



MAYOR & COUNCIL COMMUNICATION

DATE: May 19, 2015
REGULAR
ITEM # 19

AGENDA ITEM: InWood Final Plat and Final PUD Plans (Phase 1) and Zoning Map Amendments

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Nick M. Johnson, City Planner
Planning Commission
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: The Planning Commission is recommending that the City Council approve a final plat and final development plan for the first phase of the InWood PUD development. The Commission is also recommending that the City Council establish the base zoning for the entire development area in accordance with the approved concept plan. The Planning Commission considered the final plat and plans at its April 27, 2015 meeting and a summary of the Commission’s report and recommendation are included below.

FISCAL IMPACT: TBD – the City will be asked to review a developer’s agreement concerning the final plat on May 19, 2015. The agreement will include a detailed accounting of any development costs that will be the responsibility of the developer and/or the City.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Hans Hagen Homes for approval of a zoning map amendment, final plat and final PUD plan for the first phase of the InWood planned residential development. The final plat

includes 40 single-family residential lots, and the related construction plans for the improvements necessary to serve these homes. The City Council approved the InWood Preliminary Plat and Preliminary PUD Plan on December 2, 2014, which covered the single family portion of the broader 158-acre project area. There are 275 single family residential lots planned within the entire subdivision, in addition to 264 multi-family units that are planned as part of latter phases. 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 April 27, 2015 meeting and recommended approval of the InWood Final Plat and Final PUD Plan subject to 13 conditions of approval. The suggested motions to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-40 approving the Final Plat and Final PUD Plan for InWood.”

In addition, the Planning Commission recommended approval of the requested zoning map amendment. The suggested motion to adopt the Planning Commission recommendation concerning the proposed zoning map amendment is as follows:

“Move to adopt Ordinance 08-120, approving the Zoning Map Amendment for the InWood Planned Unit 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.

It should also be noted that the applicants have submitted updated final plat and final construction documents. These final plans are currently being reviewed by the City Engineer and Community Development Department. The preliminary plat was approved by the City Council on December 2, 2014, and this approval included a series of conditions that must be met by the applicant. Included in the Staff analysis is a line-by-line review of the conditions attached to the preliminary plat.

Prior to commencing with the construction of any public improvements on the site, the developer will need to receive final approval of all construction plans by the City Engineer.

PLANNING COMMISSION REPORT: The Planning Commission reviewed the final plat and final PUD application at its April 27, 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 and written or electronic correspondence regarding the application.

The Commission discussed various aspects of the development, and recommended that a condition of approval be added to those drafted by Staff in order to address the City Engineer's recommendations concerning retaining walls throughout the development. An excerpt from the Planning Commission's April 27th meeting minutes is included as an attachment to this report.

The Planning Commission recommended approval of the InWood Final Plat and Final PUD Plan with 13 conditions of approval. The vote to recommend approval of the InWood Final Plat was unanimous among the Commissioners present (Vote: 5-0).

In reviewing the proposed zoning map amendment, the Planning Commission unanimously recommended approval (5-0) as presented. Staff is recommending the following findings for the zoning map amendment based on the Planning Commission discussion:

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: The 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 all portions of the minor collector road 5th Street through the project site, 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 InWood 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: The Planning Commission and Staff are recommending that the City Council approve the InWood Final Plat and Final PUD Plan subject to 13 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-40 approving the Final Plat and Final PUD Plan for InWood.”

In addition, the Planning Commission and Staff are recommending that the City Council approve the requested zoning map amendment through the following motion:

“Move to adopt Ordinance 08-120, approving the Zoning Map Amendment for the InWood Planned Unit Development.”

ATTACHMENTS:

1. Resolution No. 2015-40
2. Ordinance 08-120
3. Exhibit A – Zoning Map Amendment
4. Staff Report to the Planning Commission, 4/27/15
5. City Engineer Review Comments – 4/23/15
6. InWood Park Calculations (Provided by Developer)
7. Excerpt of Planning Commission Minutes from 4/27/15
8. Application Booklet – with Table of Contents
 - a. PUD Final Plan
 - b. Final Plat
 - c. Application Forms
 - d. PUD Narrative
 - e. Phasing Plan
 - f. Open Space Plan
 - g. Grading Plan
 - h. Storm Water Plan (*Electronic Only*)
 - i. Utility Plan (*Electronic Only*)
 - j. Landscape and Tree Preservation Plans
 - k. HOA Documents (*Electronic Only*)
 - l. Example Home Elevations