

## 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 MSP2040*. 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 Council acted on the City’s 2040 Comprehensive Plan on October 23, 2019 (Review File No. 22215-1, [Business Item No. 2019-271 JT](#)).
- 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

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
Rural Single Family Sewered (existing)	0.1	2	50	44	0
Low Density Residential	2.5	4	210	525	840
Medium Density Residential	4.01	8	134	535	1072
High Density Residential	8.01	15	72	577	1080
Mixed Use Commercial*	10	15	59	591	885
Mixed Use Business Park*	6	10	<u>47</u>	<u>281</u>	<u>469</u>
Village - Low Density Residential	1.5	3	128	193	384
Village - Medium Density Residential	3.01	8	63	190	504
Village - High Density Residential	8.01	12	8	144	96
Village Mixed Use*	5	10	9	45	90
<b>TOTALS</b>			<b>780</b>	<b>3,124</b>	<b>5,420</b>
			<b>Overall Density</b>	<b>4.01</b>	<b>6.95</b>

\*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.

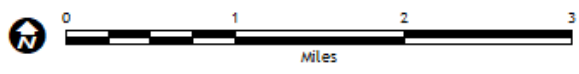
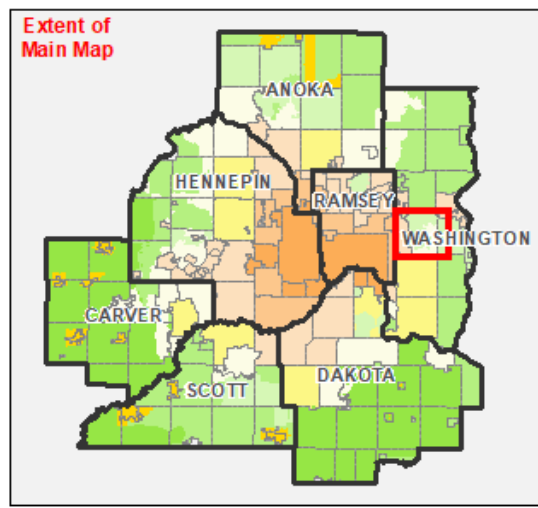
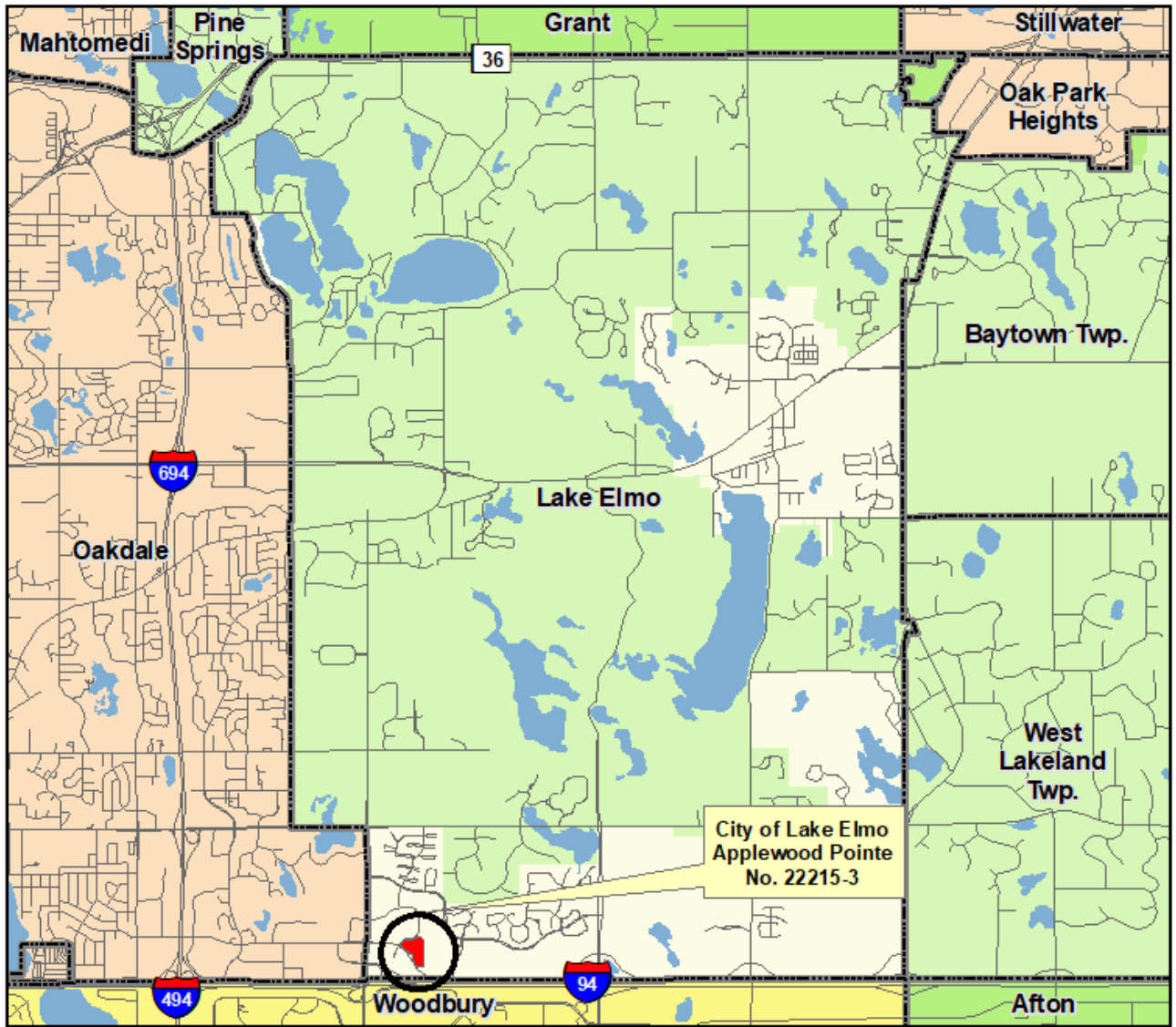
## *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

