this criterion is met.*

- 4) **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to property adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

Propose findings for this criterion are as follows:

**FINDINGS.** *The proposed sign will not impair an adequate supply of light and air to any properties adjacent to the Park Dental site. The proposed wall sign will not present additional congestion on public streets, or substantially diminish or impair property values within the neighborhood. Arguably, additional signage could assist drivers to more quickly locate the building. Staff determines that this criterion is met.*

Please note that the applicant has also provided a set of findings as part of the attached narrative and supporting documentation included with the application.

### **Recommended Conditions**

Considering the potential findings of fact as suggested in the preceding section, Staff is recommending that the Planning Commission recommend approval of the variance request based on the finding noted in 1, 2, 3, and 4 with the following conditions:

1. A comprehensive sign plan be submitted and approved for the building
2. A sign permit application be submitted, approved and issued prior to installation.

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### **RECOMENDATION:**

Staff recommends that the Planning Commission recommend approval of the variance request submitted by PA – Jan Tiffany, on behalf of Park Dental High Pointe given that the request meets all four criteria for a variance.

The suggestion motion for taking action on the Staff recommendation is as follows:

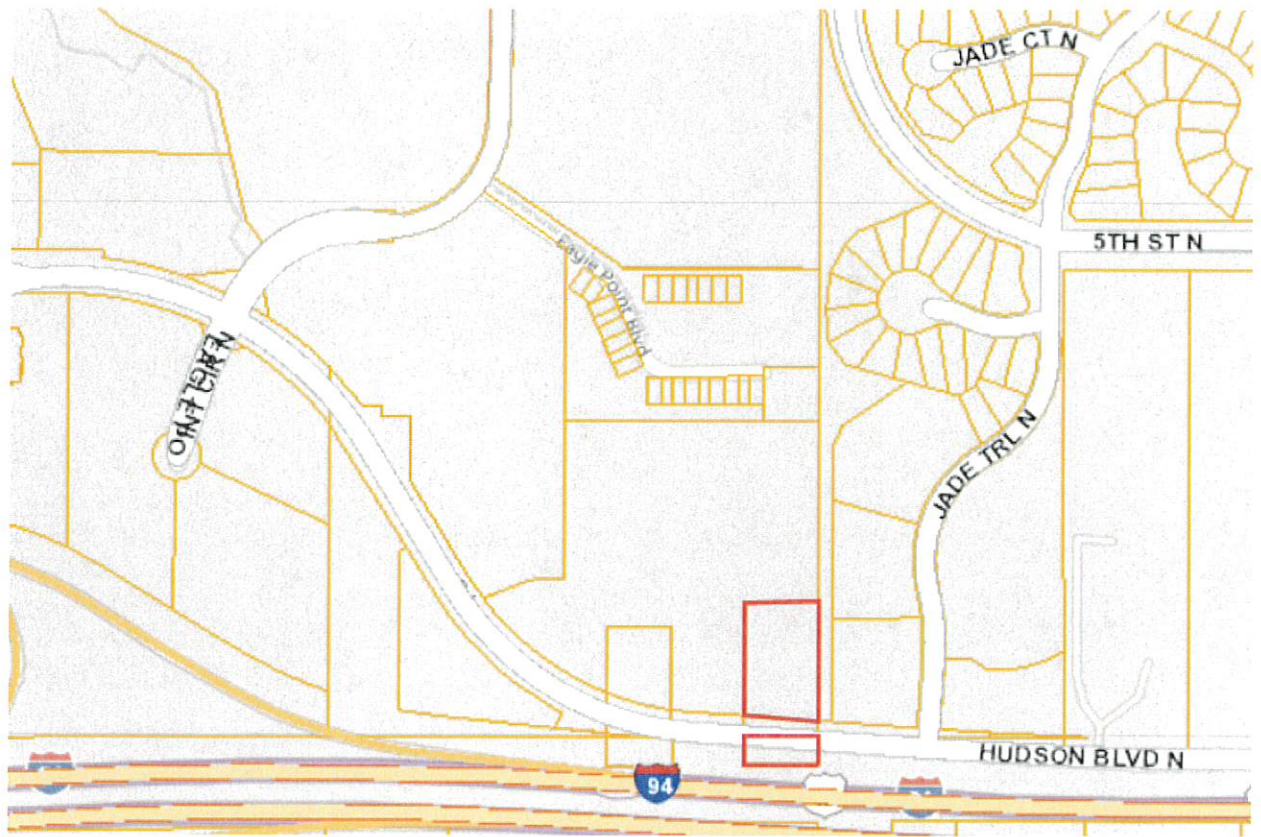
***“Move to recommend of the variance request at 8980 Hudson Boulevard N. to allow a third wall sign based on the findings and conditions identified in the Staff Report.”***

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### **ATTACHMENTS:**

1. Location Map
2. Application Forms and Project Narrative
3. Proposed Sign and Site Plans





Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



651-747-3900  
3800 Laverne Avenue North  
Lake Elmo, MN 55042

## LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☒ Variance\*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan ☐ Wireless Communications

Applicant: PDG, PA - Jan Tiffany

Address: 2200 County Road C-West, Roseville MN 55113

Phone # 651-746-2818

Email Address: jtiffany@parkdental.com

Fee Owner: Bri-Mar Company, Inc; Geneva Exchange Fund XII, LLC; James V. Macle

Address: 7575 Golden Valley Road, Suite 135, Golden Valley MN 55427

Phone # 952-893-0729

Email Address: mark@mnrealinvest.com

Property Location (Address): Park Dental High Pointe, 8980 Hudson Blvd North, Lake Elmo MN

(Complete (long) Legal Description: The East 200.0 Feet of the South 435.6 feet on the East one-half of the SouthEast quarter (E 1/2 or SE 1/4) of the Section 33, Township 29 North, Range 21 West, Washington County, MN

PID#: 33.029.21.44.0005

Detailed Reason for Request: We are requesting an additional sign due to lack of visibility along the frontage road, Hudson Blvd, at all times of day. There is reason to believe our patients and potential patrons are not locating our practice or are aware of our dental practice on the campus. The current code allows only (1) sign per tenant due to our building not being 100' long. Given the set back of the building from Hudson Blvd, it is very difficult to identify our building while driving from the East. When driving from the West, we are easily noticed due to the sign over our entrance on the SouthWest side of the building. In emergency situations, our clients are typically under duress and require quick and clear direction. The current restrictions do not allow us for clear identification from both directions of traffic.

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:  
Park Dental has operating hours of 7am to 8pm every day except Fridays. During the dark hours of each day it is difficult finding the practice coming from the East. This has especially become an issue in the winter due to daylight hours being shorter. During emergencies high visibility from all directions is important and currently there is nothing easily identifying the practice for patients from the East. Adding an illuminated sign identifying the building would alleviate these issues.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: Jan M. Tiffany

Date: 2-6-18

Signature of fee owner: Mark S. Macle

Date: 02-06-2018

City of Lake Elmo  
Planning Director  
Planning Department  
3800 Laverne Avenue North  
Lake Elmo, Mn. 55042

We are Park Dental High Pointe located at 8980 Hudson Blvd North, Lake Elmo, Mn. Following are the written statements providing information regarding our proposal for a variance to the City Code Title 15, chapter 151 – 151.115.

Item:

1. **LAND USE APPLICATION (Attached)**

2. **WRITTEN STATEMENTS**

A. PROPERTY OWNERS:

Bri-Mar Company, Inc., a Minnesota Corporation; Geneva Exchange Fund XII, LLC, a Minnesota Limited Liability Company; James V. Maciej, an Individual all at Bri-Mar Company, Inc. 7575 Golden Valley Road, Suite 135, Golden Valley MN 55427.

APPLICANT:

PDG, PA at 2200 County Rd C-West, Suite 2210, Roseville MN 53113.

B. Legal Description: The East 200.0 feet of the South 435.6 feet of the East One-half of the Southeast Quarter (E ½ or SE ¼) of Section 33, Township 29 North, Range 21 West, Washington County, MN –

Parcel Identification Number: 33.029.21.44.0005

Property Use: Commercial

Zoning Class: PUD

C. Zoning Section 154.212 Sign Regulations, Subd (H1a)

D. Park Dental High Pointe proposes one additional building sign sized at 43.7 sq ft on the South elevation of their building. The sign proposed will be individual, illuminated channel letters mounted to a raceway with the Park Dental logo and Park Dental High Pointe copy. Placement is coterminous with the tenant's occupied area within the building as they occupy the entire South side of the building and the proposed placement is the East corner of the South elevation.

E. Discussion was started regarding the signage with Nick Johnson on 02/12/2015. He indicated the code allowed for 1 sign per frontage, per tenant, and that Hudson Blvd was going considered the frontage. It was asked of Nick how Park Dental could get another sign, he had responded that their parking lot access to the Health Campus could be considered another frontage and that if we applied for the permits as such he would approve them. He indicated he would need information from both Park Dental as well as future intention from the other tenants in the building as to how they would split the additional frontage. It was determined they would each be allowed an equal share in the additional square footage. When the designs were finalized, Archetype submitted the sign permits in September of 2015 for 2 building signs, it was

discovered that Nick was no longer employed with the city of Lake Elmo and Stephen Wensman let us know they would not allow 2 signs, only one with Hudson Blvd as the only frontage. We recapped the conversation with Stephen and he let us know during a meeting at City Hall on March 02, 2016, that it was not within Nick's power to agree to approve an additional sign and that Park Dental would need to apply for a variance. Emily Becker was also present during the meeting at City Hall. It was discussed that the High Pointe Health Campus was recently granted a variance to have a large pylon sign and Park Dental High Pointe has a need to be as easily identified separately from that campus to avoid confusion to patients, especially during emergencies.

F. Due to the practice's main entry facing the parking lot, which is perpendicular to the frontage road and is set back a distance from the road, it is necessary to highlight that Park Dental is located in this building both over their entrance as well as to oncoming traffic from both directions. Given only one sign is permitted, that doesn't allow for the practice to be identified from any traffic coming from the East. Adding a sign on the South East corner of the building will allow for traffic from that direction to identify the location.

G. The existing building entrance is oriented on the side of the building which needs to be identified. Park Dental is trying to identify the building to vehicular traffic and the entrance to the building is set back from the road.

H. The surrounding area is predominately retail / medical and adding an additional sign on the building would not detract but would add to the environment by highlighting the tenant in the building. Clients get confused to the location and occasionally go to the High Pointe complex due to the lack of signage identifying the building.

I. Adding additional identity to the building would only increase the level of way finding in the complex and avoid confusion as to the final destination of our patients.

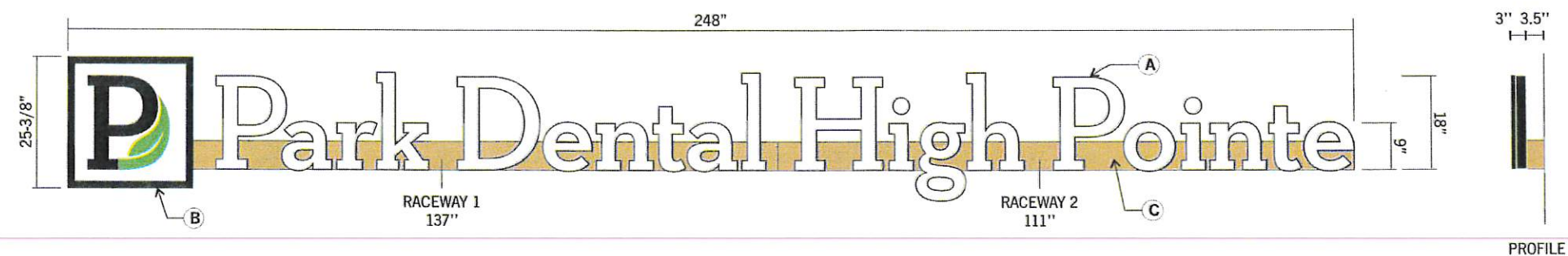




Scale: NTS

### Channel Letters on Raceway

- A Letters**  
3" DEEP STOCK BLACK RETURNS W/  
3/16" 2447 WHITE ACRYLIC FACES  
3/4" BLACK TRIMCAP
- B Logo**  
3" DEEP STOCK BLACK RETURNS W/  
3/16" 2447 WHITE ACRYLIC FACES  
3/4" BLACK TRIMCAP  
3630-106 BRILLIANT GREEN TRANSLUCENT  
AND 220-22 MATTE BLACK OPAQUE VINYL
- C Raceway**  
SIGNCOMP 5" NARROW 1PART RACEWAY  
PAINTED TO MP 11661 MINERAL HILL
- Install**  
ANCHOR TO BRICK WALL W/  
LAGS AND SHIELDS
- Illumination**  
252 - SLOAN VL-PLUS SHORT WHITE LED UNITS (101 Ft)  
3) MOD60-W LED DRIVER  
3A @ 120V



Project  
Park Dental  
High Pointe  
Lake Elmo, MN 55042

Designer: DG  
Job Number: 61965  
Date: 05.22.15  
Rev. 1: 08.31.16  
Rev. 2: 02.16.18  
Rev. 3:  
Rev. 4:  
Rev. 5:



9635 Girard Ave S.  
Minneapolis, Minnesota 55431

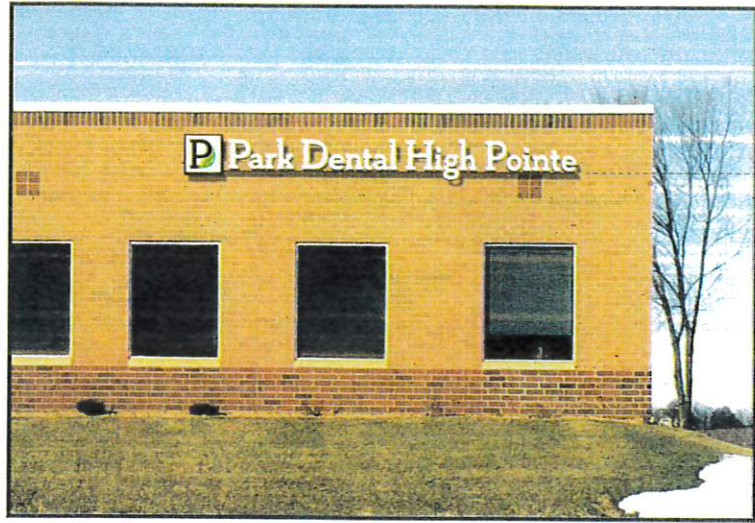
952 641 9600  
archetypesian

Contact:  
Gary Stemler  
952 641 9603  
garys@archetypepsign.com

This print is meant as a representation of a sign shown in concentration of being manufactured by Acrycetyne Materials may influence final result. Samples available upon request. Graphic Design time is included in the total purchase price. Designs contained herein are not meant to be exhibited to others outside of included parties and employees. Designs received from Acrycetyne may not be manufactured by others without permission for the use of the design. Some of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter owner. ©Acrycetyne

Approved:

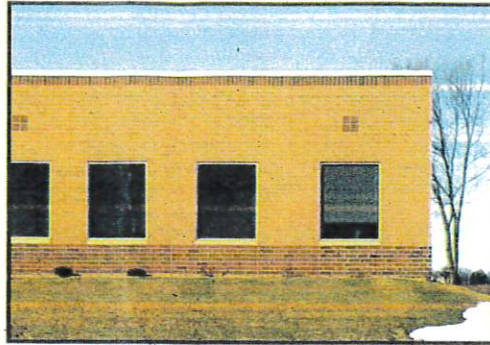
Type:  
Description  
Channel Letters



1 South Elevation (Proposed Sign)

Scale: 1/8"=1'-0"

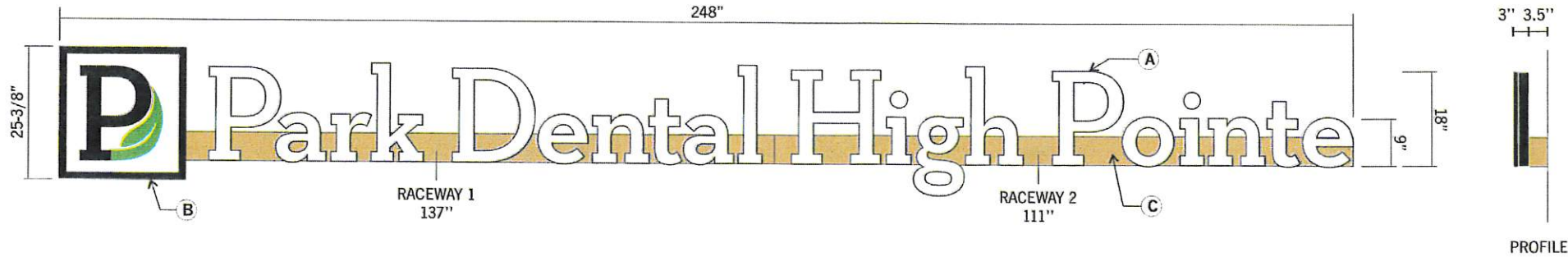
MATCH BASELINE  
OF SIGN ON WEST  
ELEVATION



EXISTING CONDITION

#### Channel Letters on Raceway

- A Letters**  
3" DEEP STOCK BLACK RETURNS W/  
3/16" 2447 WHITE ACRYLIC FACES  
3/4" BLACK TRIMCAP
- B Logo**  
3" DEEP STOCK BLACK RETURNS W/  
3/16" 2447 WHITE ACRYLIC FACES  
3/4" BLACK TRIMCAP  
3630-106 BRILLIANT GREEN TRANSLUCENT  
AND 220-22 MATTE BLACK OPAQUE VINYL
- C Raceway**  
SIGNCOMP 5"NARROW 1PART RACEWAY  
PAINTED TO MP 11661 MINERAL HILL
- Install**  
ANCHOR TO BRICK WALL W/  
LAGS AND SHIELDS
- Illumination**  
252 - SLOAN VL-PLUS SHORT WHITE LED UNITS (101 F)  
(3) MOD60-W LED DRIVER  
3A @ 120V



2 Elevation

Scale: 1/2"=1'-0"

Project  
Park Dental  
High Pointe  
Lake Elmo, MN 55042

Designer: DG  
Job Number: 61965  
Date: 05.22.15  
Rev. 1: 08.31.16  
Rev. 2: 02.16.18  
Rev. 3:  
Rev. 4:  
Rev. 5:



archetype

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Gary Stemler  
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[garys@archetypedesign.com](mailto:garys@archetypedesign.com)

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Materials may influence final result. Samples available  
upon request. Graphic Design team is included in the  
total purchase price. Designs contained herein are not  
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purposes and employees. Designs reserved from  
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reimbursement for time spent in the creation of these  
designs or any resemblance. Drawings may contain  
elements considered artistic intellectual property of  
Steve Carpenter, owner. © Archetype

Approved

Type  
Description:  
Channel Letters





WEST ELEVATION FROM ROAD



SOUTH ELEVATION FROM ROAD



EAST ELEVATION FROM ROAD

Project  
Park Dental  
High Pointe  
Lake Elmo, MN 55042

Designer DG  
Job Number 61965  
Date 05.22.15  
Rev 1 08.31.16  
Rev 2 02.16.18  
Rev 3  
Rev 4  
Rev 5

  
**archetype**  
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Minneapolis, Minnesota 55431  
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Contact:  
**Gary Stemler**  
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[garys@archetypedesign.com](mailto:garys@archetypedesign.com)

