



MAYOR & COUNCIL COMMUNICATION

DATE: April 7, 2015
REGULAR
ITEM # 13

AGENDA ITEM: Boulder Ponds Zoning Map Amendment, Final Plat and Final PUD Plan
SUBMITTED BY: Nick M. Johnson, City Planner
THROUGH: Dean Zuleger, City Administrator
REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Stephen Mastey, City’s Landscape Consultant

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: Planning Commission

FISCAL IMPACT: TBD – the City will be asked to review a developer’s agreement concerning the final plat at its April 7, 2015 meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City. The subdivision is included in the Section 34 utility project area, and therefore the developer is being assessed for the costs of the project to bring sewer and water to the site.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from OP4 Boulder Ponds, LLC for approval of a zoning map amendment, final plat and final PUD plan for the first phase of the Boulder Ponds planned residential development. The final plat includes 47 single-family residential lots, and the related construction plans for the improvements necessary to serve these homes. The City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014, which covered approximately 58 acres of land within the I-94 Corridor planning area. There are 98 single

family residential lots planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted.

The Planning Commission considered this matter at its March 9, 2015 meeting and unanimously recommended approval of the requested zoning map amendment. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance 08-118, approving the Zoning Map Amendment for the Boulder Ponds planned residential development.”

In addition, the Planning Commission unanimously recommended approval of the Boulder Ponds Final Plat and Final PUD Plan subject to 14 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-23, approving the Final Plat and Final PUD Plan for the Boulder Ponds planned residential development.”

BACKGROUND INFORMATION:

Attached is the original detailed Staff report that was provided to the Planning Commission regarding the applicant’s request for a zoning map amendment, final plat and final PUD plan. The staff report includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review and analysis of the final plat (including a draft list of recommended conditions of approval), draft findings, and the Staff recommendation to the Planning Commission.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the final plat application at its March 9, 2015 meeting. At the meeting, a public hearing was held, necessitated by the zoning map amendment and final PUD plan actions. No one spoke during the public hearing, and staff did not receive any written or electronic correspondence regarding the application.

With regards to the review of the Boulder Ponds Final Plat and Final PUD Plan, the Planning Commission discussed three additional conditions to add to the approval of the application. First, the Planning Commission recommended further study of planting material in the medians of Jade Trail in proximity to 5th Street. Staff will further review these plantings to ensure that vision triangles are clear. In addition to the median plantings, the Planning Commission discussed the designs of single family homes and theming elements in the development. As recommended conditions of approval, the Planning Commission is encouraging the applicant to incorporate multi-sided architecture in the single family homes and incorporate theming elements from the DFA Theming Study into the public spaces. It should be noted that the Planning Commission intentionally used the language “encourage” as these requirements were not previously included as conditions for the Preliminary Plat approval. To respond to this

discussion, the applicant has submitted the draft Architectural Guidelines document for the Boulder Ponds development. The draft architectural guidelines generally call for architectural features on all 4 sides of the home. Further detail of the Planning Commission discussion on the Boulder Ponds Final Plat can be found in the 3/9/14 minutes.

In reviewing the proposed zoning map amendment, the Planning Commission unanimously recommended approval based on the following findings:

- 1) The City of Lake Elmo approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014.
- 2) The requested zoning map amendment is consistent with the appropriate zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan.
- 3) Municipal sanitary sewer and water utilities are presently available to the site on both the western and southern border.

In addition, the Planning Commission recommended approval of the Boulder Ponds Final Plat and Final PUD Plan with 14 conditions of approval. The vote to recommend approval of the Boulder Ponds Final Plat was unanimous (Vote: 7-0).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: The proposed final plat is consistent with the approved preliminary plat subject to the conditions being recommended by Staff and the Planning Commission. Construction of the development would include the minor collector road 5th Street, which is necessary to serve the I-94 Corridor according to the City's Transportation Plan.

Weaknesses: Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer.

Opportunities: Approval of the plat application allows the development plans for the Boulder Ponds planned development to proceed as planned in the Comprehensive Plan. Moving forward with sewer single family growth should allow the City to add additional users to the City's public sanitary sewer system, helping to finance the City's investments in sanitary sewer.

Threats: None

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council approve the Boulder Ponds Zoning Map Amendment through the following motion:

“Move to adopt Ordinance 08-118, approving the Zoning Map Amendment for the Boulder Ponds planned residential development.”

In addition, the Planning Commission and Staff are recommending that the City Council approve the Boulder Ponds Final Plat and Final PUD Plan subject to 14 conditions of approval through the following motion:

“Move to adopt Resolution No. 2015-23, approving the Final Plat and Final PUD Plan for the Boulder Ponds planned residential development.”

ATTACHMENTS:

1. Ordinance 08-118
2. Resolution No. 2015-23
3. Staff Report to the Planning Commission, 3/9/15
4. Location Map
5. Application Forms and Project Narrative
6. Zoning Map Exhibit
7. Final Plat (4 sheets)
8. **ALL MATERIALS FROM PREVIOUS MEETING AVAILABLE BUT NOT ATTACHED**
 - a. Final Construction Plans (52 sheets)
 - b. Final Landscape Plans (10 sheets)
 - c. Turning Radius Exhibit
 - d. Development Lot Book Letter and Example
 - e. City Engineer Review Memorandum, dated 3/4/15
 - f. Fire Chief Review Memorandum, dated 2/23/15
 - g. Landscape Consultant Review Memorandum, dated 3/3/15

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-118

AN ORDINANCE AMENDING CHAPTER 154 OF THE LAKE ELMO CITY CODE OF
ORDINANCES BY ADOPTING A REVISED OFFICIAL ZONING DISTRICT MAP RELATED
TO THE BOULDER PONDS PLANNED DEVELOPMENT

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from RT - Rural Development Transitional to LDR-PUD - Urban Low Density Residential - Planned Unit Development, MDR-PUD - Urban Medium Density Residential - Planned Unit Development, and C - Commercial as depicted on the attached "Exhibit "A":

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, lying North of the North line of Minnesota Department of Transportation Right of Way Plat No. 82-43 filed March 22, 1982, as Document No. 429592.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota as described as commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the pipeline Easement described in Document No. 3172091, a distance of 437.96 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 122.17 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East along said west line a distance of 420.85 feet to the point of beginning.

AND

That part of Lot I, Block 1, Eagle Point Business Park 3rd Addition, Washington County, Minnesota described as beginning at the northeast corner of said Lot I, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 08-118 was adopted on this 7th day of April 2015, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk

This Ordinance 08-118 was published on the ____ day of _____, 2015.

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2015-23

A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE BOULDER PONDS PLANNED RESIDENTIAL DEVELOPMENT

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Boulder Ponds OP4, LLC, 11455 Viking Drive, Suite 350, Eden Prairie, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Final PUD Plan for the Boulder Ponds residential development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the Boulder Ponds PUD General Concept Plan on December 17, 2013; and

WHEREAS, the City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014; and

WHEREAS, the proposed Boulder Ponds Final Plat and Final PUD Plan includes 47 single family residential lots within a planned development on three parcels of land (PIDs: 34.029.21.33.0001, 34.029.21.32.0001 and 34.029.21.33.0002) in Stage 1 of the I-94 Corridor Planning Area; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on March 9, 2015 to consider the Final Plat and Preliminary PUD Plan request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and Final PUD Plan subject to 14 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council from City Planner Nick Johnson for the April 7, 2015 Council Meeting; and

WHEREAS, the City Council reviewed the Boulder Ponds Final Plat and Final PUD Plan at its meeting held on April 7, 2015 and made the following findings of fact:

- 1) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 3) That the Boulder Ponds Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 4) That the Boulder Ponds Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 4, 2015.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Boulder Ponds Final Plat and Final PUD Plan subject to the following conditions:

- 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 plat and plans requested by the City Engineer in a memo dated 3/4/15 shall be incorporated into these documents before they are approved.
- 2) Prior to the release of Final Plat for recording, the developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Boulder Ponds Final Plat.
- 3) Prior to the release of the Final Plat for recording, 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 release of the Final Plat for recording, including 10-foot easements behind all proposed meandering sidewalks within the Boulder Ponds subdivision.
- 5) A Common Interest Agreement concerning management of the common areas of Boulder Ponds 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. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. 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) As part of the development agreement for the 1st phase of the Boulder Ponds development, the applicant shall provide fees in lieu of land dedication for 2.57 acres of land to fulfill the City's parkland dedication requirements prior to the release of Final Plat for recording. The fee can be provided in a pro-rated amount for the Phase 1 Area or in an amount addressing the total residential portion of the site.
- 7) The Final Landscape Plan shall be revised per the requested modifications of the City Landscape Consultant, documented in a memo dated 3/3/15. The Final Landscape Plans shall be approved prior to the release of Final Plat for recording.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) The applicant must provide written authorization to perform any work in the Electrical Transmission easement areas prior to the release of the Final Plat for recording.
- 10) The locations of fire hydrant identified in a memo dated 2/23/15 shall be revised per the direction of the Fire Chief.
- 11) The applicant shall provide a complete development lot book for all lots in Phase 1 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 12) The applicant is encouraged to incorporate multi-sided architecture and view sheds consistent with design concepts and examples shown during the Preliminary Plat presented by Rick Harrison.
- 13) The applicant is encouraged to incorporate elements of the Lake Elmo theming study into the open space and public areas within the subdivision.
- 14) The final landscape plan shall be reviewed by the City to ensure that road safety issues are properly address by the development, and specifically the site triangle requirements.

Passed and duly adopted this 7th day of April, 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 3/9/15
AGENDA ITEM: 5A – PUBLIC HEARING
CASE # 2015-05

ITEM: Boulder Ponds – Final Plat, Final PUD Plan and Zoning Map Amendment

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
South Washington Watershed District
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider an application for a Final Plat, Final PUD Plan and Zoning Map Amendment submitted by OP4 Boulder Ponds, LLC. The Final Plat application represents the first phase of the Boulder Ponds residential development and includes 47 single family residential lots. The proposed project is located immediately north of Hudson Blvd. N., immediately east of the Eagle Point Business Park and immediately south of the Stonegate residential estates (RE) subdivision. In addition to the plat and PUD request, the applicants are requesting a zoning map amendment to implement the necessary zoning associated with the planned development. Staff is recommending approval of the zoning map amendment and is recommending approval of the Boulder Ponds Final Plat and Final PUD Plan subject to compliance with 11 conditions as noted in this report.

GENERAL INFORMATION

Applicant: OP4 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344.

Property Owners: OP4 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344 and Bremer Bank (Kathleen Tucci) 8555 Eagle Point Blvd., PO Box 1000, Lake Elmo.

Location: Part of Section 34 in Lake Elmo, immediately north of Hudson Boulevard North, immediately east of the Eagle Point Business Park, and immediately south of the Stonegate subdivision. PID Numbers 34.029.21.32.0001, 34.029.21.33.0001, and 34.029.21.33.0002.

Request: Application for a Zoning Map Amendment, Final Plat and Final Planned Unit Development (PUD) Plan for the 1st phase of the Boulder Ponds planned development. The Final Plat (1st Phase of Boulder Ponds) includes 47 single family lots and various outlots planned for stormwater management or future commercial and residential uses.

- Existing Land Use and Zoning:* Agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR (PUD) - Urban Low Density Residential, MDR (PUD) – Medium Density Residential and C – Commercial.
- Surrounding Land Use and Zoning:* North –Stonegate Residential Estates (RE) subdivision; west – Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) (BP); east – Lennar Savona Urban Low Density Residential (LDR) subdivision; south – vacant land guided for Commercial and Interstate Highway 94.
- Comprehensive Plan:* Urban Low Density Residential (2.5 – 3.99 units per acre), Urban Medium Density Residential (4.0 – 7.49 units per acre) and Commercial
- History:* Boulder Ponds General Concept Plan approved by the City on 12/17/13 (Resolution #2013-109). Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on 9/16/14 (Resolution #2014-73).
- Deadline for Action:* Application Complete – 2/20/2015
60 Day Deadline – 4/20/2015
Extension Letter Mailed – N/A
120 Day Deadline – 6/19/2015
- Applicable Regulations:* Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR and MDR)
Article 16 – Planned Unit Development Regulations
§150.270 Storm Water, Erosion, and Sediment

REQUEST DETAILS

The City of Lake Elmo has received a request from OP4 Boulder Ponds, LLC for a Zoning Map Amendment, Final Plat and Final PUD Plan to subdivide approximately 58 acres of land located within Stage 1 of the I-94 Corridor Planning. The Final Plat would represent the first phase of the Boulder Ponds residential subdivision and include 47 single family lots, as well as various outlots planned for stormwater management, trails, and future commercial and residential land uses as guided by the approved Preliminary PUD Plan. The proposed plat is located immediately north of Hudson Boulevard, immediately east of Eagle Point Business Park, and immediately south of the Stonegate subdivision. The subject properties have historically been used for agricultural purposes. It should be noted that the zoning map amendment and Final PUD Plan require a public hearing to be held.

The final plat area represents the initial project phase of the overall Boulder Ponds planned development. The developer intends to build homes in the central portion of the site on both sides of the planned minor collector road 5th Street. The developer will be conducting final mass grading on the entirety of the site as part of the 1st phase of development, whereas the street and utility construction will follow the proposed phasing as demonstrated on the plans. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant.

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 Boulder Ponds 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. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on September 16, 2014. Please note that the final plat and construction plans now include approved street names for the subdivision.

The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions and additions necessary for the Final Plat and final construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date 3/4/15 be completed prior to the release of Final Plat for recording as a condition of approval.

Finally, in addition to the Final Plat and Final PUD Plan application, the landowner has also applied for a Zoning Map Amendment. It should be noted that the current zoning for the Boulder Ponds site is Rural Development Transitional District (RT), which is the City's basic holding district for sites guided for future development. For the development to move forward into implementation and construction, it is appropriate for the site to be rezoned as guided by the approved plans for the Boulder Ponds development. Staff is recommending approval of the proposed zoning map amendment.

ZONING MAP AMENDMENT

Prior to a final plat being recorded, it is important to have the correct zoning in place to implement the approved use of the site. In the previous development applications the City has processed, the City was amenable to implementing the correct zoning for the site once the City approved preliminary plans for the property, and sanitary sewer and water utilities were available. In the case of Boulder Ponds, both of these thresholds or requirements have been met. The City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on 9/16/14. In addition, utilities are available to the site on both the southern and western borders. The applicants have submitted an exhibit for the proposed zoning for the site at the direction of City staff. According to the submitted Zoning Exhibit (Attachment #3), there are three proposed zoning designations for the Boulder Ponds site. The areas intended for single family residential use will be zoned Urban Low Density Residential – Planned Unit Development (LDR-PUD), while Outlot C will be zoned Urban Medium Density Residential – Planned Unit Development (MDR-PUD) and Outlots A, B, E and F will be zoned Commercial (C). Staff has reviewed the proposed zoning for the site and found it to be consistent with the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan. Staff is recommending approval of the requested zoning map amendment based on the following findings:

- 1) The City of Lake Elmo approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014.
- 2) The requested zoning map amendment is consistent with the appropriate zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan.
- 3) Municipal sanitary sewer and water utilities are presently available to the site on both the western and southern border.

FINAL PLAT REVIEW AND ANALYSIS

The preliminary plat for Boulder Ponds was approved with several conditions, which are indicated below along with Staff's comments on the status of each. For those items and issues that are not directly addressed below, Staff has provided additional comments following the preliminary plat conditions list. Staff is recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions as part of the project narrative (Attachment #2).

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

- 1) 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 has entered into a separate grading agreement with the City to complete mass grading on the site. No grading activity has yet to commence. Should the applicant enter into a development agreement with the City prior to any grading activity, the executed development agreement will supersede the executed grading agreement.*
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording. *Comments: The applicant has submitted a project narrative and exhibit that demonstrate that the portion of the northern greenbelt park not within the Xcel Energy easement is 1.77 acres in size. It is the portion of the northern greenbelt park not within the easement that would be eligible for parkland dedication credit. Based on a calculation completed by staff and the applicant, the total required amount of parkland dedication for the residential portion of the development is 4.34 acres. By subtracting the dedicated amount of 1.77 acres from the total required amount of 4.34 acres, there remains 2.57 acres of land to be addressed through parkland fees. Staff is recommending as a condition of approval that the applicant be required to pay a fee in lieu of land dedication equivalent to the fair market value of 2.57 acres of land (Condition #6).*
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit. *Comments: The Boulder Ponds development has received their watershed district permit from South Washington Watershed District. The applicant will be responsible to meet all conditions of approval associated with their watershed districts permit and abide by all regulations of the Wetland Conservation Act. Staff is recommending that this condition be applied to the Final Plat approval of the 1st phase of Boulder Ponds (Condition #8).*

- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. ***Comments: The Boulder Ponds Final Plat submission includes updated street names that are consistent with the Washington County street naming system. The Fire Chief has reviewed the proposed street names and found them to be acceptable.***
- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan. ***Comments: The applicant has submitted updated plans to address many of the conditions and review comments as specified by the City Engineer. All remaining modifications requested by the City Engineer that relate to the Final Plat are outlined in a review memo dated March 4, 2015. Staff is recommending a condition that all revisions and modifications to the Final Plat and Final Construction Plans requested by the City Engineer be included as a condition of approval (Condition #1)***
- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way. ***Comments: The Final Plat does not currently show these easements at this time. However, the applicant has noted in the project narrative that the additional easements will be provided on the Final Plat once the final sidewalk layout is approved. Based on the final construction plans for the Boulder Ponds development, staff believes that these additional easements can be added once the construction plans are approved without fundamentally altering the Final Plat. In other words, staff finds that the approach recommended by the applicant to add additional easements upon approval of the sidewalk locations will work. As a condition of approval of the final plat, staff is recommending that the additional easements for meandering sidewalks be provided (Condition #4).***
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities. ***Comments: The City's landscape consultant has reviewed the Final Landscape Plan and determine that there are still proposed tree locations that may conflict with the installation of private utilities. Staff is recommending that this issue be resolved as part of the required updates to the Final Landscape Plan per the direction of the City's Landscape Consultant (Condition #7). It should be noted that the location of trees within the development is a construction detail that should not alter the Final Plat.***
- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. 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 islands and median are now proposed to be platted as part of the City right-of-way, thereby complying with the condition of approval. As a condition of the development agreement, the applicant or developer will be required to enter into a maintenance agreement with the City to maintain all the landscaping within islands and medians internal to the Boulder Ponds development. This requirement is specified in Condition #5.***

- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet. *Comments: The width of the northern buffer trail remains 10 feet. As a trail with a regional design is planned for the 5th Street Corridor, staff would suggest that this trail be reduced in width to a typical 8-foot local trail. However, this improvement is scheduled for the 2nd phase of the Boulder Ponds development. Staff would recommend that the applicant address this condition with the 2nd phase of the single family portion of the development.*
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side. *Comments: The applicants have successfully moved the northern buffer trail to the south from the previous location as shown on the preliminary plans for Boulder Ponds. However, screening on the northern side of the trail through the use of plantings was not provided. Staff is recommending a condition that the Final Landscape Plan be revised to provide some screening along the north side of the trail in the northeastern portion of the Boulder Ponds development. This update to the landscape plan can be added to the other general updates as specified in the memo submitted by the City's landscape consultant (Condition #7).*
- 11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. *Comments: City staff are currently working with the applicant to draft a development agreement based on the City's standard template for these agreements. It is the desire of the applicant to process the development agreement on a parallel track as the approval of the Final Plat. This condition should remain in place to ensure that the development agreement is approved and executed prior to the release of the Final Plat for recording by Washington County (Condition #3).*
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development. *Comments: The applicant has noted that a complete lot development book will be submitted once all of the staff review comments have been addressed and the construction plans are approved. Given that additional easements or sight modifications to the plat are warranted to address final staff review comments, staff feels it is reasonable to allow the applicant to submit the development lot book once the review of final construction plans is complete. In addition, the applicant is still working with the prospective builder of the development on which home elevations and floor plans will fit on each lot. Both of these factors make it difficult to complete the lot book at this time. An example of an individual lot as it would be shown in the lot book has been provided in Attachment #8 to demonstrate to the City what will be included in the lot book. As shown on the example, the lot will have a building pad location to direct the appropriate home location for the purposes or reviewing the building permit. Staff would recommend that the development lot book for Phase 1 of the development be provided prior to the release of Final Plat for recording (Condition #11).*

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 approve the final plans. However, the majority of these concerns are related to the construction plans and should have limited 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.

In addition to the items discussed above, it should be noted that the Fire Chief is requesting that the location of several fire hydrants be adjusted to improve operational efficiency. The Fire Chief's memo, detailing all of the requested modification, is found in Attachment #10. Staff is recommending as a condition of approval that the applicant adjust the hydrant locations to the satisfaction of the Fire Chief (Condition #10).

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 plat and plans requested by the City Engineer in a memo dated 3/4/15 shall be incorporated into these documents before they are approved.
- 2) Prior to the release of Final Plat for recording, the developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Boulder Ponds Final Plat.
- 3) Prior to the release of the Final Plat for recording, 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 release of the Final Plat for recording, including 10-foot easements behind all proposed meandering sidewalks within the Boulder Ponds subdivision.
- 5) A Common Interest Agreement concerning management of the common areas of Boulder Ponds 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. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. 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) As part of the development agreement for the 1st phase of the Boulder Ponds development, the applicant shall provide fees in lieu of land dedication for 2.57 acres of land to fulfill the City's parkland dedication requirements prior to the release of Final Plat for recording. The fee can be provided in a pro-rated amount for the Phase 1 Area or in an amount addressing the total residential portion of the site.

- 7) The Final Landscape Plan shall be revised per the requested modifications of the City Landscape Consultant, documented in a memo dated 3/3/15. The revised Final Landscape Plan shall include screening on the north side of the northern buffer trail in the northeastern portion of the development. The Final Landscape Plans shall be approved prior to the release of Final Plat for recording.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) The applicant must provide written authorization to perform any work in the Electrical Transmission easement areas prior to the release of the Final Plat for recording.
- 10) The locations of fire hydrant identified in a memo dated 2/23/15 shall be revised per the direction of the Fire Chief.
- 11) The applicant shall provide a complete development lot book for all lots in Phase 1 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds Final Plat and Final PUD Plan:

- 1) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 4) That the Boulder Ponds Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 4, 2015.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the requested Zoning Map Amendment to implement the correct zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan. The suggested motion is the following:

“Move to recommend approval of the requested Zoning Map Amendment for the Boulder Ponds planned development based on the findings of fact listed in the Staff Report.”

In addition, Staff is recommending approval of the Boulder Ponds Final Plat and Final PUD Plan with the 11 conditions of approval as listed in the Staff report. The suggested motion is the following:

“Move to recommend approval of the Boulder Ponds Final Plat and Final PUD Plan with the 11 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

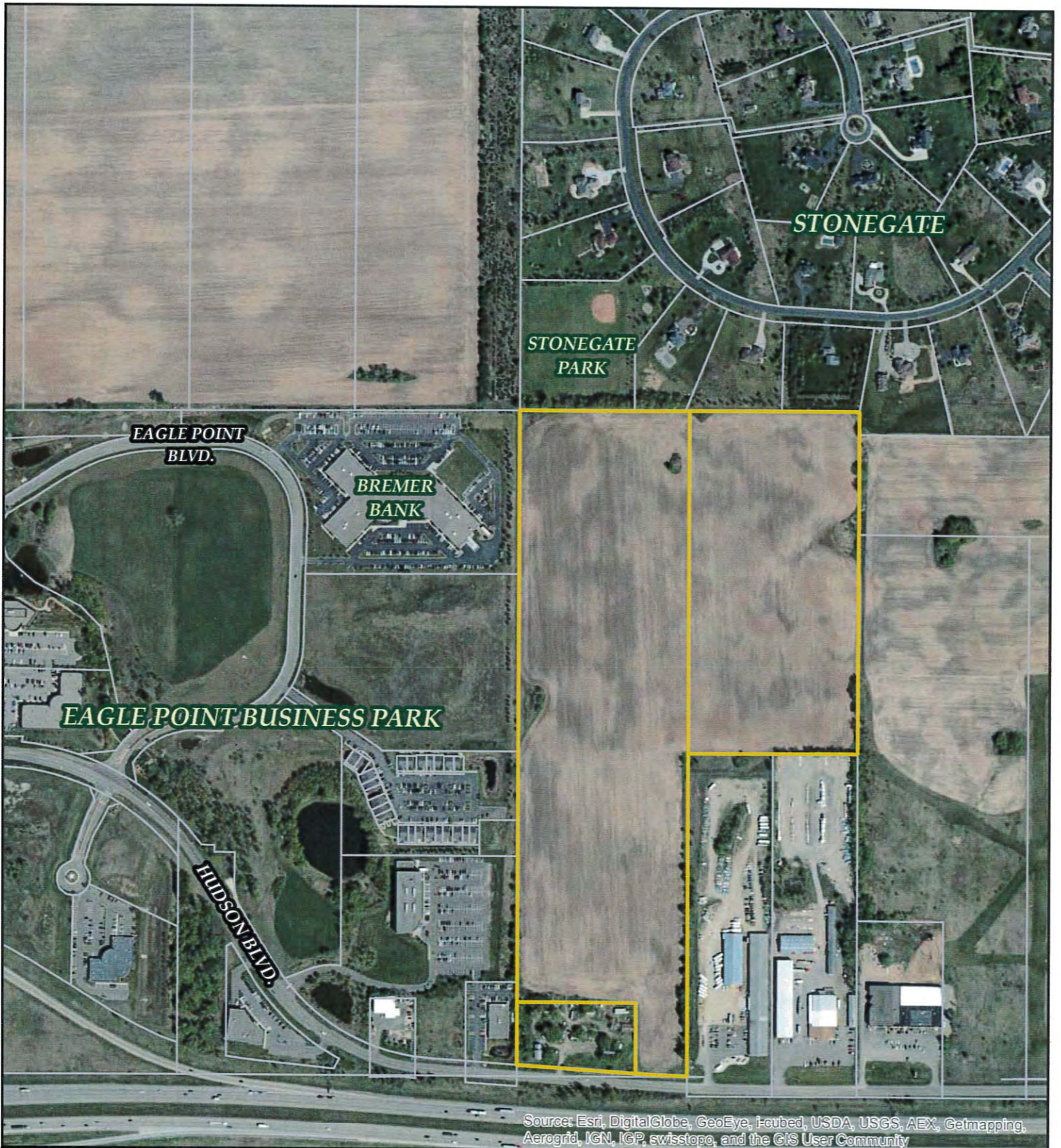
ATTACHMENTS:

1. Location Map
2. Application Forms and Project Narrative
3. Zoning Map Exhibit
4. Final Plat (4 sheets)
5. Final Construction Plans (52 sheets)
6. Final Landscape Plan (10 sheets)
7. Turning Radius Exhibit
8. Development Lot Book Letter and Example
9. City Engineer Review Memorandum, dated 3/4/15
10. Fire Chief Review Memorandum, dated 2/23/15
11. Landscape Consultant Review Memorandum, dated 3/3/15

ORDER OF BUSINESS:

- Introduction.....Planning Staff
- Report by Staff.....Planning 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

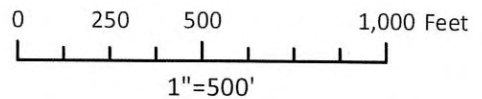


Location Map: Boulder Ponds PUD



Data Source: Washington County, MN
12-4-2013

 Boulder Ponds Site



K

EXCELSIOR

◆ *The Excelsior Group*

January 30, 2015

Nick Johnson
City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 55042

Re: Boulder Ponds Final Plat, Plan and Zoning Amendment

Dear Mr. Johnson:

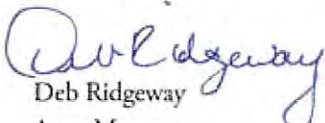
OP4 Boulder Ponds, LLC is pleased to submit the enclosed applications for Preliminary Plat and Preliminary PUD. The following items accompany this submittal:

1. Check in the amount of \$9,250
2. Applications for Final Plat, Final Plan & Zoning Amendment
3. Narrative/Written Statement
4. 5 Full Size and 10 reduced sets of Final Plat and Landscape Plans
5. 10 reduced plans of Proposed Zoning

Evolution Engineering will submit the plan sets to supplement the applications as well as provide a link to an FTP site for electronic version of the plans.

If you have questions related to this application, please do not hesitate to contact me at 612.353.3307 or Deb.Ridgeway@ExcelsiorLLC.com. Thank you.

Sincerely,


Deb Ridgeway
Asset Manager

Enclosures

Date Received: _____
Received By: _____
Permit #: _____



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

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan

Applicant: OP4 Boulder Ponds, LLC (Contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone # 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Same as above
Address: _____
Phone # _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description): 9120 Hudson Blvd N
Please refer to attached for complete legal description, which includes the following PIDs:
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

Detailed Reason for Request: Final PUD plan approval and rezoning for Boulder Ponds development.
Proposal includes 98 single family lots, 3 commercial outlots and 1 multifamily
residential lot. Please refer to written statement for more details.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

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: 1/30/15

Signature of fee owner:  Date: 1/30/15

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



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

FINAL PLAT APPLICATION

Applicant: OP4 Boulder Ponds, LLC (Contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone #: 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Same as above
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description): 9120 Hudson Blvd N
Please refer to attached for complete legal description, which includes the following PIDs:
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

General information of proposed subdivision: _____
Boulder Ponds is approximately 60 acres, which is preliminary plat approved for a mix of
commercial and residential uses. This final plat request includes the construction of
improvements for 47 single family lots, 3 commercial outlots and 1 multifamily residential
lot.

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: 1/30/15

Fee Owner Signature:  Date: 1/30/15



Lake Elmo City Hall
651-747-3900
3800 Lavene Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant OP4 Boulder Ponds, LLC
(Please Print)

Street address/legal description of subject property 9120 Hudson Blvd N

Please refer to attached for complete legal description, which includes the following PIDs:
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002


Signature

1/30/15
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Bremer



Lake Elmo City Hall
651-747-3900
3800 Laveme Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant OP4 Boulder Ponds, LLC for Bremer Financial Services
(Please Print)

Street address/legal description of subject property See attached Legal Description

Property to be acquired by OP4 Boulder Ponds prior to filing Final Plat

Said property will be platted right-of-way for 5th Street.

Kathy Tucca
Signature

January 27, 2015
Date

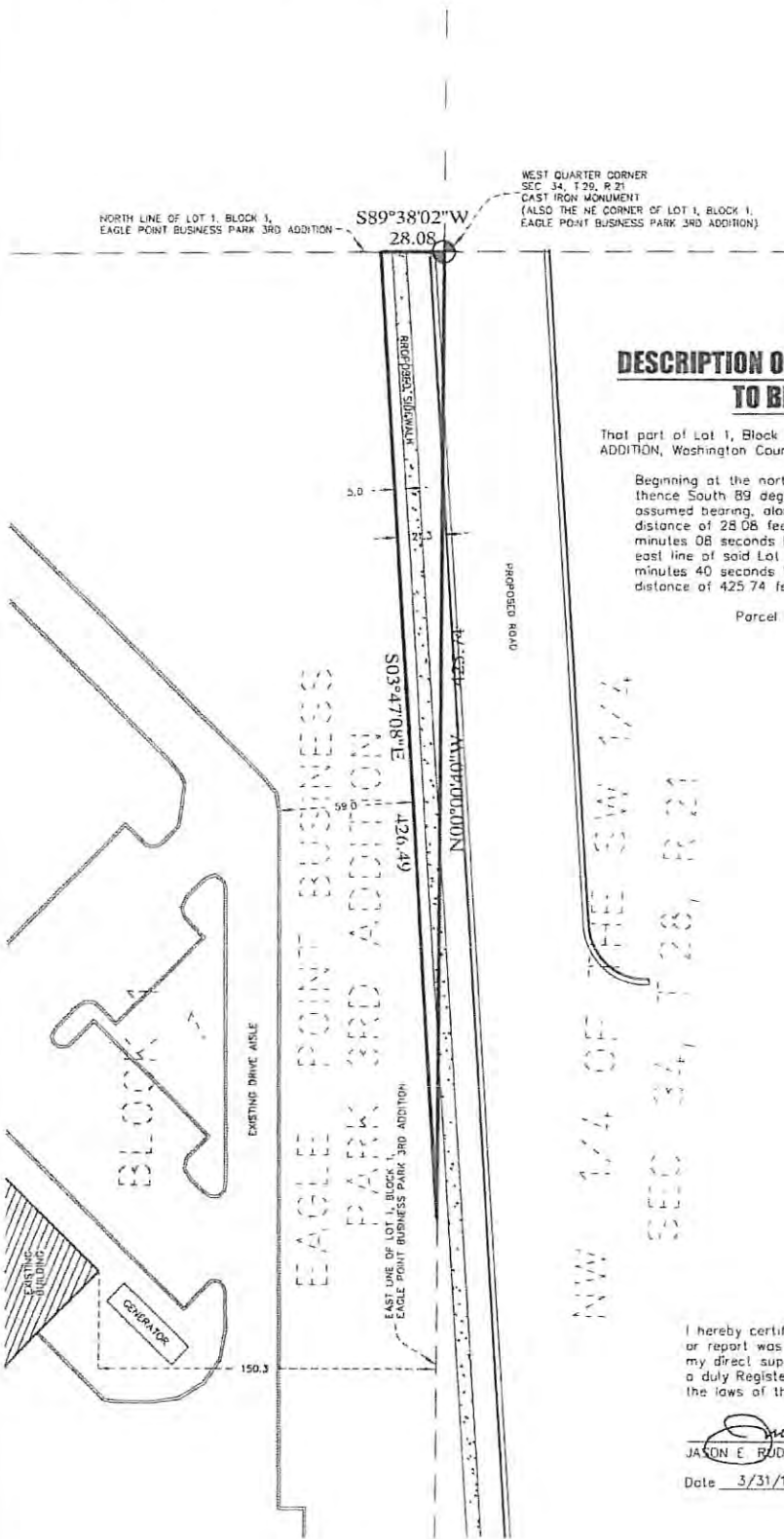
If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

SKETCH AND DESCRIPTION

-of- PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK
 -for- OP3 BOULDER PONDS, LLC



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows.

Beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet, thence South 03 degrees 47 minutes 08 seconds East a distance of 126.49 feet to the east line of said Lot 1, thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning

Parcel Area = 5,976 sq ft

NEW 1/4 OF THE SW 1/4 SEC 34 T 28 R 21

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Jason E. Ruid
 JASON E. RUID

Date 3/31/14 License No. 41578



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

OP4 Boulder Ponds, LLC

Signature of applicant By:  Date 1/30/15

Name of applicant Timothy J. Brown Phone 612.353.3305
Its Senior Vice President
(Please Print)

Name and address of Contact (if other than applicant) _____

Deb Ridgeway
OP4 Boulder Ponds, LLC
c/o The Excelsior Group, LLC
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344

(612)353.3307 or Deb.Ridgeway@ExcelsiorLLC.com



Final Plat & PUD Application Narrative/Written Statements

Consisting of nearly 60 acres, Boulder Ponds offers a uniquely planned mixed-use neighborhood. The variety of land uses provides a seamless transition to the existing surrounding areas. From the south, the commercial parcels complement the existing commercial uses. Moving north, the medium density residential serves to buffer the commercial from the lower density single family homes. 5th Street further provides the separation between the commercial and residential uses.

