DRAFT LAND USE PLAN

Introduction

The City of Lake Elmo is a unique gem within the metropolitan region given its overall rural character, significant natural resources and abundance of agricultural lands. The land use plan herein represents a series of significant steps the City is taking to preserve and protect these treasured characteristics while simultaneously responding to its fiscal and regional responsibilities. The plan is a culmination of a new vision for Lake Elmo that was forged over seven years of debate, discussion, deliberation and the hard work of many dedicated citizens.

Purpose

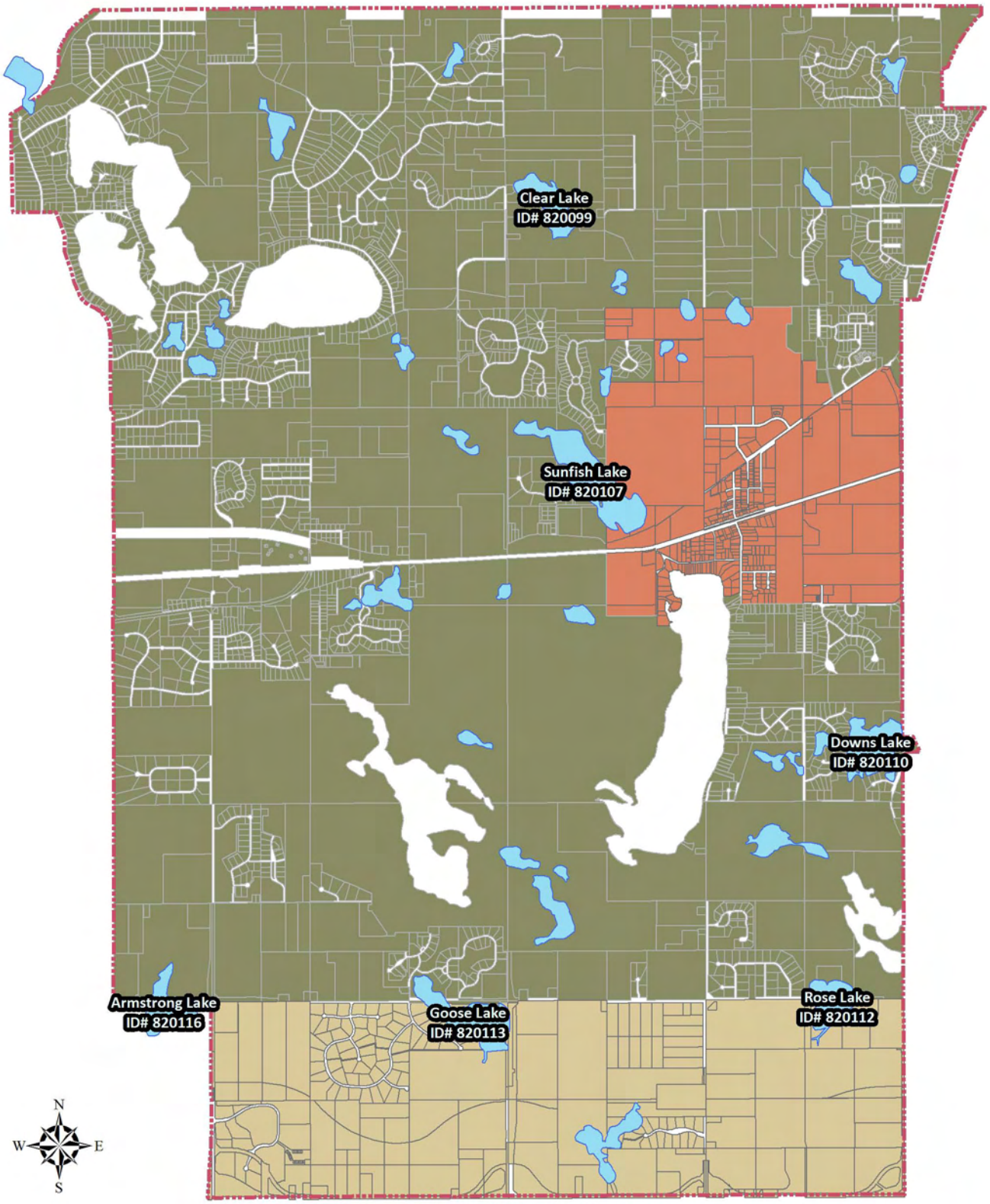
The land use plan is prepared and presented for the following purposes:

1. **The Land Use Plan is intended to be a management tool for City officials, City staff and other parties involved in land development and growth management in Lake Elmo.** Land use planning is the most directly tangible evidence of a community's comprehensive planning objectives. Lake Elmo's land use plan indicates the basic location, density and types of land uses in the City that are considered to be compatible with the competing goals of maintaining rural character and allowing for necessary growth. Goals and policy statements are outlined herein to assist officials in making decisions on various development proposals anticipated as a result of this plan.

2. **The Land Use Plan is intended to be a guide for future development which reinforces the City's commitment to preserving a rural character.** By focusing required and necessary growth into targeted and logical areas based on historical and transportation system factors, the City can ensure a vast majority of the community can and will retain its agricultural feel. The plan is responsive to development patterns in neighboring communities by focusing a majority of the proposed urbanized development South of 10th Street near or adjacent to similar developments in Oakdale and Woodbury. Rural boundaries with neighboring communities are also maintained.

