



PLANNING COMMISSION
DATE: 8/25/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-41

ITEM: Savona 2nd Addition Residential Subdivision – Final Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Final Plat request from Lennar Corporation for the second phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within Stage 1 of the City's I-94 Corridor Planning Area. The final plat will include 47 single-family lots and 22 single-family attached units, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue. The application also includes a request for a Conditional Use Permit to allow single-family attached units that are accessed via a private road. Staff is recommending approval of the request subject to compliance with a series of conditions as listed in this report.

GENERAL INFORMATION

Applicant: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN

Property Owners: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN

Location: Part of Section 34 in Lake Elmo, north of I-94, west of Keats Avenue, and south of Goose Lake. PID Numbers 34.029.21.42.0002; 34.029.21.41.0004

Request: Application for final plat approval of a 69 unit residential subdivision to be named Savona 2nd Addition. Application for a Conditional Use Permit to allow single-family attached units that do not have frontage along a public street.

Existing Land Use and Zoning: Agricultural land, land that has been mass graded for residential development. Current Zoning: LDR and MDR

Surrounding Land Use and Zoning: North – active mining and gravel operation; west, south and east – agricultural land

Comprehensive Plan: Urban Low Density Residential (2.5 – 3.99 units per acre) and Urban Medium Density Residential (4 – 7 units per acre)

History: Sketch Plan review by Planning Commission on 12/10/12. EAW approved by the City Council on 7/2/13. Preliminary Plat approved on 8/6/13. Final Plat for first addition approved on 2/18/14.

Deadline for Action: Application Complete – 7/14/14
 60 Day Deadline – 9/14/14
 Extension Letter Mailed – No
 120 Day Deadline – 11/14/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
 Article 10 – Urban Residential Districts (LDR)
 §150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

The City of Lake Elmo has received a request from Lennar Corporation for final plat approval of the second phase of the Savona residential development (Savona 2nd Addition). The final plat includes 47 single family residential lots, 22 single family attached units (townhouses), and the infrastructure necessary to support the future homes on these lots. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted. Lennar has finalized its purchase of the land included in the final plat area, and is acting as the sole applicant for this request.

The final plat area represents an extension of the Savona development to the west of the first addition, and will also include the first townhouses to be platted and built as part of the overall development area. The grading plans for the first addition included the lots that are being platted within the second addition; therefore, the attached grading plans propose relatively minor changes to the site conditions at present. Because of revisions to the storm water plan that have been required by the watershed district, there have been some changes to the ponding and infiltration system proposed with the preliminary plat. These changes have required an expansion of the storm water pond located in the extreme southeastern portion of the site along Keats Avenue, and will require the applicant to direct storm water across the neighboring property to the south. The implications of these changes are noted in the review comments below. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, erosion control, landscaping, and other details that have been reviewed by the City Engineer.

The submitted plans do not include further extension of 5th Street adjacent through the Savona 2nd Addition area, as the applicant and landowner to the south have been working through the best methodology to construct the road. Staff is recommending that such plans for the segment of 5th Street adjacent to 2nd Addition be included as part of the 2nd Addition improvements (Condition #14). In addition, the final plat should be revised to plat the portion of the 5th Street right-of-way necessary to complete the recommended improvements. In order to provide the City with the confidence to move forward with the application, the landowner to the south and the City have drafted a Permanent Public Street Easement Agreement (Attachment #10) for the entire section of 5th Street. This would provide the City the legal access to the entire 5th Street segment to the Boulder Ponds planned development. Staff would recommend that this agreement be executed and recorded as part of the recording of the 2nd Addition Final Plat.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Savona Preliminary Plat did include a series of conditions

that must be met by the applicant, which are addressed in the “Review and Analysis” section below. There are no public hearing requirements for a final plat.

The City’s zoning map for all of the area included in the preliminary plat for Savona has been updated to be consistent with the City’s Comprehensive Plan. The portions of the plat that are planned for single family detached housing are zoned LDR – Low Density Residential, while the proposed townhouses are located within a MDR – Medium Density Residential Zoning District. As noted in the City’s preliminary plat review, the single family and townhouse lots fall within the density ranges allowed in the Comprehensive Plan. Please note that as part of the MDR zoning district requirements, townhouses that do not have frontage on a public street may only be allowed with a Conditional Use Permit (CUP). The townhouses shown in the attached plat will have access to a private road which then connects to a proposed public road that will loop through the portion of the site south of 5th Street. The applicant has therefore requested a Conditional Use Permit along with the final plat in order to permit the proposed townhouse layout. Staff has scheduled a public hearing concerning the CUP portion of the applicant’s request.