The design concept and goals for Boulder Ponds has generally remained consistent throughout the approval process. As opposed to the more standard grid approach, the curvilinear nature of the streets is designed around the existing topography of the site, which offers premium lots with maximum open space. Further, the design works to limit double fronted lots. The oversized cul-de-sacs, meandering sidewalks and varying setbacks not only enhance site lines, but also create a quality neighborhood with aesthetically pleasing characteristics.

The detached single family lots will consist of two types of housing; traditional single family homes and a detached Villa home. The single family homes are geared toward families typically with children with pricing starting around \$400,000. The detached Villa product will include association maintained grounds which is largely geared toward empty nesters. Pricing for these will start around \$300,000. Please refer to attached Typical Elevation and Floor Plans for further details on product type.

Boulder Ponds will have its own neighborhood theming evident in the signage, landscaping and site furnishings. Neighborhood signage will include monuments clad in natural stone at the main entry points as shown in the landscape plan set. Community gathering spaces will be located in key areas of Boulder Ponds including a larger centrally located gathering space along Jade Trail which will include a shelter, grill and seating. Another area will be in the southerly cul-de-sac to include a smaller scale shelter and seating. Consistent theming in all these elements creates a neighborhood with a stronger sense of identity. The homeowners associations will be responsible for the ownership and maintenance these special features.

INCLUDED ATTACHMENTS:

Attachment A – Lot Tabulation, Zoning & Density

Attachment B – Tree Study Plan

Attachment C – Typical House Plans

Written Statements

a. *Landowner's Name(s), Project Representatives and Contact Information.*

LANDOWNER/ DEVELOPER	OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 Tim Brown, Senior Vice President 612.353.3305 Tim.Brown@ExcelsiorLLC.com Deb Ridgeway, Asset Manager 612.353.3307 Deb.Ridgeway@ExcelsiorLLC.com
LANDOWNER*	Bremer Bank (contact: Kathleen Tucci) 8555 Eagle Point Blvd PO Box 1000 Lake Elmo, MN 55042 651.434.4744 kmtucci@bremer.com

** OP4 Boulder Ponds is under contract with Bremer to purchase 0.14 acre to be used as 5th Street right-of-way. Closing is slated to occur prior to filing the final plat for Boulder Ponds.*

ENGINEER	Evolution Engineering Dean Robbins 651.303.7208 Evolutionengineeringmn@gmail.com
SURVEYOR	EG Rud Jason Rud 651.361.8200 jrud@egrud.com
LANDSCAPE ARCHITECT	Westwood Professional Services Cory Meyer 952.906.7437 cory.meyer@westwoodps.com
CONSULTING ENGINEER	SEH Steve Sletner 952.912.2637 ssletner@sehinc.com

b. Property Address, Zoning, Parcel Size, PID and Legal Description

	MAIN PARCEL	WEST TRIANGLE (Bremer)
ADDRESS	9120 Hudson Blvd	n/a
CURRENT ZONING	RT	BP
PARCEL SIZE		
Acres	59.49	0.14
Sq. Ft	2,591,320.2	6,098.4
PIDs	34-029-21-32-0001	n/a
	34-029-21-33-0001	
	34-029-21-33-0002	
LEGAL DESCR	<p>That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, lying North of the North line of Minnesota Department of Transportation Right of Way Plat No. 82-43 filed March 22, 1982, as Document No. 429592.</p> <p>AND</p> <p>That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota as described as commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the pipeline Easement described in Document No. 3172091, a distance of 437.96 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 122.17 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East along said west line a distance of 420.85 feet to the point of beginning.</p>	<p>That part of Lot 1, Block 1, Eagle Point Business Park 3rd Addition, Washington County, Minnesota described as beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.</p>

c. Final Subdivision & Lot Information

Please refer to ATTACHMENT A Lot tabulation sheet for lot information.

d. How issues have been addressed since Preliminary Plat

Below are the conditions of preliminary approval per Resolution 2014-73 with responses:

	CONDITION	RESPONSE/STATUS
1	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.	COMPLETE
2	The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.	The greenway park lot will be dedicated with the second phase of development along with trail improvements. It is our desire to work with the City on a calculation as soon as possible, so that one fee per unit can be realized for the entire site. The park area to be dedicated (net of the powerline easement) is 77,315 square feet or 1.77 acres.
3	The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.	PERMIT RECEIVED
4	The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Modifications to the Preliminary Plat and Preliminary PUD Plans	COMPLETE
5	The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.	ON GOING
6	In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.	Upon final approval of sidewalk layout, 10 foot easements will be created prior to filing the Final Plat with Washington County.
7	The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities.	COMPLETE
8	All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The	OK

	CONDITION	RESPONSE/STATUS
	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.	
9	The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.	COMPLETE
10	The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side.	COMPLETE
Plat Restrictions		
11	Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.	OK
12	The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development.	OK. This will be complete once all staff comments have been addressed as part of the final approval process.

e. Site Density Calculation

Please refer to accompanying Lot Tabulation sheet for density information. There are multiple scenarios of density calculations.

In summary:

- The overall gross site density (for both phases of development) is calculated at 2.74 dwelling units per acre (DUA).
- Net of commercial, ponding and right-of way, the total site density is calculated at 5.18 DUA.

f. Phasing of Infrastructure and Other Improvements

Clearing & Grubbing. In late fall 2014, the site was cleared of trees.

Grading. In order to best balance the site, Boulder Ponds will be graded in its entirety including the cutting in of 5th Street and oversized ponding to accommodate 5th Street. It is anticipated that grading will be complete about May 2015.

Streets & Utilities. Utility construction will begin as soon as approvals are in place and in conjunction with grading operations. The 1st Phase includes all

improvements to serve 27 Single Family lots, 20 Villa lots and stubbed services for the commercial and senior lots. 5th Street will be constructed from the eastern property boundary to approximately 300 feet west of the Jade Trail intersection as part of the 1st phase. It is anticipated that first lift of asphalt will be complete about July 2015.

Site Amenities. Landscaping and monuments are anticipated to be installed by September 2015 prior to the Fall Parade of Homes.

Model Homes. All the single family and Villa style lots are under contract with one builder. Model homes will be entered in the Fall Parade of Homes. Therefore, the builder will request that building permits for each product style be obtained prior to installation of streets to ensure house completion.

Future Phases. The future phase of the development including the completion of 5th Street will occur dependent on sales. It is anticipated that this could be as early as 2016.

g. How Concerns of Neighboring Properties Have Been Addressed

The only concern raised was at the public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. With some grade adjustments, this has been achieved.

h. How Conflicts with Nearby Land Uses and/or Disturbances to Wetlands or Natural Areas Have Been Mitigated

Northerly Buffer. The future trail between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.

Transition. The future senior housing (MDR) provides a transition between the commercial and residential (LDR) uses.

5th Street. 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.

Supplemental Uses. The Boulder Ponds commercial area compliments the other commercial uses along Hudson Blvd.

Preservation. The existing wetland is being preserved.

i. Justification that Proposal will Not Place Excessive Burden on Infrastructure in the Area.

Roads / Traffic. We are participating in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in

the area. In addition to participation with the construction of 5th Street, we are proposing the construction of a north/south road (Jade Trail) connecting Hudson Blvd to 5th Street. Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

Sewer. The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

Water Supply. Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

Parks. A 3.85 acre linear park in the 2nd phase of development will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

Fire / Police. The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

j. *Proposed Lakeshore Access*

N/A

k. *Parks and Open Space Description*

The linear park located along the northerly property line will be dedicated and improved with a trail and landscaping with the 2nd phase of development.

l. *Development Schedule*

- Dec 2014 - Clearing and grubbing completed
- March 2015 - Grading
- April 2015 - 1st phase utility installation
- July 2015 - 1st phase street & sidewalk construction (1st lift)
- August 2015 - 1st Phase landscape and monument installation
- Sept 2016 - 2nd lift asphalt on 1st phase streets
- Summer 2016 - 2nd phase improvements (dependent on sales)

ATTACHMENT A

Lot Tabulation

BOULDER PONDS, Lake Elmo
Final Plat/PUD Lot Summary

1/30/2015

PROPOSED ZONING					
LOT	BLK	SQ FT	ACRE	LOT TYPE	NOTES
LOTS					
1	1	17,447	0.40	Villa	LDR
2	1	11,604	0.27	Villa	LDR
3	1	12,822	0.29	Villa	LDR
4	1	10,190	0.23	Villa	LDR
5	1	11,353	0.26	Villa	LDR
6	1	8,584	0.20	Villa	LDR
7	1	8,587	0.20	Villa	LDR
8	1	8,112	0.19	Villa	LDR
9	1	8,410	0.19	Villa	LDR
10	1	8,400	0.19	Villa	LDR
11	1	10,631	0.24	Villa	LDR
12	1	8,909	0.20	Villa	LDR
13	1	8,180	0.19	Villa	LDR
14	1	9,736	0.22	Villa	LDR
15	1	10,913	0.25	Villa	LDR
16	1	8,136	0.19	Villa	LDR
17	1	7,625	0.18	Villa	LDR <8,000 min sf
18	1	10,443	0.24	Villa	LDR
19	1	9,087	0.21	Villa	LDR
20	1	8,610	0.20	Villa	LDR
1	2	15,836	0.36	Single Family	LDR
2	2	9,873	0.23	Single Family	LDR
3	2	8,620	0.20	Single Family	LDR
4	2	8,005	0.18	Single Family	LDR
5	2	9,105	0.21	Single Family	LDR
6	2	11,684	0.27	Single Family	LDR
1	3	11,896	0.27	Single Family	LDR
2	3	8,428	0.19	Single Family	LDR
3	3	8,338	0.19	Single Family	LDR
4	3	8,078	0.19	Single Family	LDR
5	3	8,159	0.19	Single Family	LDR
6	3	9,788	0.22	Single Family	LDR
7	3	8,004	0.18	Single Family	LDR
8	3	7,450	0.17	Single Family	LDR <8,000 min sf
9	3	8,229	0.19	Single Family	LDR
10	3	8,112	0.19	Single Family	LDR
11	3	9,100	0.21	Single Family	LDR
1	4	9,102	0.21	Single Family	LDR
2	4	9,510	0.22	Single Family	LDR
3	4	9,309	0.21	Single Family	LDR
4	4	9,199	0.21	Single Family	LDR
5	4	8,532	0.20	Single Family	LDR
6	4	8,480	0.19	Single Family	LDR
7	4	8,172	0.19	Single Family	LDR
8	4	10,194	0.23	Single Family	LDR
9	4	8,225	0.19	Single Family	LDR
10	4	8,280	0.19	Single Family	LDR
OUTLOTS					
Outlot	A	77,577	1.78	Com'l (future)	Com'l
Outlot	B	74,940	1.72	Com'l (future)	Com'l
Outlot	C	105,449	2.42	64-unit Multifamily (future)	MDR
Outlot	D	111,267	2.55	Ponding	LDR to be deeded to City
Outlot	E	60,597	1.39	Ponding	Com'l to be deeded to City
Outlot	F	186,947	4.29	Com'l (future)	Com'l
Outlot	G	44,640	1.02	Ponding	LDR to be deeded to City
Outlot	H	220,795	5.07	Single Family (future)	LDR
Outlot	I	63,622	1.46	Wetland	LDR to be deeded to City
Outlot	J	5,985	0.14	Common Area	LDR to be deeded to HOA
Outlot	K	591,295	13.57	Single Family & Trail (future)	LDR
Outlot	L	103,588	2.38	Ponding	LDR to be deeded to City
RIGHT OF WAY					
		479,527	11.01	Right of Way	

59.04 TOTAL SITE ACREAGE

LDR Zoning

	1st Phase	2nd Phase	Total
SF Lots	27	33	60
Villa Lots	20	18	38
TOTAL Units	47	51	98

Acreege (LDR Area)	10.2	21.1	31.3
DUA (LDR area)	4.60	2.42	3.13

MDR Zoning

	1st Phase	2nd Phase	Total
MF Units	0	64	64

Acreege (MDR Area)	0	2.42	2.42
DUA (MDR Area)	0	26.44	26.44

Total Site Density

	Total Site (gross)	Total Site (net*)
Total Res'l Units	162	162
Area	59.04	31.29
DUA Overall	2.74	5.18

* Total site area net of ROW, Com'l and Ponding

ATTACHMENT B

Tree Study Plan

It is important to note that all trees have been cleared from the site, most of which were around the former homestead. The attached is a summary of the significant trees surveyed in May 2014 and was used for replacement calculation purposes.

ATTACHMENT C

Typical Elevations and Floor Plans

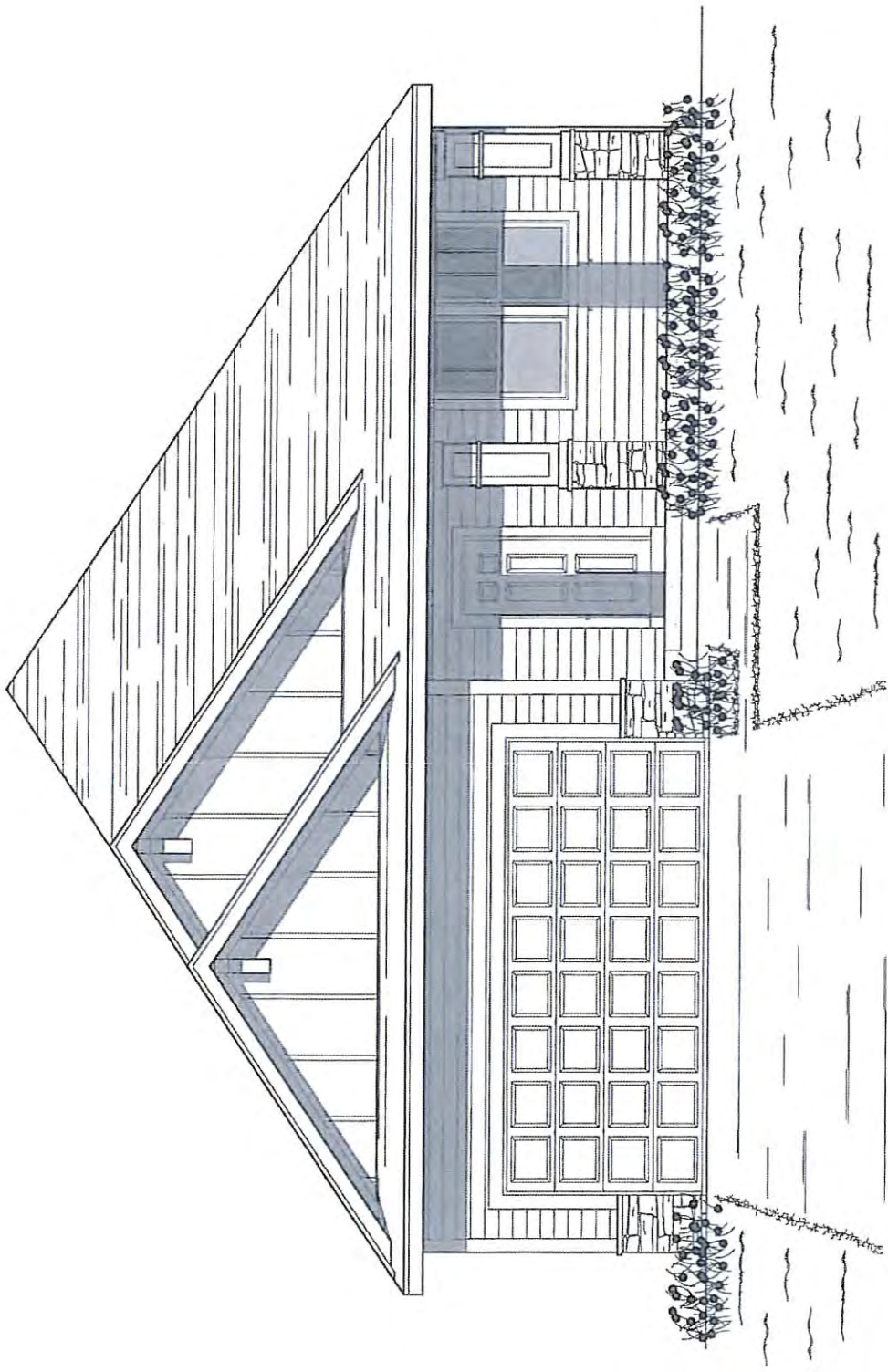


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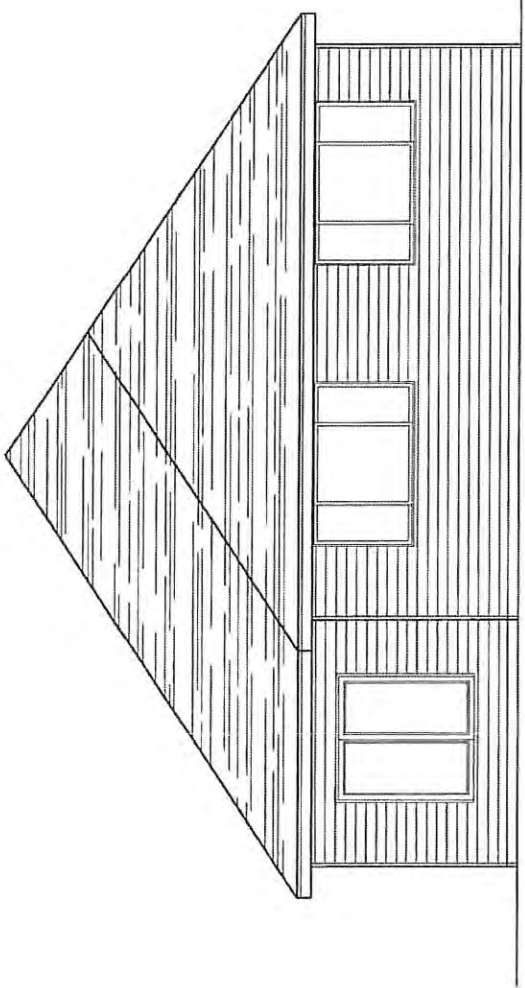
AMHURST
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	
ISSUED:	2/25/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL:	2741 SQ. FT.
GARAGE:	449 SQ. FT.
FOUNDATION:	1512 SQ. FT.
FRONT PORCH:	157 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1912 SQ. FT.
N/A:	

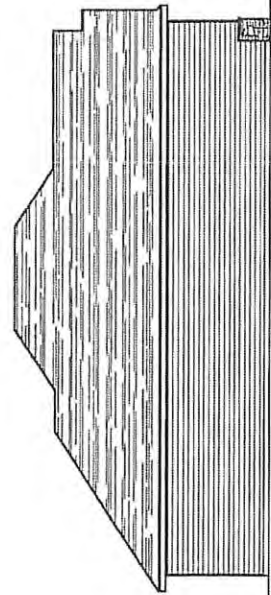
PLAN NUMBER:
AMHURST
 PROJECT NUMBER:
STUDY PLAN
 SHEET NUMBER:
 1 OF 4



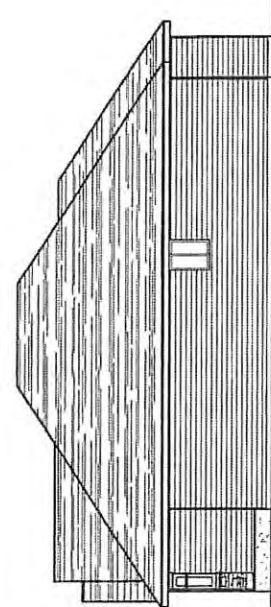
ISSUED:	2/28/2014
DRAWN BY:	TJS
REVISIONS:	-
TOTAL:	2741 SQ. FT.
GARAGE:	449 SQ. FT.
FOUNDATION:	1912 SQ. FT.
FRONT PORCH:	197 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1912 SQ. FT.
NA:	-



REAR ELEVATION



LEFT ELEVATION



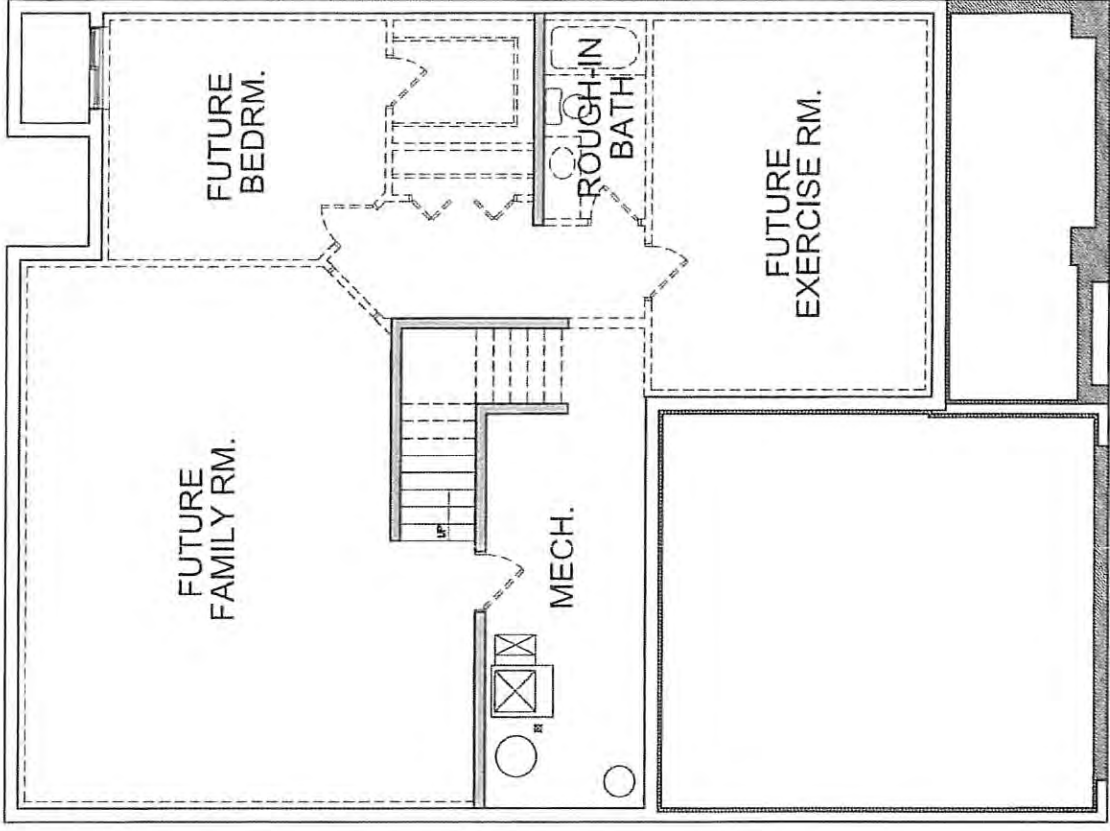
RIGHT ELEVATION



AMHURST
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	
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DRAWN BY:	TJS
REVISIONS:	
TOTAL:	2741 SQ. FT.
GARAGE:	449 SQ. FT.
FOUNDATION:	1912 SQ. FT.
FRONT PORCH:	157 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1912 SQ. FT.
N/A:	

PLAN NUMBER: AMHURST
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER: 3 OF 4



BASEMENT FOUNDATION PLAN



AMHURST
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	
ISSUED:	2/26/2014
DRAWN BY:	TJS
REVISIONS:	-
TOTAL:	2741 SQ. FT.
GARAGE:	449 SQ. FT.
FOUNDATION:	1512 SQ. FT.
FRONT PORCH:	157 SQ. FT.
SQUARE FOOTAGE CALLS	
MAIN LEVEL:	1512 SQ. FT.
N/A:	-

PLAN NUMBER:	AMHURST
PROJECT NUMBER:	
STUDY PLAN:	
SHEET NUMBER:	4 OF 4

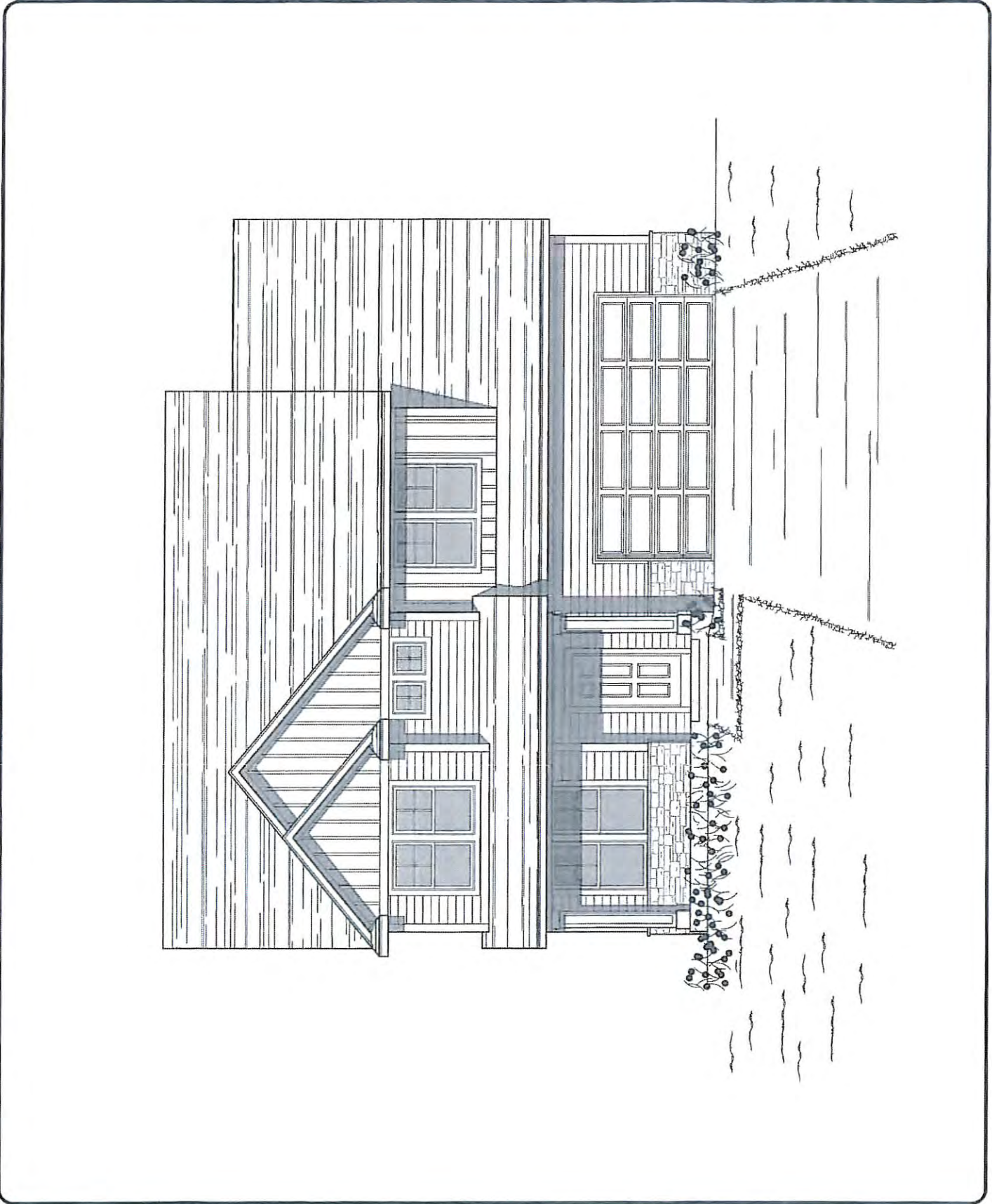


MAIN LEVEL FLOOR PLAN



MAIN LEVEL:	1270 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.
TOTAL LIVING:	2586 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
P. PORCH:	199 SQ. FT.

PLAN NAME:	ASHMORTH
PROJECT NUMBER:	
STUDY PLAN SHEET NUMBER:	
ISSUED:	5/9/2014
DRAWN BY:	TJS
REVISIONS:	



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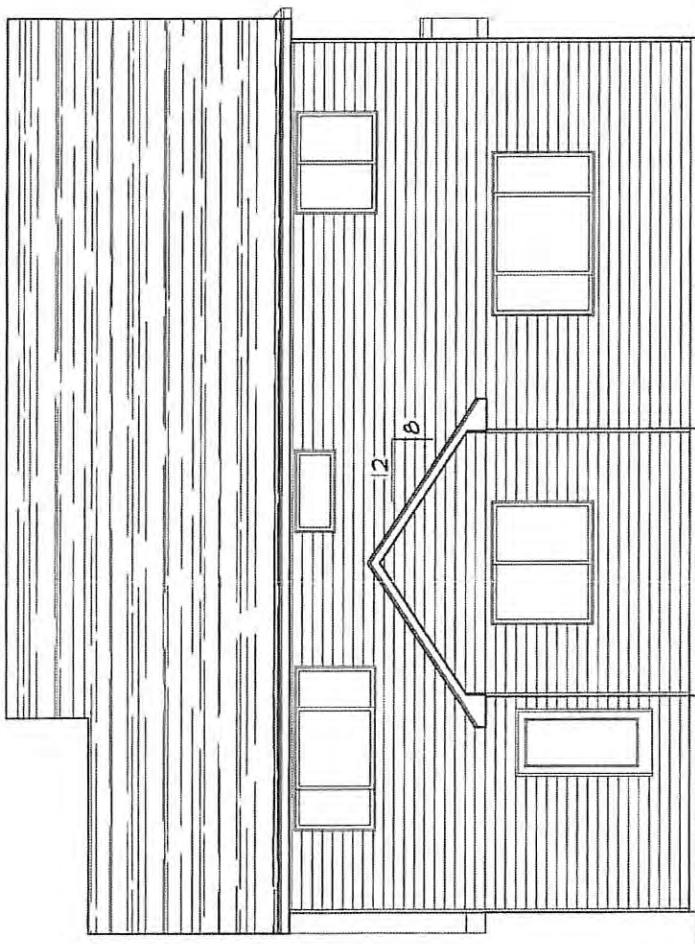
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ASHWORTH
 STUDY PLAN

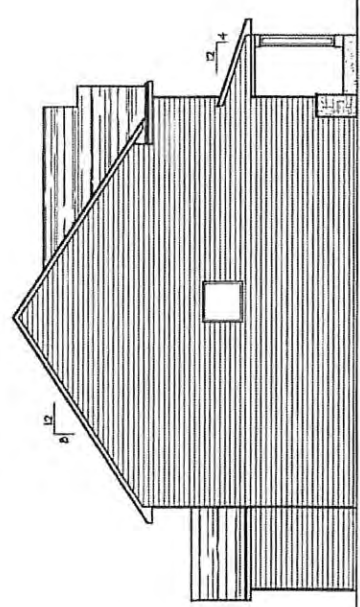
PLAN INFORMATION

ISSUED:	8/8/2014
DRAWN BY:	TJB
REVISIONS:	
TOTAL LINING:	2506 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.
MAIN LEVEL:	1270 SQ. FT.
SQUARE FOOTAGE CALCS:	
F. PORCH:	129 SQ. FT.
BASEMENT:	1270 SQ. FT.
GARAGE:	664 SQ. FT.

