



**City of Lake Elmo
Planning Commission Meeting
Minutes of Monday September 14, 2020**

Commissioner Cadenhead called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Cadenhead, Weeks, Risner, Holtz and Steil

COMMISSIONERS ABSENT: Mueller, Graen

STAFF PRESENT: Planning Director Roberts

Approve Agenda:

M/S/P: Risner/Steil moved to approve the agenda, **Vote: 5-0, motion carried unanimously.**

Approval of Minutes:

M/S/P: Cadenhead/Risner moved to approve the Planning Commission minutes of August 24, 2020. **Vote: 5-0, motion carried unanimously.**

Public Hearings

- a. Concept PUD Review – Goldridge Group (Hudson Boulevard and Julia Avenue)

Director Roberts introduced the proposed mixed use PUD as proposed the Goldridge Group. He noted they are requesting approval of a concept planned unit development (PUD) for the property located on the north side of Hudson Boulevard, west of Julia Avenue (9400 Hudson Boulevard). Roberts noted that Concept PUD review requires a public hearing.

Roberts explained that the proposed concept PUD would have 3 apartment buildings with a total of 178 units – on about 11.4 acres with a density of about 15.55 dwelling units per acre (D.U.A). The Concept PUD Plan also shows a 2.24 acre parcel in the southeast corner of the site for preschool/childcare center known as the Goddard School.

Director Roberts stated that the City Council approved a Code Amendment on August 18, 2020 that changed the PUD review process to drop the requirement for Concept Review of PUDs by the Planning Commission and City Council. He noted that this application was complete on August 14, 2020, so the City will review and process this request following the Code standards that were in effect at that time (including having a concept review of the PUD).

Roberts reported that the proposed mixed-use development will be located on the property located on the northwest corner of the intersection of Hudson Boulevard and Julia Avenue. The proposed development would have a mix of land uses including 3 apartment buildings (with a total of 177

market rate rental units) on 11.4 acres (with overall average density of about 15.55 units per acre) and preschool/child care center located on about 2.24 acres in the southeast corner of the site. He also explained that the developer is proposing a PUD for this development because they are requesting flexibility from the strict zoning regulations of the MU-C zoning district by having a mix of land uses, by having 3 residential buildings on one lot, by having reduced setbacks for parking areas and to increase the allowed residential density through the use of amenity points.

Director Roberts noted that the land use map in the Comprehensive Plan shows this site designated as MU-C (mixed use commercial). He explained that the 2040 Comprehensive Plan notes “this designation is a new land use and identifies where a mix of commercial and residential uses may be integrated to benefit from proximity and adjacencies to each other. Commercial uses in this category include service and retail uses such as, but not limited to, restaurants, shops, convenience stores, salons, studios and dry cleaners. Land with this designation is assumed to develop with a minimum of 50 percent residential use with a density ranging from 10-15 dwelling units per acre.”

Roberts explained to the Commission how the proposed site plan includes 3 apartment buildings with 59 units each and underground (structure) parking for 58 vehicles, 137 surface parking spaces, an approximately 1,300 square foot amenity building (including bathrooms, changing rooms, lounging area, a kitchen area and office space for onsite management) and an outdoor pool with patio area. He also noted that the concept plans show an outdoor grilling area, a children’s playground, recreation areas for basketball, soccer, pickle ball and tennis and garden plots for the residents.

Director Roberts stated that the developer is proposing all private driveways/roads with widths of 24 feet or 32 feet within the development site and that proposed concept plan shows a primary access driveway into the site from Julia Avenue on the east and another access on to Hudson Boulevard. Roberts noted that the driveway entrance on Julia Avenue should be in alignment with the driveway into the Springs development to the east and that these access points are consistent with City standards.

Roberts explained that the proposed residential element of this development shows 177 units on an 11.4 acre site for a proposed density of 15.55 residential units per acre. The MU-C land use designation allows up to 15 residential units per acre. Roberts noted that for an 11.4 acre site, the maximum allowed density, without amenity points, would be 170 residential units. As such, the developer will be requesting City approval of amenity points to allow for an increase of 7 additional residential units.

Roberts also noted that for the residential portion of this PUD, with a maximum of 15 dwelling units per acre, a 20 percent increase in density would bring the maximum density to 18 dwelling units per acre. At 11.4 acres, the residential site could have up to 205 dwelling units (or 28 additional units) if the City approved the maximum amount amenity points to increase the project density.

Director Roberts explained that City’s PUD ordinance provides that developers may provide amenities with their projects for increased density. In this case, because the applicant is proposing a housing density of 15.55 units per acre, the developer will need to provide amenities with the project to justify the increased housing density above the allowed density range 10-15 units per acre of the MU-C land use designation. Roberts also stated that in addition, a PUD should offer the City (and future residents) amenities in exchange for the flexibility of allowing more than one building on a parcel and reduced parking lot setbacks to the north property line.

Director Roberts reviewed with the Commission the proposed amenities the developer would be including in this PUD and the points for each:

- *Underground or structure parking.* The narrative of the application indicates that there will be 174 indoor or underground parking stalls for the 177 apartment units. It has not been indicated that this will reduce the surface parking area outside the footprint of the principal structure by 25%, however, as required by the PUD Code. (10 points requested)
- *Contained Parking.* By proposing 174 garage spaces for its residents, the proposed development limits the amount of visible surface parking.
- The applicant notes the development will offer the following amenities:
 1. An approximately 1,300 square-foot amenity building (that will have bathrooms, changing rooms, kitchen area, lounging area and office space for onsite management).
 2. An outdoor pool with a patio area
 3. An 1,868 square-foot grilling plaza (5 points requested)
 4. Children's playground (10 points requested)
 5. play areas for basketball, pickle ball and soccer (10 points requested)
 6. Sidewalks connecting the elements throughout the site (5 points requested)

Roberts summarized that the proposed Concept PUD Plan should include more than enough amenities to support the proposed increase in housing units in the PUD.

Director Roberts concluded his presentation by noting that staff is recommending that the Planning Commission recommend approval of the PUD Concept Plan as proposed by the Goldridge Group for the property located on the north side of Hudson Boulevard, west of Julia Avenue subject to the 17 conditions listed in the staff report. Director Roberts then answered questions from the Commission.

Mr. Brad Coats, representing the Goldridge Group, explained several of the elements of the proposal and made a few comments to the Planning Commission about the proposed PUD. He also answered several questions from the Commission about the development proposal.

Cadenhead opened the public hearing at 7:38. No one from the public was present to speak about the proposed PUD and staff noted that they had not received any comments about the proposal.

Cadenhead closed the public hearing at 7:39.

M/S/P: Steil/Risner moved to recommend approval of the Concept PUD as proposed by the Goldridge Group for the property on the northwest corner of Hudson Boulevard and Julia Avenue, subject to the conditions listed in the staff report.

Commissioner Weeks commented about the proposed open space needs within the PUD, the proposed amenities in the PUD and the value of those amenities to the City as a whole.

Vote: 5-0, motion carried unanimously.

New Business

None

Staff and Commission Updates

Roberts reported that at the September 1, 2020 City Council Meeting there were no planning or land use items on the agenda.

He also reported that on the September 15, 2020 City Council meeting the City Council would be considering the Variance Approval Amendment Request for the property located at 8950 Lake Jane Trail North.

Director Roberts reminded the Commission of the upcoming PC Meetings on September 28, 2020 and on October 14, 2020.

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Ken Roberts – Lake Elmo Planning Director