3. **The Land Use Plan is intended to advise the Metropolitan Council and our municipal neighbors of Lake Elmo's planning and growth management programs.** The Land Use Plan is a convenient medium to illustrate and coordinate the various goals and policies of all the elements of the City's Comprehensive Plan. Facility plans, transportation plans and other plan components are directly linked to the land use policies contained herein. The most significant description of Lake Elmo's planning intentions is the designations of urban and rural development areas as depicted on **Map 3-1.**

Map 3-1



Sources: MetroGIS
7-6-12

Urban/Rural Areas & Surface Waters

Lake Elmo Comprehensive Plan 2030

- Municipal Boundary
- Rural
- Urban (I-94)
- Urban (Old Village)

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4. **The Land Use Plan is intended to be used as a basis for public facilities planning.** A major function of municipal government is planning for and establishment of public facilities such as sewer, water, roads, stormwater facilities, and parks. These physical improvements require extensive initial investment and a long term maintenance commitment that can become a financial burden when such systems are overbuilt or prematurely installed. The Land Use Plan therefore plays an important role in determining each neighborhood's ultimate population, the required capacity of public facilities, and an appropriate capital improvements program. The level of services and facilities required by this Plan are consistent with the existing or planned capacity of the applicable regional systems.

5. **The Land Use Plan is intended to be used as the basis for developing responsible ordinances for land use management.** Development according to the land use plan, especially in a community like Lake Elmo, is almost totally accomplished by private development forces, many times on the scale of individual homeowners. To ensure all parties are working towards the common goals of the community, it is incumbent upon the city to provide reasonable regulations to properly guide development. Zoning, licensing and subdivision controls have been and will continue to be established to implement the intent of this Land Use Plan.

6. **The Land Use Plan is intended to clearly delineate how Lake Elmo complies with the memorandum of understanding between the City and the Metropolitan Council.** Ensuring the City's legal obligations are ultimately met for residential equivalency units, households, employment, etc, is another important purpose behind the land use plan. Maps, tables and text within this chapter fully outline how all objectives are to be met.

Plan Timeframe

The time framework of the Land Use Plan is intended to be consistent with the regional planning period of 2008 through 2030.

Land Use Plan

Lake Elmo's land use plan is guided by its core vision of creating and maintaining a rural community within the Metropolitan region. The plan itself provides guidance for a desired land use pattern, mix of uses, range of densities, and site/building designs. To ultimately ensure future development adds to the overall quality and uniqueness of the community and builds upon the existing foundation that defines Lake Elmo, the plan is centered on the following core set of principles:

1. The preservation of rural lands;
2. Promotion of open space and green corridors;
3. A rebirth of the historic village center;
4. Enhancement of the community's rural sense of place (through design standards); and
5. Establishment of a sustainable planned growth pattern which strikes a balance between providing municipal services and local/regional fiscal responsibility.

Whenever possible, the guiding principles should be kept in mind to guide individual development at all scales: community, neighborhood, street, block front and individual parcel.

Existing Land Use

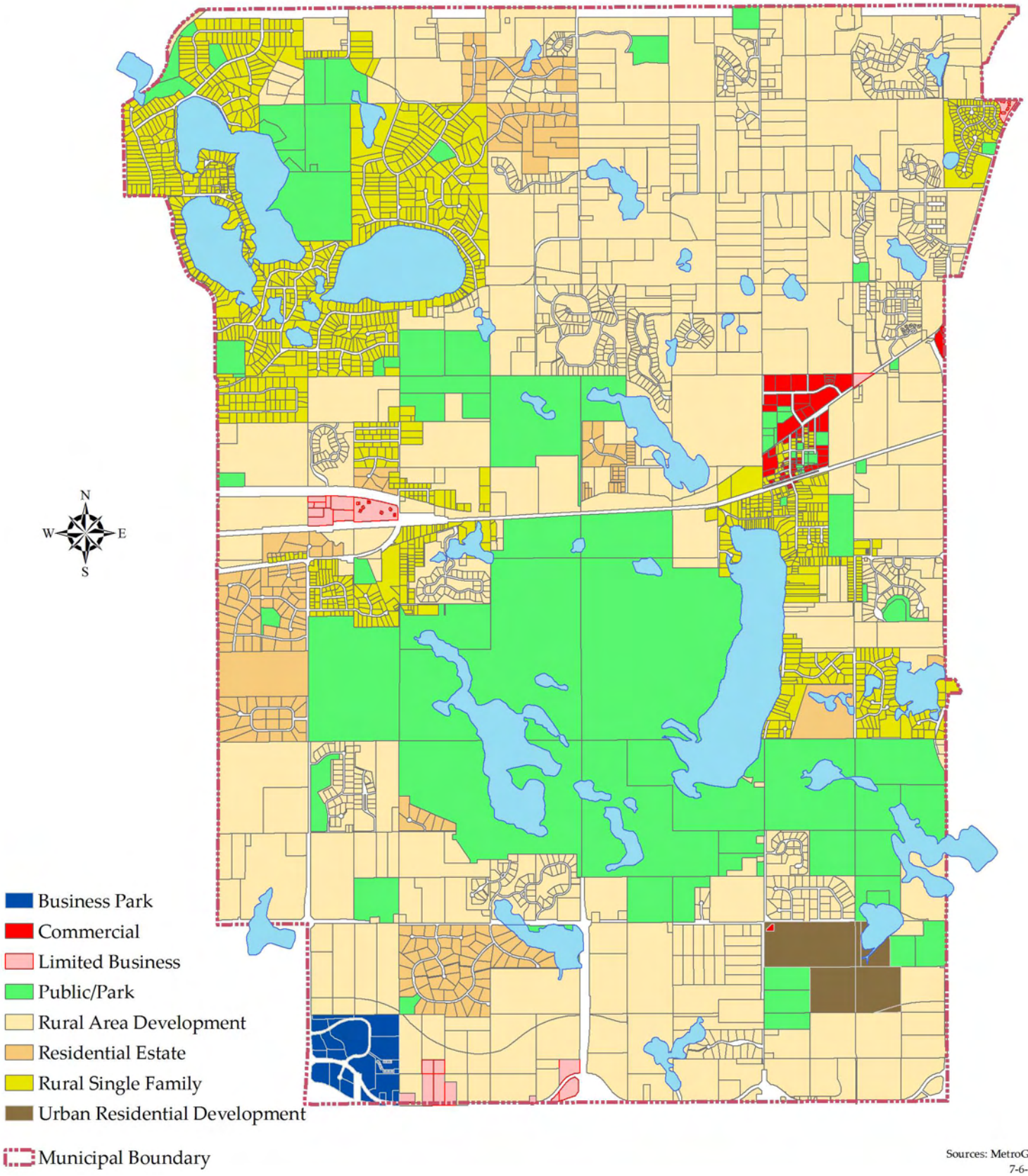
An examination of Lake Elmo in 2012 clearly shows a community with a rich history of agricultural use, open space development, and preservation of significant park lands. Lake Elmo Regional Park and Sunfish Lake Park, covering 2,165 and 284 acres respectfully, are at the heart of the community and provide significant natural and recreational opportunities not generally available in the metropolitan area. Single-family homes on lots measured in acreages rather than square feet dominate the residential housing stock throughout the community, and the City's 30+ open space cluster/rural neighborhoods established Lake Elmo as a local, regional and national leader in this type of development. Non-residential uses are largely restricted to a few scattered focal points along Highway 5, Highway 36, and Interstate 94.

