

City of Lake Elmo – District 12

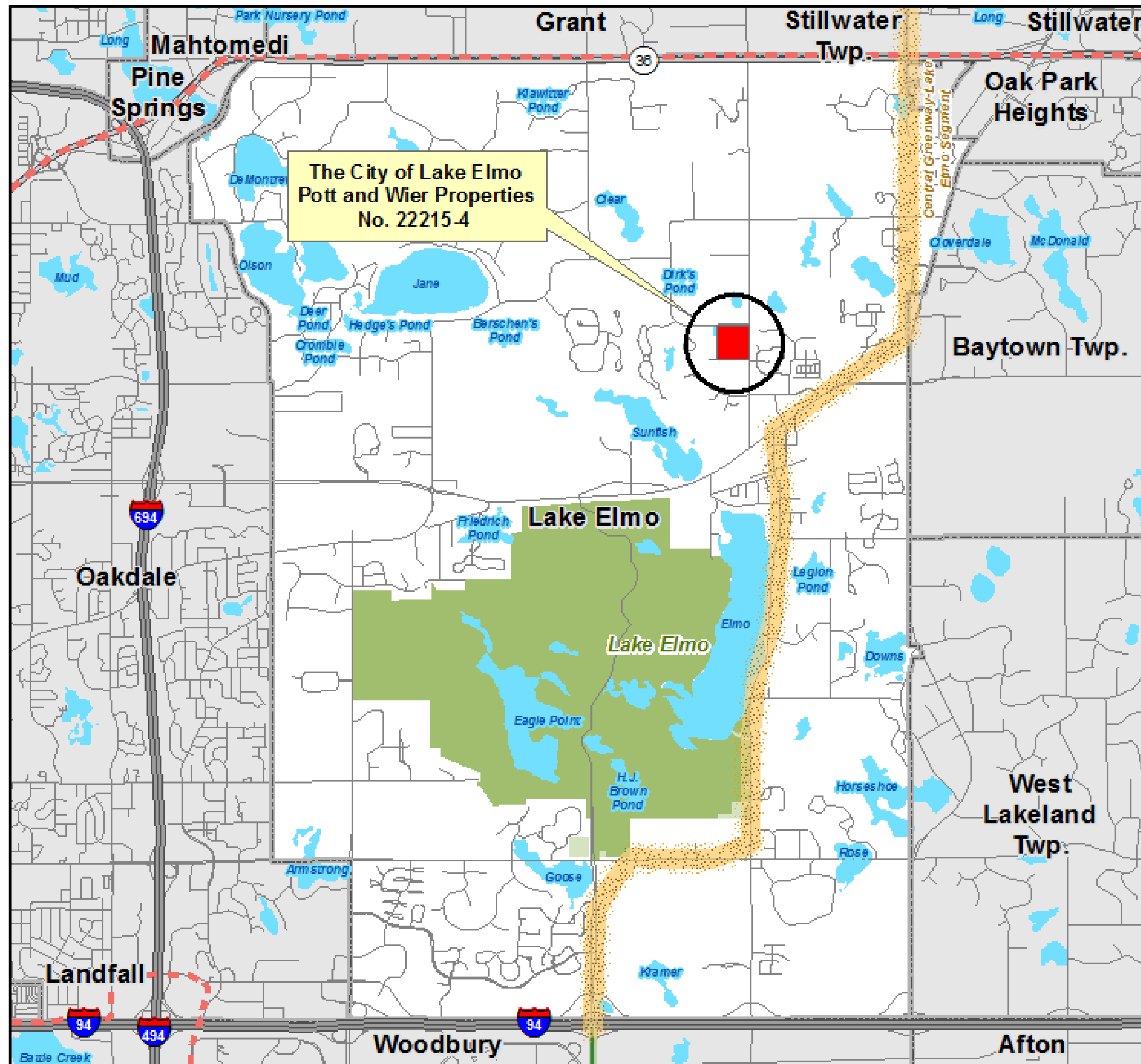
Pott and Wier Properties Comprehensive Plan Amendment

