



3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday September 14, 2020
at 7:00 p.m.

AGENDA

Note: Social Distancing protocols will be in place in the City Council Chambers

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. August 24, 2020
4. Public Hearing
 - a. Concept PUD Review – Goldridge Group (Hudson Boulevard and Julia Avenue)
5. New Business
 - a. None
6. Communications/Updates
 - a. City Council Update:
09-01-20 Meeting
 - b. Staff Updates
 - c. Upcoming PC Meetings:
 1. September 28, 2020
 2. October 14, 2020
7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo
Planning Commission Meeting
Minutes of Monday August 24, 2020**

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

COMMISSIONERS PRESENT: Cadenhead, Weeks, Graen, Holtz, Mueller and Steil

COMMISSIONERS ABSENT: Risner

STAFF PRESENT: Planning Director Roberts, City Planner Prchal

Approve Agenda:

M/S/P: Holtz/Graen moved to approve the agenda, **Vote: 6-0, motion carried unanimously.**

Approval of Minutes:

M/S/P: Cadenhead/Steil moved to approve the Planning Commission minutes of August 13, 2020. **Vote: 6-0, motion carried unanimously.**

Public Hearings

- a. Variance Approval Amendment Request – 8950 Lake Jane Trail North

City Planner Prchal explained that the City has received a request from Steve and Haley Meisterling, owners of the property located at 8950 Lake Jane Trail, to remove certain conditions of approval for variances on the property and also removal of restrictive covenants that apply to their property. Prchal noted that in 2002, the previous owners of the property received City approval of variances to build a home on the property. This approval consisted of a setback variance from the ordinary high-water level of Lake Jane and from the street right-of way.

The City Council approved the variances with a condition of approval being the preservation of the remainder of the property that required the recording of a restrictive covenant on the property in order to ensure preservation. Prchal explained that the applicants are now requesting to amend the 2002 variances by removing the conditions of approval pertaining to preservation. This would include the removal of the restrictive covenant that is recorded against the property.

He also explained that the applicants are requesting that the restrictive covenant that was recorded against their property as a condition of the 2002 variance be removed in its entirety.

The restrictive covenant has the following restrictions (which would all no longer apply if it is removed):

1. No trees or ground vegetation may be out outside of the Construction Area [as defined in the restrictive covenant], except for a 50 foot wide corridor, the centerline of which begins at a point on the north line of the Construction Area, 100 feet East of the Northwest corner of thereof; thence extending northerly at a 90 degree angle from said north line to the intersection with the natural high water mark of Lake Jane and there terminating. Inside the 50 foot corridor all trees over 12 inches in diameter at breast height must not be cut.
2. Trees and vegetation may be cut as needed to install and maintain a septic system.
3. No trees may be cut in the road right of way except for a 65 foot driveway opening.
4. The preserved area of the site shall remain undisturbed from the natural state, including ground vegetation and tree cover.
5. No grading or filling shall be permitted North of the ordinary high water level.
6. The existing parcel shall not be reduced in size or subdivided at any time.

Prchal also noted how the site has changed through recent years as the owners have removed trees from the property and have widened the sand beach area along the lake shore. City Planner Prchal concluded his presentation by explaining the findings and staff's recommendation of denial of the variance amendment request for the property located at 8950 Lake Jane Trail.

Prchal then answered questions from the Planning Commission.

The applicants, Steve and Haley Meisterling, read a statement, explained the reasons for their request and answered questions from the Commission.

Cadenhead opened the public hearing at 7:24. Jackie Furlong, 8959 Lake Jane Trail, spoke in favor of the applicant's request and noted how well the applicants were caring for and improving their property.

Cadenhead closed the public hearing at 7:26.

The Planning Commission discussed the request. There were comments from the Commissioners that having the covenants on the property as required by the City could be considered arbitrary and capricious. They also discussed whether keeping the covenants on the property was necessary as there are City Code standards in place regarding tree removal and shoreland alterations. The Commissioners noted that these regulations should protect the shoreland impact zone and that the City could use the existing regulations as a basis for enforcement if necessary.

Commissioner Weeks presented the Commission with five findings for approval of the applicant's request. They included:

1. The statements of the applicant and neighbors are truthful and detailed.
2. The covenants are arbitrary.
3. The covenants deny the property owners enjoyment of their land.
4. The existing codes and the enforcement of those codes is sufficient.

5. The DNR has made no comments about this application.

M/S/P: Graen/Holtz moved to approve the proposal to remove all the covenants on the property at 8950 Lake Jane Trail as requested by the applicant with the findings for approval as suggested by Commissioner Weeks. **Vote: 5-1 (Steil nay). Motion carried.**

New Business

None

Staff and Commission Updates

Roberts reported that at the August 18, 2020 City Council Meeting, the Council reviewed and approved the Comprehensive Plan Amendments for the properties located at the corner of Lake Elmo Avenue and 43rd Street North and they approved the code amendments for PUD, OP-PUD and Subdivision ordinances. He also noted that the City Council approved a time extension for the Carmelite Hermitage of the Blessed Virgin Mary to extend the time to start or implement the Conditions of Approval for a Conditional Use Permit for their property located at 8249 Demontreville Trail.

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

Meeting adjourned at 7:57 pm.

Respectfully submitted,

Ken Roberts – Lake Elmo Planning Director



STAFF REPORT

PLANNING COMMISSION

DATE: 09/14/2020

AGENDA ITEM: 4a – PUBLIC HEARING ITEM

TO: Planning Commission
FROM: Ken Roberts, Planning Director
AGENDA ITEM: **Goldridge Group PUD Concept Plan (Hudson Boulevard and Julia Avenue)**
REVIEWED BY: Ken Roberts, Planning Director
Sarah Sonsalla, City Attorney
Ben Prchal, City Planner
Jack Griffin, City Engineer

BACKGROUND:

Mr. Brad Coats, representing the Goldridge Group, is 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). Concept PUD review requires a public hearing.

The proposed concept PUD would have 3 apartment buildings with a total of 178 units – on 10.64 acres (net) with a density of about 16.73 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. (Please refer to the attached narratives and maps for more information about this proposal).

ISSUES BEFORE THE PLANNING COMMISSION:

The Commission is respectfully being requested to review, hold a public hearing, provide feedback to the developer, and make a recommendation to the City Council for the concept planned unit development for the proposed mixed use development for property on the north side Hudson Boulevard, west of Julia Avenue as proposed by the Goldridge Group.

GENERAL INFORMATION:

Applicant: Goldridge Group (Brad Coats), 310 Pinnacle Way, Suite 300, Eau Claire, Wisconsin 54701
Property Owner: DPS-Lake Elmo, LLC of 6007 Culligan Way, Minnetonka, MN 55345
Location: North of Hudson Boulevard, west of Julia Avenue

PID#: 3402921340012

Request: Concept PUD Plans approval

Site Area: 14.15 gross acres

Residential Development Area: 10.64 acres

Land Use Guidance: 2040 Comprehensive Plan – Mixed Use Commercial

Zoning: RT - Rural Development Transitional

Proposed Zoning: MU-C PUD (Mixed Use Commercial/PUD)

Surrounding Land Use Guidance: Commercial to the west, Urban Medium Density Residential (future townhouses) to the North, High-density residential (The Springs) across Julia Avenue to the east, and Hudson Boulevard and I-94 to South.

History: The property has been used as rural vacant land with a pole building used storage and possibly as a homestead. A large portion of the eastern part of the site is covered in trees.

Deadline for Action: Application Complete – 8/14/2020
60 Day Deadline – 10/12/2020
Extension Letter Mailed – No
120 Day Deadline –

Applicable Code: Article 12 – Urban Residential Districts
Article 18 – Planned Unit Development Regulations

Chapter 153 – Subdivision Regulations
§150.270 Storm Water, Erosion, and Sediment Control

CONCEPT PUD PLAN REVIEW

PUD Review Process. The City Code for PUD's requires several steps in the project review and approval process. Section 154.758 of the City Code (below) provides all the details about the review process and steps. As noted subsection in E2, the Planning Commission is to hold a public hearing about the concept plan and report its findings and recommendations to the City Council.

Note: 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. 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.

§ 154.758 PROCEDURES FOR PROCESSING A PLANNED UNIT DEVELOPMENT.

There are four stages to the PUD process: application conference, general concept plan, preliminary plan and final plan, as described below.

- A. *Application Conference.* Upon filing of an application for PUD, the applicant of the proposed PUD shall arrange for and attend a conference with the Planning Director. The primary purpose of the conference shall be to provide the applicant with an opportunity to gather information and

obtain guidance as to the general suitability of his or her proposal for the area for which it is proposed and its conformity to the provisions of this subchapter before incurring substantial expense in the preparation of plans, surveys and other data.

- B. *General Concept Plan.* The general concept plan provides an opportunity for the applicant to submit a plan to the city showing his or her basic intent and the general nature of the entire development without incurring substantial cost. The plan should include the following: overall density ranges, general location of residential and nonresidential land uses, their types and intensities, general location of streets, paths and open space, and approximate phasing of the development.
- C. *Preliminary Plan.* Following approval of the general concept plan, the applicant shall submit a preliminary plan application and preliminary plat, in accordance with the requirements described in § 153.07. The application shall proceed and be acted upon in accordance with the procedures in this subchapter for zoning changes.
- D. *Final Plan.* Following approval of the preliminary plan, the applicant shall submit a final plan application and final plat, in accordance with the requirements described in § 153.08. The application shall proceed and be acted upon in accordance with the procedures in this ordinance for zoning changes. If appropriate because of the limited scale of the proposal, the preliminary plan and final plan may proceed simultaneously.
- E. Schedule for Plan Approval
 1. Developer presents the general concept plan to the Planning Commission for their review and comment.
 2. After verification by the Planning Director that the required plan and supporting data are adequate, the Planning Commission shall hold a public hearing, with public notice.
 3. The Planning Commission shall conduct the hearing and report its findings and make recommendations to the City Council.
 4. The City may request additional information from the applicant concerning operational factors or retain expert testimony at the expense of the applicant concerning operational factors.
 5. The Council may hold a public hearing after the receipt of the report and recommendations from the Planning Commission. If the Planning Commission fails to make a report within 60 days after receipt of the application, then the City Council may proceed without the report. The Council may approve the general concept plan and attach such conditions as it deems reasonable.
 6. Following approval of the General Concept Plan, the application may proceed to the preliminary plan phase.

PROPOSAL DETAILS/ANALYSIS:

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 10.64 gross acres (with overall average density of 16.64 units per acre) and preschool/child care center located on about 2.24 acres in the southeast corner of the site. The development is proposed as a PUD because the developer is 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. The applicant's submission to the City includes the following components:

Concept Plan Overview. The two attached narratives include a general overview of each of the elements in the project with additional details concerning some of the unique aspects of the proposed PUD.

Concept Plan. The PUD Concept Plan includes a proposed configuration of roads, sidewalks, trails, amenities, recreation areas and other public spaces on the applicant's site. While the Concept Plan provides initial dimensions for many of the various lots and streets, some details are still missing and will need to be further reviewed for compliance with the City's standards and regulations.

Staff has completed an internal review of the concept plan, and general comments from Staff and recommended conditions of approval are included in this memorandum. The Staff review comments that follow are all based on conducting a high level review of the concept plan since there is not a lot of detailed information that is required at this stage in the development process. Staff has instead focused on the bigger picture items and those things that would otherwise not allow the development to move forward if they contrasted with elements from the Comprehensive Plan, the Zoning Code, or the City Code.

STAFF REVIEW COMMENTS:

Members of the Planning Staff, Public Works, Engineering, and Fire Departments have reviewed the PUD concept plan, while the City Engineer has provided an additional review of the PUD Concept Plans. The Staff comments for this project are as follows:

Comprehensive Plan: The land use map in the Comprehensive Plan shows this site designated as MU-C (mixed use commercial). 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."

Zoning Map Amendment. The existing zoning of the property is RT (rural development transitional). In order to develop the site, the City will be required to rezone the development to MU-C with PUD overlay to be consistent with the City's Comprehensive Plan guidance for the area. The purpose of the mixed use commercial district "is to provide areas in the city for and promote mixed use development that supports a sustainable mix of retail, commercial and residential uses that will benefit from proximity and adjacency to one another."