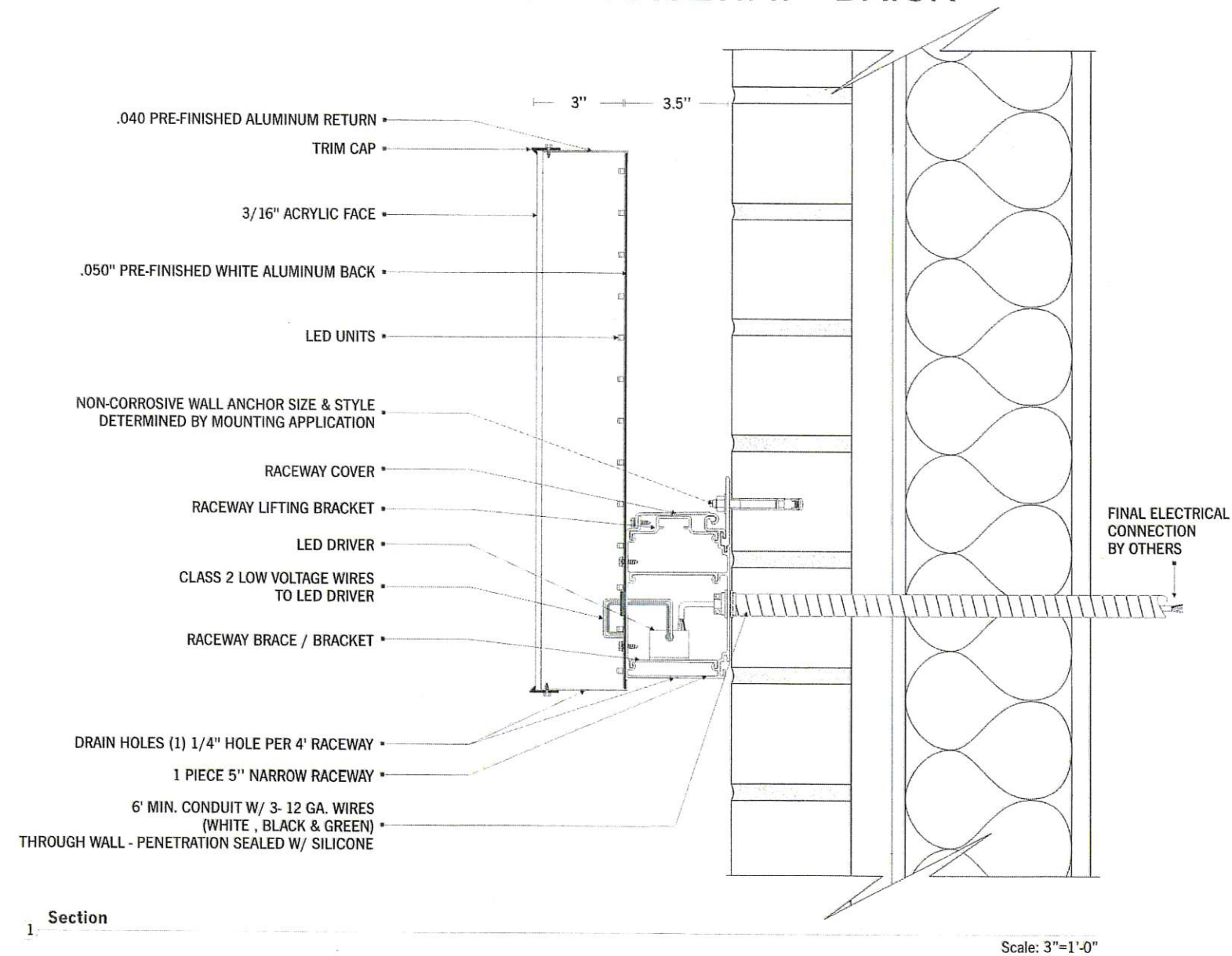
This print is meant as a representation of a sign design  
in consultation of being manufactured by Archetype.  
Materials may influence final result. Samples available  
upon request. Graphic design time is included in the  
total purchase price. Designs contained herein are not  
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designs or any resemblance. Drawings may contain  
elements considered artistic, intellectual property of  
Ziva Carpenter, owner. ©Archetype

Approved

Type  
Description  
Channel Letters



# CHANNEL LETTER (3" DEPTH) ON 1 PIECE 5" NARROW RACEWAY - BRICK



Project  
Park Dental  
High Pointe  
Lake Elmo, MN 55042

Designer: DG  
Job Number: 61965  
Date: 05.22.15  
Rev 1: 08.31.16  
Rev 2: 02.16.18  
Rev 3:  
Rev 4:  
Rev 5:



**archetype**

9635 Girard Ave S  
Minneapolis, Minnesota 55431

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Approved:

Type:  
Description:  
Channel Letters





## STAFF REPORT

DATE: 3/12/2018

AGENDA ITEM: 4C – PUBLIC HEARING

**TO:** Planning Commission  
**FROM:** Emily Becker, Planning Director  
**ITEM:** Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat and Final PUD Plans  
**REVIEWED BY:** Jack Griffin, City Engineer

### BACKGROUND:

Robert Engstrom Companies is requesting approval of final plat, final PUD development plans for the third phase of the Wildflower at Lake Elmo PUD development. The final plat includes 25 single family residential lots located to the east of the second phase and to the northwest of the first phase. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

### PROPOSAL DETAILS/ANALYSIS:

*Applicant:* Robert Engstrom Companies; 4801 West 81<sup>st</sup> Street, #101, Bloomington, MN

*Property Owners:* Robert Engstrom Companies; 4801 West 81<sup>st</sup> Street, #101, Bloomington, MN

*Location:* Outlot B, Wildflower at Lake Elmo 2<sup>nd</sup> Addition, and Outlot P, Wildflower at Lake Elmo 1<sup>st</sup> Addition

*Request:* Application for lot Final Plat and Final Planned Unit Development (PUD)  
Plan approval for the third phase of the Wildflower PUD development. The final plat includes 25 single-family residential lots, and an outlot for future development.

*Existing Land Use/  
Zoning:* Vacant outlot and MDR/PUD.

*Surrounding:* North – vacant outlot and MDR/PUD zoning –; west - Wildflower 2<sup>nd</sup> Addition and MDR/PUD zoning and Lake Elmo Avenue; south – offices, business park land – VMX – Village Mixed Use; east – Wildflower outlot and open space/Field of St. Croix II subdivision open space – RR and OP zoning.

*Comprehensive Plan:* Village Medium Density Residential (2.5-4.99 units per acre)/Village Open Space Overlay

*History:* The property is within the Village Planning Area boundary and municipal sewer service area. The site was historically been used for farming activities. A large portion of the site is located in a FEMA Flood District. The City approved a Comprehensive Plan Amendment in 2014 that removed portions of the site from the open space land category. The City approved a PUD Concept Plan for the property on June 17, 2014, and a preliminary plat and

preliminary PUD plans on April 7, 2015. Wildflower 1<sup>st</sup> Addition received final plat and PUD plan approval on 7/21/15 and Wildflower 2<sup>nd</sup> Addition received final plat and PUD plan approval on December 6, 2016. A PUD amendment was processed on June 6, 2017.

*Deadline for Action:* Application Complete – 2/12/2018  
60 Day Deadline – 4/13/2018  
Extension Letter Mailed – No  
120 Day Deadline – NA

*Regulations:* Chapter 153 – Subdivision Regulations  
Article 10 – Urban Residential Districts (MDR)  
Article 16 – Planned Unit Development Regulations  
§150.270 Storm Water, Erosion, and Sediment Control

Robert Engstrom Companies is requesting approval of a final plat and final PUD plan associated with the second phase of the Wildflower Planned Unit Development (PUD). The proposed final plat will replat the Outlot P, Wildflower at Lake Elmo 1<sup>st</sup> Addition, 7.89 acres, and Outlot B, Wildflower at Lake Elmo 2<sup>nd</sup> Addition, 3.62 acres, in to 25 single-family residential lots, of which 12 will be the “garden villa” homes while the remaining 13 will be conservancy lots located on Prairieview Trail. In addition to the 25 single family homes, the final plat and PUD plans include one outlot. Outlot A is 8.3697 acres in size and will be redeveloped into residential lots in the future. The twelve garden villa lots average 0.1607 acres in size with the smallest lot being 0.1405 acres in size and the largest 0.1758 acres in size; the 13 conservancy single family lots average 0.29 acres in size, with the smallest being 0.2975 acres in size and largest being 0.6083 the acres in size. The lots sizes and dimensions are consistent with the preliminary plat and PUD Plans.

**Plat Summary:**

|                                           |                               |
|-------------------------------------------|-------------------------------|
| Development area                          |                               |
| Outlots C of 2 <sup>nd</sup> Addition:    | 3.62 acres                    |
| Outlot P of 1 <sup>st</sup> Addition:     | 7.89 acres                    |
| Residential lots:                         | 25 (12 villa, 13 conservancy) |
| Outlot for future development (Outlot A): | 8.3697 acres                  |
| R/W area:                                 | 3.5237 acres                  |
| Average garden villa lot size:            | 0.16 acres                    |
| Average conservancy lot size:             | 0.29 acres                    |
| Parkland:                                 | 0 acres                       |
| Wetland and wetland buffers:              | 0 acres                       |

**Grading.** The site was graded with the first phase development, so no grading plans were included in the final plat submittal.

**Stormwater.** Stormwater issues were discussed with the approval of Wildflower 2<sup>nd</sup> Addition Final Plat. Among these issues were the Wildflower stormwater pond depth and non-functioning infiltration basins in the Village Preserve development. The Valley Branch Watershed District has indicated that the infiltration basins in the Village Preserve Development have been corrected and that further investigation is needed in to what actions need to be taken at Wildflower.

**Street Names.** Street names shall be given the suffix “N” prior to recording of final plat.

**Engineering Review.** The City Engineer has reviewed the final plat submittal and has prepared a memorandum for the Commission and Council's review. The comments in the City Engineer's review memorandum dated March 1, 2018 should be addressed prior to releasing the plat for recording. Some key issues outlined in this report include:

- Payment for sanitary and watermain pipe oversizing should be addressed in the development agreement.
- This addition proposes a sanitary lift station to be owned and operated by the City to provide sanitary sewer service for the 13 lots along Prairieview Trail. Per the conditions of Preliminary Plat approval, the sanitary sewer lift station will be designed by the City's engineering consultant, at the developer's costs, to ensure conformance with the City's minimum design standards and consistency with other lift station equipment in the City, including SCADA control systems.
- As an alternative, City staff would consider allowing the construction of a low pressure system using individual grinder stations and a 2-inch forcemain to service these lots, contingent upon the individual grinder stations meeting City recommendations to ensure longer lasting equipment is provided to each property owner.

**Landscape Plan.** A revised landscape plan has been submitted for review, but has not been approved. Approval of the landscape plan should be a condition prior to releasing the plat for recording.

**Protective Easement.** A condition of preliminary plat was to protect all open space with protective easements. An protective easement is being prepared to protect Outlot A from any future development. This should be a condition of that needs to be addressed prior to releasing the plat for recording.

**Parkland Dedication.** The 1<sup>st</sup> Addition Development Agreement indicated that all parkland dedication was satisfied within the first phase.

**Timeline.** The applicant's narrative indicates the following timeline: Utilities to begin April of 2018 and completed June of 2018 with small utilities in August of 2018; street construction to be done July of 2018; and landscaping installation complete by September of 2018.

**PUD Amendment.** On December 6, 2017, the Council approved a PUD amendment to amend the Wildflower at Lake Elmo PUD Agreement. The PUD Amendment allowed for the following, which affects 3<sup>rd</sup> Addition:

- Conservation and Prairie Lots will have setbacks consistent with LDR zoning.
- Driveway locations will be flexible on Lot 4, Block 3 and Lot 4, Block 5 in 3<sup>rd</sup> Addition. This is subject to City review of individual building permits for unforeseen conflicts or safety issues, and any changes to street curbing as a result of modified driveway locations must occur prior to the installation of the final lift of asphalt being installed.
- Up to 6% impervious coverage is allowed beyond the 50% impervious coverage maximum for the courtyard lots with use of pervious pavers.

**Preliminary Plat Conditions.** The final plat is in conformance with the preliminary plat. The preliminary plat and PUD plans were approved with conditions. Staff has provided comments on the status of each in bold italics:

**Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):**

- 1) No lots within a FEMA flood zone shall be approved as part of a final plat until such time that the City's Floodplain Management Map has been amended to remove these lots. As an alternative to amending this map, the developer must provide documentation that all structures will be built above the regulatory flood protection elevation, that any public infrastructure will also meet Floodplain Ordinance requirements, and that the proposed storm water ponds may be constructed within the floodplain area. ***Comments: This condition will apply to the final plat and all subsequent stages. The Valley Branch Watershed District has indicated that it will undertake a study to amend the FEMA flood delineations to lower the flood levels in this area to match those identified in the Goetschel Pond study. There are no buildable lots depicted on the final plat that are located in a flood district.***
- 2) Prior to any grading activity, the developer shall submit to the City temporary grading easements from the owner of the lots adjacent to Layton Avenue within the Brookman Addition in order to construct the improvements within this right-of-way as documented in the preliminary construction plans. ***Comments: These easements have been secured and grading was completed within this area.***
- 3) The developer has requested the inclusion of public art within common areas and public property throughout Wildflower development. Prior to the placement of any art on publicly owned property or public rights-of-way, the developer and City shall enter into an agreement that clarifies the individuals or entities responsible for maintenance, upkeep and removal of any public art. No public art shall be lit in a manner that conflicts with the City's Lighting Ordinance. ***Comments: This is a condition that will apply to any placement of public art within the development, including that installed in phase 1, the stamping of poetry into sidewalks and sculpture in the right of way. A landscape license agreement shall be executed to include public art as a landscape element and shall be executed prior to building permits in the third phase.***
- 4) Prior to the submission of a final plat for any portion of the Wildflower PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area. ***Comments: The development agreement for the first phase indicated that all park dedication was satisfied with the first phase of the development.***
- 5) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***Comments: The site grading was completed with the first phase of the development***
- 6) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer as described in a February 18, 2015 memorandum to the City concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties, prior to the submission of a final plat. ***Comments: The supplemental plans included in the final plat submission address the previous review comments. The City Engineer approved the supplemental plans. This condition has been met.***

- 7) The developer shall minimize the number of rain gardens within public rights-of-way consistent with the review comments from the City Engineer. Any such storm water infiltration features shall be subject to review and approval by the City Engineer. ***Comments: All rain gardens as previously proposed have been eliminated from the plans.***
- 8) The preliminary development plans must be revised to comply with City Street standards as referenced in the City Engineer's review memorandum dated February 18, 2015. ***Comments: The plans have been updated to meet City standards and were approved as part of the PUD.***
- 9) The City approves all requests for flexibility from City Zoning and Subdivision requirements with the exception of the street standards noted in the preceding condition. ***Comments: The revised plans address this condition.***
- 10) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. ***Comments: The final plans do not include any specific references to the City's theming study. This condition was not a mandatory requirement.***
- 11) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated February 4, 2015. ***Comments: The Preliminary Landscape Plans dated 5/28/15 generally meet the City's requirements for landscaping, however the Landscape Architect's review comments have not been fully addressed. The developer has since submitted an amended plan for a portion of the first addition landscaping which have been approved, subject to the landscape requirements for the entire site. A third phase plan has been submitted and approval of the plan shall be required prior to recording the final plat of the 3<sup>rd</sup> Addition.***
- 12) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Homeowners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat. ***The developer has entered into a landscape license agreement that meets this condition for the first phase which have been amended to address the public art. A similar agreement will be required with the third addition and will be a condition of approval. The agreement shall be executed prior to issuance of building permits in the third phase.***
- 13) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated February 18, 2015. ***Comments: The final plans have addressed these comments.***
- 14) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. ***Comments: A development agreement will be entered in to with the 3<sup>rd</sup> Addition.***
- 15) The developer shall provide an easement over or dedicate in a separate outlot all trails to be dedicated for public use. Any such trails shall be considered a park land dedication provide said

trails are constructed by the developer with other public improvements within the subdivision.

***Comments: There are no trails proposed with the 3<sup>rd</sup> Addition.***

- 16) The City will not approve a final plat for any portion of Wildflower until such time that the City has approved construction plans and received financial security related to the construction of the public improvement project to connect the 39th Street Sewer to the 30th Street lift station.

***Comments: This condition has been met and no longer applies.***

- 17) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the Valley Branch Watershed District Permit.

***Comments: The developers plan have been reviewed and approved by the Watershed District and grading work has been completed in accordance with this permit.***

- 18) The developer shall maintain access to the Smith property (11514 Stillwater Boulevard North) during construction of the first development phase. Said access shall, at a minimum, be capable of supporting emergency management vehicles and be consistent with City access driveway standards. The existing driveway easement shall be vacated prior to the recording of the final plat. ***Comments: The driveway easement from the Smith property providing access to Stillwater Boulevard has been vacated. Easements to the City and Mr. Smith have expired upon the recording of the 2nd Addition Final Plat. Replacement easements were a condition of 2<sup>nd</sup> Addition Final Plat recording.***

- 19) The developer shall establish a legally binding agreement to prevent further residential or commercial development of all outlots that are planned for open space or conservation uses within the preliminary plat. ***Comments: This condition has been met for the first phase and is was addressed in the second phase to protect Outlot A. Platting of future phases will require such an easement over Outlot P as indicated in the preliminary plat. There are no outlots that require a conservation easement within 3<sup>rd</sup> Addition.***

Staff is recommending approval of the final plat and PUD plans with conditions intended to address the outstanding issues that will require additional review and/or documentation.

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#### **RECOMMENDED CONDITIONS OF APPROVAL:**

Staff is recommending conditions as part of this final plat review to address issues highlighted in this report that include conditions of the preliminary plat that have not been fully addressed by the applicant. The City Engineer's review memorandum dated March 1, 2018 identifies a number of issues that need to be addressed by the developer in order for the City to deem the final plans complete. Based on the above Staff report and analysis, Staff is recommending approval of the final plat and final PUD development plans for phase two with the following conditions:

##### ***Recommended Conditions of Approval:***

- 1) The comments in the City Engineer's review memorandum dated March 1, 2018 should be addressed prior to releasing the plat for recording. Final construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated March 1, 2018 and any future reviews shall be incorporated into these documents before they are approved.

- 2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat and Final PUD Development Plans with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 4) A Common Interest Agreement concerning management of the common areas of Wildflower at Lake Elmo 3<sup>rd</sup> Addition and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision.
- 5) The applicant shall also enter into a landscape license/public art agreement and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping and public art installed in areas outside of land dedicated as public park and open space on the final plat.
- 6) The landscape plan shall be reviewed and approved by the City prior to releasing the final plat for recording.
- 7) Street signs and no parking signs shall be installed on City Streets within the development prior to any building permits being issued.
- 8) Street names shall be given the suffix "N" prior to recording of final plat.

---

#### **DRAFT FINDINGS**

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Wildflower Final Plat and Final PUD Plans

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Wildflower at Lake Elmo 3<sup>rd</sup> Addition consists of the creation of 25 single-family detached residential structures.
- 3) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on April 7, 2014.
- 4) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat generally complies with the City's Urban Medium Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and PUD Agreement.

- 6) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 7) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 9) That the Wildflower at Lake Elmo 3<sup>rd</sup> Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 1, 2018 and as otherwise identified in future reviews.

---

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Final Plat and Final Development Plans for Wildflower at Lake Elmo 3<sup>rd</sup> Addition with the 8 conditions of approval as listed in the Staff report.

Suggested motion:

***“Move to recommend approval of the final plat and PUD development plans for the Wildflower at Lake Elmo 3<sup>rd</sup> Addition with 8 conditions based on the findings listed in the staff report.”***

---

**ATTACHMENTS:**

1. Application and narrative
2. City Engineer Review Comments – 3/1/2018
3. Final Plat
4. Final Landscape Plan



Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



651-747-3900  
3800 Laverne Avenue North  
Lake Elmo, MN 55042

## LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance\*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☐ PUD Preliminary Plan ☒ PUD Final Plan ☐ Wireless Communications

Applicant: **Robert Engstrom Companies**

Address: **4801 West 81st Street, Suite 101 Minneapolis, MN 55437**

Phone # **952-893-1001**

Email Address: **bob@engstromco.com**

Fee Owner: **Robert Engstrom Companies**

Address: **4801 West 81st Street, Suite 101 Minneapolis, MN 55437**

Phone # **952-893-1001**

Email Address: **bob@engstromco.com**

Property Location (Address): **Intersection of Wildflower Drive & Swallowtail Lane / Prairieview Trail**

(Complete (long) Legal Description: **Outlot B of Wildflower at Lake Elmo 2nd Addition & Outlot P of Wildflower at Lake Elmo 1st Addition**

PID#: **12.029.21.34.0078 & 12.029.21.32.0008**

Detailed Reason for Request: \_\_\_\_\_

**Final Plat - Wildflower at Lake Elmo 3rd Addition**

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of fee owner: \_\_\_\_\_ Date: \_\_\_\_\_

## Wildflower at Lake Elmo 3<sup>rd</sup> Addition – Written Statements

- 2.a.) Owner: Robert Engstrom Companies  
 4801 West 81<sup>st</sup> Street, Suite 101  
 Minneapolis, MN 55437  
 Authorized Agents or Representatives:  
 Bob Engstrom  
 Paul Engstrom  
 Engineer & Surveyor:  
 John Molinaro & Peter Hawkinson  
 Pioneer Engineering, P.A.  
 2422 Enterprise Dr.  
 Mendota Heights, MN 55120
- 2.b.) Address: Unassigned: Intersection of Wildflower Dr. & Swallowtail Lane  
 Unassigned: End of Currently Constructed Prairieview Trail  
 Current Zoning: PUD  
 Parcel Size: 19.88 acres; 866,126 ft<sup>2</sup>  
 Property Identification #'s: 12.029.21.34.0078 & 12.029.21.32.0008  
 Current Legal Description: Outlot P of Wildflower at Lake Elmo 1<sup>st</sup> Addition  
 Outlot B of Wildflower at Lake Elmo 2<sup>nd</sup> Addition
- 2.c.) i) Name of Final Plat: Wildflower at Lake Elmo 3<sup>rd</sup> Addition  
 ii) Table

| Block # | Lot # | Size (ac) | Width at Front Setback* (sf) | Average Depth (sf) |
|---------|-------|-----------|------------------------------|--------------------|
| 1       | 1     | 0.4319    | 120                          | 179                |
| 1       | 2     | 0.3403    | 104                          | 185                |
| 1       | 3     | 0.3717    | 82                           | 162                |
| 1       | 4     | 0.4229    | 80                           | 151                |
| 1       | 5     | 0.5020    | 88                           | 159                |
| 1       | 6     | 0.4851    | 77                           | 156                |
| 1       | 7     | 0.4795    | 86                           | 186                |
| 1       | 8     | 0.5449    | 90                           | 215                |
| 1       | 9     | 0.5892    | 93                           | 227                |
| 1       | 10    | 0.5954    | 129                          | 237                |
| 2       | 1     | 0.6083    | 109                          | 240                |
| 2       | 2     | 0.3923    | 86                           | 199                |
| 2       | 3     | 0.2975    | 86                           | 151                |
| 3       | 1     | 0.1653    | 60                           | 120                |
| 3       | 2     | 0.1653    | 60                           | 120                |
| 3       | 3     | 0.1515    | 55                           | 120                |

|   |   |        |    |     |
|---|---|--------|----|-----|
| 3 | 4 | 0.1774 | 65 | 120 |
| 4 | 1 | 0.1654 | 62 | 120 |
| 4 | 2 | 0.1405 | 51 | 120 |
| 4 | 3 | 0.1405 | 51 | 120 |
| 4 | 4 | 0.1654 | 62 | 120 |
| 5 | 1 | 0.1653 | 60 | 120 |
| 5 | 2 | 0.1653 | 60 | 120 |
| 5 | 3 | 0.1515 | 55 | 120 |
| 5 | 4 | 0.1758 | 65 | 120 |

\*Width is at the non-garage side of courtyard lots  
(Blocks 3, 4 and 5)

iii) Final Area Calculations:

Park: 0

Trails: 0

Other: 0

Estimated Value of Dedicated Area: 0

iv) Final Area of Wetlands & Buffers

Wetlands: 0

Buffers: 0

v) Final Proposed right-of-ways: 3.5237 acres; 153,492 ft<sup>2</sup>

vi) Proposed legal descriptions for items not on Plat: NONE

2.d.) Addressing Issues since Preliminary Plat:

All items that have arisen have been addressed in the Final Platting Process.

