



SPECIAL PLANNING & ZONING BOARD AGENDA

Monday, June, 17, 2024

Broadcast on Cable TV Channel 16
and northmetro.tv/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M. Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Action Items
 - A. **Public Hearing:** Consider Interim Ordinance Creating a Moratorium on the Subdivision of Lands for Residential Uses

ADJOURNMENT

Meeting guidelines on reverse side.

CITY OF LINO LAKES ADVISORY BOARD MEETING GUIDELINES

Advisory boards are fact-finding bodies established to aid the City Council in specific areas. The decisions of any board are considered advisory only and all final decisions rest with the City Council. Board meetings shall operate in accordance with the procedures established by the City Council. The following meeting guidelines are derived from the City Council Rules of Decorum.

Members of the Audience – No person in the audience shall engage in disorderly or disruptive conduct such as audible commentary during a meeting, hand clapping, stamping of feet, whistling, using profane language, yelling and similar demonstrations, which conduct disturbs the peace and good order of the meeting.

Public Comment– Comments from the public will be accepted on any matter, whether on the agenda or not. Comments will not be accepted during specific agenda items unless a Public Hearing has been noticed. Please remember to be courteous and respectful and abide by the following guidelines:

- Sign-in prior to the start of the meeting
- Step up to the microphone when recognized by the Presiding Officer (Chair or Vice-Chair)
- State your name and address for the record
- State the subject to be discussed
- Limit comments to 4 minutes
- Address comments to the board as a whole, not any specific member
- No question may be asked of a board member or staff member without the permission of the Presiding Officer (Chair or Vice-Chair)
- Elect a spokesperson for a group of persons who wish to address the board on the same subject

Public Hearing – A public hearing is a separate item of business on the agenda. It gives the public an opportunity to comment on the topic identified. Please remember to be courteous and respectful and abide by the guidelines outlined for public comment (although no sign-in required). Typically, a public hearing proceeds as follows:

1. The Presiding Officer (Chair or Vice-Chair) will announce the agenda item and staff will present their report.
2. Board members have the opportunity to ask staff questions about the item.
3. The Presiding Officer (Chair or Vice-Chair) opens the public hearing and will recognize those who want to speak.
4. The Presiding Officer (Chair or Vice-Chair) shall close the public hearing.
5. The Board will then discuss the item. No further public comments are allowed.
6. The Board will make a recommendation and/or decision.

After a motion has been made or a public hearing has been closed, no member of the public shall address the board from the audience on the matter under consideration. The Presiding Officer (Chair or Vice-Chair) shall maintain strict order and etiquette at all meetings.

**PLANNING & ZONING BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: June 17, 2024

REQUEST: Public Hearing, Consider Interim Ordinance to Creating a Moratorium on the Subdivision of Lands for Residential Uses

CASE NUMBER: TA 2024-003

APPLICANT: City of Lino Lakes

OWNER: N/A

REVIEW SCHEDULE:

P & Z Board Meeting:	June 17, 2024
City Council 1 st Reading:	June 24, 2024
City Council 2 nd Reading:	July 8, 2024

INTRODUCTION

The City Council has requested the consideration of an interim ordinance creating a moratorium on the subdivision of land for residential uses in the northwest quadrant of the City to allow for additional study of the area.

BACKGROUND

The northwest quadrant of the City, located along Main Street and generally referred to as “the Sod Farms”, has received significant development interest over the past two years. Two development interests have recently presented or submitted concepts for discussion with the City Council.

In February of 2024 Pulte Group presented interest in developing a master planned active adult (55+) residential community on approximately 240 acres north of Main Street. The City Council completed a tour of a similar Del Webb branded project in late March of 2024 to gain a better understanding of site amenities and site layout, using smaller lot sizes and reduced setbacks.

The City also became aware of the proposed Madinah Lake project in late March of 2024. A Planned Unit Development Concept Plan has been submitted and is currently under review. The proposed project includes a mix of housing types, totaling 434 units, commercial development and a religious building on approximately 156 acres.

