

City of Lake Elmo – District 12

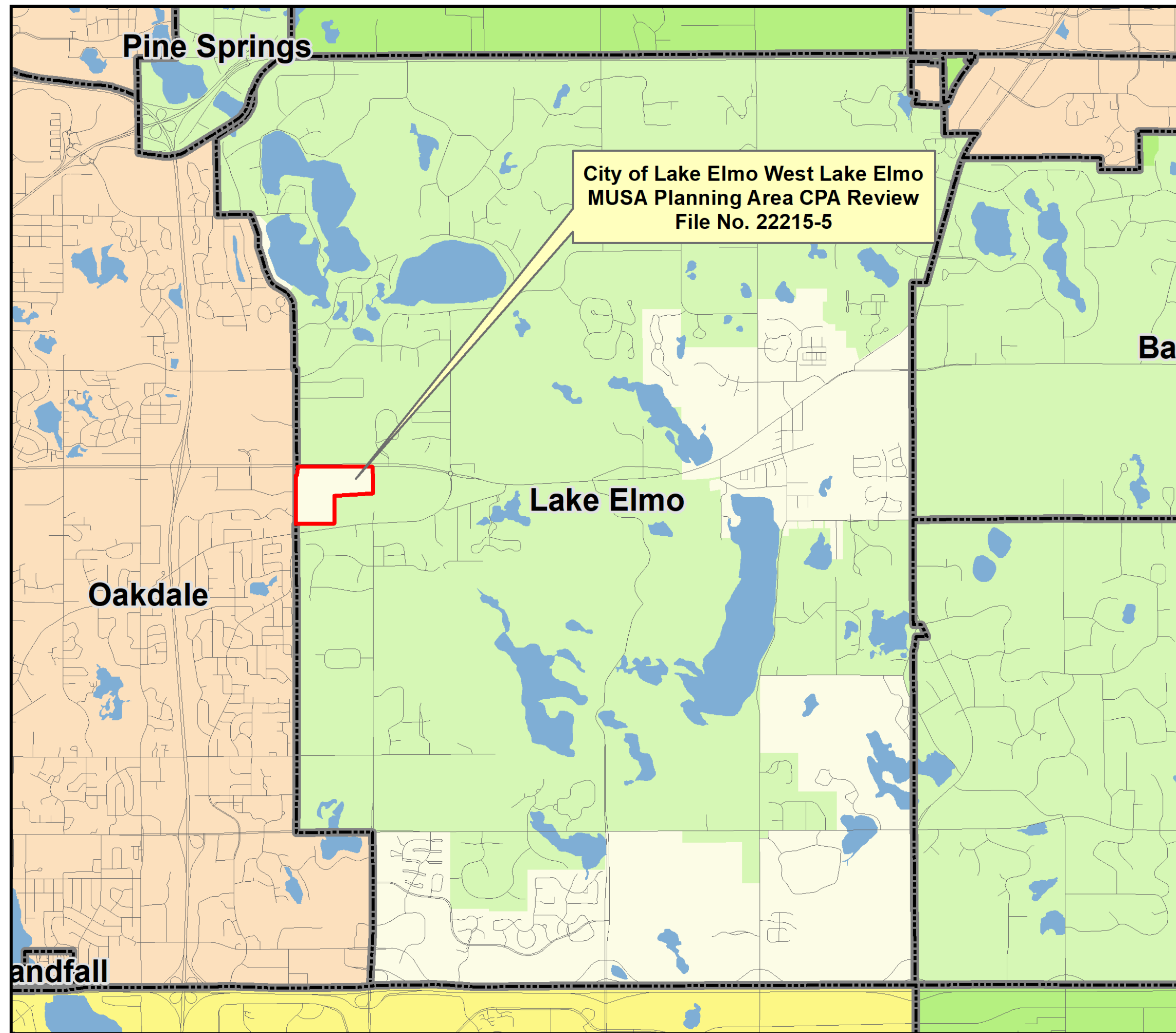
West Lake Elmo MUSA Planning Area Comprehensive Plan Amendment

