

MINUTES
CITY OF ELKO NEW MARKET
SPECIAL PLANNING COMMISSION MEETING
September 14, 2023
6:00 PM

1. CALL TO ORDER

Chair Weber called the special meeting of the Elko New Market Planning Commission to order at 6:02 p.m.

Commission members present: Weber, Smith – arrived 6:05 pm, Hanson, and Heimerl.

Members absent and excused: Pipo, Ex-Officio Member Anderson

Staff Present: City Administrator Thomas Terry, Senior Planner Renee Christianson - Virtual, and Planner Jake Skluzacek

2. PLEDGE OF ALLEGIANCE

Chair Weber led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Chair Weber asked if there were any changes to the agenda. City Administrator Terry informed her that there were no changes.

A motion was made by Weber and seconded by Hanson to approve the agenda as presented. Motion carried: (3-0).

4. PUBLIC HEARINGS

A. The Preserve

- Consider Amendment to City's 2040 Comprehensive Land Use Plan
- Consider Rezoning of Property from R3 to PUD

Senior Planner Christianson presented to the Commission remotely via Zoom. Christianson introduced the topic and provided background to the Commission. Christianson explained that an amendment to the City Land Use Plan to re-guide the property from Medium Density Residential to Low Density Residential was needed to satisfy population density requirements directed by the Metropolitan Council. Staff's opinion is that the proposed re-guidance of approximately 22.64 gross acres / 4.28 net acres from Medium Density Residential to Low Density Residential does not have a serious or negative affect on the overall planned land uses within the 2040 growth area and will help achieve housing

goals contained in the Comprehensive Plan. Staff supports the re-guidance of the property to Low Density Residential.

Christianson stated that because the property is proposed to be re-guided by the Comprehensive Plan to Low Density Residential, the appropriate zoning district would be R2 Urban Single-Family Residential. If the Comprehensive Plan amendment is approved, the City has an obligation to rezone the property to a zoning district that is consistent with the Comprehensive Plan. The zoning being proposed for the property is PUD, Planned Unit Development. This is a special zoning district that allows flexibility in the development of residential neighborhoods and/or nonresidential areas that would not be possible under a conventional zoning district. The decision to zone property to a PUD is a public policy decision for the City Council to make in its legislative capacity. A PUD may be used to:

- Create development patterns that comply with the City's Comprehensive Plan.
- Provide for variations to the strict application of the land use regulations to improve site design and operation, while at the same time incorporating elements that exceed the City's standards to offset the effect of any variations.
- Preserve and enhance natural features and open spaces.
- Promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort aesthetics, economic viability, and general welfare of the City.

Staff would recommend approval of the request to rezone the property from R3 Medium Density Residential to PUD Planned Unit Development, in association with The Preserve development, for the following reasons:

- 1) The proposed rezoning had been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan (as proposed to be amended) which guides the property to Low Density Residential.
- 2) The proposed use of the property for single-family homes is compatible with present and future land uses of the area.
- 3) The proposed use of the property complies with performance standards contained in the City's Zoning and Subdivision Ordinances, except as specifically identified in the "The Preserve PUD Standards" table below.
- 4) The proposed residential use of the property for single family homes can be accommodated with existing public services and will not overburden the City's service capacity.
- 5) Traffic generation by the proposed development is within the capabilities of streets serving the property.

Christianson stated that the Commission is being asked to first hold a public hearing on the two action items and provide a recommendation to the City Council regarding the actions.

Chair Weber opened the public hearing to comment at 6:10 pm.

Hearing no comment from the public, Chair Weber closed the public hearing at 6:11 pm.

Commissioner Smith agreed that rezoning is the only way to satisfy the Metropolitan Council density requirements and that the property is extremely limited in buildable land. Chair Weber agreed with Smith and asked Christianson if any other changes would be needed to accommodate the project. Christianson informed her that these were the only actions that still needed to be taken.

Commissioner Hanson stated that The Preserve is a good project, and she complimented the Developer on his creative use of the property. Hanson would support the proposed actions.

A motion was made by Smith and seconded by Hanson to recommend approval of the amendment to the 2040 Comprehensive Land Use Plan and rezoning of the property from R3 to PUD.

Motion carried: (4-0).

5. ADJOURNMENT

It was moved by Smith and seconded by Hanson to adjourn the meeting at 6:14 p.m. Motion carried: (4-0).

Respectively submitted by:



Jake Skluzacek
Planner 1