2.e.) Density:

3<sup>rd</sup> Addition Lot Area: 7.99 acres

3<sup>rd</sup> Addition Lot #: 25

Density: 3.13 lots/acre

2.f.) Proposed infrastructure improvements & phasing:

1 Phase Development

Continuation of installed Wildflower at Lake Elmo 1<sup>st</sup> & 2<sup>nd</sup> improvements.

2.g.) Neighboring Properties Issues Addressed:

Developer has personally addressed issues with neighbors.

2.h.) Nearby Land Issues/Disturbances to wetlands or Natural Areas:

The project developed a Stormwater Management Plan with the review of the City of Lake Elmo & the Valley Branch Watershed District to address and improve the watershed drainage issues.

2.i.) Justification: Development is in conformance with approved Preliminary Plat.

2.j.) Lakeshore Access: NONE

2.k.) Parks & Open Space: Park and Open space dedication was completed with 1<sup>st</sup> Addition of Project.

2.l.) Development Timeline:

Begin Utilities: April -2018

Complete Utility Construction: June – 2018

Complete Street Construction: July – 2018

Complete Small Utility Construction: August – 2018

Complete Landscaping Installation: September - 2018

## MEMORANDUM

# FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

Date: March 1, 2018

---

To: Emily Becker, Planning Director  
Cc: Chad Isakson, P.E., Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer

Re: Wildflower at Lake Elmo 3rd Addition – Final Plat  
Engineering Review Comments

---

An engineering review has been completed for Wildflower at Lake Elmo 3rd Addition. Final Plat/Final Construction Plans were received on February 14, 2018. The submittal consisted of the following documentation prepared by Pioneer Engineering, or as noted:

- Wildflower at Lake Elmo 3rd Addition Final Plat, printed February 9, 2018.
- Wildflower at Lake Elmo 3rd Addition Construction Plans dated February 9, 2018.
- Storm Sewer Design Calculations dated April 3, 2015.

---

**STATUS/FINDINGS:** Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

---

### FINAL PLAT AND EASEMENTS: WILDFLOWER AT LAKE ELMO 3RD ADDITION

- The Final Plat shall not be recorded until final construction plan approval is granted.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- Drainage and utility easements are required over each storm sewer outfall pipe, extending east from the Wildflower 3rd Addition Plat, to the Outlot J storm water pond.
- Small utility corridor easements, 10-feet wide, should be provided along both sides of Prairieview Trail. These easements are shown along all proposed lots but are also needed along all Outlots not owned by the City.
- Wildflower at Lake Elmo 3rd Addition includes trunk watermain (12-inch diameter) pipe oversizing along Sunflower Lane, connecting to the existing 12-inch watermain in the Village Preserve subdivision to the existing watermain along CSAH 14. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed in the development agreement.

### SANITARY LIFT STATION OPTIONS

- This addition to Wildflower at Lake Elmo proposes a sanitary lift station to be owned and operated by the City to provide sanitary sewer service for 13 lots along Prairieview Trail. Per the conditions of Preliminary Plat approval, the sanitary sewer lift station will be designed by the City's engineering consultant, at the developer's costs, to ensure conformance with the City's minimum design standards and consistency with other lift station equipment in the City, including SCADA control systems.
- As an alternative, City staff would consider allowing the construction of a low pressure sewer system using individual grinder stations and a 2-inch forcemain to service these lots, thereby removing the need for a larger lift station to be owned and operated by the City. This consideration would be contingent upon the individual grinder stations meeting City recommendations (similar to those specified by the City on recent projects) to ensure longer lasting equipment is provided to each property owner.

#### FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated March 1, 2018.
- No construction for Wildflower at Lake Elmo 3rd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans and Specifications; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.

# WILDFLOWER AT LAKE ELMO 3RD ADDITION

Outlot P, WILDFLOWER AT LAKE ELMO 1ST ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Outlot B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, according to the recorded plat thereof, said Washington County, Minnesota

In witness whereof said Robert Engstrom Companies, a Minnesota Corporation, has caused these presents to be signed by its proper officer this day of \_\_\_\_\_, 20\_\_\_\_\_.

its

Notary Public, \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_, by Peter J. Hawkinson, Licensed Land Surveyor.

Notary Public, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

By: \_\_\_\_\_  
Clerk

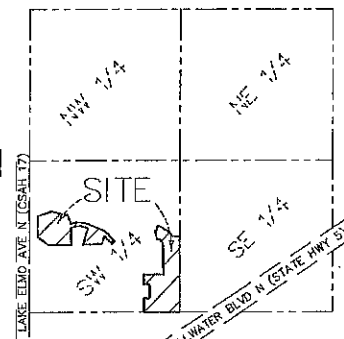
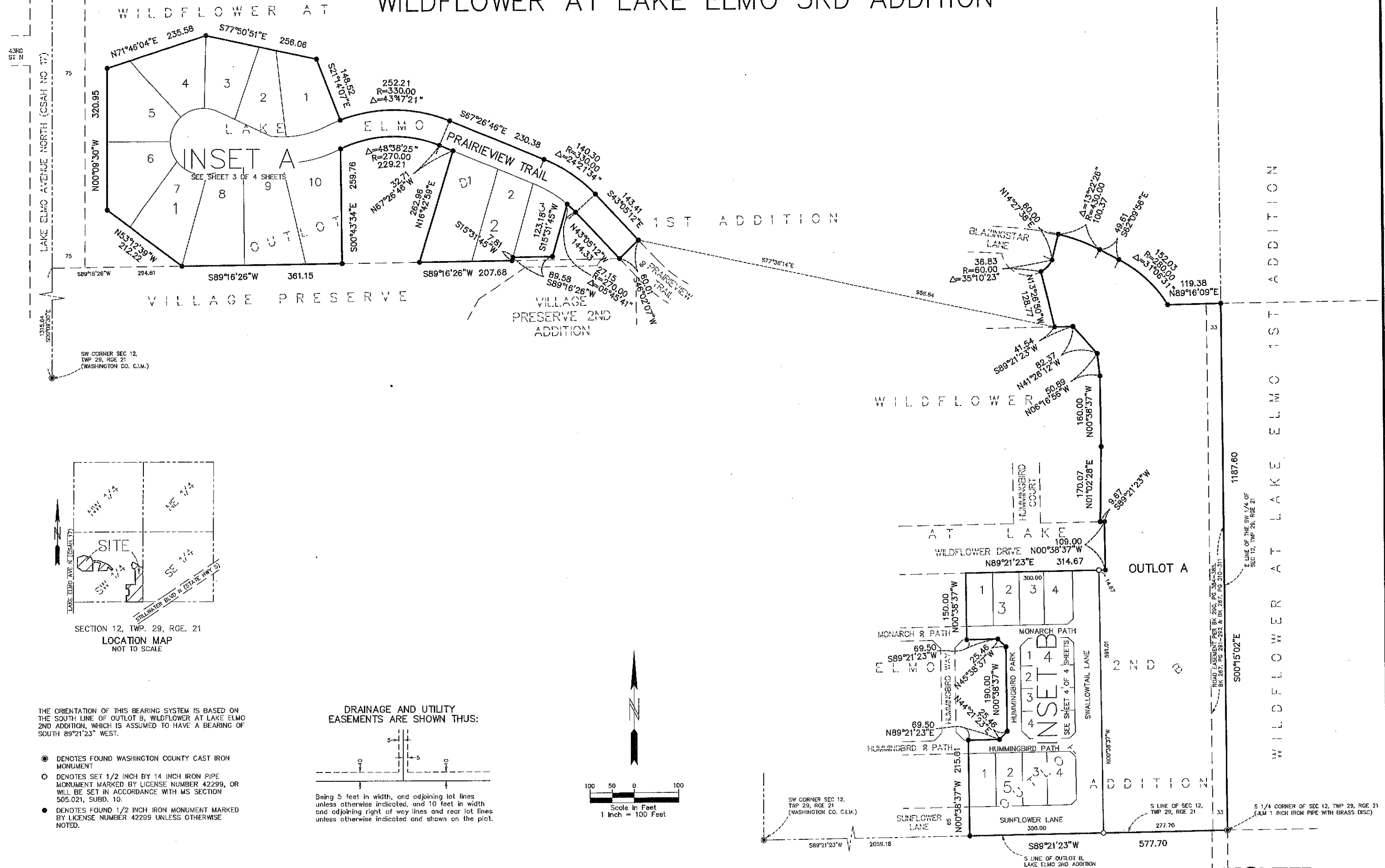
By: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
Deputy

**PIONEER** *engineering*  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

# WILDFLOWER AT LAKE ELMO 3RD ADDITION

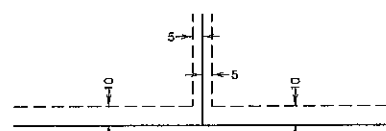


SECTION 12, TWP. 29, RGE. 21  
LOCATION MAP  
NOT TO SCALE

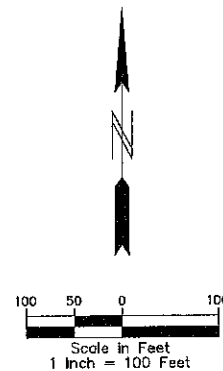
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°21'23" WEST.

- DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

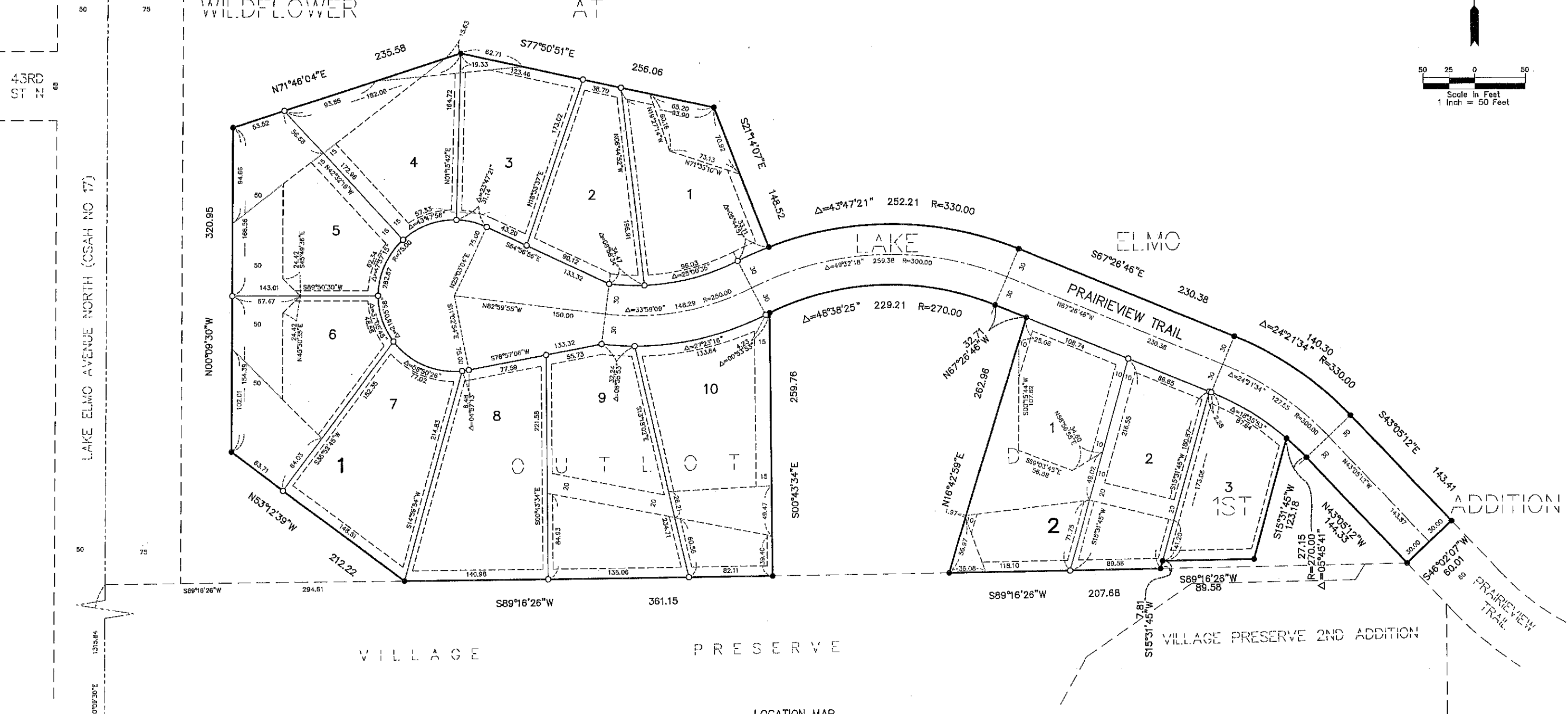
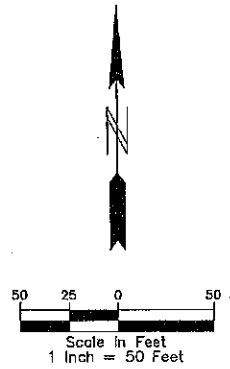


Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise indicated and shown on the plat.



INSET A

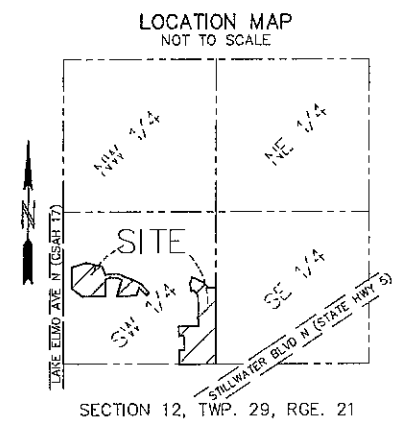
# WILDFLOWER AT LAKE ELMO 3RD ADDITION



SW CORNER SEC 12, TWP 29, RGE 21  
(WASHINGTON CO. C.I.M.)

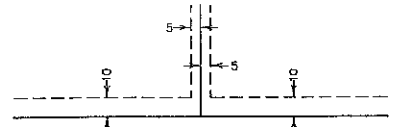
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°21'23" WEST.

- DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
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- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.



SECTION 12, TWP. 29, RGE. 21

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



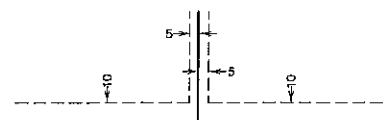
Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise indicated and shown on the plat.



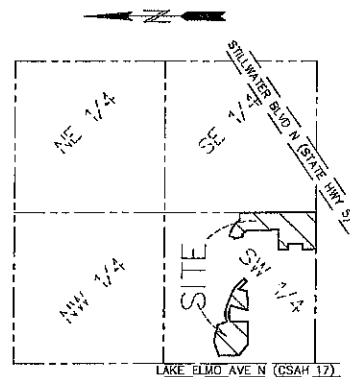
# INSET B

## WILDFLOWER AT LAKE ELMO 3RD ADDITION

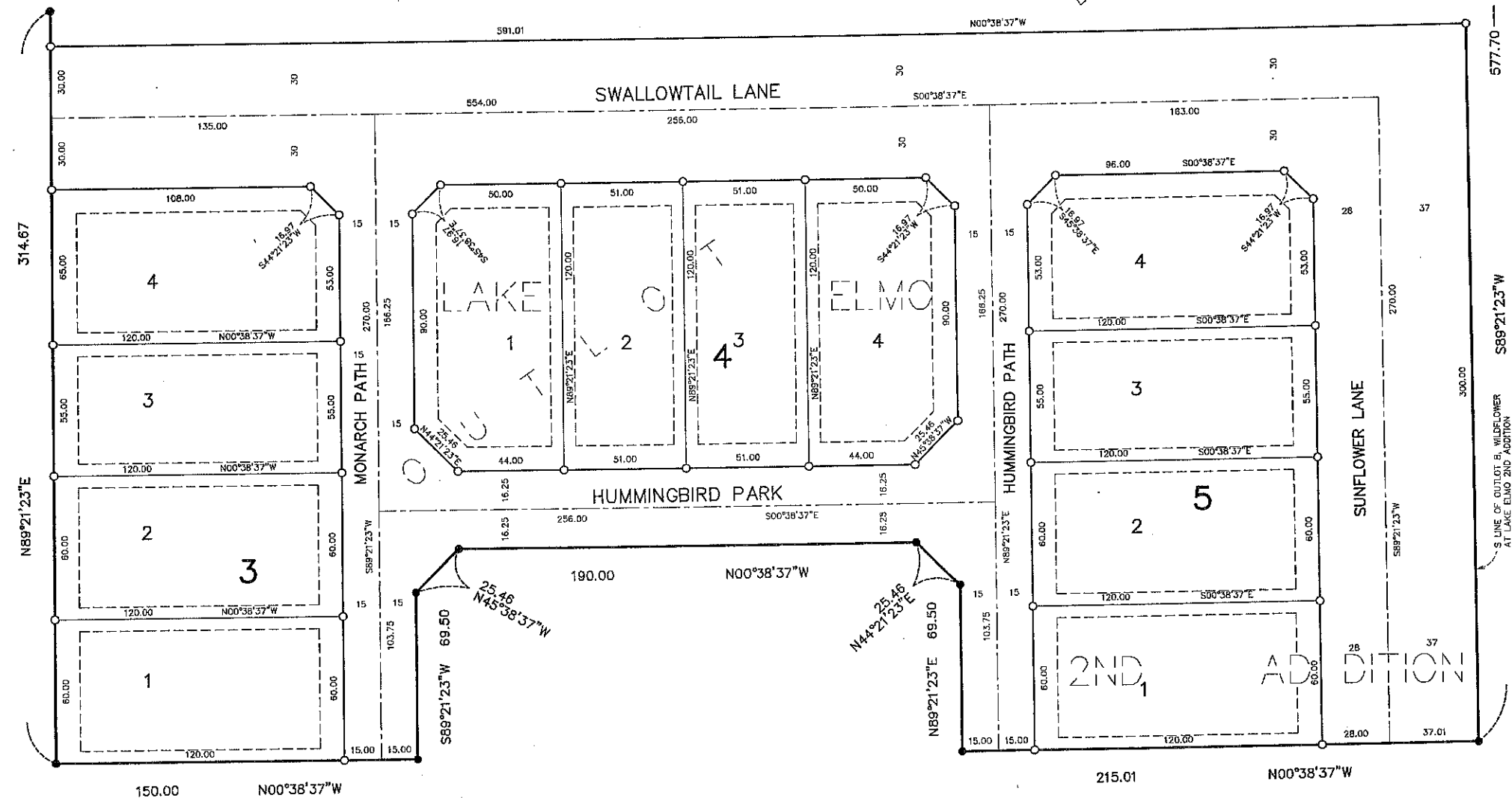
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise indicated and shown on the plat.