Together, the Pulte/Del Webb and Madinah Lakes projects include development of approximately 400 acres and 900 residential housing units along the Main Street corridor. Both projects are requesting design flexibility through the PUD process. In reaction to the development interest, the City Council has discussed the possible need for a moratorium to further study the corridor in preparation for development.

ANALYSIS

Over the past 20 years there have been two prior concept plans submitted to the City for discussion. The Robinson Lake's project in 2006 and the Promenade proposal in 2022.

Robinson Lakes

In October 2006, a concept plan for Robinson Lakes submitted by Lino Lakes Development, LLC was reviewed at a Council Work Session. The concept plan included 680 acres located both north and south of Main Street. The plan included a residential mix of single family homes, multi-family and active adult multi-family. Lakes, open space and greenway system with parks and trails were incorporated throughout the development. This project required a Comprehensive Plan amendment, and completion of an environmental review document. An Alternative Urban Areawide Review was proposed.

No formal application was submitted for review, no environmental review was completed and no approvals were granted by the City. This project did not move forward due to the onset of a housing recession. The project did form the basis for land use changes reflected in the 2030 Comprehensive Plan and recommendation to master plan this corridor.

Promenade

In February 2022, a concept plan for Robinson Property submitted by Integrate Properties, LLC was reviewed at a Council Work Session. The concept plan included 157 gross acres south of CSAH 14 (Main Street) and consisted of a mix of housing types totaling 707 housing units.

In October 2022, the Council approved a Record of Decision and Making a Negative Declaration on the Need for an Environmental Impact Statement for Robinson Sod Farm EAW. The EAW evaluated two (2) development scenarios, the PUD Concept Plan with 557 dwelling units and the Yield Plan with 707 dwelling units.

In November 2022, a revised concept plan was reviewed by the Planning & Zoning Board. The proposed development was renamed Promenade.

No approvals were granted by the City and the project did not move past concept plan review.

2040 Comprehensive Plan

The City's 2040 Comprehensive Plan identifies Main Street, at Sunset, as a key "Gateway" into the City. The plan also recommends that a master plan be completed for the Main Street Corridor from 4th Avenue to Sunset Avenue. No master plan has been completed to date.

The Main Street corridor has been planned for urban residential development for the past two decades; however, the area has seen limited development over the past 14 years. Since 2010, a total of approximately 140 new residential units have been built in the City northwest of I-35W. The influx of new development interest provides an opportunity to collaborate on a larger planning scale to ensure a coordinated and efficient extension of public facilities that address the cumulative impacts of the broader development area.

Master planning is not new to the City of Lino Lakes; previous studies include the Town Center (I-35W/Lake Drive), CR 49 (Hodgson Road) and CR J (Ash Street) Master Plan, the I-35E Corridor Alternative Urban Areawide Review (AUAR), and most recently the Otter Lake Road Master Plan. Each of these plans were completed to create a more detailed development framework from the Comprehensive Plan in advance of development.

Water

The City has planned its water system to accommodate the growth planned through 2040. This ultimately includes the addition of wells 7, 8, and 9. However, District Court imposed conditions related to White Bear Lake water levels has limited the City's ability to fully implement the water supply plan. While the City's slower than anticipated growth has delayed the need for these improvements, Well No. 2 is currently in need of replacement. Increased water use over the past two years has increased the importance of this project. The City is waiting for guidance from the Minnesota Department of Natural Resources regarding replacement of this well considering the court order. Replacement of this well is necessary to accommodate continued system expansion.

Moratorium

Minnesota Statutes 462.355, Subd. 4 allows municipalities to implement a moratorium, while it conducts studies, to protect the planning process and the health, safety and welfare of its citizens.

The proposed moratorium would prohibit the creation of new lots for residential purposes for a period of one year. Land use applications for a minor subdivision would be exempt. During this time the City would not accept or continue to process any land use applications which

propose the creation of new residential lots. The moratorium would last for one year from the effective date of the ordinance.

