



MAYOR & COUNCIL COMMUNICATION

DATE: July 21, 2015
REGULAR
ITEM #18
ORDINANCE 08-126
RESOLUTION 2015-60

AGENDA ITEM: Wildflower at Lake Elmo Zoning Map Amendment, Final Plat and Final PUD Plan

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Julie Johnson, City Clerk

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief

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 a future meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Robert Engstrom Company for approval of a zoning map amendment, final plat and final PUD plan for the first phase of the Wildflower at Lake Elmo planned residential development. The final plat includes 60 single-family residential lots, and the related construction plans for the improvements necessary to serve these homes. The City approved the Wildflower Preliminary Plat and Preliminary PUD Plan on April 7, 2015, which covered approximately 117 acres of land within the Village Planning Area. There are 145 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 July 13, 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 08-126, approving the Zoning Map Amendment for the Wildflower at Lake Elmo planned residential development.”

In addition, the Planning Commission unanimously recommended approval of the Wildflower at Lake Elmo Final Plat and Final PUD Plan subject to 17 conditions of approval. The suggested motions to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-60, approving the Final Plat and Final PUD Plan for the Wildflower at Lake Elmo 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 July 13, 2015 meeting. At the meeting, a public hearing was held, necessitated by the zoning map amendment and final PUD plan actions. During the public hearing, the Planning Commission received the following testimony:

- Richard Smith, 11104 Stillwater Blvd. N., requested that a condition of approval be added to formalize the expectation that no further residential or commercial development would be allowed on outlots planned for open space or conservation. In addition, Mr. Smith noted that there is presently a gap in the connection of his driveway to Blazingstar Lane. He requests that this connection be completed during the phase 1 improvements. Mr. Engstrom did not have any concerns with either request.
- Robert Eischen, 11674 Stillwater Blvd. N., asked if the activities included in a private landscape agreement between his family and Robert Engstrom would be completed as part of the phase 1 improvements. Engstrom noted that these plantings and removals would be included in phase 1. Mr. Eischen asked that these activities be included as a condition of approval. Mr. Engstrom did not have a problem accommodating the request.

Full detail of the Planning Commission meeting and testimony received can be found in the Draft Planning Commission minutes dated 7/13/15.

In reviewing the proposed zoning map amendment, the Planning Commission unanimously recommended approval.

With regards to the review of the Wildflower at Lake Elmo Final Plat and Final PUD Plan, the Planning Commission discussed four additional conditions to add to the approval of the application:

- 1) The Planning Commission recommended a condition to require the applicant to enter into a legally binding agreement to prevent future residential or commercial development on outlots planned for open space or conservation.
- 2) The Planning Commission recommended a condition to require that the driveway connection for Mr. Smith be completed as part of the phase 1 improvements of Wildflower.
- 3) The Planning Commission recommended a condition that requires the applicant to complete the private planting agreement with the Eischen family as part of the phase 1 improvements.
- 4) Finally, the Planning Commission recommended that the Final Plat be revised to incorporate street names that are consistent with the Washington County Street Naming System.

The Planning Commission recommended approval of the Wildflower Final Plat and Final PUD Plan with 17 conditions of approval. The vote to recommend approval of the Wildflower Final Plat was unanimous (Vote: 6-0).

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.

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 Wildflower at Lake Elmo 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 Wildflower at Lake Elmo Zoning Map Amendment through the following motion:

“Move to adopt Ordinance 08-126, approving the Zoning Map Amendment for the Wildflower at Lake Elmo planned residential development.”

In addition, the Planning Commission and Staff are recommending that the City Council approve the Wildflower at Lake Elmo Final Plat and Final PUD Plan subject to 17 conditions of approval through the following motion:

“Move to adopt Resolution No. 2015-60, approving the Final Plat and Final PUD Plan for the Wildflower at Lake Elmo planned residential development.”

ATTACHMENTS:

1. Ordinance 08-126
2. Resolution 2015-60
3. Staff Report to the Planning Commission, 7/13/15
4. Application Form
5. Project Narrative
6. Contact Information
7. Developer Acknowledgements
8. Neighborhood Park Concept
9. Wildflower Lot Development Summary
10. City Engineer Review Comments – 7/8/15
11. Fire Chief Comments – 7/7/15
12. Final Plat
13. Final Plat Supplemental Plans
14. Final Grading Plans
15. Final Landscape Plans