

**Joint Business Item with Community
Development
2014-114**

**Authorization to Adopt Council Resolution
2014-8, which Authorizes the Regional
Administrator to Negotiate and Execute
Termination of the Memorandum of
Understanding (MOU) Between the City of
Lake Elmo and the Metropolitan Council**

Kyle Colvin, MCES, Assistant Manager,
Engineering Services

Environment Committee: May 13, 2014



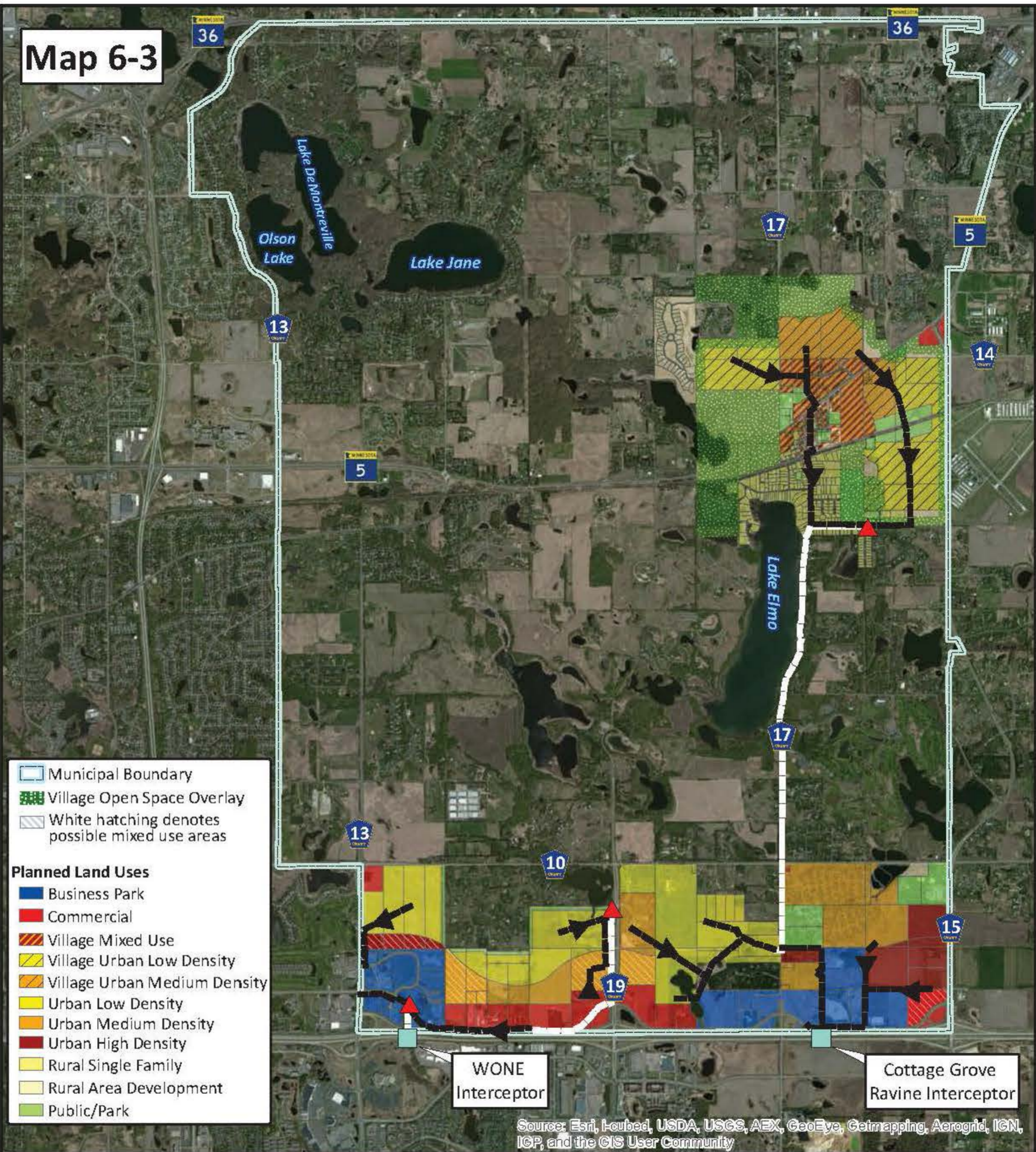
Background

- 2005
 - January: City & Council enter into Memorandum of Understanding (MOU)
 - Includes target goals for sewer development
 - July: Council passes Resolution 2005-20
 - City Request additional time to complete it's 1998 Plan Update
 - Provision included for wastewater Inefficiency Fee (WIF)
- 2006
 - City's **1998** Comprehensive Plan Submitted

Background

- 2010 (March)
 - Council acts on City's **2008** Comprehensive Plan
 - City petitions Council for WIF relief, cites clause in Resolution 2005-20
 - Council passes Resolution 2010-08