The mixed use commercial (MU-C) zoning code also states that the "mixed use commercial district will serve as a transitional district between more intense highway-oriented development and less intense rural or medium density residential uses. The intent of the mixed use commercial district is to permit flexibility in the use of the land, while providing a set of minimum development standards in site design, spatial relationships, building architecture and landscape design that will allow property owners to design and construct development projects that respond both to market needs and to City goals and policies." In addition, the MU-C code requires at least 50 percent of the net developable area of a proposed mixed use commercial development is to be residential, and residential development within these areas shall occur at a density range of 10-15 units per acre.

Consistency with Proposed or MU-C District. As mentioned, the proposed development will require City approval of a Zoning Map Amendment to rezone the property to Mixed Use Commercial (MU-C) (from the current RT (rural transition)) zoning designation. As such, staff reviewed the proposed General PUD Concept Plan against the standards including setbacks, impervious coverage, etc. of the Mixed Use Commercial zoning district, as shown below.

Standard	MU-C Required	Proposed
Impervious Surface Maximum	75%	37%
Minimum Lot Width	60 feet	1,000 feet on Hudson Blvd.
Minimum Lot Area (per Unit)	1,500 square feet	2,619 square feet
Front Yard Setback	20 feet	40 feet
Interior Side Yard	10 feet	100 feet
Corner Side Yard	10 feet	40 feet
Rear Yard Setback (Building)	20 feet	70 feet
Parking Setback (from residential zones) (rear yard)	35 feet	19 feet
Parking	Not to be located in the front yard or between the front façade and street.	Parking is located in front of the proposed child care center, though this parking lot design is consistent the design of parking lots for commercial/office buildings and would not be parking for the residential buildings on the site.
Open space	300 square feet of common open space provided per unit. In this case, at least 53,100 square feet.	Undetermined – but it appears there is at least 55,000 square feet of open space is provided on site with the playgrounds, recreation areas, gardens and common areas between buildings.

Site Data. The entire subdivision/PUD area is 14.15 gross acres. Of the 14.15 gross acres, the developer is proposing to develop 10.64 acres with 177 apartment units (in three 3-story buildings) with associated amenities and recreation facilities. The proposed residential element of the PUD would have with a net density of 16.64 du/acre.

The PUD also includes a private preschool/child care center called the Goddard School that would be on 2.24 acres located on the southeast corner of the site. This plan includes a 11,500 square foot building designed for up to 188 children and staff, outdoor play grounds, 54 parking spaces and room for another 52 parking spaces near Julia Avenue if needed.

Site Plan Details. 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. The plans also show an outdoor

grilling area, a children's playground, recreation areas for basketball, soccer, pickle ball and tennis and garden plots for the residents.

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

The developer of the Springs Apartments to the east of this site recently completed improvements to Julia Avenue adjacent to this PUD including the installation of curb and gutter and the first lift of asphalt. The City expects the developer of the town houses to the north and east of this site (Pulte) to complete their portion of Julia Avenue by November this year. When they finish their portion of Julia Avenue it become a continuous public street connection from 5th Street North to Hudson Boulevard.

PUD Minimum Requirements. A PUD is a negotiated zoning district, and according to the Lake Elmo Zoning Code Article 19, Planned Unit Development Regulations, the City may grant zoning flexibility in order to better utilize site features and to obtain a higher quality of development. Or put another way, through the PUD review and approval process the City may grant development and zoning flexibility in order to better protect and use site features to obtain a higher quality of development than would occur by following the City's subdivision standards.

When evaluating a PUD proposal, a PUD must meet one or more objectives contained in Section 154.751 and meet the minimum requirements of Section 154.753 which include a minimum of 20% protected open space.

Consistency with Planned Unit Development Regulations. The applicant has requested City approval of a PUD for this development because it will have multiple buildings on one property and to allow for an increase in residential density through the use of amenity points. Staff has reviewed the proposed plan for its consistency with requirements of Article XVII: Planned Unit Development (PUD) Regulations and has found the following:

- **Intent.** The intent of a PUD is to provide for flexibility in the use of land and the placement and size of buildings in order to better utilize site features and obtain a higher quality of development. A PUD is required for the proposed development, as more than one principal building is proposed to be placed on a platted lot, the developer is proposing reduced setbacks for a parking area and the proposed residential density would be greater than the 15 units per net acre as allowed by the 2040 Comprehensive Plan.
- **Identified Objectives.** When reviewing requests for PUDs, the City is to consider whether one or more objectives as outlined in Section 154.751: Identified Objectives of the Zoning Code will be served or is achieved. Staff has found that the proposed development would meet the following objectives:
 - A. *Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.*
 - The proposed development is a mixed use plan with 3 three-story apartment buildings (with amenities) and a preschool/child care center integrated all in one site.
 - B. *Promotion of integrated land uses, allowing for a mixture of residential, commercial and public facilities.*

- The proposed development would have a mixture of land uses in an area with a variety of land uses including townhouses to the north, the Springs rental housing to the east across Julia Avenue and commercial development to the west.
- C. *Provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.*
- The proposed development is proposing a number of recreational amenities to residents within the PUD including garden areas, playgrounds, play fields, amenity building, and pool.
- D. *Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.*
- The proposed development will provide additional housing opportunities within the City, as there are currently very few multi-family buildings within the City. This location is close to commercial districts and would create housing opportunities for local employees. The proposed development site offers easy access transportation access via Hudson Boulevard to area highways and freeways.
- G. *Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.*
- The design of the proposed buildings will be compatible in design with those in the area.
- H. *Creation of more efficient provision of public utilities and services, lessened demand on transportation and the promotion of energy resource conservation.*
- This development is located at a main street intersection in Lake Elmo and would be within walking and biking distance of retail and office facilities. This would allow the residents to access the facilities and services without the need to drive, lessening the impact to traffic and roads.
- J. *Higher standards of site and building design than would otherwise be provided under conventional land development techniques.*
- The proposed PUD would add a housing type not common in Lake Elmo and would be providing an interesting and unique development, both visually and meeting the housing needs for a broader demographic in Lake Elmo as identified in the 2040 Comprehensive Plan. From an architectural standard, the City will impose the guidelines and standards set forth with the Lake Elmo Design Guidelines & Standards Manual for the buildings and outdoor features (landscaping, fencing, etc.) in this development.
- a. **Minimum Requirements.** PUDs must meet the following minimum requirements:
- A. *Lot Area. A PUD must include a minimum of 5 acres for undeveloped land or 2 acres for developed land within the approved development.*
- The proposed development exceeds this requirement with a proposed 14.16 acre development.

- B. *Open Space: For all PUDs, at least 20% of the project area not within street rights-of-way to be preserved as protected open space. Other public or site amenities may be approved as an alternative to this requirement. Any required open space must be available to the residents, tenants, or customers of the PUD for recreational purposes or similar benefit. Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement. Open space shall be designed to meet the needs of residents of the PUD and the surrounding neighborhoods, to the extent practicable, for parks, playgrounds, playing fields and other recreational facilities.*
- The applicant has not yet indicated the amount of open space with the proposed plan. However, staff estimates that at least 35% of the proposed development would be open space (including recreation areas, garden plots, green spaces, storm water ponding areas and landscaped areas).
- C. *Street Layout... In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.*
- The proposed development is adjacent to a new north/south road (Julia Avenue) connecting 5th Street to Hudson Boulevard thus meeting this requirement. This proposal show private roads and driveways connecting the buildings and parking lots to Julia Avenue and Hudson Boulevard. It is a recommended condition of approval that the developer address all the comments outlined in the Engineering memo dated September 3, 2020 before submitting plans for a preliminary plat and PUD for this site.

Density. The proposed residential element of this development shows 177 units on a 10.64 acre site for a proposed density of 16.64 residential units per acre. The MU-C land use designation allows up to 15 residential units per acre. For 10.64 acre site, the maximum allowed density, without amenity points, would be 160 residential units. The developer will be requesting City approval of amenity points to allow for an increase of 17 additional residential units.

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 10.64 net acres, the residential site could have up to 191 dwelling units (or 31 additional units) if the City approved the maximum amount amenity points to increase the project density.

Proposed Amenities. The 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 16.64 units per net 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. 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. In this case, the developer outlined in his narrative the following amenities they 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.
- *Additional Amenities?* Additionally, the City may also consider the allotment of amenity “points” for site amenities that are not otherwise specified within the ordinance. 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)

It appears from this list of proposed amenities and the project plans the developer is proposing more than enough amenities to have the City approve the proposed increase in density for the residential element of this PUD. The City will review and consider the possible project amenities, the respective amenity points and the increased density in more detail during the review and consideration of the preliminary PUD and preliminary plat plans.

Setbacks. The building and parking setbacks in the MU-C Zoning District are:

Residential Building Setbacks:

Front yard setback – 20 feet
Side yard setback – 10 feet
Corner side yard setback -10 feet
Rear yard setback – 20 feet

Non-residential Building Setbacks:

Front yard setback – 30 feet
Corner side yard setback – 25 feet
Rear yard setback – 30 feet
From residential zones – 50 feet

Parking setback requirements:

Front yard – 15 feet
Interior side yard – 10 feet
Corner side yard – 15 feet
Rear yard - 10 feet
From residential zones – 35 feet

Setbacks - proposed. The proposed concept site plan shows a variety of building and parking lot setbacks on the site. These include a front setback for the buildings of at least 40 feet (from Julia Avenue and from Hudson Boulevard), a parking setback of 19 feet from the north property line and 9.5 feet from Hudson Boulevard and Julia Avenue, a setback of at least 100 feet for the buildings from the west property line, a 70 foot rear yard building setback (from the north property line).

All these setbacks meet or exceed the minimum required by MU-C zoning code except for the proposed parking lot setback of 19 feet from the north property line (35 feet required). If additional public street right-of-way is needed for Hudson Boulevard or for Julia Avenue on the east side of the site that might affect the proposed setback for the parking areas of the Goddard School. (Please see the City Engineer's comments for additional information about the streets and access).

Proposed Unit Breakdown. The proposed number of units totals 177. The following provides a breakdown of the proposed unit types and the number of units of each:

Unit Type	Total Number of Units
Studios	9
1-Bedroom	63
2-Bedroom	105
3-Bedroom	0

Proposed Design. The apartment buildings are each 3 stories tall with a mix of studio, one bedroom and two bedroom units and internal parking for 58 vehicles. The apartment building elevations provide architectural interest with use of exterior accents, a large percentage of windows, and high quality materials including fiber cement board lap siding, fiber cement shingle siding, an asphalt shingle roof and manufactured stone masonry. The buildings create additional high architectural value with use of varied roof lines and vertical and horizontal articulation.

The proposed plans for the Goddard School building do not identify the exterior building materials but they appear to include a mix of stone or stone veneer near the bottom with vertical man-made siding, a large percentage of windows and a sloping asphalt shingle or standing seam metal roof.

The City will require a more robust architectural plan for all the buildings in the entire development with the preliminary plat and preliminary PUD Plans submittal. All building designs will need to meet the Lake Elmo Design Guidelines and Standards for materials and colors.

Adherence to Lake Elmo Design Guidelines and Standards.

The proposed development adheres to the Lake Elmo Design Guidelines and Standards in that:

- The proposed structures are located and oriented in a manner that allows for pedestrian accessibility and provides visual interest from the public right-of-way.
- The buildings are located as close to the public street as possible, easily accessible from the street; recreational and common spaces are located at the interior or rear of the site.
- The parking areas do not account for more than 50% of street frontage.

- Examples of past developments adhere to building design requirements. It is a recommended condition of approval that the applicant include a detailed architectural plan proposal for the development.

Parking. The City's Zoning Code requires one parking space per studio and 1 bedroom unit, two parking spaces per 2 and 3 bedroom unit and at least one visitor parking space per four units. With the proposed mix of 177 apartment units, the City Zoning Code requires the developer to provide at least 326 parking spaces on site for the apartments. In this case, the developer is proposing a total of 311 parking spaces – including 174 attached (interior) garage spaces and 137 surface parking spaces spread throughout the site. This is 15 fewer parking space than required by the City Code. The applicant has indicated to staff that they will be looking to add additional parking space to the project plans – possibly along the north side of the storm water ponding area near the picnic area and children's playground.

If the applicant wants to move forward with development plans that have fewer parking spaces on site than the code requires, they should request City approval of a parking reduction as part of their preliminary PUD application. With such a request, the applicant would need to demonstrate to the City the amount of proposed parking would be adequate for the number of residents, staff and visitors.

