

# SPRINGS<sup>®</sup>

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## LAND USE REQUEST

Continental 483 Fund LLC ("Continental") formally requests consideration of a Zoning District Amendment as well as a Preliminary Plat/PUD application for its proposed Springs at Lake Elmo (the "Springs") from the City of Lake Elmo. The proposed site for the Springs apartment community is generally located west of Keats Avenue on the north side of Hudson Boulevard, as shown on the enclosed site plan. Continental proposes an up-scale, market-rate apartment community on the 20.36-acre site (17.01 acres excluding right of way), see enclosed Density Exhibit.

The Springs includes 300 homes within 15 residential buildings. The buildings will offer a townhouse design featuring two stories with private, ground-level entrances to each unit. Residents will have a choice between attached, direct-access garages, detached garages and ample surface parking to best fit their needs. There will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, as broken down in the chart to the right.

HOME TYPE	NUMBER OF HOMES
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30

The proposed land use is consistent with the 2040 Comprehensive Plan Future Land Use designation of Mixed Use-Commercial (MU-C). The subject site requires a rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HDR-PUD). The Future Land Use designation of MU-C allows for residential densities up to 15 units per acre; with greater densities allowed through the PUD process. Continental's request proposes a density of 14.73 du/acre gross and 14.91 du/acre net (excluding preserved wetland area).

The existing RT district zoning is an interim holding zone. Rezoning to HDR is required for the proposed density and a PUD is necessary to have more than one principal building per parcel of land. Continental's proposal meets or exceeds the criteria of the base HDR zoning district, with the exception of the interior corner building setback and the size of the detached garages (see Dimensional Standards on page 4). Additionally, the Springs will be a high-quality apartment community that is compatible in architecture and scale to existing land uses. Continental would like the opportunity to provide a unique, upscale rental housing option in this very fitting location to support Lake Elmo's growth.



**2040 Future Land Use**

AP	LDR	MDR	HDR	V-MDR	V-HDR	Closed Landfill
RAD	RSF	RSFS	GC	MU-BP	MU-C	V-LDR
				V-MU	LB	Institutional
				BP	C	Park
						PSP
						ROW
						MUSA 2040 (Revised)

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Continental has reached a private agreement with the current land owner to design and construct June Avenue North. The new connector road will be complete prior to completion of the Springs community. The City of Lake Elmo has determined the necessary width of the June Avenue right of way is to be 100' instead of the originally planned 80'. Continental agrees to dedicate a 10' strip along June Ave. to achieve the 100' right of way width however, a reduced setback on that frontage is needed in order to accommodate the City's requirement for the additional right of way area.

Continental has received approval for a partial fill of the existing wetland from the Valley Branch Watershed District. The project has gone through a number of site plan revisions in order to minimize the impact to the wetland. However, a portion of the wetland will need to be impacted in order to provide the multiuse bituminous trail required by the City. The existing wetland is approximately 0.4 acres and the remaining area after the impact is 0.24 acres. A 25' minimum wetland buffer will be maintained around the remaining portion of the wetland, apart from the required trail on the south side along Hudson Blvd.

The proposed Springs community is anticipated to break ground in late summer of 2019, pending municipal approvals. Construction is to be completed in a single phase with each building gaining occupancy in sequential order starting with the Clubhouse. All public improvements will occur with initial sitework early in the project. Occupancy of the Clubhouse is expected in Spring of 2020, with the residential buildings coming online every 2-3 weeks thereafter and final completion of the community to be achieved by late summer of 2021.

Along with the submitted site plan, elevations, sign package and associated documents, the following is a list of the project standards to be considered as a part of the PUD:

- Architectural Standards:
  - Maximum 2 stories or 35' to top of roof peak
  - Minimum 25' principal building separation
  - Exterior Materials:
    - Mix of stone masonry and fiber cement siding on all four facades of the primary buildings.
    - The percentage of each material will be provided as shown in the enclosed elevations.