In order to provide further clarity concerning the future phases of the townhouse area, the applicant has prepared updated plans for the overall townhouse area, which includes updated grading plans for the eastern portion of this area (including the storm water pond along Keats Avenue). While the majority of these plans fall outside of the 2nd Addition area, they do help illustrate that the revisions necessary to accommodate additional storm water improvements in this area can be made while not substantially altering the preliminary plat for the townhouses. Staff has a few general comments about the future townhouse phases that are noted in the following section of this report. Staff has also determined that the CUP request can be made for the entire townhouse area, and that the included map labeled “Final Site Plan – Townhome Area” can be used as the basis for this request.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The CUP related to the townhouses on private roads is also consistent with the preliminary plat as approved by the City. The developer has previously updated the preliminary plan submissions to comply with the conditions of approval, and the final plat application incorporates these updates as well. Please note that the final plat now includes proposed street names as recommended by the Planning Department.

The City Engineer has reviewed the final plat, and his comments are attached to this report (Attachment #2). Although there are some additional revisions to the final construction plans that will need to be addressed by the applicant, the majority of these revisions can be made before the City releases the final plat for recording. The Engineer does identify issues that could impact the final plat; and Staff is recommending a condition of approval (Condition #1) to address required revisions (with the improvements for 5th Street being the most significant).

REVIEW AND ANALYSIS

The preliminary plat for Savona was approved with several conditions, which are indicated below along with Staff’s comments on the status of each. There are additional comments concerning the CUP request following the preliminary plat analysis in addition to any general items and issues that have not otherwise been addressed. Staff is recommending approval of the final plat and Conditional Use Permit, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant provided a response to the preliminary plat conditions with the first addition final plat; this response has not been duplicated for this report.

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; b) the applicant shall pay all fees associated with the preliminary plat; c) the applicant shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site. *Comments: a) all title work will need to be submitted and reviewed by the City Attorney before an City officials sign the final plat; b) the applicant has submitted an escrow payment related to the preliminary plat application that is being used to cover Staff and consultant expenses related to the City’s review; c) a revised preliminary plat and plans has been approved by the City and was found to address all previous comments. The applicant has commenced mass grading of the site with work authorized as part of the first addition grading plans.*

- 2) The applicant shall dedicate a minimum of 30 feet of land around the “Exception” parcel in the northwest portion of the Savona subdivision to allow for the construction of an eight-foot bituminous trail to the western edge of the subdivision and to allow for sufficient room for drainage and utilities adjacent to “Street A”. *Comments: The preliminary plat and plans have been revised to address this condition. Although the applicant is proposing to use a portion of the street right-of-way for the trail, there is a 30-foot area around all portions of the exception parcel for the trail. This proposed configuration is a reasonable compromise to still provide access to the exception parcel. The 2nd Addition does not include any of the area around the exception parcel.*

- 3) The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must revise the preliminary plat in the vicinity of Lots 1 and 2 of Block 10 to properly account for this buffer. *Comments: The plat has been adjusted in this area, but there are still two lots (Lots 1 and 2, Block 1 of the final plat) that are within 65 feet of the boundary with Stonegate. The preliminary plat notes that the developer will be acquiring a trail/greenway easement from the adjacent property owner to account for the reduced open space setback, but no such easement has been provided with the final plat. Staff has previously found this alternative to be an acceptable approach since it cannot be accomplished without the implicit approval of the effected property owner in Stonegate. If no agreement can be reached between the applicant and neighboring property owner, the final plat for this area will need to account for the buffer. Staff is recommending that as a condition of approval, the developer must either secure an easement as planned or revise the final plat to account for a 100 foot buffer.*