The proposed width and length of parking stalls is compliant with code, and the proposed width of the private driveways of 24 feet or 32 feet should be adequate for a 2-way drive aisle width according to the Zoning Code. Of these parking spaces, a total of six spaces are proposed to be Americans with Disabilities Act (ADA)-accessible.

Impervious Surfaces. The maximum allowed impervious surface residential development in the MU-C zone is 75 percent. According to the applicant, the proposed concept plan has 5.22 acres (36.9 percent) of the site as impermeable (impervious) surface and 8.93 acres (63.1 percent) of the site with permeable (pervious) surfaces. The City Code requires that at least 25 percent of the site have pervious surfaces so, as proposed, the PUD meets this requirement.

Easements. The City requires 10-foot-wide easements along all public rights-of-ways and rear property lines, 5-foot-wide easements alongside property lines, and easements for stormwater management and public utilities as needed. The City should require the applicant to show all required and necessary easements on the preliminary and final PUD plans.

Sidewalks. The City's standard street detail requires a 6 foot wide public sidewalk be constructed on one side of any public street. The proposed concept plan shows private driveways and roads internal to the site with a series of sidewalks connecting the buildings to the site amenities, to a sidewalk along Julia Avenue and to the trail along Hudson Boulevard.

Trails. The Comprehensive Plan's Trail Plan shows a planned trail and sidewalk along Julia Avenue along the east side of the development. The proposed site plan for this PUD shows a six-foot-wide concrete sidewalk along Julia Avenue. The trail construction and connection requirements at and along Hudson Blvd will need to be reviewed. The City should require the developer to install the planned trail(s), sidewalks and a crosswalk with pedestrian ramps where needed as part of this development.

Parkland Dedication. The Parks Commission will review the proposed development and make a recommendation about the park dedication requirements at its September 21, 2020 meeting. The proposed development does not propose a public park but does provide recreation for its residents through the proposed play fields, amenity building, pool and open space. This area is already served by Savona Park.

The proposed development consists of 14.15 acres, and the required parkland dedication for the Mixed Use – Commercial zoning district is 10%. The required amount of the fees would be 10% of the purchase price of the property, which has yet to be determined. The park dedication requirement for a 14.15 acre development is 1.42 acres of parkland, or a combination of parkland or fees in lieu of parkland.

The developer has not identified any areas for park land dedication within the development but has identified open space areas for play, recreation and gardening on the Concept PUD totaling about 0.75 acres. These include the recreation and playground areas and the urban garden. These areas/amenities are part of the proposed open space as required by the PUD Ordinance. It would not be a recommendation of City staff that the City consider any of these private amenities for public park land dedication.

Subdivision Signs. Section 154.212 allows a maximum of 2 subdivisions signs per residential development with a maximum sign area of 24 sq. ft. per sign. No signs have been proposed.

Tree Removal and Preservation. There is an area of about 90,000 square feet (2.1 acres) of tree cover on the site. Most of the trees on this site are around the existing buildings. The proposed project would remove all the existing trees on the site. The applicant has not yet submitted a proposed tree and landscaping plan for this site.

The City will require the applicant to provide a complete tree inventory and tree preservation/replanting and landscaping plans as part of any site development applications going forward. The City's tree preservation ordinance allows for 30% removal of significant trees on a site and the City requires a tree mitigation plan showing how the developer will replace any and all removed trees.

Landscaping. The applicant has not yet provided the City with any details about landscaping for the site (nor are they required to at this point of the review). The City will require the applicant to submit detailed landscape plans with their preliminary PUD application and those plans will need to meet or exceed the City's Landscape Requirements for the replanting of trees and for screening. All tree removal, screening and landscape plans will subject to review and approval by the City's Landscape Architect.

The landscape ordinance requirements are as follows:

1 tree per 50 lineal feet of street frontage, plus
5 trees for every 1 acre of development.
The required trees must be 25% deciduous, and 25% coniferous.

Landscape requirements for the site are as follows:

$$1,600 \text{ lin. Ft. of street frontage} / 50 = 32 \text{ trees} + 14.15 \text{ acres} \times 5 = 71 \text{ trees} = \text{for a total of } 103 \text{ trees.}$$

Additional tree and landscaping requirements include the planting of replacement trees for mitigation, the planting of trees required in and around interior parking areas and the trees needed for screening along the northern property line.

All tree removal, screening and landscape plans will subject to review by the City's Landscape Architect.

City Engineer Review. The City Engineer has submitted comments as outlined in the attached letter dated September 3, 2020. The Engineer has recommended the developer revise the concept plan before any formal City review and comment as this would be the opportunity to address several key design elements that will likely result in significant plan layout.

Stormwater Management. No stormwater management plan has been prepared for the project at this time. The proposed concept plan shows two areas for storm water ponding totaling about 5 acres in area. The western most ponding area also serves to manage stormwater from Julia Avenue via an underground pipe in the easement along Hudson Boulevard. The City Engineer's review memorandum addresses general stormwater management considerations that the City will require as part of this development. He will need to see additional details before commenting in any detail on any proposed storm water management plan, and in particular, how the storm water ponds or basins would be connected and how the storm water system would allow emergency overflow or outlets from the ponds. He also noted that the storm water facilities for this development should remain privately owned and maintained with maintenance access roads meeting the City engineering design standards.

Municipal Sewer and Water. The City Engineer's memorandum provides a review of municipal sewer and water considerations. City staff is expecting the developer to extend public water and sanitary sewer service to the site. Future development plans for the project will need to include detailed accounting of the proposed maximum sewer usage, domestic and fire suppression demands for the water system and utility construction plans that meet City engineering standards.

Municipal Sanitary Sewer. The sanitary sewer available to the site. The developer shall be responsible to connect to the City sanitary sewer system by connecting to the existing 12-inch sanitary located along Hudson Boulevard and extend sanitary sewer into the development.

Municipal Water. The developer should extend City water into this site from the existing 12-inch watermain located along Hudson Boulevard and extend a minimum 8-inch watermain into the development. The City Engineer will require the watermain system to be a looped network internal to the site to prevent long dead stretches of public watermain. This will require a connection to the watermain in Julia Avenue and stubbing the watermain between the apartment buildings to the north property line to allow for a watermain connection to the future townhouses in Union Park to the north of the site.

Building Official and Fire Chief Review. The Building Official reviewed the proposed concept plan and have provided several comments. In the past, the Fire Chief would typically note the following requirements for such developments:

Ensure items listed below are compliant with 2015 MN State Fire Code:

1. Ensure proper size and number of access points.
2. Ensure proper access throughout site, per Fire Code and City standards.
3. Will need to approve future hydrant locations.
4. Will need to approve FDC (Fire Department Connection) Locations.

City staff will verify these requirements with the new Fire Chief.

The City Building Official also provided several comments about the concept plan. His comments note concerns about ensuring there is enough room for emergency vehicle access throughout the site and that the buildings will require fire sprinkler protection. He also noted that the location of all water lines and hydrants must meet city requirements and that clear access must be provided to all fire hydrants (which may reduce the number of available parking stalls).

South Washington Watershed District Comments: I have not received comments from Matt Moore from the South Washington Watershed District about this proposal. However, he provided the City with the following comments about another recent development proposal that should be applicable to this site:

1. The project will require a South Washington Watershed District (SWWD) permit. Once the applicant submits a complete SWWD permit application, they will review it for conformance to the SWWD rules and regulations.
2. If the applicant is proposing storm water ponds and facilities to control stormwater runoff rates and to provide the required stormwater runoff volume treatment, then the SWWD will need to see soil borings and/or other infiltration testing results, computations and design details to determine whether the proposed storm water improvements will conform to the SWWD rules and regulations.

Subdivision Review Process. In order to proceed with the subdivision of the land included in the concept plan the applicant will need to prepare a preliminary plat/PUD application. At this stage there is much more information the City requires as part of that submission process, which also requires a public hearing. The preliminary plat will need to include all the required right-of-way for Julia Avenue and for Hudson Boulevard.

RECOMMENDED FINDINGS:

Based on the above comments and analysis, Staff is recommending that the Planning Commission recommend approval of the PUD Concept Plan as described above. Staff is making these recommendations based on the following findings:

1. That the PUD Concept Plan is consistent with the goals, objectives and policies of the Lake Elmo Comprehensive Plan and the proposed Future Land Use Map for this area.
2. That the 2040 Lake Elmo Comprehensive Plan and Land Use Map as approved in 2019 show the land use designation for the site of the proposed planned development will be MU-C (mixed use commercial);
3. That the PUD Concept Plan complies with the general intent of the Mixed Use Commercial zoning district with PUD modifications.
4. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
5. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated September 3, 2020.
6. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
7. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: 1) Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches. 2) Promotion of integrated land uses, allowing for a mixture of residential and commercial land uses. 3) More adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques. 4) Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities. 5)

Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses. 6) Creation of more efficient provision of public utilities and services, lessened demand on transportation and the promotion of energy resource conservation and 7) Higher standards of site and building design than would otherwise be provided under conventional land development technique.

8. The PUD Concept Plan meets and could exceed the expected residential density requirements provided by the 2040 Comprehensive Plan's Land Use Map designation (mixed-use commercial) for this site.

RECOMMENDATION:

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 following conditions:

1. That the future preliminary plat and preliminary PUD Plans includes the parcel with the PID# 3402921340012.
2. That the applicant prepare any future preliminary plat and preliminary PUD plans showing all of the site perimeter property lines - including any site plan revisions necessary for the right-of-way required for Julia Avenue and all additional right-of-way needed for Hudson Boulevard.
3. That the developer submit a PUD plan as part of any future preliminary development plans. The PUD Plan shall include a detailed listing of all requested departures or modifications from City ordinances and development standards including having reduce parking lot setbacks and having fewer off-street parking spaces on the site than required by the City Code.
4. That all comments of the City Engineer's Memorandum dated September 3, 2020 be addressed with the future preliminary plat and preliminary PUD Plans submittal. In particular, the preliminary development plans shall address all public utility designs, storm water management and Hudson Boulevard and trail design.
5. That all storm water retention and infiltration areas must be dedicated to the City and platted as outlots on the preliminary plat unless otherwise directed by the City Engineer.
6. That all trails and sidewalks (public and private) be located outside of storm water ponding areas and wetland buffer zones.
7. That a bituminous trail be installed along Hudson Boulevard and a six-foot-wide concrete sidewalk along the Julia Avenue as part of this development.
8. That the Preliminary Plat and PUD Plans submittal include accurate open space and impervious surface calculations.
9. That the Preliminary Plat and PUD Plans submittal include a complete tree inventory and tree preservation/replanting and landscape plans to be reviewed and approved by the City's Landscape Architect.

10. That 6 foot-wide sidewalks be provided along Julia Avenue and along the private driveways/roads within the site as shown on the project plans.
11. That the developer provide the City fees in lieu of park land dedication as may be recommended by the Parks Commission and as required by Section 153.14 with future final plat.
12. That the preliminary plat and preliminary PUD Plans submittal include a detailed subdivision phasing plan.
13. That the preliminary plat and preliminary PUD Plans submittal include a detailed architectural plans that clearly identifies the various architecture styles and exterior materials for all the proposed buildings.
14. The applicant receive a permit from the South Washington Watershed District for the construction of the proposed development.
15. That the developer shall prepare a plan for the ownership and management of the open space and recreation areas as part of preliminary PUD plans.
16. That all comments of the Fire Chief be addressed with any future preliminary plat plans and preliminary PUD plan submittal.
17. That all comments of the Building Official be addressed with any future preliminary plat plans and preliminary PUD plan submittal.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time. Concept Plan approval does not afford the applicant development rights. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like that the developer and/or contractors will pay.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council approval of the proposed PUD Concept Plan for the proposed mixed use development of the property located at the intersection of Hudson Boulevard and Julia Avenue as proposed by the Goldridge Group with the recommended conditions of approval.

“Motion to recommend approval of the PUD Concept Plan as requested by Brad Coats of the Goldridge Group for the mixed use development proposed for PID # 34.029.21.34.0012 (the property located at the intersection of Hudson Boulevard and Julia Avenue), subject to recommended conditions of approval.”

ATTACHMENTS:

1. Project Narratives dated August 12, 2020 (3 pages)
2. Land Use Plan Map
3. Location Map
4. Property Line Map
5. Address Map
6. Aerial Photo
7. Topographic Maps (2 pages)
8. Concept PUD Apartment Plans (11 pages)
9. Goddard School Plans (4 pages)
10. City Engineer Report dated September 3, 2020
- 11.

