



# Tapestry Development Comprehensive Plan Amendment

City of Lake Elmo – District 12



August 15, 2022

Raya Esmaeili

[metro council.org](https://metro council.org)

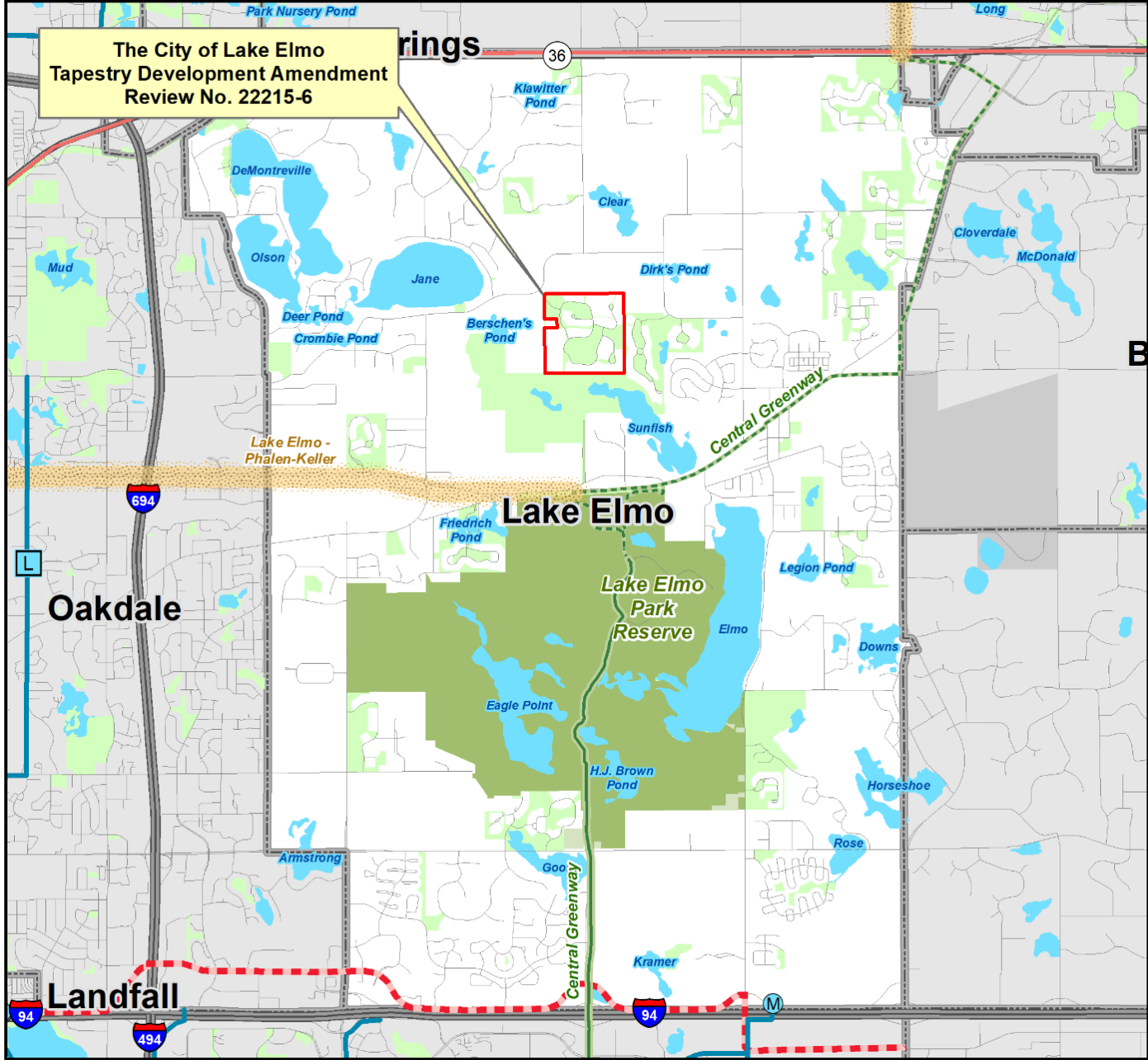


# Amendment Details



- 156.4 acres
- Rural Area Development to Single Family Sewered
- Extend the MUSA and provide sanitary sewer service to 65 existing single-family residential properties
- Failing communal Subsurface Sewage Treatment Systems