- 4) The eight-foot bituminous trail located within Outlot A shall be moved off of the property line of the adjacent Stonegate subdivision and shall be designed to continue into the property to the north and to provide a connection to “Street A”. *Comments: The preliminary plans have been updated to address this requirement. The construction plans for 2nd Addition do not show that the trail is part of the planned improvements at this time. Staff is recommending that the public improvements for 2nd Addition include the segment of the trail in this portion of the plat that is located adjacent to or behind Lots 1 and 2 of Block 1 at a minimum, and that they include all of the trail adjacent to the lots in Block 1 if feasible (due to ownership, grading, and other issues).*

- 5) The trail within the green belt/buffer area is encouraged to be located within the southern one-third or eastern one-third of the buffer and as close as possible to the lots within the Savona subdivision. ***Comments: The preliminary plans have been updated to address this requirement. The applicant has noted that the “design and plans have been revised to shift the trail to the southern portion of the buffer outlot, except as otherwise required due to grading, drainage, and topography challenges. The trail meanders to provide for a pleasant user experience, avoids the existing wetland, and minimizes impacts on property owners on either side”. A very small portion of the trail in the 2nd Addition is located along the property boundary.***
- 6) The sidewalk along “Street A” must continue along this street until its termination point at the northern boundary of the subdivision. ***Comments: The preliminary plans have been updated accordingly, but the final construction plans do not show this sidewalk connection. Staff has added a condition of approval to address this deficiency.***
- 7) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Keats Avenue. ***Comments: A trail alignment is planned for construction as part of the first addition. No trail is planned south of 5th Street.***
- 8) The landscape plan shall be updated to include tree protection fencing in all areas where grading will be near trees intended for preservation. ***Comments: Tree preservation should be added around existing trees in the western portion of the 2nd Addition.***
- 9) The landscape plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans. ***Comments: Staff has previously reviewed the tree preservation and protection plan and found the plan to be in compliance with the City Code. The proposed boulevard plantings conform to the City’s planting requirements for streets. Staff is recommending that the City’s landscape architecture consultant review the landscape plan.***
- 10) Sidewalks shall be required on both sides of the public street providing access to the multi-family housing portion of the subdivision. ***Comments: The preliminary plans have been updated and the final construction plans for the townhouses within 2nd Addition include a sidewalk on both sides of the street.***
- 11) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated July 3, 2013. The required improvements shall include, but not be limited to: construction of a new median crossing, closure and restoration of the existing median crossing in this area, continuation of the planned ten-foot bituminous trail through the median, turn lanes, and other improvements as required by the County. ***Comments: This required was addressed with the first addition.***
- 12) The applicant shall observe all other County requirements as specified in the Washington County review letter dated July 3, 2013. ***Comments: The final construction plans have been revised in response to these comments.***

- 13) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site. ***Comments: The applicant has received a permit from the Valley Branch Watershed District (attached) for the grading work proposed in the final plans. This permit includes conditions that must be met prior to the commencement of any grading work on the site. Any revisions to the preliminary plans required by the watershed district are included in the attached plans.***
- 14) The applicant shall submit revised preliminary plans that incorporate the changes made to the western portion of the preliminary plat, and specifically, the rearrangement of lots around the "Exception" parcel. ***Comments: The revised lot configuration has been included in the updated preliminary plans, this condition is not applicable to the 2nd Addition.***
- 15) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat. ***Comments: The applicant has indicated that there will be a homeowner's association created for this development; the declarations and HOA documents have been created and recorded with the first addition final plat. A maintenance agreement and evidence that the HOA has been established should be retained as a condition of approval for the final plat.***
- 16) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. ***Comments: The developer paid a cash payment in lieu of land dedication in the amount of \$209,429 as part of the developer's agreement for the first addition. This amount covers all of the area included in the preliminary plat.***
- 17) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision. ***Comments: The dedication of land associated with was reviewed in accordance with the preceding condition.***
- 18) The applicant shall provide for an active recreation area (either public or private) within the multi-family portion of the subdivision. This area shall be sufficient for a small play structure or other similar improvement subject to review and approval by the Planning Director. ***Comments: The revised preliminary plans include a small play area within the multi-family area. The details concerning this play area will need to be submitted and reviewed with a future final plat for the townhouse area since the proposed play area is outside of the 2nd Addition final plat. This area is depicted in the overall site plan for the townhouses submitted with the current request.***
- 19) No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property to the north of Savona. ***Comments: The proposed final plat includes 69 units, which means the applicant may plat an additional 42 units before this condition needs to be met.***