October 19, 2020

Community Development Committee



Regional Systems



Regional Systems

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit

Wastewater Treatment

- M Meters
- L Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Nocompass Street Centerlines

Regional Parks

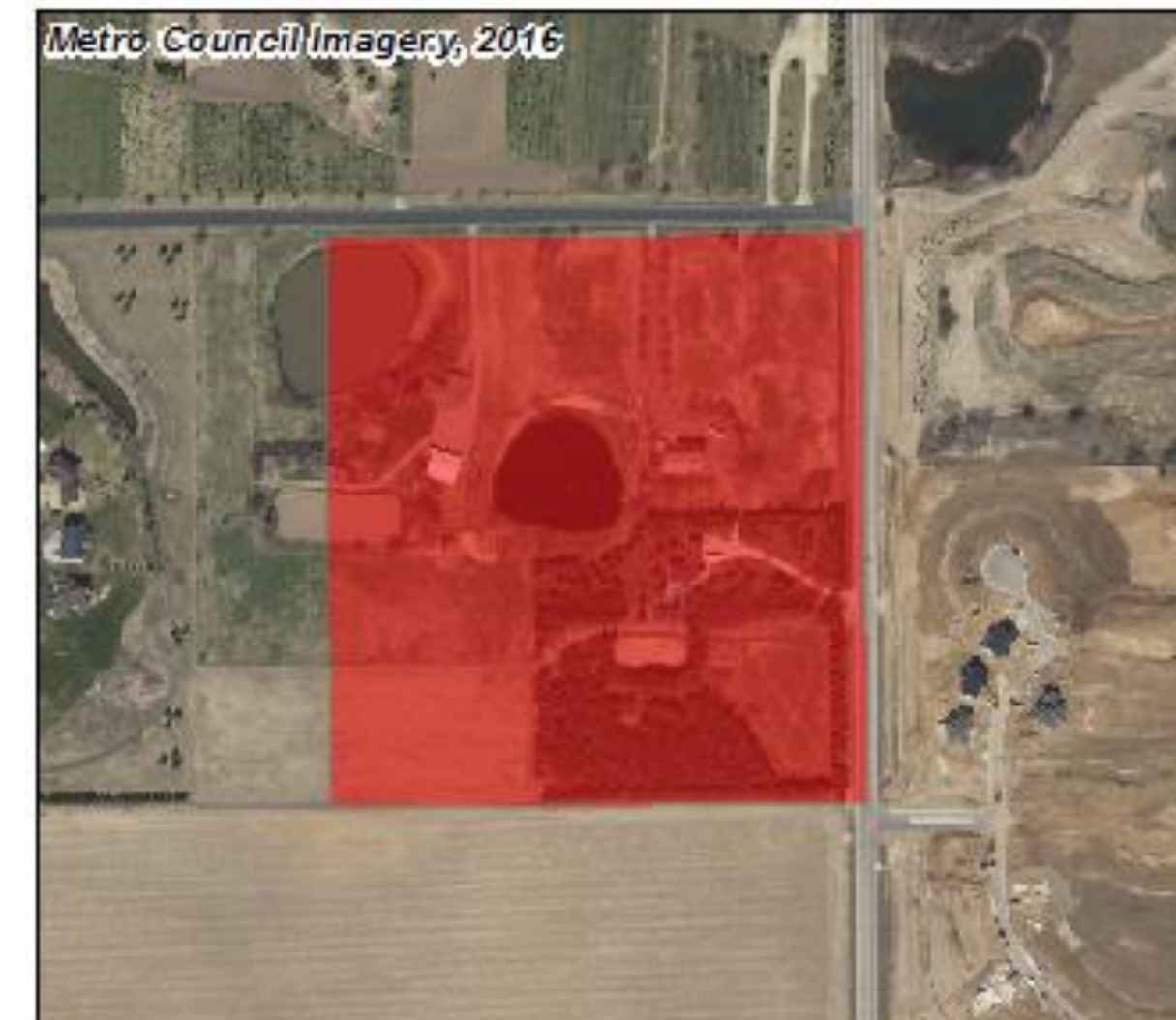
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trail Search Corridors

