



LAKE ELMO DEVELOPMENT PROJECTS

2024/2025

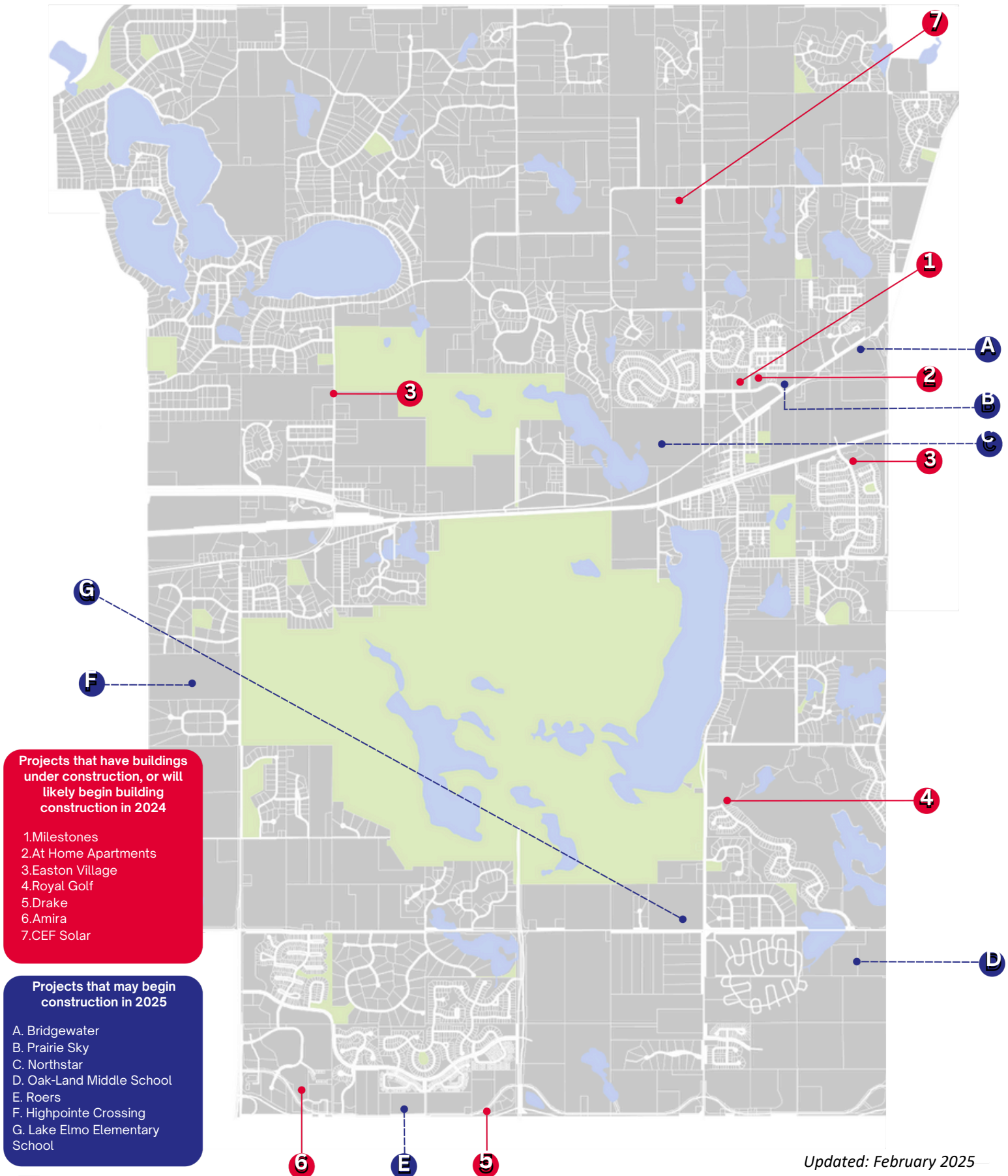


*See corresponding CDD Map for locations of projects

Updated February 2025



CURRENT COMMUNITY DEVELOPMENT PROJECTS



2024 Projects that have buildings constructed, under construction, or will likely begin building construction

01

MILESTONES CHILDCARE CENTER – Building Under Construction

02

AT HOME APARTMENTS – Site Improvements Under Construction

03

EASTON VILLAGE 6TH & 7TH ADDITION – Homes Under Construction

04

THE ROYAL GOLF CLUB | 5TH & 6th ADDITION – Homes Under Construction

05

DRAKE MOTOR PARTNERS – Tesla (Completed), Dairy Queen (Completed), Gardner School Daycare (Building Under Construction)

