



Final Plat & Final PUD Plans: Boulder Ponds 2nd Add.

Summary

- The City has received a request from OP4 Boulder Ponds, LLC for Final Plat and Final PUD of Outlot H, Boulder Ponds into 18 detached Villa homes

Location



Preliminary Plat

Mixed Use Development

- 7.79 acres of outlot for future commercial:
Outlots A, D and E
- 2.42 acre outlot for future senior housing:
Outlot B



Preliminary Plat

- 58.3 gross acres
- 38 detached Villa lots, 60 single family residential lots & 64-unit senior housing facility or apartment in a PUD - planned residential development.
- Proposed Density (Net): Northern - 2.69 units/acre, Southern – 8.05 units/acre* (*Note: includes future planned 64-unit senior living multi family building)
- 5th Street Corridor
- 11.01 acres of public right-of-way
- 7.79 acres of outlot for future commercial
- 2.42 acre outlot for future senior housing
- 7.34 acres of outlots for ponding
- 0.14 acres of common area
- 1.46 acres of wetland

Preliminary Plat

- Single Family average lot size: 9,735 square feet
- Villa home average lot size: 10,116 square feet

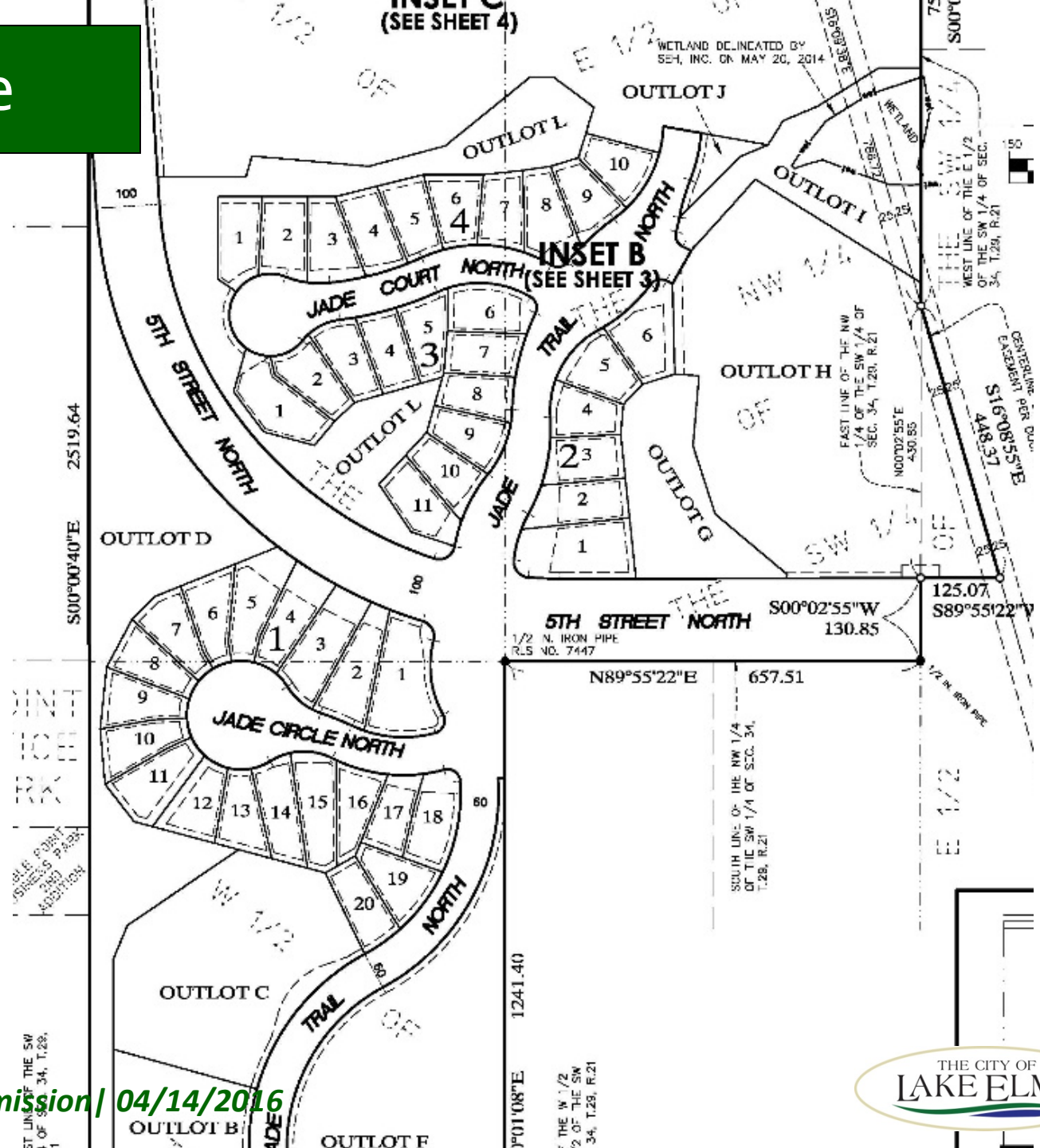
PUD Lot Setbacks:

- Front Yard Setback: 20 ft. (25 feet for garage)
- Side Yard Setback: 5 ft.
- Rear Yard Setback: 25 ft.

History

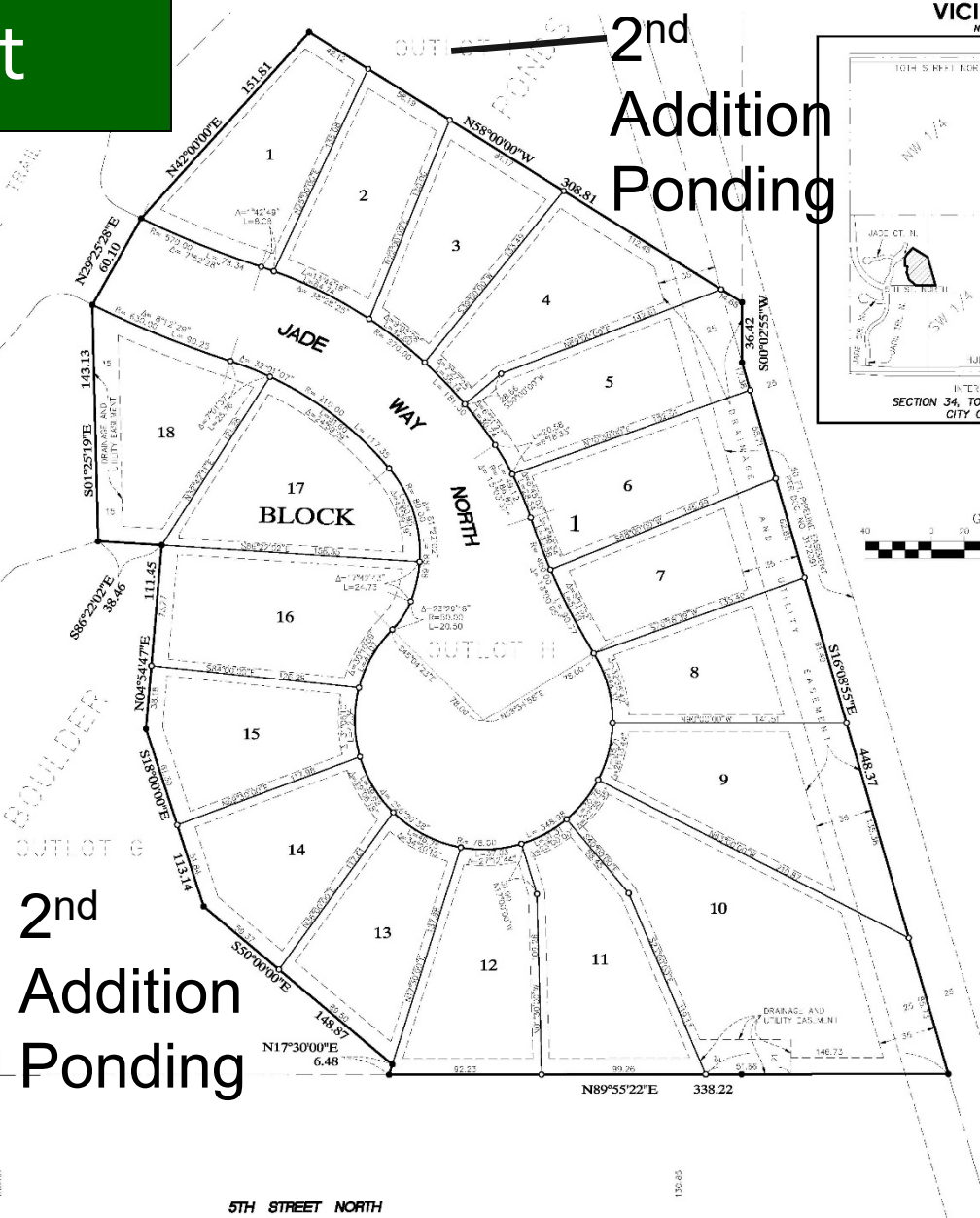
- Boulder Ponds General Concept Plan approved by the City on 12/17/13 (Resolution #2013-109).
- Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on 9/16/14 (Resolution #2014-73).
- The first phase Boulder Ponds Final Plat and Final PUD was approved on April 21, 2015.
- The Parks Commission reviewed the Boulder Ponds Final Plat in March 2016.