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



- ThriveMSP 2040 Community Designations**
- Agricultural
  - Rural Residential
  - Diversified Rural
  - Rural Center
  - Emerging Suburban Edge
  - Suburban Edge
  - Suburban
  - Urban
  - Urban Center
  - Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems

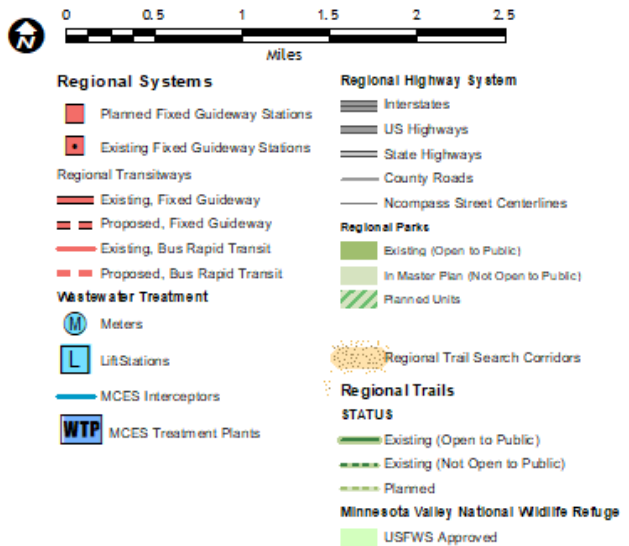
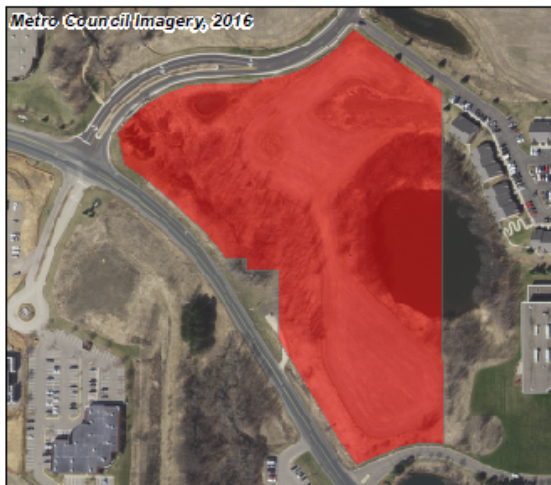
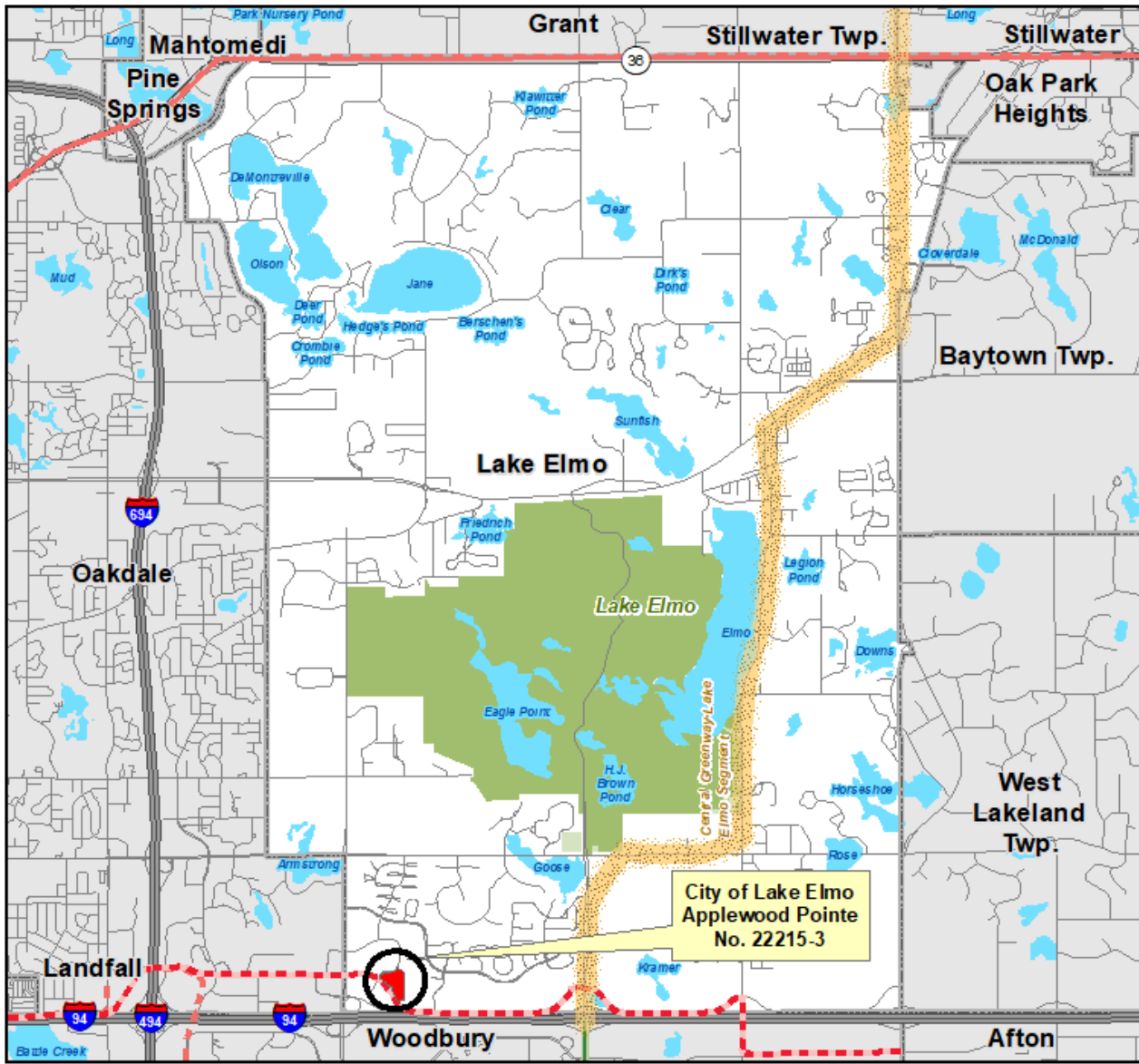