RIDGE

apartments

PUD / CONCEPT PLAN REQUEST – August 12, 2020



The Proposed Site for Ridge Apartment Community is located on Julia Ave & Hudson Blvd between Inwood and Keats exits on the north side of I 94. Goldridge Companies proposes a market rate apartment community on the 10.64 Acre Site.

Site: 10.64 Acres
177 Apartments – (Market Place Rentals)
Three 3-story Buildings (84,500 sq. ft each building) with Underground Parking and 59 Apartments with 58 underground parking spaces in each building
Total Enclosed Parking: 174 spaces
Total Surface Parking: 137 spaces

The Apartments will have a mix of studio's, 1 & 2 Bedroom apartments and workout room sitting on 10.64 Acres with underground parking in each of the 3 Buildings. Each Building's exterior is a blend of cement lap siding, cement shingle's & panels with the lower portion of each building being stone as shown in the Elevation drawing.

The Apartment site also will have an Amenity Building with bathrooms, changing rooms, large screen TV, kitchen area, lounging area and office for onsite management. Contiguous to the Amenity Building is a swimming pool with a large Patio area and outdoor grilling Patio. The Amenity Building is centrally located near all 3 Apartment Buildings.

The Picnic Area is south of the Amenity Building and will have benches, picnic tables and an area for Swing Sets and outdoor play equipment.

Recreational area: Will have basketball court, Pickle ball and tennis courts with a large area for youth activities such as soccer, baseball, touch football etc.,

Urban Gardens: The Urban Garden area can be as large as 50,000 sq ft subject to demand

All Apartments will have sidewalks that connect to all recreational and amenity area's which will feed onto the trails and sidewalks on Julia Ave and Hudson Boulevard.

Description of Amenity Area's & Amenity Points

Underground Parking	under apartment buildings	174 stalls	(requesting 10 points)
Amenity Building	25' X 52'	1,300 square feet	
Patio Pool Area	57' X 52'	2,990 square feet	
Grilling Plaza	35' X 52'	1,868 square feet	(requesting 5 points)
Childrens Playground		3,750 square feet	(requesting 10 points)
Picnic Area		2,911 square feet	
Neighborhood Recreation/Urban Garden		30,808 square feet	(requesting 10 points)
All Amenity areas are connected throughout the 12.85 Acre Project with 6' concrete sidewalks which connects to the 8' Bituminous Hudson Blvd Trail (requesting 5 points)			

The proposed land use is consistent with the 2040 Comprehensive Plan for Future Land Use designation of Mixed Use-Commercial (MU-C). The site will require rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HDR-PUD). The MU-C designation allows for up to 15 units per acre. Goldridge is requesting approval of a density of 17 units per acre by adding Amenity Area's for Amenity Points as described above.

From the 2040 Lake Elmo Comprehensive Plan:

Housing Diversity

A community that has a diverse supply of housing is one that includes different tenures (rental and ownership), types (single-family, townhome and apartment), price points, sizes and styles. This residential mix can accommodate the needs of a wide variety of households at different life stages, incomes and family types.

Furthermore, it provides more options as resident housing needs vary over time due to changes in age, income, housing preference, family structure, or abilities. In turn, this enables people to move into a community and remain in it as they experience these life changes while staying close to their established social support networks.

Goldridge Companies has designed this site with many amenities that complement the RIDGE Apartment Community Project and Lifestyles in the Area.



THE

GODDARD SCHOOL®

FOR EARLY CHILDHOOD DEVELOPMENT

PUD / CONCEPT PLAN REQUEST – August 12, 2020



The Proposed Site for the new Goddard School is located on the southwest corner of Julia Ave and Hudson Blvd between Inwood & Keats exits on the north side of I 94.

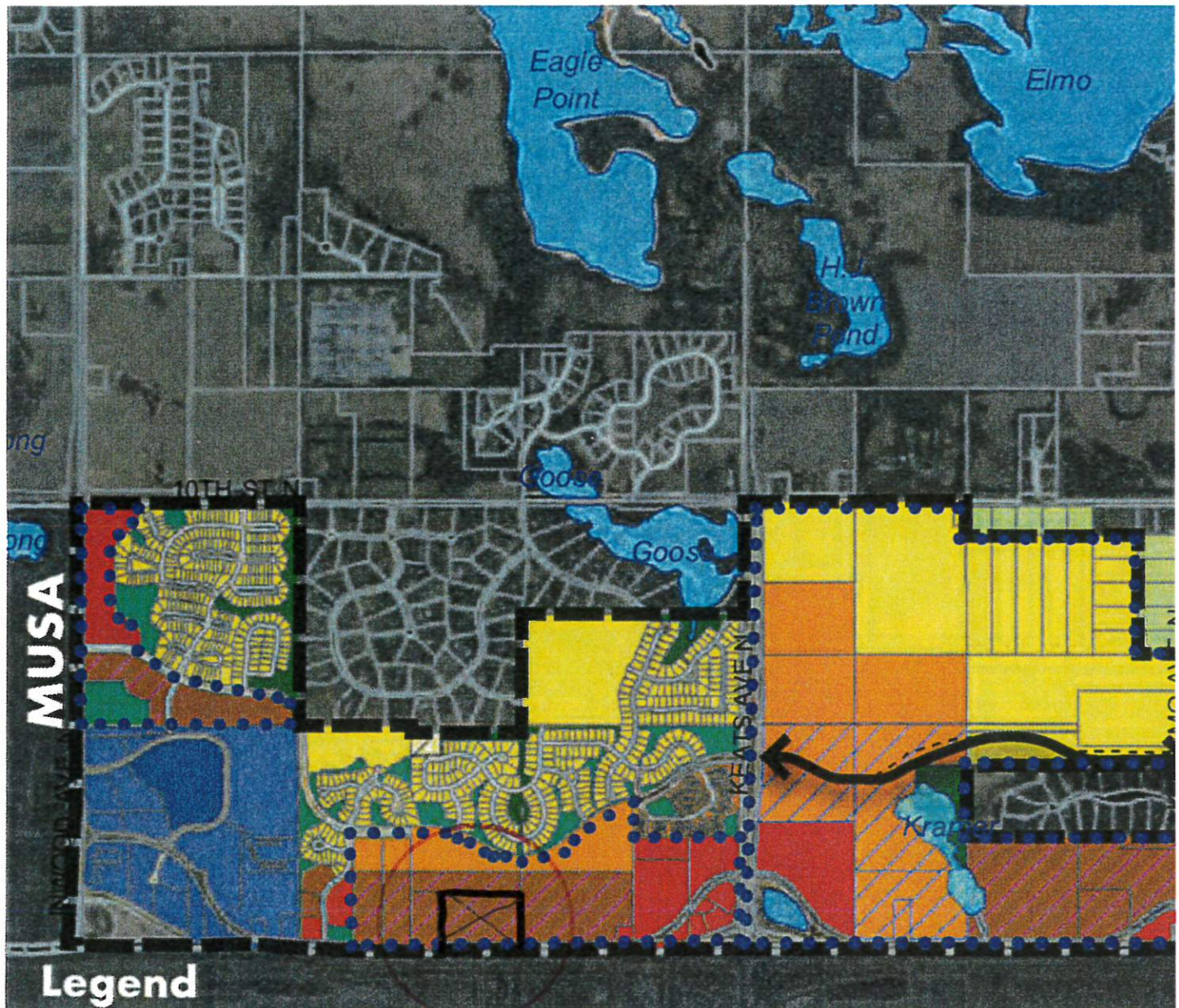
Goddard School is a Premier Private Preschool/Child Care Center which currently licenses 525 schools in 38 states. This location will offer Safe & Healthy Childcare the same as it does in Woodbury. The building will have a Zono Sanitizing Cabinet which kills 99.99% of common viruses + on non-porous surfaces and 99.99% of common bacteria on non-porous and semi-porous surfaces, including body lice, bed bugs & Norovirus. The cabinet has an integrated mobile rack system for sanitizing almost all items in the classroom such as Toys, Legos, dolls, wooden blocks, cards, puzzles napping cots & mats. Every Classroom is sanitized every day. This product was approved for use in childcare facilities by the Washington County Department of Health.

Goddard Schools Play-Based Program Gives Children The Skills For Long-Term Success! Learn More Now. Nurturing Environment. Highly-Trained Faculty. Nationally Accredited. Enrichment Programs. STEAM Learning. (Science, technology, engineering, arts and mathematics).

Types: Pre-Kindergarten Program, Infant Program, Toddler Program, Preschool Program, Summer Program and Summer Camp.

Site: 2.24 Acres Building: 11,500 sq. ft. Playgrounds: 23,000 sq. ft.
School Occupancy: Up to 188 children + Staff Ages: 6 weeks to 10 years of age
Future Parking: 54 more parking spaces to accommodate building expansion.