- 20) A future realignment of 5th Street along the western border of the plat may be considered by the City Council as part of the final plat submission for this are provided the realignment does not result in any significant modifications to the preliminary plat. ***Comments: the City has recently approved a lot line adjustment that will allow for this realignment. The road right-of-way for 5th Street within Savona now aligns with the right-of-way within the adjacent Boulder Ponds development.***
- 21) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***Comments: The applicant did enter into this agreement and has been grading the site in accordance with the approved plans throughout the summer.***
- 22) The preliminary grading, drainage and erosion control plan must be revised to address the comments from the City Engineer in his review letter dated July 9, 2013 regarding the size of specific ponds in relation to the drainage areas that are served by these ponds. ***Comments: The revised grading, erosion control, and storm water management plans address these comments. The plan has been subject to further revisions based on comments from the Valley Branch Watershed District.***
- 23) The preliminary plans must be revised to incorporate all proposed improvements within the 5th Street right-of-way. All improvements as requested by the City shall be included in these plans and the design shall be consistent with City specifications and with the concept plan prepared for the City by Damon Farber and Associates. ***Comments: The first addition plans were updated in accordance with this condition. Staff is recommending that the 2nd Addition be updated to include plans for 5th Street and that the required right-of-way be included in the plat.***
- 24) All required modifications to the plans as requested by the City Engineer in a review letter dated July 9, 2013 shall be incorporated into the plans prior to consideration of a final plat. Specific requirements include, but are not limited to, the following:
- a. The applicant must provide the city a letter of approval to perform the proposed work in the BP Pipeline easement. Work includes installation of storm sewer pipe, grading activities, and relocation of the High Pressure Gas line, if necessary.
 - b. The applicant must provide the city a letter of approval to perform the proposed work in the Electrical Transmission easement areas. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.
- Comments: Neither of these conditions are pertinent to the 2nd Addition.***
- 25) The City will not accept an application for final plat approval until the 429 public improvement project for Section 34 has been ordered by the City Council. If the City Council does not order this project, the applicant must revise the preliminary plans to provide adequate utilities to serve the subdivision. Any such plan revisions will be subject to review and approval by the City Council. ***Comments: The Section 34 public improvement project has been ordered by the City and the project is complete.***

- 26) The applicant shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area. *Comments: The current request includes a request for a Conditional Use Permit for the townhouses.*
- 27) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the former golf facility property and to incorporate these trees as part of the landscape plan for the Savona subdivision. *Comments: The applicant has stated their intent to preserve these trees if possible, however, based on observed site conditions, it does not appear that many of these trees will be salvageable due to the sandy soil conditions.*
- 28) The applicant shall work with the Planning Director to name all streets in the subdivision prior to submission of a final plat. *Comments: The applicant has agreed to the street names as proposed by Staff. The proposed names have been designed to comply with the County's uniform addressing system.*

Staff is recommending that the conditions noted above that pertain to the final plat and that have not yet been addressed by the applicant should be adopted with the final plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete; however, nearly all of these concerns are related to the construction plans and should not have any bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Other general comments from Staff concerning the proposed final plat include the following:

- **Townhouse Area.** The final plat includes a small portion of the planned townhouses within Savona. The townhouses have been designed to comply with the Cities minimum requirements for lot area and common open space within such developments. The preliminary plat was approved with the private street concept, and the proposed layout will provide adequate access to each home while minimizing the amount of public infrastructure needed to serve each home.
- **5th Street.** The construction plans for the 2nd Addition must be updated to include the portion of 5th Street that runs parallel to the subdivision terminating west of Junco Avenue. The Final plat shall also be revised to include the appropriate portion of the 5th Street right-of-way. These requirements are found in Condition # 14.
- **Storm Water Plan.** The proposed storm water management plan includes a proposed pipe that will extend and discharge on to the adjacent property to the south. The attached site development plans include a proposed drainage and utility easement that would allow the construction of these improvements. Staff is recommending that the developer obtain written permission from this property owner as a condition of approval (Condition #13), or that this easement be depicted on the final plat (which would also require approval from this owner).

