



MAYOR AND COUNCIL COMMUNICATION

DATE: 3/2/2016

REGULAR

ITEM #:

MOTION

AGENDA ITEM: Legends of Lake Elmo OP Concept Plan Review

SUBMITTED BY: Stephen Wensman

THROUGH: Clark Schroeder

REVIEWED BY: Joan Ziertman

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/PresentationStaff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

SUMMARY AND ACTION REQUESTED:

Nate Landucci of Landucci Homes is requesting Concept Plan approval for the Legends of Lake Elmo, a proposed OP – Open Space Preservation Development that would create forty (40) lots on 90.15 gross buildable acres to be located north of 50th Street and South of Sanctuary. Staff and the Planning Commission are recommending approval and suggest the following motion:

“Move to adopt Resolution 2016-12 approving the concept plan for the Legends of Lake Elmo, a proposed OP – Open Space Preservation Development”.

BACKGROUND AND STAFF REPORT:

On October 25, 2016, the applicant submitted a revised concept plan for review. The applicant withdrew the application in order for the city to discuss potential changes to the OP – Open Space Preservation ordinance. On, January 25, 2016, the applicant submitted another revision review that includes 5 outlots to be developed into lots if and when the OP allowed density increases. On February 15, 2016, the applicant presented the concept plans to the Parks Commission, who recommended that the applicant provide a trail to the Sanctuary Park near the northwest corner of the property. On February 22, 2016, the Planning Commission held a public hearing for the Legends of Lake Elmo Concept Plan, a proposed open space development (plan date: January 25, 2016).

Public Hearing. Prior to the hearing, 12 residents submitted email comments to City staff, all in opposition to the proposed connection of Linden Avenue to the Legends development. At the public hearing, nine residents spoke in opposition to the connection to Linden Avenue. To summarize the comments, the

residents of Sanctuary feel the connection of Linden would create more traffic through the neighborhood which would endanger residents, including the numerous children in the neighborhood, would destroy the neighborhood's "distinct character". Some residents prefer adjacent cul-de-sacs with connecting trail/emergency connection rather than a road connection. At the meeting, Planning Commission discussed the Park Commission's recommendation, buffers, lot design, the Linden Ave connection and the need for interconnected streets, and the needed agreement between the developer and the Heckers as it pertains to 50th Street access management and screening of the commercial wedding ceremony venue.

Approval of Deviations. The January 25, 2016 Concept plans deviate from the standard OP development for lot design and buffers. The following deviations must be approved by a 4/5 vote of City Council as a component of any motion for approval:

- 1) Lot Design/Configuration
 - The proposal includes lots within areas classified as prime farmland.
- 2) Buffers
 - Lots 32, 37, 4 and possibly 3, and the roadway near the Hecker's parcel are within the 200 foot buffer area from a Rural Residential property line.
 - The Concept Plan, dated February 19, 2016, has the same lot buffer issues and the road on the east side of the Hecker's parcel violates the 200 foot buffer. Should Outlot G be platted in the future, it would be in violation of the buffer.

The City Council should provide a separate motion for each deviation.

Concept Plan Submittal 2/22/2016. Prior to the Planning Commission meeting on 2/22/2016, the applicant submitted a new concept that appears to be a step closer toward an agreement between the developer and the Heckers as it pertains to 50th Street access management and screening. Staff has not formally reviewed this new concept plan. The Planning Commission's recommendation pertains to the January 25, 2016 plan set, not the February 19, 2016 plan set. The Planning Commission did, however, state that they liked the direction the changes were going and considered such changes as addressing the condition that the developer and the Heckers reach a mutual agreement for screening and 50th Street access management.

Conditions of Approval. The Planning Commission recommended approval of the Legends of Lake Elmo Concept Plan with the conditions outlined in the Planning Commission Planning Report, dated February 22, 2016 with one additional condition:

- (i) That the applicant work with the Heckers to provide a mutually agreeable plan providing screening and a driveway access to the Legends of Lake Elmo road for the commercial wedding ceremony venue.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council grant approval of the following deviations from the OP – Open Space Preservation standards as it pertains to the Legends of Lake Elmo Concept Plan:

“Move to approve the deviation from the OP – Open Space Preservation Development standards to allow lots within areas classified as prime farmland”.

“Move to approve deviation from the OP – Open Space Preservation Development standards to allow lots 32, 37, 4 and three and the road surrounding the Hecker’s parcel to deviate from the 200’ buffer requirement, reducing the buffer to 100 feet”.

Staff and the Planning Commission recommend that City Council grant Concept Plan approval for the Legends of Lake Elmo, a proposed OP – Open Space Preservation Development that would create forty (40) lots on 90.15 gross buildable acres and suggest the following motion:

“Move to adopt Resolution 2016-12 approving the concept plan for the Legends of Lake Elmo, a proposed OP – Open Space Preservation Development”.

ATTACHMENT(S):

- Planning Commission Report dated February 22, 2016
- Legends of Lake Elmo plans dated January 25, 2016
- Legends of Lake Elmo plans dated February 19, 2016
- City Engineer’s memo dated February 15, 2016
- Planning Commission minutes dated February 22, 2016