A total of approximately 3400 parcels covering 15,584 acres (24.35 square miles) are currently found within the municipal boundary. The distribution of existing land uses in this area is shown on **Map 3-2** and is summarized in **Table 3-A**:

Table 3-A
Existing Land Use

Land Use		Existing Permitted Residential Density (units/acre)		Existing Land Use (acres)
		Min	Max	
Residential	Rural Area Development	n/a	0.1	7094.27
	Residential Estates	0.1	0.4	771.26
	Rural Single Family	0.66	2.0	1665.92
	Urban Medium Density	3.5	7.2	176.08
Commercial	Business Park	na	na	120.65
	Commercial	na	na	99.86
	Limited Business	na	na	111.41
Public/Semi Public	Public/Park	na	na	3298.94
	Road ROWs	na	na	890.93
Undeveloped	Open Water	na	na	1355.29
			TOTAL:	15,584.61

Map 3-2



Sources: MetroGIS
7-6-12

Existing Land Use

Lake Elmo Comprehensive Plan 2030

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Existing Land Use Category Definitions

The existing land use types within the City are defined as follows:

- ***Rural Area Development*** – This category represents the large areas of rural residential development and agricultural uses within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Preserved Open Space regulations.

- ***Residential Estates*** – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land.

- ***Rural Single Family*** – This category defines a large portion of the City that was platted for conventional subdivision prior to 2005, but is largely serviced by private on-site well and septic systems.

- ***Urban Medium Density*** – This category current defines areas within Lake Elmo dedicated to manufactured home parks. The Cimarron development is currently the only such area within Lake Elmo.

- ***Business Park*** – This category provides for a wide variety of professional businesses including medical and research facilities, offices and corporate headquarters. Uses specifically excluded from existing business park areas include warehousing, manufacturing, distribution, assembly and truck terminals. Retail sales of goods and services are allowable uses by conditional use permit provided such uses are goods and services to the employees of the permitted business use.

- ***Commercial*** – This category is includes areas that have been used for retail business land uses, and primarily covers lands within or near the Village Area. Small pockets of commercial land can also be found where retail goods and services are integrated within and are demonstrably designed to provide retail goods and services to employees of Business Park lands or sewered residential properties.

- ***Limited Business*** – This category defines areas within the City that are allowed to host commercial land uses at a more restricted level than would typically be allowed within a commercially guided area.

- ***Public/Park*** – This category defines lands that include publicly owned facilities, places of worship, public parks, and privately owned recreational facilities. The scale and types of uses allowable on public/park lands are controlled by the city's conditional use permit process.

- ***Road ROWs*** – This category encompasses all areas dedicated specifically for use as road right-of-way. It should be noted that not all roads in Lake Elmo are on platted right-of-way, but are rather accommodated by easements over other land use categories. Accordingly, there is more land dedicated to use by roads than is depicted on the existing land use table.

- ***Open Water*** – This category includes all land area in Lake Elmo covered by open water lakes and ponds as identified in the DNR Public Waters Inventory.

Existing Land Use Dichotomy

Unlike most communities within the Minneapolis-St. Paul metropolitan area, Lake Elmo is and will continue to be a city which supports two very different land use types. The City's predominant land use has always focused on agricultural uses and settings. Large working farms, significant public parks, open space developments and large-lot single family neighborhoods have historically combined to form the agricultural setting Lake Elmo is known for throughout the region. In contrast, the higher density old-town area referred to as the Old Village provides the community an urban focal point that supports its rural uses.

