



STAFF REPORT

DATE: 04/06/2021

CONSENT

TO: Mayor and City Council
FROM: Ken Roberts, Planning Director
AGENDA ITEM: Union Park Second Addition Final Plat
REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

Pulte Homes of Minnesota (Pulte) is requesting City approval of the Final Plat to create lots for 71 townhomes located on 8.61 acres. This proposed final plat is the second phase of a 240 townhouse residential development that is part of a 72.60 acre final plat known as Union Park.

The Second Addition includes 71 lots for town houses, street rights-of-way, HOA-owned open space and storm water ponding areas that are located within an 8.61 acre site. Staff is recommending approval of the request subject to meeting the conditions listed in this report.

On September 3, 2019, the City Council approved the Union Park First Addition Final Plat. The First Addition included 62 lots for town houses and street rights-of-way and storm water ponding areas that are located within a 7.92 acre area. The approved final plat also included the street right-of-way for 5th Street North, for Julia Avenue and created several outlots for future development.

ISSUE BEFORE THE CITY COUNCIL:

The City Council is being asked to approve the proposed Final Plat for the Union Park Second Addition.

GENERAL INFORMATION:

Applicant: Pulte Homes of Minnesota, 7500 Flying Cloud Drive, Suite 670, Eden Prairie, MN 55344

Property Owner: Pulte Homes of Minnesota

Location: South Side of 5th Street North, east of Julia Avenue North

Description: Outlot E, Union Park

PID#s: 34-029-21-43-0079 (east property)

Request: Final Plat Approval

Site Area: 8.61 acres (total acreage for this phase)

Total Dev. Area: 72.60 acres (overall plat area)

Surrounding Area: North – Savona (Urban Low Density Residential across 5th Street North); West –Union Park First Addition Townhouses; East – Savona

townhomes (Urban Medium Density); South – Union Park First addition and the 300-unit Springs Apartments (under construction).

Comprehensive Plan (2040): MDR - Medium Density Residential (4-8 units per acre)

History: On November 6, 2018, the City Council reviewed and commented on the 239-unit sketch plan for this site.

On March 19, 2019, the City Council approved the proposed preliminary plat and zoning map change (to MDR) for Bentley Village by Resolution 2019 – 020. This approval was for up to 240 townhouses on 41.6 acres lying south of 5th Street North.

On September 3, 2019, the City Council approved the Union Park First Addition Final Plat. The First Addition included 62 lots for town houses and street rights-of-way and storm water ponding areas that are located within a 7.92 acre area.

Action Deadline: Application Submittal – 2/26/2021
60 Day Deadline – 4/25/2021
Extension Letter Mailed – No
120 Day Deadline – N/A

Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (MDR)
§150.270 Storm Water, Erosion, and Sediment Control

PROPOSAL DETAILS/ANALYSIS:

Summary: The proposed final plat will be for the second phase of the Pulte townhouses and is consistent with the approved preliminary plat.

Lot Sizes and Widths. The proposed lot layout and sizes for the townhouses are consistent with the approved preliminary plat.

Landscape and Tree Preservation Plans. The City’s Landscape Architect reviewed the landscape plans and tree for this phase of the development. I have attached his review report. He found that the Second Phase landscape plans as submitted to the City are generally consistent with the preliminary approval but that the developer will need to relocate 3 of the proposed trees on Block 14 so they will not interfere with utilities. As such, they are recommending the applicant revise the landscape plans showing new locations for the 3 trees that would be subject to City approval.

Streets. All the local streets in this development will have a 53 foot right-of-way and are 28 feet wide – consistent with the standards the City approved with the preliminary plat. The developer is showing no parking on one side of the neighborhood streets – primarily along the side of the street with the driveways for the townhouses. The proposed street names are consistent with the street names as approved by the City with the preliminary plat.

Outlots. The proposed final plat has three outlots. Outlots A, B and C will be owned and maintained by the HOA and are consistent with the preliminary plat.

Park Dedication. The Union Park development is within a Neighborhood Park search area of the Comprehensive Plan. Savona Park meets the needs of this search area, as it is located just over 500 feet

from the northern edge of the proposed development. The developer is proposing and Staff recommends the developer pay the City fees in lieu of a land dedication in order to satisfy the park dedication requirements for this phase of the development. As per the City's Subdivision Regulations, the required cash equivalent payment shall be an amount equal to the fair market value of the percentage land dedication for the zoning district in which the subdivided property is located (the MDR zoning district requires 10% of the total acreage being developed), and the amount is to be determined by reference to current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser. In summary, the developer will be required to 10% of the value of land as park dedication.

Subdivision Signs. Section 154.212(G) (1) (c) of the Zoning Code allows each residential subdivision to have one subdivision identification sign per entrance. The maximum size for subdivision identification sign is 32 square feet in area for the main entrance and a maximum sign area of 24 square feet per sign for all other locations.

The developer has submitted a proposal to staff for an entrance monument/subdivision identification sign for the southeast corner of 5th Street North and Julia Avenue. This sign appears to meet the City Code requirements and all such signs require a permit from the City before they are installed.

Fire Chief and Building Official Comments. Planning staff provided the Fire Chief and Building Official copies of the proposed Union Park Second Addition final plat. They did not provide planning staff with any review comments. However, relevant review comments from the First Addition include:

Fire Chief:

- All aspects of this project must comply with the 2015 MN State Fire Codes as applicable.
- Determination of sprinkler requirements per code.
- Location of FDC (Fire Department Connection) approved by Fire Chief for all sprinkled buildings.
- Location of hydrants will be subject to City staff approval.
- Proper access for emergency vehicles required. Based on City Engineers review based on City Standards.
- Any additional items identified as the project moves forward.

Building Official:

1. Fire hydrant spacing/locations, street signage, etc. shall be in accordance with City regulations.
2. Street signs shall be installed before any (home) construction may be begin.

City Engineer Comments. The City Engineer memo dated March 29, 2021 is attached to this report. He had several comments about the ownership and platting of the various outlots and the easements the City should require from the developer as this project moves forward.

Other Concerns.

Watering Ban. Due to shortage of water, the City may need to implement severe watering restrictions in the City for this year and into the future. This could include limiting or prohibiting the use water outside including for vehicle washing and for watering grass. This could affect future home builders and buyers as there may be a limited supply of water available for outdoor uses. It may be wise for the City to put a condition on this phase of the plat to require the home builders to inform the buyers about the possible watering restrictions.

Final Plat Approval Process. The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Preliminary Plat did include a series of conditions that must be met by the applicant, which staff has addressed in the section below. There are no requirements for a public hearing for a final plat.