06

AMIRA – Building Under Construction

07

CEF SOLAR FARM – Under Construction



1

Milestones Childcare Center



Zoning District & Future Land Use

VMX- Village Mixed Use

Proposed Use

Childcare center

Size

2 acres

Applicant

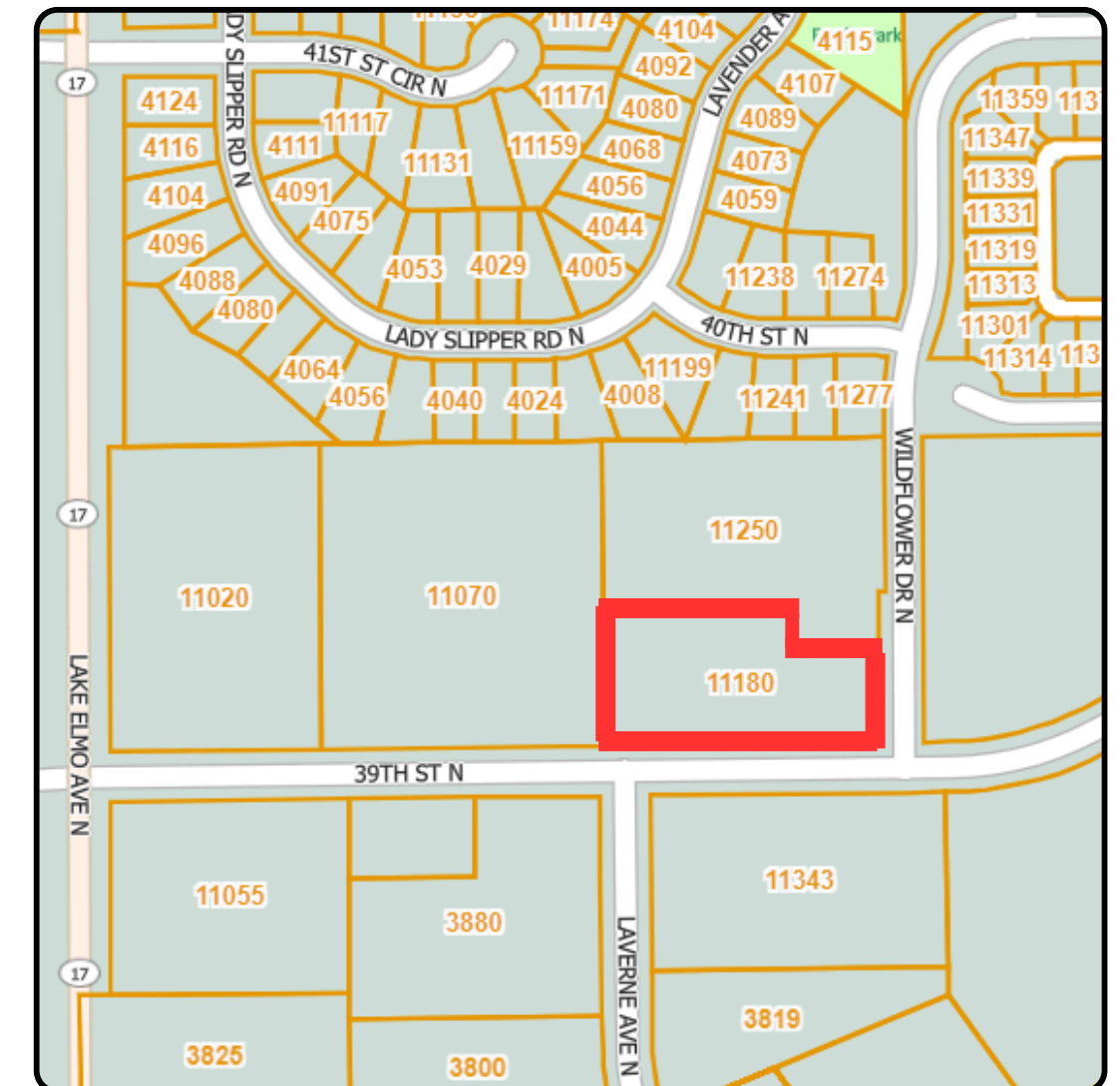
Milestones

Location

11180 39th Street N.

Summary

Milestones has submitted an application for a childcare center at 11180 39th St. The center will be available to 189 students. This project is currently under construction.



2 At Home Apartments



Zoning District & Future Land Use

VMX-PUD, Village Mixed Use

Proposed Use

Single Family Attached (Townhomes)

Size

7.6 acres

Applicant

At Home Apartments LLC

Location

North of 39th Street & Wildflower Drive

Summary

This will single family townhomes and apartments on an undeveloped parcel of land. City council approved the preliminary plat for this development in February of 2024. This development will add to the diversity of housing stock available in Lake Elmo. Rentals can serve as both transitional (step up or step down) and long-term housing. This project is currently under construction.



3

Easton Village 6th & 7th Addition



Zoning District & Future Land Use

VMX-PUD, Village Mixed Use

Proposed Use

27 new Single family lots

Size

~8 acres

Applicant

Chase Development Inc.

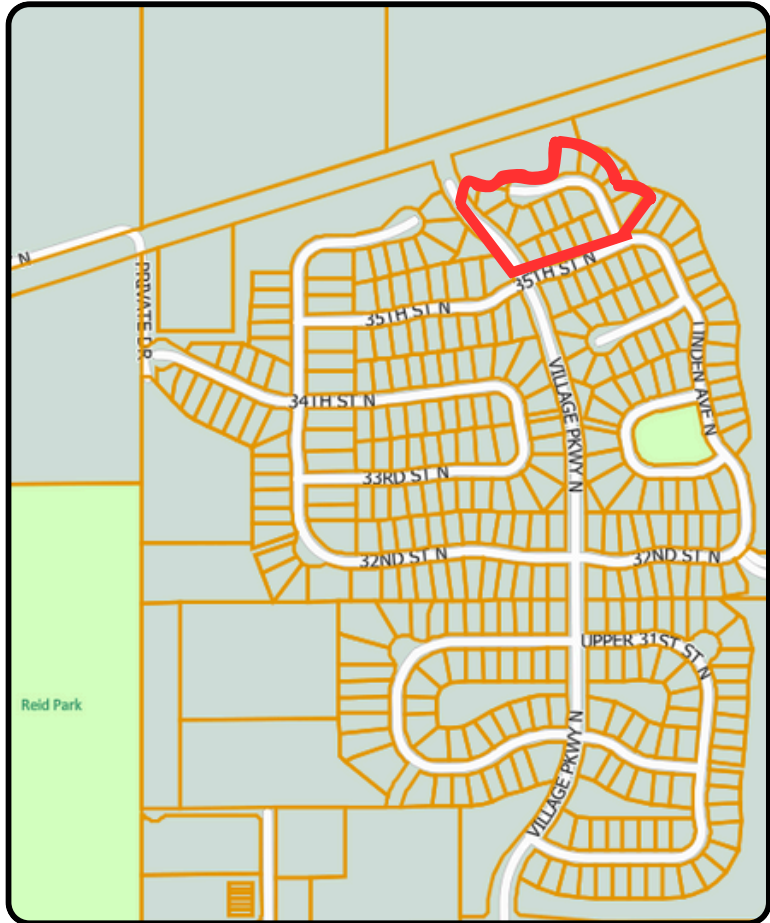
Location

6th Addition: PID: 13.029.21.14.0014 & 13.029.21.14.0012

7th Addition: PID: 13.029.21.41.0096 / 11781 34th Street

Summary

These are two additions to the already developed lots at Easton Village. These are the final phases to complete the Easton Village development. There will eventually be access over the railroad tracks to account for the Manning Avenue closure.