Map 3-4. Future Land Use – South Planning Area Planned Gro



Legend

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

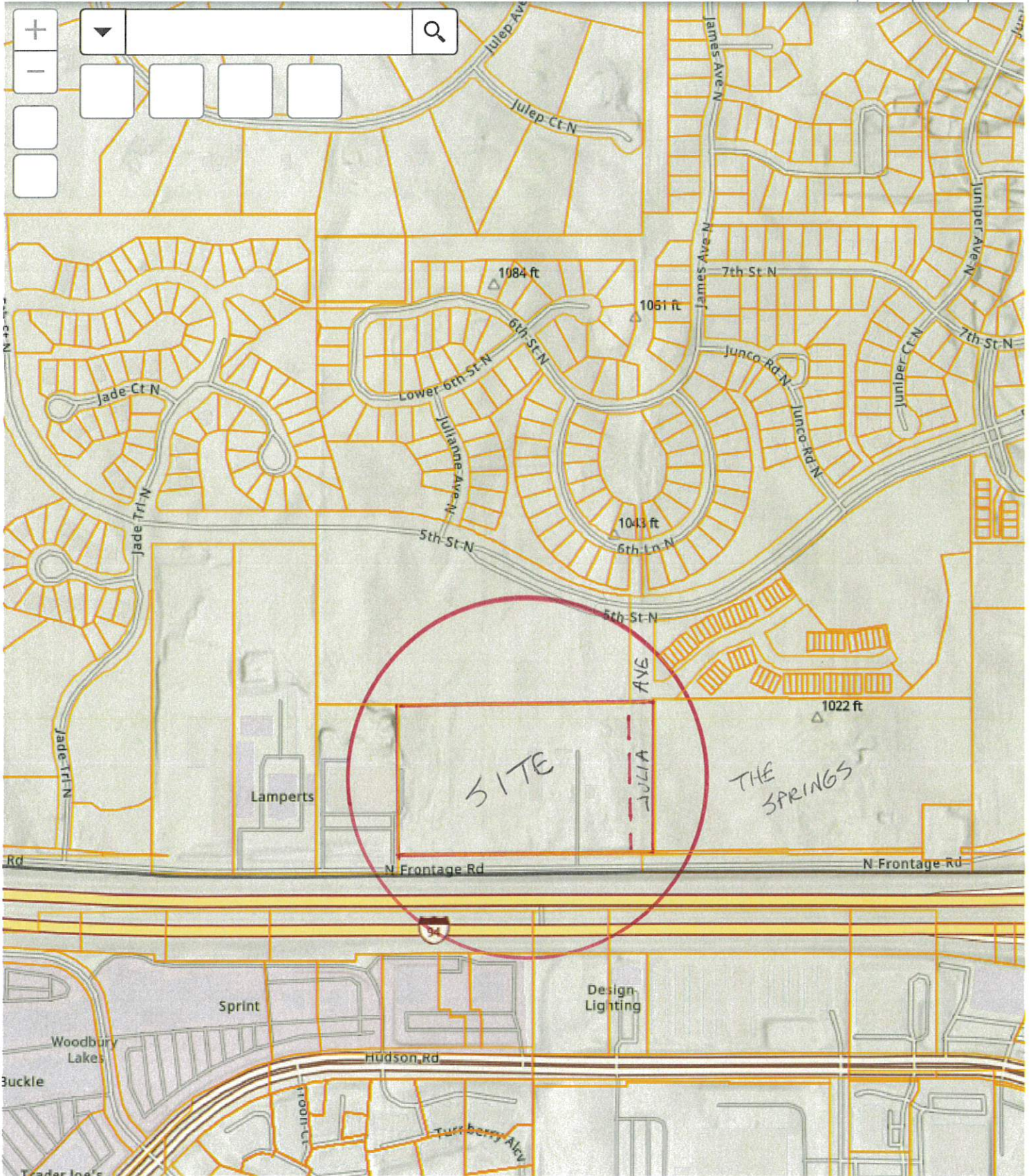


LAND USE
City of Lake Elmo Comprehensive Plan 2040

Parcel Viewer - Quick Access

Beta

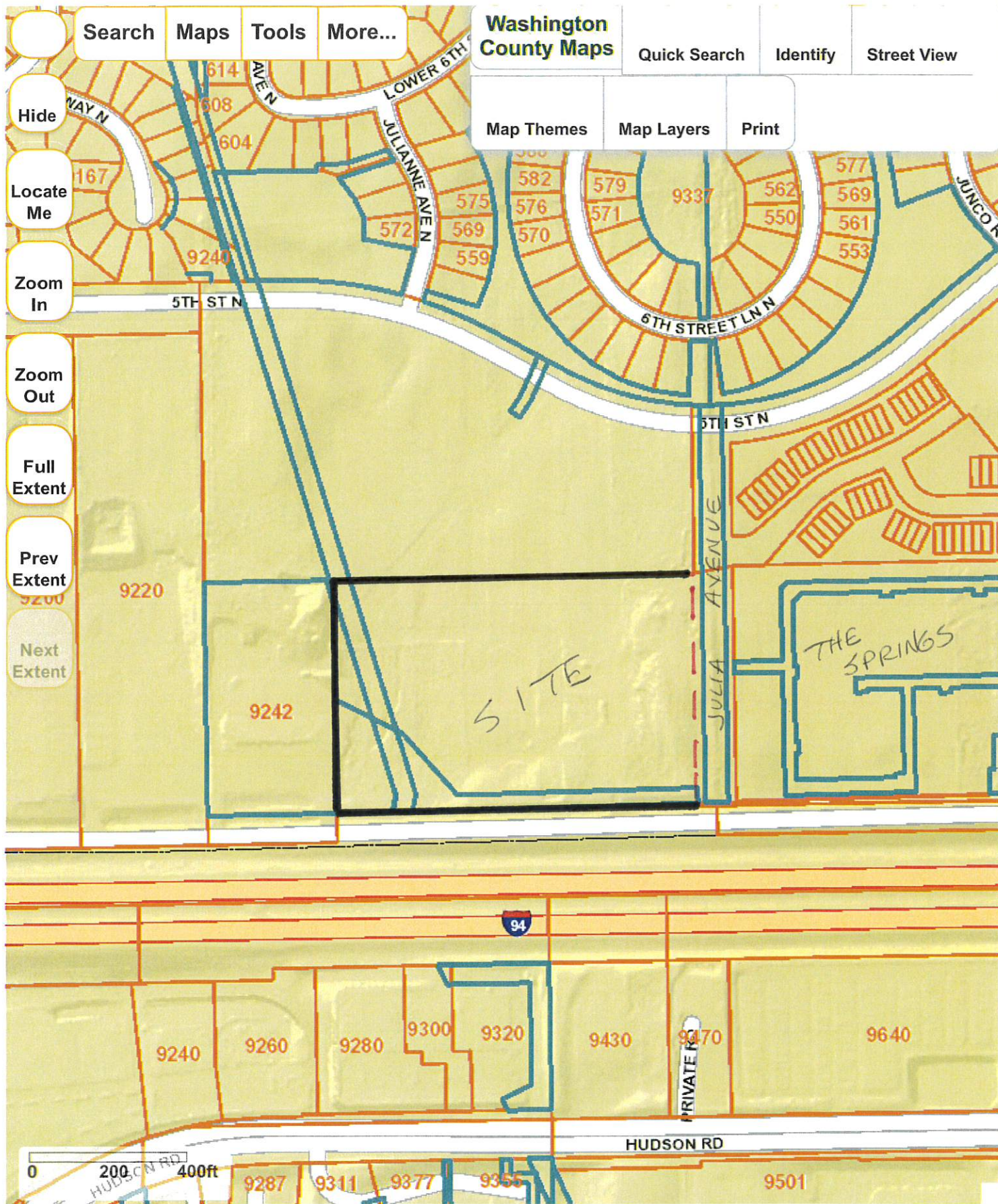
Washington Co.



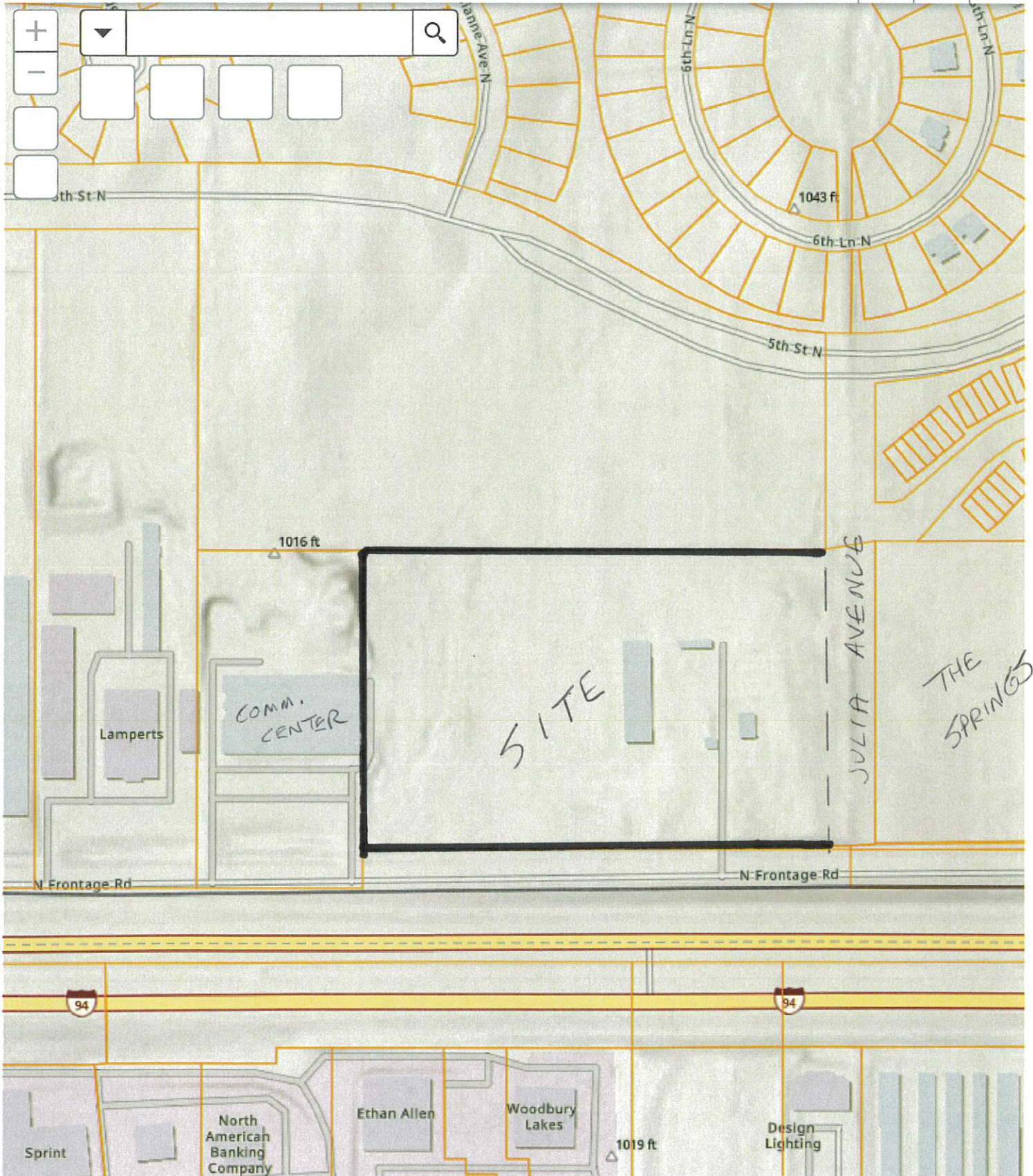
LOCATION MAP

600ft

-92.885 44.959 Degrees



ADDRESS MAP



PROPERTY LINE MAP

300ft

-92 900 44.954 Degrees



SITE

Lamperts

N Frontage Rd

N Frontage Rd

North American Banking Company

Ethan Allen

Woodbury Lakes

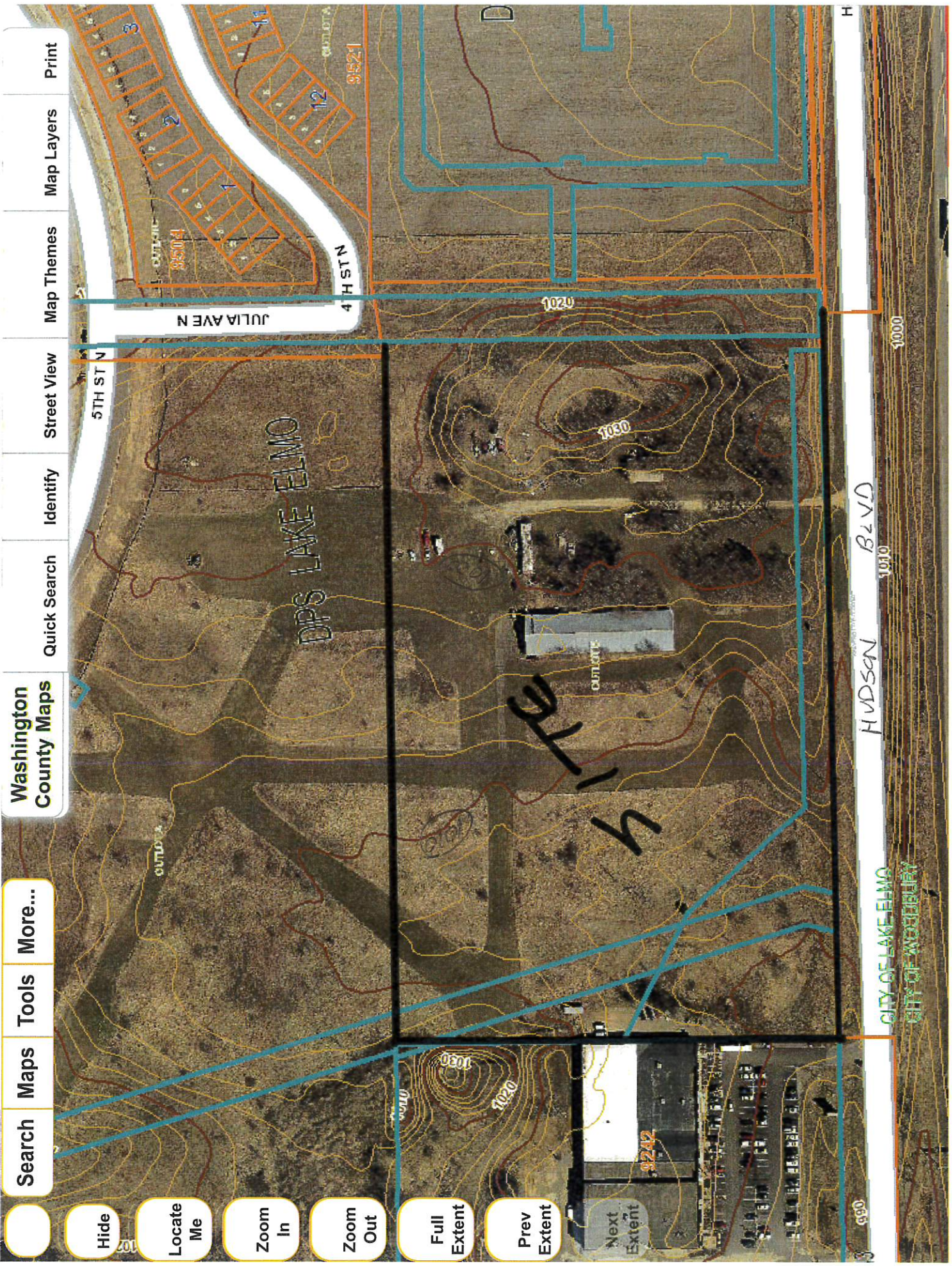
Design Lighting

Sprint

300ft

-92.900 44.953 Degrees

AERIAL PHOTO



Search Maps Tools More...