In order to provide the City Council with an update concerning the conditions of approval associated with the preliminary plat for Union Park (formerly known as Bentley Village), Staff has prepared the following:

Preliminary Plat Conditions of Approval for Bentley Village as designated by Council Resolution 2019-020 - with Staff Update Comments (updated information in bold):

1. That the City approves a Zoning Map Amendment to rezone the site from RT (Rural Development Transitional) to MDR (Medium Density Residential). **(DONE)**
2. That the preliminary plat includes parcels with the PID#s 34-029-21-34-0006 and 34-029-21-43-0003.
3. That all comments and conditions of approval in the City Engineer's Memorandum dated February 17, 2019 be addressed and included with the revised project plans for City approval. **(The City Engineer reviewed the latest project plans and has provided the City comments dated March 29, 2021.)**
4. That revised preliminary plat plans include an overall tree planting and landscape plans for each phase of the development. Landscaping must not conflict with utilities and with pond maintenance access. Boulevard trees are not allowed in the 10-foot-wide drainage and utility easements along the public streets. All landscaping and tree plans shall incorporate the comments and conditions in the Landscape Architect's memos dated February 15, 2019 and March 6, 2019 and shall be approved by the City's Landscape Architect. **(The City's Landscape Architect has reviewed the latest project tree and landscape plans and is recommending their approval, subject to revising the location of three trees to be planted).**
5. That the developer shall incorporate each phase of Bentley Village into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association that shall be submitted in final form to the Planning Director before the City will issue a building permit for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of all private amenities including open space and trails. **(Still pending).**
6. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed for each platted phase of the development. **(Still pending – City staff will work with the applicant to prepare the necessary agreement).**
7. That the HOA be responsible for the ownership and maintenance of all landscape (retaining) walls within the development.
8. That the developer shall install an HOA owned and maintained children's play structure or other similar improvement on Outlot H as shown on the preliminary plat submittal. **(The developer of the future Union Park West Addition in the area west of Julia Avenue will be installing the children's play structure as part of that phase of the development).**
9. That the developer provide the City fees in lieu of park land dedication as required by 153.15 of the City Code with each final plat. **(Done – the fee is noted in the Development Agreement).**

10. That the revised preliminary plat plans include a parking area for the HOA pool/recreation area (if the developer constructs the pool) that meets all applicable standards. **(Not applicable – the developer has changed the pool to a dog park).**
11. That the HOA documents include architectural requirements that require 4-sided architecture on all buildings and garage doors shall not have flat panels. The City encourages the builder to include windows and/or other architectural features in all exterior doors and garage doors. City staff shall approve all building exterior designs including colors and materials before the City issues building permits for the town houses. **(Still pending – needs City approval).**
12. That the developer submit a sidewalk and trail phasing plan to be approved by City Staff and that the developer/contractor construct the public sidewalks and trails within each phase before the City issues building permits for that phase of development.
13. That the developer install a six-foot-wide concrete public sidewalk on one side of every street in the development. **(These are shown on the construction plans).**
14. That the Applicant place storm water ponds within outlots including the 100-year high water flood level and all maintenance access. All outlots are to be owned and maintained by the HOA with drainage and utility easements placed over all of each Outlot.
15. All storm water facilities shall be publicly owned and maintained. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat. **(Still pending – City staff will work with the developer to prepare the necessary agreements. These will cover all the outlots within the development site).**
16. That if the applicant/developer wants to reuse storm water for private irrigation within the development that the project engineer submit details to the City about the proposed storm water reuse system and ongoing operations that will be subject to approval by the City. The applicant must clearly define the proposed ownership, maintenance and ongoing operational responsibilities for the proposed system and City acceptance of storm water reuse will be contingent upon the City agreeing to the ongoing ownership, maintenance and operation plan, including the execution of a storm water maintenance agreement that addresses storm water reuse. In addition, all storm water system plans and specifications shall be subject to approval by the City Engineer and must address recommended reuse water quality, storm water pond pump intake design, pond draw down guidelines, filtration recommendations, backflow prevention design, and potable water back-up supply design. **(Still pending – the developer had originally proposed reuse in the approved storm water management plan so the City will need to approve the design details for the reuse systems. Should the developer choose not to implement storm water reuse, a revised storm water management plan and revised VBWD permit will be required.).**
17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.
18. The revised preliminary plat and Final Plat(s) shall include all necessary public right-of-way and easements for 5th Street North and for Road G. **(Done).**
19. The revised preliminary plat plans shall include a storm water management plan including a summary report describing the overall management plan and performance criteria for all required storm events. **(In process – plan will need final City approval).**
20. That the applicant shall obtain all necessary permits including but not limited to all applicable city permits (building, grading, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
21. That the preliminary plat plans be approved by Valley Branch Watershed District and that the applicant provide the City evidence that all conditions attached to a Valley Branch Watershed District permit will be met before the starting any grading activity on the site. **(Complete).**

22. The applicant must provide the City a letter of approval from the owner of the gas main to perform the proposed work in the gas pipeline easement as a condition of preliminary plat approval and before the contractor starts any site work or site grading. **(Not needed for this phase of the development).**
23. The applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat application. **(Addressed with the First Addition).**
24. That the applicant or developer address all the comments of the Fire Chief and the Building Official with final site and building plans including the placement of buildings and fire hydrants, street and driveway design, on-street parking and emergency vehicle access within the site. **(Done).**
25. That the applicant revise the project plans to show storm sewer easements and effective maintenance areas with a minimum width of 30 feet with a minimum of 15 feet of clearance from the pipe centerline. This includes locations where underground pipes run between buildings. **(Done – subject to the City Engineer’s review of the final project plans).**
26. That there shall be no encroachments into drainage and utility easements and corridors other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement. Prohibited encroachments include, but are not limited to trees, landscaping, retaining walls, buildings and storm water retention.
27. That the developer prepare exhibits for City staff approval that clearly identifies the property lines, easements, proposed building locations and the required and proposed setbacks for each of the lots and each building site within the development. **(Done).**
28. That all garage doors be setback at least 25 feet from the street right-of-way to provide off street parking on the driveway to allow vehicle parking without blocking a public sidewalk. **(Done).**
29. That the applicant update the preliminary plat plans to include street names that are consistent with the City’s street naming policy with the names listed herein. All street names shall be approved by the City Council. **(The proposed street names are consistent with the street names the City approved with the preliminary plat).**
30. The Applicant(s) or developers shall submit a photometric plan for the development for staff review and approval. All lighting must meet the requirements of Sections 150.035-150.038 of the City Code. **(Still pending – City staff will need to approve this plan before the City issues building permits).**
31. Before the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City. **(Pending City staff approval)**
32. That the applicant provide the City a detailed construction and staging plan with the construction plans and final plat for each phase of the development. These plans are to clearly indicate the phasing of the site grading, the phasing of the construction of each public infrastructure component (including required turn lanes, trails and sidewalks) and shall address access to that phase of the development for construction purposes and for residents. The City may require temporary cul-de-sacs at the end of streets with the first and third phases of the development. **(The phasing plans are complete).**
33. Before the execution and recording of a final plat for any phase of the development, the developer or applicant shall enter into a Developer’s Agreement with the City for that phase or project. The Developer’s Agreement must be approved by the City Attorney and by the City Council. Each such Developer’s Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore. **(Pending – City staff has prepared a draft development agreement for City Council consideration).**

34. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. **(Pending – City staff will work with the developer to prepare the necessary agreement).**
35. That the applicant submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. The revised applicant/developer project plans shall meet all of the above conditions before the City will accept a final plat application for any phase of the development and before the start of any clearing or grading activity on the site. **(The City Engineer has completed his review of the proposed final plat and the proposed construction plans. They are mostly ready and approved – subject to minor corrections and changes).**

Recommended Findings. Staff recommends approval of the Union Park Second Addition Final Plat based on the following findings:

1. That all the requirements of City Code Section 153.10 related to the Final Plat have been met by the Applicant.
2. That the proposed Final Plat and for the Union Park Second Addition will create 71 lots for townhouses (Attached) residential units.
3. That the Union Park Second Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on March 19, 2019 by Resolution 2019-020.
4. That the Union Park Second Addition Final Plat and Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
5. That the Union Park Second Addition Final Plat and Plans comply with general intent of the City's Medium Density Residential zoning district regulations.
6. That the Union Park Second Addition Final Plat and Plans comply with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
7. That the Union Park Second Addition Final Plat and Plans comply with the City's subdivision ordinance.
8. That Union Park Second Addition Final Plat and Plans are generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City about the Union Park Second Addition Final Plat and Plans dated March 29, 2021.
9. That the Union Park First addition final plat will create 71 lots for townhouses, will have public street rights-of-way and will include three outlots – Outlots A, B and C.