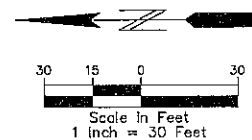


SECTION 12, TWP. 29, RGE. 21  
LOCATION MAP  
NOT TO SCALE



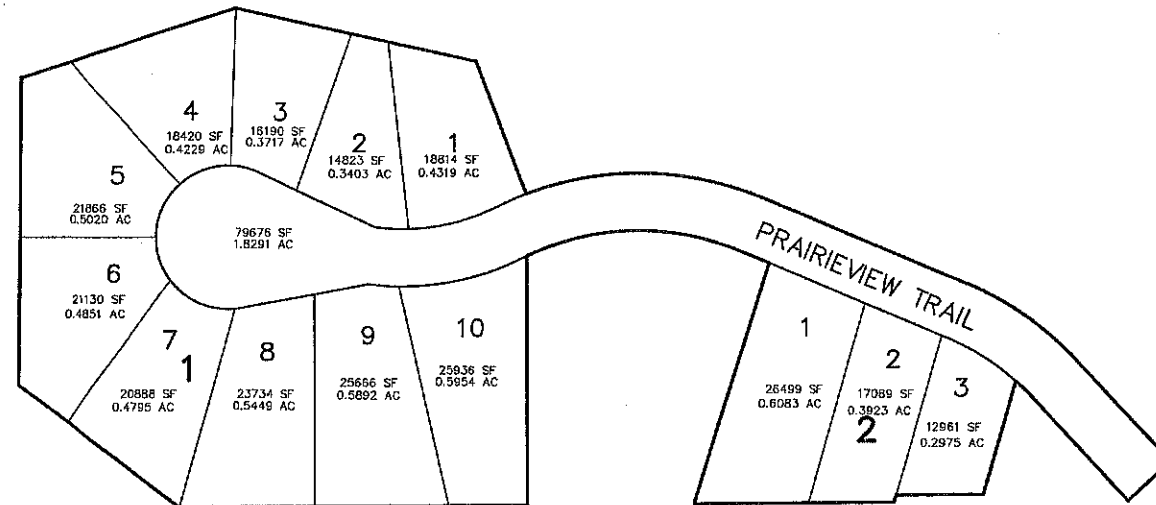
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°21'23" WEST.

- DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
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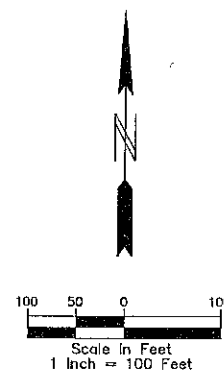
# WILDFLOWER AT LAKE ELMO 3RD ADDITION

AREA SKETCH



## AREA SUMMARY

|                     |             |             |
|---------------------|-------------|-------------|
| BLOCK 1 =           | 207,467 SF. | 4.7628 AC.  |
| BLOCK 2 =           | 56,549 SF.  | 1.2982 AC.  |
| BLOCK 3 =           | 28,728 SF.  | 0.6595 AC.  |
| BLOCK 4 =           | 26,652 SF.  | 0.6118 AC.  |
| BLOCK 5 =           | 28,656 SF.  | 0.6577 AC.  |
| TOTAL LOT AREA =    | 348,052 SF. | 7.9900 AC.  |
| TOTAL OUTLOT AREA = | 364,582 SF. | 8.3697 AC.  |
| TOTAL R/W AREA =    | 153,492 SF. | 3.5237 AC.  |
| TOTAL AREA =        | 866,126 SF. | 19.8834 AC. |



| BLOCK # | LOT # | SIZE (AC) | WIDTH AT FRONT SETBACK (FT) | AVERAGE DEPTH (FT) |
|---------|-------|-----------|-----------------------------|--------------------|
| 1       | 1     | 0.4319    | 120                         | 179                |
| 1       | 2     | 0.3403    | 104                         | 185                |
| 1       | 3     | 0.3717    | 82                          | 162                |
| 1       | 4     | 0.4229    | 80                          | 151                |
| 1       | 5     | 0.5020    | 88                          | 159                |
| 1       | 6     | 0.4851    | 77                          | 156                |
| 1       | 7     | 0.4795    | 86                          | 186                |
| 1       | 8     | 0.5449    | 90                          | 215                |
| 1       | 9     | 0.5892    | 93                          | 227                |
| 1       | 10    | 0.5954    | 129                         | 237                |
| 2       | 1     | 0.6083    | 109                         | 240                |
| 2       | 2     | 0.3923    | 86                          | 199                |
| 2       | 3     | 0.2975    | 86                          | 151                |
| 3       | 1     | 0.1653    | 60                          | 120                |
| 3       | 2     | 0.1653    | 60                          | 120                |
| 3       | 3     | 0.1515    | 55                          | 120                |
| 3       | 4     | 0.1774    | 65                          | 120                |
| 4       | 1     | 0.1654    | 62                          | 120                |
| 4       | 2     | 0.1405    | 51                          | 120                |
| 4       | 3     | 0.1405    | 51                          | 120                |
| 4       | 4     | 0.1654    | 62                          | 120                |
| 5       | 1     | 0.1653    | 60                          | 120                |
| 5       | 2     | 0.1653    | 60                          | 120                |
| 5       | 3     | 0.1515    | 55                          | 120                |
| 5       | 4     | 0.1758    | 65                          | 120                |

## EXISTING LEGAL DESCRIPTION:

Outlot P, WILDFLOWER AT LAKE ELMO 1ST ADDITION,

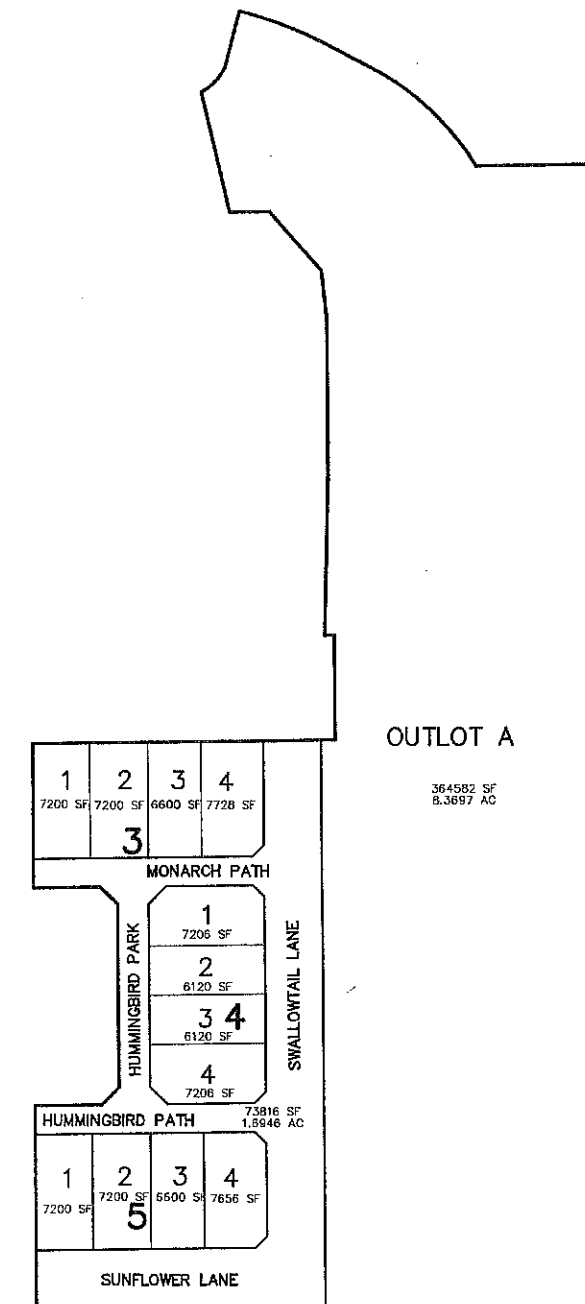
Together with:

Outlot B, WILDFLOWER AT LAKE ELMO 2ND ADDITION,

ZONED: PUD

GROSS DENSITY (EXCLUDES OUTLOTS): 2.17 LOTS/ACRES

NET DENSITY (EXCLUDES OUTLOTS AND R/W): 3.13 LOTS/ACRES



1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION.  
[https://americonhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](https://americonhort.org/documents/ANSI%20Nursery%20Standards%20AmericanHort%202014.pdf)
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

#### STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015



CITY OF LAKE ELMO

STANDARD DRAWING NO.

900

LAKE ELMO

#### OVERALL LANDSCAPE REQUIREMENTS (AS PER APPROVED PRE-PLAT):

1. ONE TREE TO BE PLANTED FOR EVERY 50' OF STREET FRONTAGE  
TOTAL PROPOSED STREET FRONTAGE: 23,400 LINEAR FEET  
REQUIRED TREES: 23400/50=468 TREES
2. FIVE TREES TO BE PLANTED FOR EVERY ONE ACRE OF LAND  
DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY  
TOTAL AREA: 77 ACRES (AREA WITHIN GRADING LIMITS)  
REQUIRED TREES: 77X5=385 TREES

TOTAL TREES REQUIRED FOR ENTIRE PROJECT: 853

1ST ADDITION TREES PLANTED: 484 (as per invoices submitted to Robert Engstrom Companies)

2ND ADDITION TREES PROPOSED: 81 (as per 2nd addition plan)

3RD ADDITION TREES PROPOSED: 97

TREES TO BE PLANTED A MINIMUM OF 5' FROM BACK OF CURB WHEN THERE IS A SIDEWALK OR TRAIL WITHIN THE ROW, A MINIMUM OF 8' FROM BACK OF CURB WHEN THERE IS NO TRAIL OR SIDEWALK WITHIN THE ROW.

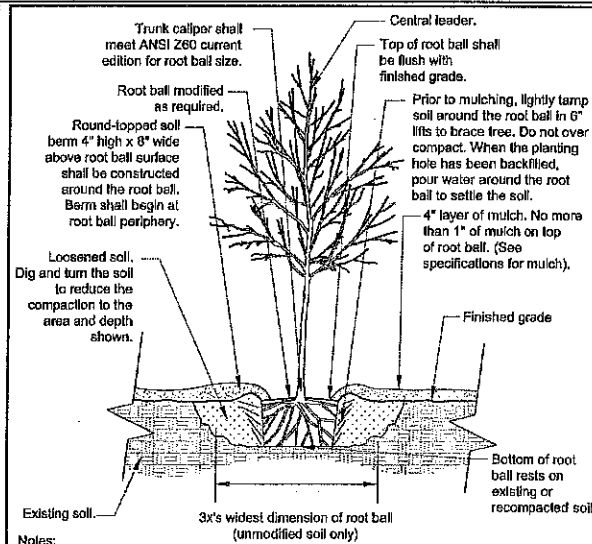
#### TREE TOTALS FOR 3RD ADDITION

##### PLANT SCHEDULE

| KEY             | COMMON NAME/Scientific name                    | ROOT     | QUANTITY | INSTRUCTIONS |
|-----------------|------------------------------------------------|----------|----------|--------------|
| OVERSTORY TREES |                                                |          |          |              |
|                 | SUGAR MAPLE/Acer saccharum                     | 2.5" B&B | 11       |              |
|                 | QUAKING ASPEN/Populus tremuloides              | 2.5" B&B | 7        |              |
|                 | COMMON HACKBERRY/Celtis occidentalis           | 2.5" B&B | 13       |              |
|                 | HONEYLOCUST/Gleditsia triacanthos var. inermis | 2.5" B&B | 13       |              |
|                 | NORTHERN RED OAK/Quercus rubra                 | 2.5" B&B | 14       |              |
|                 | SENTRY LINDEN/Tilia americana 'Sentry'         | 2.5" B&B | 29       |              |

TOTAL TREES PROPOSED IN 3RD ADDITION: 97 (INCLUDES 10 BOULEVARD TREES AS NOTED ON PLAN)

ALL BOULEVARD PLANTINGS TO BE OWNER/HOA MAINTAINED



#### Notes:

1. Modified soil - Depth of soil varies (see specifications for soil modification).
2. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
3. See specifications for further requirements related to this detail.

#### Poorly Drained Soil Notes:

1. Root ball surface shall be positioned to be one - quarter above finished grade.
2. Existing site soil shall be added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

DECIDUOUS TREE - MODIFIED/UNMODIFIED  
SOIL & POORLY DRAINED SOIL

FEBRUARY 2015

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE



CITY OF LAKE ELMO

STANDARD DRAWING NO.

902A

LAKE ELMO

**PIONEER**Engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120

(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name

Robert Engstrom

Reg. No.

44763

Date

2-2-18

Revisions

Date

2-9-2018

Designed

jlt

Drawn

jlami

LANDSCAPE PLAN

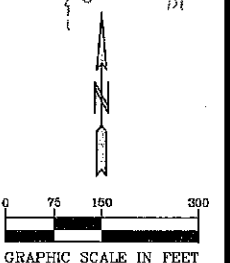
ROBERT ENGSTROM COMPANIES

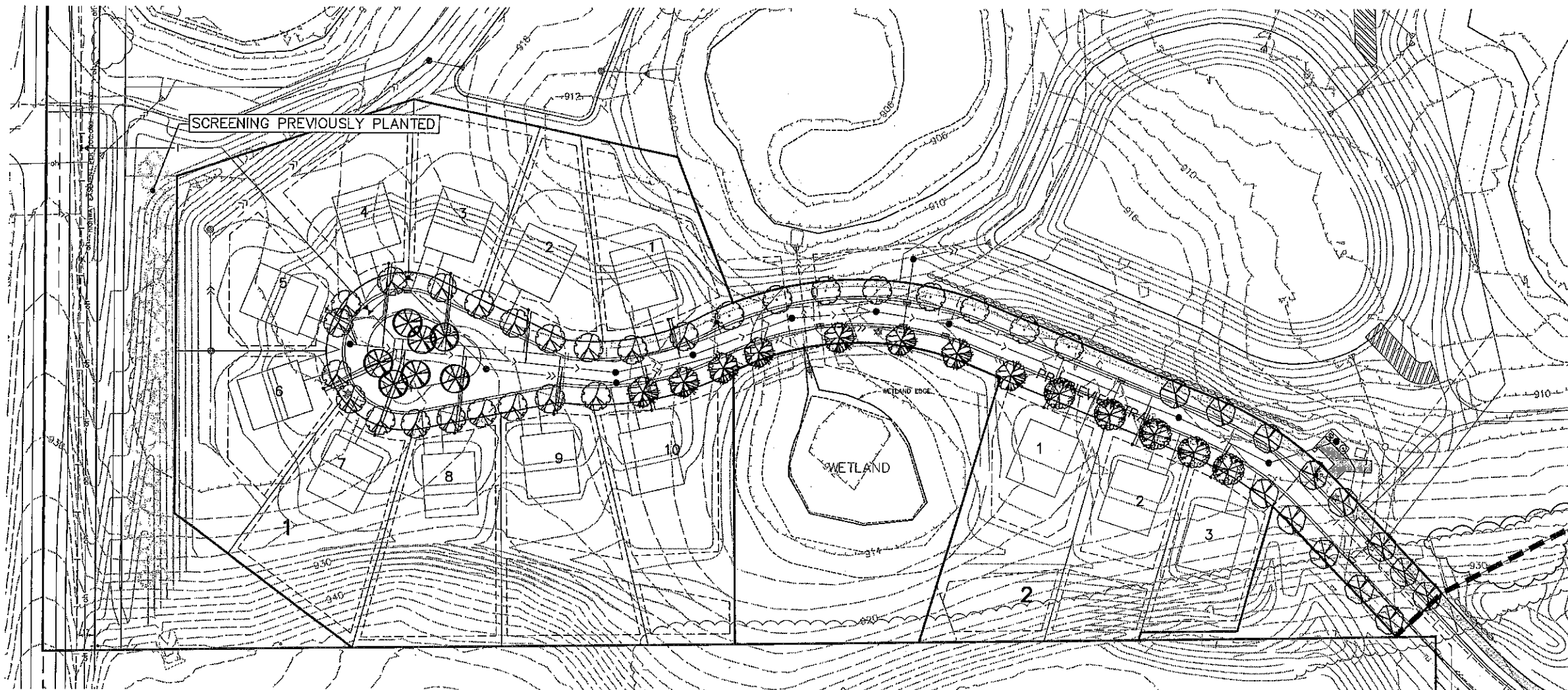
4801 WEST 81ST STREET, SUITE 101  
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER 3RD ADDITION

LAKE ELMO, MINNESOTA

L1 OF 3





TREE TOTALS FOR 3RD ADDITION

PLANT SCHEDULE

| KEY             | COMMON NAME/Scientific name                    | ROOT     | QUANTITY | INSTRUCTIONS |
|-----------------|------------------------------------------------|----------|----------|--------------|
| OVERSTORY TREES |                                                |          |          |              |
|                 | SUGAR MAPLE/Acer saccharum                     | 2.5" B&B | 11       |              |
|                 | QUAKING ASPEN/Populus tremuloides              | 2.5" B&B | 7        |              |
|                 | COMMON HACKBERRY/Celtis occidentalis           | 2.5" B&B | 13       |              |
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|                 | NORTHERN RED OAK/Quercus rubra                 | 2.5" B&B | 14       |              |
|                 | SENY LINDEN/Tilia americana 'Sentry'           | 2.5" B&B | 29       |              |

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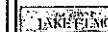
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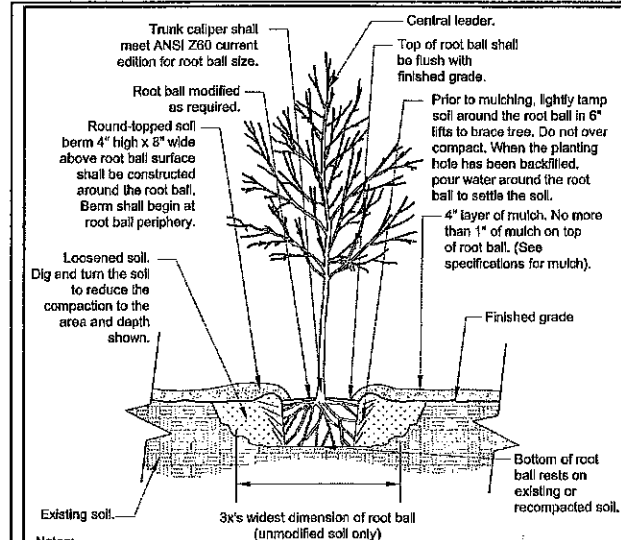
## STANDARD PLAN NOTES LANDSCAPE PLANS

FEBRUARY 2015



CITY OF LAKE ELMO

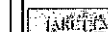
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LAKE ELMO



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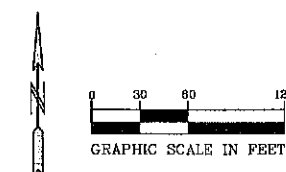
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FEBRUARY 2015



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STANDARD DRAWING NO.  
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**PIONEER**engineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name: *John L. Thompson*  
Reg. No. 44763 Date: 2-9-18

Revisions

Date: 2-9-2018  
Designed: JLT  
Drawn: JLT

LANDSCAPE PLAN

ROBERT ENGSTROM COMPANIES  
4801 WEST 81ST STREET, SUITE 101  
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER 3RD ADDITION  
LAKE ELMO, MINNESOTA

