



Lake Elmo Comprehensive Plan 2040 OPEN HOUSE Question and response summary

The first Open House for Lake Elmo’s Comprehensive Plan 2040 process was held on Wednesday, August 23, 2017 at Christ Lutheran Church from 7:00 – 9:00 pm. The public was invited to visit stations and provide feedback regarding the community’s vision, as well as land use concepts in the South of 10th Street and the Old Village areas. The following document provides a summary of the questions attendees were asked to submit in writing. There were general “categories” of questions which we have grouped together in the following responses in an effort to make it easier to review and understand.

Comprehensive Plan Requirements, Process and Involvement

What’s the point of this?

The Metropolitan Land Planning Act requires all cities and counties in the Twin Cities Metropolitan Area (7-counties) to adopt a Comprehensive Plan (“Plan”), and to update and amend those plans on a decennial basis. The primary purpose of this planning effort is to evaluate, review and update the 2030 Plan for compliance with the Metropolitan Council’s 2015 System Statement, and to create a Plan that reflects the city’s aspirations and goals for the planning period. The 2040 Comprehensive Plan update will address future land uses, housing, economic development, transportation, parks, trails, open space, natural resources and infrastructure through 2040 (“Planning Period”).

What is the extent of growth in Lake Elmo?

Questions included:

- *What is the expected build out population for Lake Elmo?*
- *Please tell us what population our city would have if all of the area outside of “downtown” and “along 94” was built out? Add to that the current population including all that has been approved to be built.*
- *Why did the City capitulate from 2.75 people per house to 2.25? What are the real numbers today?*

The Metropolitan Council 2015 Systems Statement provides forecasts for Lake Elmo’s population, households and employment. The population forecasts are based upon average household sizes, averages that change overtime. The following table shows projected population, households and employment in the Sewered and Unsewered areas in 2040 as provided by the Metropolitan Council.

Forecast Component	2040 Population	2040 Households	2040 Employment
MCES Sewered	10,208	3,721	3,238
Unsewered	7,992	3,879	562
TOTAL	18,200	7,600	3,800

**2015 Metropolitan Council System Statement*



As demonstrated by the table, the projected persons per household in the sewer area is approximately 2.75 people per household, while the unsewered area is estimated around 2.1 persons per household.

The most recent population estimate for the City of Lake Elmo is from the census, which estimates the population at 8,713 people.

The estimated 'build out' of the unsewered area, per the Metropolitan Council's System Statement, is identified in the previous table.

The following summary of currently estimated households, and developments with some level of entitlement are provided below, and broken out per the MCES Sewered area and the Unsewered areas.

MCES Sewered Area (Current Estimates)

Sewered, platted and some type of entitlement as of August 2017 (estimate): **2,401 Units**

- Includes Royal Golf Club

Remaining to plan for (estimate): **1,584 Units**

- This unit count is to be accounted for/planned in both MUSA areas

Unsewered Area (Current Estimates)

Unsewered Households, including new developments with some type of entitlement August 2017 (estimate): **2,843 Units**

Remaining to plan for (estimate): **536 Units**

- *The city does not need any more approved sewer lots for housing to meet 18,000 units. Why are more being approved when the residents would have preferred none?*

As shown in the previous table, the City's estimated 2040 population is 18,200 people, which correlates to projected total of 7,600 units (household). See the answer to the previous question that shows the calculations of estimated households needed to plan for within the MCES Sewered areas and the Unsewered areas to meet the Metropolitan Council's projections.

What timeline and participation opportunities can the community expect with the 2040 Comprehensive Plan process?

Questions include:

- *What is timeline to move from high-level concepts to more concrete plan(s)?*
- *Will the final plan be shared?*

Details and dates will be available on the project website, www.LakeElmoPlan2040.com. We anticipate draft plans, with acreages, etc., will be available sometime in late fall and that the



second Open House will be held sometime shortly thereafter. The project website will also continue to include information from meetings moving forward and will be updated with relevant documents, meeting materials and presentations, and on-line surveys. Please visit the website for upcoming public participation activities and events.

Near the end of the drafting process, the final draft plan will be formally reviewed by the Planning Commission and a Public Hearing will be held to solicit public feedback and comment. The Planning Commission will consider the document, make suggested changes and/or modifications and pass their recommendation onto the City Council. The draft Plan, in all forms, will be shared on the project website and available for review prior to the public hearing.

- *Why are the children and young people not involved? What is their future?*

All members of the public are invited to share comments and feedback throughout the process. Public engagement efforts have aimed to connect with people of all ages, including children and young people, events seeking public feedback have or will include Arbor Day, 4th of July Ice Cream Social, Tri-Lake Ski Show, Farmers Market, Stakeholder Meetings, Open Houses, and the Public Hearing. In addition to the public engagement opportunities, the City purposefully solicited and appointed a high school and a college student to the Advisory Panel to provide insight and input throughout the plan development process.