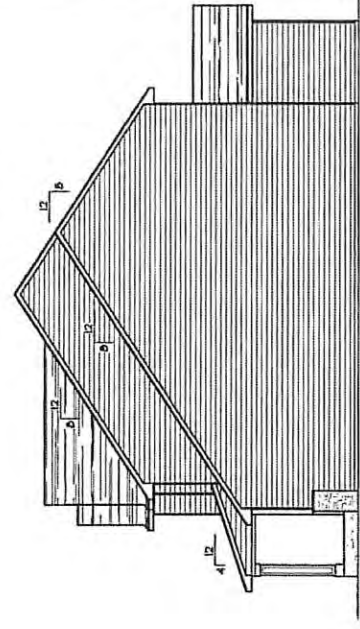
PLAN NAME: ASHWORTH
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER: 2 OF 5



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

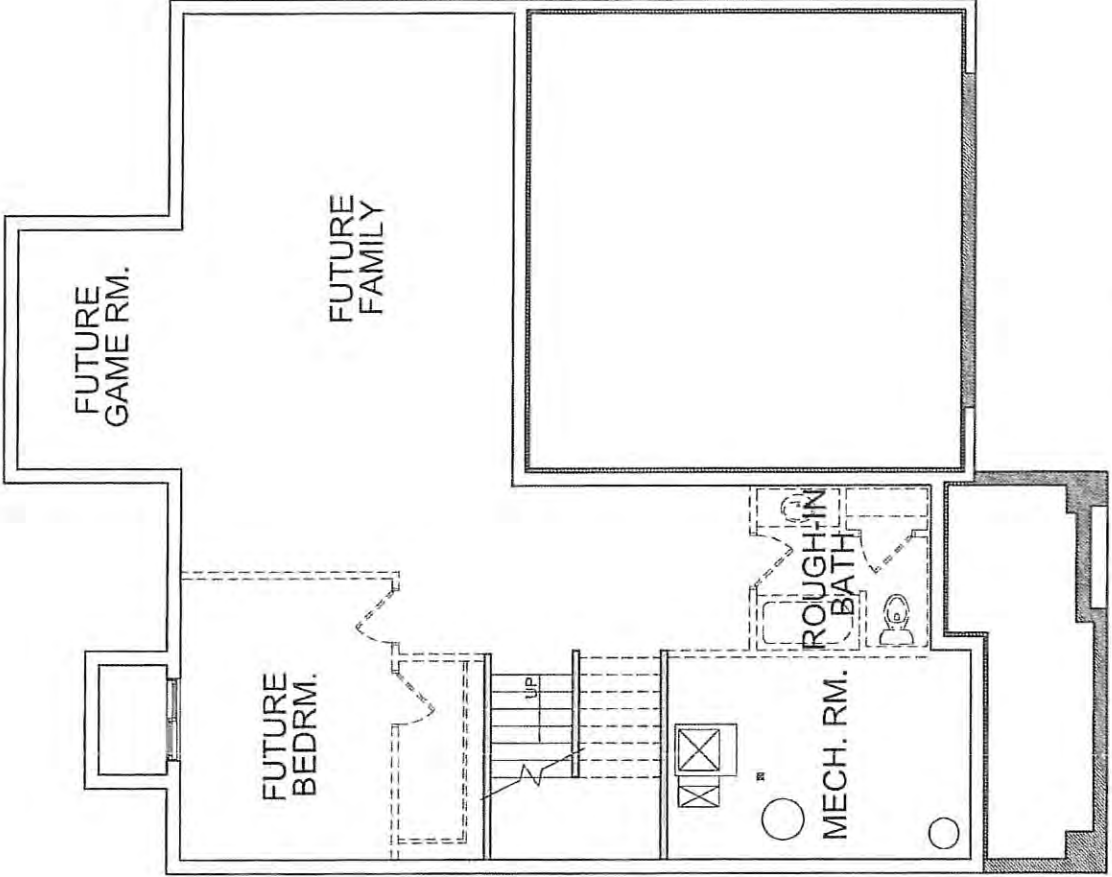
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JOB INFORMATION
ASHWORTH
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
UPPER LEVEL:	1916 SQ. FT.
MAIN LEVEL:	1710 SQ. FT.
SQUARE FOOTAGE CALCS	
F. PORCH:	139 SQ. FT.
BASEMENT:	1270 SQ. FT.
GARAGE:	664 SQ. FT.
TOTAL LIVING:	2586 SQ. FT.
REVISIONS:	

PLAN NAME: **ASHWORTH**
 PROJECT NUMBER: **STUDY PLAN**
 SHEET NUMBER: **3 of 5**



BASEMENT FOUNDATION PLAN

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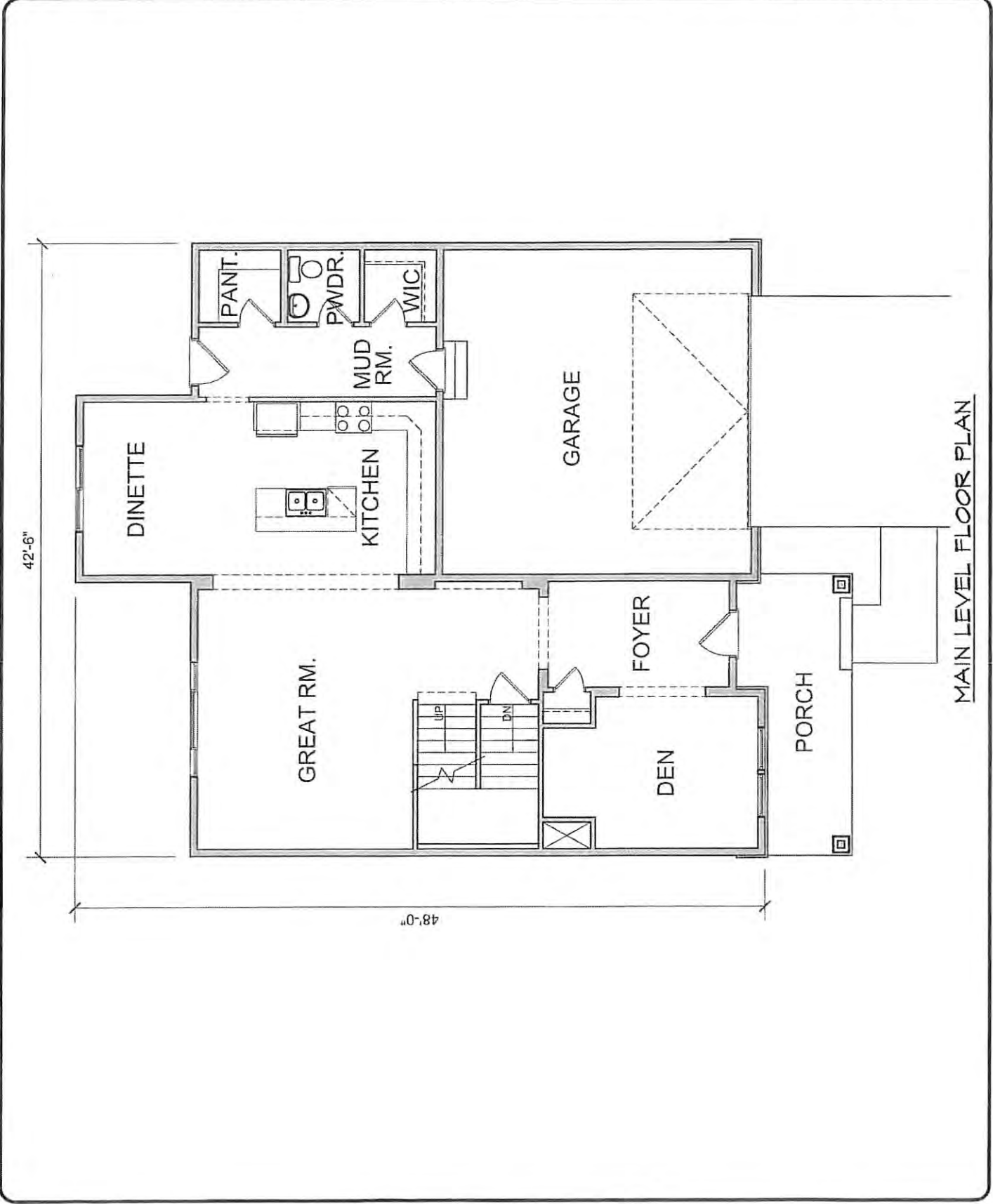
ASHWORTH
 STUDY PLAN

PLAN INFORMATION

ISSUED:	5/3/2014	MAIN LEVEL:	1210 SQ. FT.
DRAWN BY:	TJS	UPPER LEVEL:	1916 SQ. FT.
REVISIONS:		TOTAL LIVING:	2566 SQ. FT.
		GARAGE:	664 SQ. FT.
		BASEMENT:	1270 SQ. FT.
		F. PORCH:	189 SQ. FT.

SQUARE FOOTAGE CALC.

PLAN NAME: ASHWORTH
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER:
 4 OF 5



MAIN LEVEL FLOOR PLAN

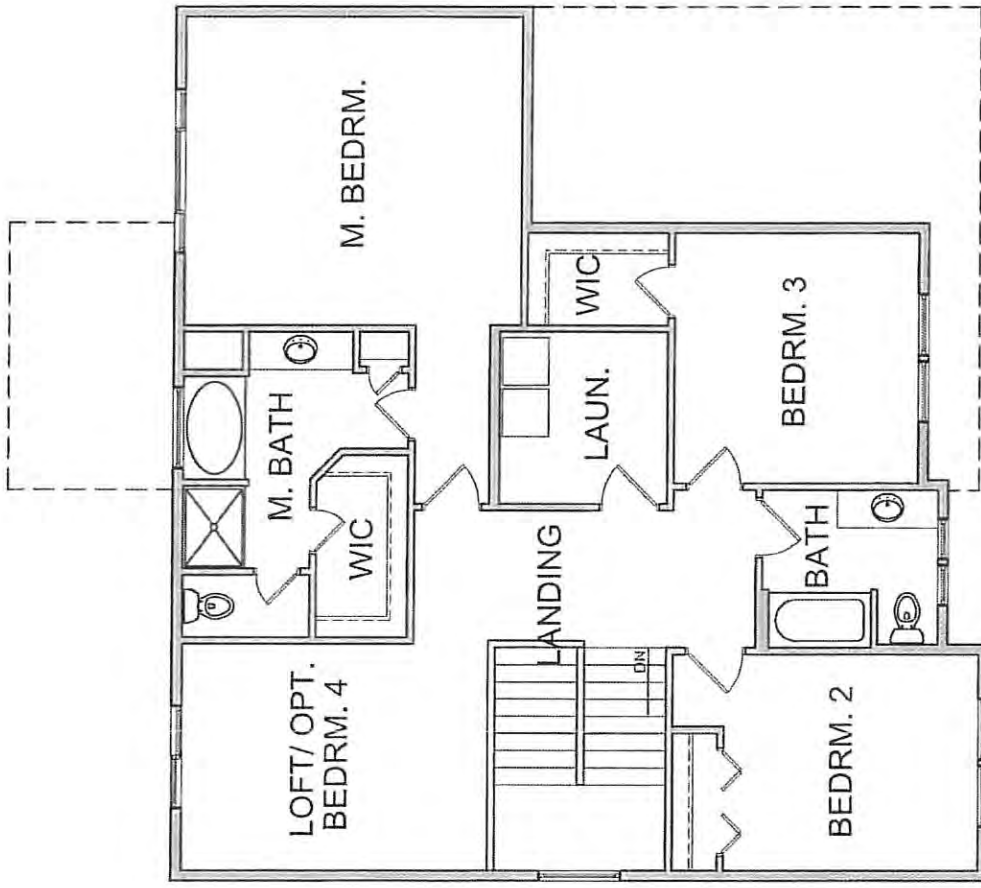


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ASHMORTH
STUDY PLAN
JOB INFORMATION

PLAN INFORMATION	
ISSUED:	2/9/2014
DRAWN BY:	TJS
REVISIONS:	
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1270 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.
TOTAL LIVING:	2586 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
F PORCH:	199 SQ. FT.

PLAN NAME:	ASHMORTH
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	5 of 5



UPPER LEVEL FLOOR PLAN



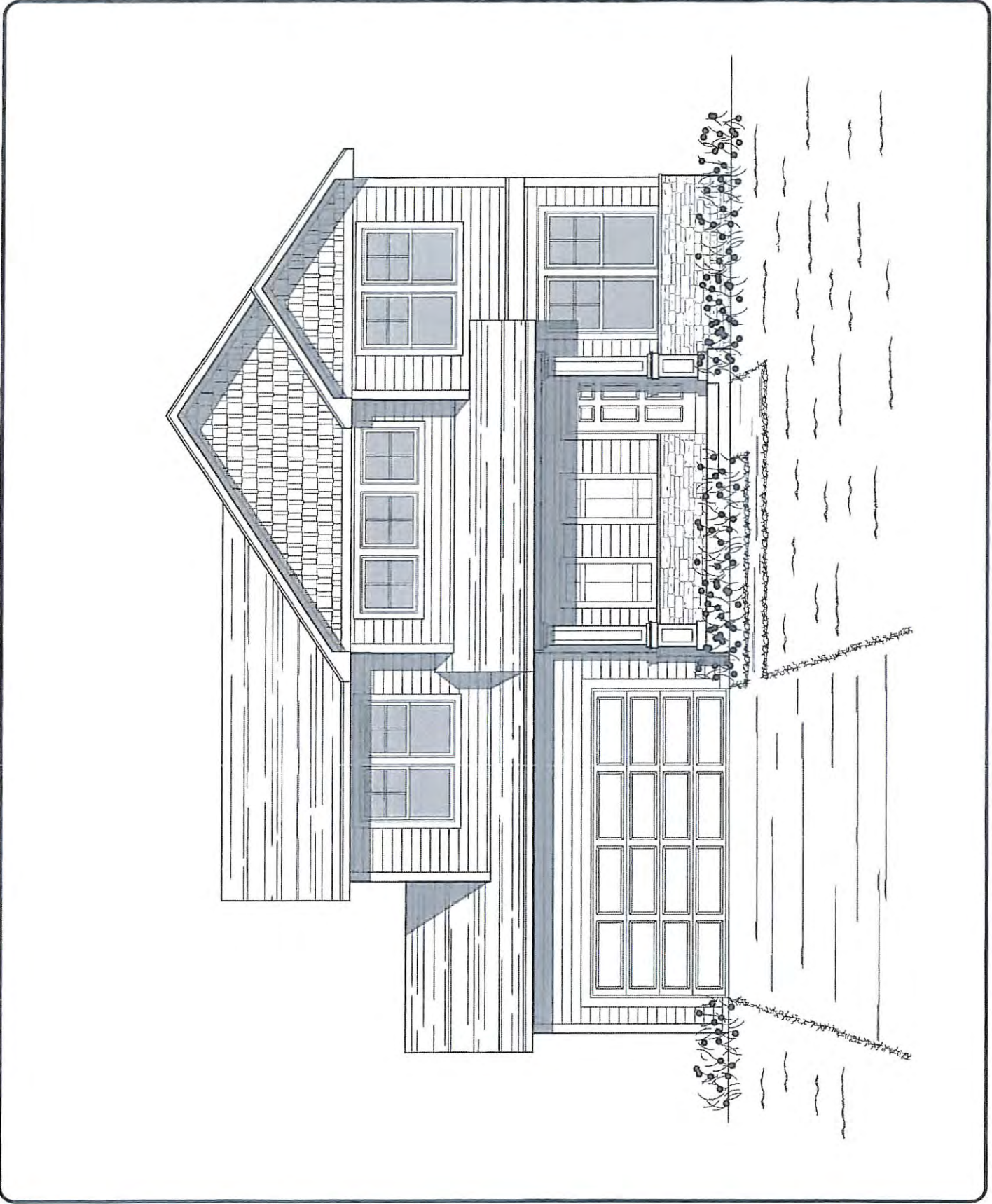
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JOB INFORMATION
BENTLEY
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	5/9/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2022 SQ. FT.
GARAGE:	440 SQ. FT.
BASEMENT:	469 SQ. FT.
P. PORCH:	46 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	469 SQ. FT.
UPPER LEVEL:	1119 SQ. FT.

PLAN NAME: **BENTLEY**
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER:
 1 OF 5



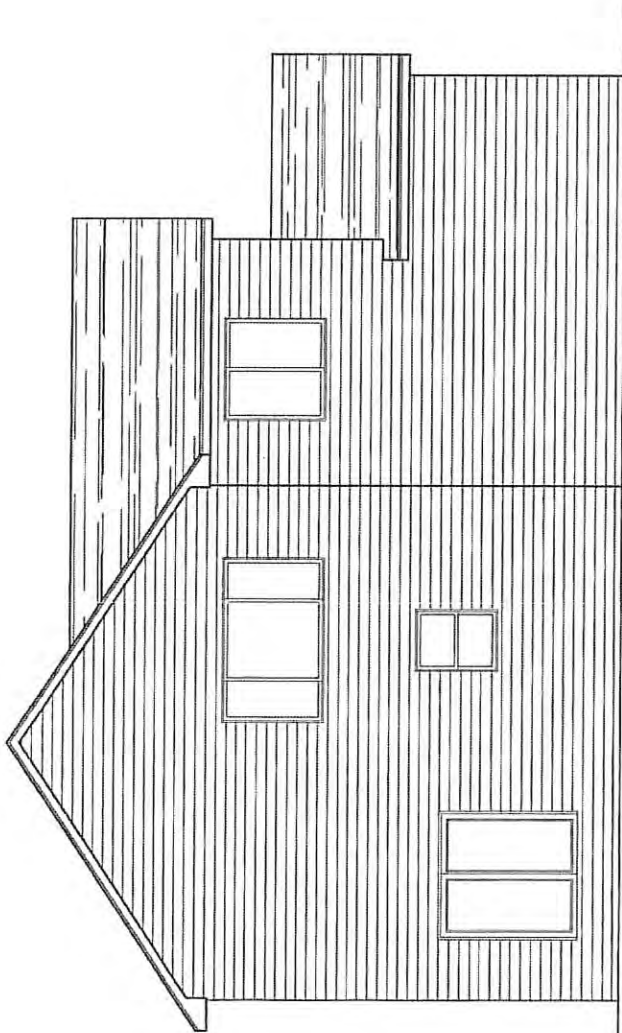
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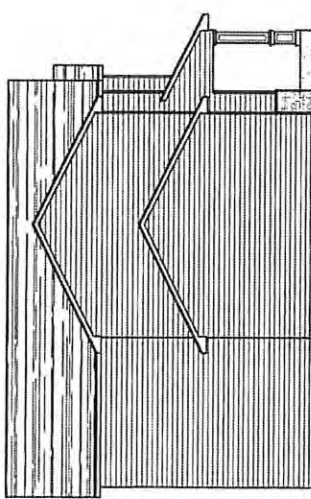
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BENTLEY
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2082 SQ. FT.
GAUGE:	440 SQ. FT.
BASMENT:	469 SQ. FT.
F. PORCH:	46 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	469 SQ. FT.
UPPER LEVEL:	1119 SQ. FT.
TOTAL LIVING:	2082 SQ. FT.

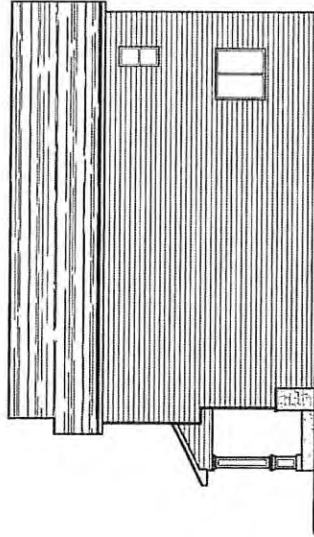
PLAN NAME:	BENTLEY
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	2 OF 5



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

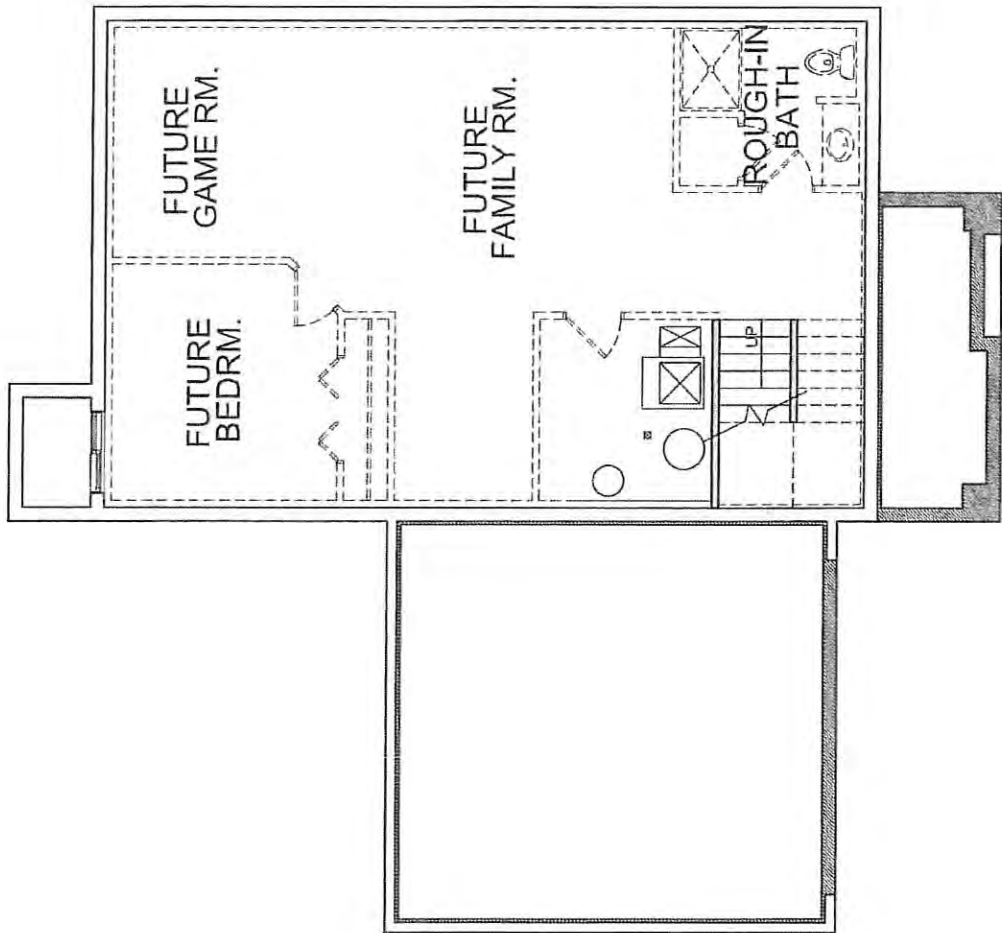
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BENTLEY
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	
ISSUED:	8/9/2014
DRAWN BY:	TJS
TOTAL LIVING:	1119 SQ. FT.
UPPER LEVEL:	469 SQ. FT.
MAIN LEVEL:	440 SQ. FT.
TOTAL LIVING:	2052 SQ. FT.
GARAGE:	440 SQ. FT.
BASEMENT:	469 SQ. FT.
F. PORCH:	46 SQ. FT.

PLAN NAME: **BENTLEY**
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER:
3 OF 5



BASEMENT FOUNDATION PLAN

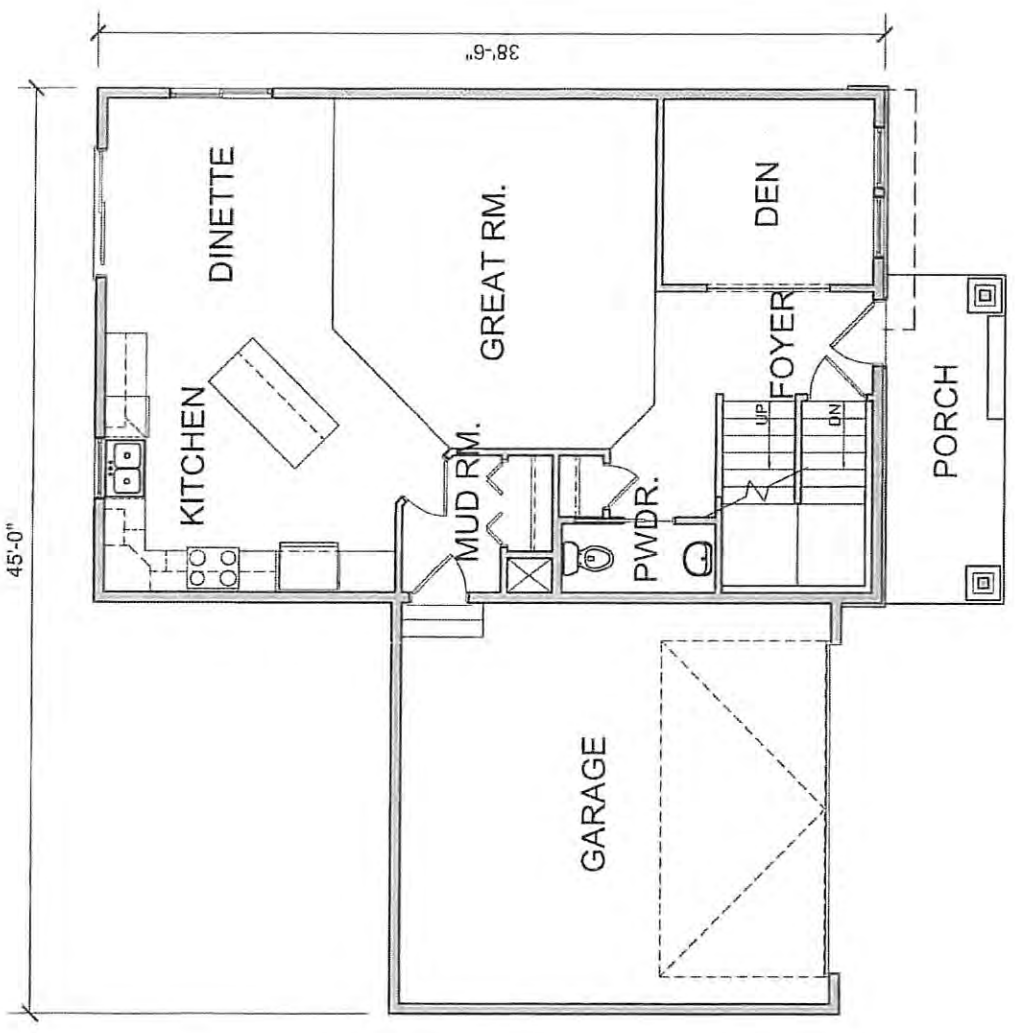
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JOB INFORMATION
BENTLEY
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
TOTAL LEVELS:	1114 SQ. FT.
UPPER LEVEL:	469 SQ. FT.
MAIN LEVEL:	645 SQ. FT.
SQUARE FOOTAGE CALCS:	
F. PORCH:	46 SQ. FT.
BASEMENT:	469 SQ. FT.
GARAGE:	440 SQ. FT.
TOTAL LEVELS:	2023 SQ. FT.

PLAN NAME: **BENTLEY**
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER:
 4 OF 5



MAIN LEVEL FLOOR PLAN

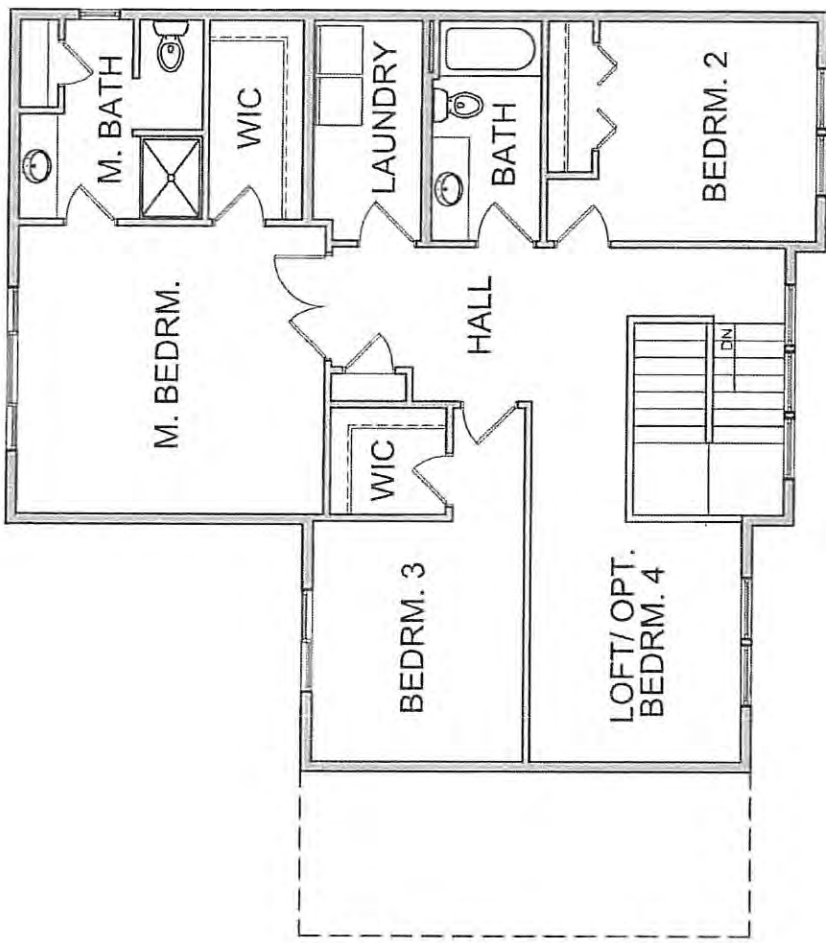
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JOB INFORMATION
BENTLEY
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
UPPER LEVEL:	1119 SQ. FT.
TOTAL LIVING:	2022 SQ. FT.
GARAGE:	440 SQ. FT.
BASEMENT:	469 SQ. FT.
F. PORCH:	46 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	969 SQ. FT.

PLAN NAME:	BENTLEY
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	5 OF 5



UPPER LEVEL FLOOR PLAN



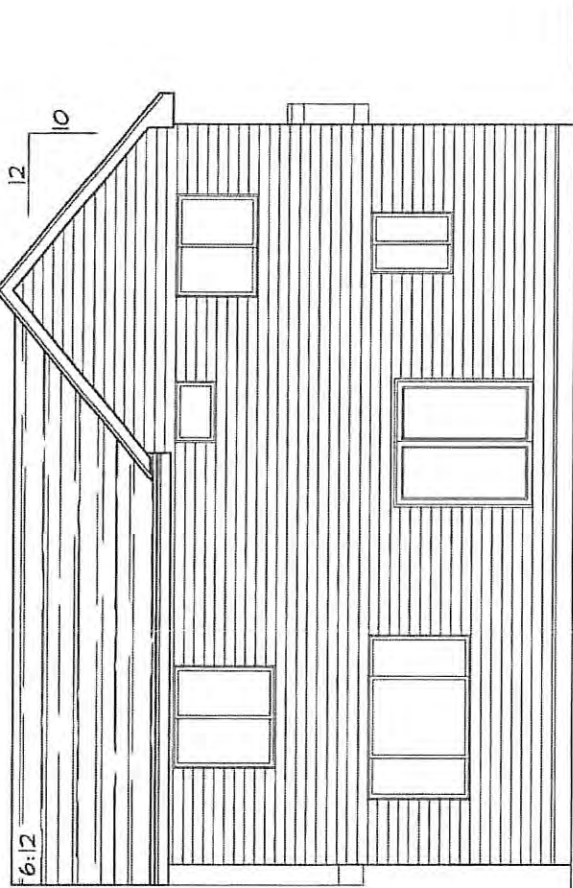
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LEGACY
 STUDY PLAN

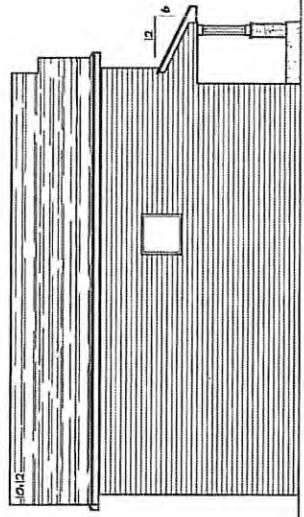
PLAN INFORMATION	ISSUED: 9/3/2014
	DRAWN BY: TJB
	REVISIONS:
SQUARE FOOTAGE CALCS	MAIN LEVEL: 1080 SQ. FT.
	UPPER LEVEL: 1354 SQ. FT.
	TOTAL LIVING: 2434 SQ. FT.
	GARAGE: 441 SQ. FT.
	BASEMENT: 1080 SQ. FT.
	DECN OPT. 160 SQ. FT.

PLAN NUMBER: LEGACY
PROJECT NUMBER:
STUDY PLAN
SHEET NUMBER:
1 OF 5

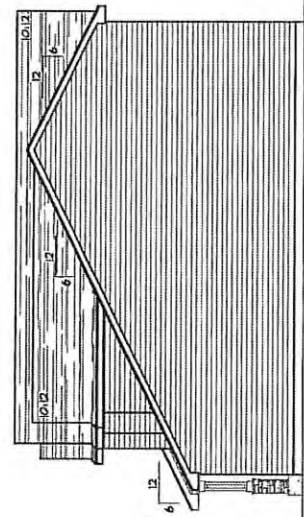




REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

JOB INFORMATION
LEGACY
STUDY PLAN

PLAN INFORMATION	
ISSUED:	3/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LINING:	299 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.
MAIN LEVEL:	1080 SQ. FT.
SQUARE FOOTAGE CALCS	
DECK OPT.	160 SQ. FT.
BASEMENT:	1080 SQ. FT.
GARAGE:	441 SQ. FT.
TOTAL LINING:	299 SQ. FT.

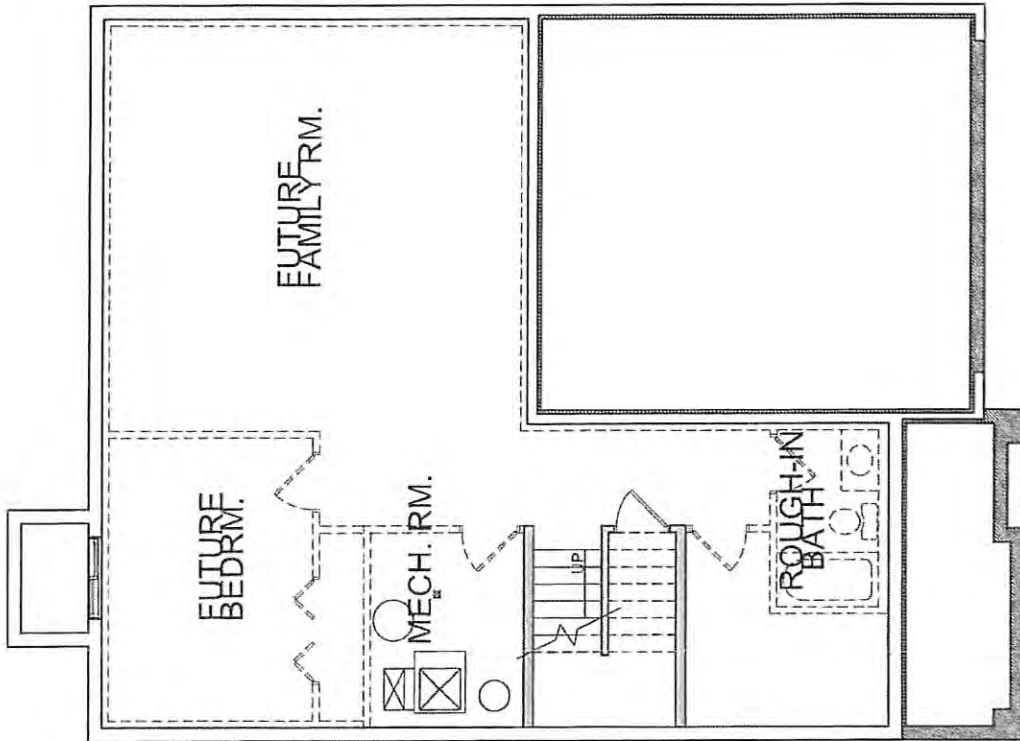
PLAN NUMBER:	LEGACY
PROJECT NUMBER:	
STUDY PLAN	
SHEET NUMBER:	2 of 5



LEGACY
STUDY PLAN
JOB INFORMATION

PLAN INFORMATION	ISSUED:	9/9/2014	MAIN LEVEL:	1050 SQ. FT.	SQUARE FOOTAGE CALC.
	DRAWN BY:	TJB	UPPER LEVEL:	1294 SQ. FT.	
REVISIONS:			TOTAL LIVING:	2304 SQ. FT.	
			GARAGE:	441 SQ. FT.	
			BASEMENT:	1080 SQ. FT.	
			DECK CRT.	160 SQ. FT.	