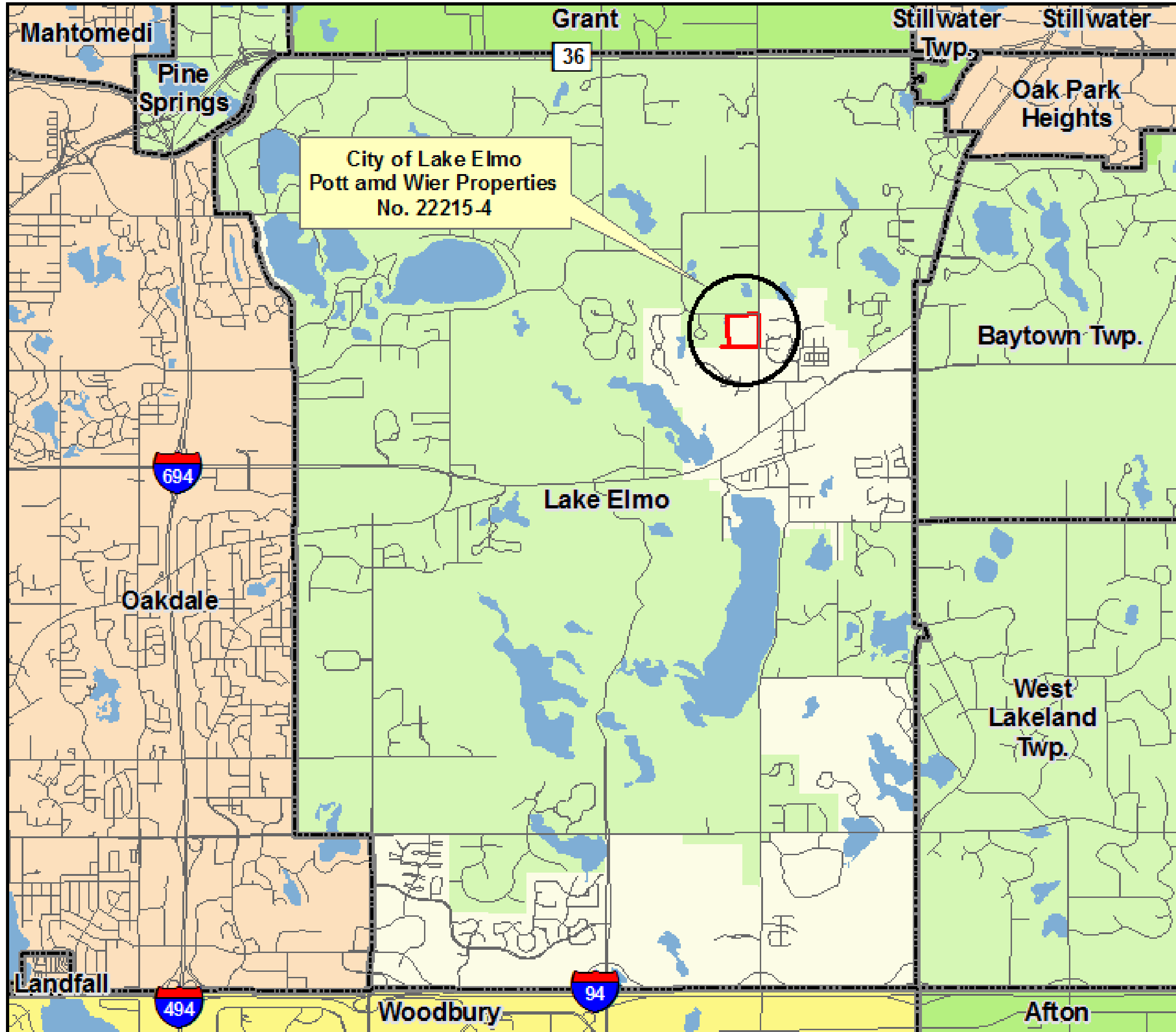
Regional Trails

STATUS

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned
- Minnesota Valley National Wildlife Refuge
- USFWS Approved Boundary