Land Use

- *Why isn't there a buffer of UMD protecting all the ULD from UHD and commercial/business park along 94?*
- *With the current (2030 plan) designations of UHD how do you justify re-designating some UMD areas and taking some away from others (specifically moving some UHD from the 10th and Inwood to 10th and Junco) when people purchased houses knowing the zoning. That sounds like punishing us for paying attention.*
- *Why was the UHD for the 2 proposed plans [draft concepts] moved from the Inwood neighborhood to south of Savona? UHD was opposed in both areas.*
- *Wouldn't it make more sense to leave it due to the higher traffic volume seen on Inwood versus the frontage road?*
- *With Plan B to the east of Keats proposed mixed use, hasn't the terrain been deemed "un-buildable" from proposed projects?*
- *Does either concept for South of 10th Street allow big boxed stores?*

The Concepts prepared for the Open House were "Concepts" and were not meant to be site specific, but rather meant to convey ideas. So, for example, Concept B considered the idea that a mixed-use land use designation could be a tool to accomplish greater diversity and flexibility in an area and therefore may better respond to market conditions. One of the objectives of this planning process is to evaluate the 2030 Plan and to determine if there are improvements that can be made to make the 2040 Plan better, or if there are changes that must be made to comply with the 2040 projections and 2015 System Statement due to recently approved developments. We are still working through the refinement of a more detailed plan and we will attempt to balance the ideas, feedback and comments we have heard from the various groups/people that have participated in the process to date (this includes the idea of



transitioning between land uses, etc., and looking for the most appropriate areas to designate for higher density housing.)

In addition, specific land uses were not 'moved'; but there was an effort to improve the balance of land uses within each of the phased growth areas. There are many reasons to try and balance uses across phasing areas, many of which are related to infrastructure costs and market demands. Generally, a more balanced land use pattern results in better development because it creates more equilibrium in the supply and demand of available land and distributes costs of infrastructure more equally.

The land use plan does not get into the specific building types or user types, but instead are general categories such as Commercial or Business Park. The implementation program, which includes updating of the zoning ordinance, is the site specific/dimensional/design controls that help define what types of users may be allowed in a certain zone (and consequently land use category).

Housing Type, Developments

- *Lake Elmo has a variety of housing styles, including craftsman, ramblers, cottages, etc., why are they not being built as it should?*
- *Why are no ramblers, or 1-story for people over 50, the elderly, the handicapped?*
- *Lot sizes should not be decided by developers or builders.*
- *We are always concerned about cluster developments: 50% open and 50% houses. Why is this not still a necessary conversation?*

Specific architectural, design standards, lot dimensional standards are generally controlled and regulated by the Zoning ordinance. Goals and strategies related to specific land use categories can be drafted that suggest how the implementation program (i.e. zoning ordinance) should be updated for compliance with Comprehensive Plan. After the 2040 Comprehensive Plan is adopted, the city has nine (9) months to update its zoning ordinance for consistency with the Comprehensive Plan.

The cluster developments are regulated through the City's Zoning ordinance, and at this time there are no proposed changes to the Comprehensive Plan that would change the opportunity for a cluster subdivision/project to occur in the applicable zoning districts.

Old Village

- *What past Village Concept plans are currently used?*

The adopted 2030 Comprehensive Plan includes a land use plan, and supplemental policies, for the Old Village which is contained in Chapter III. The adopted 2030 Plan document, including Chapter III, can be accessed from the City's website.

- *Why did the city increase the new housing (9000 people) in the village from 934 units to 2000 or more (no open space) when the met council only allowed 500 new housing units in reaching 24,000 by 2030?*



The information presented at the City's Open House did not show a Concept Plan that would accommodate 2000 units in the Old Village. Concept Plan A was consistent with the 2030 Plan of approximately 934 +/- units in the Village at total build out, and Concept Plan B showed a total build out of approximately 1,200 to 1,300 Units (households). Both plans retained the Village Open Space Overlay in the same configuration as the 2030 Plan. The purpose of showing Concept B that increased households in the Village was to see if Open House attendees thought more households in the Village would be an acceptable tradeoff if it meant more retail and service providers in the Village. The Plan, once refined, will still be subject to vetting and evaluation by the City engineer, and the purpose of presenting the Concept Plans was for discussion. However, to be clear, neither Concept Plan corresponds to an estimated population of 9,000 people in the Village. The estimated population, of Concept A and Concept B would correspond to populations of between 2,500 and 3,500 people living in the Old Village area.

Schools

- *How is Lake Elmo working with 834 School District to plan for growth in Elementary and Junior High School? Lake Elmo Elementary cannot accommodate the plan(ned) growth which will create huge inconvenience and have reverse impact with attracting new residence and potential running off existing residents.*

The Comprehensive Planning process considers school locations and associated transit routes, but household and employment growth within the City of Lake Elmo does not directly indicate enrollment figures (i.e. number and ages of children, school choice, etc.), nor align with school district borders. However, at the end of the drafting process the City must distribute its Comprehensive Plan to adjacent and affected jurisdictions for their review and comment; this includes distributing the Plan to the school districts for their review and comment.

Roads/Transit/Repairs/Taxes

- *Why are we paying for the road in front of our home to be paved? Where exactly do our property taxes go?*
- *Will all future road repairs be paid by and ordered like new? South of County Road 10 residents had to pay for new blacktop roads, \$6,000/house.*

These questions are not directly addressed within the Comprehensive Plan. Further information regarding these specific questions should be addressed to the City Staff.

- *Will this Plan use more spaces for parks and walking trails?*

Lake Elmo's 2040 Plan includes an update of the Parks and Open Space chapter, as well requires the Plan to address the Regional Bike and Trail Network (RBTN). The community has provided initial feedback that parks and walking trails are an important amenity in Lake Elmo and would like to see parks and walking trails expanded into developing areas. The 2040 Comprehensive Plan process will be focusing on the Parks and Trails component this fall and this feedback will provide further clarification for what should be included within the final plan.