 - Extends residential REC target goals *“one year for each year the regional residential Service Availability Charge (SAC) units collected is less than 50% of the rolling ten-year average”*
- 2010 – 2011
 - Council delays WIF consistent with Resolution 2010-08
- 2012 – 2014
 - City completes \$9.7 Million in water & wastewater infrastructure Improvements.

Map 6-3



- Municipal Boundary
 - Village Open Space Overlay
 - White hatching denotes possible mixed use areas
- Planned Land Uses**
- Business Park
 - Commercial
 - Village Mixed Use
 - Village Urban Low Density
 - Village Urban Medium Density
 - Urban Low Density
 - Urban Medium Density
 - Urban High Density
 - Rural Single Family
 - Rural Area Development
 - Public/Park

Source: Esri, Intellicast, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

Future Land Use - Sewer Plan

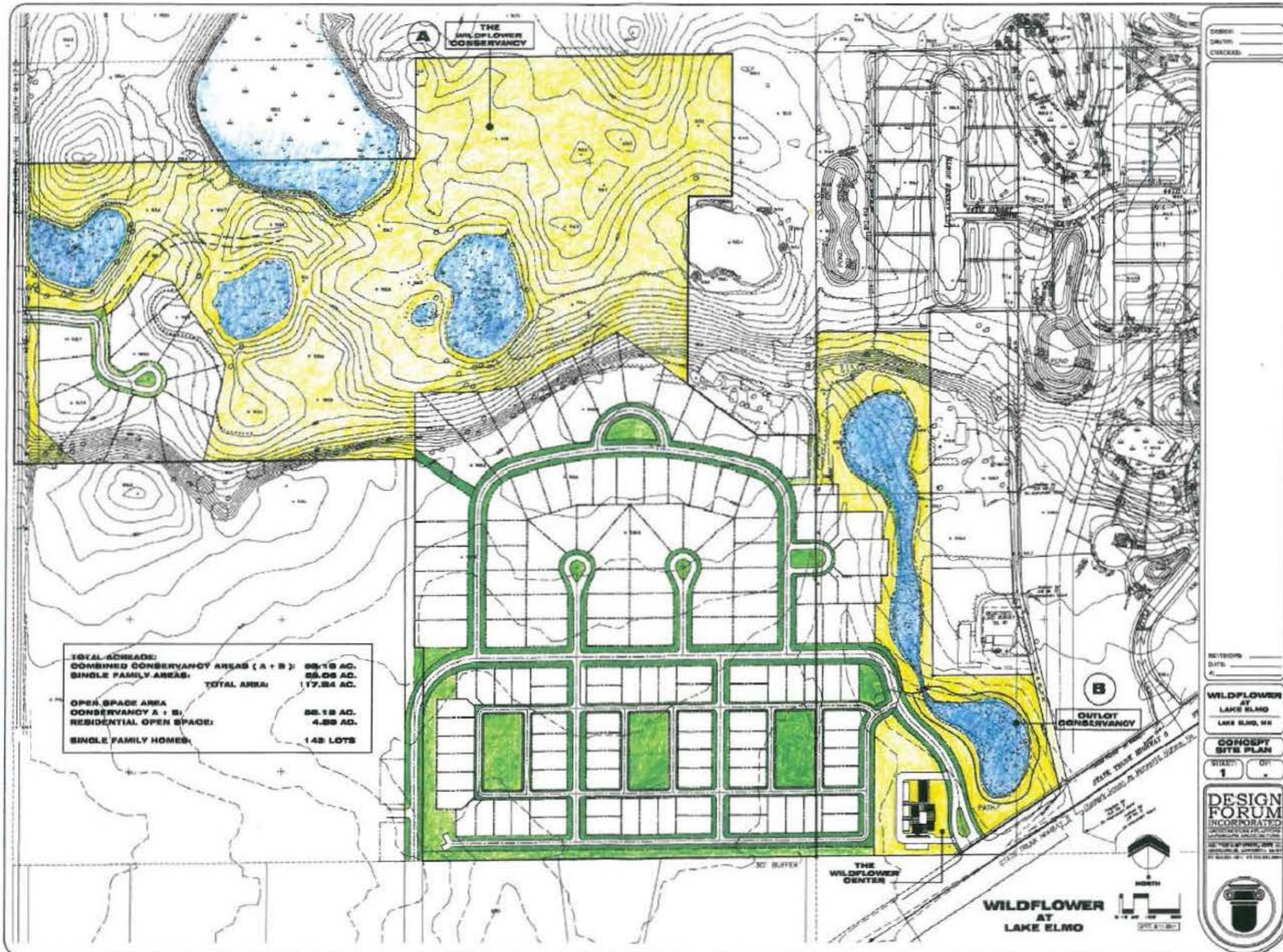
<p>Data Source: Washington County, MN 8-19-13</p>	<ul style="list-style-type: none"> Gravity Sewer Forcemain Sewer Lift Station MCES Interceptor 		<p>Miles</p>
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Easton Village