1st Phase



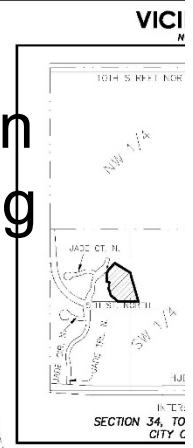
Final Plat

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2nd
 Addition
 Ponding

2nd
 Addition
 Ponding



5TH STREET NORTH



Final Plat

Phase 2

18 Villa detached homes

Gross area: 5.07 acres

Right-of-way: .91 acres

Lot area: smallest, 8,001 and largest, 21,111

Summary/Issues

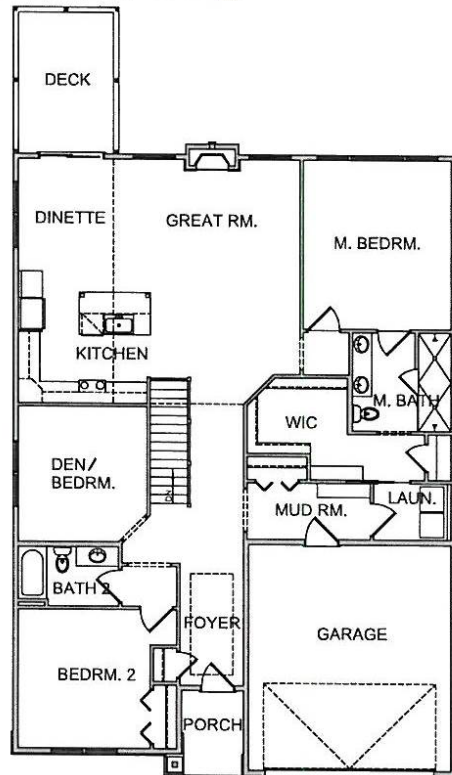
- 5th Street to be completed in future phase
- 3.85 Greenway park/buffer to be dedicated in the 3rd phase – 1.77 acres will be dedicated as parkland (*for land not within powerline easements, steep slopes, wetlands or ponding areas*) – the remaining park dedication was paid as cash in the first phase.
- Lot Book will be prepared prior to building permits.
- BP Gasline in rear lots – 35 ft of restricted use.
- Landscape License Agreement needed with management plan.
- Irrigation Plans incomplete