Based on the above Staff report and analysis, Staff is recommending approval of the final plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in review memo dated 8/21/14 shall be incorporated into these documents before they are approved.
- 2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Savona Final Plat.
- 3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 5) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat
- 6) Any final plat for future townhouses will take into account land previously credited as parkland, and will not reduce the size of any area that was depicted for park land on the preliminary plat.
- 7) The proposed trail/greenway easement adjacent to Lots 1 and 2 of Block 1 shall be secured by developer, or the plat must be adjusted to accommodate the required 100 foot buffer area and green belt adjacent to the boundary of the Stonegate subdivision, prior to the recording of the final plat.
- 8) The public improvements for Savona 2nd Addition shall include the trail segment that is located adjacent to or behind Lots 1 and 2 of Block 1 at a minimum, and shall include all of the trail west of the lots in Block 1 the construction of this trail segment is deemed feasible by the City Engineer (due to ownership, grading, drainage, and other issues).
- 9) A sidewalk consistent with City specifications shall extend north along James Avenue to the northern limits of the plat, and will connect to the planned sidewalk within the Hammes Estates subdivision.
- 10) The landscape plan shall be updated to include tree protective fencing around all trees to be saved along the western boundary of the plat.

- 11) The landscape plan shall be reviewed and approved by an independent forester or landscape architect prior to the City's final approval of the construction plans.
- 12) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 13) The developer shall provide written authorization from the property owner to the south of Savona 2nd Addition to allow the proposed drainage improvements and discharge of storm water on to their property. In conjunction with this permission, the proposed drainage and utility easement across this site shall be recorded with the Washington County Recorder's office. As an alternative, the final plat maybe updated to include a drainage and utility easement across this property.
- 14) The construction plans must be updated to include all portions of 5th Street adjacent to the subdivision that will, at a minimum, extend the current limits of 5th Street west beyond Junco Road North. The developer shall update the final plat include the portion of the 5th Street right-of-way necessary to meet the associated construction limits for Savona 2nd Addition west of Junco Road North.
- 15) The final construction plans shall be revised to include the additional storm sewer elements and street construction as specified in a review letter from the City Engineer dated February 7, 2014. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Savona 2nd Addition Final Plat:

- That the Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.
- That the Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Final Plat complies with the City's Urban Low Density Residential and Medium Density Residential zoning districts.
- That the Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- That the Final Plat complies with the City's subdivision ordinance.
- That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Conditional Use Permit to allow townhouses that do not front along a public street within the Savona development:

- That the proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.
- That the use conforms to the City of Lake Elmo Comprehensive Plan.
- That the use is compatible with the existing neighborhood.
- That the proposed use meets all specific development standards for such use as listed in the Zoning Ordinance.
- That the proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
- That the proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring uses.
- That the proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
- That the proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- That the proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
- That vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
- That the proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Savona 2nd Addition with the 14 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Savona Final Plat with the 14 conditions of approval as drafted by Staff”

Staff further recommends that the Planning Commission recommend approval of the Conditional Use Permit for the Savona Development to allow townhouses that do not have frontage on a public street. Suggested motion:

“Move to recommend approval of the a Conditional Use Permit for the Savona Subdivision to allow townhouses that do not have frontage on a public street”

ATTACHMENTS:

1. Application Forms
2. City Engineer Review Letter
3. Savona 2nd Addition Final Plat
4. Construction Plans: Grading, Drainage, and Erosion Control
5. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
6. Savona 2nd Addition Landscape Plans
7. Final Site Plan – Townhome Area
8. Townhouse Area Grading, Drainage, and Erosion Control Plan
9. Proposed Drainage and Utility Easemnet
10. Proposed Permanent Public Street Easement Agreement

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

FINAL PLAT APPLICATION

Applicant: US Home Corporation, DBA Lennar
Address: 16305 36th Ave N, Suite 600 Plymouth, MN
Phone #: 952-249-3000
Email Address: joe.jablonski@lennar.com

