



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014

CONSENT

ITEM # 11

AGENDA ITEM: Hunter’s Crossing Preliminary Plat

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner
Lake Elmo Development Review Committee

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending approval of a preliminary plat for a new subdivision to be called Hunter’s Crossing. The Subdivision Ordinance requires that the City Council review and approval a preliminary plat before an applicant may proceed with the preparation and recording of a final plat. The subdivision request is being made by The Ryland Group for property presently owned by Nathan Laducci within the I-94 Corridor planning area.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer’s agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements. The developer has previously agreed to pay the Water Availability Charge for the entire development at the time a final plat is approved (currently \$3,000 per unit).

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request for approval of a Preliminary Plat from the Ryland Group for a 51 unit single-family residential development to be located on 23.1 acres immediately east of Lake Elmo Avenue and approximately ¼ mile north of Interstate 94. The proposed development site is located within

the City's I-94 corridor planning area, and is in an area guided for public sewer and water services. The preliminary plat has been prepared in response to the City's Comprehensive Plan for the corridor, which guides this site for low density urban residential development. The Staff report to the Planning Commission concerning this request is attached to this memorandum, and includes a detailed summary of the request in addition to the detailed Staff review and recommendation.

The Planning Commission is recommending approval of the preliminary plat with several conditions of approval. *If removed from the consent agenda*, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-53 approving the Hunter’s Crossing preliminary plat with 15 conditions of approval.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a list of comments from Staff. The Planning Commission considered the preliminary plat at its June 23, 2014 meeting and conducted a public hearing on the applicant's request at this time. At the hearing, the following individuals addressed the Planning Commission:

- Linda Anderson, 275 Lake Elmo Ave. N., expressed concern over the lack of improved shoulders on Lake Elmo Avenue and specifically noted the high speeds of vehicles traveling along the stretch of road in front of the project site. She asked that the buffering to the north of her property be improved.
- Becky Gernes, 10950 3rd Street Place, raised questions about the planned temporary access directly across the street from the Forest neighborhood.

The Planning Commission discussed the request and specifically issues associated with the temporary access, 5th Street landscape design, trail system, Lake Elmo Avenue improvements, storm water system, and the County's comments concerning potential noise impacts. The Commission requested two modifications to the recommended conditions to clarify that the developer will be responsible constructing a paved trail (to clarify the intent for the trail to be paved) and to also note that water improvements must be available to serve the subdivision. The conditions of approval as amended by the Planning Commission are incorporated into the draft resolution.

The Planning Commission adopted a motion to recommend approval of the Preliminary Plat with the findings and conditions as noted in the attached Resolution 2014-053. The motion passed unanimously.

Since the Planning Commission meeting, Staff has further discussed the project with the City Administrator, and is asking that the City Council consider one additional condition that would memorialize a previous commitment from the developer to pay the water availability charge for

the entire development at time of final plat approval. This condition has been incorporated into the attached resolution.

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• The preliminary plat is consistent with the Comprehensive Plan and specifically the Urban Low Density Residential land use classification.• The project represents the first project that will connect to the Cottage Grove sewer interceptor via a connection to the gravity line constructed across the project site late last year.• The project will connect to the planned Lake Elmo Avenue water main extension project recently ordered by the City Council. |
| Weaknesses | <ul style="list-style-type: none">• The developer has petitioned for the construction of 5th Street; the property owner to the north has not yet signed off on this petition. |
| Opportunities | <ul style="list-style-type: none">• The development will include 51 REC units and will pay connection fees for sewer and water service. The developer has committed to paying the water available charge for the entire development (\$153,000 based on the current fee schedule) with the first phase of the final plat.• The project will include the construction of the initial segment of 5th Street to the east of Lake Elmo (which must either be constructed as a public project or privately by the developer). |
| Threats | <ul style="list-style-type: none">• None identified. |

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Hunter's Crossing preliminary plat with the 15 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion (*if removed from the consent agenda*):

“Move to adopt Resolution No. 2014-53 approving the Hunter’s Crossing preliminary plat with 15 conditions of approval.”

ATTACHMENTS:

1. Resolution No. 2014-53
2. Planning Commission Report (6/23/14)
3. Application Forms (3)
4. Application Narrative and Information
5. Legal Description
6. Tree Inventory

7. Review Comments:
8. City Engineer
9. Washington County
10. Location Map (Landucci Property)
11. Ryland WAC Letter (1/2/14)
12. Preliminary Plat and Plans (20 sheets)
 - a. Cover Sheet
 - b. Existing Conditions
 - c. Preliminary Plat
 - d. Preliminary Site Plan
 - e. Preliminary Utility Plan
 - f. Preliminary Grading and Drainage Plan
 - g. Erosion Control Plan
 - h. Preliminary Street Plan
 - i. Details
 - j. Landscape Plan
 - k. Tree Preservation Plan