L2 OF 3

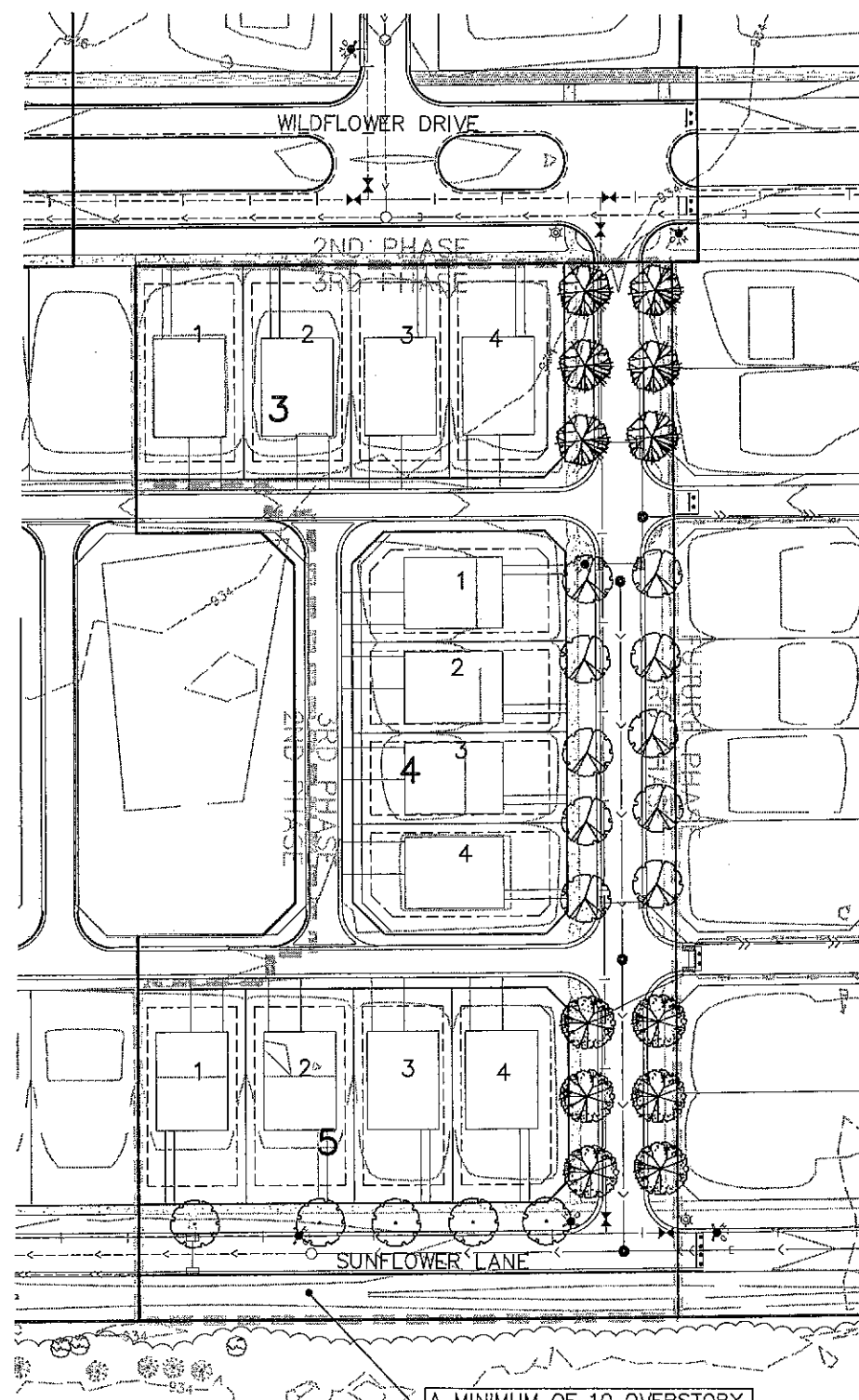
# TREE TOTALS FOR 3RD ADDITION

| PLANT SCHEDULE  |                                                |          |          |              |
|-----------------|------------------------------------------------|----------|----------|--------------|
| KEY             | COMMON NAME/Scientific name                    | ROOT     | QUANTITY | INSTRUCTIONS |
| OVERSTORY TREES |                                                |          |          |              |
|                 | SUGAR MAPLE/Acer saccharum                     | 2.5" B&B | 11       |              |
|                 | QUAKING ASPEN/Populus tremuloides              | 2.5" B&B | 7        |              |
|                 | COMMON HACKBERRY/Celtis occidentalis           | 2.5" B&B | 13       |              |
|                 | HONEYLOCUST/Gleditsia triacanthos var. inermis | 2.5" B&B | 13       |              |
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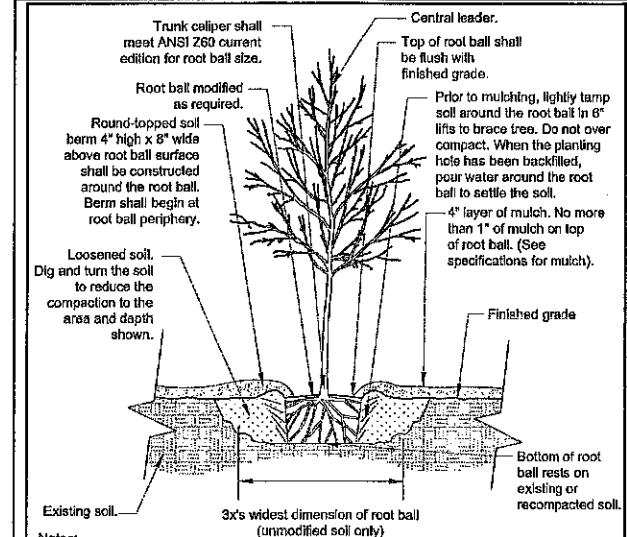
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FEBRUARY 2015



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
900  
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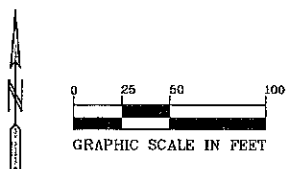
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Jennifer L. Thompson  
Reg. No.: 44763  
Date: 2-9-18

Revisions

Date: 2-9-2018  
Designed: jlt  
Drawn: jlt

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WILDFLOWER 3RD ADDITION  
LAKE ELMO, MINNESOTA

L3 OF 3



## Chapter 3: Land Use

Existing & Future







## INTRODUCTION

The City of Lake Elmo is a growing, dynamic, and diverse community that has experienced significant change over the past planning period. The City's proximity to jobs, access and regional amenities means that the City will likely continue to experience external pressures to grow. Consequently, it is essential for the City to develop a thoughtful, well-planned approach to its future land uses and growth strategy. The following chapter will focus first on existing land uses that will provide a baseline from which the Future Land Use Plan ("FLU") was derived. The FLU guides anticipated densities of new neighborhoods, locations of future mixed-use and employment centers, and guides land for commercial and retail services through 2040. The community understands that while there is significant growth pressure and demand today for certain types of development, that demand is likely to ebb and flow and change over the next several decades as market trends fluctuate. More detail regarding current market trends and development can be found in Chapter 4. Balanced Development & Growth within this Plan; however, the pace of growth is addressed through the Staging Plan that is included in subsequent sections of this chapter. The Staging Plan provides sequential geographic areas available for development and growth during prescribed time periods that methodically allows for contiguous development and cost-effective expansion of municipal services to undeveloped areas of the community.

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The Future Land Use, Staging and Special Area plans contained within this chapter, if consistently followed and implemented, directly support the goals and objectives contained within Chapter 1: Vision, Goals & Strategies. The intent of this chapter is to demonstrate where land use changes are anticipated, where existing land use patterns are guided to stay the same, and how these land uses patterns will continue to support the identity and character of the community through this planning period.

## 2040 Land Use Highlights – What's to Come

- » The Existing Land Use Patterns in the Rural Residential areas should be protected through this planning period; some new rural residential neighborhoods, including open space developments, are anticipated to develop consistent with the City's rural tradition.
- » New Future Land Use designations will allow for a better response to market conditions and will allow a greater options in land use choices.
- » Integration of more diverse neighborhood patterns and densities will allow for a stronger commitment to the staging plan.
- » Refinement of staging and infrastructure phasing to promote contiguous, well-planned development.

## Existing Land Use

The existing land use patterns reflect the City's past commitment to the rural landscape and investment in development of primarily single-family detached housing. Rural residential neighborhoods with conventional rural subdivisions and open space development subdivisions are sprinkled throughout much of the community's landscape. The many lakes of the City are dotted with smaller residential lots that once were dominated by vacation homes that have now transitioned to full-time residences. The Lake Elmo Regional Park Reserve is centered in the City providing a hub of natural and recreational resources for both City and metro-area residents. 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.

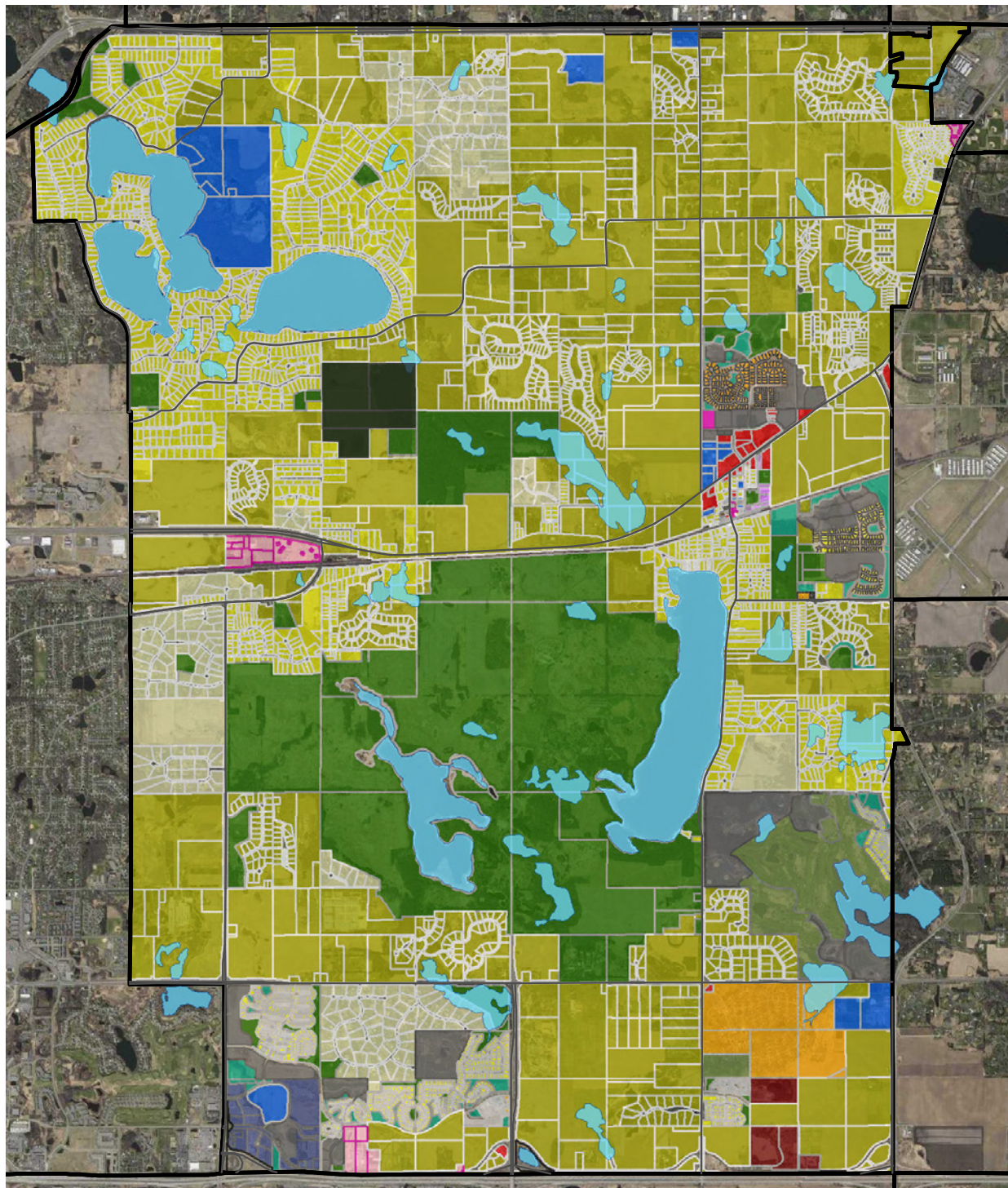
In Lake Elmo's 2030 Comprehensive Plan, the City's existing land uses did not include any areas that were connected to municipal services or located within the Metropolitan Urban Service Area ("MUSA"). Now, in this 2040 Plan, the existing land use patterns include neighborhoods that have been developed or are under construction that were guided in the MUSA in the previous plan. The availability of municipal services has allowed for the addition of new land use patterns that can be found in developing neighborhoods such as Inwood, Savona, and Easton Village. 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. While the developing neighborhoods in the MUSA continue to be dominated by single-family detached uses, some diversification has started to emerge as a few small pockets of medium-density residential uses are under construction and development.

Table 3-1. Existing Land Use

| Existing Land Uses                           | Residential Density<br>(dwelling units/acre) | Acres            | % Total Acres  |
|----------------------------------------------|----------------------------------------------|------------------|----------------|
| Agricultural Preserve (AP)                   | 0.025                                        | 414.70           | 2.67%          |
| Rural Area Development (RAD)                 | 0.1                                          | 6,040.82         | 38.96%         |
| Rural Estate (RE)                            | 0.1 - 0.4                                    | 815.26           | 5.26%          |
| Rural Single Family (RSF)                    | 0.66 - 2.0                                   | 1,754.14         | 11.31%         |
| Low Density Residential (LDR)                | 2 - 4                                        | 182.06           | 1.17%          |
| Medium Density Residential (MDR)             | 4 - 8                                        | 231.41           | 1.49%          |
| Village - Low Density Residential (V-LDR)    | 1 - 4                                        | 36.08            | 0.23%          |
| Village - Medium Density Residential (V-MDR) | 4 - 6                                        | 48.18            | 0.31%          |
| Mixed Use (MU)                               | 5 - 12                                       | 4.93             | 0.03%          |
| Undeveloped (U)                              | Various                                      | 392.15           | 2.53%          |
| Limited Business (LB)                        | NA                                           | 71.79            | 0.46%          |
| Business Park (BP)                           | NA                                           | 88.01            | 0.57%          |
| General Business (GB)                        | NA                                           | 70.09            | 0.45%          |
| Commercial (C)                               | NA                                           | 50.27            | 0.32%          |
| Institutional (INST)                         | NA                                           | 305.40           | 1.97%          |
| Closed Landfill (CL)                         | NA                                           | 67.53            | 0.44%          |
| Public/Semi-Public (PSP)                     | NA                                           | 123.55           | 0.80%          |
| Golf Course (GC)                             | NA                                           | 267.36           | 1.72%          |
| Parks & Open Space (POS)                     | NA                                           | 2,593.74         | 16.72%         |
| Right of Way (ROW)                           | NA                                           | 594.18           | 3.83%          |
| Open Water                                   | NA                                           | 1,355.29         | 8.74%          |
| <b>TOTAL</b>                                 |                                              | <b>15,506.96</b> | <b>100.00%</b> |



Map 3-1: Existing Land Use Map 2018



Existing Land Use

Lake Elmo Parcels

ELU

RAD

RE

RSF

V-LDR

V-MDR

MDR

HDR

MXD

Undeveloped

LB

BP

GB

C

Industrial

Institutional

Golf Course

PSP

Park/OS

Closed Landfill

ROW





## Existing Land Use Definitions

### Agricultural Preserve (AP)

This land use designation identifies land that is enrolled in the Agricultural Preserves program. Land in this designation is required to be guided for no more than 1 dwelling unit per 40 acres, and is protected from further subdivision during the contract period.

### Rural Area Development (RAD)

This land use designation represents the large areas of rural residential development and agricultural uses within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Preserved Open Space regulations.

### Rural Estate (RE)

This land use designation defines areas developed specifically for large lot single-family detached housing typically on two or more acres of land, but developed at densities less than one unit per ten acres.

### Rural Single Family (RSF)

This land use designation identifies land that was platted for conventional subdivision prior to 2005, and includes large lots that are primarily serviced by private on-site well and septic system.

### Low Density Residential (LDR)

This land use designation identifies land that has been developed with primarily single-family detached housing with urban services between 2010 and 2018 at densities between 2.5 and 4 dwelling units per acre. This existing land use is only located within the South MUSA.

### Medium Density Residential (MDR)

This land use designation identifies land that has been developed primarily with a mix of attached and detached single-family housing with urban services between 2010 and 2018 at densities between 4.5 and 7 dwelling units per acre, and the manufactured home park that was developed in the 1960s. This existing land use is only located within the South MUSA.

#### Village - Low Density Residential (V-LDR)

This land use designation identifies land that has been developed with primarily single-family detached housing with urban services between 2010 and 2018 at densities between 1.5 and 2.5 dwelling units per acre. This existing land use is only located within the Village Planning MUSA.

#### Village - Medium Density Residential (V-MDR)

This land use designation identifies land that has been developed with primarily single-family detached housing with urban services between 2010 and 2018 at densities between 2.5 and 5 dwelling units per acre. This existing land use is only located within the Village Planning MUSA.

#### Mixed Use (MU)

This land use designation identifies land developed with a mix of commercial and residential uses and is limited to land within the Village Planning Area.

#### Undeveloped (U)

This land use designation identifies land within the South MUSA and Village MUSA that have been approved for future sewered development through a Preliminary Plat or PUD process, but Final Plat has not been completed.

#### Limited Business (LB)

This land use designation identifies areas that are developed with commercial users that were not served by urban services. Users in this designation are generally less intense than would be permitted in the planned MUSA designations.

#### Business Park (BP)

This land use designation identifies areas used for professional businesses including medical and research facilities, offices and corporate headquarters. Users specifically excluded for existing park areas include warehousing, manufacturing, distribution, assembly and truck terminals. Retail sales of goods and services are allowed by conditional use permit.

#### General Business (GB)

This land use designation identifies areas used for general business activities that currently include warehousing, light industrial and manufacturing uses.

#### Commercial (C)

This land use designation identifies areas that are used for retail and service businesses. This land use can be found within the Village MUSA and South MUSA.

#### Institutional (INST)

This land use designation identifies lands that are developed with public or semi-public uses including users such as, but not limited to, religious institutions, schools, libraries and other civic buildings.

#### Public/Semi-Public (PSP)

This land use designation identifies lands that support adjacent development with stormwater ponds and other utilities and may include ancillary uses such as trails and small open spaces.

#### Golf Course (GC)

This land use designation identifies land that is used for a private golf course and ancillary uses that may include, but not be limited to, driving range, clubhouse and other amenity centers.

#### Park & Open Space (POS)

This land use designation identifies land that is used for park, recreation, trails, other natural resources preservation. Land within this designation is publicly owned by either the City, county, or other public agency.

#### Closed Landfill Restricted (CL)

This land use designation identifies former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of this category is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety.

#### Right of Way (ROW)

This land use designation includes all publicly dedicated areas that are used for roadways, shoulders, ditches, and other improvements. It should be noted that not all roads in the City are platted, and many are dedicated by easement and therefore this land area is accounted for through associated land use designation. As a result there is more land dedicated to use roads that identified within the acreages identified on the existing land use table.

## FUTURE LAND USE

The Future Land Use Plan (“FLU”) was developed by building on stated goals and strategies as identified through the planning process and documented in Chapter 1: Vision, Goals & Strategies. The resulting FLU carefully balances the recommendations and considerations of residents, stakeholders, staff, and policy-makers while responding to and incorporating the regulatory requirements of the Metropolitan Council.

***LU Goal #1.** Work with residents, developers, land owners and other stakeholders through the development process and require development that is consistent with the future Land Use Plan.*

- Chapter 1: Vision, Goals & Strategies

The FLU is in part shaped by the policy designations the City is required to meet as part of the Metropolitan Council’s Thrive MSP 2040 Land Use Policy as provided within the 2015 Lake Elmo System Statement. Lake Elmo falls into two categories of Community Designation, as described in Chapter 2: Community Context. Each of these designations carries responsibility for the related Community Role in the regional growth of the metropolitan area in relation to future land use. These roles are outlined in the Metropolitan Council’s Thrive 2040 Land Use Policy and include the following land use practices for Lake Elmo:

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### Emerging Suburban Edge

- Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. Future land use must therefore plan to accommodate a minimum residential density of 3 du/acre within this designation.
- Identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.
- Incorporate best management practices for stormwater management and natural resources conservation and restoration in planning processes.
- Plan for local infrastructure needs including those needed to support future growth.

## Rural Residential

- Discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less) and where opportunities exist, plan for rural development at densities that are not greater than 1 unit per 10 acres. Future land use must therefore plan to limit development to a maximum residential density of 0.1 du/acre within this designation.
- Implement conservation subdivision ordinances, cluster development ordinances, and environmental protection provisions in local land use ordinances, consistent with the Council's flexible residential development guidelines.
- Promote best management practices for stormwater management, habitat restoration, and natural resource conservation in development plans and projects.