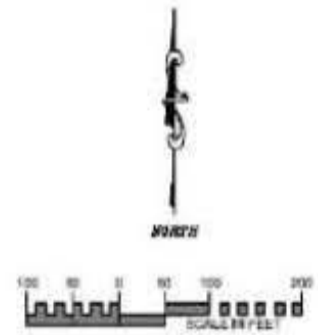


Wildflower at Lake Elmo





Schiltgen Farms - Parcel B



DATE	BY	REVISION
04/20/14

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 DATE: ...
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CITY PROJECT NO. ...
LAKE ELMO, MINNESOTA

SKETCH PLAN R2 040214
PARCEL B
SCHILTGEN FARMS
GW LAND DEVELOPMENT

FILE NO. ...
 1 / 3



Lennar Corporation

CONCEPT SKETCH



CONCEPT DATA

Gross Site Area: 109.2 ac
 Lennar Single Family Residential: 88.2 ac +/-
 Lennar Multi Family Residential: 21.0 ac +/-

Collector Road ROW: 2.9 ac

Open Space: 27.0 ac
(Includes buffers, parks, woods, ponds, greens, exmts, etc.)

Net Developed Area: 79.3 ac
 -Single Family net area: 63.7 ac +/-
 -Multi-Family net area: 15.6 ac +/-

Proposed Single Fam Lots: 186 lots
 65' wide x 140' deep typical: 102 lots
 75' wide x 140' deep typical: 84 lots

Proposed Single Family Setbacks:
 Front Setback: 25'
 Side Setbacks: 5/10' (15' total)

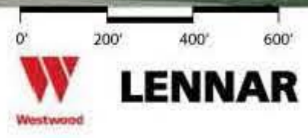
Proposed Multi Fam Units: 131 homes
 Row Townhomes: 61 homes
 Back-Back Townhomes: 70 homes

Overall Proposed Homes: 317 homes

Overall Gross Density: 2.90 un/ac
 -Single Family Gross Density: 2.10 un/ac
 -Multi Family Gross Density: 6.24 un/ac