4

Royal Golf Club 5th & 6th Additions



Zoning District & Future Land Use

GCC - Golf Course Community

Proposed Use

Single Family lots

Size

~25 acres

~43 units (5th), 46 units (6th)

Applicant

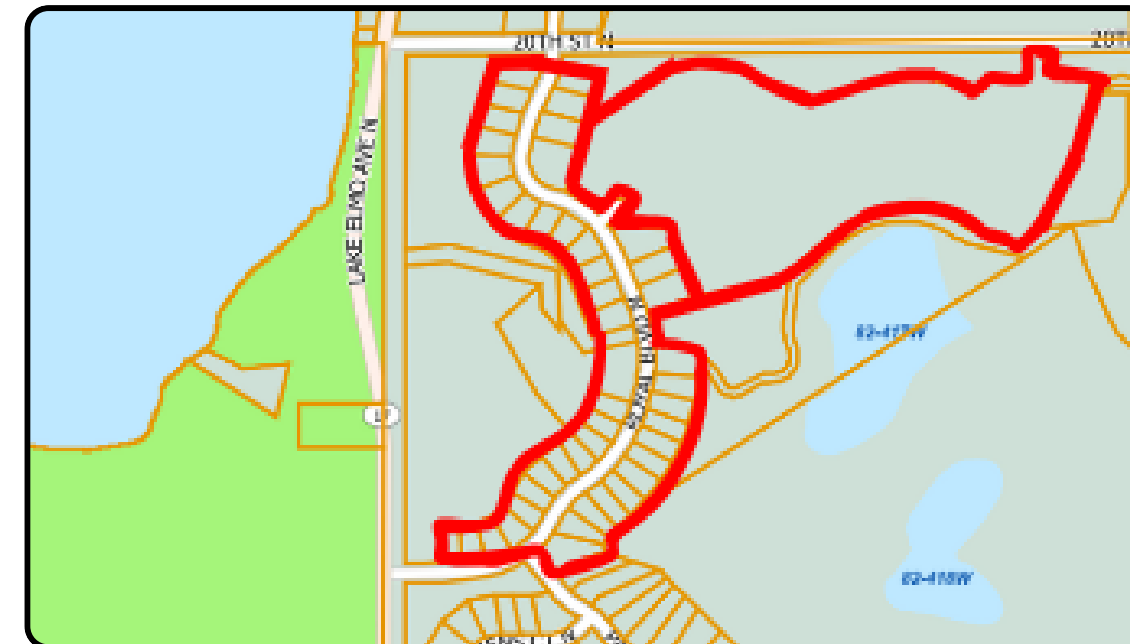
Lennar LLC

Location

Southeast corner of 20th Street and Lake Elmo Ave

Summary

Site work is in progress for the 5th addition of new single family lots. The 6th addition will complete work at Royal Golf. This project is currently under construction.



5

Drake Motor Partners



Zoning District & Future Land Use

C- Commercial

Proposed Use

Tesla dealership, Dairy Queen, Gardner School,
1 undeveloped parcel

Size

~17 acres

Applicant

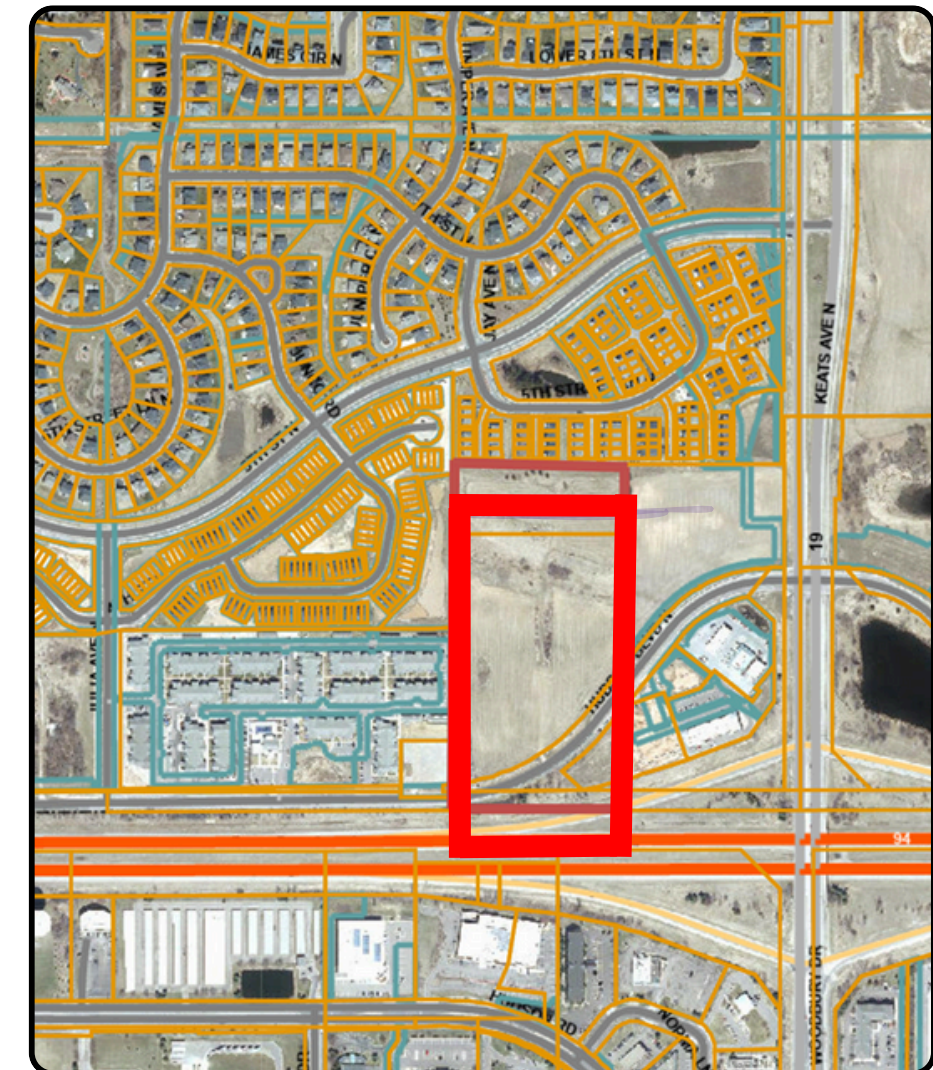
Drake Motor Partners LLC

Location

9800 Hudson Blvd, 9880 Hudson Blvd, 9840 Hudson
Blvd, 9923 Hudson Blvd

Summary

A development agreement between the city and Drake Motor Partners was finalized in June of 2023. The project area so far will include a Tesla Dealership and a Dairy Queen Grill n' Chill, and The Gardner School, a pre-school center. The Dairy Queen will mark the first fast food establishment in the city of Lake Elmo. The Gardner School is currently under construction.