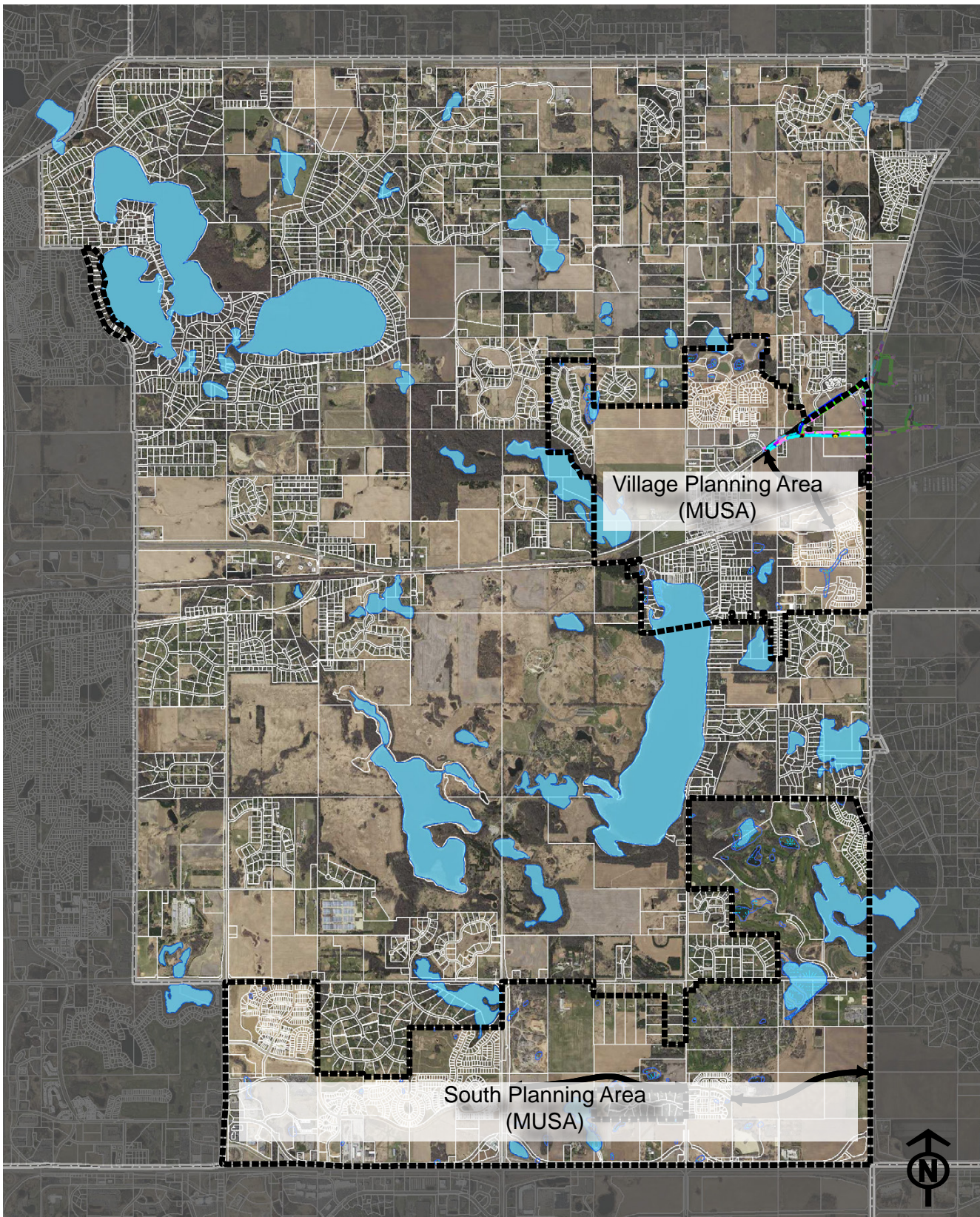
12

The two distinctive Community Designations require the City to adopt and implement a FLU that provides a minimum residential density within the areas defined as Emerging Suburban Edge (where MUSA is designated), while implementing a maximum residential density for the areas identified as Rural Residential (areas not included within the MUSA in this planning period).

The FLU must also identify appropriate land use designations and guide corresponding acreages that support the forecasted employment growth as identified within the System Statement. Additionally, the FLU must guide adequate land area, at appropriate densities, that may accommodate the City's allocated number of affordable housing units for the period between 2021 and 2030. The employment and affordable housing requirements will be provided for within the MUSA, and are not expected to be met within the Rural Residential Areas. The Emerging Suburban Areas are generally consistent with the MUSA areas identified in the 2030 Comprehensive Plan with two exceptions; 1) the existing single-family homes on the south side of Olson Lake are now served by MUSA; and 2) the newly designated Golf Course Community located on the east side of the community was incorporated into the MUSA through a Comprehensive Plan Amendment in October 2017. With the exception of these two areas, the MUSA and corresponding Emerging Suburban Area designations are unchanged from the previous planning period, and all projected urbanized growth can be accommodated within the boundaries as shown on Map 3-2. 2018-2040 MUSA.



Map 3-2. 2018 – 2040 MUSA





## Future Land Use Definitions

### Agricultural Preserve (AP)

This land use designation identifies land that is enrolled in the Agricultural Preserves program. Land in this designation is required to be guided for no more than 1 dwelling unit per 40 acres, and is protected from further subdivision during the contract period.

### Rural Area Development (RAD)

A large percentage of land in Lake Elmo falls within the Rural Area Development designation, including single-family detached homes, working farms and agricultural uses where land is undeveloped, cultivated in crops, or used for livestock. This designation includes open space developments developed with clustered housing and may be served by a community septic system. The open space developments generally average less than 1 residential unit per 10 acres and include a dedicated open space protected through a conservation easement. This designation is inclusive of large-lot rural single family detached residential uses, and future conventional subdivision is planned for densities that do not exceed 1 residential dwelling unit per 10 acres. This land use designation is limited to areas not within the MUSA planning areas.

### Rural Single Family (RSF)

This land use designation combines the previous Residential Estate and Rural Single-Family categories into one designation to simplify intended land use guidance. Development with this designation includes single-family detached housing served by private on-site well and septic systems. Some areas with this designation are allowed to have two-family dwellings based on zoning.

### Golf Course Community (GC)

In recognition that a Golf Course on the land known as Tartan Park is a local and regional amenity the City wishes to maintain, this specialized land use category has been crafted to maximize the likelihood that a golf course can be maintained on the property should a development proposal for the land come forward.

### Low Density Residential (LDR)

Approximately 20% of the planned land uses in the South Planning Area are guided or developed with low density residential land uses. This category includes development of single-family detached housing and two-family attached dwellings with a density of 2.5 to 4 units per acre (2.5 – 4 du/acre) and are planned to be serviced by public sewer and water. This land use is limited to the part of the City within the South Planning Area.

#### Medium Density Residential (MDR)

Approximately 12% of the planned land uses in the South Planning Area are guided for medium density residential uses. This category allows for a variety of housing types including single-family detached, duplexes, townhomes, and small two- and three-story apartment buildings and/or senior living centers. The Medium Density Residential development is intended for a density of 4.5 to 8 units per acre (4.5 – 8 du/acre). This land use is limited to the part of the City within the South Planning Area.

#### High Density Residential (HDR)

Approximately 4% of the planned land uses in the South Planning Area are guided for high density residential uses. This land use designation guides land for higher density residential development including townhomes, small apartment buildings, and multi-family dwellings. Residential density ranges between 8.5 and 15 units per acre (8.5 – 15 du/acre) and provides opportunities for affordable housing to be incorporated into future developments. This land use is limited to the part of the City within the South Planning Area.

#### Mixed Use Commercial (MU-C)

Approximately 8% of the planned land uses in the South Planning Area are guided as mixed-use commercial. This designation is a new land use designation and identifies where a mix of commercial and residential uses may be integrated to benefit from proximity and adjacencies to each other. Commercial uses in this category include service and retail uses such as, but not limited to, restaurants, shops, convenience stores, salons, studios and dry cleaners. Land with this designation is assumed to develop with a minimum of 50% residential use with a density ranging from 12 to 15 dwelling units per acre (12 – 15 du/acre).

#### Mixed Use - Business Park (MU-BP)

Approximately 8% of the planned land uses in the South Planning Area are guided as mixed-use business park. This land use designation is new and identifies where a mix of general business, business park, and residential uses may benefit or be compatible due to proximity of uses. Business uses in this category include office and service uses such as, but not limited to, offices and agencies, warehouse/showroom, light manufacturing, and live/work development. Land with this designation is assumed to develop with a minimum of 50% residential use with a density ranging from 6 to 10 dwelling units per acre (6 – 10 du/acre).

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#### Village – Low Density Residential (V-LDR)

This land use designation is planned for areas within the Village Planning Area and identifies land intended for single-family detached housing development serviced by municipal sewer and water. Density ranges between 1.5 and 3 dwelling units per acres (1.5 – 3 du/acre). This land use already exists, or is developing, in much of the outside edges of the Village Planning Area, transitioning from the village center districts to the rural land use pattern not designated within the MUSA areas.

#### Village – Medium Density Residential (V-MDR)

This land use designation identifies proposed land use within the Village Planning Area guided for single-family detached, duplexes, and townhomes/ villa housing types. Residential density ranges between 3 and 5 dwelling units per acre (3 – 5 du/acre). This land use allows for a greater variety in housing stock and brings more people closer to living within easy access of Village destinations and amenities.

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#### Village – High Density Residential (V-HDR)

This land use designation is a new planned land use within the Village Planning Area and is guided for apartment buildings and multi-family dwellings with a density between 8 and 12 units per acre (8 – 12 du/acre). This land use is intended to provide for an increase in types of housing stock, provide opportunities for more affordable and lifecycle housing, and bring a higher concentration of people living closer to Village destinations and amenities.

#### Village – Mixed Use (V-MU)

This land use designation is used in the center of the Village Planning Area to identify an area where a mix of vertically integrated commercial/business and residential uses provide development types that benefit from proximity to each other. More residents in closer proximity to businesses bring greater traffic to the businesses while these same businesses offer convenient and necessary services and amenities to nearby residents. Together, the dynamics of a mixed-use district can establish unique vitality, synergy of activity, and a true community destination. Land with this designation is assumed to redevelop or develop with a minimum of 50% residential use with a density ranging from 5 to 10 dwelling units per acre (5 – 10 du/acre).

#### Limited Business (LB)

This land use designation identifies areas that are developed with commercial users that were not served by urban services. Users in this designation are generally less intense than would be permitted in the planned MUSA designations.

#### Commercial (C)

The commercial land use includes areas that are used for retail business and are primarily located within MUSA boundaries of the City. Small pockets of commercial land can also be found where retail goods and services are located at transportation intersections. This category excludes any residential use.

#### Business Park (BP)

This land use provides for a wide variety of professional businesses such as medical and research facilities, offices and corporate headquarters. Uses specifically excluded from existing business park areas include warehousing, manufacturing, distribution, assembly and truck terminals. Retail sales of goods and services are allowable uses by conditional use permit provided such uses are goods and services for the employees of the permitted business use. This category excludes any residential use.

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#### Urban Reserve (UR)

The Urban Reserve land use category identifies land that is currently undeveloped or in a low-intensity residential or agricultural use but is located within the current MUSA boundary. The land is identified to develop in a similar pattern to other surrounding uses that are serviced with municipal sewer and water; however, it is not intended to do so until after the 2040 planning period. Land within the Urban Reserve is therefore not included in the sewerable developable land acreages for 2040 population and household calculations. It is assumed to have a residential density no less than 1 unit per 10 acres ( $< 0.1$  du/acre).

#### Institutional (INST)

The Institutional land use category identifies land that is used for schools, religious institutions, City hall, municipal buildings, libraries, and other institutional uses. This land use is found throughout the City.

#### Public/Semi-Public (PSP)

The Public/Semi-Public land use category identifies land that is generally owned by the City or other agency, whose primary purpose is to support adjacent developments with stormwater management and other utilities. This land use may also include some secondary uses such as public trails or small open spaces.

#### Closed Landfill Restricted (CL)

This land use designation identifies former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of this category is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety.

#### Park & Open Space (Parks)

This land use identifies land used for public recreation and protected open space managed for park uses. Most land within this designation is owned by Washington County or the City of Lake Elmo, but also includes land owned by other public and semi-public agencies.



The following table identifies the total land area within the community and comprehensively includes all existing land uses, not guided for change, and planned land uses. The planned land use designations are generally consistent with the 2030 Land Use Plan, with some exceptions as noted:

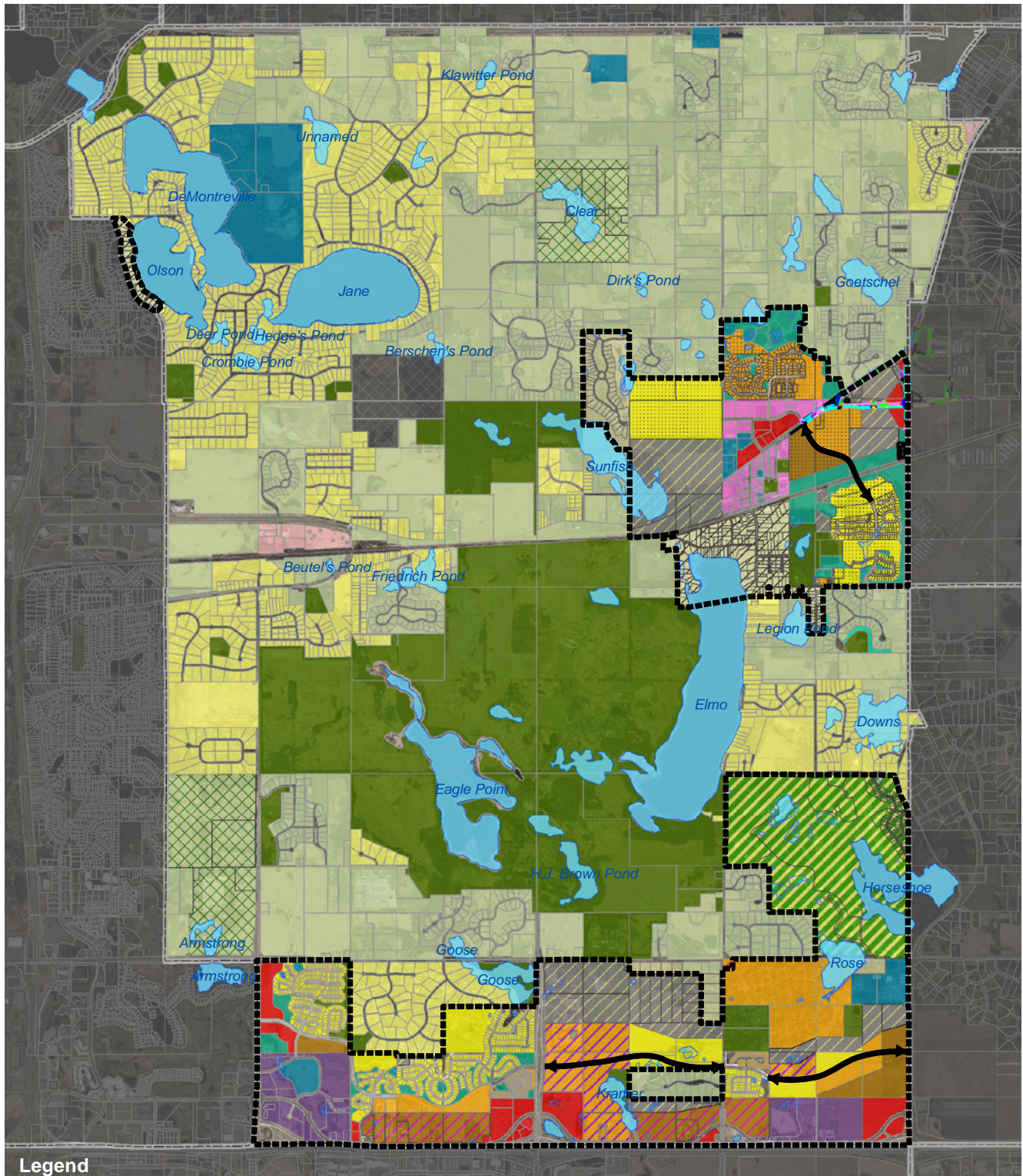
- The nomenclature regarding sewer residential uses has been changed from “Urban Low Density” to “Low Density Residential,” “Urban Medium Density” to “Medium Density Residential” and so forth. This change did not in all cases alter the definition or density ranges but was renamed to better describe the planned land uses.
- The density ranges for Medium Density Residential and High Density Residential were shifted to align with the required affordable housing density requirements as noted within the Metropolitan Council’s Housing Policy Plan.
- Two mixed use residential land uses were added to areas within the MUSA to allow for a better integration of uses and more flexibility to respond to market demands. These use designations require a minimum residential component as described within the Future Land Use definitions.

*Table 3-2. Future Land Use Plan and Total Acreage*

| Future Land Use                              | Residential Density<br>(dwelling units/acre) | Total Acres      | % of Total<br>Acres |
|----------------------------------------------|----------------------------------------------|------------------|---------------------|
| Agricultural Preserve (AP)                   | 0.025                                        | 414.70           | 2.67%               |
| Rural Area Development (RAD)                 | 0.1                                          | 4,805.93         | 30.99%              |
| Rural Single Family (RSF)                    | 0.1-2.0                                      | 2553.12          | 16.46%              |
| Golf Course Community (GC)                   | 1.5-2.49                                     | 436.04           | 2.81%               |
| Low Density Residential (LDR)                | 2.5 - 4                                      | 307.74           | 1.98%               |
| Medium Density Residential (MDR)             | 4.5 - 8                                      | 240.88           | 1.55%               |
| High Density Residential (HDR)               | 8 - 15                                       | 66.16            | 0.43%               |
| Mixed Use – Commercial (MU-C)                | 12 - 15                                      | 137.39           | 0.89%               |
| Mixed Use - Business Park (MU-BP)            | 6 - 10                                       | 146.25           | 0.94%               |
| Village – Low Density Residential (V-LDR)    | 1.5 - 3                                      | 201.78           | 1.30%               |
| Village – Medium Density Residential (V-MDR) | 3 - 5                                        | 108.96           | 0.70%               |
| Village – High Density Residential (V-HDR)   | 8 - 12                                       | 31.07            | 0.20%               |
| Village – Mixed Use (V-MU)                   | 5 - 10                                       | 76.94            | 0.50%               |
| Urban Reserve (UR)                           | 0.1                                          | 467.04           | 3.01%               |
| Commercial (C)                               | NA                                           | 158.58           | 1.02%               |
| Business Park (BP)                           | NA                                           | 179.01           | 1.15%               |
| Institutional (INST)                         | NA                                           | 301.27           | 1.94%               |
| Closed Landfill                              | NA                                           | 67.53            | 0.44%               |
| Public/Semi-Public (PSP)                     | NA                                           | 195.63           | 1.26%               |
| Park/Open Space (POS)                        | NA                                           | 2615.72          | 16.87%              |
| Open Water                                   | NA                                           | 1355.29          | 8.74%               |
| Right of Way (ROW)                           | NA                                           | 594.18           | 3.83%               |
| <b>Total</b>                                 |                                              | <b>15,506.97</b> | <b>100.00%</b>      |



Map 3-3. Future Land Use Map



Legend

|      |       |       |               |                 |
|------|-------|-------|---------------|-----------------|
| AP   | LDR   | V-LDR | C             | PSP             |
| RAD  | MDR   | V-MDR | BP            | Park            |
| RSF  | HDR   | V-HDR | Urban Reserve | Closed Landfill |
| RSFS | MU-BP | V-MU  | Institutional | ROW             |
| GC   | MU-C  | LB    |               |                 |





## Planned Growth Areas

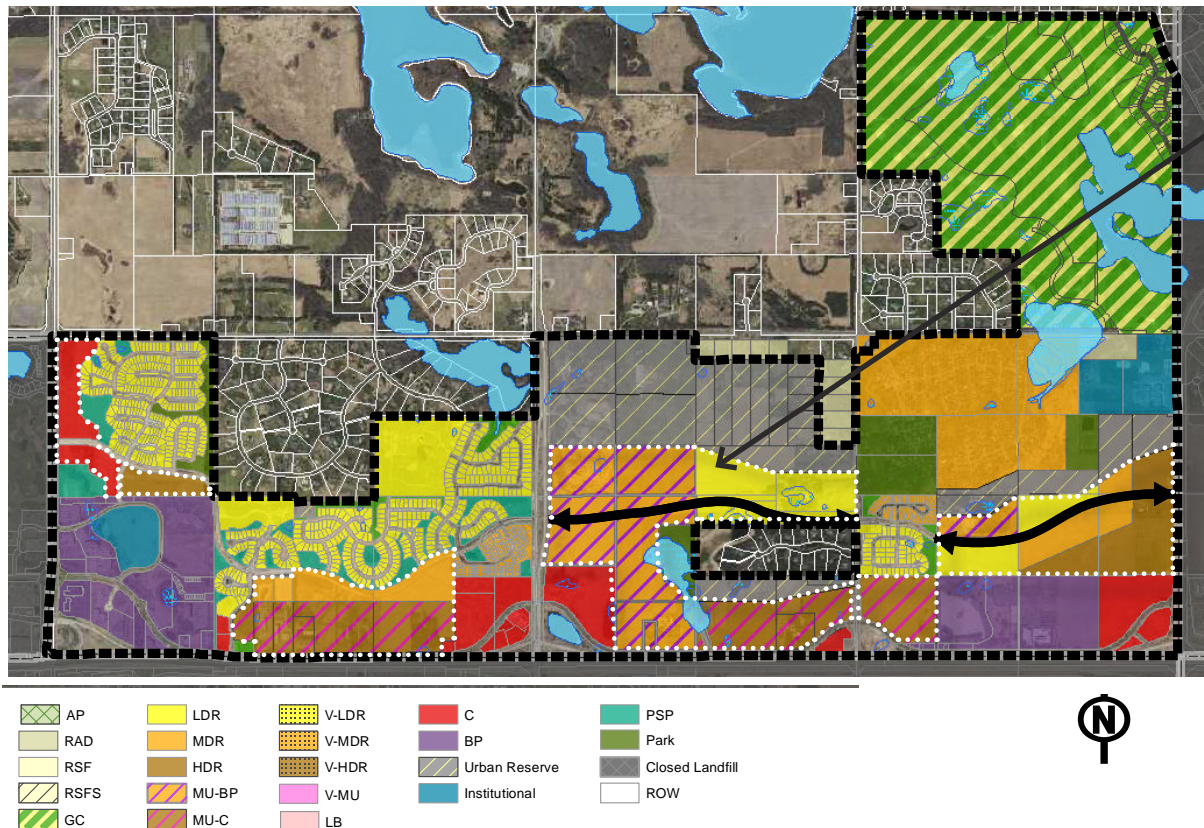
Growth within Lake Elmo is expected to primarily occur in areas designated within the MUSA, consistent with the Metropolitan Council's 2015 System Statement Projections. The City geographically describes their primary growth areas the South Planning Area and the Village Planning Area. Within both of these MUSA boundaries, there is adequate land to serve the projected population, households and employment through 2040. As shown on Map 3-4 and Map 3-5, the areas planned for growth and change in this planning period are identified. Corresponding Table 3-3. Net Developable Acreage of Residential Land Uses provides the calculated density, and expected households, based on the FLU in each of these areas. In addition to the anticipated growth in the areas served within the MUSA, the City also anticipates some growth within the Rural Residential areas consistent with previous land use plan designations and as projected within the 2015 System Statement. Further description regarding the development of the FLU and the growth strategy are provided within Chapter 4: Balanced Development & Growth.