April 19, 2021

Community Development Committee

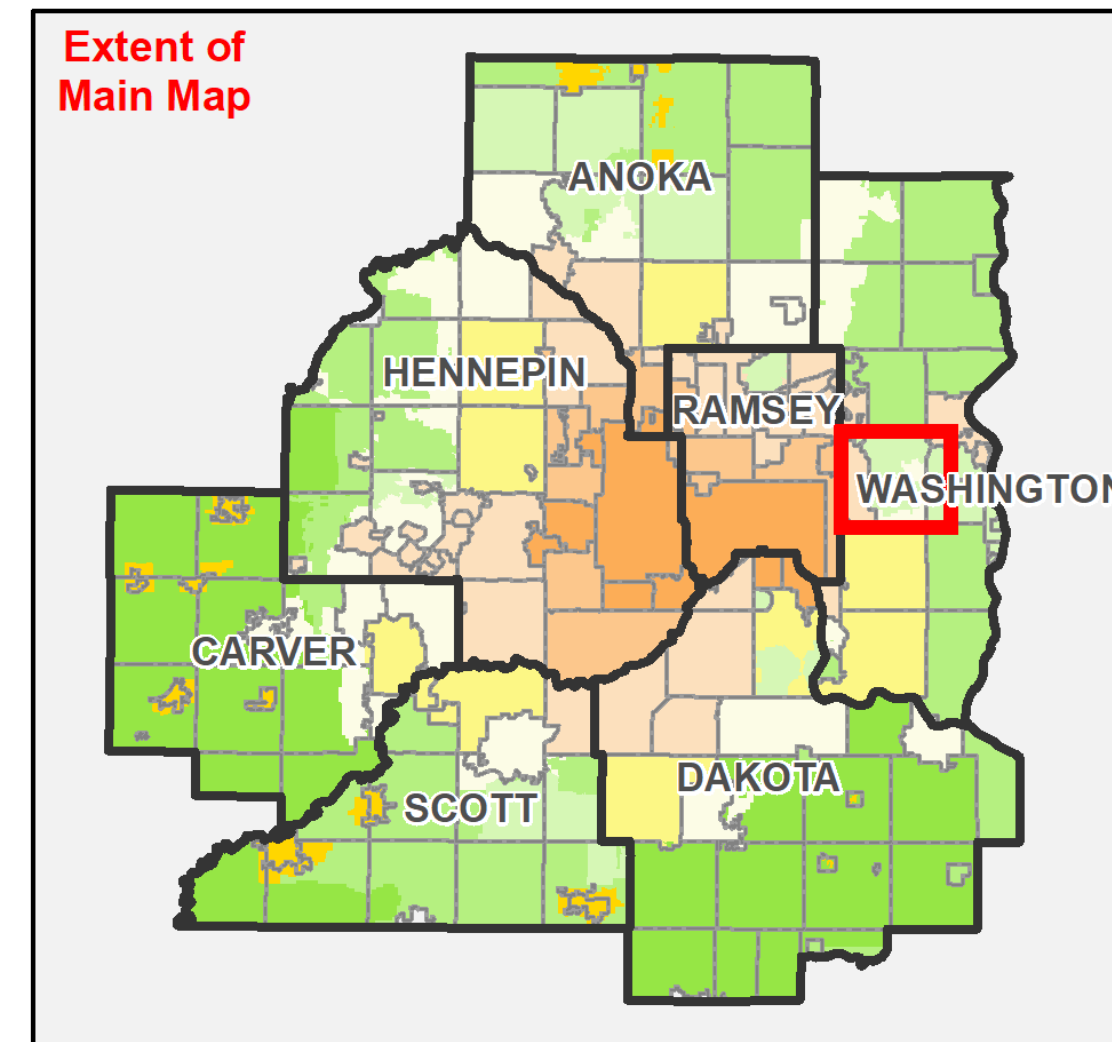


Community Designation

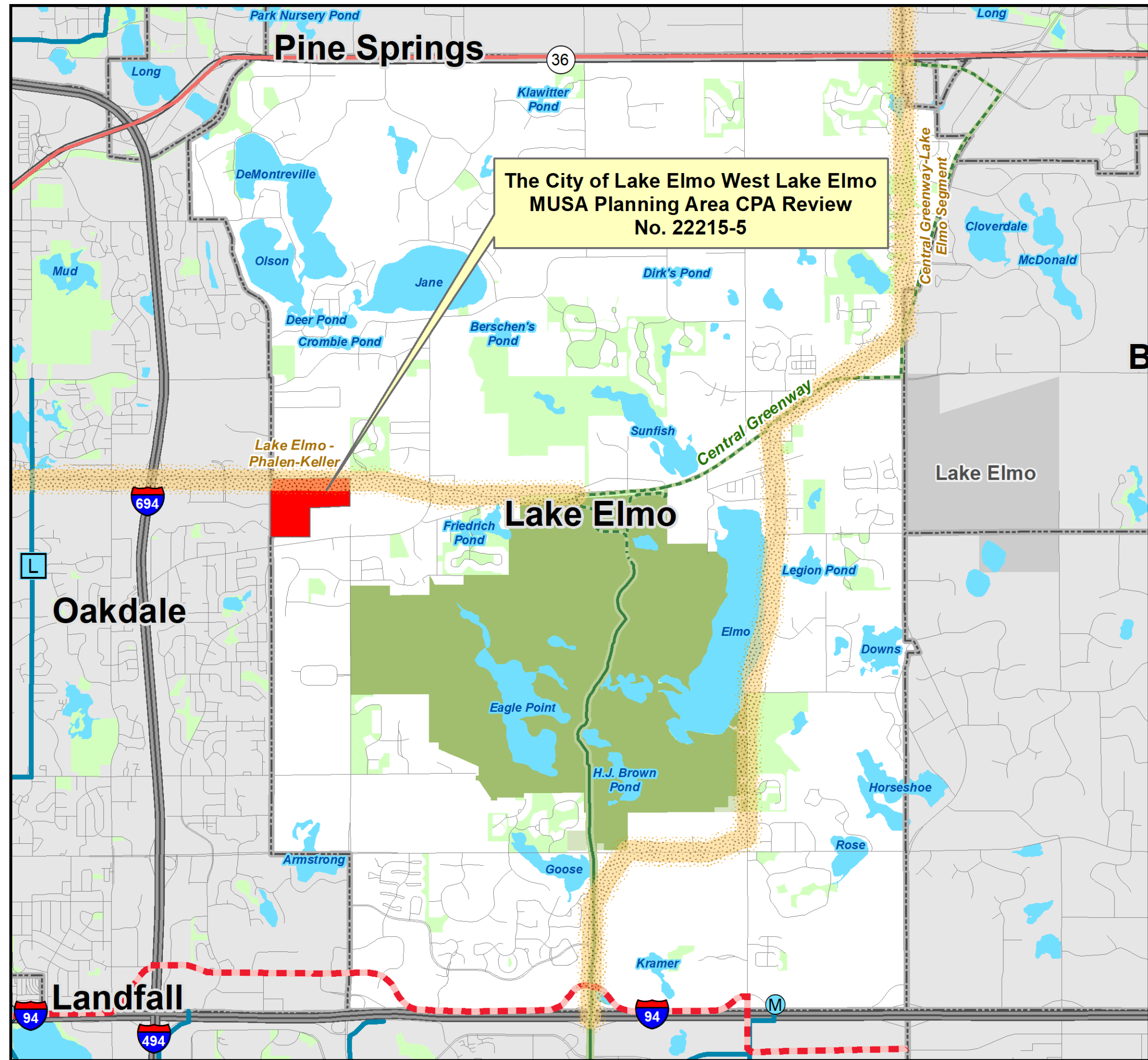


ThriveMSP 2040 Community Designations

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



Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB Phase Projects