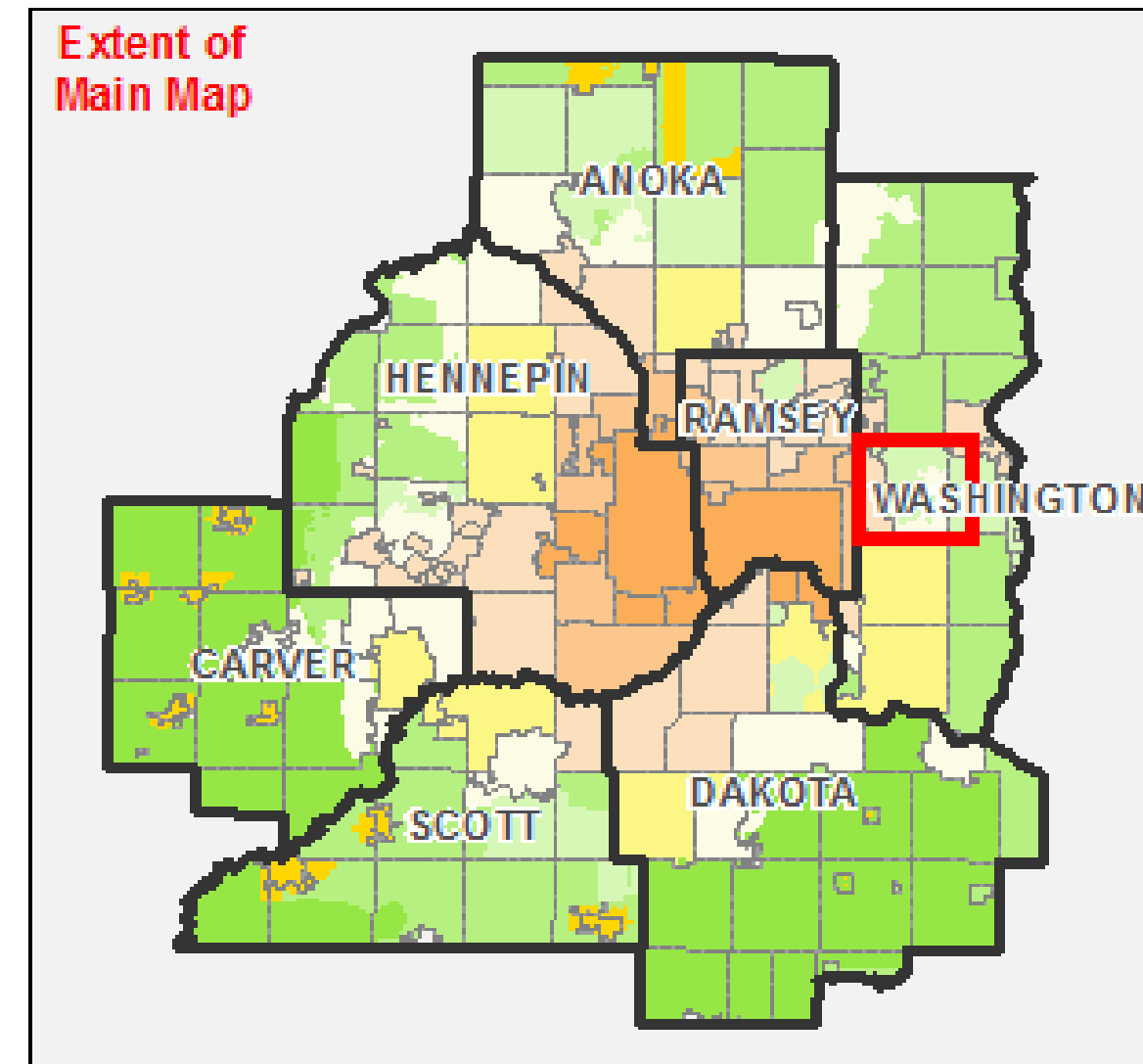


Community Designation



ThriveMSP 2040 Community Designations