Recommended Conditions of Approval. The City Engineer's review memo dated March 29, 2021 identified several issues the developer needs to address in order for the City to deem the final plans complete. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat and if necessary, obtained for any off-site impacts.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

Staff is recommending City Council approval of the requested Union Park Second Addition Final Plat with the following conditions:

1. Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff before the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Union Park Second Addition Final Plat and Plans dated March 29, 2021 shall be incorporated into these documents before they are approved.
2. All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before its execution by City Officials.
3. Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for any off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained before the start of grading or construction.
4. Before the execution of the Final Plat by City officials, the Developer shall enter into a Development Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements and shall include the payment of required park dedication fees for the Union Park Second Addition Final Plat with financial guarantees therefore.
5. A Landscape License Agreement shall be executed for the maintenance of commonly held homeowners' association-owned and City-owned outlots, right-of-ways, and medians before the release of the final plat by City Officials.
6. That the developer revise the Landscape Plans for this phase of the development and that the revised plan be approved by the City's Landscape Architect before recording of final plat.
7. That the applicant include in the Architectural Control guidelines the requirements that villa lots utilize 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
8. That the applicant address all Fire Chief and Building Official comments in their final development plans.

9. That the applicant pay the City the required parkland dedication fee applicable to this phase of the development (based on 8.61 acres of land) before the City releases the final plat for recording.
10. That the applicant notify all home builders and home buyers about possible City outdoor watering restrictions and that the developer notify all home buyers that the City may impose limits on outdoor water use including no vehicle washing and no watering of grass, sod or landscaping.
11. That if necessary, the applicant shall obtain any necessary approvals or easements from adjoining property owners for any private off-site work or impacts the development may have, including, but not limited to, storm water drainage and utility work.
12. That the applicant record the Final Plat with Washington County within 180 days of City Council approval (as required by the City Code).

RECOMMENDATION:

Staff is recommend approval of the Union Park Second Addition Final Plat with the recommended findings and conditions of approval as listed in the staff report and in the attached resolution:

“Move to approve the Union Park Second Addition Final Plat with recommended findings and conditions of approval as listed in the staff report.”

ATTACHMENTS:

1. Application Narrative dated February 26, 2021
2. Location Map
3. Property Line Map
4. Phasing Plan
5. Parking Exhibit
6. Proposed Final Plat (2 pages)
7. City Engineer report dated March 29, 2021 (2 pages)
8. Landscape Architect’s report dated March 11, 2021 (5 pages)
9. Final Plat Approval Resolution – Number 2021 - XXX

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2021 -039

***A RESOLUTION APPROVING A FINAL PLAT FOR THE UNION PARK SECOND
ADDITION LOCATED SOUTH OF 5TH STREET NORTH, EAST OF JULIA AVENUE***

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Pulte Homes of Minnesota, Eden Prairie, MN 55344 (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat to subdivide the property located lying south of 5th Street North and east of Julia Avenue into 71 lots and three outlots in accordance with Union Park Second Addition Final Plat prepared by Alliant Engineering, Inc., a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the Lake Elmo Planning Department has reviewed the proposed Final Plat request for consistency with the City of Lake Elmo Zoning and Subdivision Ordinances; and

WHEREAS, the Lake Elmo Planning Department has submitted its report and recommendation about the proposed Final Plat as part of a memorandum to the City Council for the April 6, 2021 City Council Meeting; and

WHEREAS, the City Council reviewed the Applicant's Final Plat request at a meeting held on April 6, 2021.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. That all the requirements of City Code Section 153.10 related to the Final Plat have been met by the Applicant.
2. That the proposed Final Plat and for the Union Park Second Addition will create 71 lots for townhouses (Attached) residential units.
3. That the Union Park Second Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on March 19, 2019 by Resolution 2019-020.
4. That the Union Park Second Addition Final Plat and Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

5. That the Union Park Second Addition Final Plat and Plans comply with general intent of the City's Medium Density Residential zoning district regulations.
6. That the Union Park Second Addition Final Plat and Plans comply with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
7. That the Union Park Second Addition Final Plat and Plans comply with the City's subdivision ordinance.
8. That Union Park Second Addition Final Plat and Plans are generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City about the Union Park Second Addition Final Plat and Plans dated March 29, 2021.
9. That the Union Park Second addition final plat will create 71 lots for townhouses, will have public street rights-of-way and will include three outlots – Outlots A, B and C.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT that based on the testimony elicited and information received, the City Council of the City of Lake Elmo hereby approves the Final Plat request for the Union Park Second Addition, provided the following conditions are met:

1. Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff before the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Union Park Second Addition Final Plat and Plans dated March 29, 2021 shall be incorporated into these documents before they are approved.
2. All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before its execution by City Officials.
3. Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained before the start of grading or construction.
4. Before the execution of the Final Plat by City officials, the Developer shall enter into a Development Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements and shall include the payment of required park dedication fees for the Union Park Second Addition Final Plat with financial guarantees therefore.
5. A Landscape License Agreement shall be executed for the maintenance of commonly held homeowners' association-owned and City-owned outlots, right-of-ways, and medians before the release of the final plat by City Officials.

6. That the developer revised the Landscape Plans for this phase of the development and that revised plan be approved by the City's Landscape Architect before recording of final plat.
7. That the applicant include in the Architectural Control guidelines the requirements that villa lots utilize 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
8. That the applicant address all Fire Chief and Building Official comments in their final development plans.
9. That the applicant pay the City the required parkland dedication fee applicable to this phase of the development (based on 8.61 acres of land) before the City releases the final plat for recording.
10. That the applicant notify all home builders and home buyers about possible City outdoor watering restrictions and that the developer notify all home buyers that the City may impose limits on outdoor water use including no vehicle washing and no watering of grass, sod or landscaping.
11. That applicant obtain any necessary approvals or easements from adjoin property owners for any private off-site work or impacts the development may have, including, but not limited to, storm water drainage and utility work.
12. That the applicant record the Final Plat with Washington County within 180 days of City Council approval (as required by the City Code).

Passed and duly adopted this 6th day of April 2021 by the City Council of the City of Lake Elmo, Minnesota.

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk



“Union Park Second Addition”

**APPLICATION FOR:
FINAL PLAT**

**LAKE ELMO, MINNESOTA
February 26, 2021**

Introduction

Pulte Homes of Minnesota, LLC (“Pulte”) is pleased to be submitting this application.