The split between urban and rural has always been significantly slanted towards rural uses throughout Lake Elmo's history. The Old Village first took form in the late 1800's following the construction of Highway 5, a post office, and ultimately the establishment of the St. Paul, Stillwater & Taylor's Falls Railroad (later the Omaha RR). To support the "resort" area around Bass Lake (renamed "Lake Elmo" in 1879), the Old Village was home to a store, a saloon, a "flat" grain house where farmers could unload wagons directly onto trains, a blacksmith, and a wagon repair shop. By the 1920s, the Old Village was viewed regionally as a substantial shipping point and dairy center which included a creamery, grain elevator, two grocery stores, hardware and implement stores, a private hospital, a bank, a garage, and even a roller skating rink. Changes to the regional streetcar transportation system in the early 1900's, however, resulted in traffic being diverted away from the Old Village and its growth (but not its importance to the Community) has been curtailed since that time ensuring that rural uses continued to be the predominant focus of the community.

Today the Old Village stands as a unique example of a classic urban setting within rural America. While the future land use plan anticipates resurgence within this area following nearly a century of limited growth, the City has no intent of losing the characteristics which make the existing Old Village special. Future growth plans will require adherence to specific design standards reminiscent of the Old Village's last period of growth, and a defined development boundary will ensure expansion of the Old Village is contained to avoid the typical "sprawl" development pattern seen in many suburbs throughout the region.

Planned Land Use

Per the memorandum of understanding with the Metropolitan Council initially adopted by the City in 2005 and subsequently amended, urbanized growth must be part of Lake Elmo's future. To that end, the next chapter in the evolution of Lake Elmo will include resurgence within and around the Old Village, and the establishment of a new urbanized zone between Interstate Highway 94 and 10th Street. The remainder of the community north of 10th Street and surrounding the Old Village will continue Lake Elmo's long tradition of providing rural living opportunities within the Metropolitan area.

This section of the Land Use chapter establishes the City's official land use categories and the official Future Land Use Map. The map assigns planned land use types to all parcels within the community to guide current and future planning and development through the year 2030, and is the official land use designation map for the City. The assigned land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use or change in zoning is required to be consistent with the official land use guidance for each parcel.

The official land use plan categories are as follows:

RURAL AREA DEVELOPMENT – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

RURAL AREA DEVELOPMENT – ALTERNATE DENSITY – This land use category represents a subset of land guided for Rural Area Development and provides for an increase in the densities allowed through an Open Space Preservation development of up to 2.0 dwelling units per buildable acre. Further increases in the base density may be allowed through a Planned Unit Development through incentives for density bonuses that are permitted as part of a PUD and that maintain the open space character of a development. In addition to single-family residences and townhouses, multi-family housing for seniors is permitted in this district. [Corresponding Zoning District(s): A, RR, OP-2]

RESIDENTIAL ESTATE – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land. No new areas of residential estate are being established by the official land use plan. [Corresponding Zoning District(s): RE]

RURAL SINGLE FAMILY – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): R-1, R-2]

URBAN LOW DENSITY – The Urban Low Density land use category is intended primarily for single-family detached housing serviced by public sewer and water. This category allows net residential densities from two and one-half (2.5) to four (4) units per acre. Significant new areas of urban low density are guided both within the Old Village and along I-94. [Corresponding Zoning District: LDR]

URBAN MEDIUM DENSITY – The Urban Medium Density land use category allows net residential densities from four and one-half (4.5) to seven (7) units per acre; with greater densities only allowed if deemed appropriate and approved through the PUD process and that meet incentives for density bonus

as allowed under the PUD ordinance . This category allows for a variety of housing types including single-family detached, duplexes, townhomes, and small two- and three-story apartment buildings and/or senior living centers. Significant new areas of urban medium density are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): R-3, MDR]

URBAN HIGH DENSITY – The Urban High Density land use category is intended for higher density, compact urban residential development. This category allows for a net residential density range of seven and one-half (7.5) to fifteen (15) units per acre; however zoning may allow a greater net density if approved through the PUD process. The appropriate building height will vary by development and depend upon the characteristics of the development and its surroundings. In addition to residential development, a small proportion of supportive retail and service is also appropriate in this land use category. Retail, service and office beyond those supporting the residential development would only be permitted as part of a mixed-use planned unit development. Significant new areas of urban high density are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): HDR]

LIMITED BUSINESS – This category defines areas within the City that are allowed to host commercial land uses at a more restricted level than would typically be allowed within a commercially guided area and in areas that are not planned for public sanitary sewer services. No new areas of limited business are being established by the official land use plan. [Corresponding Zoning District(s): LB, LC]

COMMERCIAL – This category is intended to accommodate a wide range and scale of commercial uses (such as retail, service, entertainment, and office) throughout the City's planned urban centers. Commercial uses can range from small neighborhood convenience nodes, to community retail areas along major roadways, to large shopping centers, to auto-related commercial uses along freeways. Residential uses are also appropriate as part of a mixed-use commercial development where allowed, with unit densities being determined by either the identified range within the comprehensive plan or to a level deemed appropriate by a planned unit development process. Significant new areas of commercial land use are guided both within the Old Village and along I-94. [Corresponding Zoning District(s): C, CC, GB]

BUSINESS PARK – The Business Park land use category is intended to encourage the creation of significant employment centers that accommodate a diverse mix of office and light industrial uses and jobs. Specific desired attributes of this land use include a diversity of jobs, high development densities and jobs per acre, high quality site and building architectural design, and increased tax revenues for the community. Office, office showroom/warehousing, research and development services, light and high-tech electronic manufacturing and assembly, and medical laboratories are typical uses appropriate for this land use category. Some retail and service uses may be allowed as supporting uses for the primary office and light industrial uses of the employment center. In addition to the Eagle Point Business Park, much of the land between Manning Ave and Keats Ave adjacent to I-94 is guided for this land use classification. [Corresponding Zoning District(s): BP]

PUBLIC/PARK – This category defines lands that include publicly owned facilities, places of worship, public parks, and privately owned recreational facilities. The scale and types of uses allowable on

public/park lands are controlled by the city's conditional use permit process. No new areas of public/park space are currently designated by the new land use plan, but it is recognized that such areas will be created during the development process, and the land use map will need to be updated accordingly. [Corresponding Zoning District(s): P, OSP]

ROAD R.O.W.s – This category encompasses all areas dedicated specifically for use as road right-of-way. It should be noted that not all roads in Lake Elmo are on platted right-of-way, but are rather accommodated by easements over other land use categories. Accordingly, there is more land dedicated to use by roads than is depicted on the existing/planned land use table. New development will be required to dedicate right-of-way to accommodate the proposed road network.