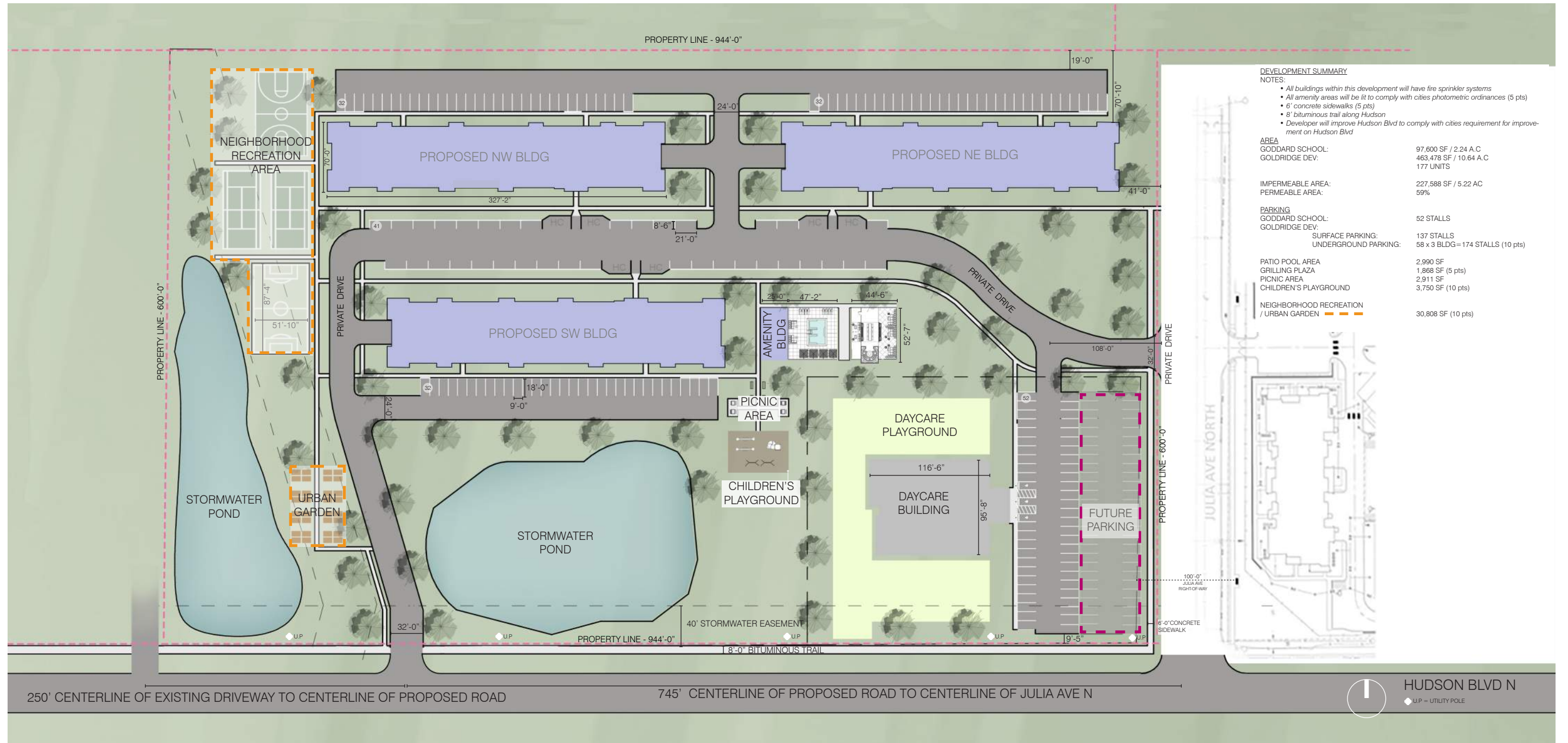
Washington County Maps

Quick Search Identify Street View Map Themes Map Layers Print

- Hide
- Locate Me
- Zoom In
- Zoom Out
- Full Extent
- Prev Extent
- Next Extent



SITE PLAN

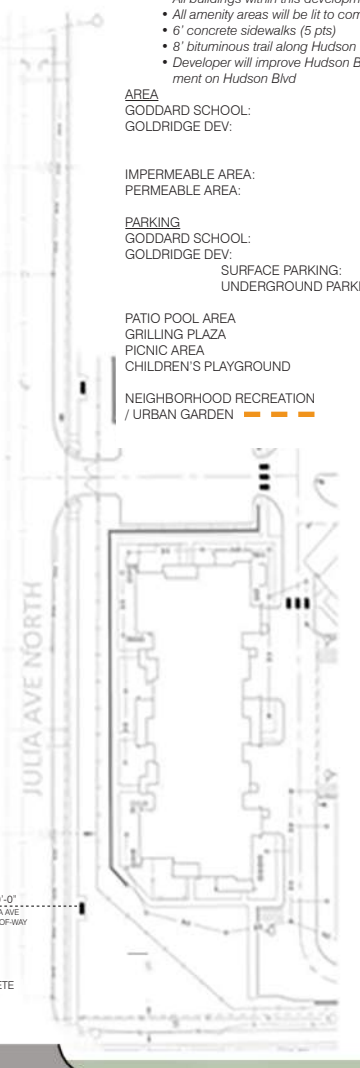


DEVELOPMENT SUMMARY

NOTES:

- All buildings within this development will have fire sprinkler systems
- All amenity areas will be lit to comply with cities photometric ordinances (5 pts)
- 6" concrete sidewalks (5 pts)
- 8' bituminous trail along Hudson
- Developer will improve Hudson Blvd to comply with cities requirement for improvement on Hudson Blvd

AREA	Area
GODDARD SCHOOL:	97,600 SF / 2.24 A.C
GOLDRIDGE DEV:	463,478 SF / 10.64 A.C
	177 UNITS
IMPERMEABLE AREA:	227,588 SF / 5.22 AC
PERMEABLE AREA:	59%
PARKING	
GODDARD SCHOOL:	52 STALLS
GOLDRIDGE DEV:	137 STALLS
SURFACE PARKING:	58 x 3 BLDG=174 STALLS (10 pts)
UNDERGROUND PARKING:	
PATIO POOL AREA	2,990 SF
GRILLING PLAZA	1,868 SF (5 pts)
PICNIC AREA	2,911 SF
CHILDREN'S PLAYGROUND	3,750 SF (10 pts)
NEIGHBORHOOD RECREATION / URBAN GARDEN	30,808 SF (10 pts)



250' CENTERLINE OF EXISTING DRIVEWAY TO CENTERLINE OF PROPOSED ROAD 745' CENTERLINE OF PROPOSED ROAD TO CENTERLINE OF JULIA AVE N

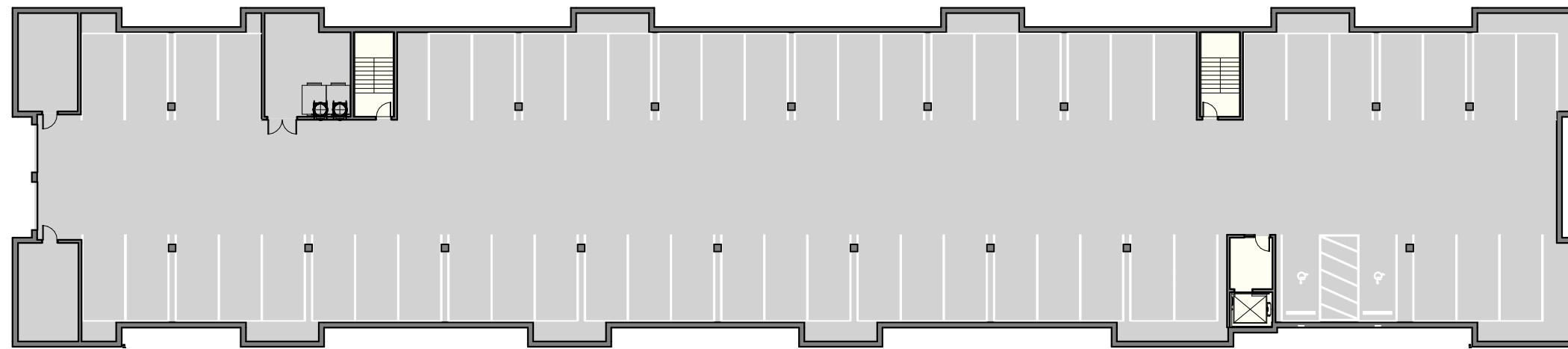
PROPERTY LINE - 944'-0" PROPERTY LINE - 600'-0" PROPERTY LINE - 944'-0" PROPERTY LINE - 600'-0"

PRIVATE DRIVE PRIVATE DRIVE PRIVATE DRIVE

JULIA AVE NORTH HUDSON BLVD N

U.P. = UTILITY POLE

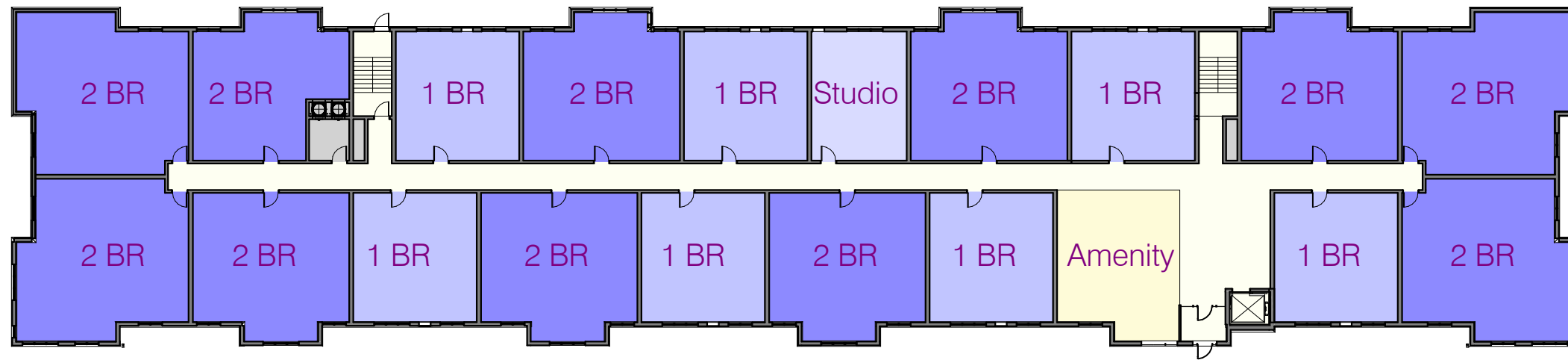
SUB LEVEL



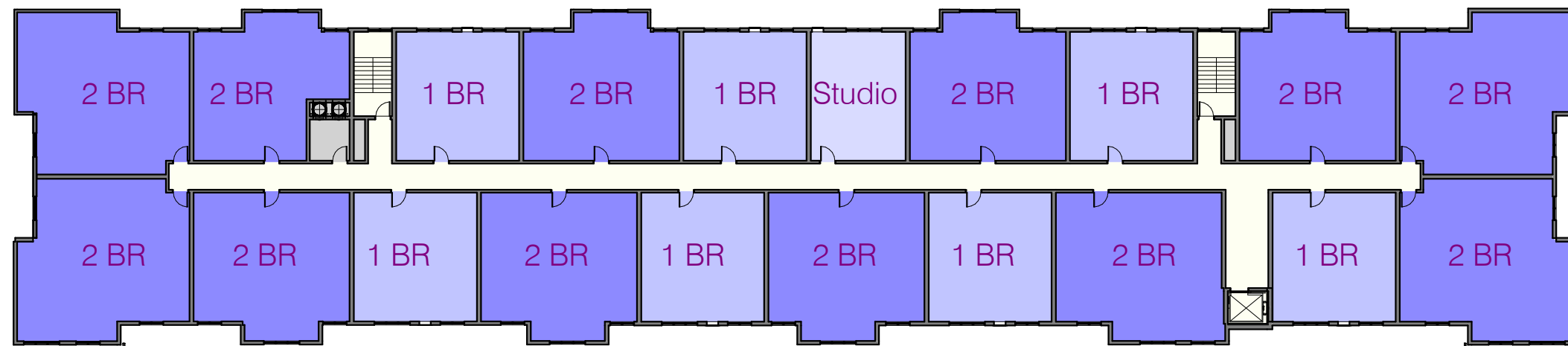
58 ENCLOSED PARKING STALLS / BLDG



LEVEL 1



LEVELS 2 & 3



DEVELOPMENT SUMMARY: Goldridge - Lake Elmo Apartment (3 thus)