6

Amira of Lake Elmo

Zoning District & Future Land Use

HDR - High Density Residential

Proposed Use

Age-restricted housing

Size

~12 acres | 142 units

Applicant

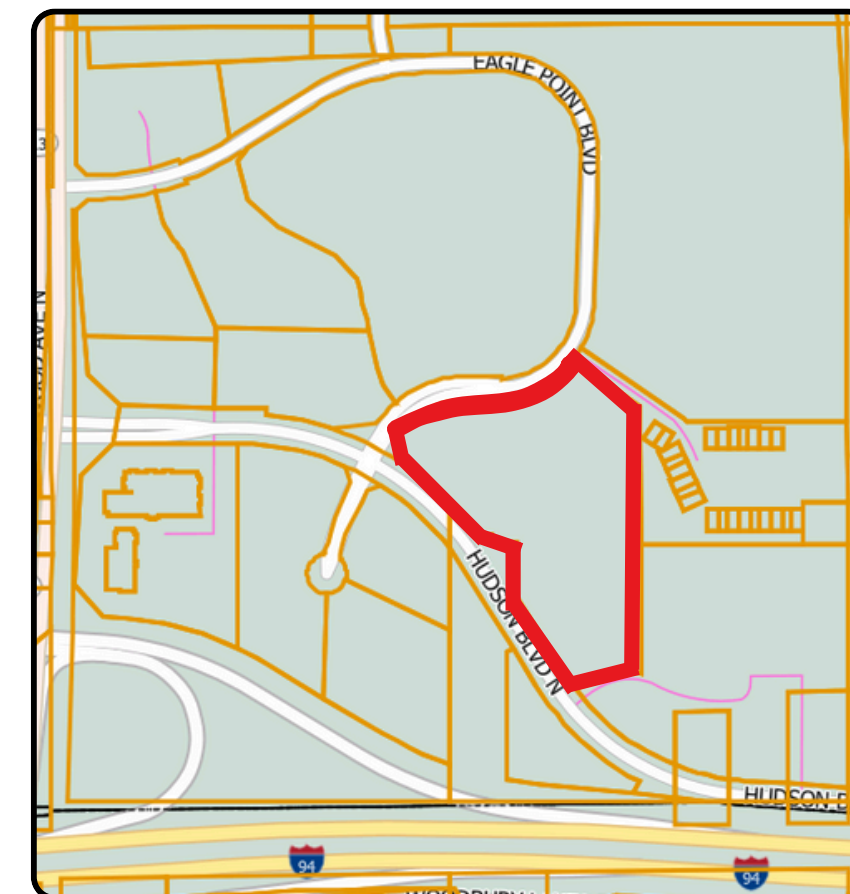
United Properties

Location

8695 Eagle Point Blvd

Summary

This will be an age-restricted apartment building on an undeveloped parcel of land. In November of 2022 City Council conditionally approved a series of requests by United Properties to rezone and re-guide the unaddressed property northeast of the intersection of Hudson and Eagle Point Boulevards.



7

CEF Solar Farm

Zoning District & Future Land Use

RR - Rural Residential

Proposed Use

Solar Farm

Size

~11 acres

Applicant

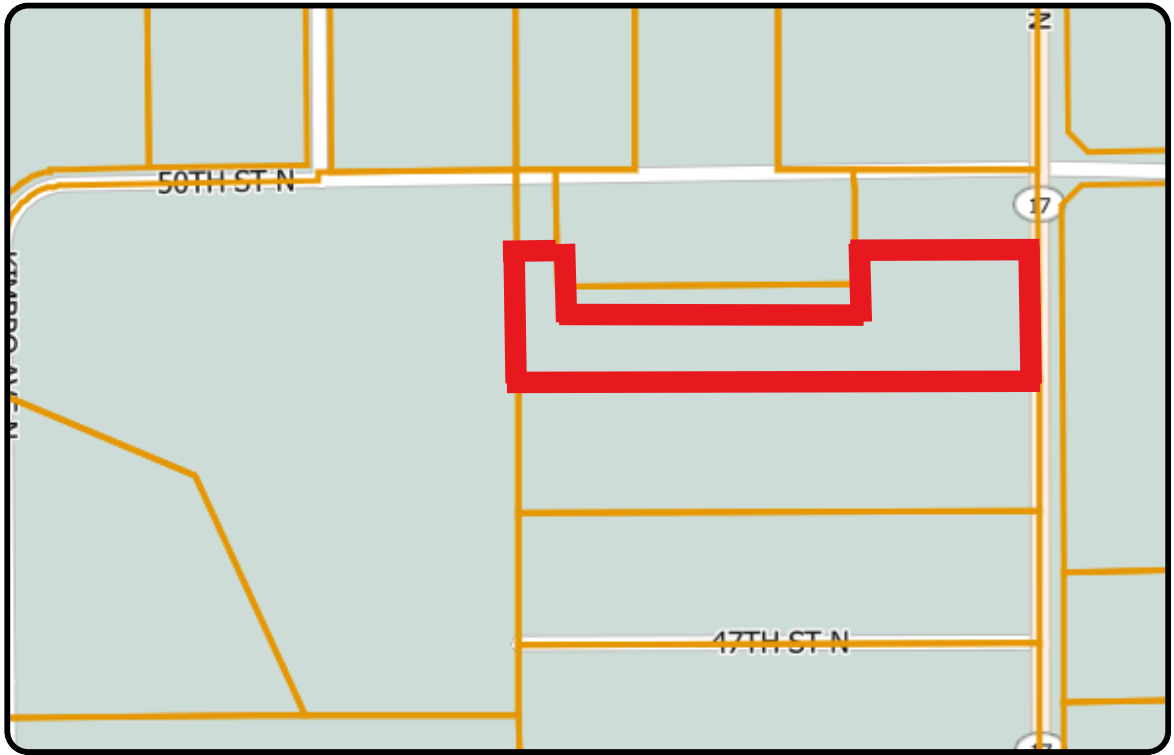
CEF Solar

Location

10755 50TH ST N

Summary

Currently under construction.