Fee Owner: SAME AS APPLICANT
Address: _____
Phone #: _____
Email Address: _____

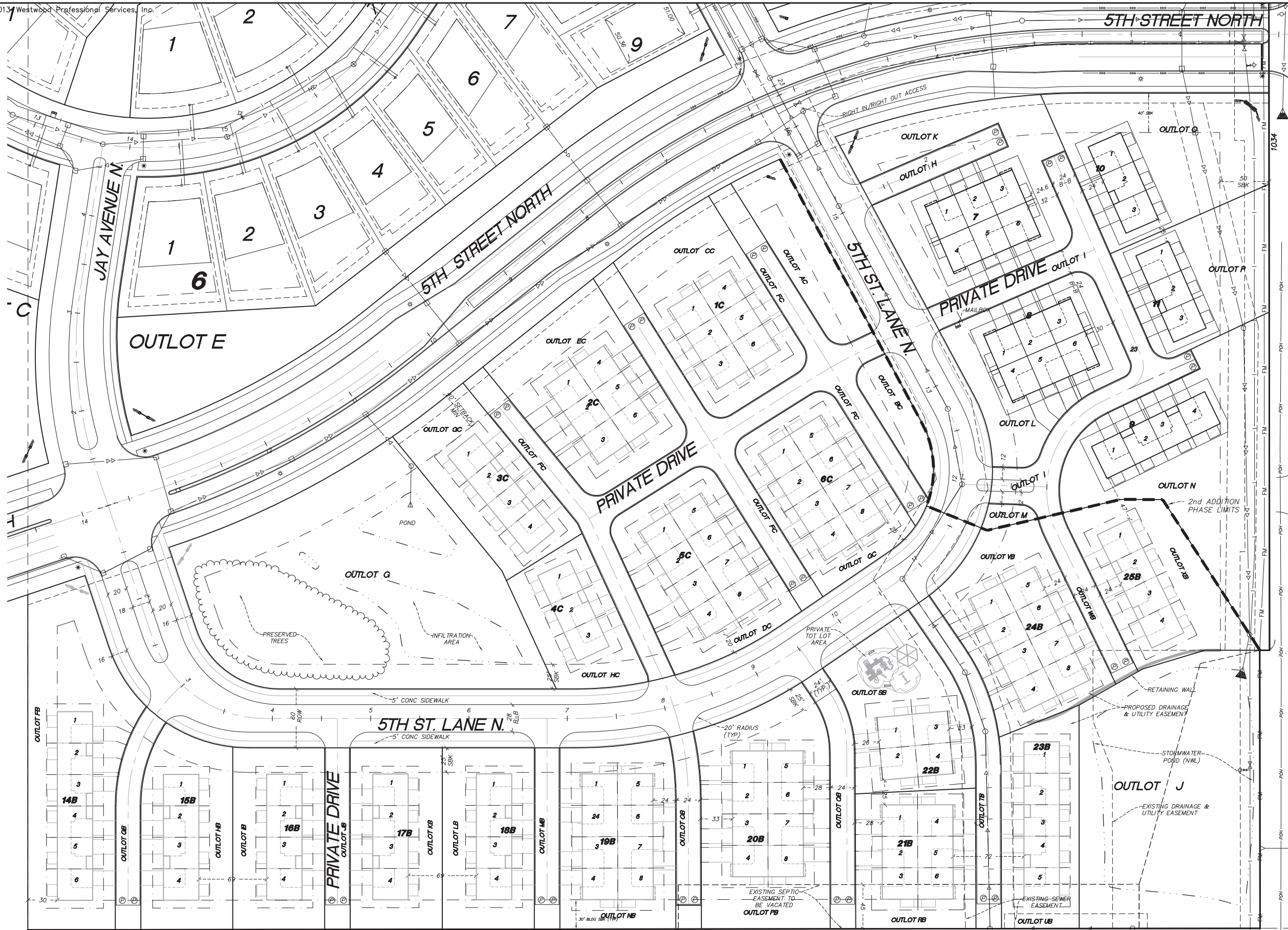
Property Location (Address and Complete (long) Legal Description): OUTLOTS A & F OF SAVONA

General information of proposed subdivision: PHASE 2 OF SAVONA in general conformance to approved preliminary plat.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant:  _____ Date: 7/1/2014