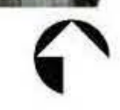
Overall Net Density: 4.00 un/ac
 -Single Family Net Density: 2.92 un/ac
 -Multi Family Net Density: 8.40 un/ac

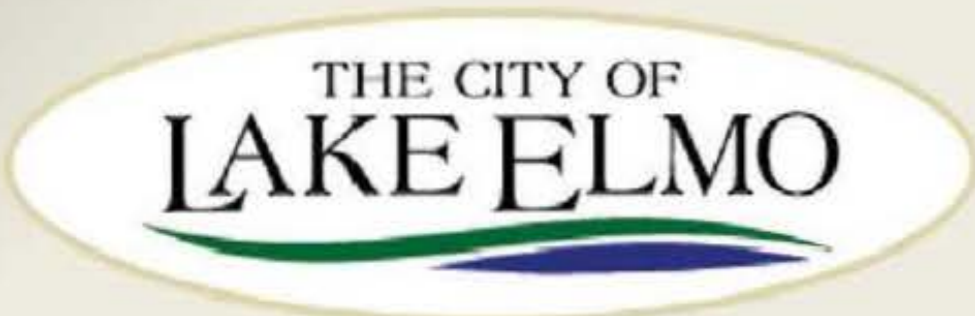
Aerial photography from State of Minnesota
 Topography from State LIDAR