VILLA FLOOR PLANS

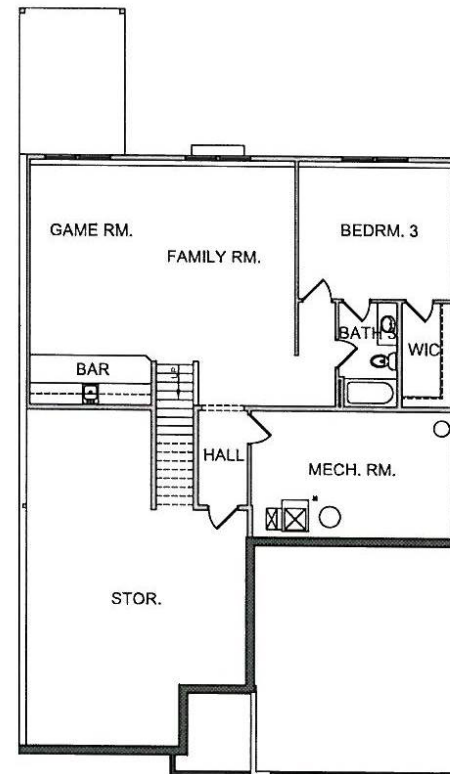


LEXINGTON

2-4 Bedrooms | 3 Baths | 2-Car Garage | 1,936-3,426 sf



Main Level: 1,963 sf



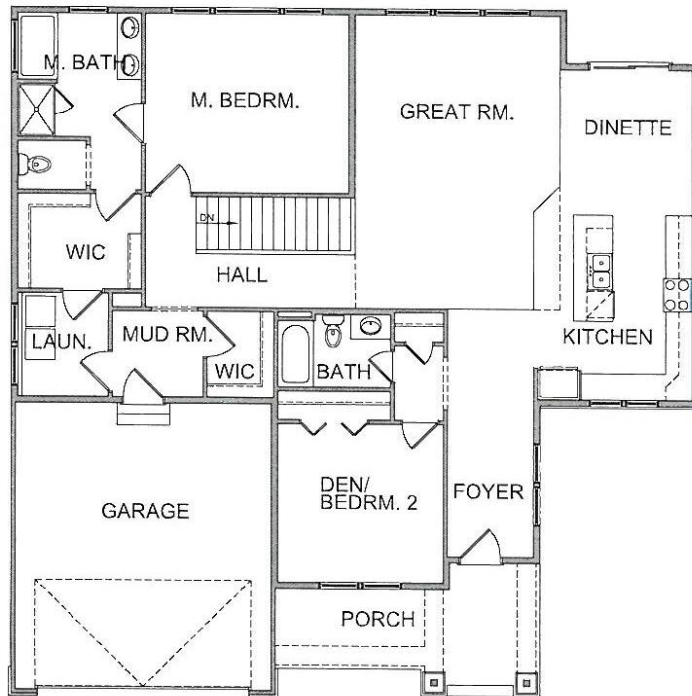
Future Basement
1,020 -1,463 sf

VILLA FLOOR PLANS



WESTON

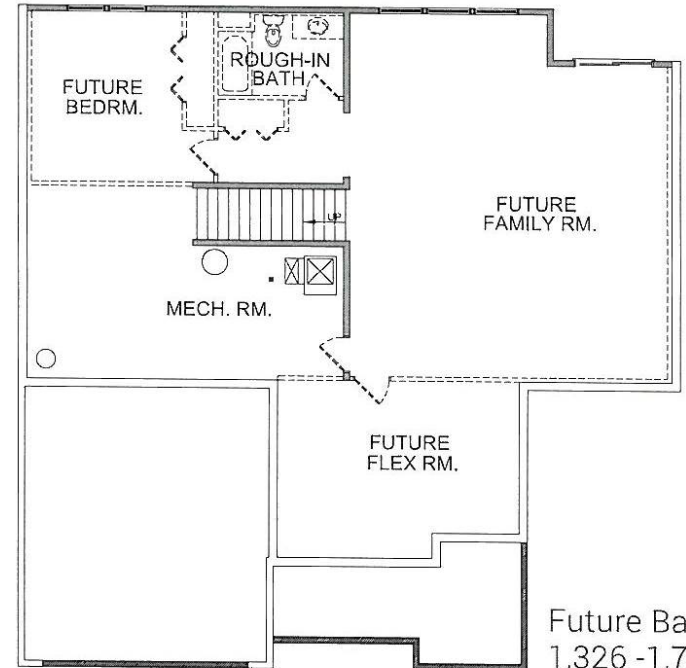
2-4 Bedrooms | 2-3 Baths | 2-Car Garage | 1,791-3,582 sf



2016

RESERVED

Main Level: 1,791 sf



Future Basement
1,326 - 1,791 sf

Findings

- 1) That the Boulder Ponds 2nd Addition 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 2nd Addition 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 2nd Addition 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 2nd Addition 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 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds 2nd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds 2nd Addition 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 4/21/16.

Conditions Summary

- 1) Complying with City Engineer memo dated 4/21/16
- 2) Proof of fee interest.
- 3) Enter into a Developer's Agreement.
- 4) The Final Irrigation Plan approval prior to building permits.
- 5) Compliance with South Washington Watershed District permit.
- 6) Written authorization to perform any work in the BP Pipeline easement prior recording.
- 7) Provide a development lot book for all lots in Phase 2 prior to recording.
- 8) Execute Landscape and Irrigation License Agreement for maintenance of commonly held CIC and City outlots and rights-of-ways prior release of the final plat for recording.