Our company mission statement is ***“Building Consumer Inspired Homes and Communities to Make Lives Better”***. We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division has an office in Eden Prairie. We sold approximately 500 homes in the Twin Cities in 2018, all under the Pulte Homes brand.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

David Von Ruden, Land Project Manager
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344
952-229-0783
David.VonRuden@PulteGroup.com

The owner of the property is:

Pulte Homes of Minnesota, LLC
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344

The surveyor, civil engineer, and landscape architect is:

Alliant Engineering
Primary contact: Mark Rausch
733 Marquette Ave Ste 700
Minneapolis, MN 55402-2340
(612) 767-9339
mrausch@alliant-inc.com

The Property

Legal Description:

OUTLOT E, UNION PARK, Washington County, Minnesota

Property Identification Number:

34-029-21-43-0079

Address:

Unassigned

Key Facts

Townhome Development per Approved Preliminary Plat:

- In March 2019, the City of Lake Elmo approved rezoning and preliminary plat for a 240 attached townhome development named Bentley Village
- Townhome development name has now been changed to "Union Park"
- 2030 Comprehensive Plan indicates Urban Medium Density with a density range of 4.5 to 7 units/acre
- 2040 Draft Comprehensive Plan indicates Urban Medium Density with a density range of 4 to 8 units/acre
- Townhome development area was rezoned to MDR Urban Medium Density Residential
- Development use: 240 attached townhomes with homeowner's association maintenance
- Gross calculations, Townhome Development Only – Per Preliminary Plat Application:
 - West property = 839,837 square feet = 19.28 acres
 - East property = 971,593 square feet = 22.30 acres
 - Total = 1,811,430 square feet = 41.58 acres
 - Gross density = 240 units/41.58 acres = 5.77 units/acre
- Net calculations: Townhome Development Only – Per Preliminary Plat Application:
 - Gross area = 1,811,430 square feet = 41.58 acres
 - 5th Street ROW dedication = 294,126 square feet = 6.75 acres
 - Net area = 1,517,304 = 34.83 acres
 - Net density = 6.89 acres
- Dimensions/Setbacks: Townhome Development
 - 25-foot front setback
 - 25-foot rear setback
 - 15-foot corner/side setback
 - 20-foot side internal setback (building separation)
- Public utilities and streets throughout townhome development
- Local streets are 28-feet wide within a 53-foot right-of-way
- Open space area: Townhome Development – Per Preliminary Plat
 - Open space (private outlots) = +/-594,015 square feet = 13.64 acres
- Open space/unit requirement = 500 sf
- Minimum open space/unit provided = 557 sf
- Impervious surface requirement = 50% maximum
- Impervious surface provided = 739,433 square feet = 49.8%

Phase 2 Final Plat “Union Park Second Addition”

- Union Park Second Addition Final Plat to include the final phase of the townhome development with the first 62 townhome units, collector road right of way dedication and outlot parcel creation within parent parcel for future development.
- Gross calculations, Final Plat (also refer to provided lot area summary)
- Right-of-way area dedication in Second Addition Final Plat:
 - Local = 81,288 square feet = 1.87 acres
- Common Development Outlots:
 - Outlot A – To be HOA owned and maintained = 18,893 square feet = 0.43 acres
 - Outlot B – To be HOA owned and maintained = 89,306 square feet = 2.05 acres
 - Outlot C – To be HOA owned and maintained = 48,007 square feet = 1.10 acres
- Total Final Plat Area = 375,058 square feet = 8.61 acres
- Phase 1 townhome development dedicated open space (private outlots A,B,C) = 156,207 square feet = 3.59 acres

Neighborhood Vision

This property is in a very attractive location. It is conveniently located near freeways, parks, and retail. However, its proximity to I-94 (as near as 700 feet) leads to higher levels of noise. This, in addition to having a commercial property immediately to the south is an indicator that this property is not a strong candidate for detached homes. The ideal use for this property is attached housing as a natural transition between commercial properties to the south and single-family properties to the north. Townhome buyers tend to be more tolerant of freeway noise and more intensive land uses.

Our vision is to create an attractive townhome neighborhood with a focus on convenient access to regional amenities and privately owned recreational amenities within the neighborhood. Key neighborhood traits are:

1. **Access** – Union Park is very short drive to I-94 and 494, leading to high level of convenience for homeowners.
2. **Parks** – Lake Elmo Park Reserve is just over one mile from Union Park, offering a wide variety of recreational opportunities such as walking trails, swimming, archery, fishing, horseback riding, camping, and cross-country skiing. A City park with a playground is just to the north of 5th Street North with trail access connecting the park to 5th Street North. 5th Street North has a trail along the north side and a sidewalk along the south side. Union Park has a wide range of recreational opportunities nearby.
3. **Retail** – A wide variety of retail properties are just blocks away from the neighborhood, including restaurants, Target, Walmart, Trader Joe's, Cabela's, and many others.
4. **Private Amenities** – We are planning the incorporation of private amenities for the use of Union Park residents. Not only are such amenities attractive for homebuyers, but they also help to create a sense of neighborhood identity and to facilitate social interaction in a neighborhood.

Second Addition Neighborhood Design

We have carefully studied the market, the City's Comprehensive Plan, the property, and the surrounding uses and have worked diligently to create a neighborhood layout that is ideally suited for this property. We are very pleased with how our vision and the resulting plan have come together. Below is a description of the various traits and strategies utilized in designing the neighborhood.

Access

The trunk transportation network serving this property is in place. What remains is to connect to the existing network at the safest locations.

We are making connection to 5th Street North directly across from and Junco Road North. By connecting at this location, we will avoid the introduction of additional connection points to 5th Street North. This results in the safest possible access to 5th Street North.

The initial phase of the project included a 100-foot wide right-of-way dedication to accommodate the new collector street "Julia Avenue" which will connect 5th Street North to the commercial properties to the south and ultimately to Hudson Boulevard North. Phase 1 of Union Park constructed the portion of the collector street that ran through the Union Park plat.

Physical Constraints

Near the east edge of the east property, an existing temporary 21-inch diameter storm sewer pipe runs through a portion of the property. The storm sewer was partially realigned in phase 1 and the final realignment will be completed with the 2nd Addition construction.

Parks

It is our understanding that the parks and open space dedicated within properties to the north of 5th Street North satisfy park needs for the area. Therefore, we anticipate paying park dedication fees to satisfy our park requirements. The incorporation of private recreational amenities within Union Park will reduce the demand/need for public parks and recreational amenities in the area.

Building Orientation

One important design attribute that can make a townhome neighborhood feel more "livable" is to vary the orientation of the buildings. This prevents the feeling of "barracks" that can sometime occur if attention is not given to how the geometric layout of the neighborhood impacts how it "feels." We are utilizing this strategy most powerfully at the primary intersection of 5th Street North and the future collector road. Additionally, we have purposely created internal streets that do not run in parallel, thereby preventing the "barracks" feel.

Private Amenities

A key part of creating new neighborhoods is understanding our customers and anticipating their desires. This property is in an attractive location, surrounded by a variety of recreational, retail, and convenience-oriented amenities. Still, many people desire private, social gathering places to form bonds with their immediate neighbors. This is an important priority for many of our customers, and the size of the neighborhood is large enough to economically sustain such

amenities. Based on our early market research, we are planning the following private amenities, all to be owned and maintained by a professionally managed home owners association:

- Dog Park – Fenced dog park available to all townhome development residents to be built in phase 1 in the east parcel.
- Open play areas – We are planning some open play area as residents will find many uses for this versatile space.
- Trails

Parking

Adequate parking in a townhome neighborhood is critical and we have a great deal of experience in this area. We have designed the neighborhood to have a significant amount of guest parking (see parking plan). It is our understanding that homeowners living in the existing townhome neighborhood to the east have complained about lack of guest parking in their neighborhood. Please be assured that our design differs from the adjacent neighborhood, which primarily includes narrow private streets that do not allow parking. We are utilizing wider public streets that accommodate parking on one side throughout the neighborhood. The difference in guest parking accommodation is substantial.

Changes Since Preliminary Plat

The townhome development has been refined through the preliminary plat application submittal to address comments from City Staff, Planning Commission and City Council.

Plan revisions since preliminary plat have been technical without needing fundamental changes to the development plan. Preliminary plat documents have been resubmitted to the City to address City Engineer comment requests. Some of the updates to the plans include:

1. Parking – At the request of the City, the development plan was updated to limit parking to one side of the public street. No parking signage is identified in the design plans.
2. Utility Easements – Site plan has been designed to accommodate 30' wide easement corridors for all public utilities outside of public right of way.
3. Stormwater Management – Previously designed and constructed stormwater basin design provides a maintenance access and addressed all comments from the City and Watershed Districts.
4. Miscellaneous Engineering – Plans have been refined to address other comments related to civil engineering and landscape architecture.