2025 Projects that may begin building construction

- 01** **BRIDGEWATER VILLAGE** - DA to Council Agenda September
- 02** **PRAIRIE SKY** – Development Agreement (DA) Approved
- 03** **NORTHSTAR** – Public Utilities Under Construction
- 04** **OAKLAND MIDDLE SCHOOL** – Expansion
- 05** **ROERS** – Development Agreement may be signed in 2024
- 06** **HIGHPOINTE CROSSING** – Preliminary Plat Approved
- 07** **LE ELEMENTARY SCHOOL** – Final Plat Approved



Bridgewater Village

Zoning District & Future Land Use

V-MDR & Commercial

Proposed Use

Four commerical lots and outlots for future residential use

Size

~23 acres

Applicant

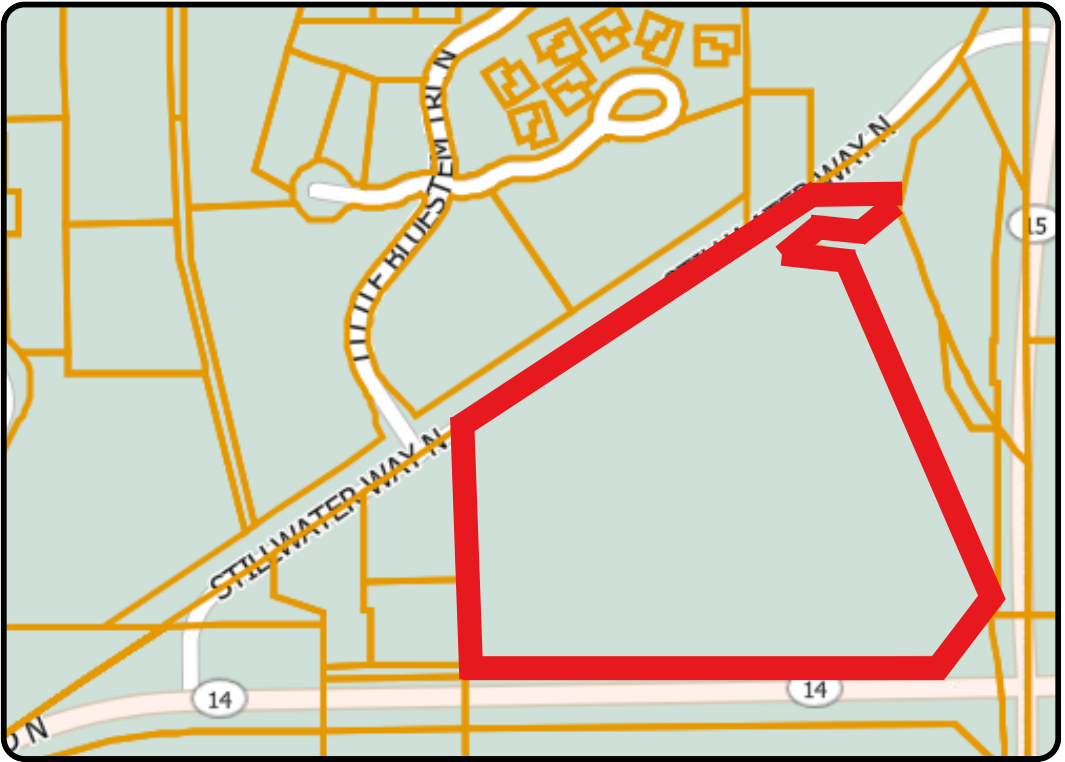
Bridgewater Bancshares Inc

Location

NW Corner of Manning & Stillwater Blvd.

Summary

This project will include both Commercial and Future Residential Development. The first phase of the project will be Bridgewater bank. Of the four lots to be platted at this time, two lots are proposed for future use as an Office, one a Bank property (Bridgewater Bank), and one a retail property. The project will also include connection to the railway system.