# Regional Systems



### Regional Systems

- Regional Transitways**
- Existing
  - Planned Current Revenue Scenario
  - Planned Current Revenue Scenario - CTIB Phase 1 Projects
  - Potential Increased Revenue Scenario

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

### Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

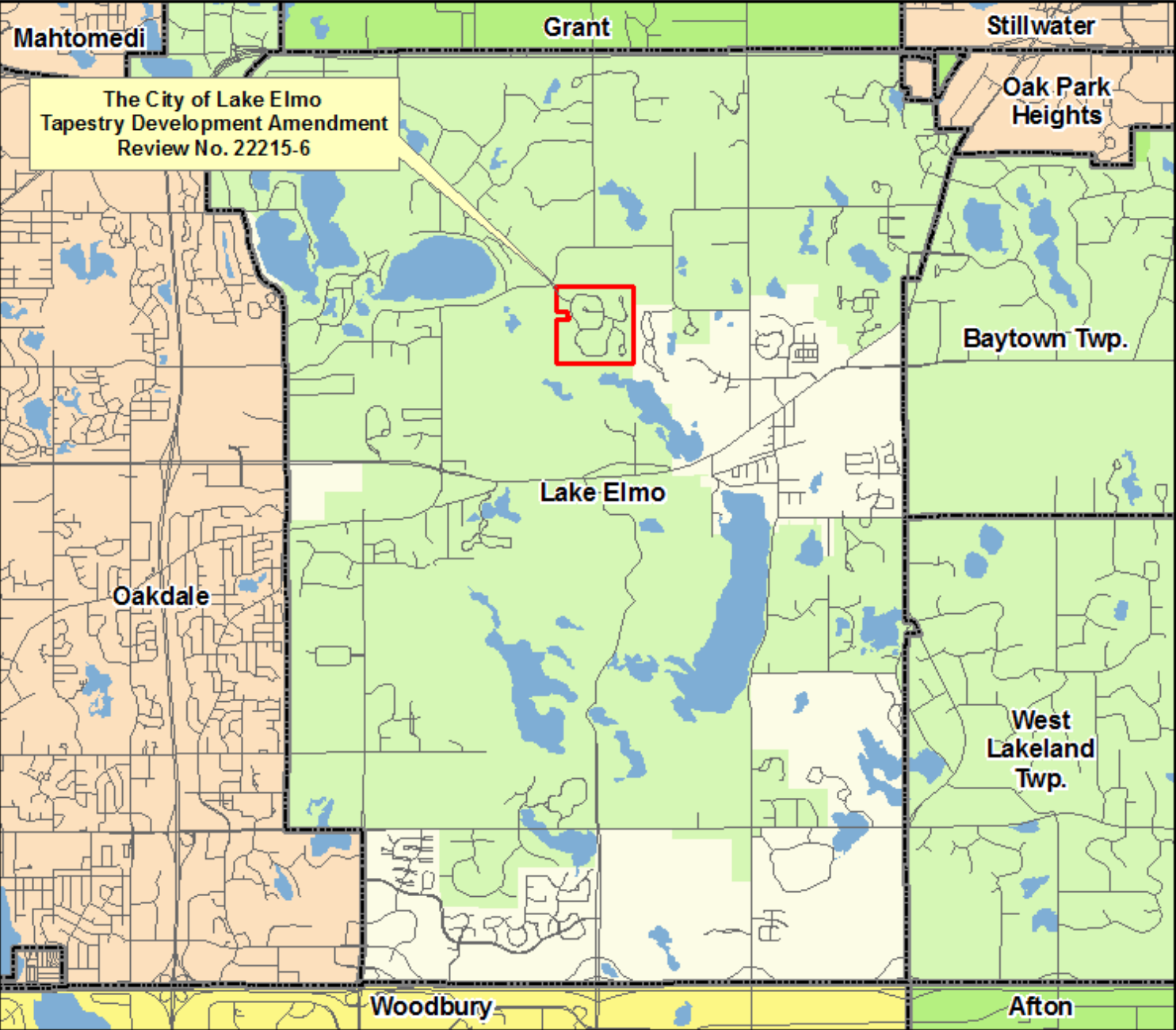
- Regional Parks**
- Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units
  - Other Parks, Preserves, Refuges and Natural Areas