Adjacent Land Uses

There are no conflicts with adjacent land uses. Traditionally, townhomes and other multifamily residential land uses are utilized as transitional buffers between more intensive uses and less intensive uses. In this case, single family homes lie to the north. However, 5th Street North lies between these two land uses, providing a significant existing buffer. To the east of the neighborhood lies similar townhomes. To the west lies future multifamily and further west includes industrial uses. Properties to the south included higher density residential, a somewhat

higher intensive land use. A townhome neighborhood is the ideal transitional land use for this location.

Natural Resources

There are no wetlands or significant tree stands within the townhome development portion of the final plat boundary.

Justification that Services have Capacity

The subject property is in an area of the City that has recently been developing. In conjunction with the adjacent development, new infrastructure has been designed and extended to and through the area to adequately serve the area.

A new sanitary sewer has been extended through the subject property with service stubs extended into the property. This sewer serves Phase 1 of the Regional Sewer Staging Plan and it discharges to the MCES WONE Interceptor. Our application includes land uses and densities consistent with the Comp Plan, so the sewer has been designed to accommodate this neighborhood.

Water main has previously been constructed along 5th Street North. According to the City engineer memo from the sketch plan review, “the existing water system has sufficient capacity”. Our application includes land uses and densities consistent with the Comp Plan, so the water has been designed to accommodate this neighborhood.

Storm water quantity is traditionally handled on site by limiting post development flows to be equal to or less than predevelopment flows. Due to sandy soils found on site, we will be infiltrating storm water to meet City and Watershed quality requirements. The pond designed to serve the neighborhood is sufficient size to serve the previous phase and the 2nd and final addition to the neighborhood.

5th Street North has been recently designed and constructed to serve a fully developed area.

The land use and density proposed with this application is consistent with the Comp Plan. Therefore, all past and current long-term planning for fire, public safety, parks, and schools are unchanged by this application.

Our Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. We call this Life Tested®. Through this intensive process, we have conceived of and incorporated many innovative home design features such as the Pulte Planning Center, Everyday Entry, Super Laundry, Oversized Pantry, and the Owner’s Retreat. This exhaustive process has played a major part in Pulte’s success in “Building Consumer Inspired Homes and Communities to Make Lives Better.”

Townhome Design

Our overall approach in designing the exterior of these two-story townhomes was to “individualize and stylize” each unit. The result is individual units which differ in architecture from all other units within the same building and which vary in color scheme. The result is that each unit will appear unique and distinct within each building and to a substantial degree within the new community. Attached you will find photos of the buildings to be constructed.

Innovative Approach to Rowhome Floor Plans

It is worth noting that our approach to “individualized and stylized” rowhome units extends to the interior as well. Buyers can choose from a range of options that were not typically seen in the previous generation of townhome floor plans:

- a. 3 bedrooms with an option for a 4th
- b. 1st floor sunroom addition with 2nd floor owner’s suite bathroom expansion
- c. Loft
- d. Rooftop terrace

We find that this versatile townhome appeals to a much broader spectrum of demographics than the previous generation of townhomes. This two-story townhome appeals to young, first time homebuyers, young families, and empty nesters in search of homeowner’s association maintenance of the yard, snow removal, and exterior of the buildings.

Phasing & Schedule

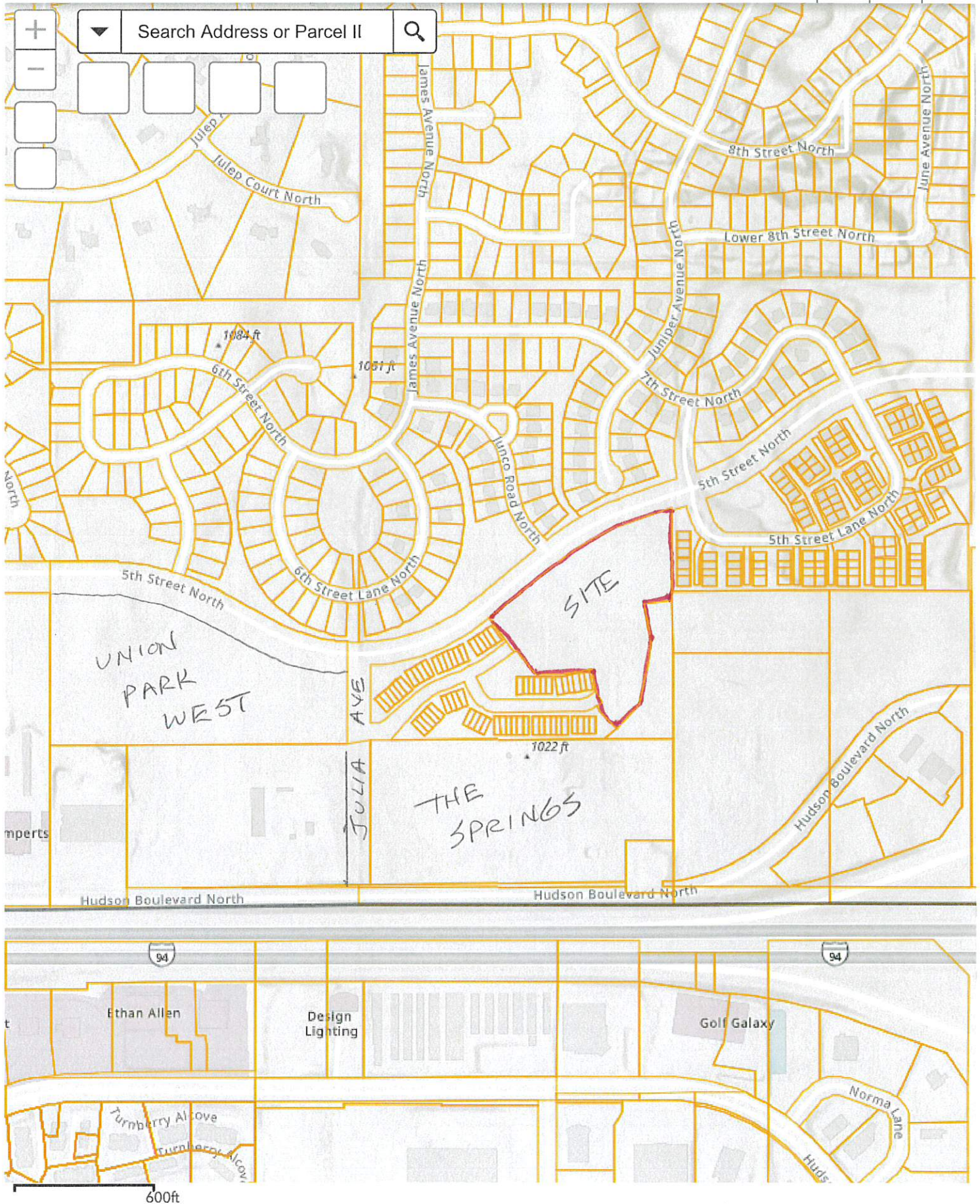
The following preliminary schedule for development is envisioned based on current projections and information