PLAN NUMBER:
LEGACY
PROJECT NUMBER:
STUDY PLAN
SHEET NUMBER:
3 OF 5



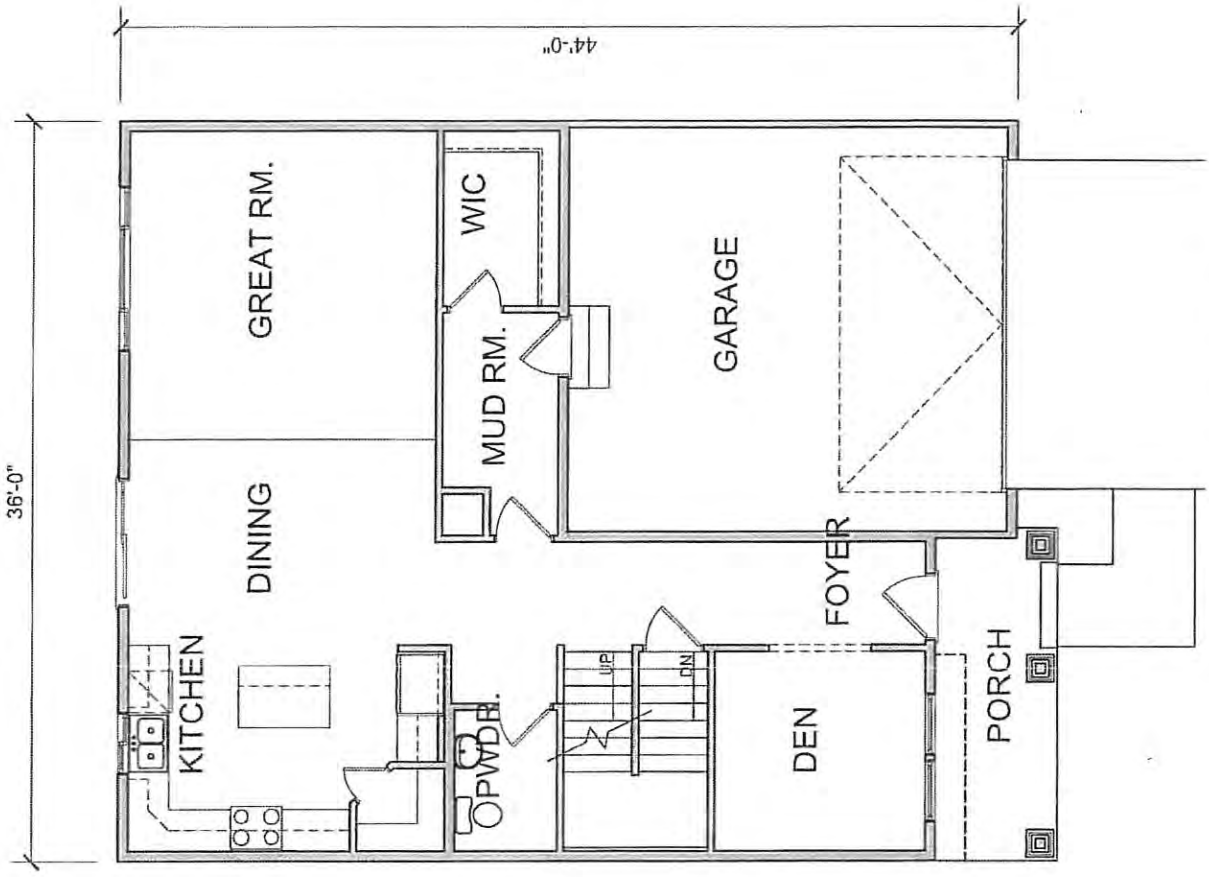
BASEMENT FOUNDATION PLAN



LEGACY
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2394 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1020 SQ. FT.
DECK OPT:	160 SQ. FT.
JOB INFORMATION	
MAIN LEVEL:	1020 SQ. FT.
UPPER LEVEL:	1254 SQ. FT.
SQUARE FOOTAGE CALCS:	

PLAN NUMBER:	LEGACY
PROJECT NUMBER:	
STUDY PLAN:	
SHEET NUMBER:	4 OF 5



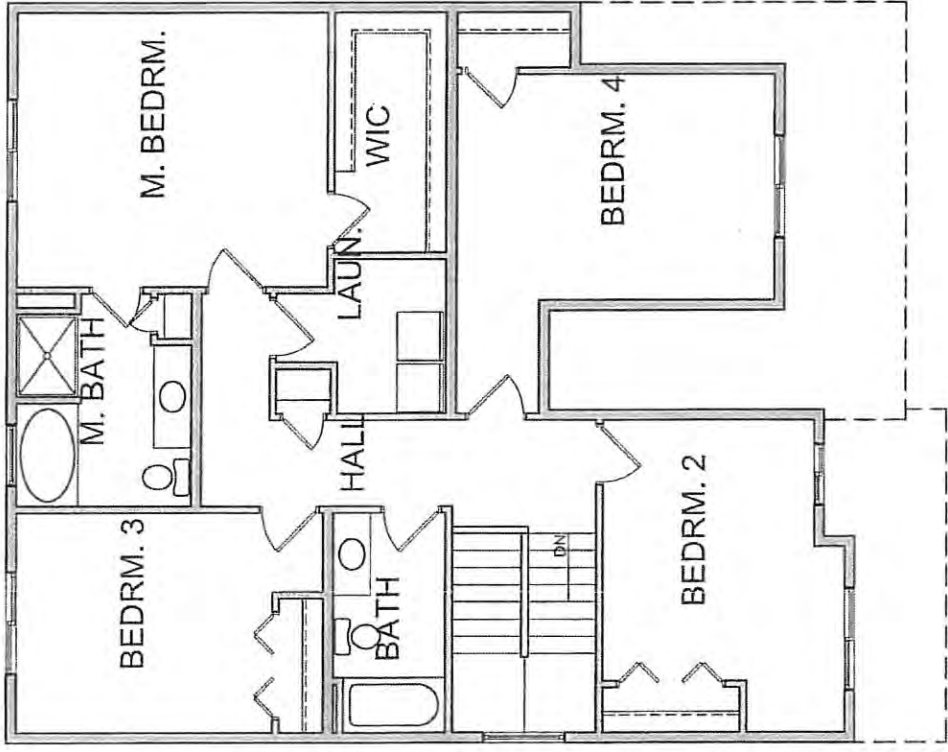
MAIN LEVEL FLOOR PLAN



LEGACY
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	
ISSUED:	9/9/2014
DRAWN BY:	TJB
REVISIONS:	
TOTAL LIVING:	2394 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.
MAJL LEVEL:	1080 SQ. FT.
SQUARE FOOTAGE CALCS	
DECK OPT.	160 SQ. FT.
BASMENT:	1080 SQ. FT.
GARAGE:	441 SQ. FT.

PLAN NUMBER: LEGACY
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER: 5 OF 5



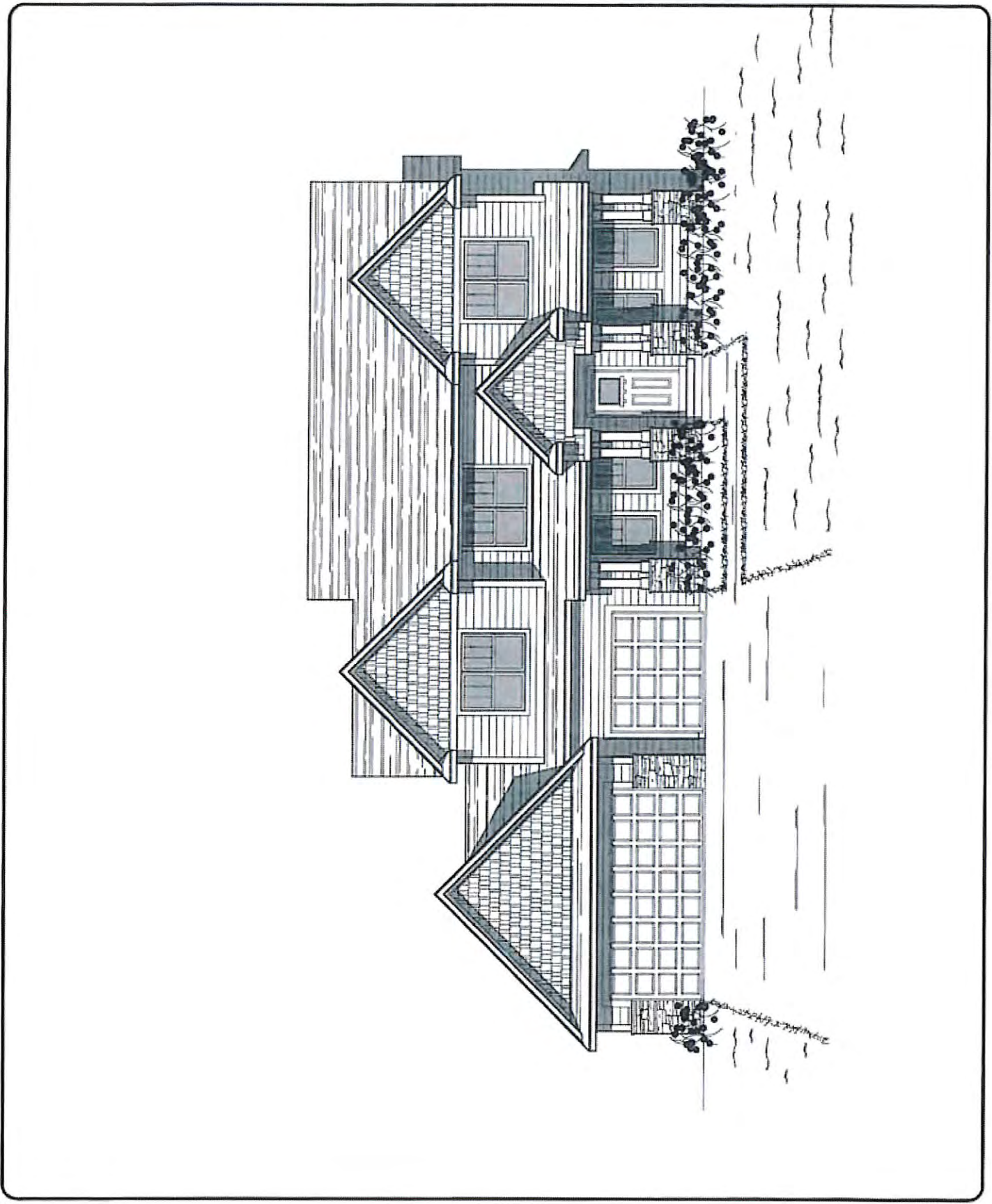
UPPER LEVEL FLOOR PLAN



PLAN INFORMATION	
DESIGNER:	USA/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LEVEL:	3009 SQ. FT.
UPPER LEVEL:	1649 SQ. FT.
MAIN LEVEL:	1361 SQ. FT.
SQUARE FOOTAGE CALC.	
F. PORCH:	177 SQ. FT.
BASEMENT:	1361 SQ. FT.
GARAGE:	745 SQ. FT.
TOTAL LEVEL:	3009 SQ. FT.

JOB INFORMATION
NORWOOD
 STUDY PLAN

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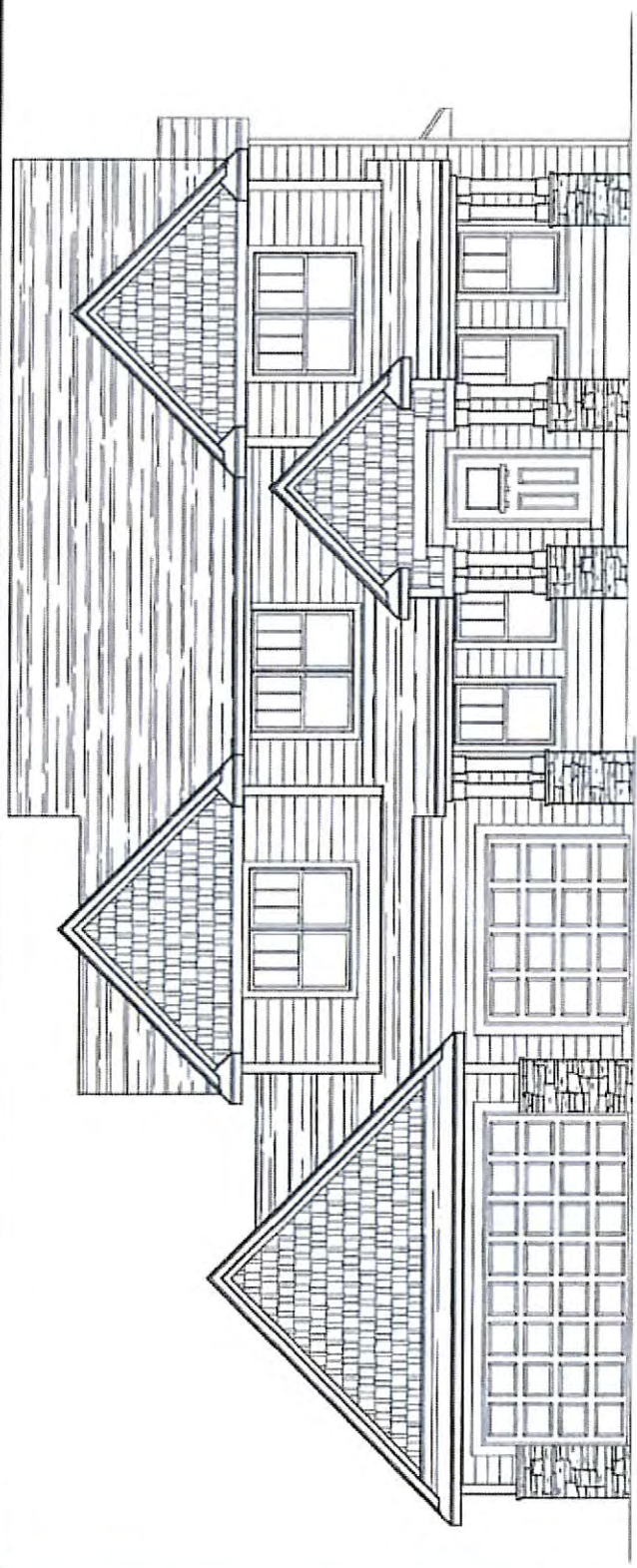


707 COMMERCIAL DR. #10
 WILMINGTON, DE 19804
 TEL: 302-486-6655
 FX: 302-437-4655
 GREATERTHORO.COM

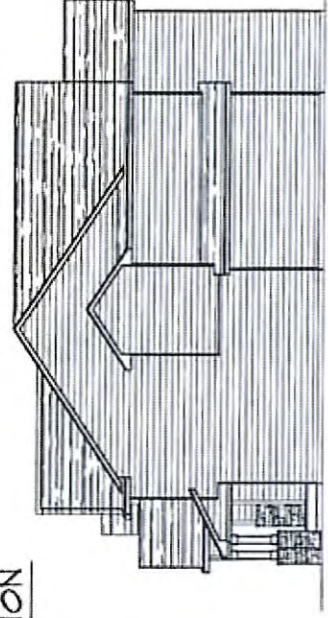
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NORWOOD
 STUDY PLAN

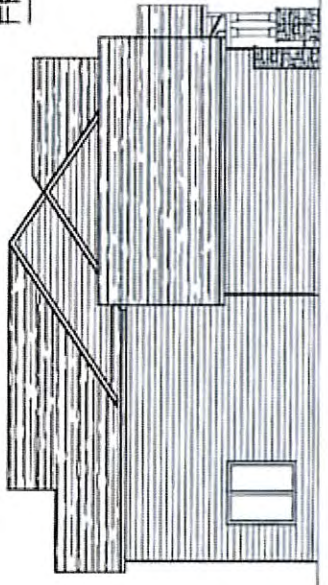
PLAN INFORMATION	
PROJECT:	1/24/2014
DRAWN BY:	TJS
REVISIONS:	
SQUARE FOOTAGE:	
TOTAL LEVEL:	5008 SQ. FT.
GARAGE:	749 SQ. FT.
BASEMENT:	1961 SQ. FT.
PORCH:	177 SQ. FT.



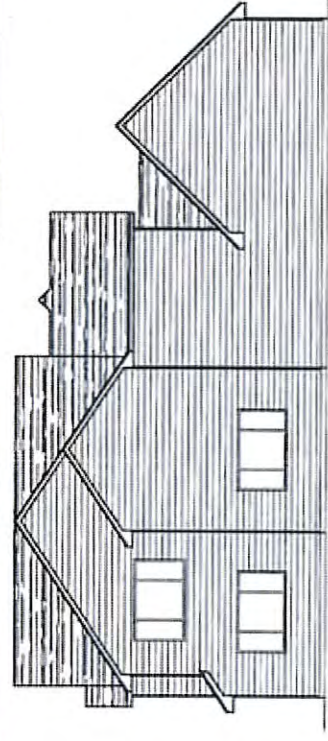
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

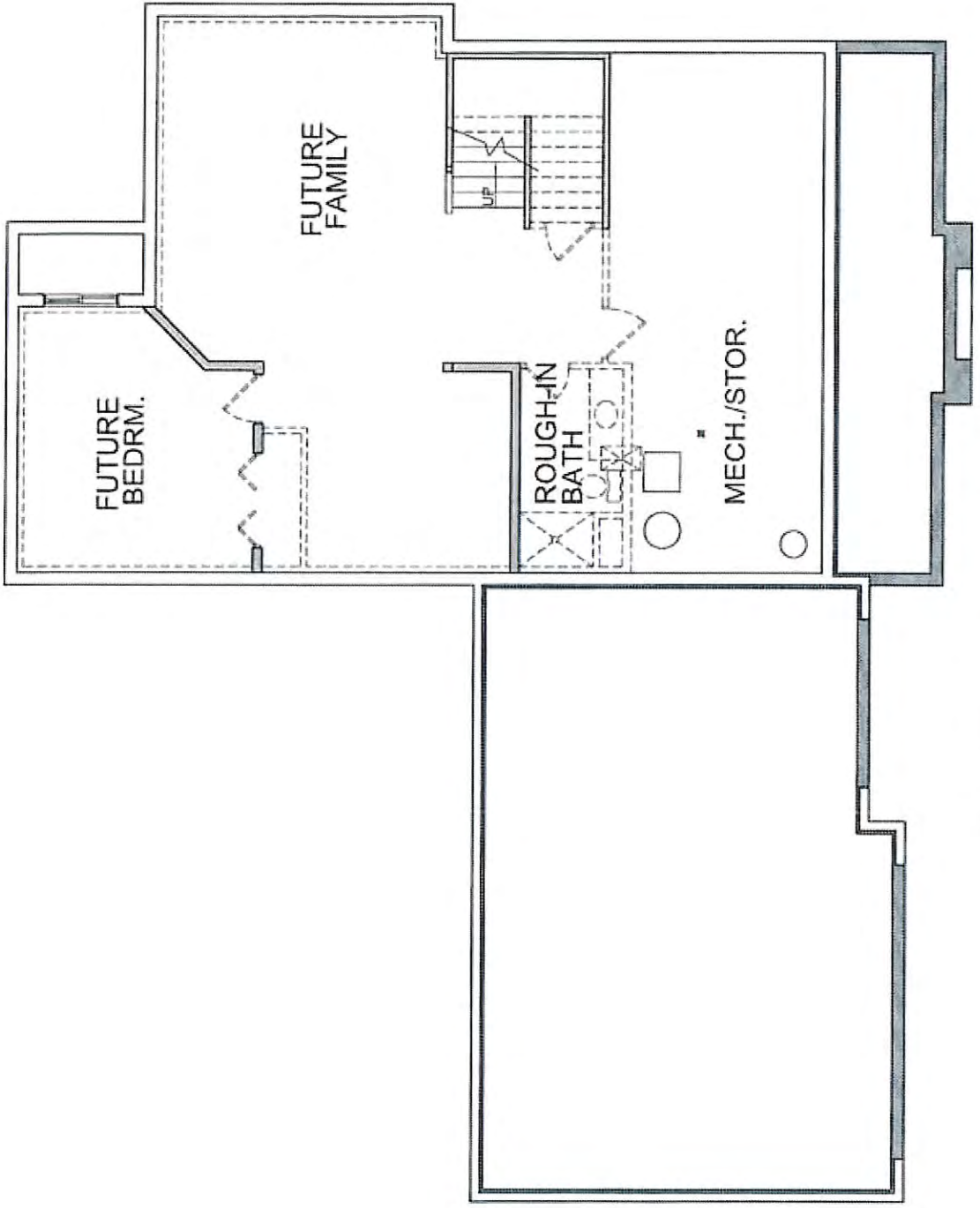
PLAN INFORMATION

ISSUED	12/20/14	MANITOU	1561 SQ. FT.
DRAWN BY		UPPER LEVEL	1842 SQ. FT.
REVISIONS		TOTAL LIVING	3003 SQ. FT.
		CLARGE	175 SQ. FT.
		BASEMENT	1261 SQ. FT.
		F. PORCH	171 SQ. FT.

JOB INFORMATION

NORWOOD
STUDY PLAN

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BASEMENT FOUNDATION PLAN

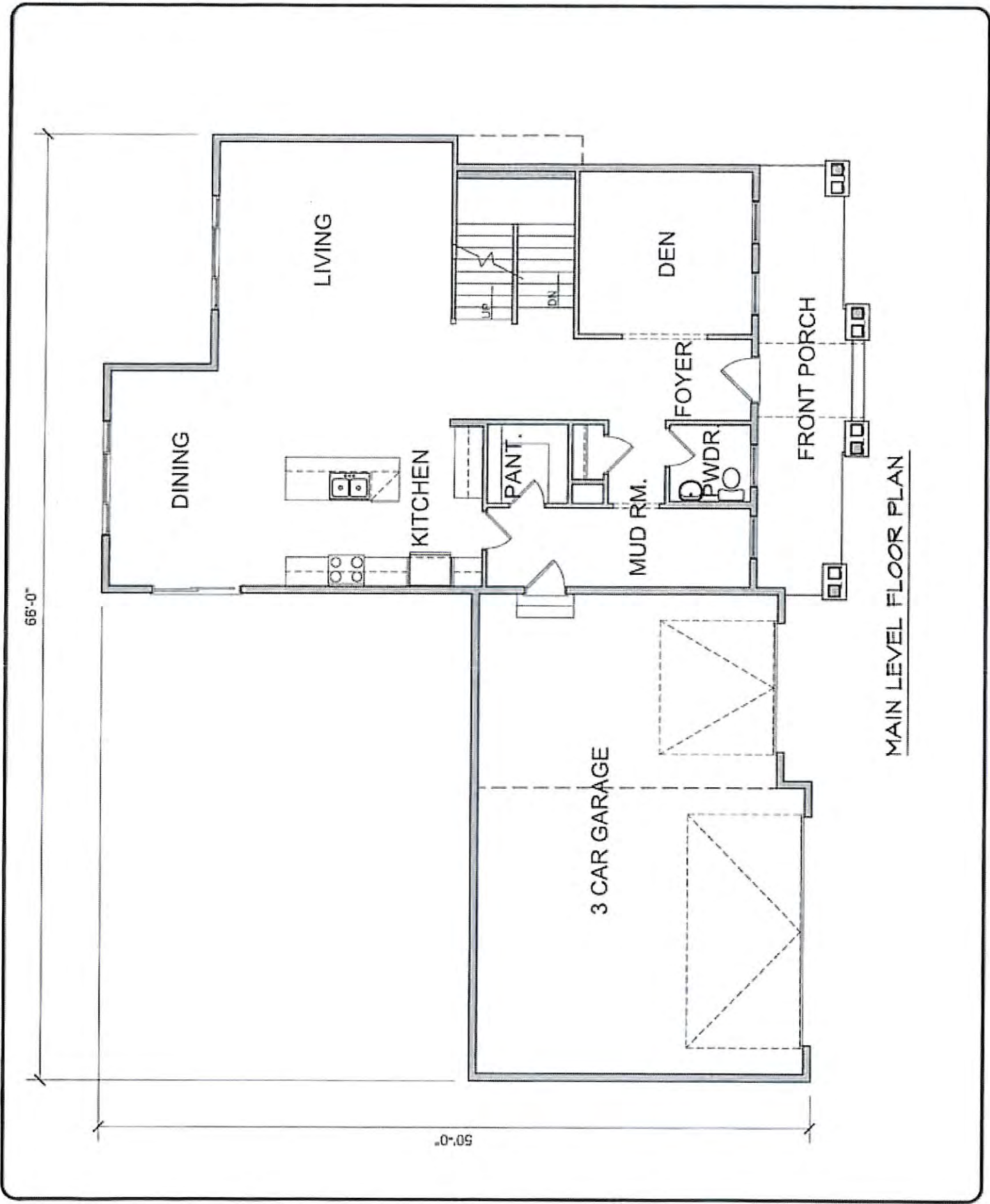


All drawings and plans are subject to change without notice. The user assumes all responsibility for the accuracy of the information provided. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary approvals from the appropriate authorities.

JOB PREPARATION
NORWOOD
 STUDY PLAN

PLAN REVISION	ISSUED	DATE	BY
SQUARE FOOTAGE CALC.	10/11/11	10/11/11	10/11/11
LEVEL	10/11/11	10/11/11	10/11/11
AREA	10/11/11	10/11/11	10/11/11
PERMITS	10/11/11	10/11/11	10/11/11
REVISIONS	10/11/11	10/11/11	10/11/11
TOTAL LAND	5000 SQ. FT.		
BASE	799 SQ. FT.		
PORCH	1061 SQ. FT.		
P. PORCH	177 SQ. FT.		

PLAN NAME
NORWOOD
 PROJECT NUMBER
STUDY PLAN
 SHEET NUMBER
4 OF 5



MAIN LEVEL FLOOR PLAN

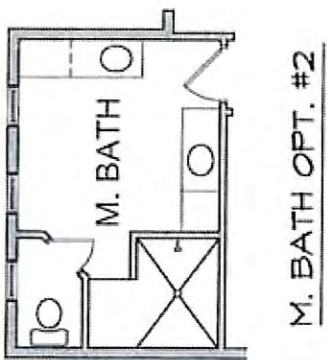
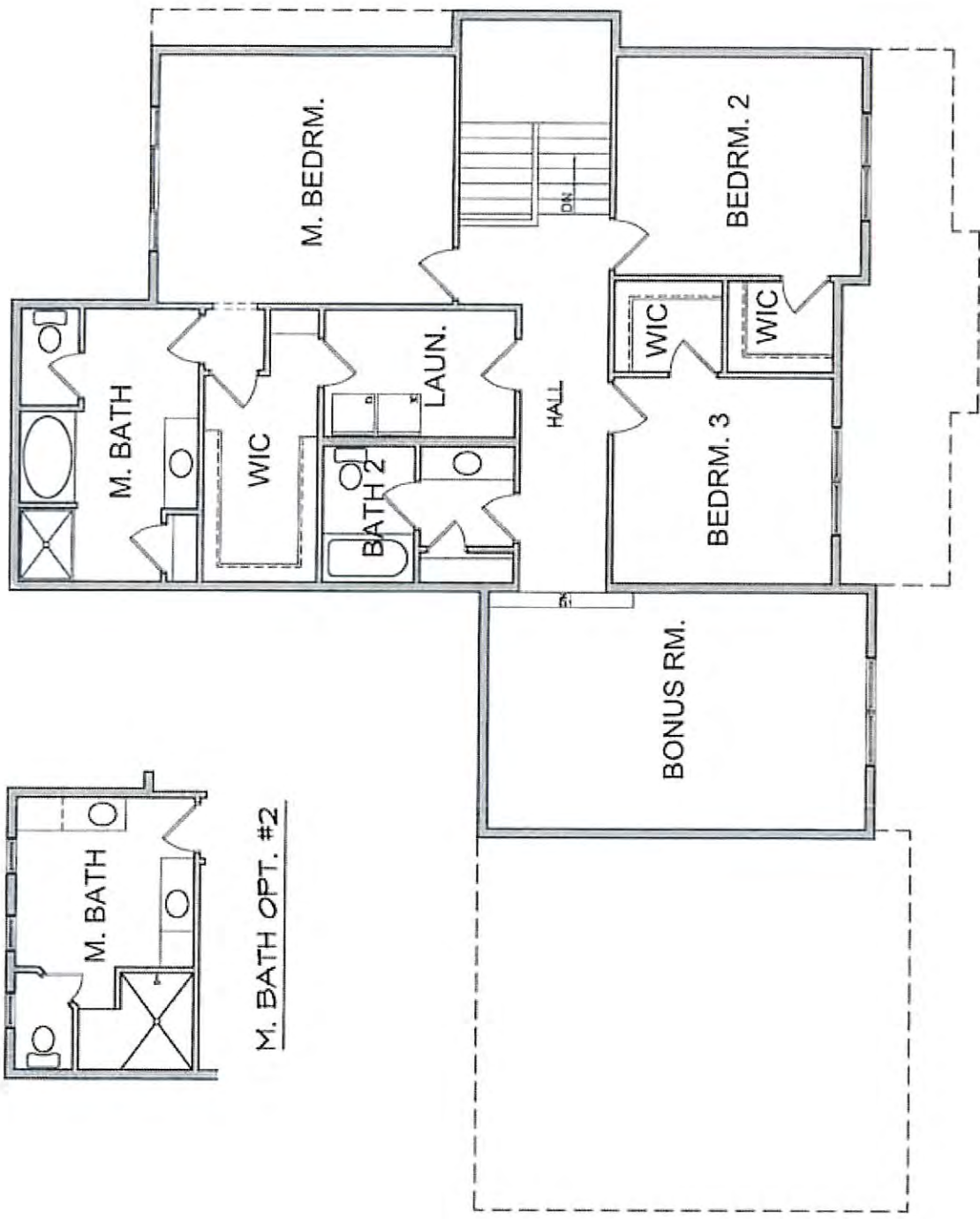


THE HOME DEPOT CONSTRUCTION SERVICES
 1100 COMMUNITY COLLEGE BLVD
 ATLANTA, GA 30341
 TEL: 404-521-4400
 FAX: 404-521-4400
 GREATWORKS@CDM.COM

JOB #1000000000
NORWOOD
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	1/24/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LENGTH:	3009 SQ. FT.
CANOPY:	795 SQ. FT.
BASEMENT:	1041 SQ. FT.
F. FLOOR:	177 SQ. FT.
SQUARE FOOTAGE CALL OUTS	
MAN LEVEL:	1041 SQ. FT.
LEVEL:	1442 SQ. FT.

PLAN NAME:
NORWOOD
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER:
5 OF **5**



UPPER LEVEL FLOOR PLAN

PROPOSED ZONING EXHIBIT FOR:

BOULDER PONDS

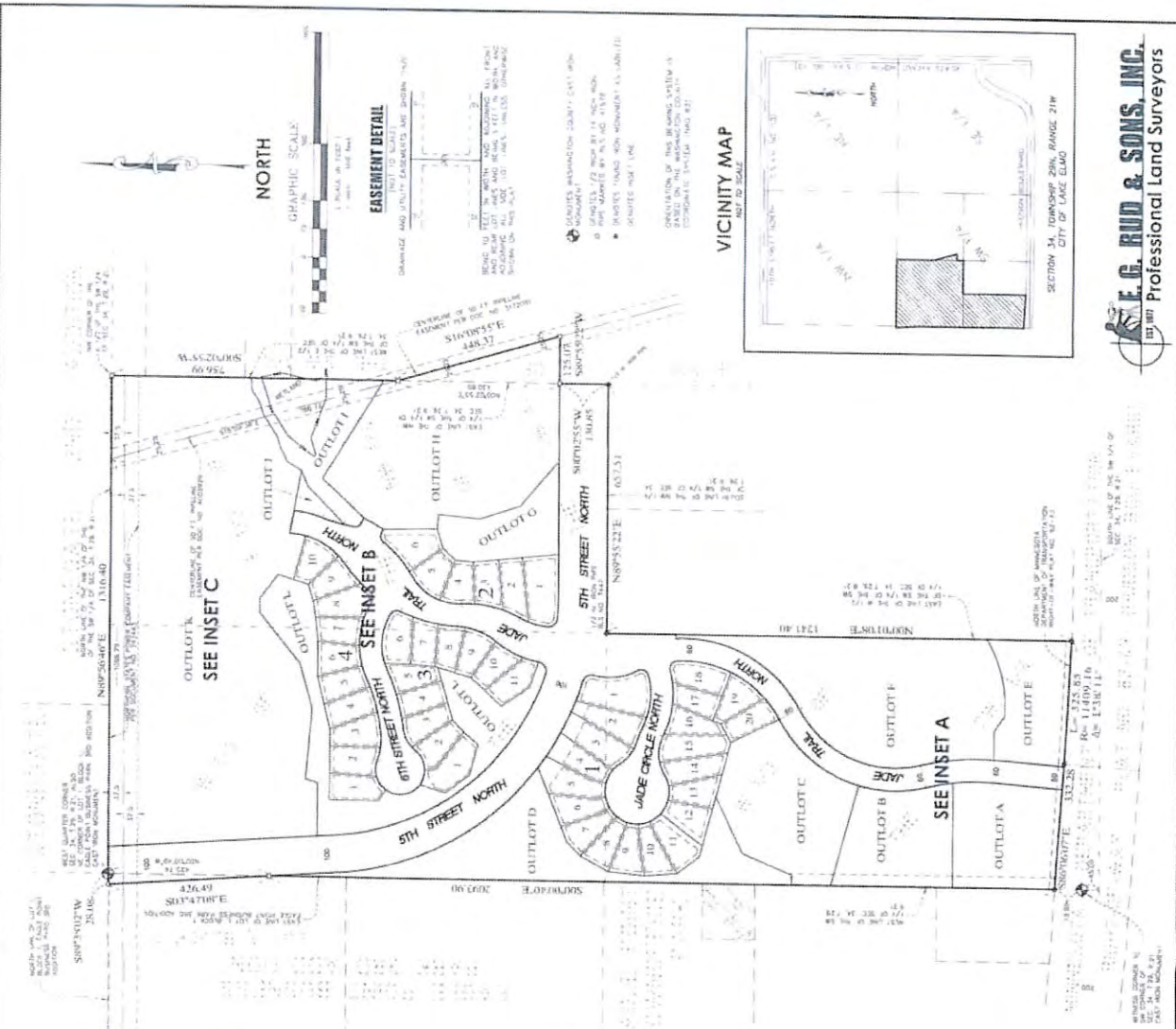
OWNER/DEVELOPER
OP4 BOULDER PONDS, LLC
11455 VIKING DRIVE
SUITE 350
EDEN PRAIRIE, MN 55344



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel: (651) 341-8200 Fax: (651) 341-8701

UNRECORDED AS OF 1-27-15

BOULDER PONDS



F. G. RUD & SONS, INC.
Professional Land Surveyors

I, John F. Rud, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as shown and intended on the field.

I, John F. Rud, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as shown and intended on the field.

I, John F. Rud, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as shown and intended on the field.

I, John F. Rud, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as shown and intended on the field.

I, John F. Rud, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that the same is a true and correct copy of the original plat as shown and intended on the field.

BOULDER PONDS

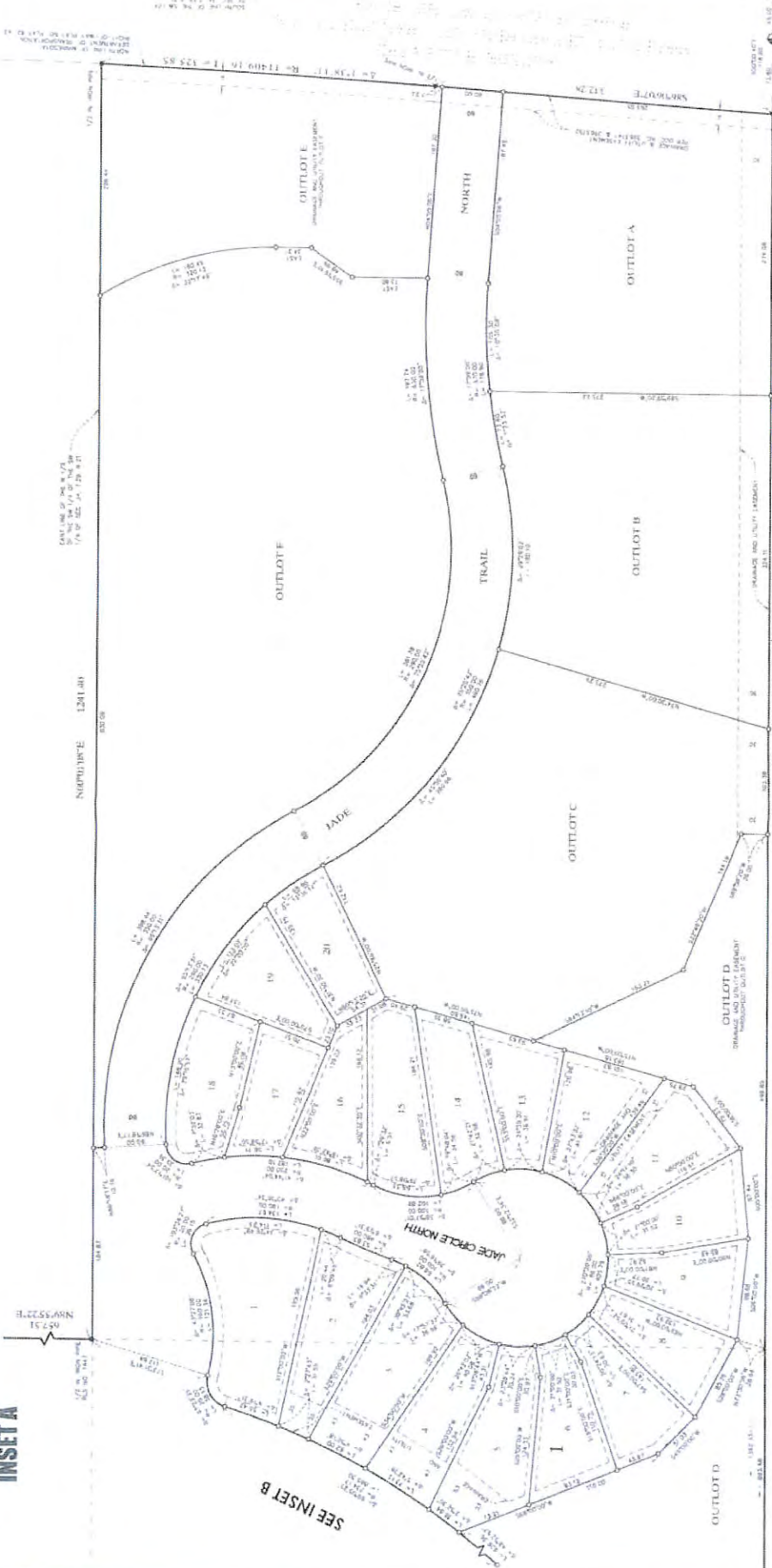
INSET A

057.51
 NW 53.27E

1/2" = 100' HORIZ.
 1/8" = 100' VERT.