- Regional Trails**
- Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned Regional Trails
  - Regional Trail Search Corridors



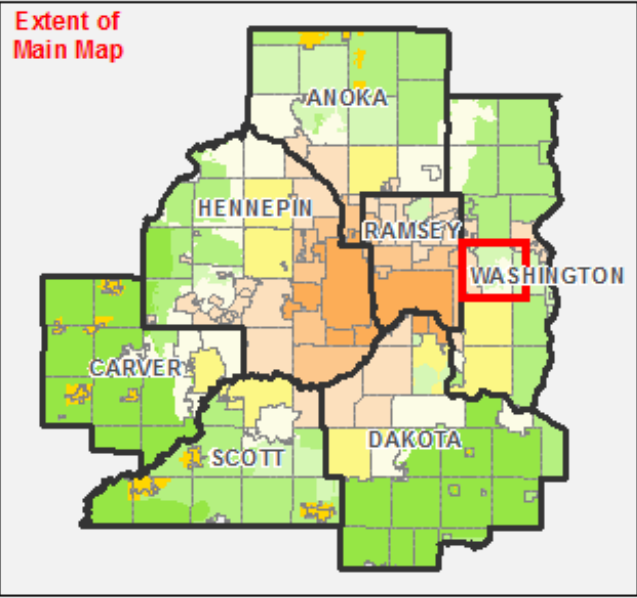