2019	Development of Phase 1 with Mass Grading Permit to start Summer 2019
2021	Development of Phase 2

Parcel Viewer - Quick Access

Beta

Washington Cou



-92.880 44.959 Degrees

Parcel Viewer - Quick Access

Beta

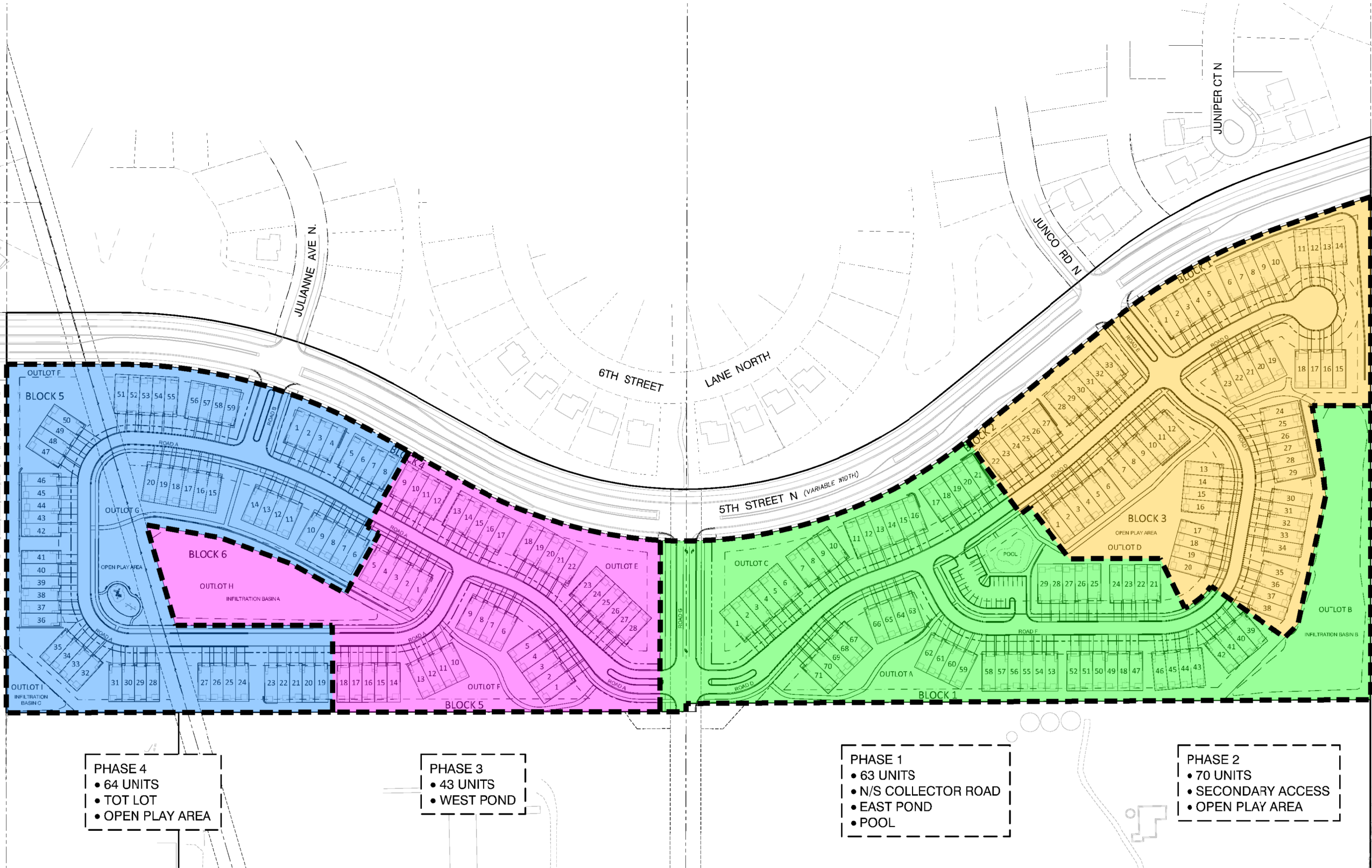
Washington Cou



Drawing name: X:\2018\180165\exhibits\Phasing Plan.dwg Jan. 23, 2019 - 9:48am

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



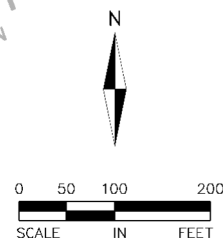
PHASE 4
• 64 UNITS
• TOT LOT
• OPEN PLAY AREA

PHASE 3
• 43 UNITS
• WEST POND

PHASE 1
• 63 UNITS
• N/S COLLECTOR ROAD
• EAST POND
• POOL

PHASE 2
• 70 UNITS
• SECONDARY ACCESS
• OPEN PLAY AREA

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



BENTLEY VILLAGE
LAKE ELMO, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
PHASING PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

MARK RAUSCH, PE
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
1-25-19	PHASING PLAN

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: SIL
PROJECT NO: 218-0165

x:\2018\180165\exhibits\parking exhibit - second addition.dwg



PARKING SUMMARY

PHASE 1	
PRIVATE DRIVEWAY (2/HOUSE)	124
PRIVATE GARAGE (2/HOUSE)	124
PUBLIC STREET (22' LENGTH)	19
TOTAL	267

SECOND ADDITION	
PRIVATE DRIVEWAY (2/HOUSE)	142
PRIVATE GARAGE (2/HOUSE)	142
PUBLIC STREET (22' LENGTH)	15
TOTAL	299

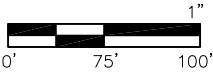
TOTAL PARKING: 566

LEGEND:

DRIVEWAY PARKING	
GARAGE PARKING	
PUBLIC STREET PARKING	

Union PARK - Parking Exhibit

LAKE ELMO, MINNESOTA



DATE: 2-26-2021
DRAWN BY: TAS



UNION PARK SECOND ADDITION

KNOW ALL BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

Outlot E, UNION PARK, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as UNION PARK SECOND ADDITION and does hereby donate and dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

Signed: Pulte Homes of Minnesota LLC.

Jamie Tharp, Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20 ____, by Jamie Tharp, Chief Manager, Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

Signature

Printed

Notary Public, _____ County, _____
My Commission Expires _____

I Peter Goers, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on the plat; and prepared this plat or directly supervised the preparation of this plat; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set as shown; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____

Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20 ____, by Peter Goers, Licensed Land Surveyor, Minnesota License No. 44110.

Signature

Printed

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF LAKE ELMO, MINNESOTA

This plat was approved by the City Council of Lake Elmo, Minnesota this ____ day of _____, 20 ____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: _____ Attest: _____
Mayor City Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20 ____.

By: _____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER APPROVAL

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20 ____, on real estate hereinbefore described, have been paid; there are no delinquent taxes, the current taxes and transfer has been entered, on this ____ day of _____, 20 ____.