B

Prairie Sky

Zoning District & Future Land Use

VMX - Village Mixed Use

Proposed Use

Twinhomes

Size

~5 acres| 30 units

Applicant

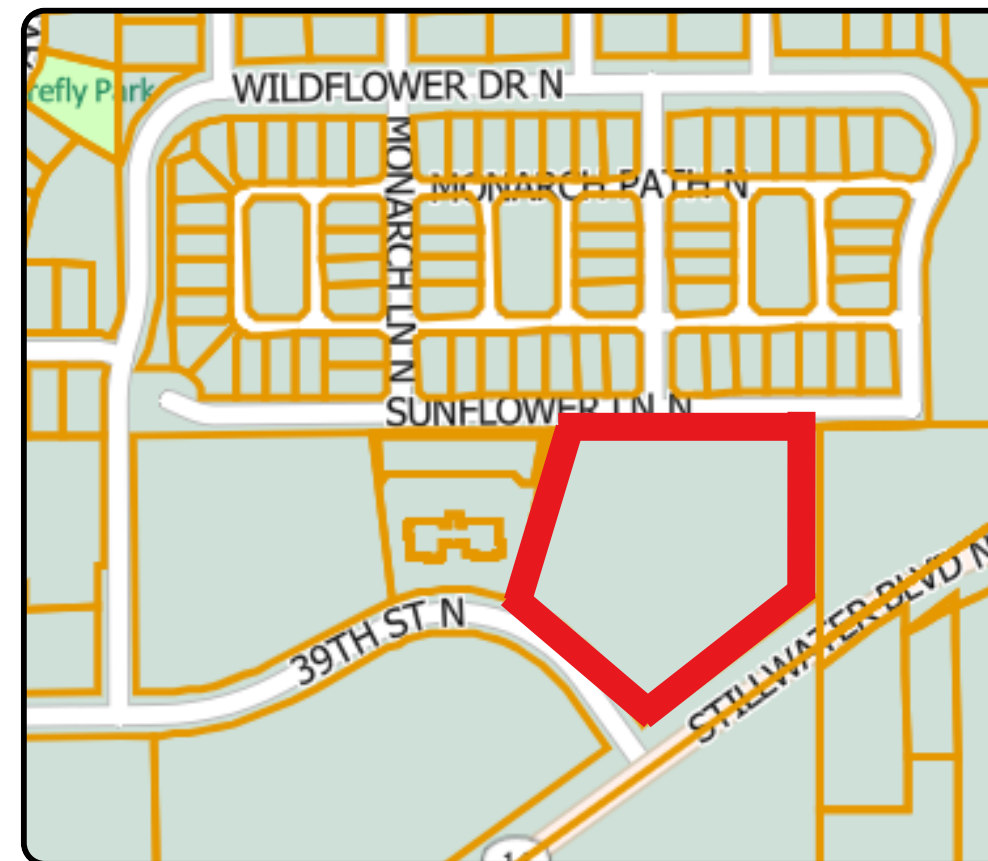
Landucci Construction

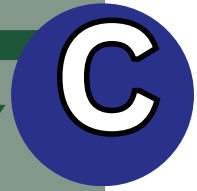
Location

PIDs: 13.029.21.21.0009, 13.029.21.21.0017

Summary

Landucci Construction is currently working toward developing 15 twinhomes just south of the Wildflower development and west of Stillwater Blvd.





Northstar

Zoning District & Future Land Use

V-LDR – Village Low Density Residential

Proposed Use

Single Family Residential

Size

~101 acres | 200 units

Applicant

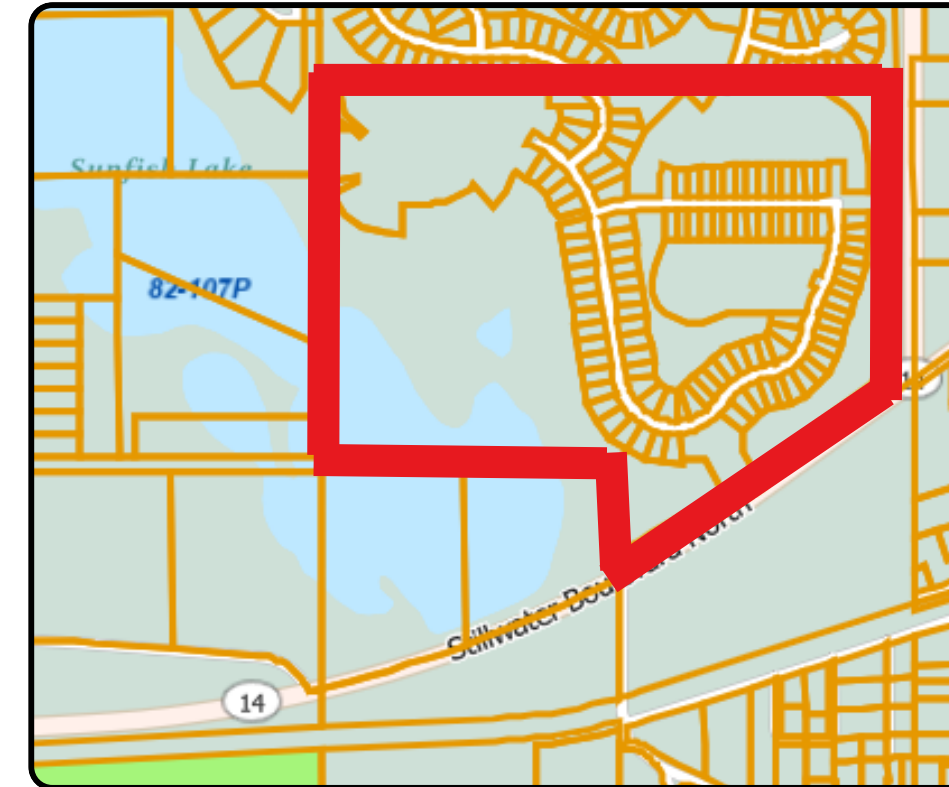
GWSA Land Development (Gonyea)

Location

NW corner of Lake Elmo Ave & Stillwater Blvd.

Summary

The former Schiltgen Farmstead has been platted as a residential development called Northstar. The 1st addition final plat has been approved by City Council. The development will keep the iconic North Star Farm Barn as a HOA amenity. This project is currently under construction.





