Tapestry Development Comprehensive Plan Amendment

City of Lake Elmo – District 12

August 15, 2022

Raya Esmaeili

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

The City of Lake Elmo Tapestry Development Amendment Review No. 22215-6

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

Wastewater
- Meters
- MCES Interceptors
- Lift Stations
- 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
- Ncompass Street Centerlines

The City of Lake Elmo Tapestry Development Amendment Review No. 22215-5
Existing and Proposed Planned Land Use
### Forecast Revision

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

<table>
<thead>
<tr>
<th></th>
<th>Current Wastewater Forecast</th>
<th>Revised Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2020</td>
<td>2030</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>4,518</td>
<td>10,686</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td>1,558</td>
<td>3,858</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td>2,338</td>
<td>3,588</td>
</tr>
</tbody>
</table>
# Planned Residential Density

## Table 2. 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><strong>Rural Single Family Sewered</strong></td>
<td>0.10-2.00</td>
<td>206.4</td>
<td>109</td>
<td>-</td>
</tr>
<tr>
<td><strong>Low Density Residential</strong></td>
<td>2.50-4.00</td>
<td>210.0</td>
<td>525</td>
<td>840</td>
</tr>
<tr>
<td><strong>Medium Density Residential</strong></td>
<td>4.01-8.00</td>
<td>134.0</td>
<td>537</td>
<td>1,072</td>
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<tr>
<td><strong>High Density Residential</strong></td>
<td>8.01-15.00</td>
<td>72.0</td>
<td>577</td>
<td>1,080</td>
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<tr>
<td><strong>Mixed Use Commercial</strong></td>
<td>10.00-15.00</td>
<td>59.0</td>
<td>590</td>
<td>885</td>
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<tr>
<td><strong>Mixed Use Business Park</strong></td>
<td>6.00-10.00</td>
<td>46.9</td>
<td>281</td>
<td>469</td>
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<tr>
<td><strong>Village - Low Density Residential</strong></td>
<td>1.50-3.00</td>
<td>154.9</td>
<td>232</td>
<td>465</td>
</tr>
<tr>
<td><strong>Village - Medium Density Residential</strong></td>
<td>3.01-8.00</td>
<td>63.0</td>
<td>190</td>
<td>504</td>
</tr>
<tr>
<td><strong>Village - High Density Residential</strong></td>
<td>8.01-12.00</td>
<td>8.0</td>
<td>64</td>
<td>96</td>
</tr>
<tr>
<td><strong>Village Mixed Use</strong></td>
<td>5.00-10.00</td>
<td>18.0</td>
<td>90</td>
<td>180</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>972.2</td>
<td>3,195</td>
<td>5,590</td>
<td></td>
</tr>
</tbody>
</table>

*50% residential

**Overall Density**

<table>
<thead>
<tr>
<th>Density</th>
<th>Min</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.3</strong></td>
<td></td>
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<tr>
<td><strong>5.8</strong></td>
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</table>
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
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.