Updated 2020-08-07

DESCRIPTION	TOTAL	PARKING			COMMERCIAL	RESIDENTIAL						
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Commercial GSF	Residential GSF	Amenity	NLSF	Efficiency	Residential Parking	Residential Units
S1 Sublevel Parking	21,125	21,125	58	-	58	-	21,125	-	-	364	58	-
1 Lobby / Parking / Units	21,125	-	-	-	-	-	21,125	1,240	15,709	74%	-	19
2 Units / Amenity	21,125	-	-	-	-	-	21,125	-	16,689	79%	-	20
3 Units	21,125	-	-	-	-	-	21,125	-	16,689	79%	-	20
	84,500 Gross SF	21,125 Parking GSF	58 Structured Parking	0 Surface Parking	58 Total Parking	0 Commercial GSF	84,500 Residential GSF	1,240 Amenity	49,087 NLSF	58% Efficiency	58 Residential Parking	59 Residential Units

METRICS

Site SF	463,478	SF
Site Acreage	10.64	Acres
Dwelling Units	59	DU
Dwelling Unit per Acre	6	DU/Acre
Residential Parking Ratio Per Unit	0.98	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.62	Stalls/Bed
FAR	0.14	

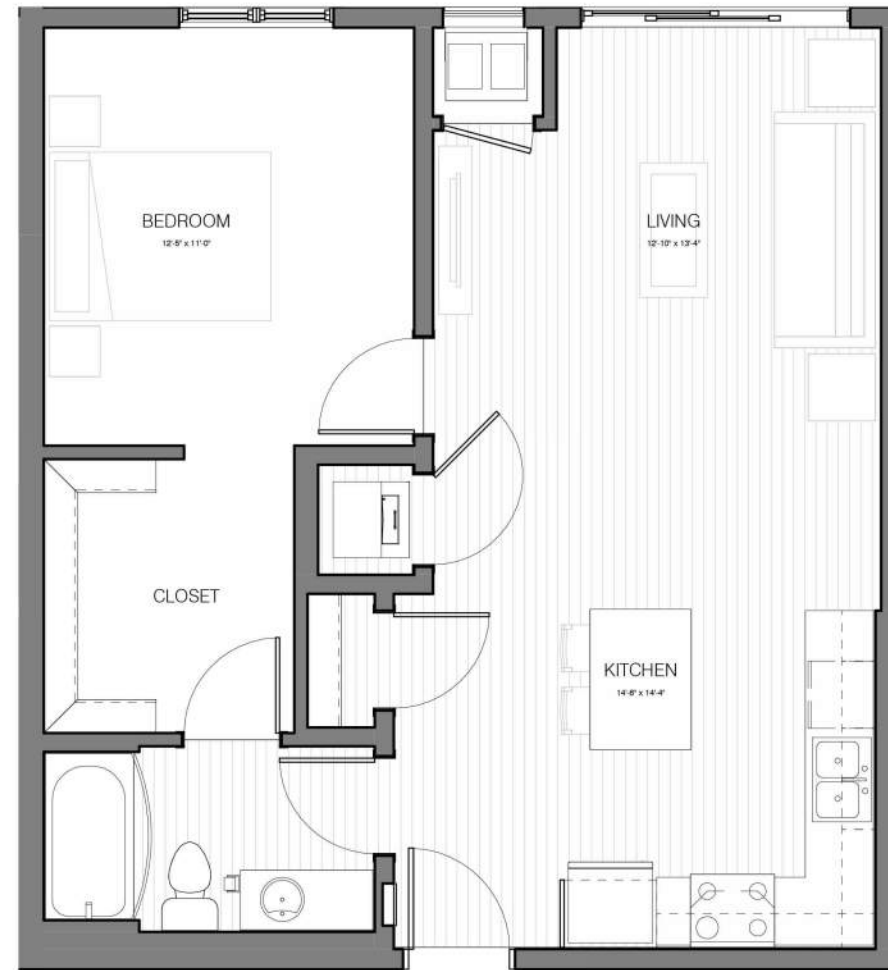
RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
Micro	0%	-	-	350	-
Studio	5%	3	3	540	1,620
1 BR	35%	21	21	700	12,467
2 BR	60%	35	70	1,000	35,000
3 BR	0%	-	-	1,200	-
	100%	59	94	872	49,087

STUDIO



ONE BEDROOM



TWO BEDROOM



TWO BEDROOM



CONCEPTUAL IMAGE



CONCEPTUAL DESIGN

DATE 03/03/20
PROJECT NO. 11-116-0419

DRAWING SCALE 1/8" = 1'-0"

NO.	DATE	DESCRIPTION



PROJECT TITLE

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

LAKE ELMO, MN

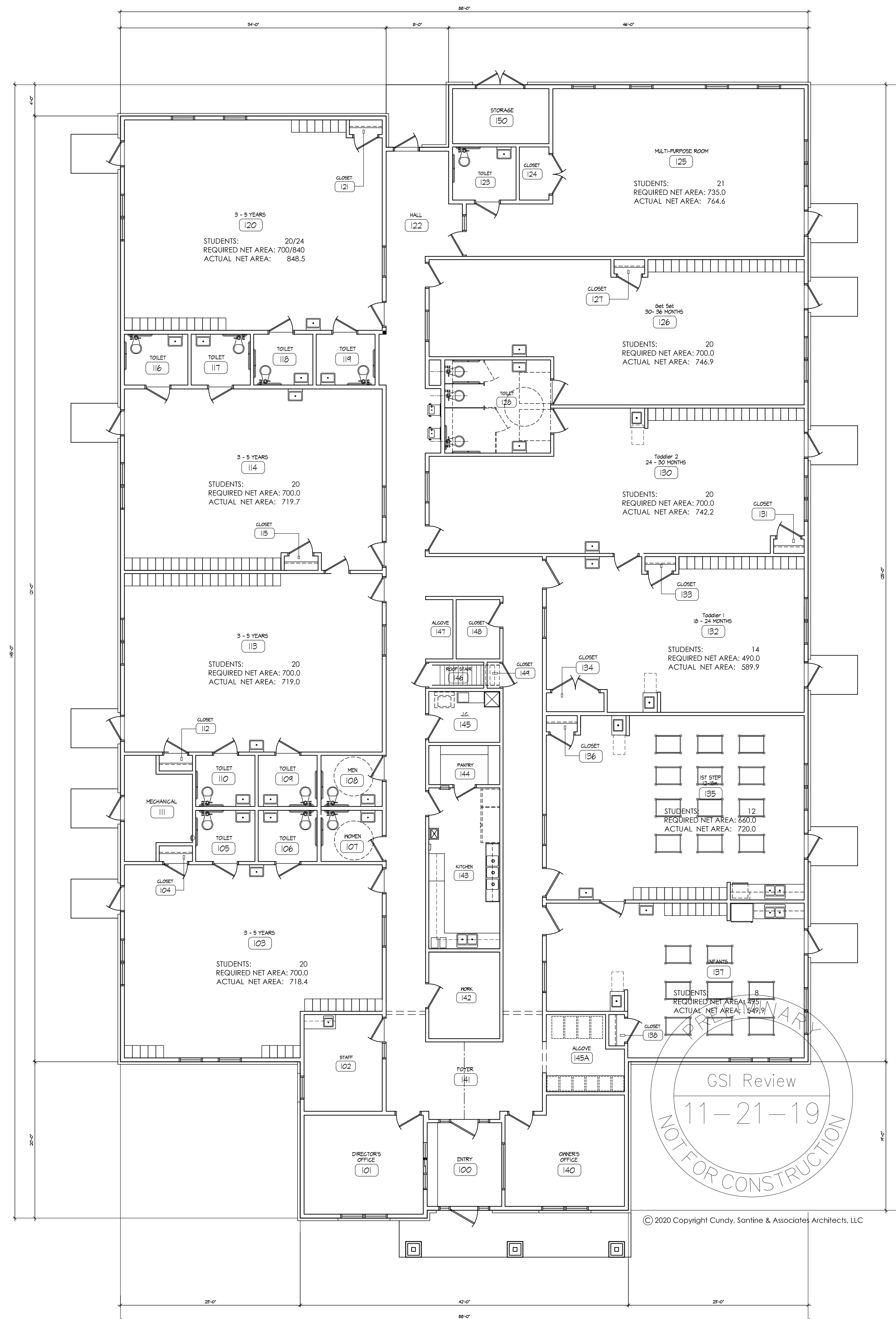
SHEET TITLE
Preliminary
Front Elevation

SHEET NUMBER

A1.0

OF 2





GSI Review
 11-21-19
 NOT FOR CONSTRUCTION

© 2020 Copyright Cundy, Santine & Associates Architects, LLC

CONCEPTUAL DESIGN

DATE 03/03/20
 PROJECT NO. 11-116-0419

DRAWING SCALE 1/8" = 1'-0"

REVISIONS	NO.	DATE	DESCRIPTION



PROJECT TITLE

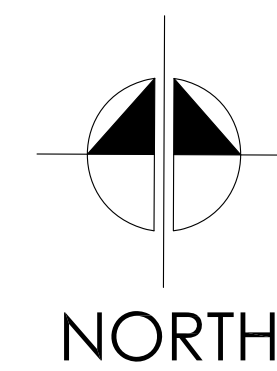
**THE GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT**
 LAKE ELMO, MN

SHEET TITLE
 Preliminary
 Main Floor Plan

SHEET NUMBER

A2.0

OF 2



CONCEPTUAL DESIGN

DATE 03/03/20

PROJECT NO. 11-116-0419

DRAWING SCALE 1/8" = 1'-0"

NO.	REV.	DATE	DESCRIPTION



PROJECT VIZ

THE GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT
 LAKE ELMO, MN

PREP BY
 Preliminary Colors
 Front Elevation

PREP NUMBER
A1.1
 OF 1



PRELIMINARY FRONT ELEVATION (SOUTH)

1/8" = 1'-0"



Jack Griffin <jack.griffin@focusengineeringinc.com>

Lake Elmo Apartments (Goldridge Group) Concept Site Plan Review

1 message

Jack Griffin <Jack.Griffin@focusengineeringinc.com>

Thu, Sep 3, 2020 at 11:37 AM

To: Ken Roberts <KRoberts@lakeelmo.org>

Cc: Chad Isakson <Chad.Isakson@focusengineeringinc.com>

Ken,

Please see the attached engineering review comments for the Lake Elmo Apartments (Goldridge Group) Concept Site Plan review. Let me know if you have any questions or require any further reviews.

Thanks ~Jack

John (Jack) W. Griffin, P.E.

Principal / Sr. Municipal Engineer

FOCUS ENGINEERING, INC.

651.300.4264

jack.griffin@focusengineeringinc.com**2020-09-03 Lake Elmo Apartments Concept Plan Review.pdf**

108K

- Julia Avenue Right-of-Way Dedication. Additional right-of-way must be dedicated to the City to provide a minimum 100-foot right-of-way along the full length of Julia Avenue. In addition, a 10-foot dedicated utility easement must be provided directly adjacent to the 100-foot Julia Avenue right-of-way. The Concept plan appears to show the Daycare parking lot encroaching the Julia Avenue right-of-way. This must be revised as part of any preliminary plat submittal.
- Site Access. The concept plan proposes two new access locations for the development; one along Hudson Boulevard and one along Julia Avenue.
 - The proposed Hudson Boulevard access is shown to be located approximately 250 feet east of the existing Gatsby property, and approximately 750 feet west of the intersection with Julia Avenue. This access location is consistent with the Hudson Boulevard design requirements. Intersection and turning movement details must be provided with any preliminary plat submittal.
 - The proposed Julia Avenue access is shown to be located approximately 325 feet north of the Hudson Boulevard intersection and generally aligned with the Springs development access location to Julia Avenue. This access location is consistent with the requirements along Julia Avenue. Intersection and turning movement details must be provided with any preliminary plat submittal for further review.
- Trail Connectivity. The City should review the site plan to determine trail connection requirements along Hudson Boulevard and Julia Avenue.
- Private Streets. The streets interior to the development are proposed to remain privately owned and maintained. Interior street design may require revisions to provide adequate fire lanes and safety access. The preliminary plat application must detail the private street typical sections, geometrics and proposed uses (e.g. parking) for further city review.