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- Resident amenities to include:
  - Minimum 4,000 sf clubhouse
  - Pool with outdoor seating
  - Grill area
  - Fitness center
  - Pet playground
  - Car care center with
  - Pet Spa
- Signage:
  - 3 illuminated clubhouse tower building signs
    - Maximum of 20 SF each
  - 1 illuminated double faced monument sign with electronic reader board
    - Sign to be setback from property line a minimum of 5'
    - Gross sign area may be 60 SF per side maximum (sign area plus electronic reader board)
    - Maximum 12' tall from adjacent grade
- Accessory Structures:
  - The design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to and compatible with the main building.
  - The structure shall meet the required yard setbacks for a principal structures.
  - Detached garages shall not exceed 3,000 square feet at ground floor level and shall not exceed a height of 22 feet.
- Overall Parking Standards:
  - Parking will meet the City Ordinance.



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- Dimensional Standards:

<b>ZONING CODE COMPARISON</b>		
	<b>URBAN HDR ZONING DISTRICT</b>	<b>PROPOSED SPRINGS DEVELOPMENT</b>
<b>MINIMUM LOT AREA</b>	1,800 sf / unit	17.01 acres (2,469 sf/unit)
<b>OPEN SPACE REQUIREMENT</b>	200 sf / unit	830 sf / unit (251,449 sf = 5.772 ac)
<b>BUILDING SETBACK- FRONT (Hudson Blvd)</b>	20'	20'
<b>BUILDING SETBACK- REAR</b>	20'	20'
<b>BUILDING SETBACK- CORNER SIDE (June Ave N)</b>	15'	<b>10'</b>
<b>BUILDING SETBACK- INTERIOR SIDE</b>	10'	10'
<b>BUILDING HEIGHT</b>	stories n/a - 50'	2 stories - 32'
<b>BUILDING HEIGHT-CLUBHOUSE</b>	50'	32'
<b>LOT COVERAGE</b>	75%	66% (489,765 sf = 11.243 ac)
<b>DENSITY</b>	7.5 du/ac - 15.0 du/ac	14.91 du/ac (net) 14.73 du/ac (gross)
<b>BUILDING SEPARATION</b>	N/A	30' min.
<b>PARKING</b>	1.75 spaces / unit	1.75 spaces / unit
<b>GARAGE PARKING</b>	N/A	163 spaces (.54 / unit)
<b>DETACHED STRUCTURES</b>	Max. 1,000 SF	<b>3,000 SF</b>
<b>LANDSCAPING</b>	154.258 of Zoning Code	Meets
<b>LIGHTING</b>	150.035 - 150.038 of Zoning Code	Meets





LEGEND

	PROPERTY BOUNDARY
	UNDISTURBED WETLAND
	DISTURBED WETLAND
	RIGHT OF WAY

GROSS SITE CALCULATION	
MULTIFAMILY AREA	16.77 ACRES
WETLAND AREA (UNDISTURBED)	0.24 ACRES
HUDSON BLVD R.O.W.	2.23 ACRES
FUTURE ROAD R.O.W.	1.12 ACRES
<b>TOTAL AREA</b>	<b>20.36 ACRES</b>
<b>GROSS DENSITY</b>	<b>14.73 DU/ACRE</b>

NET SITE CALCULATION	
MULTIFAMILY AREA	16.77 ACRES
WETLAND AREA*(UNDISTURBED)	0.00 ACRES
HUDSON BLVD R.O.W.	2.23 ACRES
FUTURE ROAD R.O.W.	1.12 ACRES
<b>TOTAL AREA</b>	<b>20.12 ACRES</b>
<b>NET DENSITY*</b>	<b>14.91 DU/ACRE</b>
*NOT INCLUDING UNDISTURBED WETLANDS	

CONTINENTAL C483 FUND LLC  
An affiliate of  
**CONTINENTAL**  
PROPERTIES

STATE: MN DRAWN BY: LDB  
INITIAL DATE DRAWN: 4/22/2019

REVISIONS	
REV	DESCRIPTION
1	MINKR SITE PLAN REVISIONS

CITY: LAKE ELMO  
STREET: HUDSON BLVD & KEATS AVE, NWC