Oak-Land Middle School



Zoning District & Future Land Use

Public Facilities - PF

Proposed Use

Open Space Planned Unit Development - OP-PUD

Size

40 acres

Applicant

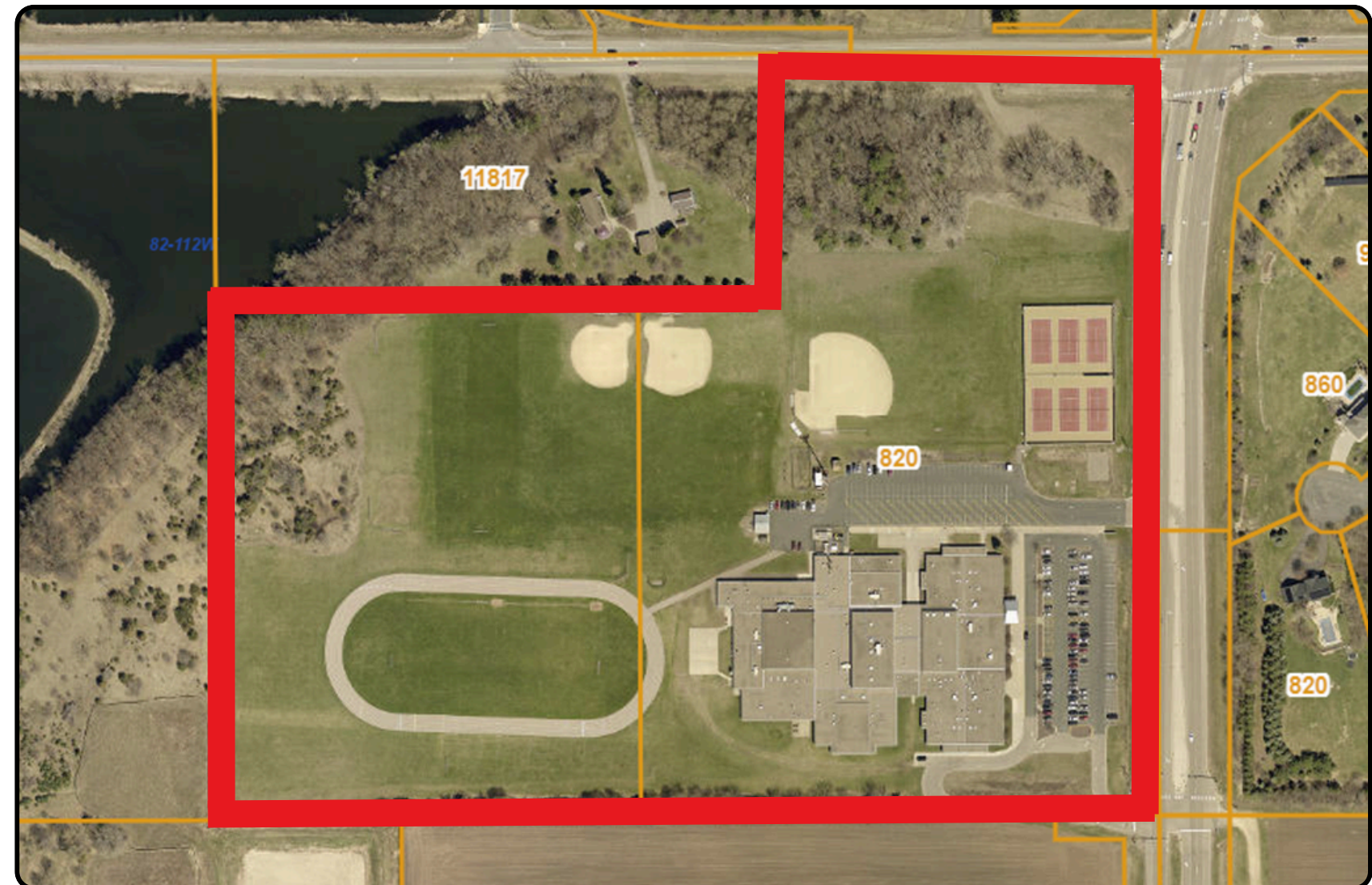
Stillwater School District

Location

820 Manning Ave N

Summary

The school district is requesting an expansion at the current school.





Roers

Zoning District & Future Land Use

MU-C - Mixed Use-Commercial

Proposed Use

Apartment, day-care

Size

~14 acres | 190 units

Applicant

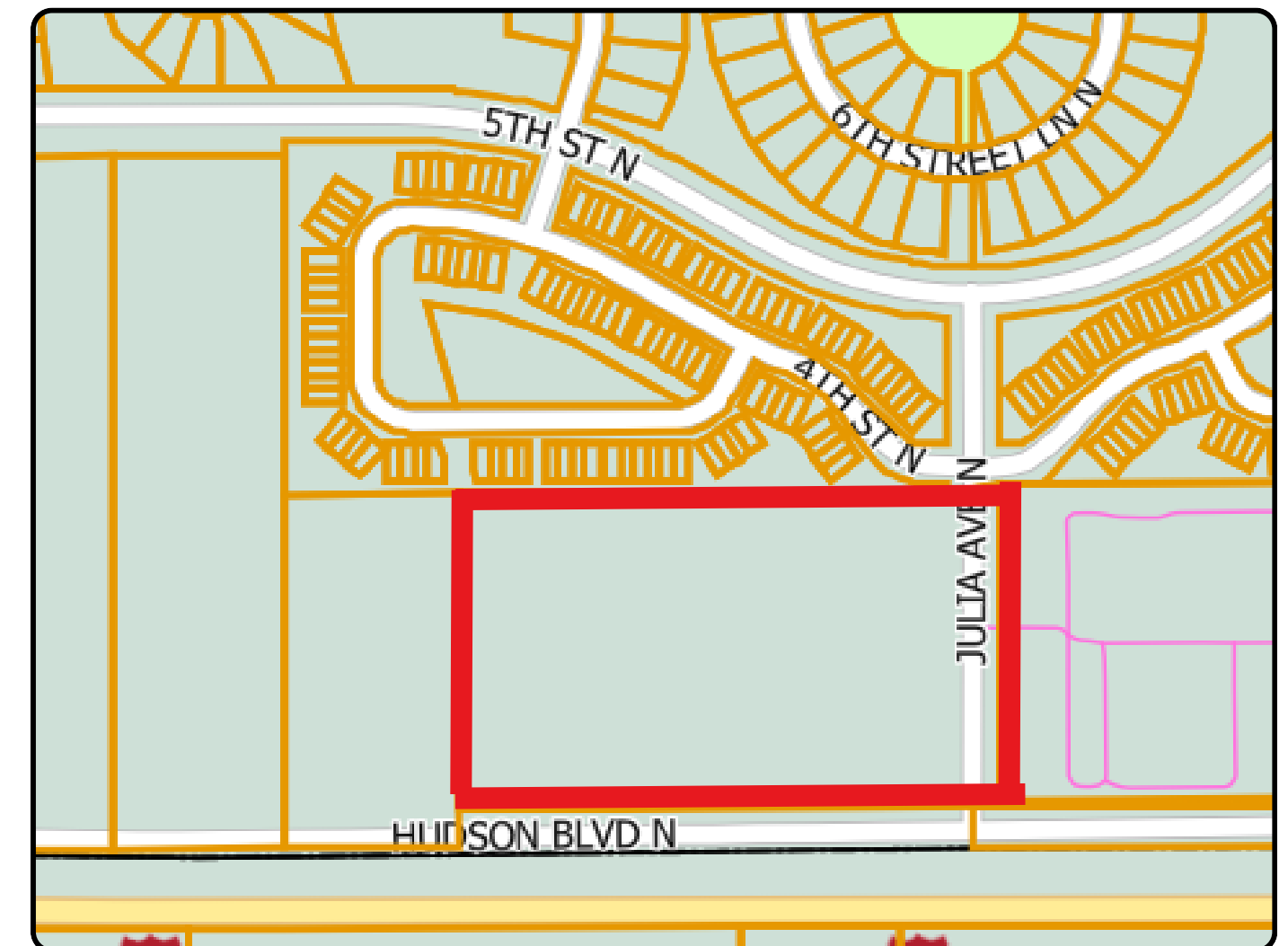
DPS Lake Elmo LLC

Location

PID: 34.029.21.34.0012

Summary

This will be an apartment building on an undeveloped parcel of land. City Council conditionally approved a series of requests to rezone and re-guide the unaddressed property northeast of the intersection of Hudson and Eagle Point Boulevards.