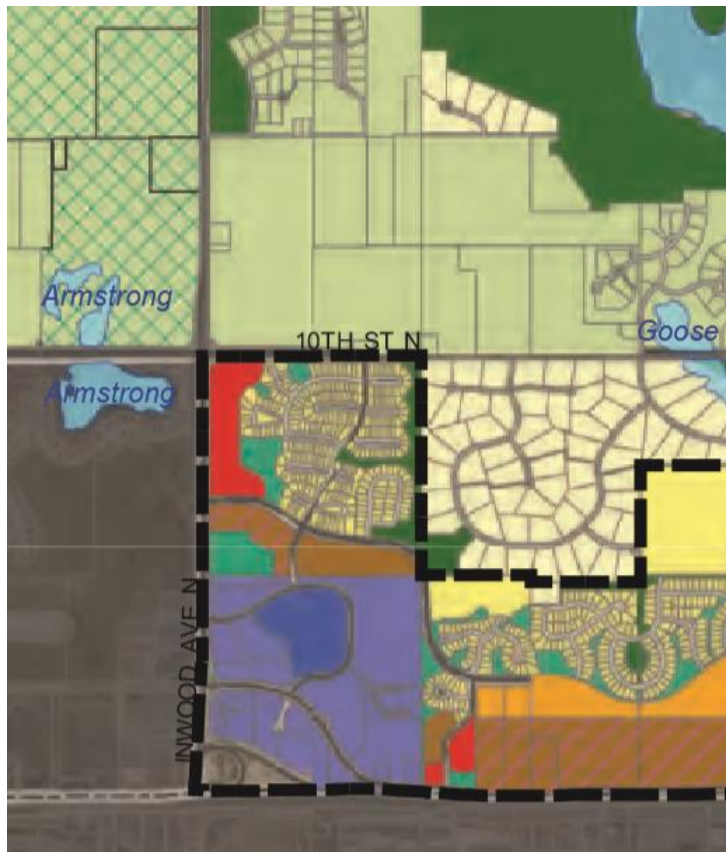
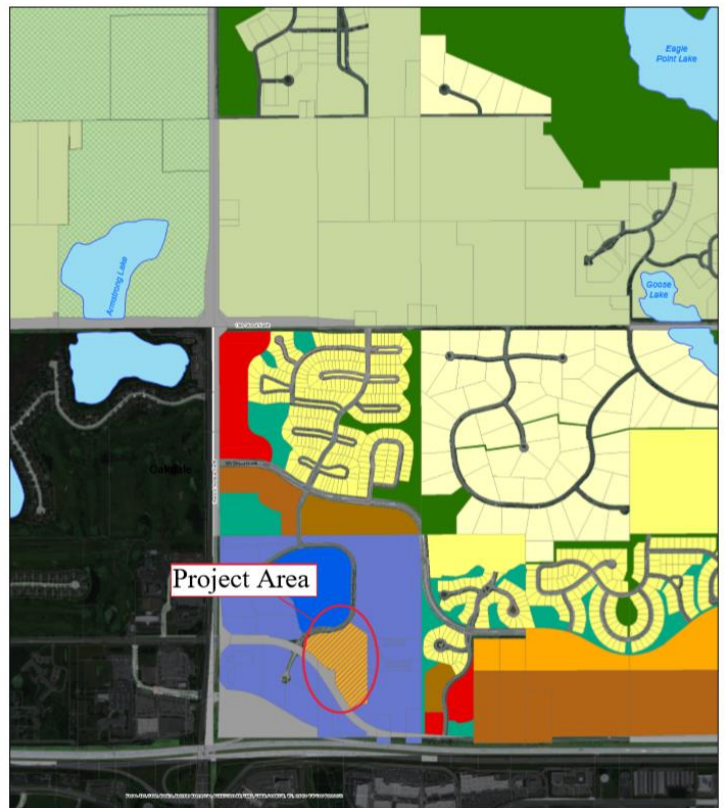
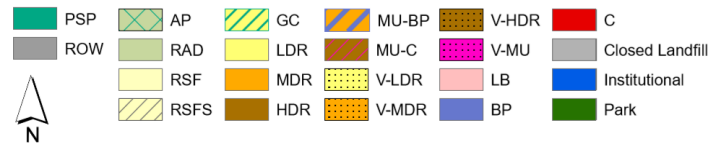


Figure 3: Current and Proposed Land Use Guiding



Map 3-3. Future Land Use Map



**Proposed Land Use Classification**