- Potential Increased Revenue Scenario

Waterwater Treatment

- Meters
- Lift Stations
- MCES Treatment Plants

Regional Highway System

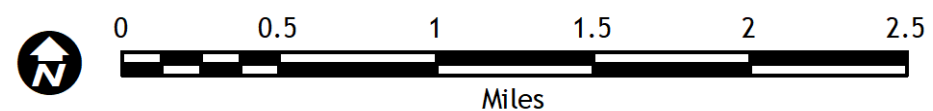
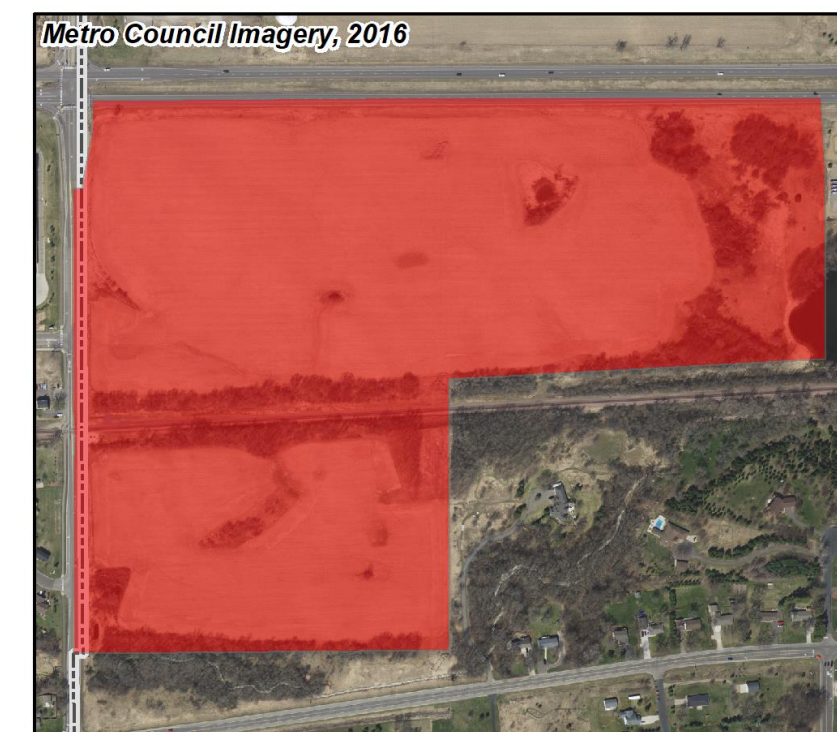
- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Planned Regional Trails
- Airports
- Regional Trail Search Corridors