RECOMMENDATION

There are significant advantages to master planning. A larger scale planning effort allows for a more comprehensive approach to system design and establishment of a development framework.

A proposed moratorium would allow time for the City to complete the master planning process within a larger geographic area to address land use, transportation, environmental resources, parks and open space, surface water management and sewer and water utility issues.

Staff would also suggest incorporating into the process the preparation of an Alternative Urban Areawide Review (AUAR). The AUAR is an environmental review document that would allow more in-depth analysis of the Master Plan and provide a mitigation document for implementation. The AUAR would eliminate the need for any further environmental review by individual development proposals, provided development is within the parameters studied. The AUAR would also guide future development not currently being considered or that would not otherwise require environmental review.

The suggested study area would encompass the area between 4th Avenue on the east, Sunset Avenue to the west, Pine Street on the north, and Carl Street/Century Trail on the south.

Alternatively, each development would proceed on its own schedule and reviewed independently in accordance with zoning and subdivision requirements.

ATTACHMENTS

1. Draft Ordinance
2. Proposed Moratorium Area Map

1 st Reading:	Publication:
2 nd Reading:	Effective:

**CITY OF LINO LAKES
ORDINANCE NO. XX-24_____**

**INTERIM ORDINANCE CREATING A MORATORIUM ON THE CREATION OF
NEW LOTS FOR RESIDENTIAL PURPOSES IN A CERTAIN PART OF THE
CITY OF LINO LAKES**

The City Council of Lino Lakes ordains:

Section 1. Purpose and Intent. The purpose and intent of this Ordinance is to exercise the City’s authority under Minnesota Statutes 462.355, Subd. 4 by the creation of an interim ordinance which has the effect of creating a moratorium on the subdivision of lands for residential uses in that part of the City of Lino Lakes described and depicted in the attached Exhibit A.

Section 2. Preliminary Findings: The City Council hereby makes the following preliminary findings to serve as the basis for the necessary study to be made during the moratorium, which serve as the reasons why it is in the public interest for the City to declare a moratorium by virtue of this Ordinance:

- 1) Main Street at Sunset Avenue (CR 53) is identified as a “gateway” in the City’s 2040 Comprehensive Plan.
- 2) The City’s 2040 Comprehensive Plan recommends the preparation of a Master Plan for the Main Street corridor between 4th Avenue and Sunset Avenue (CR 53). No such plan presently exists.
- 3) The City has been presented with two development proposals within the Exhibit A area that total 400 acres with approximately 900 new lots for residential use.
- 4) A moratorium will provide the City with time to study and work towards preparation of a Master Plan for the Exhibit A area that will address land uses, transportation, environmental resources preservation, parks, surface waters, and utility issues. A moratorium also presents the possibility of conducting an Alternative Urban Areawide Review (AUAR) environment study for the area.

Section 3. Moratorium: Until the Planning & Zoning Board and City Council complete studies related to the aforementioned findings, the City shall not accept or continue to process any land use applications for land use proposals which propose in

whole or in part, the creation of new lots for residential purposes. Notwithstanding the moratorium imposed herein, a land use application for a minor subdivision in compliance with City Code Section 1001.075 thru 1001.081 may be processed. The study period will last no longer than one (1) year from the effective date of this Ordinance, unless further extended by the City in accordance with Minnesota Statutes 462.355, Subd. 4.

Section 4. Effective Date: This Ordinance is effective upon publication of the Ordinance in accordance with the City Charter.