11-21-2012
CLM

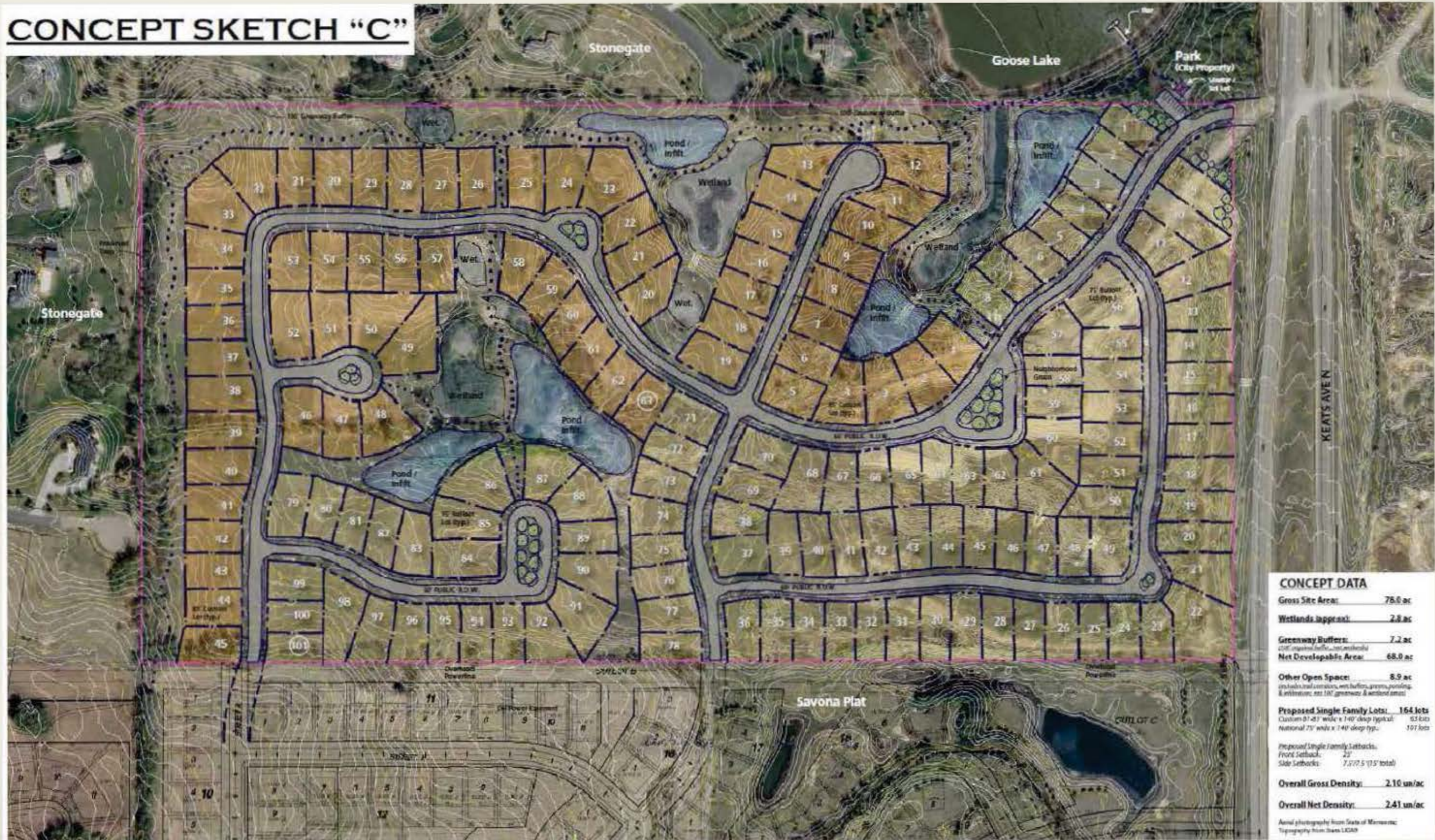
DALE & FRANDSEN PROPERTIES
LAKE ELMO, MN





Hammes Estates

CONCEPT SKETCH "C"



CONCEPT DATA

Gross Site Area:	78.0 ac
Wetlands (approx):	2.8 ac
Greenway Buffers:	7.2 ac
Net Developable Area:	68.0 ac
Other Open Space:	8.9 ac
<small>(includes trail corridors, wet buffers, greens, ponding, & infiltration; net 100' greenway & wetland areas)</small>	
Proposed Single Family Lots:	164 lots
Custom 81'-0" wide x 140' deep typical:	83 lots
National 75' wide x 140' deep typ.:	107 lots
Proposed Single Family Setbacks:	
Front Setbacks:	23'
Side Setbacks:	7, 5, 7.5 (15' total)
Overall Gross Density:	2.10 un/ac
Overall Net Density:	2.41 un/ac

Aerial photography from State of Minnesota; Topography from InSitu LCA&P



HAMMES PROPERTY
LAKE ELMO, MN





Boulder Ponds





Landucci Property - Ryland Homes

Landucci Property



Site Data:	
Area:	19.5 acres (excluding Cty Rd 17 ROW and City Collector ROW)
Proposed lots:	51
Gross density:	2.6 umts/acre
Existing Land Use:	Urban Medium Density
Proposed Land Use:	Urban Low Density
Proposed Zoning:	LRD
LRD Standards:	
Front Setback:	25'
Rear Setback:	20'
Side Setback:	10' Living Space, 5' Garage
Lot Width:	60'
Lot Area:	8,000 SF
Maximum Impervious Coverage:	40%
Proposed Lots are 72' Wide House Pads Shown at 50' x 65'	