OPEN WATER – This category includes all land area in Lake Elmo covered by open water lakes and ponds as identified in the DNR Public Waters Inventory. No new areas of open water are by the official land use plan.

The distribution of planned land uses on the official Future Land Use Map is shown on **Map 3-3** and is summarized in **Table 3-B**:

Mixed Uses

Within the Old Village and in areas south of 10th Street, specific areas are targeted for potential mixed-use development; however, this designation means different things in both districts.

Mixed Uses within the Old Village

The mixed use designation on property within the Old Village indicates development must adhere to the specific zoning requirements established for mixed use development within the City Code. This type of development will typically see residential, commercial, office, and/or similar uses combined in complimentary ways within the same building.

Mixed Uses south of 10th Street

The mixed use designation on property south of 10th Street is intended to spur development by providing maximum flexibility on future land uses, thereby allowing a development proposal to cater to existing market conditions. In the areas designated as possible mixed-use on the Future Land Use Map (**Map 3-3**), the City's planning process has identified that either the base land use or the adjacent land use designation would be appropriate for the site. These mixed-use areas may be zoned in accordance with the base land use category, or the adjacent land use category provided that:

- Any such zoning will only be allowed if it is contiguous to property in an adjacent land use category; and
- The Urban Low Density Residential land use category will not allowed as an alternative land use within mixed-use areas.

Alternatively, a combination of the uses allowed within the base land use category and future land uses adjacent to a mixed use area may be allowed through a planned unit development process.

Table 3-B
Existing and Planned Land Use Table

Land Use	Residential Density (units/acre)		Existing Land Use (acres)	Planned Land Use (acres)	Planned Land Use Changes (anticipated acreages in 5 year increments)[4]				Change (acres)
	Min	Max	City wide *(Village)*[1]		2012 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	
RESIDENTIAL									
Rural Area Development	n/a	0.1	**7094.24** (*854.37*)	**5608.75**	6722.89	6351.51	5980.13	5608.75	**-1485.52**
Rural Area Dev. ALT	n/a	2.0	**0.00** *(0.0)*	**155.62**	38.91	77.81	116.72	155.62	**155.62**
Residential Estates	0.1	0.4	**771.26** *(0.0)*	**793.71**	776.87	782.49	788.10	793.71	**22.45**
Rural Single Family	0.66	2.0	**1665.92** (*151.36*)	**1689.16**	1671.73	1677.54	1683.35	1689.16	**23.24**
Urban Low Density	2.5	4	**0.0** *(0.0)*	**496.39**	124.10	248.20	372.29	496.39	**496.39**
Urban Medium Density	4.5	7	**176.08** *(0.0)*	**390.49**	229.68	283.29	336.89	390.49	**214.41**
Urban High Density	7.5	15	**0.0** *(0.0)*	**157.67**	39.42	78.84	118.25	157.67	**157.67**
COMMERCIAL[2]									
Business Park	7.5	15	**120.65** *(0.0)*	**329.69**	172.91	225.17	277.43	329.69	**209.04**
Commercial	4.5	7	**99.86** *(94.45)*	**295.68**	148.82	197.77	246.73	295.68	**195.82**
Limited Business	–	–	**111.41** *(22.9)*	**68.99**	100.81	90.20	79.60	68.99	**-42.42**
PUBLIC/SEMI PUBLIC[3]									
Public/Park	–	–	**3298.94** *(59.17)*	**3352.24**	3312.27	3325.59	3338.92	3352.24	**53.3**
Road ROWs	–	–	**890.93**	**890.93**	890.93	890.93	890.93	890.93	**0.0**
UNDEVELOPED									
Open Water	–	–	**1355.29**	**1355.29**	1355.29	1355.29	1355.29	1355.29	**0.0**
TOTALS:	–	–	**15,584.61**	**15,584.61**	15,584.55	15,584.55	15,584.55	15,584.55	**0.0**