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

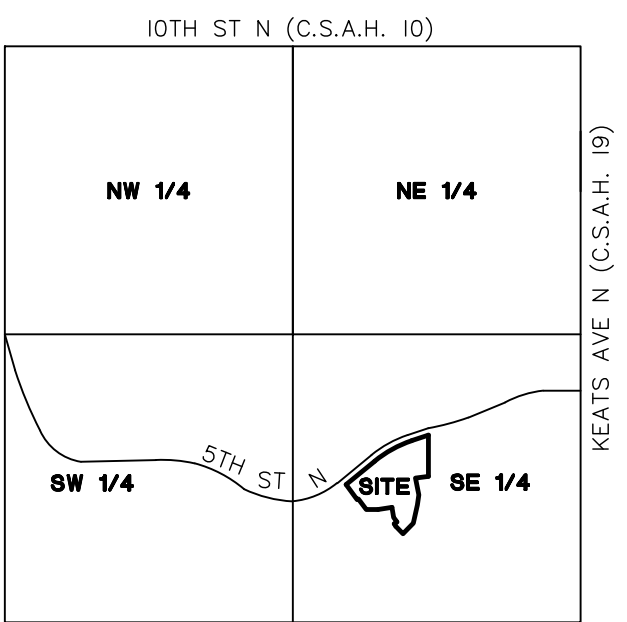
COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this ____ day of _____, 20 ____ at ____ o'clock ____ M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

UNION PARK SECOND ADDITION



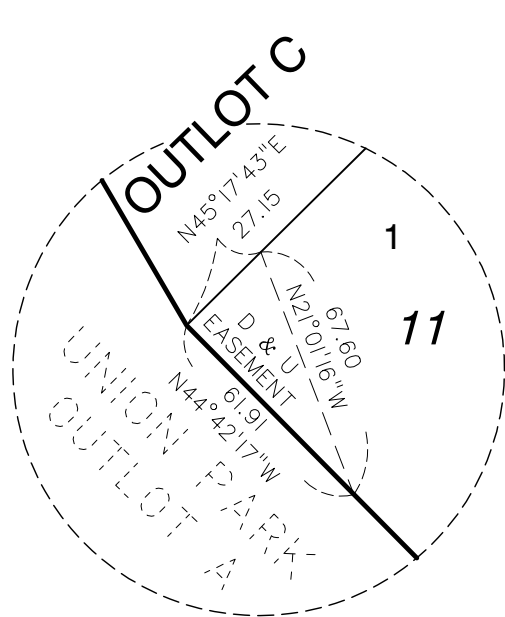
VICINITY MAP
SECTION 34, T29, R21
NOT TO SCALE

THE EAST LINE OF OUTLOT E, UNION PARK IS ASSUMED TO HAVE A BEARING OF S00°01'13"W.

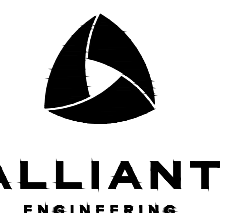
- DENOTES SET, 1/2 INCH BY 18 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED ALLIANT LS 44110. THESE MONUMENTS WILL BE PLACED IN THE GROUND AS SHOWN WITHIN ONE YEAR AFTER THE RECORDING DATE OF THIS PLAT.
- DENOTES FOUND, 1/2 INCH BY 18 INCH, IRON PIPE WITH PLASTIC CAP INSCRIBED ALLIANT LS 44110 UNLESS OTHERWISE NOTED
- ⊙ WASHINGTON COUNTY CAST IRON MONUMENT

D&U DRAINAGE AND UTILITY EASEMENT

DETAIL
NOT TO SCALE



SCALE IN FEET
0 25 50 100
SCALE IN FEET
1 inch = 50 feet



MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	651.300.4261
Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4283

Date: March 29, 2021

To: Ken Roberts, Planning Director
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Union Park 2nd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Union Park 2nd Addition. Final Plat/Final Construction Plans were received on February 27, 2021. The submittal consisted of the following documentation:

- Union Park 2nd Addition Narrative dated February 26, 2021.
- Union Park 2nd Addition Final Plat, Sheets 1-2, received February 27, 2021.
- Union Park 2nd Addition Construction Plans, Sheets 1-20, dated February 26, 2021.
- Union Park 2nd Addition Landscape Plan, Sheets 21-22, dated February 26, 2021.
- Monument Sign dated February 26, 2021.
- Parking Exhibit dated February 26, 2021.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: UNION PARK 2ND ADDITION

- Outlots A, B, and C will be HOA owned and maintained with drainage and utility easements over all of each Outlot. These easements are consistent with the preliminary plan approval.
- Union Park 1st Addition Outlots A, B, C, and D are required to be HOA owned and maintained with drainage and utility easements over all of each Outlot. Current County GIS data indicates these Outlots are owned by Pulte Homes.
- Outlot ownership has been identified on the Final Construction Plans as required.
- Additional drainage and utility easements have been shown on the plat as required in the preliminary plat approval over portions of Lot 1, Block 11 and Lot 1, Block 12.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- No pipe oversize pipe costs are anticipated for this development.
- Final Construction Plans and Specifications must be prepared in accordance with the latest version of the City Engineering Design Standards Manual, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated March 29, 2021.
- The Final Plat shall not be recorded until final construction plan approval is granted.

- No construction for Union Park 2nd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.

To: Ken Roberts, City of Lake Elmo
Planning Director

From: Lucius Jonett, Wenck Landscape Architect
Jenna Niday, Wenck Landscape Designer

File: City of Lake Elmo Landscape Plan Review
Union Village 2nd Phase, Review #1

Date: March 11, 2021

Submittals

- Landscape Plans, dated 2-26-2021, received 2-27-2021.

Location: Northwest quadrant of the intersection of Keats Ave. N and Interstate Hwy 94, Lake Elmo, MN. South of the Savona Development.

Land Use Category: Urban Medium Density Residential

Surrounding Land Use Concerns:

The property to the north (Savona Development) is Urban Low Density Residential and is less intensive land use than the proposed Urban Medium Density Residential. Screening is required on the north boundary.

The properties to the west (Lampert's lumber yard) , east and south are, or are guided, to be Commercial or Mixed-Use Commercial zones which are more intensive land use than this proposed Urban Medium Density Residential. Screening is not required on the west, east or south boundaries.

Special landscape provisions in addition to the zoning code: This proposed development will be required to provide screening along all borders North, South, West and East consisting of either a masonry wall or fence in combination with landscape material that forms a screen at least six feet in height and not less than 90% opaque on a year-round basis.

Tree Preservation:

- A. A tree preservation plan has been submitted that does meet all requirements.

Entire Site			
Total Caliper Inches of Significant Trees On-Site:		905	Cal Inches
Common Trees		270	
Conifer/Evergreen Trees		0	
Hardwood Trees		635	
Significant Inches Removed On-Site		724	Cal Inches
Common Trees		236	
Conifer/Evergreen Trees		0	
Hardwood Trees		488	
30% Tree Removal Limits (Cal. Inches)		Allowed	Proposed
Subtract Common Tree Removals		81	236
Subtract Conifer/Evergreen Tree Removals		0	0
Subtract Hardwood Tree Removals		190.5	488
Removals in excess of 30% allowances			
Removals in excess of 30% allowances		452.5	Cal Inches
Common Removals in Excess of 30% Allowance		155.0	
Conifer Removals in Excess of 30% Allowance		0.0	
Hardwood Removals in Excess of 30% Allowance		297.5	
Common Tree Replacement Needed (1/4 the dia inches removed)		38.8	Cal Inches
Conifer Tree Replacement Needed (1/2 the dia inches removed)		0.0	Cal Inches
Hardwood Tree Replacement Needed (1/2 the dia inches removed)		148.8	Cal Inches
Common Tree Replacement Required @ 2.5" per Tree		16	# Trees
Conifer Tree Replacement Required @ 3" per 6' Tall Tree		0	# Trees
Hardwood Tree Replacement Required @ 2.5" per Tree		60	# Trees

- A. There is a significant tree on the property. Tree ID #2742 – 44" DBH Oak. The tree is not marked for removal.
- B. Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.
- C. Tree replacement calculations follow the required procedure and are correct.
- D. This project is residential development, therefore mitigation replacement trees shall be in addition to landscape required tree counts.

Landscape Requirements:

The landscape plans meet the code required number of trees.