# Current Community Designation

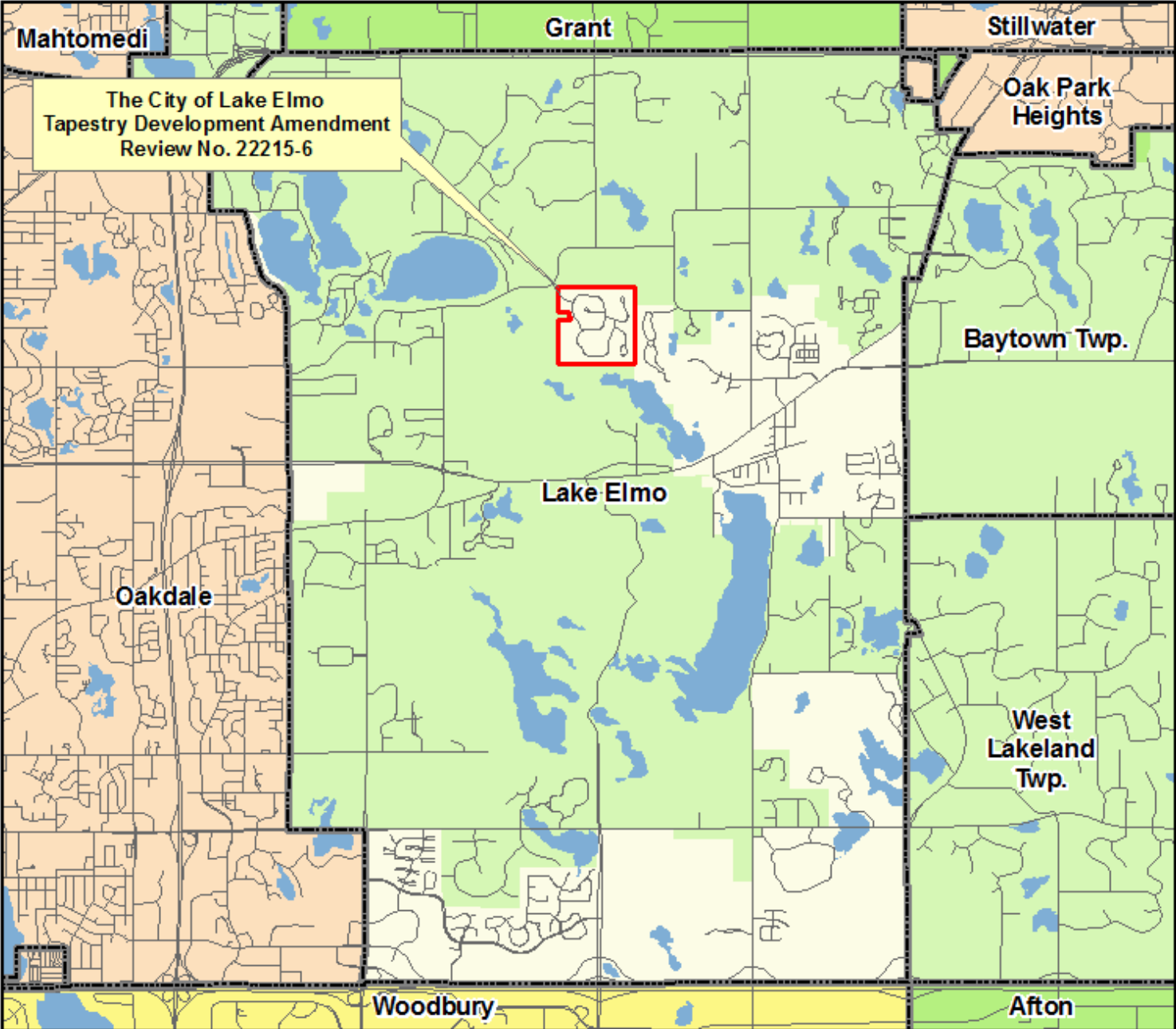


**ThriveMSP 2040 Community Designations**

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

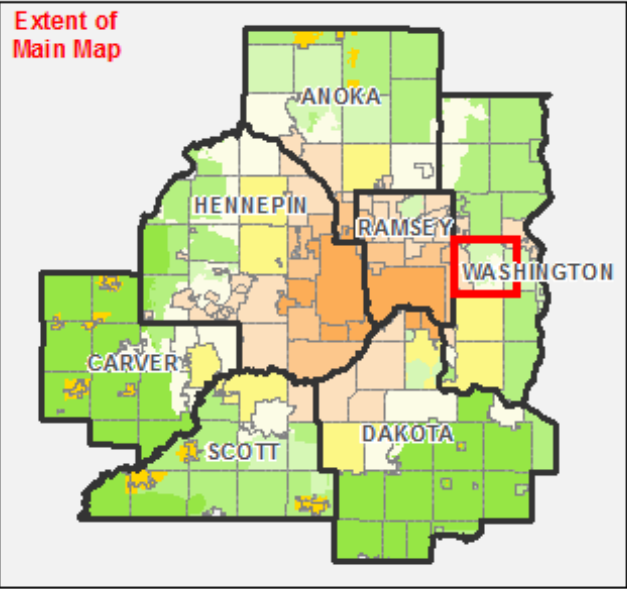