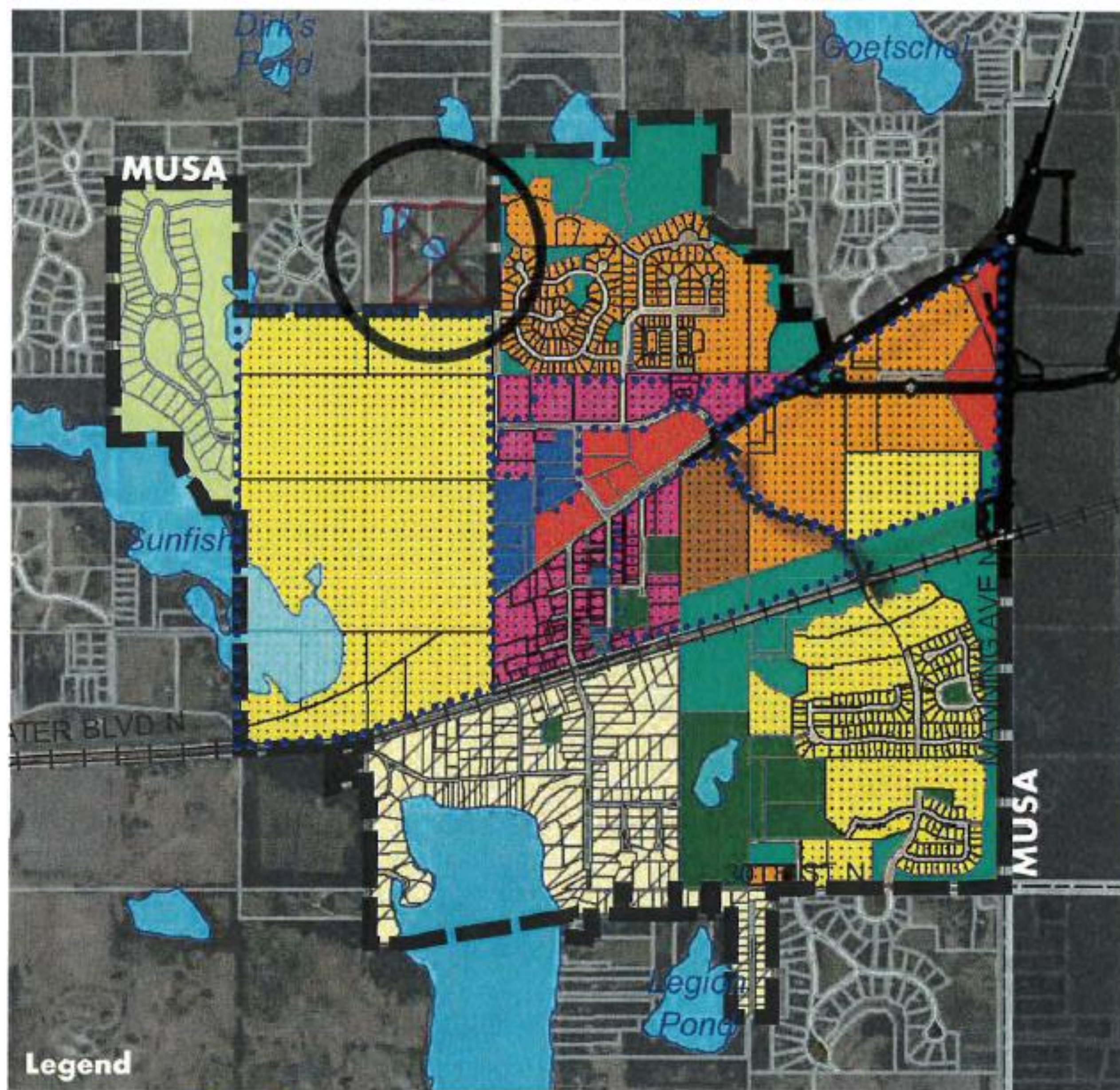
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines



Amendment Details

- The amendment proposes to extend the Metropolitan Urban Service Area (MUSA) boundary to include two parcels adjacent to the north side of the Village Area of Lake Elmo.
- The amendment site is 26.9 acres.
- The amendment reguides the two parcels from Rural Area Development to Village Low Density Residential.
- The purpose of the amendment is to allow municipal sanitary sewer and water for anticipated development or redevelopment of the site.

Existing Planned Land Use



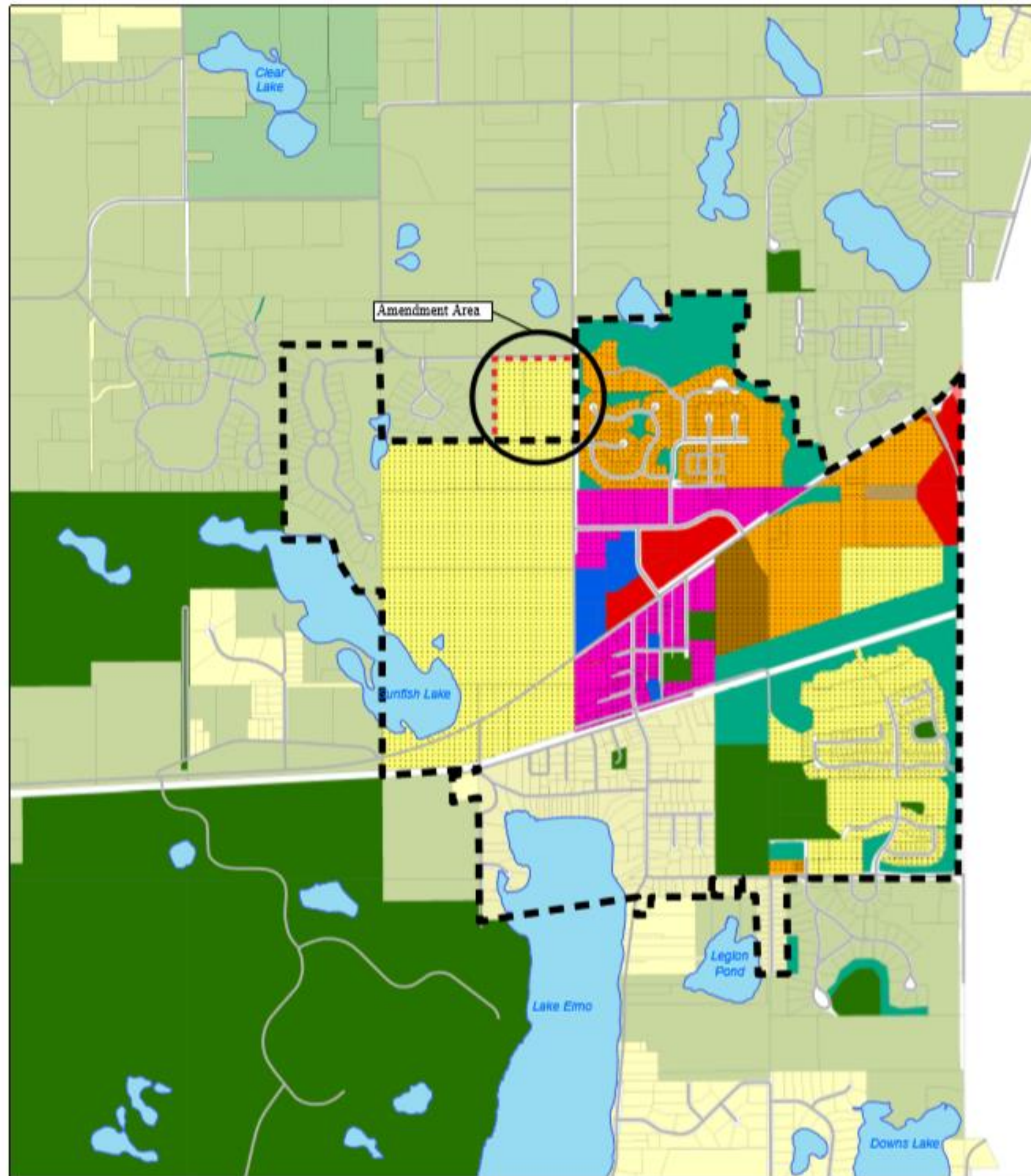
Legend

2040 Future Land Use	LDR	V-MDR	Closed Landfill	Areas Planned for Growth
AP	MDR	V-HDR	Institutional	Planned Roadway (Parkway)
RA0	HDR	V-MU	Park	
RSF	MU-BP	LB	PSP	
RSFS	MU-C	BP	ROW	
GC	V-LDR	C	MUSA 2040 (Revised)	

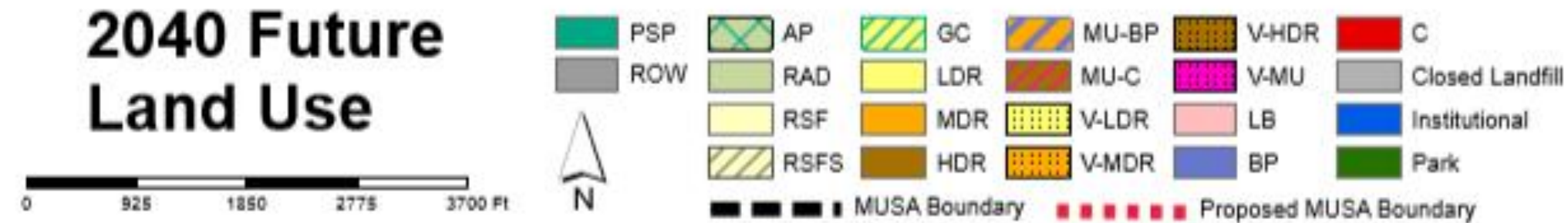
Draft Date: Rev. 6.11.2018
Source: Washington County, MNGEO, City of Lake Elmo, SHC



Proposed Planned Land Use



**2040 Future
Land Use**



Planned Residential Density

Table 1. Planned Residential Density, City of Lake Elmo

2018-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Rural Single Family Sewered	0.1	2	50.0	44	0
Low Density Residential	2.5	4	210.0	525	840
Medium Density Residential	4.01	8	134.0	537	1,072
High Density Residential	8.01	15	72.0	577	1,080
Mixed Use Commercial*	10.0	15	59.0	590	885
Mixed Use Business Park*	6.0	10	46.8	281	469
Village - Low Density Residential	1.5	3	<u>155</u>	<u>232</u>	<u>465</u>
Village - Medium Density Residential	3.01	8	63.0	190	504
Village - High Density Residential	8.01	12	8.0	64	96
Village Mixed Use*	5.0	10	18.0	90	180
TOTALS			765.8	3,086	5,590
			Overall Density	4.0	7.3

* 50% residential

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

- Authorize the City of Lake Elmo to place its Pott and Weir Properties comprehensive plan amendment into effect.
- Revise the *Thrive MSP 2040* Community Designation of the two subject parcels from Rural Residential to Emerging Suburban Edge as shown in Figure 2 of the Review Record.
- Find that the amendment does not change the City's forecasts.

Questions