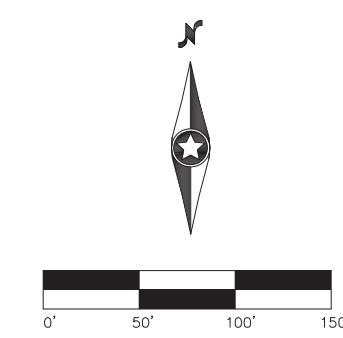
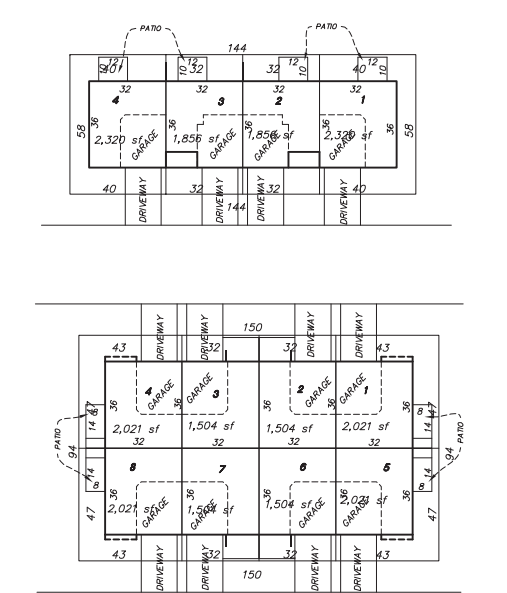
Fee Owner Signature _____ Date: _____



Proposed Multi-Family Development Standards

Site Area per Unit:	
Required Site Area per unit:	4,000 sf
Provided Gross Site Area per unit:	7,426 sf
Impervious Coverage:	
Maximum Impervious Coverage:	50%
Proposed Impervious Coverage: (Overall Block 7A, 14A & 15A)	43%
Open Space Requirements:	
Required Open Space Per unit:	500 sf
Provided Open Space Per unit: (Outlot G & Common Lots 23, 36 & 63 / 122 un)	1,845 sf
Proposed Setbacks (minimums):	
Internal ROW:	25'
Keats Ave:	50' to structures
5th Street Collector:	40' to structures
Adjacent Property:	30'
Separation - Building to Building:	24' typ
Private Drive Street Width:	24' min, 24' typical
Private Driveway Length:	20' min
Min. bldg setback to private street (side):	0.25 per unit x 122 un = 30 stalls

Typical Multi-Family Lot Details



NOT FOR CONSTRUCTION

Savona 2nd Addition
Lake Elmo, Minnesota

Date: 7/30/14 Sheet: 1 OF 1

Westwood
Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE: 952-937-5150
FAX: 952-937-5922
TOLL FREE: 1-888-937-5150
www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.
Revisions:
8-8-14 REV PLAT
Designed: CLM
Checked: RMB
Drawn: CLM
Record Drawing by/date:
Ryan M. Bluhm
Date: 7/30/14 License No. 41257

Prepared for:
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota, 55446

0000565.02SPF01a.dwg
Final Site Plan -
Townhome Area

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: August 21, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner
From: Jack Griffin, P.E., City Engineer

Re: Savona 2nd Addition
Final Plat – Engineering Review

Engineering has reviewed the application materials for the Savona 2nd Addition by Lennar Corporation. The submittal consisted of the following documentation prepared by Westwood Professional Services, Inc.:

- Final Plat, Savona 2nd Addition, not dated and not signed.
- Drainage and Utility Easement, dated 08.06.2014.
- Permanent Public Street Easement Agreement for future 5th Street, unsigned and undated.
- Final Site Plan – Townhome Area, dated 07.30.2014.
- Grading, Drainage and Erosion Control Plan, dated 08.08.2014.
- Grading, Drainage and Erosion Control Plan for Savona Multi-family area, dated 08.08.2014.
- Construction Plans for Phase 2 Sanitary Sewer, Watermain, Storm Sewer, and Streets, dated 08.08.2014.
- Stormwater Management Report, dated 01.21.2014. REVISED 08.07.2014.
- Storm Sewer System Design Chart and Calculations, dated 06.10.2014.
- Final Landscape Plans 2nd Addition, dated 07.11.2014.