Highpointe Crossing

Zoning District & Future Land Use

RR - Rural Residential

Proposed Use

Open Space Planned Unit Development - OP-PUD

Size

78 acres

Applicant

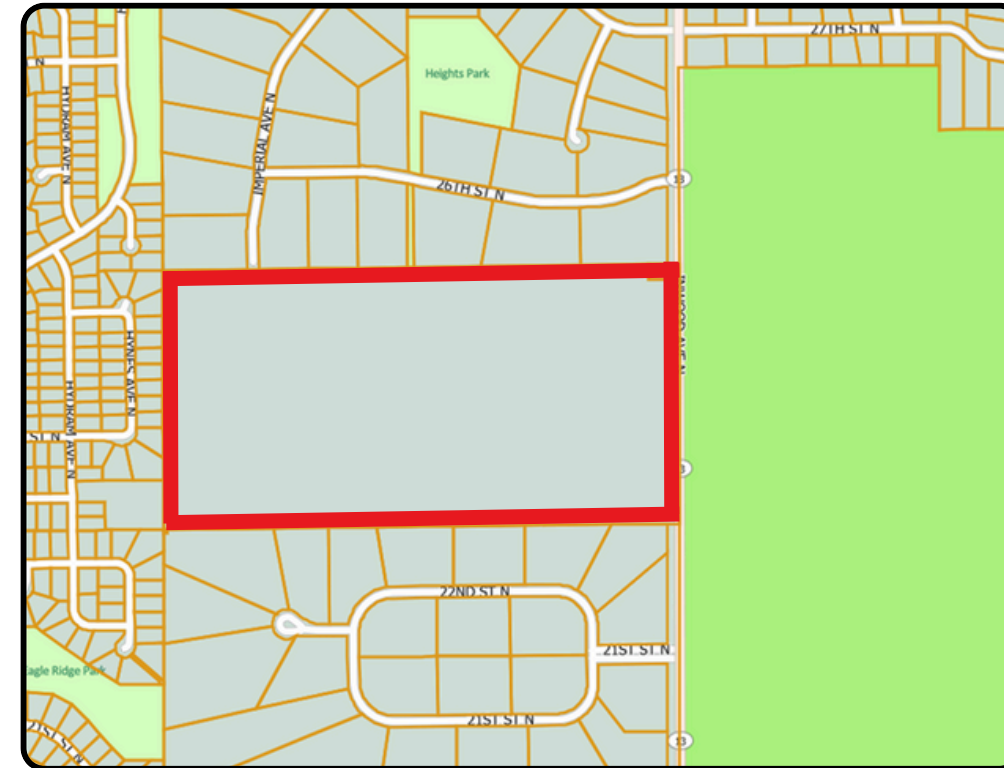
Rachel Development

Location

2298 Inwood Ave. N

Summary

Preliminary approval has been granted for this open spaced planned unit development.





Lake Elmo Elementary School

Zoning District & Future Land Use

PF - Public Facilities

Proposed Use

Elementary School

Size

47.6

Applicant

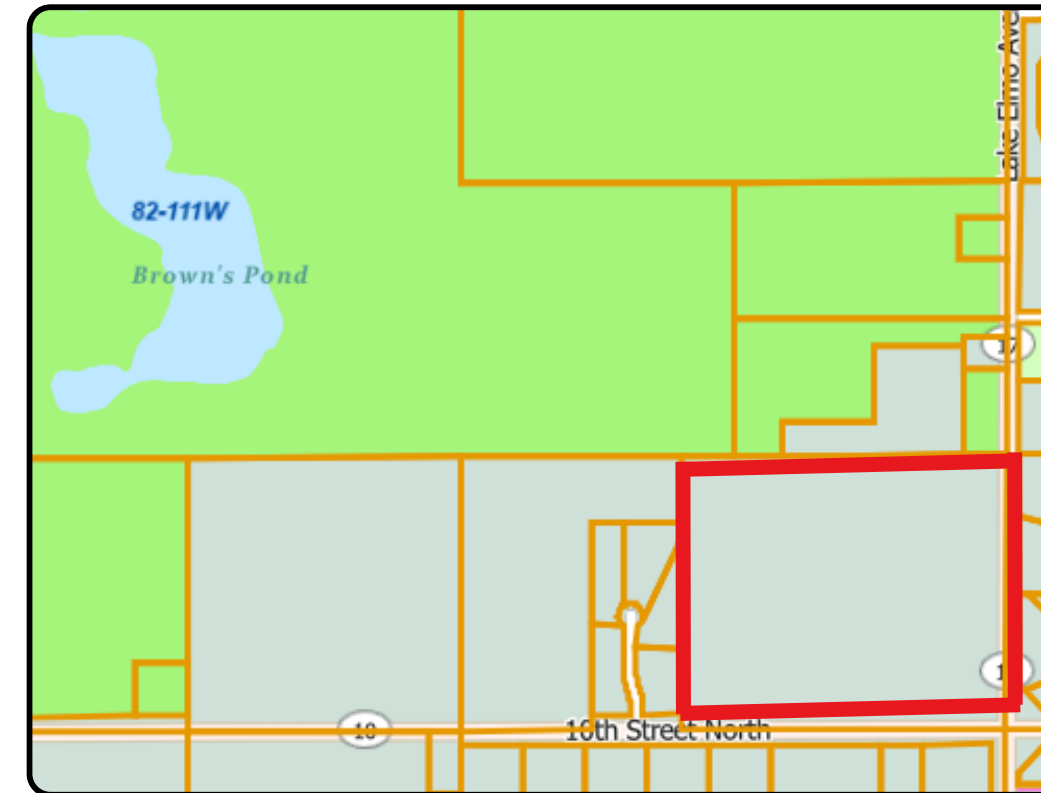
ISD 834

Location

2602921440001

Summary

Final plat approval has been granted to develop an elementary school on site. For more information, please visit: <https://www.stillwaterschools.org/>



Building Permits - Residential Units

The table below shows unit counts per year for single-family – detached and all other residential development. Lake Elmo is projecting more construction of townhouses and multi-family units.

	2023	2024	2025
Single Family - Detached	92	63	118*
Residential: 2-family - Multi-Family	75	146	238*

**projected figures*