Regional Trails

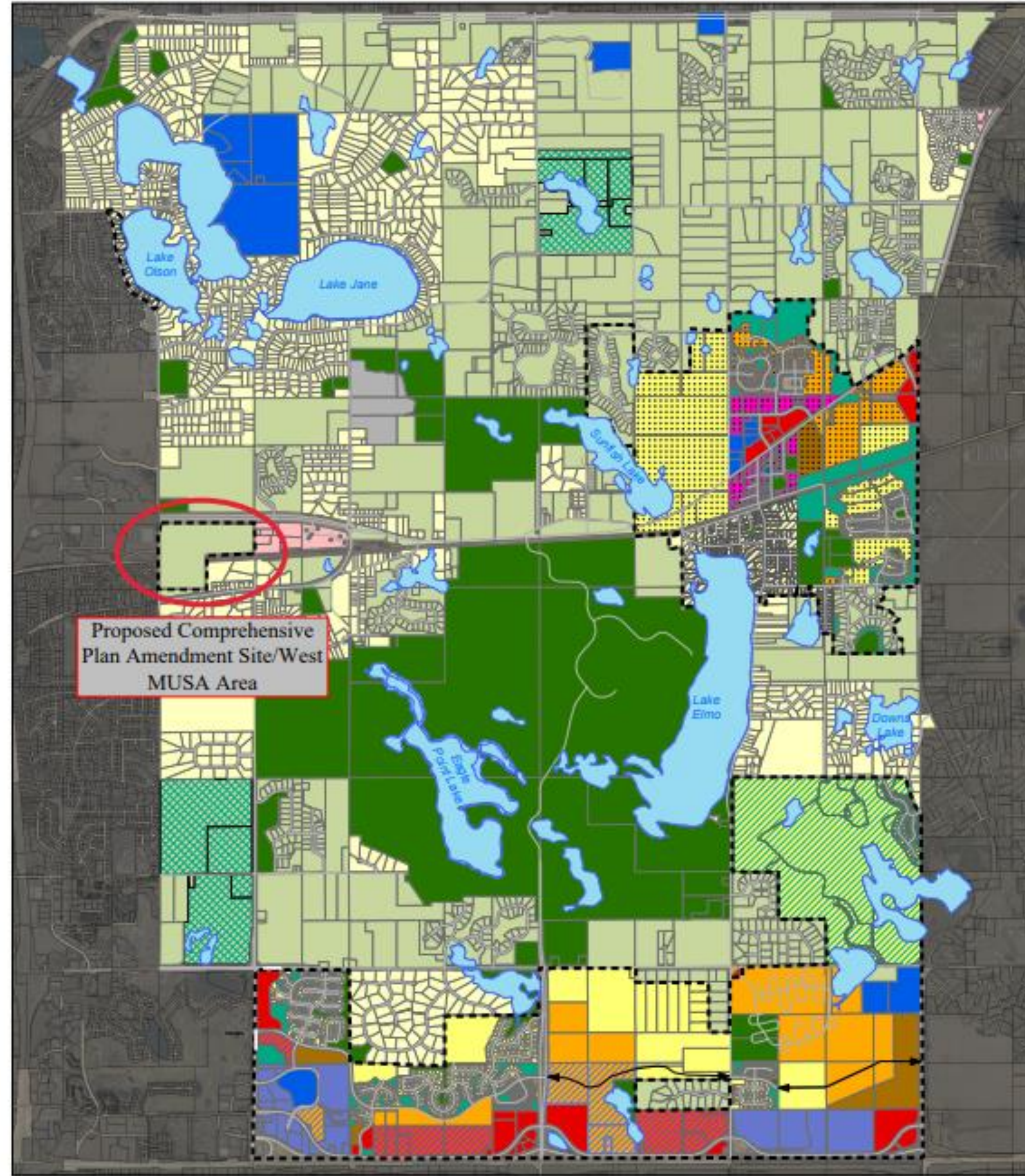
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned
- Other Parks, Preserves, Refuges and Natrual Areas