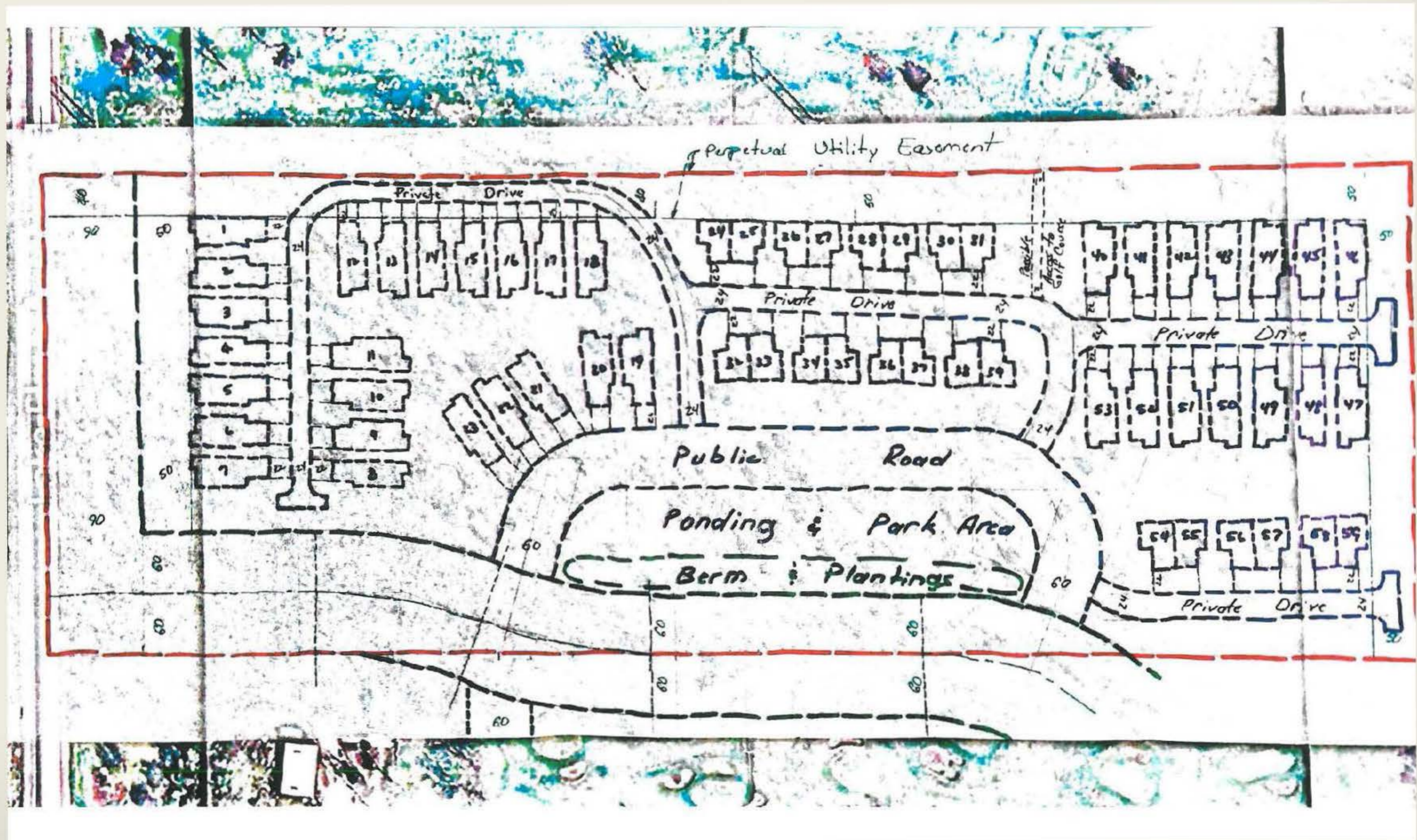
RYLAND HOMES

This site map is an artists rendition and is intended for illustrative purposes only. This site map is subject to change without notice.

PIONEER Engineering



Diedrich Property - Pratt Homes



Pending Sewered Developments

<u>Development</u>	<u>Initial Units</u>
• Easton Village	217
• Wildflower	143
• Schiltgen Farms	97
• Savona	298
• Hammes	164
• Boulder Ponds*	93
• Landucci	51
• Pratt	<u>48</u>

Totals: 1,111 Units

Total units include both single family & townhomes

*Includes an additional 64 Sr. Housing Units

Staff Findings

The City has:

- Fulfilled its planning and statutory requirements to support urban growth served by regional services
- Satisfied the conditions underlying the MOU and its accompanying resolutions and memoranda
- Nearing Substantial completion of construction of the local wastewater system

Proposed Action

- That the Metropolitan Council adopts Resolution No. 2014-8, which authorizes the Regional Administrator to negotiate and execute termination of the Memorandum of Understanding (MOU) between the City of Lake Elmo and the Council after the City submits documentation that confirms local infrastructure improvements have been substantially completed.