# New Community Designation



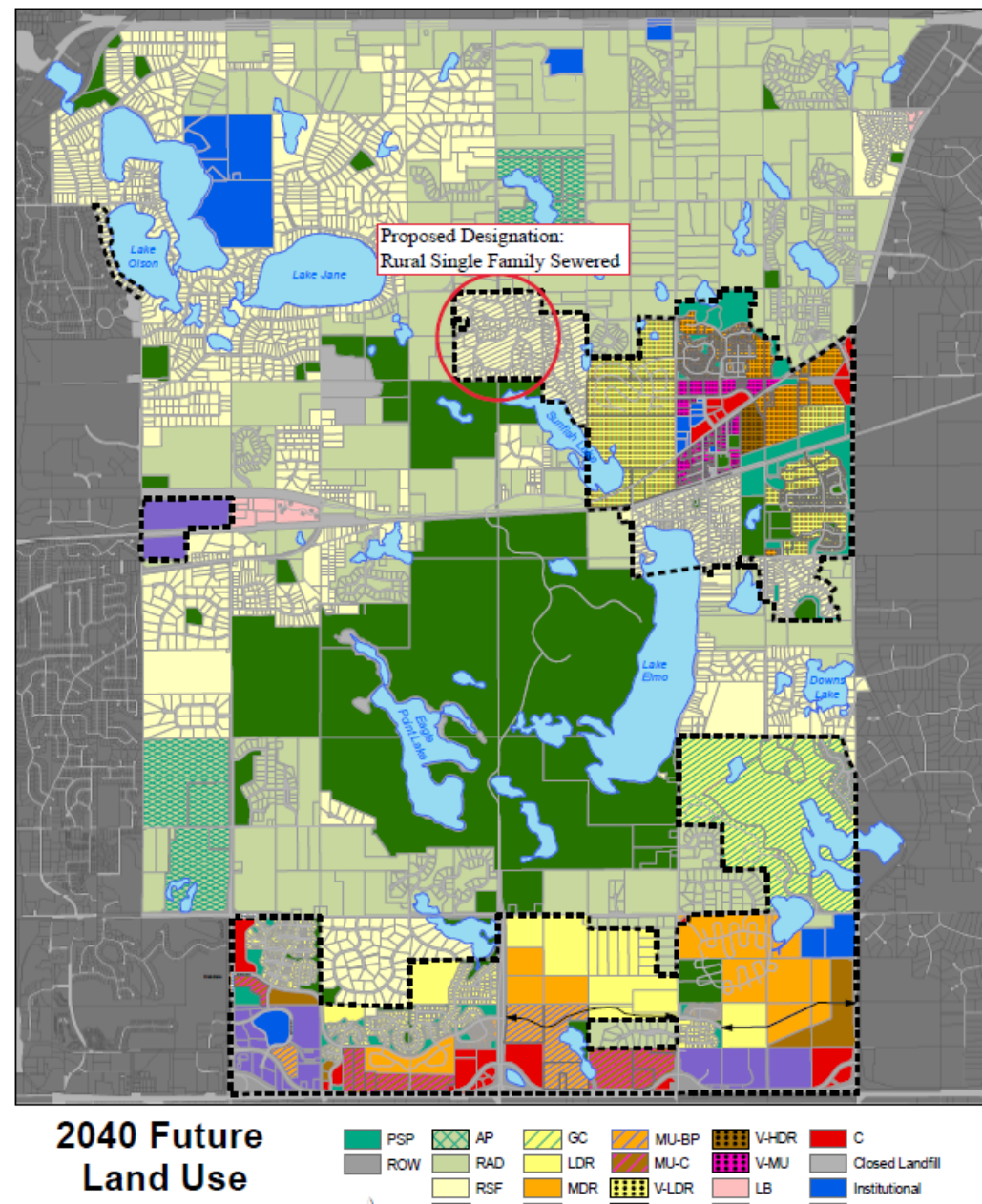
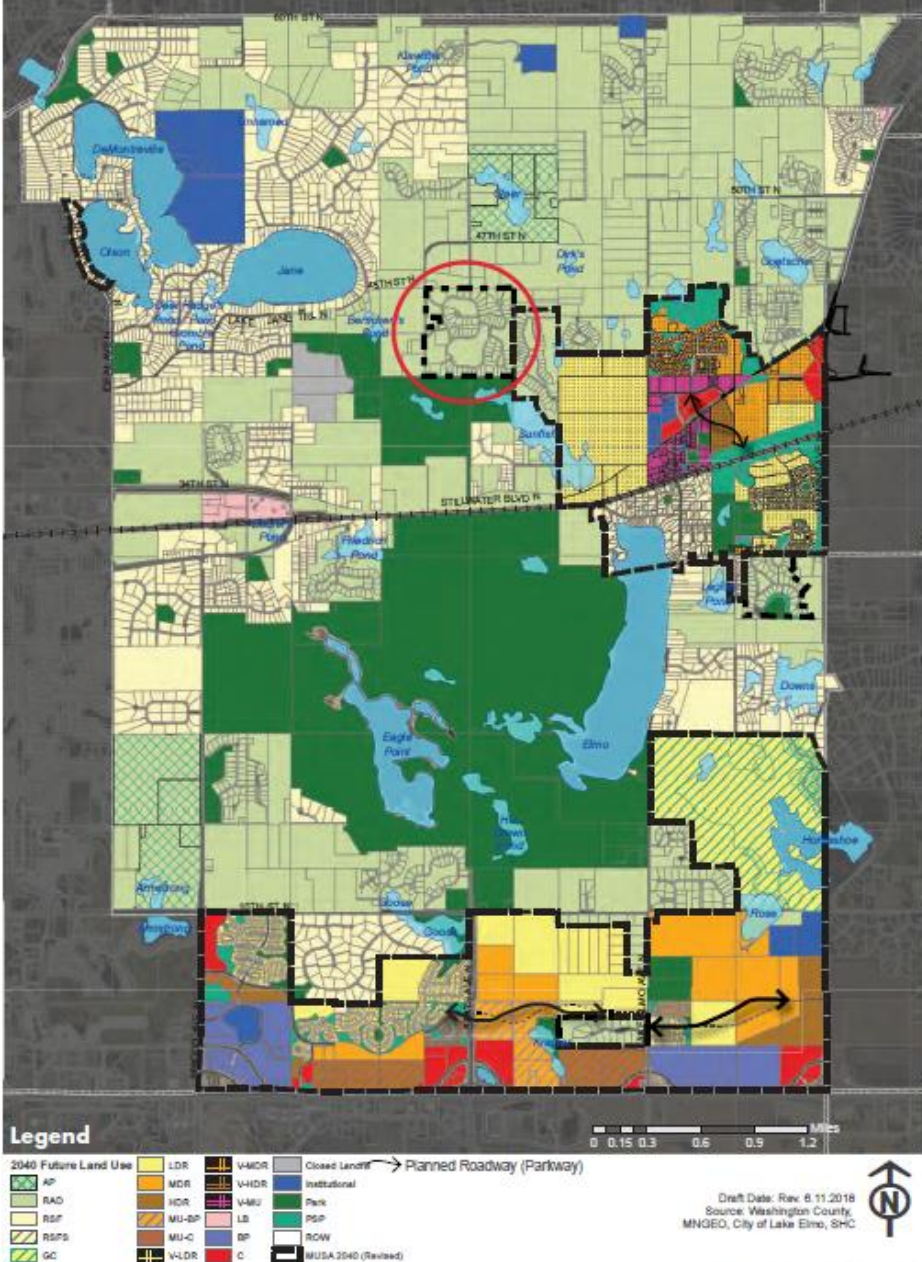
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# Existing and Proposed Planned Land Use