The following engineering review comments are provided as follows:

FINAL PLAT:

- Approval of the Final Plat must be contingent upon receipt of a fully executed Drainage and Utility Easement Agreement, in the City's Standard Form of Easement Agreement, for the Storm Sewer Outfall pipe south of 5th Street near Junco Road (OSC-302 to FES 300). This easement agreement should be recorded at Washington County together with the Savona 2nd Addition Final Plat. An easement sketch and description was submitted as part of the Savona 2nd Addition Final Plat documents.
- Approval of the Final Plat must be contingent upon receipt of a fully executed Permanent Public Street, Drainage and Utility Easement Agreement, in the City's Standard Form of Easement Agreement, for the remaining 5th Street North right-of-way for the Savona Preliminary Plat. This easement agreement should be recorded at Washington County together with the Savona 2nd Addition Final Plat. A draft easement agreement, and attached easement sketch and description was submitted as part of the Savona 2nd Addition Final Plat documents.
- 5th Street North must be extended to Junco Road as part of the Savona 2nd Addition. Approval of the Final Plat must be contingent upon the Final Plat documents being revised to include the 5th Street right-of-way necessary to include the extension of 5th Street to the west side of Junco Road North.
- The Final Plat and Construction Plans should both be updated to include the Outlot ownership information. Based upon the Preliminary Plat documents, Outlots A and D will be dedicated to the City. Outlots B, C, E, and F will be owned by the HOA. Outlot G and J are not defined but should be City owned.

- With Outlots B and E owned by the HOA, the Final Plat must be revised to provide a minimum 30 foot wide drainage and utility easement centered over the pipe for the storm sewer runs within Outlots B and E.
- The Preliminary Plat documents also indicate all Outlots within the Townhome area as HOA owned. Townhome area utility easements must be defined and placed on the Plat and dedicated to the City for ongoing operation and maintenance. NOTE: The private roadway Outlots will not be sufficient easement. Easements must extend a minimum of 15 feet from each “outside utility line”.
- Additional permanent utility easement is needed for the STMH-262, CB-261 and CB-263 storm sewer structures.

GRADING, DRAINAGE AND EROSION CONTROL PLANS:

- The Grading, Drainage and Erosion Control Plan for Savona Multi-family area, dated 08.08.2014 must be incorporated into the Final Construction Plan set.
- The existing trunk watermain along Keats Avenue is not shown on this plan. Please update the Grading, Drainage and Erosion Control Plan for Savona Multi-family area to include all existing utility information to ensure the proposed storm sewer pipe maintains 10 feet separation from the existing trunk watermain.
- Sheet 6 of the Grading, Drainage and Erosion Control Plans must be updated with the expanded pond area for Outlot J.
- Temporary drainage and erosion control measures must be provided at the north end of James Avenue, a low point of the road in the temporary dead end condition.

CONSTRUCTION PLANS – SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS

- 5th Street North must be extended to Junco Road as part of the Savona 2nd Addition. Plans must be updated to incorporate this as part of the Savona 2nd Addition Plat and Construction Plans prior to the start of construction.
- The Savona 2nd Addition sanitary sewer plan proposes to route an additional 29 homes to the Keats Avenue Lift Station by connecting the Junco Avenue sewer to the existing sewer MH-27. This routing has been allowed by City staff on a temporary basis, until the westerly Savona property is platted. At that time the sewer flow for these 29 homes must be reversed to discharge to the Hudson Boulevard gravity system as originally planned. The Construction Plans must carefully and fully detail this temporary connection and show how the flow will be redirected in the future.
- Water and sewer services must be placed on the plans showing 10 feet of separation as required by Ten States Standards.
- Water and sewer services stubs must be placed perpendicular to the mains/street. Review and revise services as necessary.
- The water and sewer service stubs for Lot 1, Block 4 should be relocated to serve this lot from Junco Road.
- The water and sewer service stubs to the unnamed lot along the future 6th Street (Sheet 5) must be removed. Services for this lot should be installed from the 6th Street mains as part of a future phase.
- Catch basin leads must be revised to cross perpendicular to the roadway (i.e. CB-188).
- The proposed storm sewer catch basins at Junco Avenue and 5th Street appear to catch runoff at a low point and have no storm sewer outlet. This must be revised.
- A cross walk and stop bar must be placed at the intersection of 5th Street North and 5th Street Lane.
- The Townhome area streets are proposed at 24 feet B-B. At this width these streets must be signed “No Parking” along one side of the street. Please add “No Parking” signs accordingly.

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006



Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

August 19, 2014

SAVONA 2nd ADDITION FINAL PLAT

I would like more detail regarding the following:

- Proper road width to allow access of fire apparatus. Would like more detail on the "PRIVATE DRIVES".
- Proper placement and adequate number of fire hydrants.
- Fire Sprinklers as required per code.

Greg Malmquist, Fire Chief