NORTHLINE 1241.00
 820.00

CALLING OF THE 1/4
 1/4 OF SEC. 14, T.29 N. R.27 E.

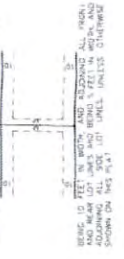


SEE INSET B

- LOCATES WASHINGTON COUNTY CADAstral MONUMENT
 - LOCATES 1/2" HIGH BY 1 1/4" HIGH IRON PIPE MARKED BY ALL NE 1/4'S
 - LOCATES FOUND IRON MONUMENT AS LABELED
 - LOCATES IRON T.I.P.
- COMPARISON OF NEW BEARING SYSTEM TO BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (1943 BS)

EASEMENT DETAIL
 (NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HERE



BEING 10 FEET IN WIDTH AND EXTENDING ALL FROM THE CENTERLINE OF THE ROAD TO THE OUTER BOUNDARY OF THE EASEMENT SHOWN ON THIS PLAN

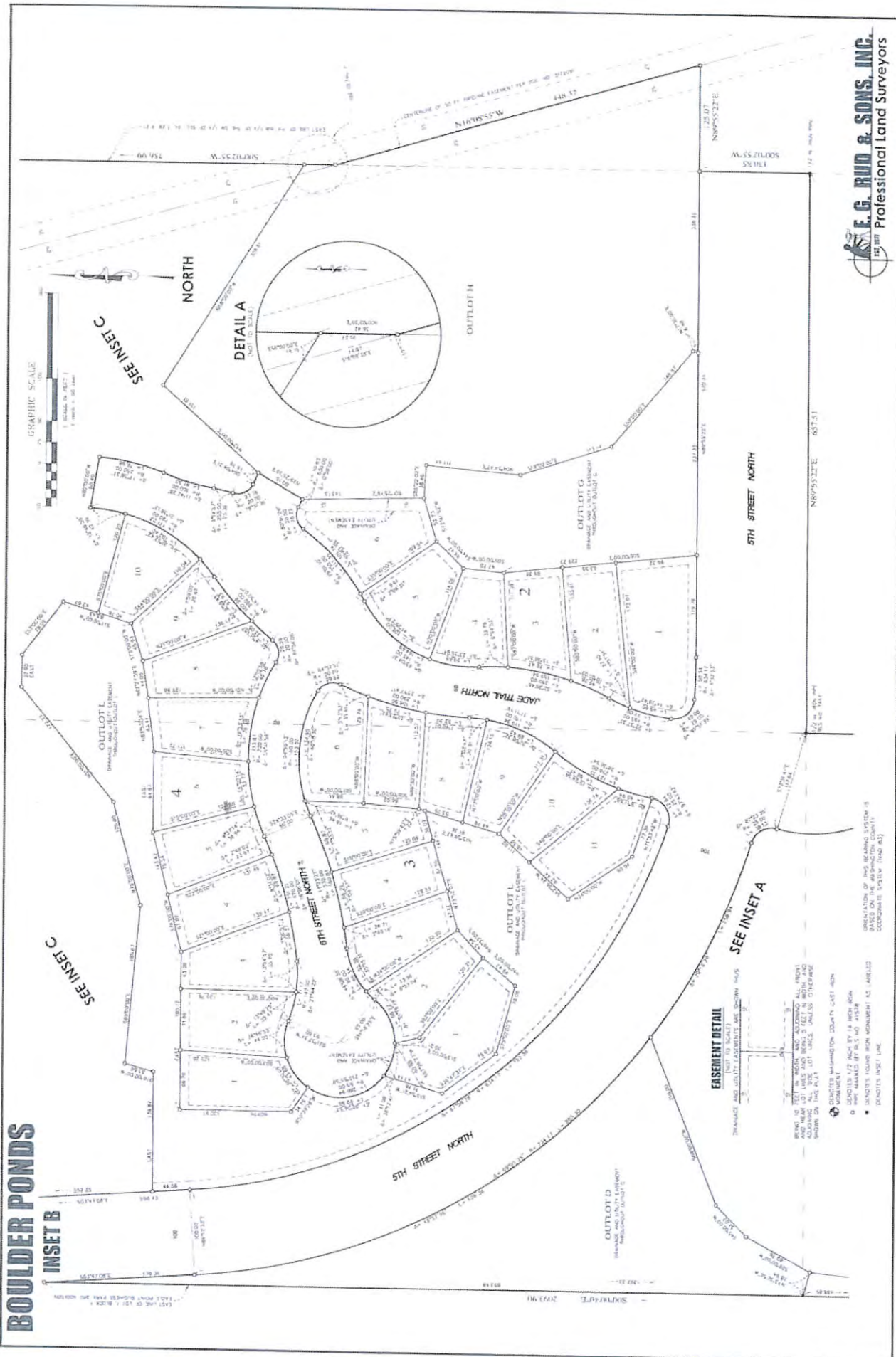
NORTH

GRAPHIC SCALE
 1" = 100' HORIZ.
 1" = 100' VERT.



PRELIMINARY COPY
UNRECORDED AS OF 1-27-15

BOULDER PONDS



SEE INSET C

NORTH

DETAIL A
NOT TO SCALE

OUTLOT H

5TH STREET NORTH

SEE INSET A

EASEMENT DETAIL
INSET TO SCALE

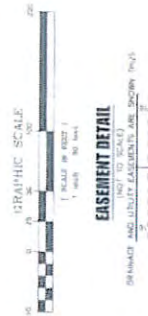
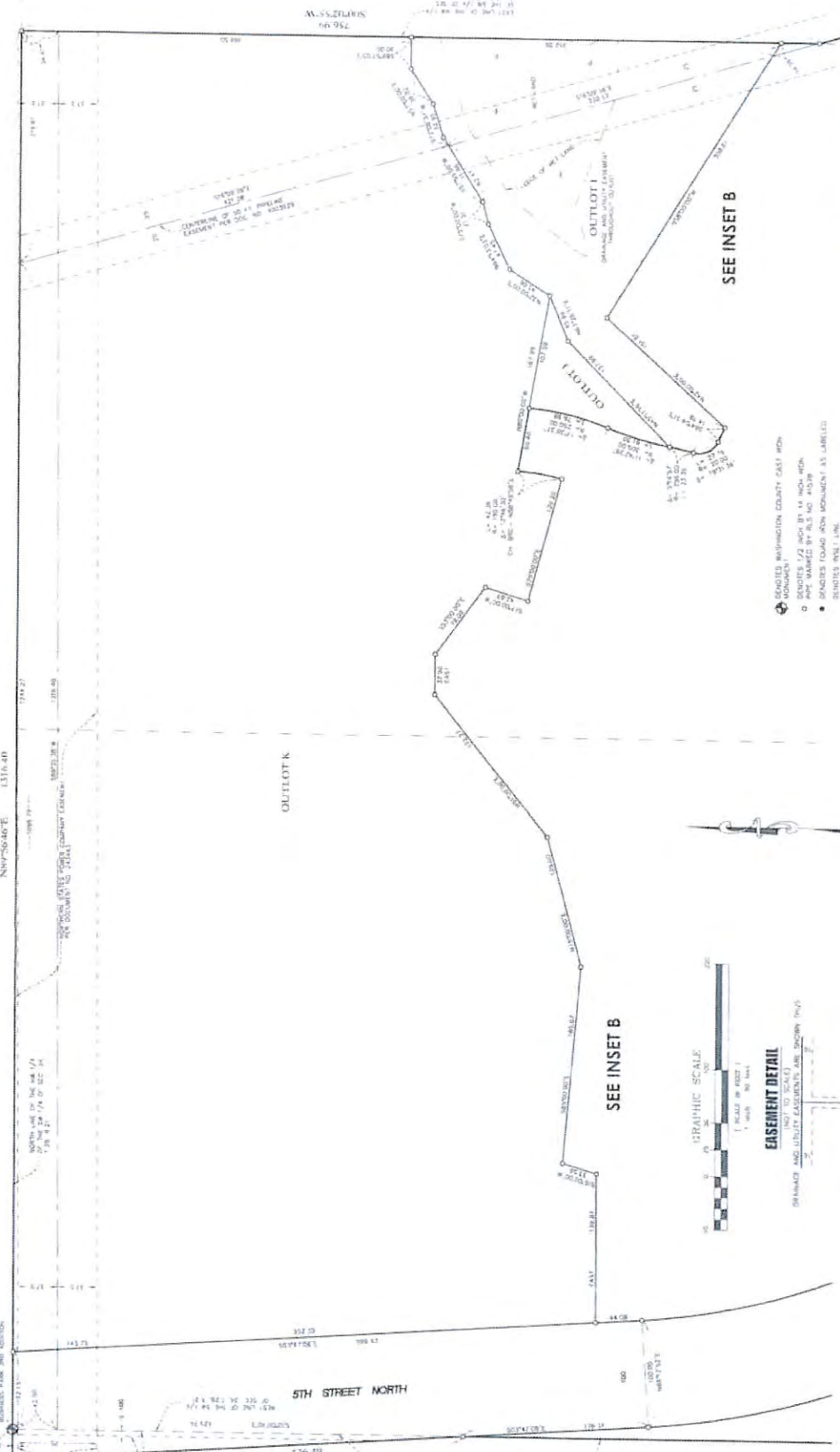
- CHANGES AND EASEMENT ARE SHOWN IN RED
- POINTS TO BE NOTED AND ADJUSTED AS NECESSARY TO CORRECT THE PLAT TO THE SURVEY RECORDS OF THE DISTRICT OF COLUMBIA
 - DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES
 - DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES
 - DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES
 - DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES



PRELIMINARY COPY
UNRECORDED AS OF 1-27-15

BOULDER PONDS

INSET C



- BOUNDARY MONUMENTS
- MONUMENTS 1/2" DIA. x 1" HIGH
- MONUMENTS 1/2" DIA. x 1" HIGH
- MONUMENTS FOUND IN SITUATION AS LABELED
- MONUMENTS IN SITUATION

SEE INSET B

SEE INSET B



BOUNDARY MONUMENTS SHOWN IN THIS PLAN ARE BASED UPON THE SURVEY OF THE BOUNDARY MONUMENTS AND THE SURVEY OF THE BOUNDARY MONUMENTS AND THE SURVEY OF THE BOUNDARY MONUMENTS.



MAYOR & COUNCIL COMMUNICATION

DATE: April 7, 2015
REGULAR
ITEM # 14

AGENDA ITEM: Wildflower at Lake Elmo - Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick M. Johnson, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Consultant

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 and Staff are recommending that the City Council approve a request by Robert Engstrom Companies for a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plans to be located on approximately 117 acres of land within the northern portions of the Village Planning Area. The City’s Subdivision and PUD Ordinance requires that the City Council review and approval a preliminary plat and preliminary development plans before an applicant may proceed with the preparation and recording of a final plat.

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 project may include oversizing payments for regional public infrastructure. The financial responsibility for these improvements will be negotiated as part of a development contract for the project. Please note that the developer is not seeking any City contributions for the nature conservancy area, which will be owned and

maintained by the private homeowner's association. The project does include an extensive network of trails that will be owned and maintained by the City.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to review a request for a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan for a proposed residential subdivision to be called Wildflower at Lake Elmo. This application follows the City's review and approval of a PUD Concept Plan for the site, as well as the City's approval of a Comprehensive Plan Amendment to allow the development to move forward as presented. There have been some minor modifications to the plans since the concept approval, but in general, the preliminary plan submission follows the concept plan very closely.

The proposed subdivision would be located immediately north of the Brookfield Addition along 39th Street and would extend to the northern limits of the Village area boundary. The preliminary plat includes 145 single-family lots (matching the number depicted on the concept plans) on a total site area of approximately 117 acres, roughly half of which would be preserved as open space in the form of a nature conservancy, storm water ponds, and parklands. The developer is requesting that the development be approved as a Planned Unit Development, which will allow the creation of the "courtyard" homes as described in the attached materials in addition to other exceptions from standard subdivision and zoning requirements.

The Planning Commission and Staff are recommending that the City Council approve the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan with 20 conditions of approval through the following motion:

"Move to adopt Resolution No. 2015-24, approving the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan subject to 20 conditions of approval."

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission reviewed the preliminary plat and preliminary PUD plans at its February 23rd and March 9th meetings, conducting the required public hearing on the earlier date. The Staff reports for both of these meetings are attached for review by the City Council, along with most of the supporting information that was distributed along with reports. In the interest of conserving space, some of the documents not directly associated with the plat have been left out of the City Council packet but are still available for viewing as part of the Commission agendas.

The Planning Commission reports include information about the application, a summary of the relevant planning and zoning issues, a thorough review of the proposed plat and public improvements, draft findings, and the staff recommendation. It should be noted that the City approved the Wildflower General Concept Plan on June 17, 2014 (Resolution 2014-045). Approval of the concept plan allows the applicant to prepare a preliminary PUD plan and preliminary plat.

After conducting a public hearing at its February 23rd meeting, the Commission tabled the application in order to give Staff and the developer time to address several specific questions and issues that were raised either by members of the public during the hearing or by individual

Commissioners during the course of the meeting. The issues are summarized in the March 9th Staff memorandum to the Commission, along with a response to each of the general concerns. Since the issue summary incorporates comments received from the public, Staff is not including a separate summary of the public hearing comments as part of the Council report. Minutes from the February 23rd Commission meeting have previously been provided to the Council and have been posted on the City's website.

The Commission further reviewed the request at its March 9th meeting and requested modifications to the draft conditions of approval to remove a condition concerning the Minnesota Land Trust (this matter has been resolved), to revise language concerning temporary easements adjacent to Layton Avenue, to require that the developer work with the City to include restrictions on the future use of certain outlots within the development, and to incorporate other minor corrections. The Commission also considered a request from one of the adjacent property owners to eliminate any looped trails over Outlot H, but voted to leave these particular trails as part of the plans.

In addition to the general information noted above, the Planning Commission report includes a breakdown of the changes made to the concept plan in response to specific City conditions and a summary of the flexibility being requested as part of the PUD plans.

Since the Planning Commission review of the Wildflower at Lake Elmo preliminary plat and plans, the City and developer have met to further discuss some of the issues raised during the meetings and to review the conditions of approval. As a follow-up to this discussion, please note the following:

- The developer has agreed to expand the pavement width of the divided, primary east-west street in the development (Wildflower Drive) to meet City engineering standards. This decision was made after a meeting with City Staff, including the City Engineer, Public Works Director, Fire Chief and Community Development Director, all of whom strongly recommended compliance with City standards for this street. Condition # 8 addresses this matter for future plan reviews.
- The developer has submitted an exhibit that depicts both the City's current FEMA flood elevations on the property in addition to the recently updated flood elevations as approved by the Valley Branch Watershed District. This exhibit is not included with the attachments to this report, but will be used by Staff to verify compliance with applicable flood regulations.

All of the Commission's revisions to the findings of fact and the conditions of approval are incorporated into the attached Resolution No. 2015-24 for review by the City Council.

After discussing the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan, the Planning Commission recommended approval subject to 20 conditions of approval. The motion to approve the PUD passed unanimously with a vote of 6 to 0.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

- Strengths**
- The Planning Commission and Staff have found the Preliminary PUD plans to be consistent with the General Concept Plan for the development.
 - Approval of the Wildflower PUD Concept Plan allows the applicants to move forward with the preparation of a PUD Final Plan and Final Plat application.
 - The City Council has previously determined that the proposed Concept Plan is consistent with the City's Comprehensive Plan.
 - The proposed planned development offers unique design that incorporates courtyard homes with shared open space and with a plan that includes rear alley access to garages.
- Weaknesses**
- The project includes several conditions of approval that will need to be met by the applicant.
- Opportunities**
- The PUD will add users to the City's public water and sanitary sewer system (with connection fees).
 - The project includes the construction of Layton Avenue to 39th Street, which will be accessed by both the Wildflower and Village Preserve developments.
 - The project will help preserve large areas of open space that the developer intends to use for native habitat and ecological restoration.
- Threats**
- Several elements of the development plans required the cooperation of the adjacent land owner, Gonyea Homes. The City understands that Gonyea does consent to this work, but no formal agreement has been provided to the City on this matter.

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plans with the 20 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

“Move to adopt Resolution No. 2015-24, approving the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan subject to 20 conditions of approval.”

ATTACHMENTS:

1. Resolution No. 2015-24
2. Planning Commission Staff Report – 3/9/15
3. Planning Commission Staff Report – 2/23/15
4. Application Forms
5. Development Contact Information

6. Location Map
7. Legal Description
8. Wildflower at Lake Elmo Overview
9. Wildflower Lot Profile
10. Written Statements for PUD Application
11. City Engineer Review – 2/18/15
12. Fire Department Review – 2/13/15
13. Fire Department Street Naming Comments
14. Landscape Architect Review – 2/4/15
15. MnDOT Review Comments – 3/2/15
16. Valley Branch Watershed District Permit Review – 12/2/14
17. Email Correspondence from Developer Dated 2/26/15
18. Memorandum from Developer's Engineer Dated 2/26/15
19. Letter from Mary Jean Dupuis – 3/4/15
20. Letters from Robert Engstrom Companies:
 - a. Richard Smith
 - b. Mary Jean Dupuis
21. Preliminary Plat and Preliminary PUD Plans:
 - a. Existing Conditions
 - b. Preliminary Plat and Site Plans
 - c. *Construction Plans (Available Online)*
 - d. *Landscape Plans (Available Online)*
 - e. *Tree Inventory (Not included with packet)*

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2015-24

*A RESOLUTION APPROVING THE WILDFLOWER AT LAKE ELMO PRELIMINARY PLAT AND
PRELIMINARY PUD PLAN*

WHEREAS, Robert Engstrom Companies, 4801 West 81st Street, #101, Bloomington, MN (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) for a Preliminary Plat and a Planned Unit Development (PUD) Preliminary Plan for a planned development to be called Wildflower at Lake Elmo, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Planned Unit Development is for a residential Planned Unit Development on approximately 117 acres of land located north of the Brookfield Addition along 39th Street in Lake Elmo and extending to the northern limits of the Village Planning Area boundary, and will include 145 single-family residential lots, 67 of which are planned as courtyard homes with public alley ways; and

WHEREAS, the Lake Elmo City Council approved the Wildflower at Lake Elmo Concept Plan on June 17, 2014, and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on February 23, 2015 to consider the Preliminary Plat and Preliminary Plans for the PUD, and further reviewed said plat and plans at its March 9, 2015 meeting; and

WHEREAS, on March 9, 2015 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Wildflower at Lake Elmo PUD Preliminary Plat and Preliminary Plans; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Wildflower at Lake Elmo PUD Preliminary Plat and Preliminary Plans to the City Council as part of a memorandum from the Planning Department dated April 7, 2015; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Wildflower at Lake Elmo PUD Preliminary Plat and Preliminary Plans at a meeting on April 7, 2015.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedure for obtaining approval of said PUD Preliminary Plan is found in the Lake Elmo City Code, Section 154.800.
- 2) That all the requirements of said City Code Section 154.800 related to the PUD Preliminary Plan have been met by the Applicant.
- 3) That the Wildflower at Lake Elmo preliminary plat complies with the City's subdivision ordinance and is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 4) That the proposed PUD Preliminary Plan is for a residential Planned Unit Development on 117 acres of land located north of the Brookfield Addition along 39th Street in Lake Elmo and extending to the northern limits of the Village Planning Area boundary, and will include 145 single-family residential lots, 67 of which are planned as courtyard homes with public alley ways
- 5) That the PUD Preliminary Plan will be located on property legally described on the attached Exhibit "A".
- 6) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

<u>Setback</u>	<u>MDR Zoning District (Min.)</u>	<u>Courtyard Homes (Min.)</u>
Front Yard	25 feet	20 feet
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	Same or 7.5 both sides
Rear Yard	20 feet	20 feet
Lot Area	7,000 square feet	5,865 square feet
Lot Depth	N/A	100 feet
Lot Width	50 feet	50 feet
<u>Street Widths</u>	<u>City Standard</u>	<u>Wildflower</u>
Alley/Rear Access	Not Allowed	18 feet
<u>Cul-de-sac</u>	<u>City Standard</u>	<u>Prairie View Trail</u>
Maximum Length	1,000 feet	1,300 feet

- 7) That the Wildflower PUD General Concept Plan was approved by the City on June 17, 2014, and the submitted Preliminary Plat and Preliminary PUD Plans are consistent with the approved General Concept Plan.

- 8) That the Wildflower preliminary plat and preliminary PUD plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 9) That the Wildflower preliminary plat and preliminary PUD plans comply with the City's LDR - Urban Low Density Residential and MDR – Urban Medium Density Residential zoning district requirements with the exceptions as noted in the Staff report.
- 10) That the Wildflower preliminary plat and preliminary PUD plans comply with the City's subdivision ordinance, with the PUD exceptions as requested by the applicant.
- 11) That the Wildflower preliminary plat and preliminary PUD plans comply with the City's Planned Unit Development Regulations.
- 12) That the change in Outlots O and P of the Fields of St. Croix is justified because the developer is providing much larger open space areas as part of Wildflower at Lake Elmo.
- 13) That an exception to the maximum length of a cul-de-sac is justified based on the unique circumstances of the property and the development.
- 14) That the Wildflower preliminary plat and preliminary PUD plans comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 2/18/15.
- 15) That the Wildflower preliminary plat and preliminary PUD plans comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control with the plan revisions as requested by City Staff and consultants.
- 16) That the Wildflower preliminary plat and preliminary PUD plans achieve multiple identified objectives for planned developments within Lake Elmo and are consistent with the City's adopted findings for the Concept Plan.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a PUD Concept Plan is granted, provided the following conditions are met:

- 1) No lots within a FEMA flood zone shall be approved as part of a final plat until such time that the City's Floodplain Management Map has been amended to remove these lots. As an alternative to amending this map, the developer must provide documentation that all structures will be built above the regulatory flood protection elevation, that any public infrastructure will also meet Floodplain Ordinance requirements, and that the proposed storm water ponds may be constructed within the floodplain area.
- 2) Prior to any grading activity, the developer shall submit to the City temporary grading easements from the owner of the lots adjacent to Layton Avenue within the Brookman Addition in order to construct the improvements within this right-of-way as documented in the preliminary construction plans.

- 3) The developer has requested the inclusion of public art within common areas and public property throughout Wildflower development. Prior to the placement of any art on publicly owned property or public rights-of-way, the developer and City shall enter into an agreement that clarifies the individuals or entities responsible for maintenance, upkeep and removal of any public art. No public art shall be lit in a manner that conflicts with the City's Lighting Ordinance.
- 4) Prior to the submission of a final plat for any portion of the Wildflower PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.
- 5) 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.
- 6) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer as described in a February 18, 2015 memorandum to the City concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties, prior to the submission of a final plat.
- 7) The developer shall minimize the number of rain gardens within public rights-of-way consistent with the review comments from the City Engineer. Any such storm water infiltration features shall be subject to review and approval by the City Engineer.
- 8) The preliminary development plans must be revised to comply with City Street standards as referenced in the City Engineer's review memorandum dated February 18, 2015.
- 9) The City approves all requests for flexibility from City Zoning and Subdivision requirements with the exception of the street standards noted in the preceding condition.
- 10) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision.
- 11) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated February 4, 2015.
- 12) The proposed street names within the subdivision shall be revised to comply with the County addressing system.
- 13) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Homeowners Association. 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, trails, or open space on the final plat.
- 14) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated February 18, 2015.
- 15) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

- 16) The developer shall provide an easement over or dedicate in a separate outlot all trails to be dedicated for public use. Any such trails shall be considered a park land dedication provide said trails are constructed by the developer with other public improvements within the subdivision.
- 17) The City will not approve a final plat for any portion of Wildflower until such time that the City has approved construction plans and received financial security related to the construction of the public improvement project to connect the 39th Street Sewer to the 30th Street lift station.
- 18) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the Valley Branch Watershed District Permit.
- 19) The developer shall maintain access to the Smith property (11514 Stillwater Boulevard North) during construction of the first development phase. Said access shall, at a minimum, be capable of supporting emergency management vehicles and be consistent with City access driveway standards. The existing driveway easement shall be vacated prior to the recording of the final plat.
- 20) The developer shall establish a legally binding agreement to prevent further residential or commercial development of all outlots that are planned for open space or conservation uses within the preliminary plat.

Passed and duly adopted this 7th day of April 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 2/23/14
AGENDA ITEM: 4C – PUBLIC HEARING
CASE # 2015-03

ITEM: Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan
SUBMITTED BY: Kyle Klatt, Community Development Director
REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review a request for a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan for a proposed residential subdivision to be called Wildflower at Lake Elmo. This application follows the City's review and approval of a PUD Concept Plan for the site, as well as the City's approval of a Comprehensive Plan Amendment to allow the development to move forward as presented. There have been some minor modifications to the plans since the concept approval, but in general, the preliminary plan submission follows the concept plan very closely.

The proposed subdivision would be located immediately north of the Brookfield Addition along 39th Street and would extend to the northern limits of the Village area boundary. The preliminary plat includes 145 single-family lots (matching the number depicted on the concept plans) on a total site area of approximately 117 acres, roughly half of which would be preserved as open space in the form of a nature conservancy, storm water ponds, and parklands. This request does require a public hearing and Staff is recommending that the Planning Commission recommend approval of preliminary plat and preliminary PUD plans with conditions.

GENERAL INFORMATION

Applicant: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN
Property Owners: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN
Location: Part of Sections 12 and 13, Township 29 North, Range 21 West in Lake Elmo, north of 39th Street, west of Lake Elmo Avenue, and south of the northern Village Planning Area boundary line. PID Numbers 13.029.21.32.00001, 12.029.21.34.0001, 13.029.21.21.0001 and 12.029.21.43.0013.
Request: Preliminary Plat and preliminary PUD Plan
Existing Land Use: Agriculture, Woods/Natural Vegetation, Wetlands, Open Space
Existing Zoning: RT – Rural Transitional Zoning

<i>Surrounding Land Use:</i>	North – vacant/agricultural land, rural residential; west – agricultural land (future Village residential); south – offices, business park land; open space/ Field of St. Croix II subdivision
<i>Surrounding Zoning:</i>	RT – Rural Transitional; RR – Rural Residential, GB – General Business
<i>Comprehensive Plan:</i>	Village Medium Density Residential (3-4 units per acre)/Village Open Space Overlay
<i>Proposed Zoning:</i>	MDR – Urban Medium Density Residential
<i>History:</i>	Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops. A large portion of the site is located in a FEMA Flood District. The City approved a Comprehensive Plan Amendment last year that removed portions of the site from the open space land category. The City also approved a PUD Concept Plan for the property on June 17, 2014
<i>Deadline for Action:</i>	Application Deemed Complete – 2/4/15 60 Day Deadline – 4/4/15 Extension Letter Mailed – No 120 Day Deadline – 6/4/15
<i>Applicable Regulations:</i>	Article 10 – Urban Residential Districts (MDR) Article 16 – Planned Unit Development (PUD) Regulations Chapter 153 – Subdivision Regulations

REQUEST DETAILS

The City of Lake Elmo is in receipt of a request from Robert Engstrom Companies for preliminary plat and preliminary concept plan approval of the Wildflower at Lake Elmo residential development. The subdivision would be located on land formerly known as the Heritage Farm and Premier Bank property, which consists of 101 acres within the Village Planning Area. This application follows the City's review of a PUD concept plan for the property, and further approval of a Comprehensive Plan amendment to allow the platting of lots associated with the development over areas that were previously guided for open space. The developer has been working over the past several months to address the conditions attached to the concept plan approval, and has prepared plans that meet the City's requirements to proceed with a preliminary plat and preliminary PUD plans.

The entire development site is slightly over 117 acres, which includes the 101-acre parcel formerly owned by Premier Bank, 15 acres of open space associated with the Fields of St. Croix Second Addition development, and a smaller strip of land that provides access to the Smith farmstead property to the north of the applicant's site. Of the 117 acres, roughly half would be used for residential development, while the remainder would be preserved as open space or used for storm water infiltration and retention. As noted in the attached project narrative, the applicant is proposing to use the open space for natural habitat restoration and creation, with a focus on providing a landscape that is friendly towards bees, butterflies, and other pollinators. This philosophy would be carried forward into the residential areas, where the developer will work to incorporate pollinator-friendly plants within these areas.

Overall, the project will include 145 single-family residential lots, the majority of which will be located on the higher portion of the property directly north of the Brookman Addition commercial area along 39th Street. A small number of lots are proposed on the lower part of the site along Lake Elmo Avenue, and consistent with the City's requirements for concept plan approval, these lots will be served with public sanitary sewer service via a lift station located in the vicinity of Lot 3, Block 15. The primary access into the subdivision will be provided over an existing right-of-way that was previously platted within the Brookman Addition south of the applicant's site. The access through the Brookman Addition will follow the common boundary between the Engstrom property and land immediately to the west now owned by the Gonyea development company. The developer had originally planned on widening right-of-way through the Brookman Addition, but was not successful at obtaining the necessary right-of-way from the current property owner in order to create a two-land divided entrance at 39th Street. As depicted on the preliminary plans, the entrance into the Wildflower subdivision will be a standard City two-lane road until it crosses into the applicant's site.

Due in part to the location of the previously platted right-of-way providing access to 39th Street, the applicant has been cooperating with Gonyea Home (the owner of the property west of Wildflower) to plat a new right-of-way between their properties that will connect to the existing access point. In addition to the access issue, both developers have also been coordinating the siting of a smaller park area to be shared by both developments. This park area would be located essentially in the middle of the two developments and accessible via roads from either development. With the significant amount of open space being set aside within Wildflower at Lake Elmo, the applicant is not proposing any additional land dedication for parks.

The proposed internal street pattern follows a fairly rigid grid system, with larger lots located further to the north. Within the southern half of the residential area, the applicant is proposing a unique lot layout that incorporates small green courtyards surrounded by homes on smaller lots. This layout will allow the homes to face the front of the streets around the block, while moving all garages and vehicular accesses to a secondary road around the courtyard. These courtyard homes are intended to serve a different market than has typically been served in Lake Elmo, and would provide for a traditional streetscape and environment that is very attractive for pedestrians.

Other major features of the plan being presented include the creation of larger storm water facilities to the east of the residential areas along State Highway 5 and the development of an extensive trail and path system providing access to the conservation areas and to the rest of the Village Planning Area. Since the City approved the concept plan, the Valley Branch Watershed District agreed to conduct study of the Goetschel pond drainage basin to determine whether or not the developer would have the ability to direct some of the storm water runoff associated with the development to the north. This study has been completed and resulted in an overall drop in the flood levels in this area, and will allow for storm water runoff from both the Wildflower development and adjacent Gonyea project to be collected in storm water ponds in the northern part of the applicant's site.

Subsequent to the City's approval of the Wildflower PUD Concept Plan, the City Council took action on two related land use matters. First, the City agreed to amend the existing conservation easements within the Fields of St. Croix development in order to add the Field of St. Croix Homeowner's Association as a party to these agreements and to remove the portion Outlot P of the Fields of St. Croix 2nd Addition from the easement area in order to allow for the platted of homes over this lot as depicted in the concept plan. The City Council also approved an amendment to the Comprehensive Plan to allow residential development to occur on two small areas within the proposed Wildflower at Lake Elmo subdivision that were previously guided for RAD – Rural Area Development and Village Open Space Overlay. These amendments changed the following:

- The area around 13 lots that are proposed on land immediately north of the Schiltgen Farms “Parcel B” development and immediately east of Lake Elmo Avenue. This land was guided both for RAD – Rural Area Development and as part of the Village Open Space Overlay. The amendment removed these designations for the area to be subdivided and established a new land use designation of V-LDR (Village Urban Low Density Residential).
- Outlot P of Fields of St. Croix Second Addition. The amendment changed the future land use designation of the western portion of this outlot from RAD – Rural Area Development to V-MDR (Village Urban Medium Density Residential). This amendment allows for the platting of roughly 17 lots that encroach into this outlot (which are being replatted as part of the Wildflower subdivision). The amended conservation easements will reference the final description for the remnant or Outlot P that will be replatted within Wildflower at Lake Elmo.

One of the reasons the applicant has elected to pursue a Planned Development is that the development proposal includes certain elements that do not conform to City requirements. The specific requests for flexibility from current zoning requirements are included in the following section of this report.

The City’s overall PUD process has three phases: 1) General Concept Plan, 2) Preliminary Development Plan, and 3) Final Plan. It should be noted that the Planning Commission reviewed the Wildflower at Lake Elmo General Concept Plan at a meeting conducted on June 9, 2014 and with approval by the City Council at its June 17, 2014 meeting with the adoption of Resolution No. 2014-045. Approval of the General Concept Plan allows the applicant to proceed with preparation of preliminary plans, which the applicant has now submitted. Staff has reviewed the approved General Concept Plan and all the conditions associated with the approval.

The applicant has previously explained the rationale for requesting a Planned Unit Development (PUD) as part of the concept plan application, and Staff has agreed that using the PUD process for the development of this site is reasonable and beneficial for the City in a number of ways, including:

- The PUD process allows the City to review the site as a whole instead of dealing with individual development projects that may or may not be connected to each other.
- The developer has requested certain exceptions from standard zoning requirements (as allowed through the PUD process) in order to bring forward a development that provides a housing option that is unique to Lake Elmo and that is consistent with the planning principles for the Village area.
- The “courtyard home” concept integrates public open space into each block in exchange for smaller lots with narrow setbacks.
- The integrated approach allows the developer to plan for maintenance and upkeep of the common areas throughout the project, and provides the framework to preserve a large portion of the subdivision as permanent open space.
- The City has previously found that development plans are consistent with the City’s requirements for consideration of a PUD.