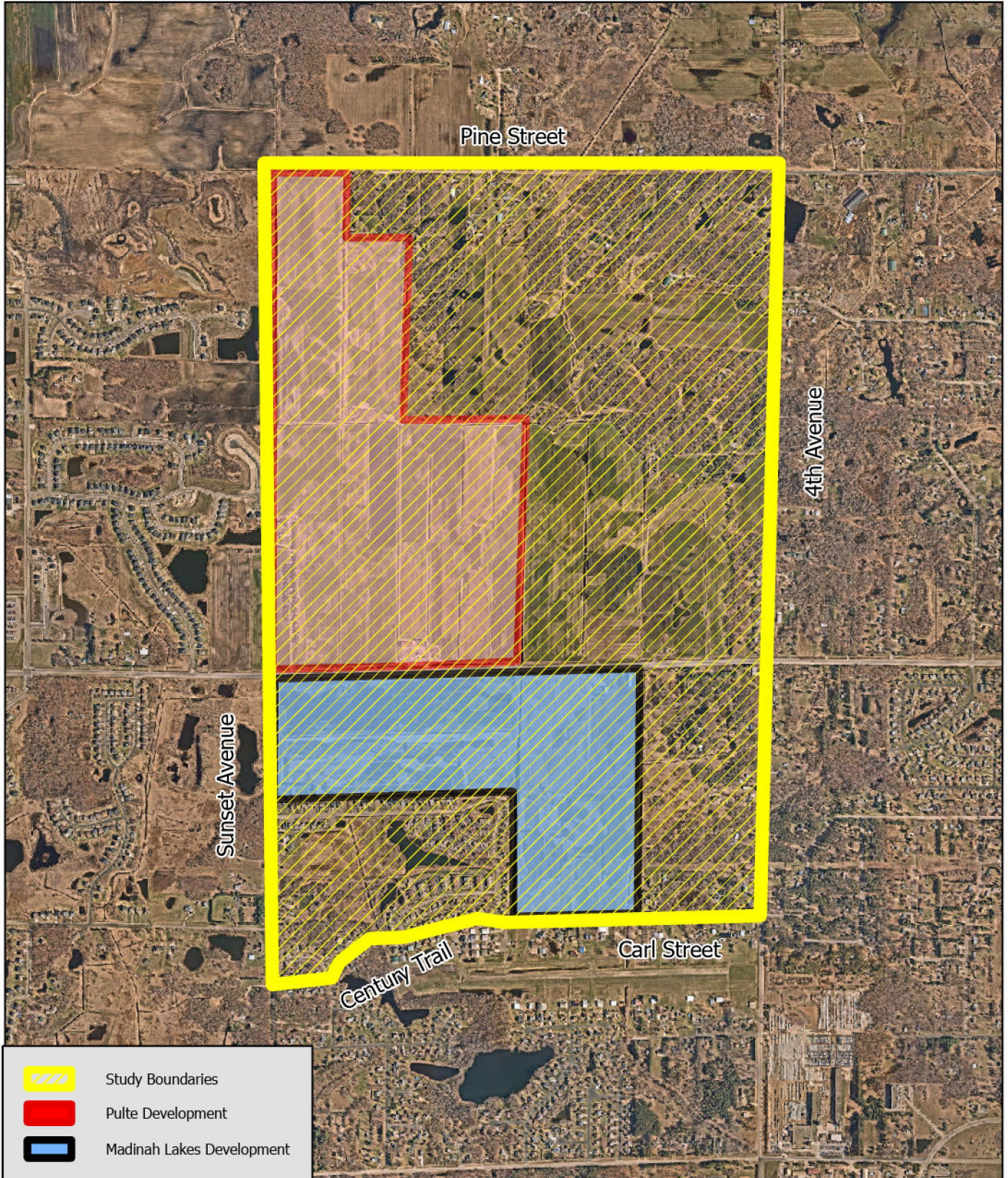
Adopted by the Lino Lakes City Council this ____ day of _____, 2024.

Rob Rafferty, Mayor

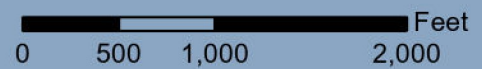
ATTEST:

Roberta Colotti, City Clerk

EXHIBIT A



Proposed Project Area



5/15/2024