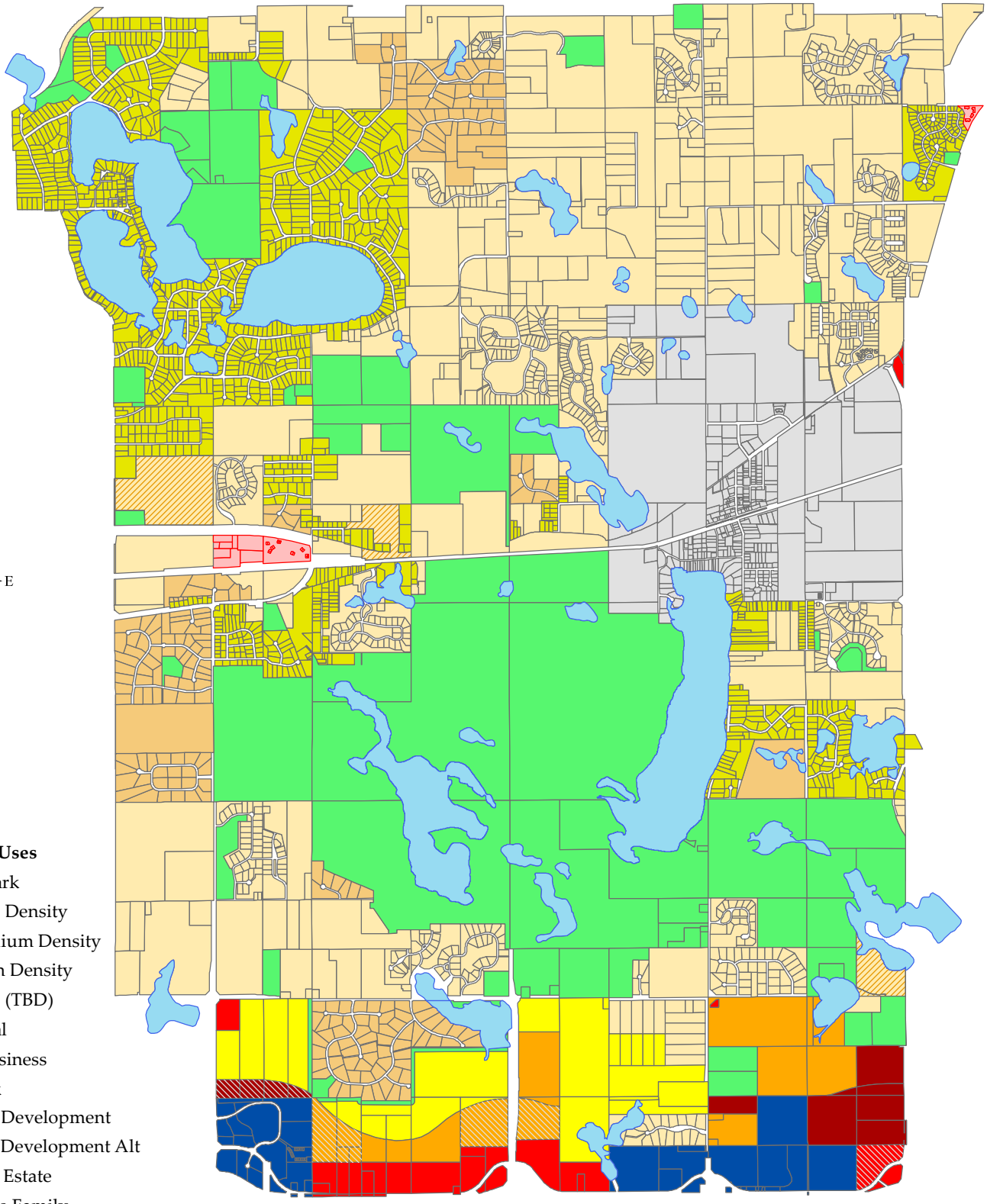
[1] *Land Use numbers in the Old Village area are called out separately as planning for land use in this area is still on-going. The Village acreages are INCLUDED in the "city wide" total shown in* ***bold****, and are provided to give perspective on the areas still being discussed. This table will be updated again in the future to reflect the final existing and proposed land use numbers once all Village planning has been completed. Planned Land Use numbers as shown currently assume no change within the Village area.*

[2] *Residential uses within the "Business Park" and "Commercial" land use designations can only occur in areas specifically designated for mixed use on the planned land use map*

[3] *It is recognized that both park and road ROW areas will expand as new development occurs, but such acreage is accounted for in the respective development land use types as such land areas must contribute towards required development densities.*

[4] *The staging plan for future development is fluid and will allow development to occur as market conditions dictate. Because of this, specific timing for development of any specific land use category is not possible. For the purposes of this table, the anticipated acreage changes are incrementally broken down into four periods of time showing a consistent rate of change between now and 2030.*

Map 3-3



Planned Land Uses

- Business Park
- Urban Low Density
- Urban Medium Density
- Urban High Density
- Old Village (TBD)
- Commercial
- Limited Business
- Public/Park
- Rural Area Development
- Rural Area Development Alt
- Residential Estate
- Rural Single Family

(white hatching denotes possible mixed use areas)

Sources: MetroGIS
8-14-12

Planned Land Use

Lake Elmo Comprehensive Plan 2030

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Design Standards

Following completion of the Comprehensive Plan, the City will adopt design standards to ensure the look and feel of future development is compatible with the community vision of a small town within a rural setting. Standards for building materials, building articulation, design variety and other requirements should be upheld to ensure the quality of the built environment is distinctly Lake Elmo.

Preservation of Rural Character

One of the main benefits of the official land use plan is that the long range planning objective to retain a permanent rural identity is achieved. Under the memorandum of understanding with the Metropolitan Council, a vast majority of the City will be allowed to maintain its rural character and existing land uses. Furthermore, concentrating urbanization adjacent to I-94 and within the Old Village will result in clear boundaries between the urban and rural portions of the community. Beyond that, the City's desire to protect its sensitive park lands is also achieved. Both Lake Elmo Regional Park and Sunfish Lake Park will continue to be surrounded by agricultural lands and will not be impacted by encroaching urbanization.

Future Land Use Boundaries

The curved lines separating future land uses on Map 3-3 midway between I-94 and 10th Street indicate one possible alignment of a future east/west collector roadway envisioned to serve the new development in this area of the City. Future development proposals and their associated engineering studies will ultimately determine the exact alignment of this collector roadway. The final boundary between the proposed different land uses shall ultimately be set by the final location of the east/west collector roadway, whether or not this roadway deviates from the approximate location shown.