MUNICIPAL SANITARY SEWER

- The proposed site is guided in the City's Comprehensive Plan for Phase I of the Regional Sewer Staging Plan and would discharge to the MCES WONE Interceptor.
- The concept plan does not include a sanitary sewer utility plan for review but is proposing 177 Apartment units, an amenity facility with pool, and a school facility to accommodate 188 children plus staff. As part of any preliminary plat application to be deemed complete, the applicant must provide a detailed accounting of the proposed maximum sewer usage for the development, consistent with the Met Council SAC manual methodology.
- Sanitary sewer service is available to the site. The applicant will be responsible to connect to the City sanitary sewer system, connecting to the existing 12-inch sanitary sewer located along Hudson Boulevard, and extend sanitary sewer into the development at applicant's sole cost.
- Existing Utility Easements. The existing sanitary sewer utility easements along Hudson Boulevard must be shown with any preliminary plat submittal and plan revisions must be made to avoid encroachments/conflicts with these easements.
- Ongoing ownership and maintenance of the internal site sanitary sewer system will need to be determined as part of the preliminary plat application. Any sanitary sewer main lines placed within the development will require minimum 30-foot easements centered over the pipe (or wider dependent upon the sewer depths) dedicated to the City and in the form of the City's Utility Easement Agreement.

MUNICIPAL WATER SUPPLY

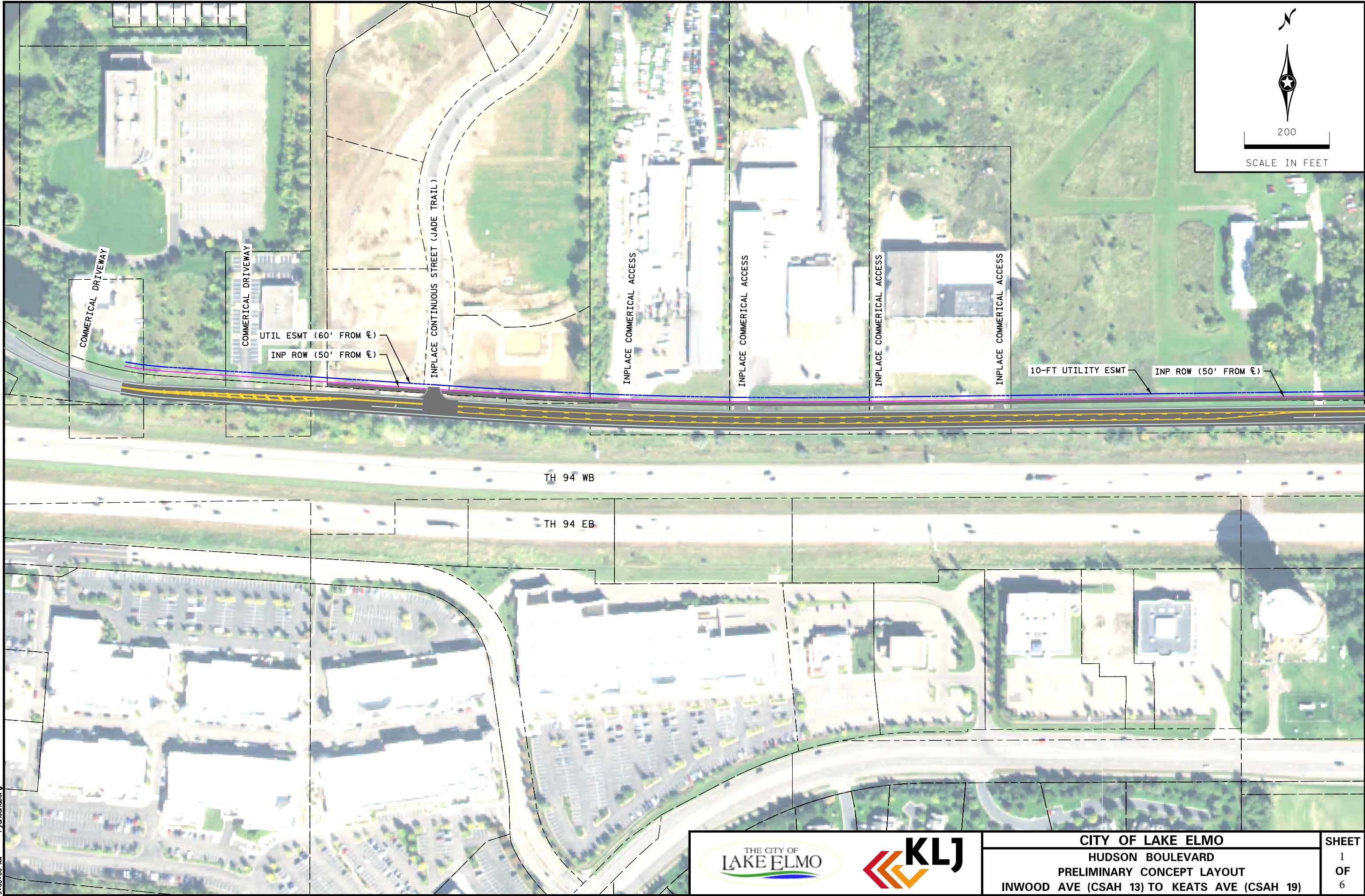
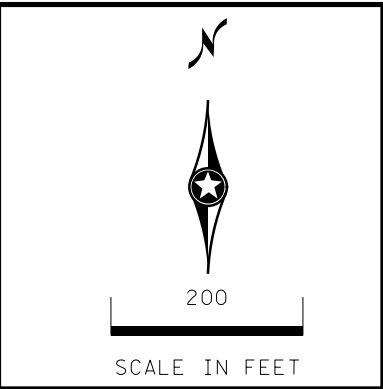
- The concept plan does not include a watermain utility plan for review but is proposing 177 Apartment units, an amenity facility with pool, and a school facility to accommodate 188 children plus staff. As part of any preliminary plat application to be deemed complete, the applicant must provide a detailed accounting of the domestic and fire suppression demands for the development so that staff may verify adequate water system capacity and pressures.
- Municipal water service is available to the site. The applicant will be responsible to connect to the city water system, connecting to the existing 12-inch watermain located along Hudson Boulevard, and extend minimum 8-inch watermain into the development at applicant's sole cost. The applicant will be required

to construct a looped watermain network internal to the site with additional watermain connections to the existing watermain along Julia Avenue, and to the watermain stub from the Union Park development to the north.

- No watermain pipe oversizing is anticipated at this time. Further review will be completed as the application moves forward through the process.
- The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.
- Any watermain lines and hydrants placed within the development will require minimum 30-foot easements centered over the pipe. Easements must be dedicated to the city and be provided in the city's standard form of easement agreement.

STORMWATER MANAGEMENT

- The concept plan shows potential stormwater pond locations for addressing stormwater management requirements. However, no details are provided at this time to determine if stormwater management can be adequately addressed as shown. The proposed development is subject to a storm water management plan meeting State, Watershed District and City rules. A permit will be required from the Minnesota Pollution Control Agency and applicable watershed district.
- Storm water facilities proposed as part of the site plan to meet State and watershed permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
- Permitting requirements will require rate control from all points of discharge from the site and will require volume control (or infiltration). Overland emergency overflows or outlets are required as part of the site plan for flood protection. The site plan will likely require additional storm water ponding or infiltration to satisfy all storm water regulations.
- If storm water ponds (detention) and infiltration basins are proposed, the 100-year high water flood level (HWL) for each basin must be fully contained within private property.
- To the extent adjacent properties are impacted by storm water management discharges, written permission from those properties must be submitted as part of the development applications.
- The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement.
- Even as privately owned and maintain facilities, maintenance access roads meeting the City engineering design standards must be provided for all storm water facilities.

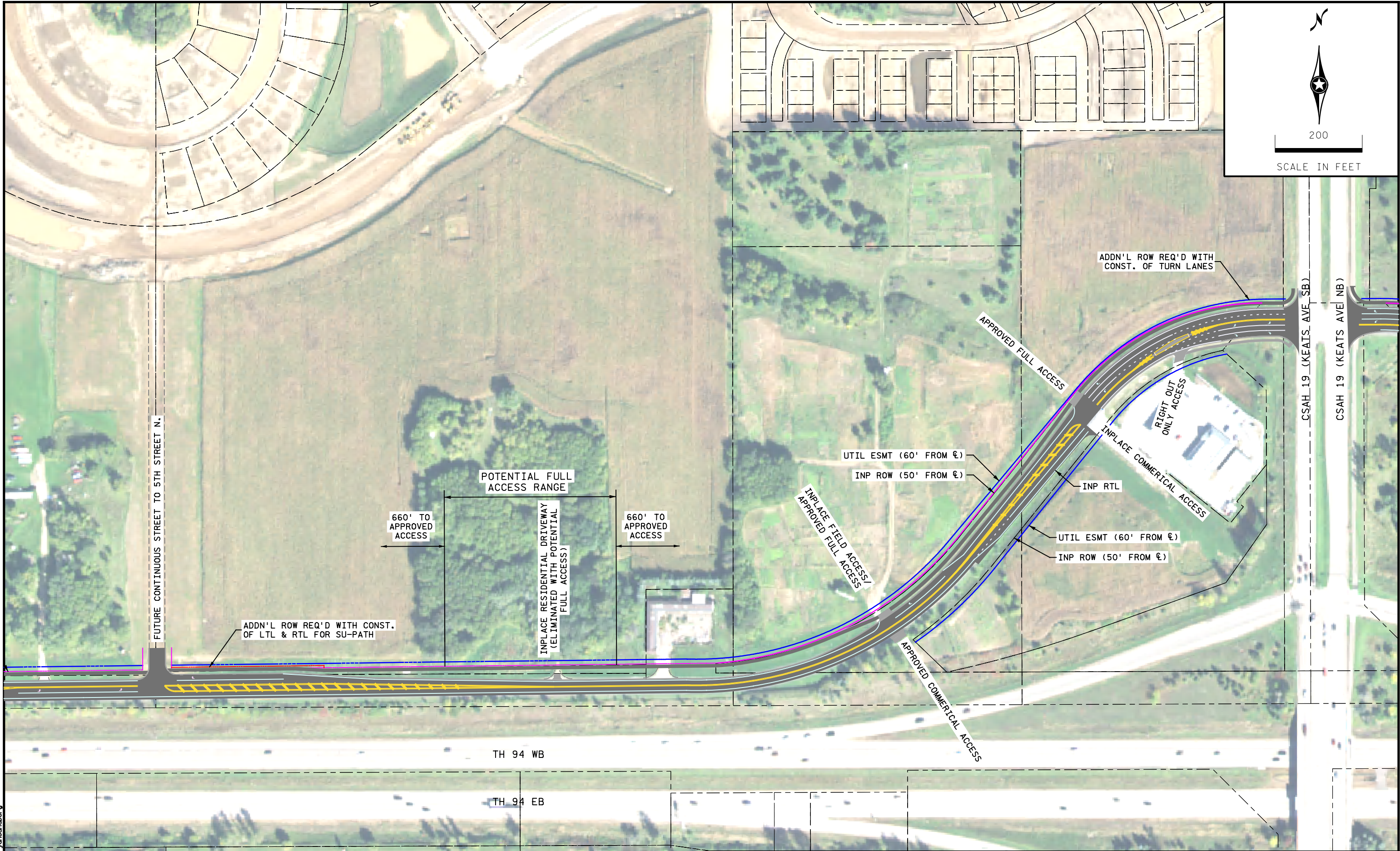
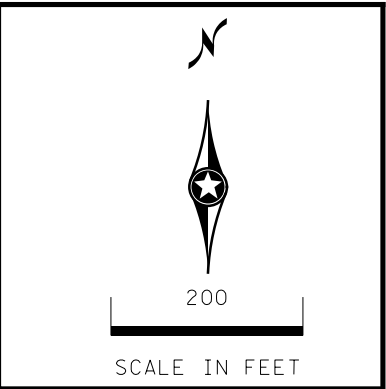


1/30/2019
9:05:06 AM
ryansundberg



CITY OF LAKE ELMO
HUDSON BOULEVARD
PRELIMINARY CONCEPT LAYOUT
INWOOD AVE (CSAH 13) TO KEATS AVE (CSAH 19)

SHEET
1
OF
6



1/30/2019 9:11:59 AM ryansunberg



CITY OF LAKE ELMO
 HUDSON BOULEVARD
 PRELIMINARY CONCEPT LAYOUT
 INWOOD AVE (CSAH 13) TO KEATS AVE (CSAH 19)

SHEET
 2
 OF
 6