By recommending approval of the Preliminary PUD Development Plan, the Planning Commission would also be recommending approval of the exceptions associated with the project. In addition, the developer has prepared a separate lot profile document to be filed with the PUD that documents the proposed dimensional requirements for different types of lots being platted. Staff is suggesting that

all requested exceptions and any additional development requirements be included in a separate PUD planning document at the final platting stage of the project.

With the City's recent completion of the 39th Street road and sewer project, sanitary sewer service is available to the development provided the Eastern Trunk Sewer Line project associated with the Easton Village project moves forward this year.

PLANNING AND ZONING ISSUES

Because the Planning Commission has previously received a significant amount of information along with the concept plan for the Wildflower PUD and spent a significant amount of time reviewing this information, Staff will therefore focus on those aspects of the plans that have been changed or updated since the City's concept plan approval, along with a general summary of the PUD request as submitted by the applicant. Other general issues are noted as well.

As required by the City's Zoning and Subdivision Ordinances, the applicant has provided a much greater amount of information as part of the current submission than is required for a Concept. Because of this, Staff will not attempt to spell out every single change or update from the concept plan, but instead will provide a summary of the most significant changes that have been made to address specific comments from the Commission or to address previous conditions of approval as follows:

- The 13 lots on the lower portion of the site north of the Gonyea Homes development previously accessed directly on to Lake Elmo Avenue. This connection to Lake Elmo Avenue has been eliminated from the preliminary plans, and these lots will now connect directly to the rest of the subdivision via a longer cul-de-sac. This cul-de-sac exceeds the maximum length allowed under the Subdivision Ordinance, and will need to be approved as an exception to the City's standard zoning regulations.
- The lower 13 lots will be connected to sanitary sewer service, but will require the installation of a lift station in order to function properly.
- The developer has met several times with the adjacent property owners to the east and northwest, which resulted in the following changes to the original sketch plan: 1) a larger open area is provided in front of the Smith parcel (Outlot G) that will be owned and maintained by the association as open space; the developer has therefore eliminated any shared boundary of between new lots and this parcel; and 2) the landscape plan depicts a series of plantings between the two rural residential parcels to the east of the development and the lots to be platted within Wildflower. The types and locations of these plantings have been reviewed by the affected parties, who will also have an opportunity to further comment on the landscape plan at the public hearing.
- The City, Developer (Owner), and Fields of St. Croix Homeowner's association have agreed to amend the conservation easements over outlots within the Fields of St. Croix, and to specifically remove the portion of Outlot P that will be re-subdivided into residential homes from the easement area. The new easements now include the Fields Association as a party to the agreement, which will give the homeowners in the Fields of St. Croix control over any future changes to these easements (and especially those outlots not owned by the association).

- The developer has revised the street plans to comply with City standards throughout the project with a few exceptions. These exceptions are discussed in the following review comments.
- The proposed storm water management system directs storm water either into new facilities within the northern open space area or to a larger pond facility in the southeastern portion of the site adjacent to Highway 5. There is no ponding shown on Outlot O (or homes adjacent to the Fields of St. Croix).
- The applicant has formally stated that the conservation areas will be owned and managed by the Wildflower HOA, while any trails through this area will be owned and maintained by the City. Any storm water facilities within this area will also be owned by the City consistent with the City's storm water ponding requirements.
- The developer has made further refinements to the courtyard home area, and is asking for flexibility to allow some of the units to be attached units (duplexes) in certain locations. The interior roads will be dedicated for public use on the plat, and these roads will need to be marked as no parking zones.

Staff has reviewed the conditions of approval attached to the City's concept plan approval, and found that the developer has addressed all of these conditions with the preliminary plan submission. The City Engineer has provided a very detailed report concerning the development, and a large number of the issues identified by the Engineer are specific to the storm water management plans and other public improvements.

The Wildflower at Lake Elmo development includes a request for a Planned Unit Development and some related flexibility as permitted under this ordinance. In order to grant a PUD, an applicant is required to demonstrate compliance with the City's PUD applicant requirements and PUD Objectives. These requirements and objectives were previously reviewed as part of the concept plan, and the developer has not made any substantial changes to the overall project to warrant further review of these objectives. For the most part, the single family portion of the development is consistent with the zoning requirements for the City's LDR – Low Density Residential Zoning District, and the courtyard homes are consistent with the MDR – Medium Density Residential Zoning regulations, with the exceptions that were discussed during the concept plan review and are summarized as follows:

<u>Setback</u>	<u>MDR Zoning District (Min.)</u>	<u>Courtyard Homes (Min.)</u>
Front Yard	25 feet	20 feet
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	Same or 7.5 both sides
Rear Yard	20 feet	20 feet
Lot Area	7,000 square feet	5,865 square feet
Lot Depth	N/A	100 feet
Lot Width	50 feet	50 feet
<u>Street Widths</u>	<u>City Standard</u>	<u>Wildflower</u>
Alley/Rear Access	Not Allowed	18 feet

One Way w/Parking	22 feet	18 feet
One Way w/o Parking	18 feet	14 feet

<u>Cul-de-sac</u>	<u>City Standard</u>	<u>Prairie View Trail</u>
Maximum Length	1,000 feet	1,300 feet

All other requirements for the City's MDR zoning district will apply, including the allowed uses and other site and development standards. Because the entire site is guided for Village Urban Medium Density Residential, Staff is recommending that the developed portion of the site be rezoned to MDR (MDR/PUD) as part of the City's final development plan review, with the exception of the lower 13 lots which would be more appropriately be zoned LDR.

Please note that the above table follows closely to the numbers proposed by the developer. The purpose of this table is to document the minimum expectation for lots and homes in the development, and is otherwise consistent with the development plans.

The developer has also requested flexibility concerning the building of homes in order to allow a mixture of some duplex units within the courtyard home area. Staff is recommending that the developer's lot profile chart include any specific request for flexibility concerning duplex units, and that the potential location of these duplex units be clearly indicated as part of the overall PUD plans. Staff is recommending language to specify that no more than 20% of the overall number of courtyard lots may be platted as duplex units (which means no more than 13 lots could be developed in this manner).

The applicant has provided a significant amount of detailed information concerning the development with the attached documentation, and Staff would like to specifically comment on the following aspects of the plan:

- The City's PUD requirements require that 20% of the project area not within street rights-of-way must be preserved as open space (and the ordinance specifically allows infiltration areas to be counted towards this amount). The applicant has provided a specific plan as part of the application materials that demonstrates that over 50% of the site, will be platted as outlots and remain as open space.
- While the proposed lot dimensional standards listed above for the courtyard homes are lower than those required in the MDR zoning district, the applicant has proposed a preliminary plan that includes a mixture of lot sizes and widths throughout the development, including the "ridge, prairie, and conservancy" lots that will function more like the City's single family districts. With the proposed mixture of homes and lot sizes, the overall net density for the project will fall within the range specified in the Comprehensive Plan for the Village Urban Medium Density land use category.
- The applicant has not provided a specific phasing plan for the development; this should be included with the final PUD submission to clarify how the project will be built out over time. The first phase, at a minimum, must include the connection to 39th Street in order to provide access into the subdivision.

The overall site plan for the property follows the adopted concept plan very closely. Staff has conducted a review of the detailed plat and plans and specific comments from Staff concerning these plans are listed in the following section of this report.

The following is a general summary of the subdivision design elements that have proposed as part of the Wildflower preliminary plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: MDR – Lot Area; RR – Conservation/Buffer Areas
- Total Site Area: 119.28 acres
- Total Residential Units: 145 (78 single family, 67 courtyard homes)
- Proposed Density (Net): 4.0 Units per acre (per developer)

Proposed Lot Dimensional Standards (Single Family Lots):

- Min. Lot Width: 80 ft.
- Lot Depth: 130 ft. (135 ft. typical)
- Lot Area: 8,000 sq. ft. (10,298 min.)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 10 ft. living space; 5 ft. garage
- Rear Yard Setback: 20 ft.

Proposed Lot Dimensional Standards through Planned Unit Development Process (courtyard homes):

- As listed above

Proposed Street Standards:

- Per development plans with modifications as requested by the City Engineer

The standards listed above are all either in compliance with the applicable requirements from the City's zoning and subdivision regulations, or are consistent with requested modifications through the proposed planned unit development (PUD). Please note that the City Engineer is recommending modifications to certain streets to either expand the right-of-way (and boulevard area) associated with these streets or to expand the width of the street to conform to City standards. The specific request for changes are noted in the attached report from the City Engineer. Based on Staff's review of the Preliminary Plat and Preliminary PUD Plan, the applicant has generally demonstrated compliance with the majority of the applicable codes, and the requested modifications or flexibilities as allowed under the City's PUD Ordinance represent a reasonable request given the various design goals the applicant is trying to achieve with the exception of the street widths as noted by the Engineer,

REVIEW AND ANALYSIS

City Staff has reviewed the Wildflower preliminary plat and preliminary PUD plan. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional modifications that are needed are noted as part of the review record. In addition, the City has received a detailed list of comments from the City Engineer, the Fire Chief and the City's Landscape Consultant, Stephen Mastey, all of which are attached for consideration by the Commission.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the following review comments as well:

Critical Path Issues:

- ***Floodplain District.*** As noted above, the study undertaken by the Valley Branch Watershed District has resulted in an adjustment to the flood levels for the Goetschel Pond drainage basin. While this should allow the developer to move forward with the grading and storm water management plan as proposed and to create the proposed storm water infiltration and retention facilities in the northern portions of the site, the City's adopted FEMA (Federal Emergency Management Agency) flood maps have not been revised. The City's floodplain management ordinance will therefore apply to the lots north of the Gonyea site, and could result in some issues for the future property owners in this area. Although the Floodplain Management Ordinance will allow the creation of lots within a flood fringe area, without a map amendment, these properties will need to obtain flood insurance or submit appropriate documentation that their houses have been raised above the regulatory flood protection elevation. The creation of storm water ponds within these flood areas could also be problematic and is something that needs to be researched further prior to submission of final development plans for this area. Staff would like to discuss this issue in more detail with the watershed district prior to any lots being platted in this area, and is therefore recommending a condition of approval note that no lots within the City's designated flood district be allowed to be platted until the City and Watershed District have sufficiently addressed all flood zone related matters. This would also give the City and developer time to review options for submitted map amendments to FEMA.
- ***Storm Water Management – Rain Gardens.*** The developer has proposed a series of rain gardens within boulevard and median areas throughout the development. Since these areas will create a long-term maintenance issue for the City as described by the City Engineer as part of his review memorandum, Staff is asking that the developer consider eliminating those facilities that are not necessary to meet state and watershed district requirements. The developer will also need to comply with the specific review comments from the Engineer prior to constructing any of these facilities.
- ***Street Width and Right-of-way Dedication.*** The developer has revised the street plan for most of the development site in order to comply with City street design standards, and specifically, the width of public streets within the subdivision. A few of the streets, include the Wildflower Drive parkway segment and some of the "eyebrow" and loop roads providing access to individual lots are not consistent with the City's standards for these types of roads. Staff is recommending that he plans be revised per the City Engineer's comments so that all roads comply with City design standards for width, or are marked for no parking (these specific segments are called out in the Engineer's report). In this case, Wildflower Lane should be revised to show an 18-foot one-way travel lane on the northern one-way segment, and a 24-foot payment with parking on the southern segment (or 18 feet with parking bump-outs). The developer would like the Planning Commission to consider PUD design exceptions to allow the roads as planned.
- ***Conservation Easements.*** The City of Lake Elmo is holding revised conservation easements in escrow pending final plat approval for the development project. Because some of the conservation easements within the Fields of St. Croix are held by the Minnesota Land Trust, the developer has entered into a separate agreement with the Land Trust to revise these specific easements. The Fields of St. Croix HOA would like to see the agreement with the Land Trust recorded prior to the City's approval of the preliminary plat. The developer has agreed to record this agreement and should be able to complete this task prior to the City

Council's review of the subdivision. The amended easements will allow the development to move forward as proposed.

- **Plat Dedications and Modifications.** The preliminary plat as submitted anticipates that a small portion of the right-of-way for Wildflower Drive and Prairieview Trail will be dedicated over property currently owned by Gonyea Homes. In addition, one of the ponding basins (Pond 3n) that will be receiving storm water runoff from Wildflower is located on the Gonyea site as well. Although both developers are cooperating on some joint aspects of their respective projects, Engstrom Companies will need to demonstrate that the plat as proposed will be able to proceed should Gonyea not plat its property in the near future. Staff is therefore recommending that the preliminary plat be revised to dedicate the needed right-of-way across the adjacent parcels, or that the developer secure easements from the adjacent land owner prior to submission of a final plat.

Other Issues:

Members of the Community Development, Public Works, Engineering, and Fire Departments have previously reviewed the Concept Plan, while the City Engineer, Fire Department, and Landscape Architect Consultant have provided an additional review of the Preliminary Plat and Preliminary Development Plans. The general Staff comments for this project are as follows:

- **Land Use:** The proposed residential development is consistent with the future land use map as amended, which guides this area for Village Urban Medium Density and open space. The developer has indicated that the net density of site will be 4.0 units per acre, although it appears that this calculation excludes road right-of-way and storm water ponds, which will need to be added back in to comply with the City's definition for net density. In this case, the rough calculation for the site would still be around 3.5 units per acre, which falls within the Village Urban Medium Density range of 2-4 units per acre.
- **Buffer Areas/Green Belt.** A minimal open space/green belt buffer is preserved as part of the Wildflower development. One of the conditions of concept approval required the developer to provide additional screening and buffering of residential properties located to the east and northeast of Wildflower at Lake Elmo, and the landscape plan has been updated to incorporate these additional plantings. The previously approved Comprehensive Plan amendment adjusted the open space buffer across the development site, and the preliminary plat is consistent with the revised buffer area.
- **Comprehensive Plan Amendments.** The following amendments have been approved by the City and reviewed and approved by the Met Council:
 - A Comprehensive Plan amendment to change the western portion of Outlot P of Fields of St. Croix Second Addition from RAD – Rural Area Development to V-MDR (Village Urban Medium Density Residential).
 - A Comprehensive Plan Amendment to change roughly eight acres immediately east of Lake Elmo Avenue and north of the Schiltgen Farms – Parcel "B" area from RAD – Rural Area Development and Village Open Space Overlay to V-LDR (Village Urban Low Density Residential).

- **Zoning Map Amendments.** The following amendments will be necessary to rezone the Wildflower property in a manner that is consistent with the City’s Comprehensive Plan. Please note that such rezoning is typically requested as part of a preliminary plat submission; however, until a sewer project to connect the lift station on 30th Street with the recently installed trunk sewer line within 39th Street is completed by private development interests, the zoning for this area should retain the existing RT – Rural Transitional Zoning:
 - A Zoning Map Amendment to change the zoning of the residential portion of this development from RT – Rural Transitional to MDR – Medium Density Residential and LDR – Low Density Residential (for the smaller 13-lot area). Staff is recommending that the open space areas be zoned as rural residential to match the adjacent rural residential parcels.

- **Village Guiding Principles.** The Village Land Use Plan incorporated the 13 guiding principles from the Village Master Plan. Of these principles, the proposed Wildflower at Lake Elmo will implement several of them, including:
 - Principle 1 - Evoke a sense of place: Build on existing assets to preserve the small town, rural character of Lake Elmo, maintaining the Old Village as the heart of the city.
 - Principle 2 - Balance natural and built systems: Integrate development within a green framework of parks, trails and the open space greenbelt.
 - Principle 7 - Improve connectivity: Provide a balanced network for movement that links local neighborhoods and Village Area attractions with city-wide and regional systems, paying equal attention to cars, bicycles, pedestrians and transit.
 - Principle 11 - Become a great model: Encourage other communities to ‘raise the bar’ by demonstrating low impact development, best practices and sustainability.

- **Lake Elmo Theming Study.** In advance of a final plat submission, Staff is encouraging the applicant to incorporate elements from the Lake Elmo Theming Study into the design of the project. The inclusion of various theming elements would help augment the implementation of several of the guiding principles noted above.

- **Land Use and Zoning Flexibility.** The applicant’s request for flexibility concerning lot sizes, setbacks, cul-de-sac length, and street standards is described in the preceding section. Staff is recommending approval of the dimensional exceptions and increased cul-de-sac length as proposed, but does not recommend approval of the street exceptions.

- **Conservation Easements.** The developer has obtained approval from the City and the Land Trust to modify the conservation easements within the Fields of St. Croix in order to remove the easement from future development areas and to include the Fields Association as a party to these easements.

- **Natural Resource Areas.** The Village AUAR included an analysis of ecologically sensitive areas within the planning area, and a portion of the primary ecological areas are found on the

northern portions of the applicant's property. These ecologically sensitive areas are all located with the proposed conservation areas. The applicant's plan for habitat restoration is very much in line with the mitigation plan adopted as part of the AUAR.

- **Wetlands.** The ecologically sensitive areas discussed above include wetlands, but will be protected from impacts through the platting process as part of the open space preservation areas within the development. All wetlands have been designated on the site and are depicted on the attached plans. There are a few instances where the required wetland buffers encroach on to private lots, and the City Engineer has requested revisions to the plan to ensure that these buffer areas are properly maintained in the future. The developer has previously submitted documentation to the City indicating that there are no wetlands located within the Layton Avenue right-of-way in the Brookman Addition.
- **Parks and Open Space.** The proposed plans include the creation of a shared park with the neighboring development, which represents 0.2 acres of land to be dedicated for park purpose. The developer is also proposing to construct an extensive trail system throughout the development, and to create a large nature conservancy that will be managed by the Wildflower homeowner's association. With the amount of trails and open space being provided, the developer will exceed the City's minimum requirements for 10% of the land to be dedicated for park purposes, but the exact calculation should be determined prior to submission of a final plat. The proposed trail system will provide public access into the conservation land, but the developer will need to work with the City on the most appropriate manner in which to dedicate these trails for public use.
- **Sidewalks and Trails.** The preliminary plans include an extensive series of paths and trails. The City engineer has noted that additional sidewalks are needed in a few locations. Staff is recommending that the developer provide easements over all trails that are located outside of City-owned outlots (or deed separate outlots over the trails to the City), and that the construction of all trails comply the City standards.
- **Public Utilities.** The developer's plans provide connections to the existing utilities located within 39th Street as required with the City's concept plan approval. The recently completed 39th Street public improvement project extended the sewer trunk main to the railroad tracks; however, the City has not yet formally approved final development plans for Easton Village, which will include a private project to extend sewer south of the railroad tracks to the lift station along 30th Street. Approval of the Wildflower preliminary plat will need to be conditional upon the City's approval of the Easton Village Trunk Sewer Plan (or alternative depending on the Council's review of this plan).
- **Landscaping.** A detailed landscape plan has been submitted with the preliminary plat, and this plan has been reviewed by the City's consulting landscape architect. The attached review from Landscape Architecture includes several recommendations that may be addressed as part of the final plat submission. The developer has incorporated the requested improvements from adjacent property owners as part of the plan. Staff has not yet receive any feedback from these property owners in advance of the public hearing for this development.

- **39th Street Access.** The developer will need to construct the new road connecting the development with 39th Street as part of the public improvements associated with the project. This road will cross through the Brookman Addition within the previously dedicated Layton Avenue right-of-way. In order to build the proposed road and match existing grades surrounding the road, the developer will need to obtain a temporary construction easement from the owner of Lot 3, Block 2 and Lot 1 Block 3 of the Brookman Addition.
- **Environmental Review.** The proposed Wildflower Subdivision is located within the area covered by the Village AUAR. As such, the City and the developer will need to comply with the AUAR Mitigation plan that was adopted with the Final AUAR. The most critical elements of the Mitigation Plan that must be addressed include the following:
 - *Floodplain Management.* While the northern portion of the applicant's site includes a large floodplain area, development may occur within these areas as long as any proposed structures are elevated above the base flood elevation. The grading plans documents that all proposed lots will comply with this requirement; however, Staff would like to further work with the developer on this issue prior to submission of a final plat.
 - *Storm Water Management.* The storm water management plan for Wildflower at Lake Elmo will need to meet the AUAR requirements in addition to City ordinances and Valley Branch Watershed District standards.
 - *Natural Resource Areas.* Preservation of the primary ecological areas is one of the goals of this development.
 - *Potential Environmental Hazard Sites.* There are no identified hazard sites on this property.
- **Storm Water Ponds.** In accordance with the City's Engineering and Design Standards, all storm water facilities must be located on an outlot dedicated to the City. The preliminary plan notes which lots will be owned by the City.
- **City Engineer Comments.** The City Engineer has submitted a detailed list of comments that will need be addressed prior to the City's approval of final development plans for this property. None of the comments represent a critical concern (other than the ones noted above) that will not be able to be addressed by the applicant as they finalize the development plans for the site, and most of the comments are requesting technical revisions to ensure compliance with the City's engineering and development standards.
- **Street Names.** The developer is requesting to deviate from the City's recent practice of adhering to the County street addressing system for this development. The developer's proposed street names are as depicted on the preliminary plat. In order to comply with the County's street addressing standards, the east-west streets would be assigned a number (i.e. 41st Street instead of Sunflower Lane) and the north-south streets would follow existing street names projected outside the project area (Layton, Leeward, and Legion). The Fire Chief has submitted a comment letter concerning this issue, and is strongly recommending that the City adhere to the County system. The City did adopt a resolution several years ago opting out of

the County naming system, so the City Council will have the authority to approved the Street names as proposed. Based on the strong recommendation from the Fire Chief, Staff is recommending that the Street names be changes to adhere to the County system.

- **Public Art.** The developer would like to incorporate displays of public art within some of comment open areas, and possibly with center median areas, throughout the project area. Staff is recommending that the developer continue to work with the City on any necessary agreements in order to allow these displays.
- **Fire Chief Review.** The Fire Chief has submitted general review comments, most of which are or will be addressed as part of future reviews.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 19 conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat and final PUD plan. The recommended conditions are divided into three categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

- 1) No lots within a FEMA flood zone shall be approved as part of a final plat until such time that the City's Floodplain Management Map has been amended to remove these lots. As an alternative to amending this map, the developer must provide documentation that all structures will be built above the regulatory flood protection elevation, that any public infrastructure will also meet Floodplain Ordinance requirements, and that the proposed storm water ponds may be constructed within the floodplain area.
- 2) The developer shall record an agreement with the Minnesota Land Trust concerning amendments to the conservations easements within the Fields of St. Croix subdivision prior to the submission of a final plat for any portion of Wildflower at Lake Elmo.
- 3) The developer shall obtain temporary grading easements from the owner of the lots adjacent to Layton Avenue within the Brookman Addition in order to construct the improvements within this right-of-way as documented in the preliminary construction plans.
- 4) The developer has requested the inclusion of public art within common areas and public property throughout Wildflower development. Prior to the placement of any art on publicly owned property or public rights-of-way, the developer and City shall enter into an agreement that clarifies the individuals or entities responsible for maintenance and upkeep of any public art.
- 5) Prior to the submission of a final plat for any portion of the Wildflower PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.
- 6) 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.

- 7) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.

Modifications to the Preliminary Plat and Preliminary PUD Plans

- 8) The developer shall minimize the number of rain gardens within public rights-of-way consistent the review comments from the City Engineer. Any such storm water infiltration features shall be subject to review and approval by the City Engineer.
- 9) The preliminary development plans must be revised to comply with City Street standards as referenced in the City Engineer's review memorandum dated February 18, 2015.
- 10) The City approves all requests for flexibility from City Zoning and Subdivision requirements with the exception of the street standards noted in the preceding condition.
- 11) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision.
- 12) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated February 4, 2015.
- 13) The proposed street names within the subdivision shall be revised to comply with the County addressing system.
- 14) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Homeowners Association. 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, trails, or open space on the final plat.
- 15) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated February 18, 2015.

Plat Restrictions

- 16) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.
- 17) The developer shall provide an easement over or dedicate in a separate outlot all trails to be dedicated for public use. Any such trails shall be considered a park land dedication provide said trails are constructed by the developer with other public improvements within the subdivision.
- 18) The City will not approve a final plat for any portion of Wildflower until such time that the City has approved a public improvement project to connect the 39th Street Sewer to the 30th Street lift station.
- 19) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Wildflower preliminary plat and preliminary PUD plan:

- That the Wildflower PUD General Concept Plan was approved by the City on June 17, 2014, and the submitted Preliminary Plat and Preliminary PUD Plans are consistent with the approved General Concept Plan.
- That the Wildflower preliminary plat and preliminary PUD plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Wildflower preliminary plat and preliminary PUD plans comply with the City's LDR - Urban Low Density Residential and MDR – Urban Medium Density Residential zoning district requirements with the exceptions as noted in the Staff report.
- That the Wildflower preliminary plat and preliminary PUD plans comply with the City's subdivision ordinance, with the PUD exceptions as requested by the applicant.
- That the Wildflower preliminary plat and preliminary PUD plans comply with the City's Planned Unit Development Regulations.
- That the Wildflower preliminary plat and preliminary PUD plans comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 2/18/15.
- That the Wildflower preliminary plat and preliminary PUD plans comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control with the plan revisions as requested by City Staff and consultants.
- That the Wildflower preliminary plat and preliminary PUD plans achieve multiple identified objectives for planned developments within Lake Elmo and are consistent with the City's adopted findings for the Concept Plan.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Wildflower Preliminary Plat and Preliminary PUD Plans with the 19 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Wildflower Preliminary Plat and Preliminary PUD Plans with the 19 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. Application Forms
2. Development Contact Information

3. Location Map
4. Legal Description
5. Wildflower at Lake Elmo Overview
6. Wildflower Lot Profile
7. Written Statements for PUD Application
8. City Engineer Review – 2/18/15
9. Fire Department Review – 2/13/15
10. Fire Department Street Naming Comments
11. Landscape Architect Review – 2/4/15
12. Valley Branch Watershed District Permit Review – 12/2/14
13. Preliminary Plat and Preliminary PUD Plans:
 - a. Existing Conditions
 - b. Preliminary Plat
 - c. Construction Plans
 - d. Landscape Plans
 - e. Tree Inventory (Not included with packet)

ORDER OF BUSINESS:

- IntroductionCommunity Development Director
- Report by StaffCommunity Development Director
- 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



PLANNING COMMISSION
DATE: 3/9/15
AGENDA ITEM: 4A – BUSINESS ITEM
CASE # 2015-03

ITEM: Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Kyle Klatt, Community Development Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

At its previous meeting, the Planning Commission tabled consideration of a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan for a proposed residential subdivision to be called Wildflower at Lake Elmo. The proposed subdivision would be located immediately north of the Brookfield Addition along 39th Street and would extend to the northern limits of the Village area boundary. The preliminary plat includes 145 single-family lots (matching the number depicted on the concept plans) on a total site area of approximately 117 acres, roughly half of which would be preserved as open space in the form of a nature conservancy, storm water ponds, and parklands. The Planning Commission conducted a public hearing to consider public testimony concerning the preliminary plat at its February 23, 2015.

In advance of the Commission's next meeting, Staff has not duplicated any of the materials previously submitted for review. This information, including the previous staff report, preliminary plat and construction plans, and review comments, are available on the City's web site. Staff will also provide hard copies upon request (new Commissioner Griffin will be provided all materials previously provided since she had not yet been appointed at the last meeting).

In order to address the Commission's previous concerns, the developer has submitted a detailed response and update for consideration by the Commission. Staff has also asked that the City Engineer attend the next meeting in order to directly address any additional questions from the Planning Commission. Staff has also met with two of the adjacent property owners since the meeting, and will note specific discussion points from this meeting in the following section.

Staff is recommending that the Planning Commission recommend approval of preliminary plat and preliminary PUD plans with some minor modifications to the conditions previously presented.

GENERAL INFORMATION

Applicant: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN

Property Owners: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN

Location: Part of Sections 12 and 13, Township 29 North, Range 21 West in Lake Elmo, north of 39th Street, west of Lake Elmo Avenue, and south of the northern Village

Planning Area boundary line. PID Numbers 13.029.21.32.00001, 12.029.21.34.0001, 13.029.21.21.0001 and 12.029.21.43.0013.

<i>Request:</i>	Preliminary Plat and preliminary PUD Plan
<i>Existing Land Use:</i>	Agriculture, Woods/Natural Vegetation, Wetlands, Open Space
<i>Existing Zoning:</i>	RT – Rural Transitional Zoning
<i>Surrounding Land Use:</i>	North – vacant/agricultural land, rural residential; west – agricultural land (future Village residential); south – offices, business park land; open space/ Field of St. Croix II subdivision
<i>Surrounding Zoning:</i>	RT – Rural Transitional; RR – Rural Residential, GB – General Business
<i>Comprehensive Plan:</i>	Village Medium Density Residential (3-4 units per acre)/Village Open Space Overlay
<i>Proposed Zoning:</i>	MDR – Urban Medium Density Residential
<i>History:</i>	Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops. A large portion of the site is located in a FEMA Flood District. The City approved a Comprehensive Plan Amendment last year that removed portions of the site from the open space land category. The City also approved a PUD Concept Plan for the property on June 17, 2014
<i>Deadline for Action:</i>	Application Deemed Complete – 2/4/15 60 Day Deadline – 4/4/15 Extension Letter Mailed – No 120 Day Deadline – 6/4/15
<i>Applicable Regulations:</i>	Article 10 – Urban Residential Districts (MDR) Article 16 – Planned Unit Development (PUD) Regulations Chapter 153 – Subdivision Regulations

REVIEW AND ANALYSIS - UPDATE

The Planning Commission reviewed the application materials concerning Wildflower at Lake Elmo at its February 23, 2015 meeting, received comments from four individuals at the public hearing, accepted three written statements from adjacent property owners, discussed various aspects of the subdivision, and directed staff to update the findings and conditions of approval. During the course of his review, the following issues were raised:

- Potential flooding on the Krueger property to the west of the subdivision, and the potential for additional storm water to be directed under Lake Elmo Avenue.
- The location of the Fields of St. Croix drainfield and whether or not this drainfield could be impacted by additional storm water being directed to Goetschel Pond.
- The proximity of the storm water ponds proposed over Outlot J to a private well on the Eischen property to the north.

- The number of rain gardens within the public rights-of-way within the development, and what number would be acceptable to the City Engineer.
- Whether or not the street widths could be expanded with the removal of rain gardens in center median areas.
- What specific problems might arise because of narrower streets.

The City Engineer has been asked to attend the next meeting in order to address any additional questions from the Commission. Staff has done some additional research in advance of the meeting and would like to offer the following comments in response to these discussion items:

- The proposed storm water management plan will not be increasing the amount of water being directed to the northern portion of the site, and will not have an impact on any property west of Lake Elmo Avenue. Water will move eastward towards Goetschel Pond before the water levels in Veronica's Pond (Wetland B) and Wetland A reach a point where this would occur. The Valley Branch Watershed District Engineer did review this issue with Staff and agreed with the above assessment.
- The drainfield for Fields of St. Croix 2nd Addition is located outside of the 100-year flood level for the Goetschel pond basin (prior to the 2015 study), and the developer has noted that even if water were to reach the 916 flood elevation in this area that there is an overland route to the pond that avoids the drainfield.
- The City Engineer has provided Staff with information from the Minnesota Department of Health concerning well protection and required setbacks from wells. In this case, the proposed pond location is located outside of the required 20-foot setback for a basin or pond greater than four feet in depth (even though this basin is an infiltration area no more than two feet deep).
- The developer is proposing to remove all rain gardens from center medians, he is asking for continued dialogue with the City concerning street widths.
- The City Engineer will be in attendance at the next Planning Commission meeting, and Staff will discuss its concerns about narrower streets with the Commission at this time.

Additional comments/updates from Staff concerning this application are as follows:

- Mary Jean Dupuis, who has previously submitted a letter for consideration and is a neighbor to the proposed development, has asked that the grass trail loop over Outlot H be eliminated from the Plans. Staff has drafted an alternative condition that would require the removal of this trails for consideration by the Planning Commission.
- Richard Smith is seeking clarification concerning the timing of a potential sewer connection to his property and is also requesting that additional protective measures be put in place to ensure no further subdivision or development of Outlot G occurs in the future. Staff is recommending that the utility plans be updated to depict the future sewer connection to the Smith property. Staff will address questions concerning Outlot G with the City Attorney in advance of the Planning Commission meeting.
- The Valley Branch Watershed District Staff has indicated that they will be seeking authorization from the board to being the process to amend the FEMA flood zones for the Goetschel drainage basin consistent with the 2015 technical study.

- The City has received review comments from the Minnesota Department of Transportation (attached) since the last meeting.
- Staff has revised the proposed findings and conditions of approval with the corrections recommended by the Planning Commission at its last meeting and made other minor adjustments based on feedback from the developer.

Based on the previous Staff report and analysis and additional comments above, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 19 conditions (as amended) intended to address any outstanding issues and to further clarify the City's expectations in order for the developer to move forward with a final plat and final PUD plan. The recommended conditions are divided into three categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

- 1) No lots within a FEMA flood zone shall be approved as part of a final plat until such time that the City's Floodplain Management Map has been amended to remove these lots. As an alternative to amending this map, the developer must provide documentation that all structures will be built above the regulatory flood protection elevation, that any public infrastructure will also meet Floodplain Ordinance requirements, and that the proposed storm water ponds may be constructed within the floodplain area.
- 2) The developer shall record an agreement with the Minnesota Land Trust concerning amendments to the conservations easements within the Fields of St. Croix subdivision prior to the submission of a final plat for any portion of Wildflower at Lake Elmo.
- 3) The developer shall obtain temporary grading easements from the owner of the lots adjacent to Layton Avenue within the Brookman Addition in order to construct the improvements within this right-of-way as documented in the preliminary construction plans.
- 4) The developer has requested the inclusion of public art within common areas and public property throughout Wildflower development. Prior to the placement of any art on publicly owned property or public rights-of-way, the developer and City shall enter into an agreement that clarifies the individuals or entities responsible for maintenance, upkeep and removal of any public art. No public art shall be lit in a manner that conflicts with the City's Lighting Ordinance.
- 5) Prior to the submission of a final plat for any portion of the Wildflower PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.
- 6) 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.
- 7) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer as described in a February 18, 2015 memorandum to the City concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties, prior to the submission of a final plat.

Modifications to the Preliminary Plat and Preliminary PUD Plans

- 8) The developer shall minimize the number of rain gardens within public rights-of-way consistent the review comments from the City Engineer. Any such storm water infiltration features shall be subject to review and approval by the City Engineer.
- 9) The preliminary development plans must be revised to comply with City Street standards as referenced in the City Engineer's review memorandum dated February 18, 2015.
- 10) The City approves all requests for flexibility from City Zoning and Subdivision requirements with the exception of the street standards noted in the preceding condition.
- 11) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision.
- 12) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated February 4, 2015.
- 13) The proposed street names within the subdivision shall be revised to comply with the County addressing system.
- 14) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Homeowners Association. 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, trails, or open space on the final plat.
- 15) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated February 18, 2015.