**LU Goal #3.** Continue to educate residents, developers, and stakeholders about the guided land uses and where sewer and non-sewered development is guided.

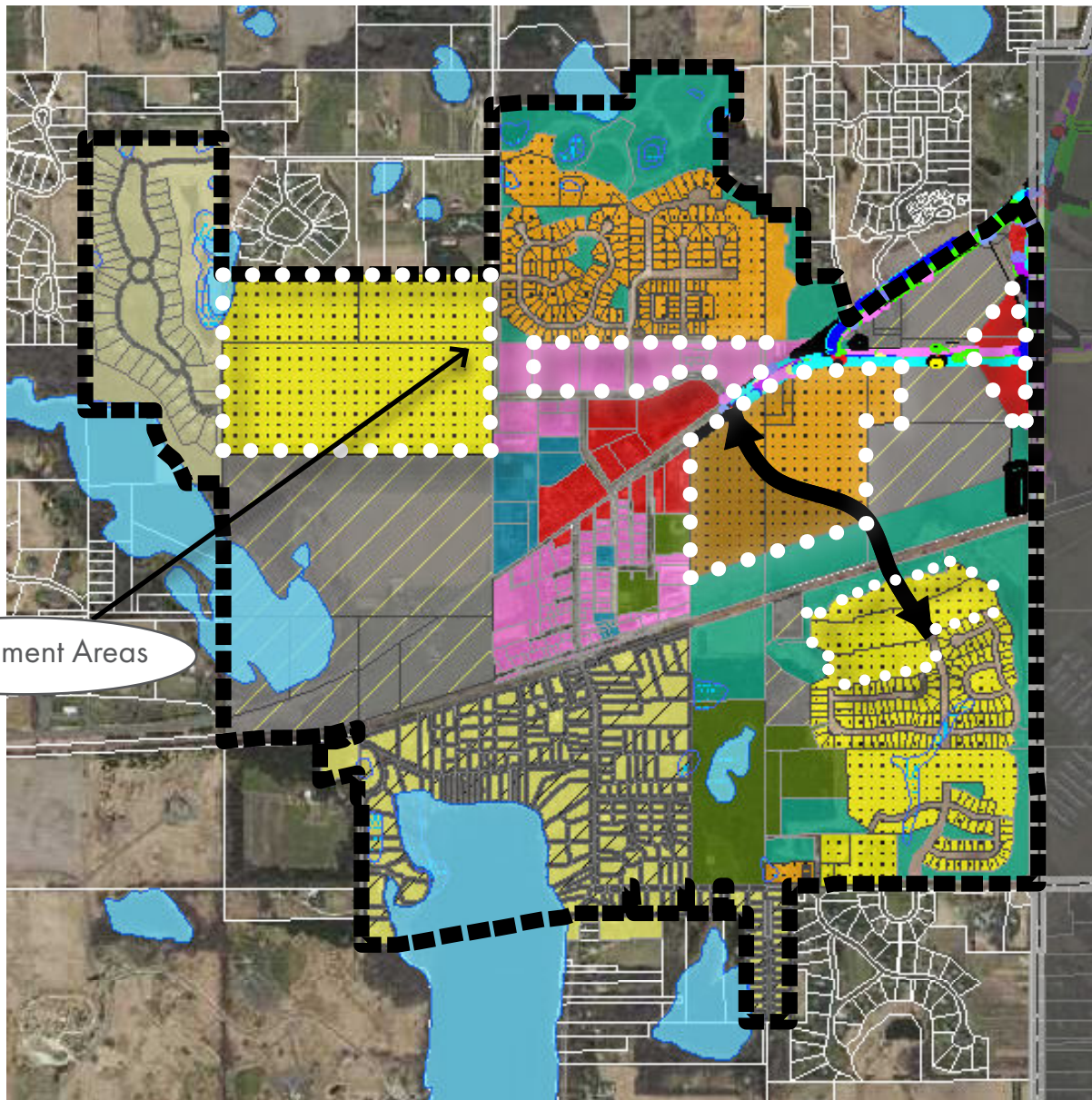
- Chapter 1: Vision, Goals & Strategies

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*Map 3-4. Future Land Use – South Planning Area Planned Growth*



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



|      |       |       |               |                 |
|------|-------|-------|---------------|-----------------|
| AP   | LDR   | V-LDR | C             | PSP             |
| RAD  | MDR   | V-MDR | BP            | Park            |
| RSF  | HDR   | V-HDR | Urban Reserve | Closed Landfill |
| RSFS | MU-BP | V-MU  | Institutional | ROW             |
| GC   | MU-C  | LB    |               |                 |



Table 3-3. Net Developable Acreage of Residential Land Uses

| Future Land Use                              | Residential Density<br>(dwelling units/acre) | Total Acres     | Households          |
|----------------------------------------------|----------------------------------------------|-----------------|---------------------|
| Low Density Residential (LDR)                | 2.5 - 4                                      | 70.02           | 175                 |
| Medium Density Residential (MDR)             | 4.5 - 8                                      | 63.41           | 285                 |
| High Density Residential (HDR)               | 8 - 15                                       | 66.16           | 529                 |
| Mixed Use – Commercial (MU-C)*               | 12 - 15                                      | 34.97           | 419                 |
| Mixed Use - Business Park (MU-B)*            | 6 - 10                                       | 31.13           | 186                 |
| Village – Low Density Residential (V-LDR)    | 1.5 - 3                                      | 8.41            | 13                  |
| Village – Medium Density Residential (V-MDR) | 3 - 5                                        | 33.09           | 99                  |
| Village – High Density Residential (V-HDR)   | 8 - 12                                       | 29.57           | 236                 |
| Village – Mixed Use (V-MU)*                  | 5 - 10                                       | 9.84            | 49                  |
| <b>Total 2020-2040 Residential</b>           |                                              | <b>412.71</b>   | <b>1,994</b>        |
| <b>Net Density 2020-2040</b>                 |                                              |                 | <b>4.8 du/acre</b>  |
|                                              |                                              |                 |                     |
| <b>Residential Plats 2010 - 2020</b>         |                                              | <b>1,107.1</b>  | <b>2,444</b>        |
| <b>Total Sewered Households 2010-2040</b>    |                                              | <b>1,519.81</b> | <b>4,438</b>        |
| <b>Total Net Density 2010-2040</b>           |                                              |                 | <b>3.05 du/acre</b> |

\*Only residential acreage included/calculated in table. Land Use designation assumption that a minimum of 50% of total acreage is developed with residential use.

## Density in Sewered Areas by 2040

Consistent with the Metropolitan Council's policies, the density calculation performed based on Table 3-3. Net Developable Acreage of Planned Residential Land Uses will result in an average net density of approximately 3.0 dwelling units per acre. As required, the household calculation in Table 3-3 was performed based on the minimum units allowable per the density range.

As shown on Map 3-4 and Map 3-5, there are three land use designations at sufficient densities to meet the City's allocation of affordable housing per the Metropolitan Council System Statement. Approximately 166 acres are collectively guided for these three designations between 2021 and 2030, which meets the required allocation in this planning period. (Further detail regarding affordable housing can be found in Chapter 5: Housing).

## Employment Locations

Existing and planned employment locations are generally located within the Village Planning Area and South Planning Area. Land uses served by MUSA, or planned for extension of services, will continue to be the primary locations for employment through the forecasted planning period. There are some existing limited business land uses located outside of MUSA designations that are anticipated to remain in operations through this planning period, but are not accounted for in Table 3-4 because they are existing, and no intensification of the land use is projected in these areas.

To determine the intensity of the commercial and business park uses in the guided FLU, the maximum impervious surface coverage was estimated based on information contained in the City's Zoning Ordinance. The coverage calculation was converted to square feet and the Metropolitan Council Environmental Services Sewer Area Charge (SAC) 2017 Manual was used to determine allocated SAC units based on the designation and potential users.

These land uses are identified on Map 3-3: Future Land Use Plan, Map 3-4: Future Land Use Plan – South Planning Area and Map 3-5: Future Land Use Plan – Village Planning Area.

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*Table 3-4. Employment Locations and Intensity (Planned for Development)*

| Growth Area                  | Land Use                                | Planned Acres | Intensity (Impervious) | Estimated Acres (Square Feet) | SAC          |
|------------------------------|-----------------------------------------|---------------|------------------------|-------------------------------|--------------|
| <b>South Planning Area</b>   | Commercial                              | 120           | 35%                    | 42<br>(1,829,000)             | 610          |
|                              | Business Park <sup>b</sup>              | 75            | 50%                    | 37.5<br>(1,633,500)           | 233          |
|                              | Mixed Use - Commercial <sup>a</sup>     | 69.95         | 35%                    | 24.48<br>(1,066,348)          | 355          |
|                              | Mixed Use - Business Park <sup>ab</sup> | 62.27         | 50%                    | 31.14<br>(1,356,240)          | 194          |
| <b>Village Planning Area</b> | Commercial                              | 11.02         | 35%                    | 3.86<br>(168,010)             | 56           |
|                              | Mixed Use - Village <sup>a</sup>        | 9.54          | 50%                    | 4.77<br>(207,781)             | 69           |
| <b>Total SAC/Emp.</b>        |                                         |               |                        |                               | <b>1,517</b> |

<sup>a</sup>Only commercial/business component is included in acreage. Approximately 50% of total land use designation used for calculation per land use definition.

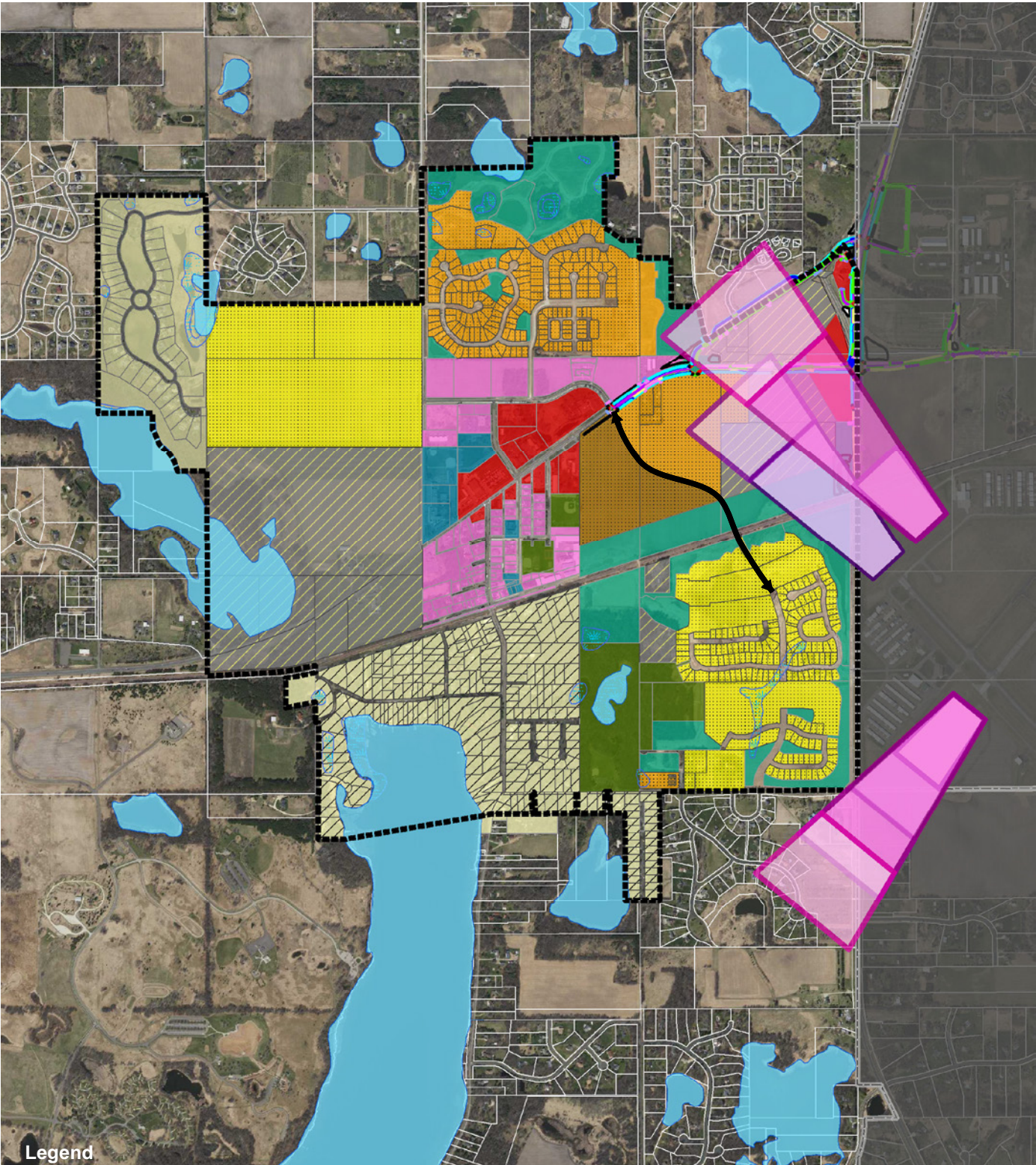
<sup>b</sup>Business Park Designations calculation assumes office/manufacturing/warehousing mix of general business users.



## Airport Impact

The Lake Elmo Regional Airport is located adjacent to the City's eastern boundary in West Lakeland Township. The airport is east of Manning Avenue and between the railroad and 30th Street N. Parts of the airport safety zone and noise impact areas impact a portion of the Village Planning Area in Lake Elmo. A new low density single-family detached residential neighborhood is partially developed with subsequent phases anticipated within this planning period. No development is allowed within the Runway Protection Zone (RPZ). All land designated within the RPZ are designated as Public/Semi-Public uses and are included within the City's Greenway Overlay which restrict any future development of land within this designation. The FLU is consistent with allowed land uses within the safety zones for the Lake Elmo Regional Airport and reflects this restriction. The City will continue to work with the Metropolitan Airports Commission and MnDOT Aeronautics Division to update airport zoning regulations that address noise and safety concerns within these zones as required.

Map 3-6. Airport Safety and Runway Protection



## Phasing and 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 through 2040 as shown in the following table. Since the 2030 Planning period, the City's projected population and households through 2040 was decreased by approximately 25%. As a result, the all of the land area within City's MUSA area to accommodate projected growth in the 2015 System Statement is not needed. While the City cannot change the designated MUSA, it has created a new Urban Reserve land use designation that is not planned for urban services during this planning period.

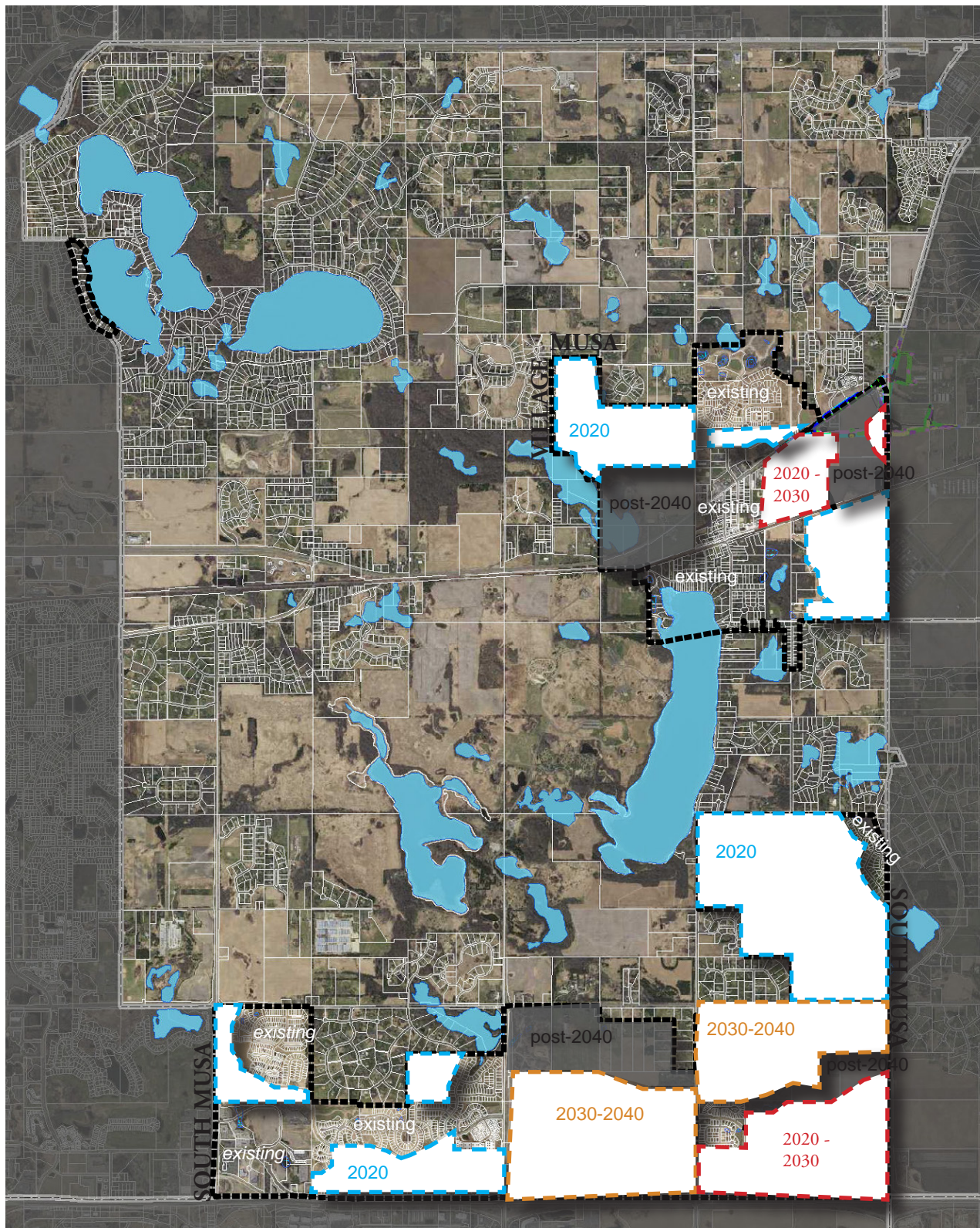
*Table 3-5. Future Land Use Forecast Acreage per Decade (TO BE FILLED IN AFTER*

### *ENGINEER INPUT ON STAGING MAP)*

| Future Land Use                              | Residential Density (dwelling units/acre) | 2020 Acres (%)    | 2030 Acres (%)    | 2040 Acres (%)    |
|----------------------------------------------|-------------------------------------------|-------------------|-------------------|-------------------|
| Agricultural Preserve (AP)                   | 0.025                                     | 414.70 (2.67%)    | 414.70 (2.67%)    | 414.70 (2.67%)    |
| Rural Area Development (RAD)                 | 0.1                                       | 4,805.93 (30.99%) | 4,805.93 (30.99%) | 4,805.93 (30.99%) |
| Rural Single Family (RSF)                    | 0.5 - 2                                   | 1,740.01 (11.22%) | 1,740.01 (11.22%) | 1,740.01 (11.22%) |
| Low Density Residential (LDR)                | 2.5 - 4                                   |                   |                   |                   |
| Medium Density Residential (MDR)             | 4.5 - 8                                   |                   |                   |                   |
| High Density Residential (HDR)               | 8 - 15                                    |                   |                   |                   |
| Mixed Use - Commercial (MU-C)                | 12 - 15                                   |                   |                   |                   |
| Mixed Use - Business Park (MU-BP)            | 6 - 10                                    |                   |                   |                   |
| Village – Low Density Residential (V-LDR)    | 1.5 - 3                                   |                   |                   |                   |
| Village – Medium Density Residential (V-MDR) | 3 - 5                                     |                   |                   |                   |
| Village – High Density Residential (V-HDR)   | 8 - 12                                    |                   |                   |                   |
| Village – Mixed Use (V-MU)                   | 5 - 10                                    |                   |                   |                   |
| Urban Reserve (UR)                           | 0.1                                       | 467.04 (3.01%)    | 467.04 (3.01%)    | 467.04 (3.01%)    |
| Commercial (C)                               | NA                                        |                   |                   |                   |
| Business Park (BP)                           | NA                                        |                   |                   |                   |
| Institutional (INST)                         | NA                                        | 301.27 (1.94%)    | 301.27 (1.94%)    | 301.27 (1.94%)    |
| Public/Semi-Public (PSP)                     | NA                                        |                   |                   |                   |
| Park & Open Space (POS)                      | NA                                        |                   |                   |                   |



Map 3-7. MUSA Growth & Phasing Plan



## ADDITIONAL OBJECTIVES OF FUTURE LAND USES

The City's FLU acknowledges and plans for continued household and employment growth through 2040, but also includes preservation and continued support of its rural residential landscape and robust parks and open space system. The City of Lake Elmo has always been identified as an exceptional place to live because of its robust parks system, protected high-quality natural resources, and proximity to major employment, healthcare and retail centers. Even though the community is growing, and in some cases transitioning from a primarily rural residential community, there is a desire and an opportunity to weave the most important elements and characteristics into changing areas of the community to ensure that the identity and character of the community continues for generations to come.

