Community Development Committee
Meeting date: August 3, 2020

For the Metropolitan Council meeting of August 12, 2020

Subject: City of Lake Elmo Applewood Pointe Comprehensive Plan Amendment, Review File 22215-3

District(s), Member(s): District 12, Francisco J. Gonzalez

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Raya Esmaeili, AICP, Senior Planner (651-602-1616)

Division/Department: Community Development / Regional Planning

Proposed Action
That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Lake Elmo to place its Applewood Pointe comprehensive plan amendment into effect.
2. Find that the amendment does not change the City’s forecasts.
3. Advise the City to implement the advisory comments in the Review Record for transit.

Background
The City submitted the Applewood Pointe comprehensive plan amendment on June 11, 2020. The amendment proposes to reguide 11.7 acres from Business Park (BP) to Mixed Use Business Park (MU-BP) to accommodate a 103-unit senior housing development. The property is located at the intersection of Hudson Boulevard and Eagle Pointe Boulevard.

Rationale
The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis
The proposed amendment is reviewed against the land use policies in Thrive MSP 2040. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding
None.

Known Support / Opposition
None known.
REVIEW RECORD

City of Lake Elmo

Applewood Pointe Comprehensive Plan Amendment

Review File No. 22215-3, Business Item No. 2020-214

BACKGROUND
The City of Lake Elmo (City) is located in central Washington County, bordered by Pine Springs, Grant, and Stillwater to the north, Oakdale to the west, Woodbury and Afton to the south, and West Lakeland Township, Baytown Township, Stillwater Township, and Oak Park Heights to the east.

Thrive MSP 2040 (Thrive) designates Lake Elmo with “Emerging Suburban Edge” and “Rural Residential” community designations. The Council forecasts from 2018 to 2040 that the City will grow from 10,521 to 22,300 population and 3,619 to 8,200 households. The Council also forecasts that between 2010 and 2040, the City’s employment will increase from 1,914 to 3,800 jobs.

The Metropolitan Council reviewed the City of Lake Elmo 2040 Comprehensive Plan (Business Item 2019-271 JT, Review File No. 22215-1) on October 23, 2019. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY
The amendment reguides 11.7 acres from Business Park (BP) to Mixed Use Business Park (MU-BP) to accommodate a 103-unit senior housing development.

OVERVIEW

Conformance with Regional Systems The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies The amendment is consistent with the Thrive MSP 2040, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

• The Heritage Farms comprehensive plan amendment reguided 50 acres from Rural Area Development to Rural Single Family Sewered and was administratively approved by the Council on March 11, 2020 (Review File No. 22215-2).
ISSUES
I. Does the amendment conform to the regional system plans?
II. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
III. Does the amendment change the City’s forecasts?
IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems
The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for regional parks, wastewater, transportation, and transit are included below.

Regional Parks
Reviewer: Colin Kelly (651-602-1361)
The amendment conforms to the 2040 Regional Parks Policy Plan. There are no existing or planned Regional Park System units in the vicinity of the site. The nearest existing or planned unit of the Regional Park System – the planned Central Greenway Regional Trail (Lake Elmo Segment) – is approximately 1.5 miles to the east. Lake Elmo Park Reserve is approximately two miles to the northeast.

Wastewater
Reviewer: Roger Janzig (roger.janzig@metc.state.mn.us)
The amendment conforms to the 2040 Water Resources Policy Plan (WRPP). The Council is currently planning regional wastewater system improvements that will provide additional capacity for this area of the City. Therefore, the regional system has adequate capacity to serve the proposed development associated with this amendment.

Transportation
Reviewer: Russ Owen (651-602-1724)
The amendment conforms to the 2040 Transportation Policy Plan (TPP). The amendment accurately responds to updates to the TPP.

Transit
Reviewer: Steve Baisden (612-349-7361)
The amendment is consistent with transit policies of the TPP. Metro Transit Route 375 offers the nearest peak-only express service to downtown Minneapolis approximately 0.6 miles west of the proposed residential site at the Guardian Angels Park & Ride.

No pedestrian facilities currently exist along Eagle Point and Hudson Boulevards adjacent to the site, but a trail is proposed on the north side of Hudson Boulevard close to the project. The project plans also show a 6-foot wide concrete sidewalk along Eagle Point Boulevard from Hudson Boulevard to the proposed driveway of Applewood Pointe. The addition of both the trail and sidewalk should facilitate safe pedestrian access to and from the site.

Advisory Comments
Council staff recommend right-of-way be set aside for the eventual construction of sidewalks, if they are not already planned as part of the proposed development.
Consistency with Council Policy
The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with forecasts, land use, housing, and natural resources policies are detailed below.