Plat Restrictions

- 16) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.
- 17) The developer shall provide an easement over or dedicate in a separate outlot all trails to be dedicated for public use. Any such trails shall be considered a park land dedication provide said trails are constructed by the developer with other public improvements within the subdivision.
- 18) The City will not approve a final plat for any portion of Wildflower until such time that the City has approved construction plans and received financial security related to the construction of the public improvement project to connect the 39th Street Sewer to the 30th Street lift station.
- 19) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.
- 20) The developer shall maintain access to the Smith property (11514 Stillwater Boulevard North) during construction of the first development phase. Said access shall, at a minimum, be capable of supporting emergency management vehicles and be consistent with City access

driveway standards. The existing driveway easement shall be vacated prior to the recording of the final plat.

21) *ALTERNATIVE CONDITON FOR CONISDERATION: The looped trail across Outlot H shall be eliminated as part of the final development plans.*

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Wildflower preliminary plat and preliminary PUD plan:

- That the Wildflower PUD General Concept Plan was approved by the City on June 17, 2014, and the submitted Preliminary Plat and Preliminary PUD Plans are consistent with the approved General Concept Plan.
- That the Wildflower preliminary plat and preliminary PUD plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Wildflower preliminary plat and preliminary PUD plans comply with the City's LDR - Urban Low Density Residential and MDR – Urban Medium Density Residential zoning district requirements with the exceptions as noted in the Staff report.
- That the Wildflower preliminary plat and preliminary PUD plans comply with the City's subdivision ordinance, with the PUD exceptions as requested by the applicant.
- That the Wildflower preliminary plat and preliminary PUD plans comply with the City's Planned Unit Development Regulations.
- That the change in Outlots O and P of the Fields of St. Croix is justified because the developer is providing much larger open space areas as part of Wildflower at Lake Elmo.
- That an exception to the length of a cul-de-sac is justified based on the unique circumstances of the property and the development.
- That the Wildflower preliminary plat and preliminary PUD plans comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 2/18/15.
- That the Wildflower preliminary plat and preliminary PUD plans comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control with the plan revisions as requested by City Staff and consultants.
- That the Wildflower preliminary plat and preliminary PUD plans achieve multiple identified objectives for planned developments within Lake Elmo and are consistent with the City's adopted findings for the Concept Plan.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Wildflower Preliminary Plat and Preliminary PUD Plans with the 20 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Wildflower Preliminary Plat and Preliminary PUD Plans with the 20 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. Email Correspondence from Developer Dated 2/26/15
2. Memorandum from Developer’s Engineer Dated 2/26/15
3. MnDOT Review Comments – 3/2/15
4. Valley Branch Technical Memorandum – Goetschel Pond Study
5. Letter from Mary Jean Dupuis – 3/4/15
6. Letters from Robert Engstrom Companies:
 - a. Richard Smith
 - b. Mary Jean Dupuis
7. Department of Health Information – Well Setbacks

ORDER OF BUSINESS:

- IntroductionCommunity Development Director
- Report by StaffCommunity Development Director
- Questions from the Commission Chair & Commission Members
- Public CommentsChair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

Date Received: _____
Received By: _____
Permit #: _____



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

LAND USE APPLICATION AND PRELIMINARY PLAT APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
 Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
 Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
 PUD Concept Plan PUD Preliminary Plan PUD Final Plan AND PRELIMINARY PLAT

Applicant: Robert Engstrom Companies
Address: 4901 West 81st St. #101 Bloomington 55437
Phone #: 952-893-1001
Email Address: bob@engstromco.com

Fee Owner: Robert Engstrom Companies
Address: (Above)
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description):
WILLOW LANE AT LAKE ELMO AT 39th AVE NW.
(SEE ATTACHED LEGAL)

Detailed Reason for Request: DESCRIPTION ATTACHED

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

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: Robert Engstrom Date: 11/16/14

Signature of fee owner: _____ Date: _____



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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or ~~that I have written authorization from the owner to pursue the described action.~~

Name of applicant Robert Engstrom Companies
(Please Print)

Street address/legal description of subject property _____
Attached

Robert Engstrom
Signature

12/6/14
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant Robert E Engstrom Date 11/6/14

Name of applicant ROBERT E ENGSTROM Phone 952-893-1001
(Please Print)

Name and address of Contact (if other than applicant) _____

Wildflower at Lake Elmo

Planned Unit Development (PUD) General Concept Plan Application

Landowner: Robert Engstrom Companies
4801 W 81st Street, Suite 101
Bloomington, MN 55436
952-893-1001
(Contract Purchaser)

Applicant: Robert E. Engstrom
(Address & contact information above)
roberteengstrom@gmail.com

Consultants Gerald Mazzara
Design Forum, Architecture & Landscape Architecture
4801 W 81st Street
Bloomington, MN 55437
612-618-7406

Paul Thomas
Pioneer Engineering & Surveying
2422 Enterprise Dr
Mendota Hts, MN 55120
651-251-06605

Kelly Bopray
Bopray Environmental Services
N7831 920th St
River Falls, WI 54022
715-307-4577

Braun Intertec
Soils Engineers
Erik Johnson
11001 Hampshire Ave S
Minneapolis, MN 55438
952-995-2426

Netzell Legal Services, LLC
Tim Netzell
7900 International Dr, Suite 300
Bloomington, MN 55425
952-851-7877

Wildflower at Lake Elmo

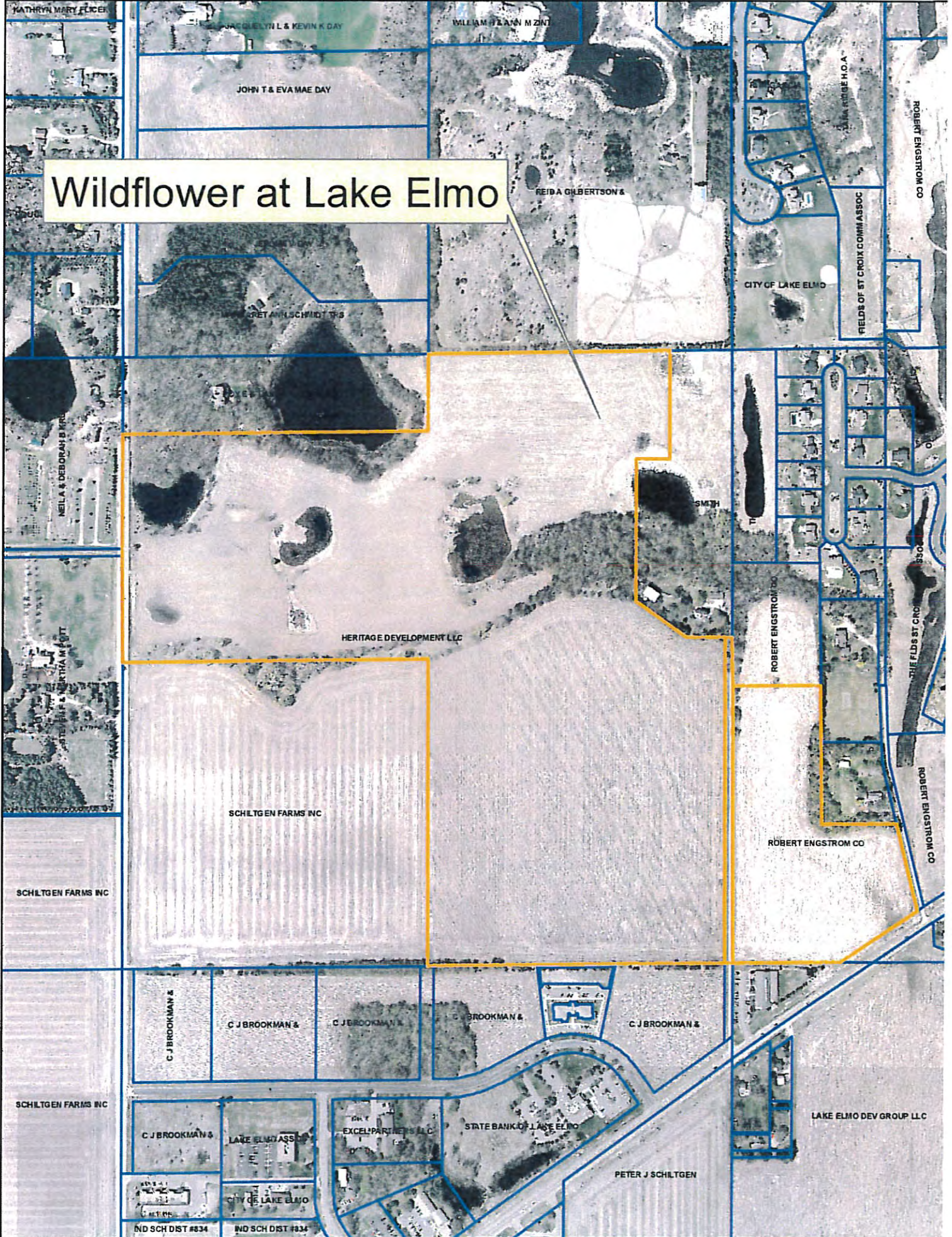


EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

The North 1/2 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 29, Range 21, Washington County Minnesota, described as follows: Beginning at the center of said Section 12; thence due South along the East line of said Northeast 1/4 of Southwest 1/4 a distance of 1240.5 feet; thence at right angles due West a distance of 200 feet; thence North 55°00" West a distance of 270 feet; thence due North a distance of 617 feet; thence at right angles due East a distance of 147 feet; thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast 1/4 of Southwest 1/4; thence Easterly along the North line of said Northeast 1/4 of Southwest 1/4 a distance of 274.17 feet to the place of beginning.

AND

That part of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast 1/4 of Northwest 1/4 of said Section 13, thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of Trunk Highway No. 212; thence Northeast on the North line of said Highway to the East line of said quarter section; thence North on the East line of said quarter section to the place of beginning.

EXCEPTING THEREFROM all of the following described real property: The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.

NOTE: The precise legal description of the Property is to be confirmed by an updated Title Commitment (defined herein). It is the intent of the parties that the Property consists of the real property owned by the Seller as identified as PID Nos. 12.029.21.32.0001, 12.029.21.34.0001 and 13.029.21.21.0001, consisting of approximately 101 acres. In the event that the correct description of the Property established in the Title Commitment should differ from the description set forth herein, the description set forth in the Title Commitment shall be deemed to automatically replace the description set forth herein.

AND

OUTLOTS O AND P, THE FIELDS OF ST. CROIX 2ND ADDITION

Wildflower at Lake Elmo Overview

Robert Engstrom Companies has acquired and has fee title to a 101-acre site from Premier Bank. The site is located immediately west of the second phase of the Fields of St. Croix and in close proximity to the Old Village of Lake Elmo. The developable land conforms to the medium density designation of the city of Lake Elmo Comprehensive plan.

Approximately 60 acres, when combined with an outlot from The Fields of St. Croix, will be dedicated to Natural Habitat restoration and creation, along with surface water management.

Staging and Preliminary Plat Application

The first phase will include 22 lots off the courtyard closest to the Wildflower Drive entry, also, the 38 lots on the westerly side of the neighborhood. Construction will start in the spring of 2015.

Master Plan

A master plan of 145 home-sites has been prepared, which generally follows the comprehensive plan presentation. The plan indicates four different types of residential housing products. 67 lots are approximately 60 x 115/120 feet in a garden court setting that has interior park-like features in the center of the block, similar to our long lasting Summit Place development in the Cathedral Hill district of St. Paul. This product would have association maintained exterior grounds and be attractive to baby boomers, singles and busy two income families. Target price range is estimated at \$400,000-\$500,000. The second product is 80 and 90-foot wide lots of 135 feet depth, suitable for custom homes. As opposed to many home-sites that are being platted at a shorter lot-width, these home-sites will accommodate single-story homes.

Another grouping of nine lots overlook the wetland area and Conservancy. These home-sites will lend themselves to upper-bracket, architecturally designed homes. The last product is 13 desirable home-sites at a lower level, near Lake Elmo Avenue and adjoining the natural Conservancy. Wildflower is intended to capitalize on the national Healthy Communities Movement. The sidewalks and pathways will be convenient walking and biking opportunities and most of the pathway design will be bituminous and a lesser amount will be mowed grass paths through the prairie. An additional element of the landscape philosophy is to include some bees, butterfly and pollinator friendly plants as part of each homeowner's landscape. The streets have been designed according to use and safety. Public art might include distinctive benches, street signs, mailboxes and sculpture. Dark skies street and home lighting will be friendly to pollinators and people alike.

Our company has successfully developed two landmark developments within a ½ mile of this site—Cloverdale Farm and the Fields of St. Croix, 1st and 2nd Addition. The Fields of St. Croix, 2nd Addition is contiguous to the subject property. Both of these neighborhoods have significant prairie installations, thereby helping to create a synergistic impact with the new natural habitat, which will feature native plants, trees, and shrubs. The natural setting should lend itself to outdoor classroom activities. In addition, a two-block long pollinator pathway will be installed along the central Promenade. All of these elements will make Wildflower at Lake Elmo a distinctive ecological and educational native plant addition to the Lake Elmo Village Center.

LEGAL DESCRIPTION ATTACHED

The Fields of St. Croix Agreement

In order to help with the conversion of the farmland into natural habitat and surface water management, an agreement has been reached to facilitate the development depicted on the attached site plan. A green space buffer and driveway access is designed to be complementary to the existing ten-acre Smith residence and grounds. Similarly, the land plan is friendly to the two existing residential parcels.

The Wildflower Conservancy

The developer will install the 60 acres of natural habitat. The Wildflower Community Association will own and manage the prairie areas. Inquiry has been made to the FSA office in Farmington for enrolling the converted farmland into the CRP Program, which will help augment the Association budget. In addition, the neighboring developer has agreed to make a small contribution to the Wildflower Association. The major conservancy area will have bituminous trails and passive areas open to the public and maintained by the City of Lake Elmo. It is intended that the Conservancy will be covered by a Conservation Easement to the City of Lake Elmo. The city will abandon its conservation easement on the small area with homes in Outlot O. This area more than covers the park dedication requirement. In addition, a small outlot will be dedicated to the City, and added to the park dedication of the adjoining development.

Public Art

The developer will have distinctive landscape designs, such as benches, lighting fixtures, mailboxes, and freestanding sculptural features. The grand two lane, divided streets with a 35-foot median will lend itself to interesting landscape design, as well as some bio retention areas for surface water management. Any cooperative artscape ideas with the City of Lake Elmo would be welcomed.

PUD Flexibility

Unique designs for mailboxes, street signs and landscape details will be submitted prior to the final plat. In order to maximize design interest, setbacks from lot lines vary. Likewise, street designs vary according to use, rather than arbitrary standards.

The home-sites will be sold to local builders and be subject to architectural approval by the developer. Standards call for architectural integrity as the primary determinant. Guidelines include 4-sided architecture, style authenticity, appropriate scale, minimizing the impact of garages, encouraging one-level and 1½-story homes, and discouraging an abundance of 2 story, walk-out homes. Front yard courtyard patios are encouraged.

Stormwater Design

The overall stormwater management approach for this site is to implement Better Site Design (BSD) techniques and local Best Management Practices (BMP's) with the goal of infiltrating water near its source using a decentralized stormwater management system as much as possible. Specific techniques used include: disconnection of impervious surfaces, infiltration trenches, rain gardens, and reduction in street widths. When the capacity of these smaller practices is exceeded, the excess runoff is routed to larger stormwater facilities and infiltration basins. Valley Branch Watershed District rules require 1.1" of runoff from the new impervious surfaces created by the site to be retained on site by runoff volume reduction practices. For our site this is 2.103 acre-feet of "Volume Control". Our proposed stormwater management system achieves over 3 acre-feet of volume control, significantly exceeding the requirement. Also, to relieve flooding issues at Downs Lake, runoff from 25.6 acres of the site has been routed north toward Goetschel Pond.

The surface water design has been approved by the Valley Branch Watershed District, subject to the usual conditions.

Street Name Change

The developer is requesting that the undeveloped but platted city street of Layton Avenue North be changed to Wildflower Drive.

Landscape Designs

The landscape design will include a minimum of 100 sq. ft. of native plants for each home-site. The back lot-line should be planted in a layered design of taller deciduous trees, some evergreen trees, and, an understory of deciduous shrubs and perennial plants. The Pollinator Pathway on the north side of the Promenade will utilize ten feet of the adjoining lots to create a variety of native trees, shrubs, and plants that are friendly to bees, butterflies, other pollinators, and birds. In addition to the aesthetic and practical function, the Pollinator Pathway should provide an educational opportunity for those unfamiliar with native plants.

Developer: Robert Engstrom Companies
4801 W 81st Street, Suite 101
Bloomington, MN 55437

952-893-1001

WILDFLOWER

LOT PROFILE (SFD)

	RIDGE LOTS	CONSERVANCY LOTS	PRAIRIE LOTS	COURTYARD LOTS
QUANTITY	9	13	54	67
AVG DIMENSION	VARIABLE	VARIABLE	85'x145' +/-	60'x115' +/-
AVG SIZE (S.F.)	18,585	21,600	12,325 +/-	7,015 +/-

SETBACKS

	RIDGE LOTS	CONSERVANCY LOTS	PRAIRIE LOTS	COURTYARD LOTS
FRONT YD.	25'	25'	25'	20'+
SIDE YD. HOUSE: GARAGE: STREET:	15' 10' 25'	15' 10' 25'	10' 5' 15'	10' (OR 7.5') 5' (OR 7.5') 15'
REAR YD.	VARIABLE To maintain bluff vegetation and slope erosion (25' Minimum)	VARIABLE To maintain bluff vegetation and slope erosion (25' Minimum)	30'	20'+

COURTYARD LOTS:

SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR & SIDE YARDS,
TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.

A.	FIREPLACE BUILD OUTS (CHIMNEY & VENT BOXES)	2'-0" MAX.
B.	WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED)	2'-0" MAX.
C.	CANTILEVERED FLOOR AREAS (1 & 2 STORIES)	2'-0" MAX.
D.	FRONT PORCHES	10'-0" MAX. PAST HOUSE FRONT FACE
E.	ROOF OVERHANGS, ALL SIDES	3'-6" MAX.
F.	HIGH FENCES – NOT ATTACHED TO HOUSE (MAX. HT. 6') SIDE YARD SETBACK	3'-0" MAX. DISTANCE FROM SETBACK LINE
G.	LOW FENCES (30"- 42" HT.) – FRONT & REAR YD - ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS.	FRONT YD - 8'-0" INSIDE FRONT YARD P.L. REAR YD: NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE
H.	DECKS & PATIOS – FRONT YD.	6'-0" INSIDE FRONT P.L.
I.	DECKS & PATIOS – SIDE YD.	3'-0" MAX. DISTANCE FROM SETBACK LINE
J.	DECKS & PATIOS – REAR YD.	NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE
K.	TRELLIS, ARBORS, GATEWAYS & FEATURES	LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDEN AREAS. EXACT FEATURE DESIGN AND LOCATION TO BE REVIEWED AND APPROVED BY R.E.C. DESIGN REVIEW PROCEDURE.

8-21-2014

8-26-2014

© 11-5-2014 - TOTAL LOTS: 143

Wildflower Preliminary Plat & PUD Application

Section 2. Written Statements

- a. Attached exhibit A
- b. Exhibit B
- c. 143 residential lots, 65 acres public open space; Lake Elmo Ave N Right of Way=1.70 acres, Residential Right of Way=18.35 acres; Total Right of Way=20.05 acres.
- d. Exhibit B
- e. Exhibit A
- f. –The total gross area of Wildflower at Lake Elmo is 119.28 acres. The number of lots proposed is 143. Gross overall density (143 lots divided by 119.28).
- g. See engineer's plans
- h. Three long-time resident owners of adjacent properties expressed some concerns about the changes in their distant views. Landscape plans were prepared that call for landscaping that is sensitive to the owner's situation. In fact, one of the plans that calls for 24 Black Hills Spruce and 8 Sugar Maple trees have already been installed.
- i. See above for neighboring properties—the wetlands in the Conservancy area were delineated and respected in the preparation of the development plan. No mitigation of wetlands is required.
- j. See other exhibits
- k. The only docks involved might be a floating observation dock in one of the existing wetlands or possibly a fishing dock in the newly created surface water treatment area.
- l. Most of the 65 acres of open space is dedicated to bees, butterflies, birds and other pollinators. 63 acres will be owned and maintained by the Wildflower Community Association; stormwater treatment areas will be conveyed to the city for surface water treatment.

The extensive landscaping of Wildflower Drive and street islands will also be maintained by the Association.

The developer is committed to planting and installing the prairie. Maintenance estimates have been received which indicate manageable association dues. In addition, it is believed that most of the converted farmlands can be placed in the Department of Agriculture CRP program.

The outlot adjoining the future city park will also be conveyed to the City of Lake Elmo to add to the Park Dedication of the adjoining development.

Most of the developable land is farmland and consequently does not have any trees. Some significant cherry and oak trees on the ledge of the ridge were tagged and located with GPS. The wooded areas in the Conservancy will be retained with the exception of the removal of Buckthorn, Chinese Elm and other invasive species.

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempki, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

Date: February 18, 2015

To: Kyle Klatt, Planning Director
From: Jack Griffin, P.E., City Engineer

Re: Wildflower at Lake Elmo
Preliminary Plan Review

An engineering review has been completed for the revised Preliminary Plan submittal for Wildflower at Lake Elmo PUD. The submittal consisted of the following documentation prepared by Pioneer Engineering, Inc.:

- Response memorandum dated February 5, 2015.
- Wildflower at Lake Elmo PUD Preliminary Plan Set, Sheets 1-37, dated February 4, 2015.
- Stormwater Management Plan, revised February 4, 2015.

STATUS/FINDINGS: Engineering has prepared the following review comments.

PRELIMINARY PLAT AND SITE PLAN

- The proposed plat is not contained within the plat boundaries. The plat approval must be contingent upon including the property necessary to complete the following proposed improvements.
 - Prairieview Trail R/W encroaches the Gonyea Parcel B property.
 - Wildflower Drive R/W encroaches the Gonyea Parcel B property.
 - The proposed storm water system is dependent upon the construction and operation of Pond 3N which is located entirely on the Gonyea Parcel B property.
- Minimum 15 foot easements must be added for the storm sewer pipe along Lots 13 and 14, Block 5.
- Outlots B, C, J and K must be dedicated to the City as part of the Plat.
- Outlot J references an existing Open Space easement dedicated to the Fields or St. Croix and a 10 foot drainage and utility easement for the Fields of St. Croix 2nd Addition. As Outlot J is dedicated to the City, these easements must be eliminated to ensure that the City has no restrictions going forward in regards to operation, maintenance and replacement of the storm water infrastructure.
- Outlots A, F, G, H, I include proposed trails. The applicant memo indicates trail easements will be granted to the City. City trails should be placed in Outlots dedicated to the City.
- Outlot I includes a drainage swale with landlocked basin that acts as a retention pond. Therefore Outlot I must be dedicated as City ownership.
- Outlot L includes a connecting sidewalk. The sidewalk must be paced entirely within the City R/W or Outlot L must be dedicated as City Ownership.
- Outlots M, O and P will be HOA owned and maintained. The grading plans must note that the proposed rain gardens will be HOA maintained.
- Outlot N is identified as HOA owned.
- Sheet 8: Outlot H is listed as City owned under the Public Open Space calculations. This should be moved to HOA owned.

- Wetland buffers should be shown on the Plat (Sheets 6 and 7).
- The Site Plan must be revised to eliminate wetland buffer encroachments as follows to eliminate grading and impervious surfaces:
 - The Wetland G buffer encroaches into the proposed storm water Pond 200. No grading is allowed within the wetland buffer. Pond 200 may require modifications and the storm water model revised accordingly.
 - Wetland buffers must remain a minimum of 4 feet from the proposed bituminous trail edge to allow unrestricted trail maintenance.
- The lift station site must be revised to properly site a City owned lift station facility. The proposed site is too small and does not provide sufficient separation from adjacent public uses.
- The existing FEMA floodplain must be revised as part of the Plat. The revised Floodplain cannot encroach proposed public infrastructure, including the storm water ponds and infiltration basins.

STREETS AND TRANSPORTATION

- The Site Plans, Sheets 9 and 10, must be revised using a plan scale of 1 inch = 50 feet to facilitate the review of the street geometrics including horizontal curvature information.
- Wildflower Drive proposes a typical section with two one-way lanes separated by a landscaped medium. The minimum City allowed street width for each lane is 18 feet from face of curb to face of curb (to meet adequate public safety requirements). The current plan shows a 14 foot width on the north through lane and a 20 foot width on the south through lane. Preliminary Plat should be conditioned upon meeting the City minimum standard widths and geometrics. The City specified minimum width of 18 feet assumes no parking on either side of the street.
 - The north lane of Wildflower Drive must be increased to 18 feet (back of curb to back of curb).
 - No parking signs must be placed along both sides of the street for 18 foot through lanes. To have parking along one side for a one-way travel lane requires a minimum street width of 22 feet (back of curb to back of curb)
 - Parking could also be added using a bump out design in addition to the 18 foot through lane.
 - Update Wildflower Drive typical detail per the above comments.
- Prairieview Trail is approx. 1,800 feet in length. This exceeds the maximum City standard cul-de-sac length of 1,000 feet.
- City staff has determined 28 feet to be the minimum street width. This allows parking on both sides. The 28 foot minimum requires pedestrians to be moved off the street via a sidewalk along at least one side.
 - Sidewalks should be added along Goldenrod Court and Coneflower Court and should be extended to the back of the cul-de-sac.
 - The Prairieview Trail sidewalk should be extended to the back of the cul-de-sac.
- Sunflower Lane is proposed at 24 feet in width (back of curb to back of curb). At this width, parking is allowed on one side of the street. As required, no parking signs have been indicated along one side.
- No parking signs must be added to indicate no parking around each cul-de-sac (Sunflower Lane, Goldenrod Court, Coneflower Court and Prairieview Trail). The minimum fire lane is 20 feet of street width with a 45 degree cul-de-sac radii.
- The Prairieview Trail cul-de-sac island must be amended to eliminate the "tear drop" geometric.
- No parking signs must be added along the inside lane of Blazingstar Court due to the proposed 24 foot wide street pavement.
- No parking signs must be added along one side of the street for each of the Blazingstar Lane eyebrows due to the proposed 20 and 24 foot wide street pavements.

- The 10 ft boulevard along Blazingstar Court and the Blazingstar Lane eyebrows must be increased to 16 ft.
- The 10 foot wide boulevard along the Praireview Trail cul-de-sac must be increased to 16 feet.
- The 30 foot R/W and 18 foot wide alleys can be allowed under the condition that no public or private utilities are constructed within the limited R/W with the exception of limited storm sewer.
- Street Profiles: All vertical sag curves (including stop conditions) must meet the minimum K-value of 37 and all vertical crest curves meet the minimum K-value of 19. The sag curve minimum may be reduced to a K-value of 17 for the streets located within the 30 foot R/W. At all intersections the profiles must not exceed 2% longitudinal grade for the first 100 feet. Preliminary Plat should be conditioned upon the vertical street alignments meeting minimum City design standards.
 - As the main access route to the development the vertical alignment for Wildflower Drive must be revised to reduce the number of sag and crest curves creating a sinusoidal street.
 - 1) Remove the crest curve at STA 7+40.
 - 2) Remove the sag curves at STA 12+25 and STA 16+50.
 - Revise the alley street vertical crest curves to meet the minimum required K value of 17 (20 mph). Revise crest curves at STA 11+45 and STA 17+20.
 - Sheet 22: Revise the profile heading "Sunflower Lane ~~23+00~~ 27+00 to 37+00.
 - Sheets 23, 24 and 25: Remove the references to "Private Drive" for each profile.
 - Sheet 24: Revise profile heading to Blazingstar Court 0+00 to 4+06.
 - Sheets 24 and 25. Revise profiles to utilize vertical curves for all "Grade Breaks".
 - Sheet 25: The sag curves at STA 8+44.5 and STA 7+75 must be combined into one vertical curve and revised to ensure that the K value minimum is 37.
- Publicly owned trails should be clearly identified on the plans for staff review. Publicly owned and maintained trails must be located in R/W and Outlots dedicated to the City with 4-foot minimum clearance on both sides to facilitate unrestricted maintenance.

MUNICIPAL WATER SUPPLY

- The applicant is responsible to extend the municipal water to the development site at developers cost. Municipal water supply is available along 39th Street North and along State Highway 5. Connections to both locations are required.
- The preliminary utility plan provides a 12-inch diameter trunk watermain along Sunflower Lane from the TH 5 connection to the Gonyea Parcel B subdivision. Watermain oversizing costs for watermain in excess of the minimum standard 8-inch pipe is paid by the City as a reimbursement addressed within the development agreement.
- Remove the hydrant coverage circles from Sheet 26, Utility Overall Plan. An overall utility plan using a scale of 1 inch = 100 feet will need to be submitted separate from the plan set to allow staff to mark up hydrant and system valve locations. A detailed review for hydrants and system valves will be completed as part of the final construction plans.
- Correct the scale on Sheet 26.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer is not currently available to the site. Preliminary Plat must be conditioned upon the completion of the Village East Trunk Sanitary Sewer Improvements including the trunk sewer along 39th Street North, then across TH 5 and the UP Railroad to the Easton Village development, then south through the Village Park Preserve development and connecting to the Reid Park Lift Station. The City cannot guarantee the timing nor is the City responsible for this connection to be operational.
- The applicant is responsible to extend the municipal sanitary sewer to the development site at developers cost from 39th Street North.

- A sanitary lift station is proposed to serve 13 lots including Lots 1-10, Block 16 and Lots 1-3, Block 15. The sewer comprehensive plan did not include sewer service to this area and therefore no lift station has been planned by the City. Preliminary Plat must be contingent upon the following conditions in regards to the lift station:
 - The lift station must be designed by the City and paid 100% by the developer.
 - The lift station must meet all City design and construction specifications.
 - The lift station must be fully automated via the City SCADA system with a permanent generator.
 - The proposed sanitary lift station should be constructed on property dedicated to the City of sufficient size to allow for ongoing operation, maintenance and replacement. The proposed site plan appears insufficient to properly site the proposed lift station.
 - The site plan should include an access driveway separate from the adjacent trail and include berming and landscape screening.
- Additional sanitary sewer main is required to serve Lots 8 and 9, Block 6 along Wildflower Drive. Service stubs cannot be connected to a sewer manhole and service pipe must be perpendicular to the street.
- The 10-inch trunk sanitary sewer stub on Outlot H must be extended to the south edge of the tree line in the northeast corner of Outlot H, roughly an additional 420 LF.

STORMWATER MANAGEMENT, GRADING AND STORM SEWER SYSTEM

- Preliminary Plat must be conditioned on a revised Stormwater Management Plan, grading plan and storm sewer system meeting all requirements listed in the City of Lake Elmo Engineering Design Standards in addition to the requirements of the MPCA and Valley Branch Watershed District.
- The proposed Storm water management Plan must be revised as follows:
 - Storm sewer design criteria must be revised to indicate that all rain garden 10-year HWLs must be at an elevation that remains below the street subbase drainage layer (or two feet below the roadway surface).
 - The proposed hydrology report must be revised to provide a more complete description of the proposed system and discharge points.
 - The report must be updated to address the proposed storm water connection and discharge to the existing 39th Street storm sewer system. The applicant must provide existing and proposed documentation to demonstrate that adequate capacity is available in the 39th Street storm sewer connection and downstream water bodies.
 - The soils report identifies some C and D soil groups. City standards do not allow infiltration practices to be constructed in Group C and D soils. Soil borings and classifications must be completed in the actual location of each proposed infiltration BMP to verify feasibility of the BMP. The plan must be updated if infiltration BMPs are reduced accordingly.
 - The applicant must make all revisions needed to obtain VBWD approval and all revisions must be resubmitted for City review and approval.
- The existing 100-year Floodplain is shown on the site plan and currently encroaches Lots 1, 2 and 10, Block 16; Lot 1, Block 15; the sanitary lift station site; Praireview Trail street/retaining wall; and storm water pond facilities including Pond 200, Basin 200I and 300I. The floodplain is in the process of being lowered. The preliminary plat must be contingent upon the applicant obtaining resolution for the revised FEMA floodplain as it relates to these infrastructure encroachments.
- There are nine (9) rain gardens proposed within the City R/W requiring potential issues for the ongoing maintenance of the street and drainage systems. In addition there is a bioretention ditch along the south edge of the plat and 6 more rain gardens located on HOA property but with hydraulic connections to the public R/W. For these facilities there are 25 rain garden inlet structures that will be installed integral to

the street and curb and gutter. In all, the proposed facilities will require a substantial maintenance commitment from City staff even if the HOA agrees to maintain the rain gardens themselves.

- Site specific soil testing must be completed for each proposed BMP with the BMP eliminated if the soils are not feasible in the opinion of the City (soils must be classified as Group A and B soils and demonstrate a high probability of achieving successful long-term performance).
- Consideration should be given to eliminate rain gardens located within public R/W. The infiltration credits are not needed to meet state and watershed permit requirements. As proposed the rain gardens will inundate the adjacent roadway during 10-year rain events. If not eliminated, each rain garden must be lowered such that the 10 year HWL is at least 2 feet below the lowest point of the adjacent street elevation.
- The preliminary plat should be conditioned upon a signed maintenance agreement to require all rain gardens to be HOA owned and maintained, even if they are within the public R/W. The City should maintain the right to have any of these rain gardens eliminated in the future if they are found to be a detriment to the City street pavement or subbase.
- Rain gardens must be designed to the approval of the City. Storm water details submitted with the preliminary plat (rain guardian, typical rain garden, and bioretention facility) have not been reviewed nor accepted by the City. Detailed review will be completed following preliminary plat.
- The stormwater plan as submitted is dependent upon Pond 3N on the Gonyea Parcel B property being fully constructed and operational. Preliminary Plat approval therefore must be contingent upon this pond being constructed as part of this project.
- The NWL must be added to the plans for all storm water ponds and the Outlot I drainage swale.
- All stormwater ponds, infiltration basins and bioretention facilities required to meet VBWD permit rules have been placed in Outlots dedicated to the City for ongoing operation, maintenance and replacement. The Stormwater Outlots must continue to fully incorporate the 100-year HWL as plans are revised.
- The stormwater pond and infiltration area HWL **contour** must be added to facilitate staff review.
- The HWL elevation must be shown on the plans for all low areas including rear yard drainage swales (place HWL contour on plans). The HWL contour must be fully contained within a drainage easement. Additional revisions are required for the rear yard drainage swale and storm sewer system in Block 5. The plans are not legible as submitted.
- An access maintenance approach road must be provided and shown on the plans for each storm water facility with a minimum width of 20 feet and with a maximum grade of 10%.
 - Maintenance access has been provided to Ponds 100 and 200 using a proposed trail. The trail sections must be increased to accommodate vehicle use.
 - Maintenance access to Pond 100 must be revised to be no greater than 10%.
 - Maintenance access no greater than 10% must be added for to each of the infiltration basins.