Amendment Details

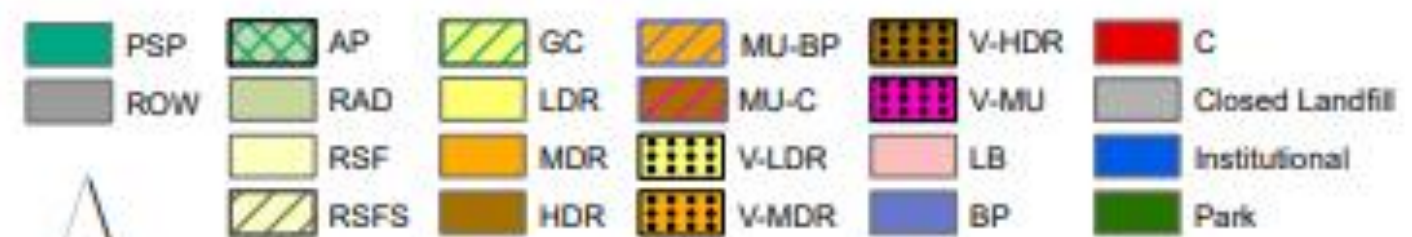
- Proposes a change to the MUSA boundary to incorporate part of a 180-acre property acquired by the City through the 3M settlement
- Reguides 77 acres from Rural Area Development (RAD) to Business Park (BP)
- Requires a change to the Community Designation from Rural Residential to Emerging Suburban Edge