Equally important to the planned land uses, densities and projections is the commitment to maintain open spaces, natural resources and parks and to promote opportunities to provide healthy, vibrant, resilient neighborhoods.

The following sections should be used as an extension to the Future Land Use Plan and should be incorporated or acknowledged in growth areas and in areas planned for protection of existing uses. There is always an opportunity to do better, and the following themes help support the future direction of the City's land uses and decision-making.

### Promoting Health with Land Use

As part of the 2040 Comprehensive Plan Update process, the City obtained a grant from Washington County Health Services through the State Health and Improvement Program (SHIP) to incorporate living healthy principles into this comprehensive plan. There are many ways that the principles of healthy neighborhoods, communities and environments can be incorporated into existing and future land uses. The following summary identifies some of the ways in which health was considered, and incorporated, into the Future Land Use Plan.





### Mixed-Use Land Use Designations to Promote Health

The introduction of land uses that will promote a more compact, walkable, development pattern was purposefully integrated throughout the growth areas as identified in previous sections of this chapter. In addition to creating new land use designations, the City discussed opportunities to better connect existing neighborhoods through bikeways, trails and other pedestrian routes to support active residents. This discussion included how public and private trail connections may be used to achieve these objectives, and the City acknowledges the need to better communicate and sign public trails and routes so users are comfortable and informed using the system.

In addition to neighborhood pattern, the new mixed-use designations will permit the incorporation of uses such as restaurants, markets, farmers markets, and other events that can be designed to support an active lifestyle for the City's residents, employees and employers. With the growing popularity of farm-to-table dining and experiences that focus on healthy living, Lake Elmo is well-positioned to capitalize on trends that connect its rich rural and agricultural resources with health-conscious consumers seeking fresh high-quality foods and products. As the community grows and new households are added, it will be important for the City to ensure grocery and fresh foods are sold and provided at locations nearby higher concentrations of residents.

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### Ensuring "Uses" that Support Health are Permitted and Accessible

Closely related to the introduction of more compact development patterns, is the need to provide accessible options to purchase healthy and fresh foods and products. This can be accomplished through ensuring that uses that support that objective are permitted within the City's land use designations and the zoning code. Connection and ease of access are essential components to this objective, so pedestrian, bikeways and other routes to locations with fresh products is important to consider as the City develops and evolves.



### Providing an Accessible Greenway Network

The City is committed to preservation of its existing natural resource and open space network. In addition to the existing network, the City plans to expand the network as growth areas are developed. Part of this planning process included discussion and recommendations regarding better park, trail and open space connections for residents in existing neighborhoods and in new growing neighborhoods. Natural resource protection, identification, preservation and development creates opportunities to create a network of greenways and trails for residents to utilize for recreation, connection with nature, and connection between various neighborhoods and destinations in and around Lake Elmo. Trail development is an important way to promote health and activity in the community. The City's Future Land Use Plan should be implemented to be consistent with Chapter X: Parks, Trails & Open Space that identifies key trail, natural resource and open space considerations as development occurs within the City's growth areas.

**LU Goal #2.** Enhance Lake Elmo's expansive network of trails, open spaces, and natural resources as amenities in developing areas of the community.

- Chapter 1: Vision, Goals & Strategies

### Parks, Open Space and Natural Resources Integration

Nearly 18% of the City's land acreage is publicly protected as Park or Open Space, and nearly XX% of private lands area protected with a conservation easement. Natural resources, parks, and open spaces protection and enhancement is one of the City's character defining elements that makes the community a special place to live, work and recreate. The City's expansive natural resources, including woodland, meadow, lakes and wetlands, and rural scenic amenities are sprinkled throughout the heart of the community and is a valued asset for all residents. The presence of high quality natural resources is important to the lasting effort of balanced development, enduring biodiversity, and opportunity for recreation and connection for area residents. The effort to preserve and enhance these features as an asset for the community and region is a primary objective and specifically stated in several Goals and Strategies within Chapter 1: Vision, Goals & Strategies.

Decision-making related to incorporation of greenways, natural resources, parks and trails associated within this Future Land Use Plan should be consistent with the information found in Chapter 6: Parks, Trails & Open Space.

#### Access & Transportation

A key component of implementing the Future Land Use Plan is to plan for appropriate access and consider diverse modes of transportation. It is likely that as the growth areas change and develop a more diverse demographic will move to the community and their transportation demands may include alternate modes such as bikeways, pedestrian ways and the desire for transit.

Incorporated on Map 3-3: Future Land Use Plan are the conceptual main thoroughfares through the growth areas that are planned for within the Chapter X: Transportation. Identification of the east-west roadway connection in the South MUSA planning boundary on the Future Land Use Plan is deliberate and was used to guide compatible and appropriate land uses. It is the intent of the Future Land Use Plan that development along the east-west corridor would support and plan for adequate right-of-way at time of development that would include a multi-use trail that would promote mode choice and accessibility to adjacent neighborhoods. Likewise, a new roadway connection in the Village MUSA planning boundary is identified and the land use plan was developed to encourage higher-densities near the roadway to improve access. More detail regarding new roadways, and the existing transportation, transit, and bikeways system can be found in Chapter 7: Transportation.

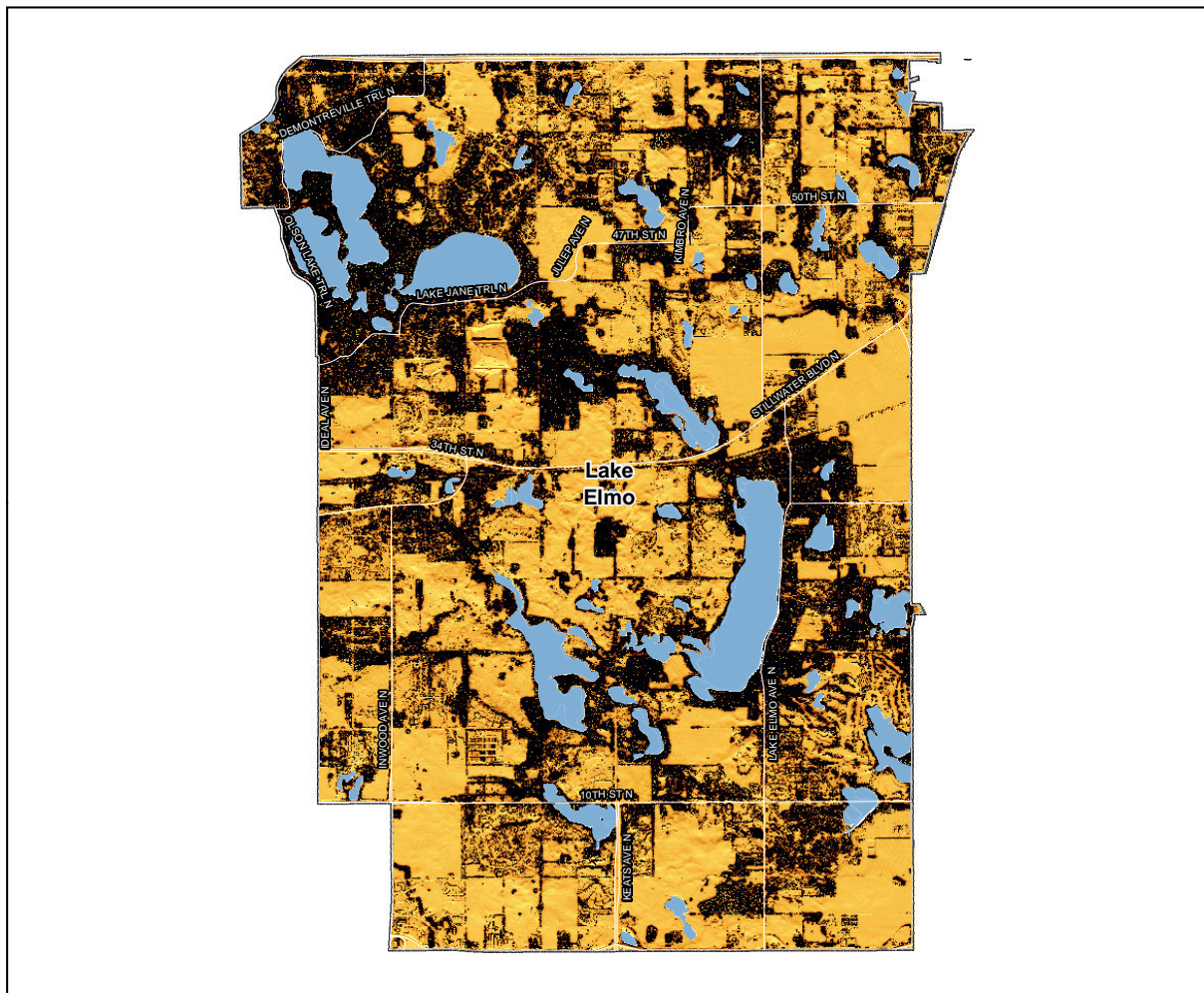
### Supporting Resiliency

The purpose of creating a Future Land Use Plan that provides a diverse land use pattern is to allow for the City to adapt and change as needed through this planning period. Better integration of land uses allows for the community to be thoughtful about innovation as the environment changes and new technologies are developed, and creates opportunities to adapt and be responsive. The idea of resiliency is woven throughout this plan, and it is the intent of the City that it be used as part of the decision-making process and allows for improvements in neighborhood and development design as the community evolves and changes through 2040.

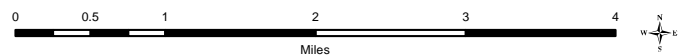
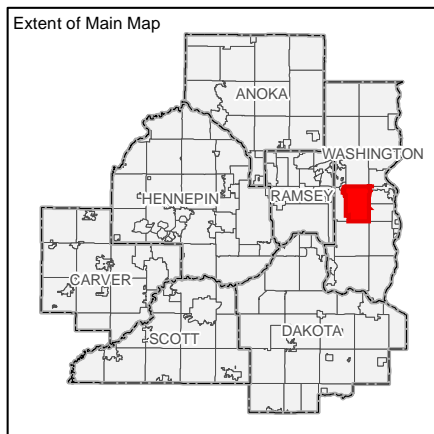
### Solar Access

To be filled in with information from City Staff.

Map 3-8: Gross Solar Potential



12/20/2016



**Gross Solar Potential  
(Watt-hours per Year)**

High : 1276008  
Low : 900001

- Solar Potential under 900,000 watt-hours per year
- County Boundaries
- City and Township Boundaries
- Wetlands and Open Water Features

Source: University of Minnesota U-Spatial Statewide Solar Raster.

## SPECIAL RESOURCE PROTECTION

A consideration when developing the Future Land Use Plan was to inventory special or unique resources in the community, and to allow these resources (where applicable) to help guide where and when development would occur.

### Historical Resources

There are no State or Locally registered historical districts or structures in the 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’s developed a set of design guidelines 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.

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

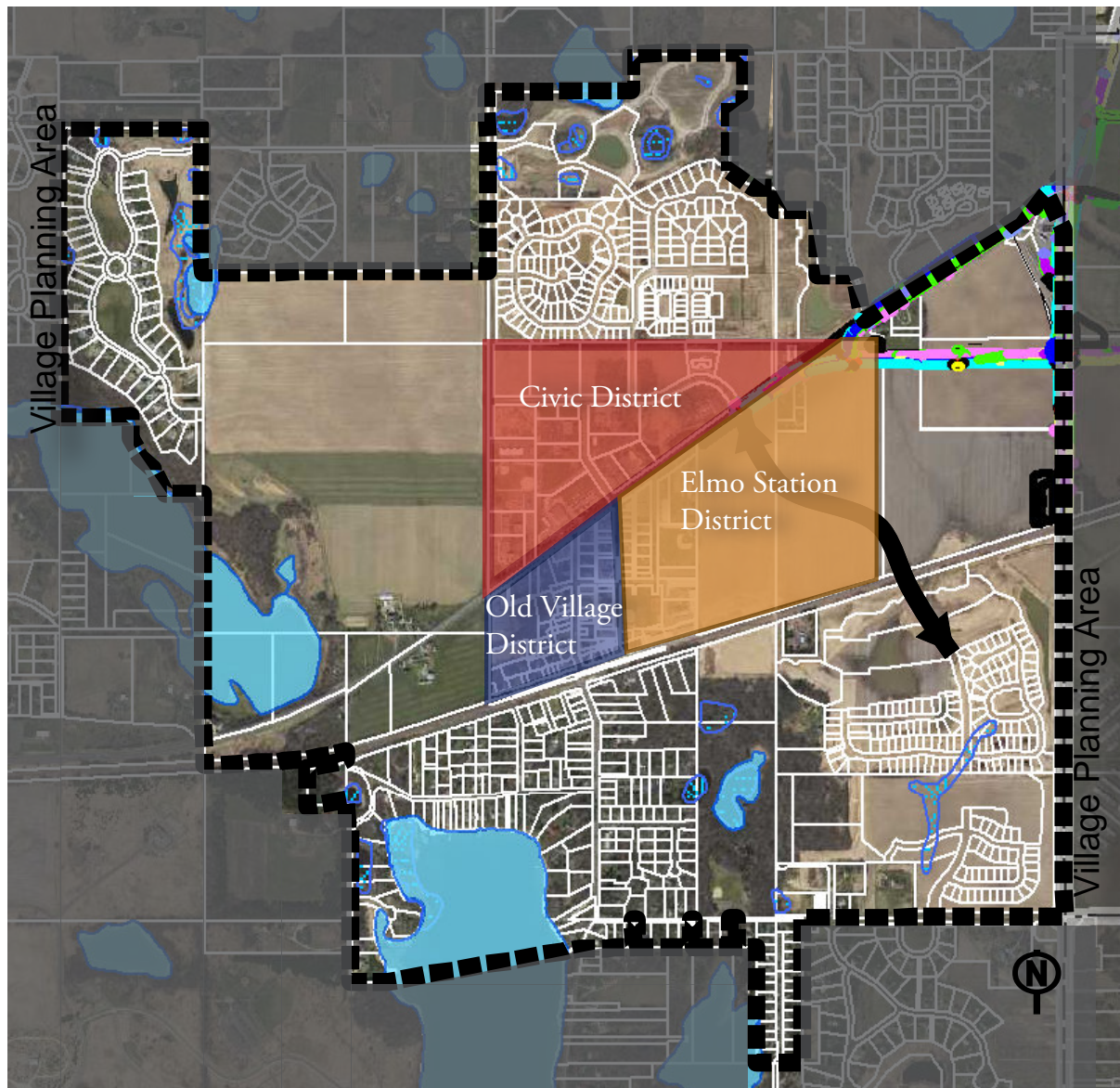
***LU Goal #5.*** Identify and Explore opportunities to improve the streetscape in the Old Village District, Elmo Station District and Civic Center District to create a more walkable environment.

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

- Chapter 1: Vision, Goals & Strategies



MAP 3-9: District Boundaries in Village Planning Area





## Aggregate Resources

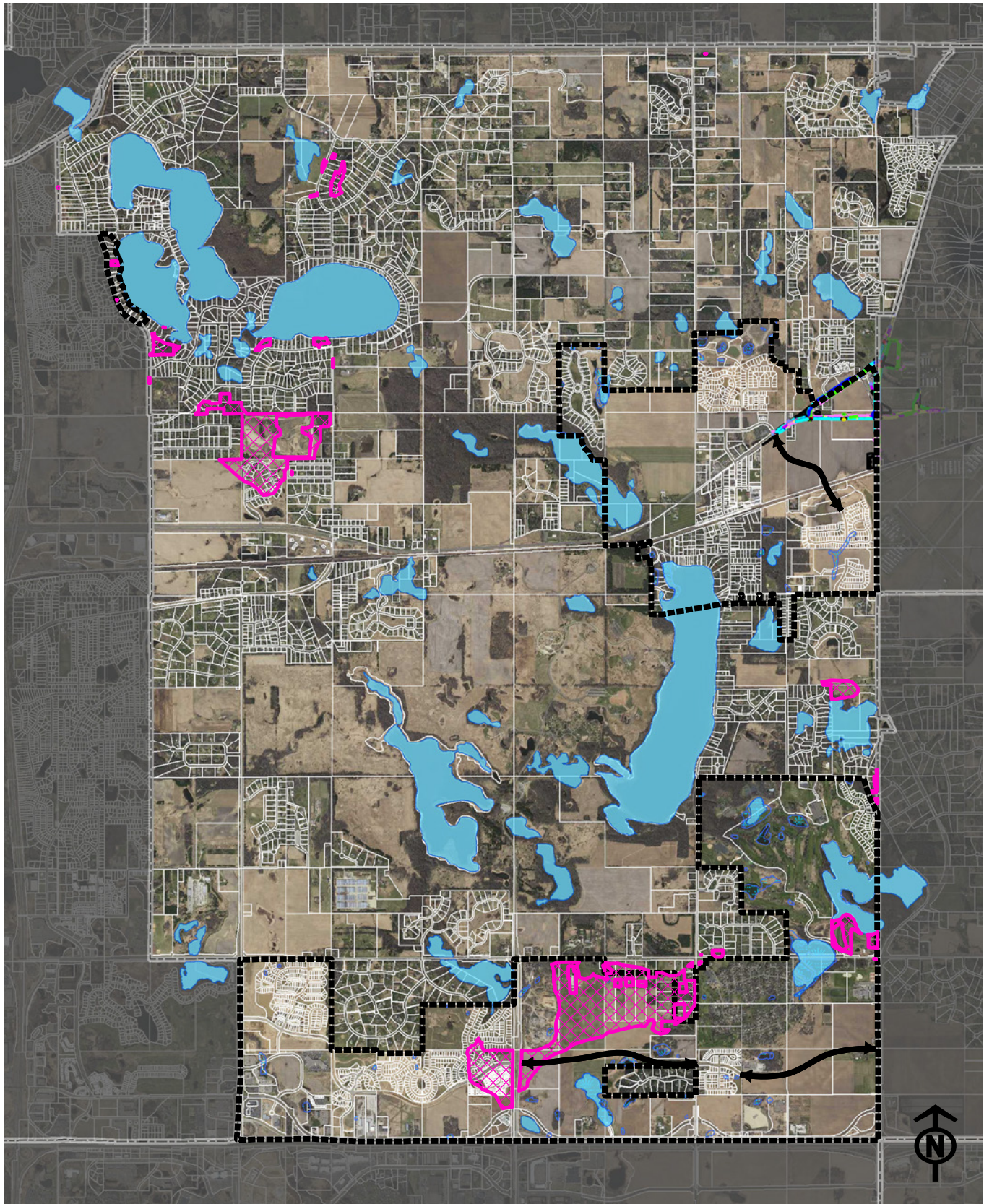
Per the Metropolitan Council's 1997 Aggregate Resources information, there are approximately 324 acres of land identified in the City has having aggregate resource value. Today, there are two active aggregate sites, one located in the northwestern quadrant of the community, which is identified on the 1997 Aggregate Resource Inventory. The second active site is located in the South MUSA boundary, near the Keats intersection with 10<sup>th</sup> Street North. Adjacent to this site, and designated within the City's Urban Reserve land use, is additional land identified within the 1997 Aggregate Resource map. The existing active sites have been in operation for several decades, and it is the City's understanding that these sites are nearing their useful life and may be exhausted in this planning period. Beyond the active sites, the 1997 Aggregate Resource map identified areas within exiting neighborhoods that are not likely to experience any demand or opportunity for extraction. As aggregate resources are depleted, the land will transition into suburban-style development, consistent with the surrounding district. As mentioned, some of the land identified with potential for aggregate resource extraction that has not been mined, is designated within the City's Urban Reserve that guides development post-2040. Future plans will work to address these reserve areas further.



## Agricultural Preserve

The City's agrarian and agricultural past continues to be valued by the City, and landowners and homeowners that express interest in preserving agricultural land through the Agricultural Preserve program will be supported by the City. Currently, there are approximately 414-acres of land protected by an Agricultural Preserve covenant per the Metropolitan Council's records, and those properties have been identified and guided appropriately on the Existing and Future Land Use Plan contained within this chapter.



Map 3-10. Aggregate Resource Locations



-  Aggregate Resources 1997
-  Revised 2040 MUSA