Forecasts
Reviewer: Todd Graham (651-602-1322)
The City offers that the amendment does not affect the community-wide forecast. Council staff find that the proposed senior housing project fits within the existing community-wide forecast and the existing TAZ forecast. No forecast adjustment is needed.

Land Use
Reviewer: Raya Esmaeili (651-602-1616)
The amendment is consistent with land use policies in Thrive MSP 2040. Thrive identifies the City as both Emerging Suburban Edge and Rural Residential community designations. Located within the Emerging Suburban Edge designation, the amendment proposes to re-guide land from Business Park (BP) to Mixed Use Business Park (MU-BP). The land is 11.7 acres in size and is located at the intersection of Hudson Boulevard and Eagle Pointe Boulevard in the Emerging Suburban Edge designation (see Figure 1). The purpose of the amendment is to accommodate a 103-unit senior housing development.

The MU-BP land use category allows for a density range of 6 to 10 units per acre with 50% residential uses. The proposed project is consistent with the proposed land use guiding of the site. As shown in Table 1, the proposed change (underlined) minimally impacts the overall density of development in the City, which changes from 4.00 to 4.01 units per acre. Emerging Suburban Edge communities are expected to plan for overall minimum densities of 3-5 units per acre and the City’s Plan, including the proposed amendment, continues to be consistent with the Council’s land use policies.

Table 1. Planned Residential Density, City of Lake Elmo

<table>
<thead>
<tr>
<th>Category</th>
<th>Density</th>
<th>Net Acres</th>
<th>Min Units</th>
<th>Max Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Single Family Sewered (existing)</td>
<td>0.1 - 2</td>
<td>50</td>
<td>44</td>
<td>0</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>2.5 - 4</td>
<td>210</td>
<td>525</td>
<td>840</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>4.01 - 8</td>
<td>134</td>
<td>535</td>
<td>1072</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>8.01 - 15</td>
<td>72</td>
<td>577</td>
<td>1080</td>
</tr>
<tr>
<td>Mixed Use Commercial*</td>
<td>10 - 15</td>
<td>59</td>
<td>591</td>
<td>885</td>
</tr>
<tr>
<td>Mixed Use Business Park*</td>
<td>6 - 10</td>
<td>47</td>
<td>281</td>
<td>469</td>
</tr>
<tr>
<td>Village - Low Density Residential</td>
<td>1.5 - 3</td>
<td>128</td>
<td>193</td>
<td>384</td>
</tr>
<tr>
<td>Village - Medium Density Residential</td>
<td>3.01 - 8</td>
<td>63</td>
<td>190</td>
<td>504</td>
</tr>
<tr>
<td>Village - High Density Residential</td>
<td>8.01 - 12</td>
<td>8</td>
<td>144</td>
<td>96</td>
</tr>
<tr>
<td>Village Mixed Use*</td>
<td>5 - 10</td>
<td>9</td>
<td>45</td>
<td>90</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>780</strong></td>
<td><strong>3,124</strong></td>
<td><strong>5,420</strong></td>
<td></td>
</tr>
</tbody>
</table>

| Overall Density                       | **4.01**      | **6.95**  |

*50% residential
Housing
Reviewer: Hilary Lovelace (651-602-1555)
The amendment is consistent with the Council’s Housing Policy Plan. The Plan currently provides sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 989 units. The proposed amendment does not change the City’s inventory of land guided to support the development of low- and moderate-income housing. Including this amendment, the Plan guides about 150 acres of higher density residential land, ensuring at least 1,025 units could be built.

The amendment allows for the construction of about 100 market-rate homes age-restricted for older adults. This amendment allows the City to implement their housing element and does not hinder their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade.

Natural Resources
Reviewer: Cameran J. Bailey (651-602-1212)
The amendment is consistent with Council policy for stormwater management. The grading, drainage, and erosion control plans of any developments need to conform to City of Lake Elmo and South Washington Watershed District (SWWD) requirements. In order to comply with the City’s standards, the developer is showing a stormwater infiltration basin and an underground stormwater management area on the project plans. The City Engineer is recommending that the applicant enter into a stormwater maintenance and easement agreement for these facilities to ensure that future property owners keep these infiltration and stormwater management areas functioning properly. The City may also require other easements as the applicant refines their project plans, especially around the wetlands and the wetland buffers and in regard to the stormwater management system. The site plan may require the installation of additional stormwater ponding or infiltration to satisfy all stormwater regulations.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS
Figure 1: Location Map Showing Community Designations
Figure 2: Location Map showing Regional Systems
Figure 3: Current and Proposed Land Use Guiding
Figure 1: Location Map Showing Community Designations
Figure 2: Location Map Showing Regional Systems
Figure 3: Current and Proposed Land Use Guiding

Map 3-3. Future Land Use Map

Proposed Land Use Classification

Project Area