Existing Planned Land Use



Proposed Comprehensive
Plan Amendment Site/West
MUSA Area

2040 Future Land Use

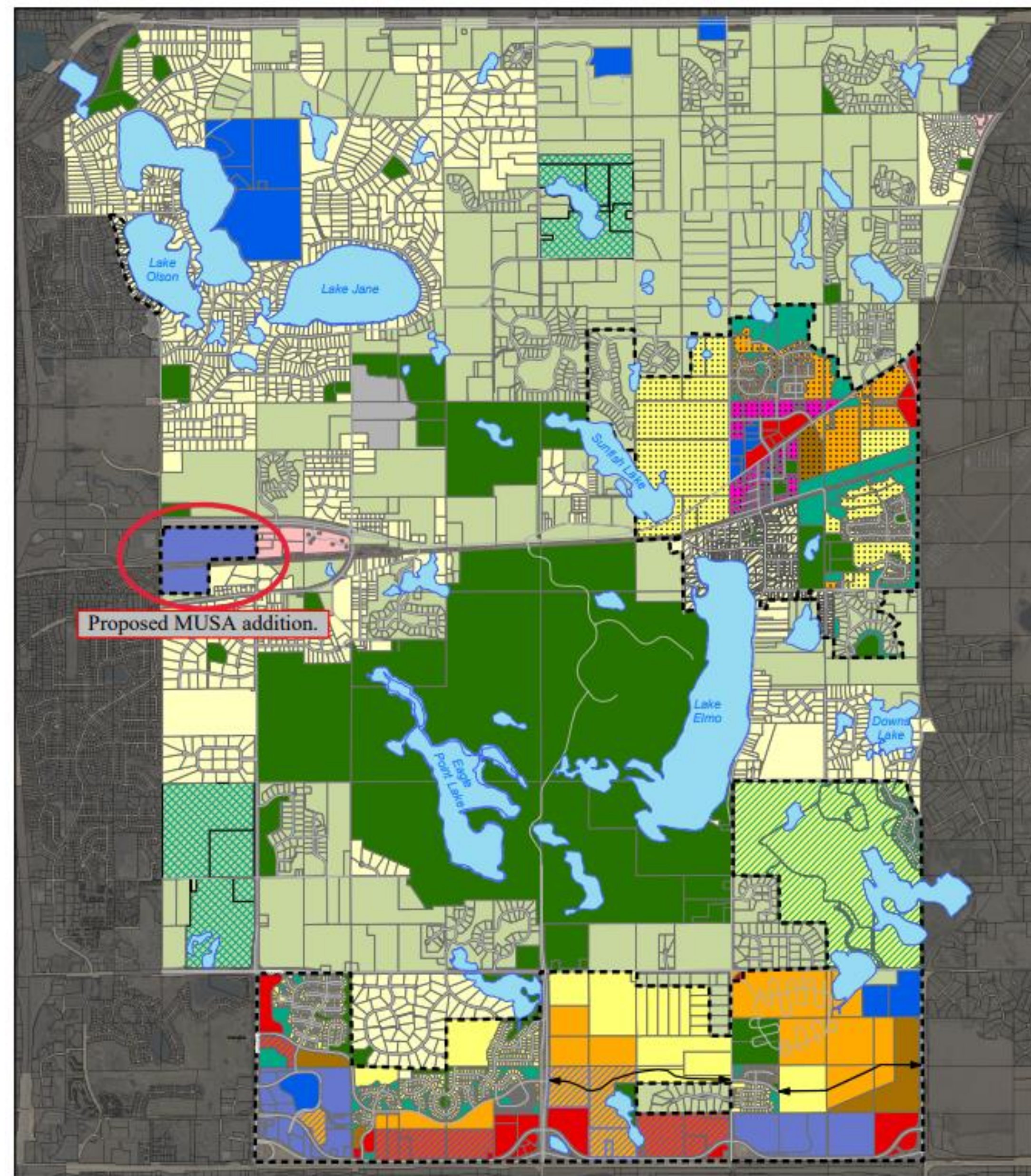


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— — — — — MUSA Boundary

~ ~ ~ ~ ~ Planned Roadway (Parkway)

Proposed Planned Land Use



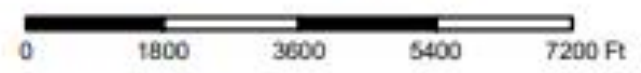
**2040 Future
Land Use**



--- MUSA Boundary

~ Planned Roadway (Parkway)

ap Date: January 2021



Forecasts

Table 1. City of Lake Elmo Forecasts

	Census 2010	Council' Current Forecasts			City Proposed Forecasts		
		2020	2030	2040	2020	2030	2040
Population	26,911	11,020	18,000	22,300	11,020	<u>18,330</u>	22,300
Households	9,116	3,800	6,500	8,200	3,800	<u>6,620</u>	8,200
Employment	6,753	2,900	3,350	3,800	2,900	<u>4,150</u>	<u>4,600</u>

Table 2. City of Lake Elmo sewer-serviced forecast: summary of Eagles Point and Metro Plant amounts

	Census 2010	Council' Current Forecasts			City Proposed Forecasts		
		2020	2030	2040	2020	2030	2040
Population	0	4,518	10,686	14,847	4,518	<u>11,010</u>	14,847
Households	0	1,558	3,858	5,458	1,558	<u>3,975</u>	5,458
Employment	623	2,338	2,788	3,238	2,338	<u>3,588</u>	<u>4,038</u>



Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **1040 units**

2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	72.00		8.01		100%		577
Village High Density Residential	19.00		8.01		100%		153
Mixed Use Commercial	59.00		10.00		50%		295
Total	150						1,025

Sufficient/*(insufficient)* units possible against share of regional need: **-15**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **(15)**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

Findings

That the proposed amendment:

- Conforms to regional system plans
- The amendment is inconsistent with the *2040 Housing Policy Plan*, but consistent with other Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

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 comprehensive plan amendment into effect.
2. Revise the City's forecasts and sewer-serviced forecasts upward in 2030 and 2040 as shown in Tables 1 and 2 in the Review Record.
3. Revise the *Thrive MSP 2040* Community Designation of the subject area from Rural Residential to Emerging Suburban Edge for the area shown in Figure 2 of the Review Record.
4. Revise the City's affordable housing need allocation for 2021-2030 to 1,040 units.

Proposed Action (continued...)

5. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's housing policy and that the City is therefore ineligible to participate in Livable Communities Act programs.
6. Require the City to submit a copy of the Wastewater Intercommunity Flow Agreement between Cities of Lake Elmo and Oakdale to the Metropolitan Council Environmental Services once it has been executed.
7. Advise the City:
 - That to be consistent with Council housing policy, the City needs to increase the inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade by at least 15 units by guiding enough residential acres with sufficient minimum densities.
 - To implement the advisory comments in the Review Record for Parks, Forecasts, and Land Use.



Questions