	Preliminary Plan (Code Required)	Proposed	1st Phase Proposed	2nd Phase Proposed	
Street frontage	5908				Lineal Feet
Lake Shore	0				Lineal Feet
Stream Frontage	0				Lineal Feet
Total Linear Feet	5908				Lineal Feet
/50 Feet = Required Frontage Trees	119				Trees
Development or Disturbed Area	-				SF
Development or Disturbed Area	41.6				Acres
*5 = Required Development Trees	208				Trees
Required Mitigation Trees	76				
Required Number of Trees (*)	403				
Total Trees to Date		403	124	80	

** Residential development - mitigation replacement trees are in addition to landscape required tree counts.*

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans do meet the minimum compositions of required trees:

Master Plan	Qty	% Composition	
Deciduous Shade Trees	173	43%	>25% required
Coniferous Trees	171	42%	>25% required
Ornamental Trees	59	15%	<15% required

Tree Count 403

Phase 1	Qty	% Composition	
Deciduous Shade Trees	57	46%	>25% required
Coniferous Trees	51	41%	>25% required
Ornamental Trees	16	13%	<15% required

Tree Count 124

Phase 2	Qty	% Composition	
Deciduous Shade Trees	44	55%	>25% required
Coniferous Trees	15	19%	>25% required
Ornamental Trees	21	26%	<15% required

Tree Count 80

The landscape plans do include the required mitigation tree types and quantities:

	Required	Preliminary Plat	1st Phase	2nd Phase
Common Trees	16	111	27	29
Conifers	0	171	51	15
Hardwood Trees	60	62	30	15

- A. A landscape plan has been submitted that does meet all requirements.
- B. The landscape plan does meet City landscape layout requirements.
- C. Interior Parking Lot Landscaping – The development does not include interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- E. Screening – The landscape plan does meet screening requirements.

Special Landscape Considerations:

- A. 5th Street – The development is along 5th Street, which has been previously constructed by other developments. No additional landscape requirements are required of this applicant.

Findings:

- 1. The submitted landscape plan shows 3 trees that conflict with the Block 14 townhomes. These trees are proposed to be planted less than 10 feet away from this building and will cause future conflict. These trees, shown on the attached figure, will need to be relocated.

Recommendation:

It is recommended that a condition of approval include:

- 1. Submit a revised landscape plan.

Stantec Consulting Services Inc.

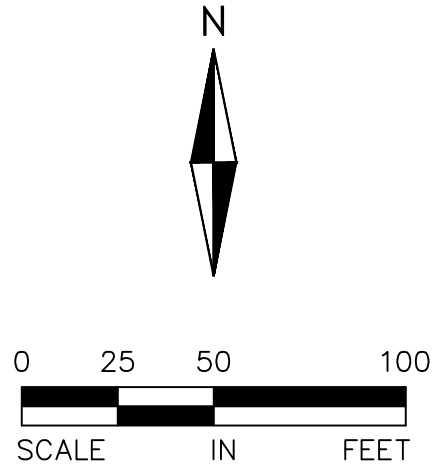


Lucius Jonett, PLA (MN)

Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect

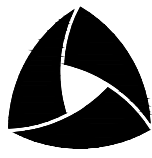
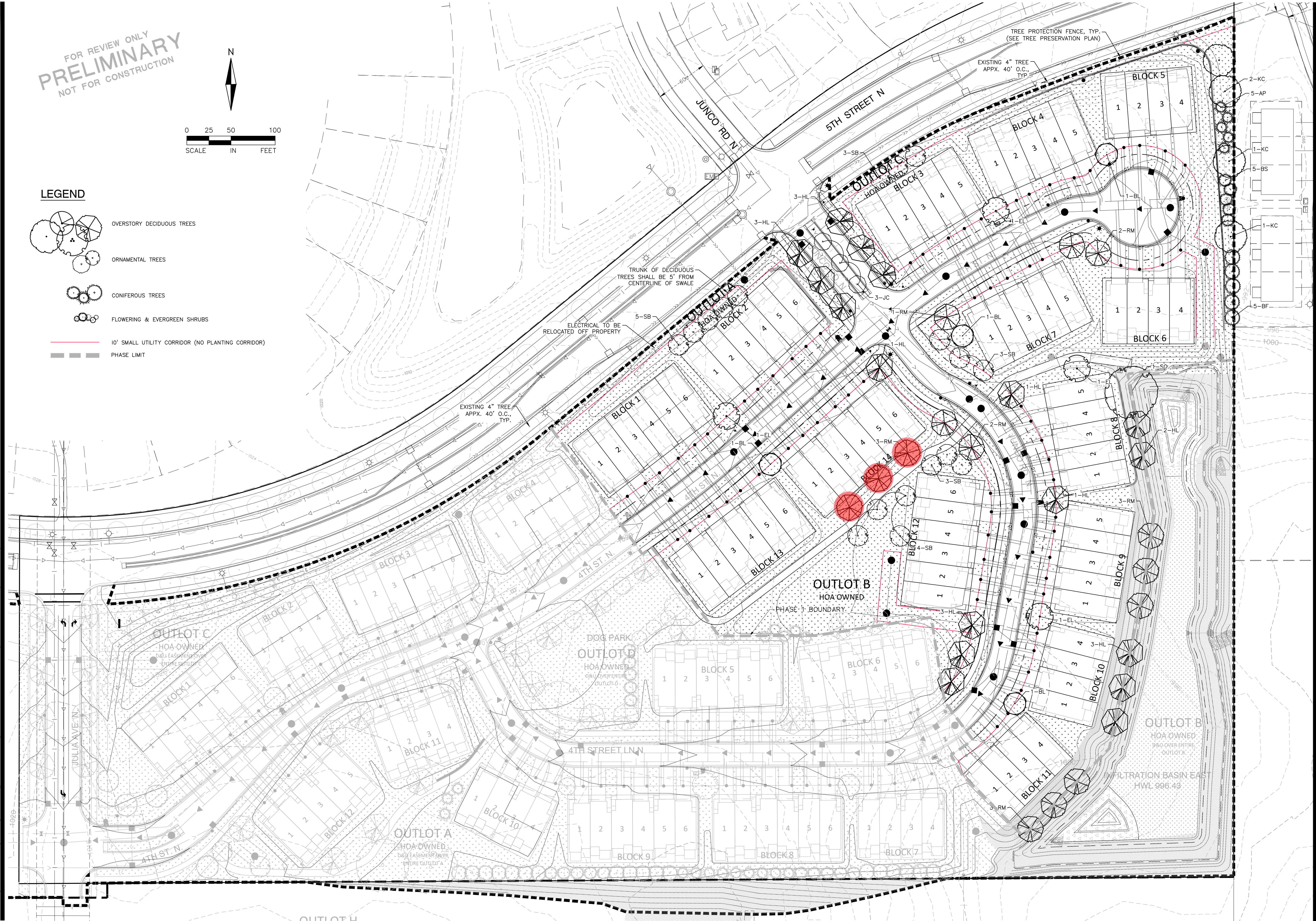
Drawing name: X:\2018\180165\plan sheets\Final Plat - Phase 2\180165\land.dwg, Feb. 26, 2021 - 9:04am

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



LEGEND

- OVERSTORY DECIDUOUS TREES
- ORNAMENTAL TREES
- CONIFEROUS TREES
- FLOWERING & EVERGREEN SHRUBS
- 10' SMALL UTILITY CORRIDOR (NO PLANTING CORRIDOR)
- PHASE LIMIT



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com



UNION PARK - SECOND ADDITION

LAKE ELMO, MINNESOTA

FINAL PLAT - SECOND ADDITION

LANDSCAPING PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

2-26-21 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: X-X-XX
DRAWN: SIL
PROJECT NO: 218-0165

21

SHEET 21 of 22