Buffering/Land Use Transitions

The City's Land Use Plan calls for a diverse range of development types, from very low density agricultural and rural residential uses to high density urban residential and commercial development. In order to provide for a transition between the existing and planned rural development and future urban development, the Land Use Plan creates a lower density urban residential district. This low density urban district is planned for areas near existing rural development areas, and will provide for an area of transition between higher density residential development and either existing or planned rural development areas.

Certain areas designated as Public/Park on the Future Land Use Map (Map 3-3) have been established to provide a green belt/buffer between areas developed under a previous Comprehensive Plan at rural development densities and areas planned for residential development at higher densities. This green belt will be incorporated as part of any development plans for new development with a minimum width of 100 feet. The green belt may be incorporated as part of the greenway envisioned in the Lake Elmo Comprehensive Park and Recreation Plan (Chapter IX).

Open Space Preservation

The City will encourage the preservation of open space within new developments through the dedication of public parkland and the clustering of lots within urban residential districts. The specific zoning development standards for the City's urban residential districts will allow the platting of smaller

lots that will allow open space to be set aside in each development while still achieving the overall minimum density guidance for each land use area.

Staging Plan/Memorandum of Understanding

The City of Lake Elmo entered into a Memorandum of Understanding (MOU) with the Metropolitan Council prior to the preparation of its 2005 Land Use Plan and this MOU remains in effect to ensure the City's conformance to metropolitan system statements as required by state law. This MOU has since been revised; however, to take into account a severe downturn in the housing market and to grant the City of Lake Elmo additional flexibility in meeting the population, household, and employment targets from the original MOU. **Table 3-C** summarizes the updated development staging plan that will be used to measure conformance to the MOU. This table is broken down into five year increments starting in 2010 and continuing forward to the end of the planning period in 2030.

The targets from the original MOU have been moved back five years to reflect the economic downturn and the extension of time to meet the mandated REC unit counts consistent with the requirements of the revised MOU. The population and household targets at the end of the 2030 planning period have not been adjusted and reflect the numbers approved in the MOU.

Table 3-C
Housing, Population and Employment Projections 2010-2030

Year	**2010**	**2015**	**2020**	**2025**	**2030**
Total Households	**2779**	**3519**	**5114**	**6524**	**8727**
Sewered Households					
New	0	515	1650	2700	4200
Existing	0	0	100	700	700
Total Sewered Households	**0**	**515**	**1750**	**3400**	**4900**
Non-Residential REC Units					
New	0	0	520	970	1400
Existing	100	100	250	300	300
Total Non-Residential REC Units	**100**	**100**	**770**	**1270**	**1700**
Total REC Units	**100**	**615**	**2520**	**4670**	**6600**
Total Population	**8069**	**9677**	**14064**	**17941**	**24000**

The density ranges specified in the Land Use Plan have been established so that development at the minimum levels will achieve the residential and non-residential REC unit counts listed in **Table 3-C**. A variation in development densities is expected at the level of specific development projects, but overall densities within a land use planning area must achieve the minimum levels specified in the

Comprehensive Plan. The City will also be adopting zoning district standards within the urban residential development areas that will allow the clustering of housing on smaller lots in exchange for the preservation of open space within new developments.

Staging Plan

While **Table 3-C** provides a projected schedule for the construction of new residential and non-residential developments, the City has also adopted a general staging plan within the City's urban growth areas to help ensure that the City is able to deliver the required municipal services and public infrastructure that will be needed to support new development. The infrastructure needed to serve these developing areas is substantial and the staging plan will provide a mechanism for the City to manage this growth and to be able to adequately prepare for the City's future infrastructure needs. The objectives of the staging plan are to:

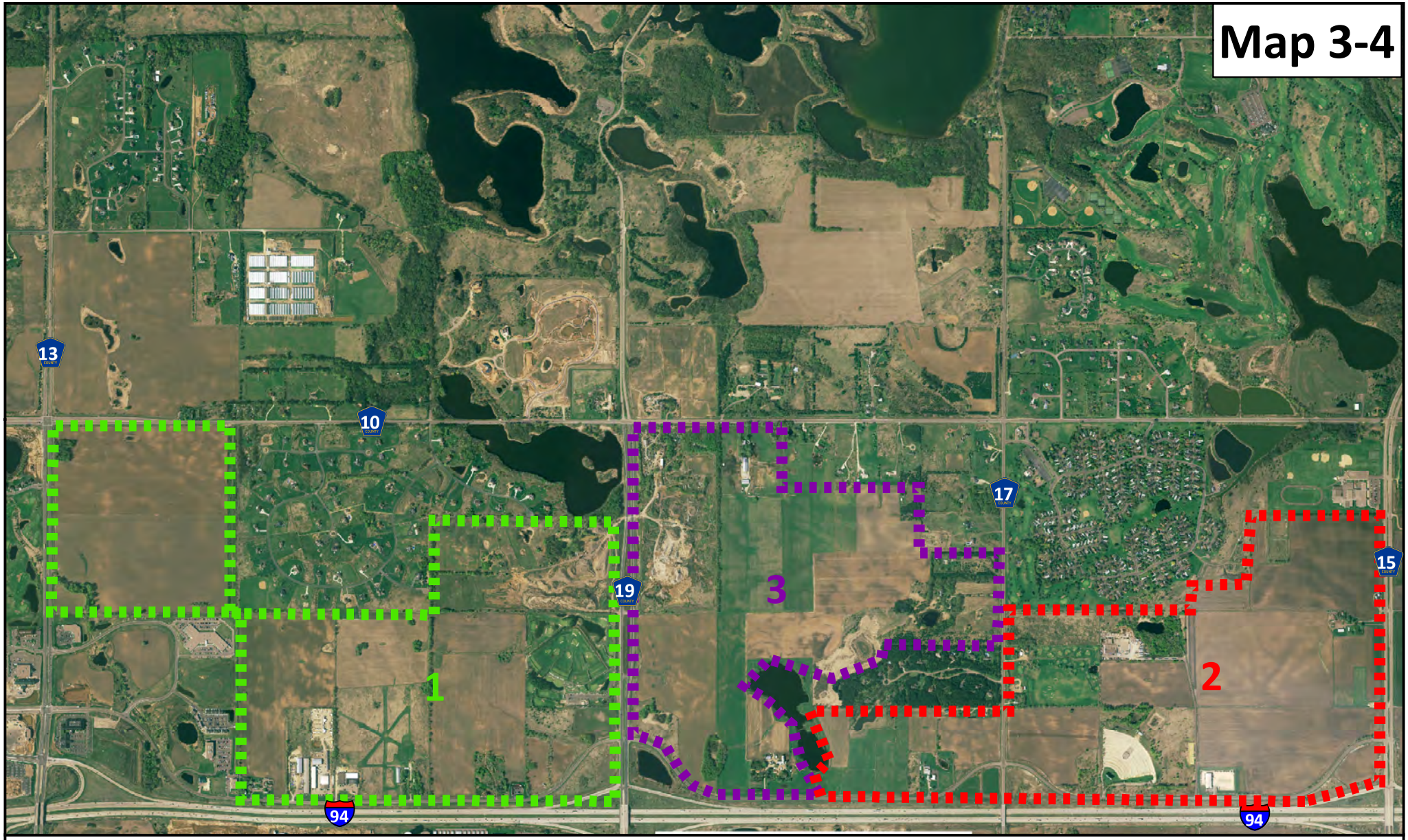
- Identify a logical pattern for future growth based on the amount of land planned for new development and the availability of infrastructure to serve this development
- Give the City additional control over the timing and location of new development to coincide with the City's ability to provide the required services.

Provide additional opportunities and an official mechanism for the City to be able to plan, budget, and set goals for future development.

The Staging Plan is document as part of **Map 3-4**, and identifies three separate stages for future development without a specific time period attached to these phases. Instead, growth is expected to occur at the rate documented in **Table 3-C**, with each of the stages being developed in the order depicted on the map and further described as follows:

- Stage I: New sewered development located west of Keats Avenue that will connect to the MCES WONE interceptor.
- Stage II: New sewered development located west of Manning Avenue and south of the Forest residential subdivision that will connect to the MCES Cottage Grove Ravine regional interceptor.
- Stage III: All remaining new sewered development south of 10th Street that will connect to the MCES Cottage Grove Ravine regional interceptor.

The City will monitor growth by assessing market conditions, land capacity, and the availability of public infrastructure in order to determine when development may occur in stages subsequent to the first stage. The acceleration of a development in any of the latter stages may be permitted by the City provided it is demonstrated that adequate public infrastructure exists to support this development. The availability of infrastructure and any necessary utility extensions and transportation improvements needed to support new development will be considered in deciding whether or not to open up the next staging area to development. In order to accelerate the development of latter stages, there must be a commitment that the development will pay its proportionate share of the infrastructure costs to extend services to any new development.



I-94 Corridor Development Staging Plan - Lake Elmo, MN

THE CITY OF LAKE ELMO

City of Lake Elmo
7-19-2012
Data Scource:
Washington County, MN

Stage 1
Stage 2
Stage 3

N

0 0.25 0.5 1 Miles

To help ensure that public facilities needed to support new development meet or exceed an acceptable level of service, the City will consider adoption of an adequate facilities ordinance. The primary goals of this ordinance are to: 1) avoid sprawling or leapfrog development that would result in an inefficient use of the City's infrastructure and services, and 2) give priority to development opportunities that do not require the construction of significant extensions of public infrastructure. When developers build on parcels that are not contiguous to areas served by existing infrastructure, there is an expectation that the developer will pay for the added costs to serve non-contiguous development. Non-contiguous development will not be allowed if it would negatively impact the City's financial stability and capacity.

Implementation

The following tasks will be completed by the City to facilitate the implementation of the land use plan.

Zoning Code Update

Planned development within the Old Village and south of 10th Street will introduce development styles and patterns new to the community that cannot be achieved by existing zoning classifications. The zoning code will need to be updated to include new residential, commercial and Business Park districts as needed to ensure the City's vision can be successfully carried out.

- ***Creation of Design Standards***

  As a supplement to the new zoning districts, the City will pursue the creation and adoption of specific design standards for areas of new development. Design standards go beyond standard zoning requirements such as area and width to specify required building materials, building articulation, architectural standards, etc. Adoption of design standards sets an overall policy for what development should look like to guide the quality of the built environment towards the community's established vision.

- ***Form Based Code***

  Within the Old Village area, the City will consider implementation of a form based code in lieu of standard Euclidian zoning districts. Under a form based code, requirements focus primarily on the built environment and its relation to the public realm rather than on the separation of uses. Form based codes are regulatory, not advisory like typical design standards. Specific standards for public spaces and building forms are adopted directly into code and mandate that future construction achieve the established community vision.

Internal Process Evaluation

A review of procedures for all application types will be undertaken by the City to ensure internal processes are optimized for quick turn-around and minimal delays whenever possible.

Cooperation with Other Government Agencies

The City will reach out to neighboring communities and reviewing agencies to proactively address issues that may impact future development.