# Forecast Revision

**Table 1. City of Lake Elmo Forecasts**

	Current Wastewater Forecast			Revised Forecast		
	2020	2030	2040	2020	2030	2040
<b>Population</b>	4,518	10,686	14,847	<u>4,834</u>	<u>11,002</u>	<u>15,163</u>
<b>Households</b>	1,558	3,858	5,458	<u>1,667</u>	<u>3,967</u>	<u>5,567</u>
<b>Employment</b>	2,338	3,588	4,038	2,338	3,588	4,038

# Planned Residential Density

**Table 2. Planned Residential Density, City of Lake Elmo**

**2018-2040 Change**

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Rural Single Family Sewered	0.10	2.00	<u>206.4</u>	<u>109</u>	-
Low Density Residential	2.50	4.00	210.0	525	840
Medium Density Residential	4.01	8.00	134.0	537	1,072
High Density Residential	8.01	15.00	72.0	577	1,080
Mixed Use Commercial*	10.00	15.00	59.0	590	885
Mixed Use Business Park*	6.00	10.00	46.9	281	469
Village - Low Density Residential	1.50	3.00	154.9	232	465
Village - Medium Density Residential	3.01	8.00	63.0	190	504
Village - High Density Residential	8.01	12.00	8.0	64	96
Village Mixed Use*	5.00	10.00	18.0	90	180
	<b>TOTALS</b>		<b>972.2</b>	<b>3,195</b>	<b>5,590</b>
			<b>Overall Density</b>	<b>3.3</b>	<b>5.8</b>

\*50% residential



# Findings



## That the proposed amendment:

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

# Proposed Action

## **That the Metropolitan Council:**

1. Authorize the City to place its comprehensive plan amendment into effect.
2. Revise the City's sewer-serviced forecasts upward for population and households as shown in Table 1 in the Review Record.
3. Revise the Thrive MSP 2040 community designation for the amendment site from Rural Residential to Emerging Suburban Edge.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts.





# Questions?

**Raya Esmaeili**

Senior Planner, Local Planning Assistance  
[raya.esmaeili@metc.state.mn.us](mailto:raya.esmaeili@metc.state.mn.us)