LANDSCAPE PLANS

- The landscape plans must be revised to maintain 10 foot offset from all proposed trees to any proposed utilities including sanitary sewer and water service stubs to each property.
- Add note to stake all trees to be approved by City prior to planting.
- Infiltration basin plantings and seeding to be as prescribed by the City's Landscape Architect. Please contact Stephen Mastey to obtain City standards and revise plans accordingly.
- City standard landscape plan notes and details must be incorporated into the Landscape Plans and all other notes and details removed.
- Remove note to place trees halfway between curb and sidewalk /trail. Trees must be a minimum of 5 feet behind curb.

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

February 13, 2015

Review of the PRELIMINARY PLAT – WILDFLOWER AT LAKE ELMO

Following a review of the packet provided, I have concerns related to the following:

- Hydrant placement/spacing. Hydrants need to be placed at intersections to be most advantageous for emergency response and spaced per our requirements, with spacing of hydrants not to exceed 500’.
- Street naming to remain consistent with current program. See attachment.
- I have concerns with the turning radius of islands shown, especially the “tear drop” design as this presents problems for us getting several large apparatus into these areas, especially in the winter.
- Road widths must comply with current standards. Narrow roads create problems for us. When there is a structure fire we need to get several apparatus to the scene. There may be alternatives offered up such as “one way” or “no parking”, which experience has shown us that these are easily disregarded and when you factor in narrowing due to snowbanks, this creates difficulty in responding.

Sincerely,



Greg Malmquist, Fire Chief

“Proudly Serving Neighbors & Friends”

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

STREET NAMING and NUMBERING

It has come to my attention that there is discussion and concerns regarding our current naming and numbering system for streets in Lake Elmo. I would like to address this from the perspective of the fire department only.

While there is no perfect system to my knowledge, our current system provides an organized, sensible system for quick location and identification for emergency responders. There was a period when Lake Elmo went away from the system and areas that were designed during this period are some of our most problematic. There are also areas that were designed previously, when we initially had adopted the system we are currently using that create problems as well. This is due to the fact that those that were responsible for implementation varied from the system. In a perfect world where all roads were straight and ran directly north/south and east/west, things would be simple. Current developments with roads that “wind” or “curve” create problems for us now, but there are tools within our current system that allow us to address these as best possible.

I would now like to explain why this system is a great benefit to us. I will use a scenario of a structure fire response as an example.

- When we receive our initial page from the 911 dispatch center with the address, we have a general idea of where the emergency is before we even arrive at the fire station.
 - It allows us to quickly determine if this is an area with or without hydrants. This is critical as we may need to call for Mutual Aid Tenders from neighboring fire departments for adequate water supply.
 - Upon arrival at the fire station, this guides us to a general area on the map, without having to search the entire map.
- The current system is beneficial to our surrounding fire departments as well in the event we call them Mutual Aid. It allows them to respond quicker as it is less likely they will need to spend significant time searching a map.
- Addresses are important not only to find the location of the emergency, but for a structure fire there are other related operations that are impacted by this.
 - When Mutual Aid is requested, responding agencies are generally directed to a Staging Area located several blocks from the scene. Our current system makes this relatively easy. A random system would create considerable confusion.
 - In the event we are utilizing Tenders for water supply, we establish a fill site away from the scene. Again, random street names create confusion for all parties concerned.

While there is technology out there, it isn't always available to us and isn't 100% reliable. We also have situations where we have one person driving an emergency vehicle and we want them focused on driving, not a screen and entering data.

I hope this helps to clarify our concerns. If anyone would like to discuss further, I am always available.

“Proudly Serving Neighbors & Friends”



WILDFLOWER AT LAKE ELMO – DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED FEBRUARY 14TH, 2015
REVIEWED PLAN SET DATED FEBRUARY 4TH, 2015

Per our review the Landscape Plan is NOT in compliance with the City's planting requirements.

Required Action Items by Wildflower at Lake Elmo Project Team

1. Tree placement needs to be more accurately considered and represented throughout the plan. In some cases trees are represented on sidewalks and streets or too close to hardscape elements.
2. Street trees need to be at least 5 feet from back of curb. In areas where the boulevard does not allow this because of sidewalk or trail placement as noted on Sheet L1 please redesign to accommodate required trees.
3. Please provide an analysis of street tree plantings in relationship to proposed residential utility connections with appropriate setbacks from both utility service connections and driveways. It appears that once this exercise is completed some of the proposed street trees as currently represented will have to be relocated and / or an adjustment of the lot width may need to take place to facilitate the incorporation of the required trees in the streetscape corridor.
4. When determining landscape requirements and trees required per street frontage please recalculate to include street frontage on Hwy 5 and Lake Elmo Avenue North as well in addition to the new proposed streets.
5. Trees are to have a two year warranty.
6. Please add note to plan sheets: All trees to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the city and project landscape architect prior to any tree installation.
7. Correct conversion for multi-stem trees to 2.5 inch B& B is 12 foot height.
8. Per plant schedule the specified River Birch/*Betula nigra* 'Heritage' is incorrectly spelled / noted. Should read: Heritage River Birch / *Betula nigra* 'Cully'.
9. Minimum size for ornamental trees is 2" Caliper per Table 6-1. Minimum Size Standards for Landscape Materials within the City's landscape requirements.
10. Please provide more diversity of all plantings – overstory trees, evergreen trees and ornamental trees. For example specify more than one type of evergreen on the entire project. Perhaps focusing on pollinator friendly choices would work nicely with the overall theme of the development. 211 Black Hills Spruce is not acceptable as the only evergreen specified,

52 PrairieFire Crab is too many of one type of Crab, try to limit the use of Honey Locust as it provides filtered light at best as a street tree, etc. as a few examples.

11. Please provide design sections for all berms / landscape screening suggested representing all typical planting arrangements with species specified and represented to scale at time of installation. When planting berms please consider planting side slopes verses simply planting the top as it is currently suggested. Plants are much happier when not placed on the highest, driest and windiest part of the berm.
12. Please provide design drawings for all signage and way finding elements.
13. Please provide us with an understory planting plan for the entire development. This includes all shrub & perennial beds, infiltration basins, raingardens as well as native seeding and turf sodding areas.
14. We request more information as it relates to the tree preservation plan to make a determination if tree replacement is in fact required.
15. We would like your design team to rethink the layout of the plantings within the HOA outlots M, O & P. It appears the layout is not very well developed. The absence of street tree plantings is noted and should be addressed. The observation is that the tree layout suggested simply occupies the green space rather than utilizing trees to reinforce or create space which would be our preference.
16. Correctly label Lake Elmo Avenue North on the western edge of the property. Currently it is labeled Lake Elmo Drive North.
17. We request information on soil preparation and planting specifications for all plantings/seeding.
18. Provide landscape irrigation plans for our review for all commonly held HOA & City Outlots / R.O.W. areas.
19. We recommend you provide a three year maintenance plan for all landscape materials/areas within all commonly held HOA & City Outlot / R.O.W areas.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C



Minnesota Department of Transportation

Metropolitan District
Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

March 2, 2015

Kyle Klatt
Planning Director, City of Lake Elmo
3800 Laverne Avenue N.
Lake Elmo, MN 55042
kklatt@lakeelmo.org

SUBJECT: P15-008 Wildflower
North side of Highway 5 in between 39th and Lisbon ave.
Lake Elmo, Washington County
Control Section 8214

Dear Mr. Klatt:

Thank you for the opportunity to review the Wildflower at Lake Elmo Plat. MnDOT has reviewed the plans and has the following comments:

Water Resources

A drainage permit is required. The proposed development will need to maintain or reduce existing drainage rates to MnDOT right of way. The project developer will need to submit the most current construction plans and existing/proposed hydraulic computations for the 10 and 100 year rainfall events verifying that all existing drainage patterns and systems affecting MnDOT right of way will be perpetuated. The Drainage permit application can be found at:
<http://www.dot.state.mn.us/utility/forms.html>-Application for Drainage Permit

A drainage permit checklist should be attached to this review letter. The checklist provides more information about the requirements associated with the submittal of a MnDOT Drainage permit application.

For questions regards these comments, contact Tahsina Alam, Metro Water Resources, at tahsina.alam@state.mn.us or 651-234-7541

Permits

Any use of or work within or affecting MnDOT right of way requires a permit. A Short Form permit is required for the water main connection. Permit forms are available from MnDOT's utility website at www.dot.state.mn.us/tecsup/utility . Please include one 11 x 17 plan set and one full size plan set with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent electronically can usually be turned around faster. There are four submittal options:

1. One (1) electronic pdf version of the plans. MnDOT accept plans at metrodevreviews.dot@state.mn.us provided that each e-mail is less than 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Send plans to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disk.
4. Plans can also be submitted to MnDOT's External FTP Site at:
<ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning>. Internet Explorer may not work using FTP so use an FTP Client or your Windows Explorer (My Computer). Notify metrodevreviews.dot@state.mn.us indicating the plans have been submitted on the FTP site.

If you have any questions concerning this review, please contact me at 651-234-7784.

Sincerely,



Karen Scheffing
MnDOT Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits
Nancy Jacobson, Design
Bryce Fossand, Water Resources
Tiffany Kautz, Right-of-Way
Ryan Coddington, Area Engineer
Karre Festvog, Traffic
Russ Owens, Metropolitan Council
Michael Welling, Washington County Surveys



Valley Branch Watershed District Permit Review Memorandum

Subject: Wildflower at Lake Elmo, Permit 2014-28
Applicant, Owner, Agent: Robert Engstrom, Robert Engstrom Companies
Engineer: Paul Thomas, Pioneer Engineering
Date: December 2, 2014
Barr Project No.: 23/82-0020.00 2200 352

Location: North of Highway 5, east of Lake Elmo Avenue, and west of Fields of St. Croix 2nd Addition, Lake Elmo

Section/Township/Range: Parts of the southwest quarter of Section 12 and northwest quarter of Section 13, Township 29 North, Range 21 West

Project Purpose: Subdivide 101 acres into 143 single-family residential lots in three general size groups: 67 lots approximately 60 feet by 120 feet (0.165 acres), 54 lots approximately 90 feet by 135 feet (0.28 acres), and 22 lots approximately 100 feet by 200 feet (0.46 acres). Construct roads, sidewalks, trails, sanitary sewer, water, and stormwater management facilities including three wet ponds, three infiltration basins, one bioretention swale/trench, and 17 rain gardens; 23.3 acres of new impervious surfaces are proposed; approximately 60 acres will be left as open space/natural habitat restoration and creation with trails.

Conformance Summary:

Issue		Conforms to VBWD & WCA Rules?	Comments
Stormwater Management	Rate	<i>Probably</i>	<i>Still under review.</i>
	Volume	<i>Probably</i>	<i>Still under review. See Suggested Site-Specific Conditions 3-9.</i>
	Quality		
	Maintenance Agreement	<i>No</i>	<i>See Suggested Site-Specific Condition 10.</i>
	Easement	<i>Yes</i>	<i>See Standard Conditions 9 and 11 and Suggested Site-Specific Condition 18.</i>
Erosion-Control Plan		<i>See comment</i>	<i>Still under review. See Standard Conditions 4-8.</i>

To: VBWD Managers
 From: John Hanson
 Subject: Wildflower at Lake Elmo, Permit 2014-28
 Date: December 2, 2014
 Page: 2
 Project: 23/82-0020.00 2200 352
 c: Ray Marshall, Ray Roemmich, Melissa Imse

Issue		Conforms to VBWD & WCA Rules?	Comments
Wetland Management & Buffers	Delineation	See comment	We are still reviewing documentation received after the permit application deadline date. 122 square feet of wetland is proposed to be impacted. The hydrology of several wetlands is proposed to be reduced significantly because of stormwater volume BMPs. See Suggested Site-Specific Conditions 12-14. The Wetland Conservation Act TEP needs to provide advice regarding Suggested Site-Specific Condition 13.
	MNRAM Evaluation	See comment	
	Classification	See comment	
	Filling/Sequencing	See comment	
	Excavating	NA	
	Buffers	Yes	
	Hydrology	See comment	
	Replacement Plan	See comment	
	Banking Plan	NA	
Floodplain Management	100-Year Flood Level	See comment	Still under review. See Suggested Site-Specific Conditions 15-16.
	Minimum Floor Elevations		
	Filling within Floodplain	See comment	See Suggested Site-Specific Condition 17.
	Easement	Yes	See Suggested Site-Specific Condition 18 and Standard Conditions 9 and 11.
Permit Fee		Yes	\$14,886.46 was submitted on November 18, 2014.
Surety		See comment	See Suggested Site-Specific Condition 19. The surety is estimated at more than \$150,000.

Comment:

1. The 100-year flood level of some stormwater management areas are not contained on the site.

Suggested Site-Specific Conditions:

These permit conditions are based on the November 5, 2014, Planned Unit Development and Preliminary Plat plan sheets by Pioneer Engineering.

1. All plan sheets shall be signed by a licensed professional.
2. No construction shall start before all permit conditions are met. If the Valley Branch Watershed District Board is not satisfied that the conditions are met, the permit will be revoked.
3. Prior to construction, more detailed calculations (and, if necessary, revised plan sheets) shall be submitted to show the project conforms to the VBWD volume-control standards.
4. This permit is not valid until the grading plans and HydroCAD model are consistent and the plans and model have been submitted.
5. The proposed rainwater gardens shall have planting medium conforming to Mix C or D, specified in the *Minnesota Stormwater Manual*.
6. Prior to construction, details of how the ponds will be lined shall be provided (e.g., cross-section details, specification of clay, specifications for construction, etc.).
7. Prior to construction, documentation that clarifies the drainage along Wildflower Drive/39th Street North shall be submitted.

To: VBWD Managers
From: John Hanson
Subject: Wildflower at Lake Elmo, Permit 2014-28
Date: December 2, 2014
Page: 3
Project: 23/82-0020.00 2200 352
c: Ray Marshall, Ray Roemmich, Melissa Imse

8. Prior to construction, proof must be submitted that Pond 3NP on the adjacent site will be constructed whether that site is developed or not.
9. A more detailed construction phasing and sequencing plan and/or specifications shall be submitted and approved prior to any construction and followed during construction. The construction phasing and sequencing plan shall ensure that the project conforms to all VBWD rules and regulations throughout construction and all phases of the development, including the existing and proposed grading offsite to the west and at the proposed Wildflower Drive connection to 39th Street North.
10. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney.
11. Prior to construction, the permit holder must obtain permission for any work outside of its property.
12. This permit is valid if the appropriate documents are submitted and no adverse comments are received through the notification process.
13. Wetland monitoring shall be conducted every other year until 5 years after the project is fully complete. If the quality or size of any wetland is negatively affected, wetland banking credits shall be purchased.
14. Wetland buffer signage must be installed as required by the VBWD Rules and Regulations. Specifications for the proposed signs shall be submitted and approved by the VBWD prior to installation.
15. Drain tile shall be provided around the perimeters of proposed structures in Block 5 if their low floors are below Elevation 930.2. For lots 18-25 in Block 5, drain tile shall be provided around the perimeters of structures with low floors below El. 932.8.
16. Prior to construction, documentation shall be provided that shows all existing adjacent structures will be protected from water levels at BMPs, wetlands, low areas, etc.
17. Prior to construction, calculations that show the pre-project and post-project volumes below the overflows of each lowland/wetland shall be submitted and show no net loss in storage volume.
18. Drainage easements shall be provided in Block 5 up to the emergency overflow (EOF) elevation, which is Elevation 930.2 for most lots and Elevation 932.8 for Lots 18-25.
19. Prior to construction, the required surety shall be submitted. This permit is not valid until the permit fee and surety are submitted.
20. This permit is valid if VBWD modeling determines that proposed drainage diversion from the Downs Lake watershed to the Goetschel Pond watershed does not negatively increase the water levels within basins of the Goetschel Pond watershed.

Applicable Standard Conditions:

1. This permit is not transferable.
2. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).
3. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.
4. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
5. The following additional erosion controls shall be implemented on the site:

To: VBWD Managers
From: John Hanson
Subject: Wildflower at Lake Elmo, Permil 2014-28
Date: December 2, 2014
Page: 4
Project: 23/82-0020.00 2200 352
c: Ray Marshall, Ray Roemmich, Melissa Imse

- a. All proposed slopes 3 feet horizontal to 1 foot vertical (3H:1V) should be covered with erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.
 - d. Street sweeping shall be performed if sediment collects on streets.
 - e. If erosion occurs at the outlets of the storm sewer pipes, the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
6. To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is in place during construction activities, sediment and runoff shall be kept away from the facility using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facility shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light, tracked equipment to avoid compaction of the basin floor. To provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.
 7. All disturbed areas shall be vegetated within 14 days of final grading.
 8. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.
 9. Valley Branch Watershed District shall be granted drainage easements which cover: (a) land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year flood elevations and (b) all ditches, storm sewers, and maintenance access to the stormwater management facilities.
 10. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
 11. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.
 12. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.

Kyle Klatt

From: Robert Engstrom <roberteengstrom@gmail.com>
Sent: Thursday, February 26, 2015 4:57 PM
To: Kyle Klatt
Subject: Planning Commission Follow-Up
Attachments: Paul Thomas Letter, WF.docx; Goetschel Pond Results Memo - text.pdf; SDOC3436.pdf

Kyle,

Attached is a letter from Paul Thomas of Pioneer Engineering, as a follow-up to the Planning Commission Meeting of February 23.

Other topics discussed include:

- No access to Lake Elmo Avenue
 - The county discouraged an access
 - The sight distance is poor
 - With turning lanes, the amount of impervious surface is increased.
 - Creating a four-way intersection with the existing street would create 16 vehicular conflict points vs the present t-intersection with 3 conflict points.
 - The 13 lots in this area served by the proposed cul de sac would feel like they were part of the Wildflower at Lake Elmo neighborhood.
- Nearby homeowners
 - Mary Jean DuPrie--The plantings on the agreed-upon landscape plan have already been installed. Her concern about the grass walking path in the Prairie--it's been previously agreed to move it to the west.
 - Eichen--An agreement was reached some time ago according to the attached drawing. Minnesota Native Landscapes has been hired to remove fallen trees and invasive plants like Buckthorn. New plants will be installed this spring. The homeowners expressed some concern about the stormwater pond being close to their property. Unfortunately, drawings make the water bodies look the same. In this case, the water area closest to their property is an infiltration basin, which is only about 2 feet deep and will often times be dry. But therefore, it was easy to understand why there might have been some confusion.
 - Smith--Details were agreed upon some time ago with a memo from Jerry Mazarra of Design Forum. The items are reiterated in an additional letter sent to Smith as of this date.
- Essential items of the flood-plain discussion:
 - The Barr Engineering report of 12/14/2014 establishes the Veronica Pond 100 year flood elevation at 9.10.
 - The Goetschel Pond elevation of the Wildflower development moves from 916 to 893 elevation.
 - The Wildflower homes are planned around the current flood-plain elevation of 916.
 - The representative from The Fields of St. Croix had expressed concern about flooding their wastewater waste system drain-field. Having been closely involved with the development with The Fields of St. Croix, second addition, I pointed out after the meeting that in the unlikely event that a water level would reach the 916 level, there is an overland route to Goetschel Pond that does not impact their drain-field. During the early construction period of The Fields 2, on one occasion the large pond next to the city open space area water overflowed the pathway and continued its journey to Goetschel Pond.

- A homeowner west of County Road 17 expressed concern about the city maintaining the culvert under County Road 17. This is a Washington County road and, therefore it is not a City of Lake Elmo responsibility. Although it is not required by our development, our engineer estimates the waterflow from Wetland A toward the culvert will be reduced by 25% by our project.
- Our calculations show the water level going down after development. For example, the Goetschel Pond elevation of 892 in 1999 has dropped to 893.5 in 2011.
- An open item of discussion is whether the Valley Branch Watershed District or the city will seek to correct the FEMA flood-plain elevation.
- Street naming:
 - We would like some more discussion on street naming. Theming study emphasizes place-making and other attributes to reinforce the image of The Old Village. We think our new Wildflower development will be a landmark development similar to The Fields of St. Croix and believe that street naming can occur in a manner that is acceptable to all.
- Trails
 - As agreed in previous discussions, where possible the trails will be located within city right-of-way. In other areas like the trails in the major conservancy area the trails are to be maintained by the city with an easement permitting public access.
- 19 conditions of approval - based on the new or clarified information a suggestion for limiting the conditions of approval are as follows:

1. Delete - 13 lots are not part of the 1st Phase. Other items are or will be approved by the Valley Branch Watershed District.
2. Delete - The Minnesota LandTrust is not part of Phase 1, 2 or 3 of this development.
3. Reword - The developer and the city shall strive to obtain grading and slope easements on the property adjoining the city's street, Layton Avenue.
4. Ok
5. Delete - certainly donating 60 acres of land for native habitat and seeding and installing of plants plus the installation of a large trail system more than covers any Park Dedication requirement.
6. Ok
7. OK
8. Delete - we are deleting the rain gardens.
9. Keep - pending further discussion.
10. Ok - with the exception of street standards.
11. Ok
12. Note: the preliminary landscape plan was intended to satisfy the submittal requirements. We are intending to create a much more landscape plan.
13. Additional discussion for street names.
14. OK
15. Need revisions.
16. Ok
17. Reword - separate outlots for trails will be provided where feasible. Elsewhere easements for public access and maintenance will be provided.
18. Ok
19. Modify to read Valley Branch Watershed District.

Kyle - we need to have our preliminary plat on the Planning Commission agenda for March 9th. Any unresolved issues should be forwarded to the City Council. Among everything else we have contracted with

Minnesota Native Landscapes for a heavy equipment to clear and enhance the Eichen property prior to the frost coming out of the ground.

We will be glad to meet with you this coming week.

Kind Regards,

Bob

bob@engstromco.com
952-893-1001-office
612-720-9990-cell
952-893-1841-fax

Robert Engstrom Companies
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Minneapolis, MN 55437
www.engstromco.com

Paul A. Thomas, P.E.
Principal
Direct Dial: (651) 251-0605
Email: pthomas@pioneereng.com

Bob,

Pioneer has completed the final grading plan and has been working to complete the phase one utility and street final plans. The above reference report has a number of issues that need to be addressed and incorporated into the final plans.

The following is a summary of Pioneer's primary issues embedded in the city staff report noted above. There are additional minor issues that will need to be worked out in the final design.

A. Planning Report.

1. Page 14, recommended condition 1: It is my understanding that the watershed board is discussing amending the FEMA map. The detailed study recently completed by the watershed is necessary to complete this work. Therefore, the mapping revision should be done by the watershed or the city if they feel it is necessary. The developer does have the option to provide alternative documentation when the homes are constructed to remove the need for flood insurance. I would suggest all parties meet to agree on a course of action.
2. Page 15, recommended condition 8: The stormwater design is the critical design element on this site. The city needs to provide direction for Pioneer so that we can complete the final plans. The raingardens were an important element in your vision to provide a thoughtful, low impact development. The city has 2 major issues with the raingardens. The first is maintenance, which you can address through agreements with the proposed HOA. The second is

highwater separation from the road surface. (see engineer's memo, page 4) By design, raingardens are to be shallow. The separation requirement results in deep raingardens with too much hydraulic head that are aesthetically unsightly. Also, this will raise the elevation of the site because the storm sewer is at the minimum allowable cover. We are already struggling to balance the earthwork on this site. I know the raingardens are important to you. However, it is my opinion that the minimum infiltration requirements can be met without the raingardens and they should be eliminated.

3. Page 15, recommended condition 9: Street standard width must be agreed upon before final plans.
4. Page 15, recommended condition 15: Additional comments regarding the engineer's memo are noted below.

B. Engineer's memo.

1. Page 1: The comment states "City trails should be placed in Outlots dedicated to the city". In our meeting with staff, it was agreed that trails would be in dedicated easements. This condition needs to be clarified before final plat.
2. Page 1: The comment states "Outlot I includes a drainage swale with a landlocked basin that acts as a retention pond. Therefore Outlot I must be dedicated to the City". Yes there is a drainage swale and some tail water backs up from the pond but is connected by storm pipe and not landlocked. The plans propose a drainage and utility easement over all of Outlot I. I think this is an acceptable solution. This condition needs to be clarified before final plat.
3. Page 1: The sidewalk is shown within Outlot L, not in the city right of way for Wildflower Drive. I suggest an easement be provide for the sidewalk as proposed for the trails. Other options would be to move the sidewalk or modify the right of way to include the sidewalk. This condition needs to be clarified before final plat.
4. Page 2: The city need to provide guidance on how big the

site needs to be for the lift station.

5. Page 2: The city needs to provide guidance on why the stormwater ponds and infiltration basins cannot be in the FEMA floodplain. It is my understanding that this is not an issue with the watershed.
6. Page 2: Street width need to be address before final plat.
7. Page 2: Sidewalks are requested to back of the proposed cul-de-sacs. This condition needs to be clarified before final plat.
8. Page 3: A 16 foot boulevard is requested on all cul-de-sacs and eyebrows. As proposed all these areas have a right of way radius of 60 feet or greater as requested in the previous engineer review memo. As proposed the BOC radius is greater than the required 45 feet resulting in a typical boulevard width of 10 feet. This was done to provide more user friendly turning movements. I would suggest that the plan as proposed is acceptable. If sidewalk is added as noted above, you have the option of reducing the BOC radius to 45 feet resulting in a 15 foot boulevard. If a 16 foot boulevard is necessary you have the option of reducing the BOC radius and increasing the right of way radius. This condition needs to be clarified before final plat.
9. Page 4: It was agreed in the previous staff meeting that the 10 inch sanitary stub would be extended into the SW corner of Outlot H. In the future the city has the option of connecting the force main at this location or extending gravity sewer through the hill in Outlot H and connecting further NE with the force main. This condition needs to be clarified before final plat.
10. Page 4: The city needs to provide its design models of the recently constructed storm sewer in 39th. The proposed developments (Gonyea and Engstrom) reduce the flow substantially to the south. If the newly constructed storm water infrastructure was designed with existing flows, there should not be an issue. Pioneer can provide the difference

from existing to proposed flow or add the proposed design to the model provided by the city.

C. General storm water issues.

1. Recent detailed studies by BARR Engineering on behalf of the Valley Branch Watershed District (VBWD) have reduce the proposed FEMA Floodplain elevation. The previous study established the flood plain elevation for Veronica's Pond at 916.0. The recent study of the existing condition calculated the flood plain elevation at 910.0. A subsequent study, adding in the proposed diversion and improvements from the proposed developments calculated the flood plain elevation at 909.0. However, due to the interconnected overflows the report suggested maintaining the floodplain elevation at 910.0. The proposed flood plain is 6 feet lower than the old study and also about 6 feet lower than the emergency overflow elevation to Goetschel Pond to the north east. I have attached the January 7, 2015 memo from BARR.
2. The study is also addresses the flow to Wetland A. Which is just southwest of Veronica's Pond and the location of the culvert crossing discussed at the Planning Commission meeting. A local resident spoke of backflow in the culvert from east to west under County Road #17. The second paragraph on page 4 of the BARR report discussed the reduction of flow under proposed conditions to Wetland A. Pioneer Engineering's Storm Water Management report for Wildflower at Lake Elmo agrees with BARR's statement. The sub-watershed is complex and has many external factors. However, the 100 year volume to Wetland A, from the proposed developments is reduce by approximately 25 percent. Therefore, it is my opinion that the proposed developments will not have a negative impact to the backflow issue in the culvert under County Road #17.
3. If there is a major event that caused the floodplain elevation to rise 6 feet above the proposed 910.0 elevation, the

emergency overflow is to the north east. The flow will top the trail and go into a low area. Pioneer's field shots of this area are attached. Bob Engstrom recalled that the water will flow into a ditch and then into Goetschel pond. It would not affect the existing drain field.

Regards,

PI**NEER** *engineering, P.A.*

*2422 Enterprise Drive
Mendota Heights, MN 55120
Phone: (651) 681-1914
Fax: (651) 681-9488
Web: www.pioneereng.com*

Mary Jean Dupuis

March 4, 2015

To: Lake Elmo Planning Commission
Kyle Klatt
Jerry Mazzara

Subject: Wildflower Development

This is an updated request to delete the grass walking path between my house and the Richard Smith residence known as Outlot O. I have lived on this property at 11676 Stillwater Blvd North for 42 years and I am not at all in favor of people walking thru that area adjacent to my property. Hopefully this will even save the developer some time and money by deleting this kidney shaped path from the plan. This is a very simple request but the deletion of this path would mean a lot to me. I know Jerry Mazzara did an updated drawing for this area so I apologize that I didn't get this request forwarded sooner.

Last fall, Engstrom Companies did install trees per our agreement to assist in some buffering of the west side of my property. There are still some plantings and clean up to be completed yet but they have done a very nice job which I appreciate.

Thank you for your consideration for this request.

C: Richard Smith
Robert Eischen

ROBERT ENGSTROM COMPANIES

To: Richard R. Smith
11514 Stillwater Blvd. N.
Lake Elmo, MN 55042

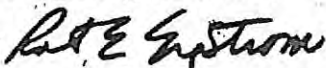
Rich,

In response to your letter dated Feb. 23, 2015, addressed to the Lake Elmo Planning Commission; as stated, the items of agreement at our meeting with you on Dec. 11, 2014, stand as approved by the Developer, Robert Engstrom Companies, and agreed to as previously stated.

1. Documentation of road/driveway as blacktop.
2. Driveway is to follow current location to east of Oak Tree.
3. Access is to be provided in Phase 1.
4. Existing 33' easement vacated.
5. New 30' easement and filing with the county.
6. Services: sewer/water/gas to the house at the developer's expense.
7. Landscape planting plan as submitted to you and approved by you.
8. Removal of existing power pole in outlot O and provide new electrical service.

The schedule for installation and completion of said items will be concurrent with phasing completions of infrastructure and services availability. Landscaping will also be completed when site is suitable for planting physically and seasonally.

Respectfully submitted,

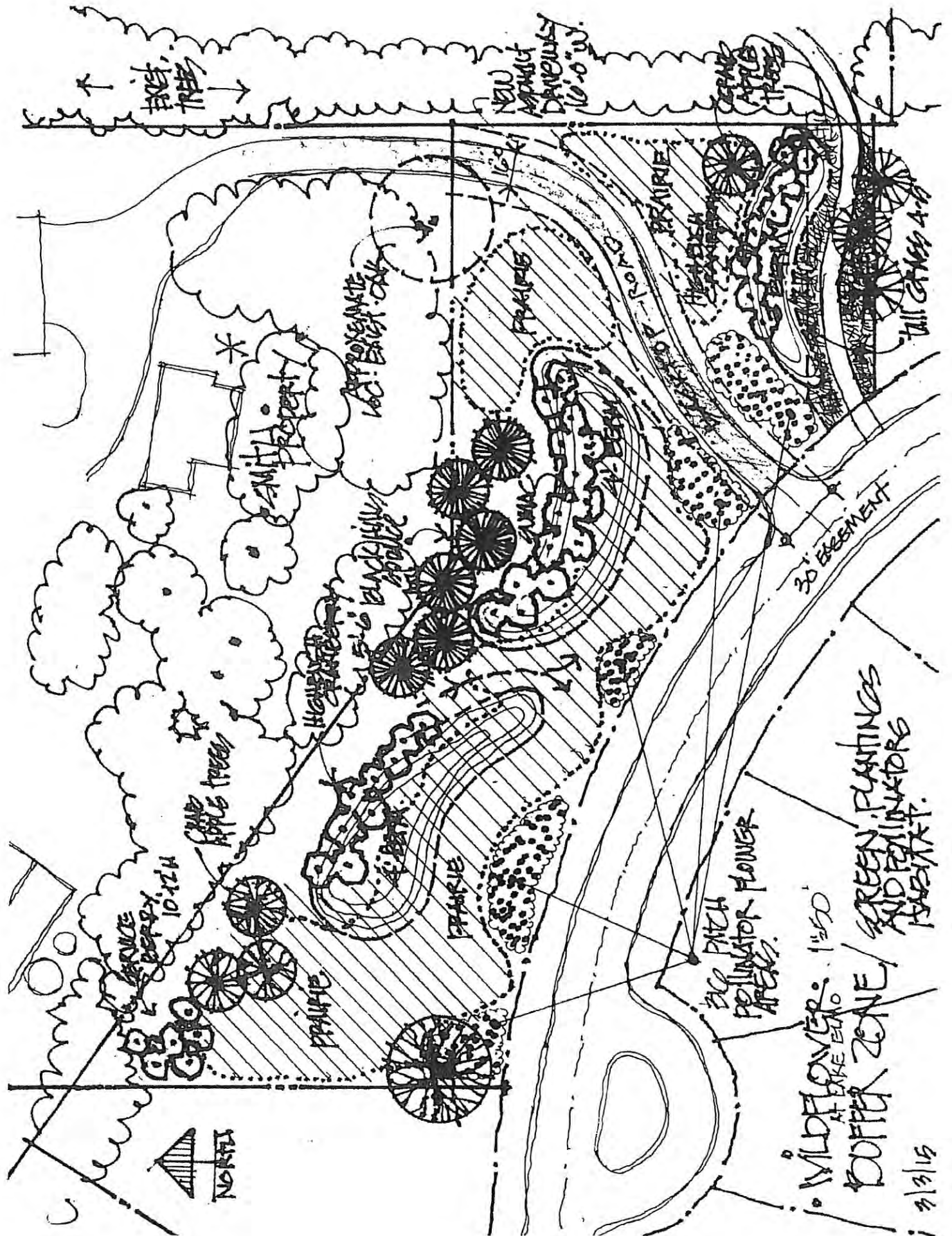


Robert Engstrom Companies

...RESIDENTIAL COMMUNITY DEVELOPERS...

4801 West 81st Street • Suite 101 • Minneapolis, Minnesota 55437

www.engstromco.com • (952) 893-1001 • Fax (952) 893-1841



↑
EXIST. TREES
↓

NEW ASPHALT DRIVEWAY 16'-0" W.

EXIST. APPLE TREES

SMITH PROPERTY

APPROXIMATE LOC. EXIST. CREEK

HONEY SUCKLE
BLACK CHINA

APPLE TREES
10-12H

PRAIRIE

PRAIRIE

PRAIRIE

30' BUFFER ZONE

30' PITCH POLLINATOR FLOWER AREAS

WILD FLOWER AT EXIST. BANK 15'x50'

30' BUFFER ZONE / GREEN PLANTINGS AND POLLINATORS HABITAT

3/3/15

ROBERT ENGSTROM COMPANIES

Date: March 4, 2015

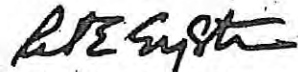
To: Mary Jean Dupuis

Mary Jean,

In response to your letter sent to the City of Lake Elmo Planning Commission dated Feb. 22, 2015:

1. Robert Engstrom Companies has always stated that the pathway on former outlots O and P will be a grass cut trail only.
2. The eastern portion of the grass trail (area closest to your property) will follow the plan previously shown to you, that is, the trail was moved west as you requested. Your reference to the location shown on the engineer's plan is not correct and will not be followed. Our enclosed plan is correct as previously stated.
3. As to further development on land between you and the Smith property (outlot O) being developed in the future; this would be improbable since the land in outlots O & P are in a conservation easement. The conservation easement will be owned by the new Wildflower Association and be subject to the concurrence of the Fields of St. Croix for any further development.

Respectfully submitted



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