



*Our Mission is to Provide Quality Public
Services in a Fiscally Responsible Manner
While Preserving the City's Open Space
Character*

NOTICE OF MEETING

**City of Lake Elmo
3800 Laverne Avenue North
Park Commission Meeting
Monday July 15th, 2013**

AGENDA

- A. 7:00 Call to Order/Approval of Agenda**
- B. 7:01 Minutes: May 20th & June 17th**
- C. 7:10 Hammes West Concept Review-N. Johnson**
- D. 7:40 Preliminary Park Survey Results-D. Zuleger**
- E. 7:50 Sanctuary Park Discussion-S. Weis**
- F. 8:15 Trail Sub-Committee Report-S. Weis**
- G. 8:45 Tapestry Access to Sunfish-P. Hartley**



HAMMES ESTATES CONCEPT PLAN NARRATIVE

June 12, 2013

The project property consists of 78 acres located along the west side of Keats Avenue North about a quarter mile south of 10th Street North. The property is owned by the Hammes Family and is being purchased by Hammes West, LLC.. The project will be developed by Hammes West LLC in conjunction with Ryland Homes. The property is currently used as a part of an active mining operation with an existing mining permit. The property is currently zoned RT, Rural Development Transitional District, and guided Low Density Residential in the Comprehensive Plan, Planned Land Use section. No change is required or requested of the Comprehensive Plan designation. The Zoning will need to be changed to LDR, Low Density Residential as a part of the Preliminary Plat process.

BUFFERING/TRANSITION

There is a considerable buffer required and provided to the existing neighborhood on our north and west sides. We are planning a public park with walking trails to connect to the existing and future trails for these areas. The project features 173 single family home sites. They are varied in sizes and potential home uses from the buffered areas out toward the south and east. The plan includes custom lots adjoining the existing neighborhoods. Some of the custom lots will be developed and built by the national builder associated with the project. These lots have some of the best features and will probably feature the higher home values. There are 33 custom lots that will be reserved for local specialty builders that are even larger than the majority. This transition approach is designed to accentuate the buffering that was envisioned by the City to keep the newer projects from creating negative impacts on the existing homes.

DENSITY/LOTS

The area used for home sites is 61.1% of the gross project area. The balance is Open Space and road right-of-way. The density of the project is 2.22 units per gross acre and 3.63 units per acre of net area. This is clearly within the density allowed in the Comprehensive Plan for this area (2.5 to 4 units of net density allowed). The average of the lots for the national builder is 11,800 square feet. The average of the lots for the specialty builders is 12,800 square feet. Minimum Lot area allowed is 8,000 square feet. All of the lots will meet or exceed the minimum standards of the LDR Low Density Residential zoning district. No variances or exceptions are anticipated.

PHASING

The phasing of the project is anticipated to begin with approximately one third to one half of the lots on the easterly end starting first. This corresponds with the availability of the sanitary sewer and water on the east side of the project.

UTILITIES

We are assured by City Staff that the new utilities should be available this fall when this project comes on line. The home sites will be served with City Sewer and City Water from the new systems that are currently under way in the construction process. The storm water facilities will be designed in accordance with the requirements of the Watershed District. New and innovative design features are anticipated to enhance the storm water system of this project. This approach is in keeping with Lake Elmo's long standing desire to be on the cutting edge of storm water handling.

STREETS/TRAILS

The street design will be the (new) standard urban street section. This will feature concrete curb and gutter sections where appropriate with bituminous surfacing and sections built to the depth and thickness appropriate for the traffic anticipated. The trails shown on the plan are proposed to be bituminous surface 8 feet wide. This trail section provides for the most varied use of the trails over any other trail materials.

MINING/GRADING

The project will continue to be utilized as a mining operation to facilitate the removal of the materials that are stockpiled on the property. It is anticipated that some of this mining will be used to grade portions of the property for the final project grades. This is the reclamation portion of the existing mining permit. The mining operations will cease as the residential project phases become active.

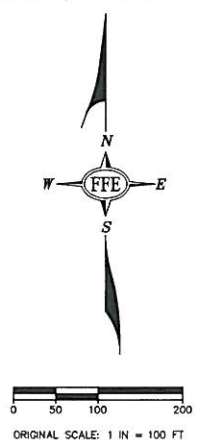
HAMMES ESTATES

CONCEPT PLAN

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LAKE ELMO, MINNESOTA 55042
Phone (651) 439-8833 Fax (651) 430-9331

UNIT COUNT

77 x 145 (Min.) Single Family & Custom	= 131 UNITS
86 x 145 (Min.) Single Family (Specialty Builder)	= 40 UNITS
TOTAL UNIT COUNT	= 171 UNITS



LEGEND

- PROPOSED BOUNDARY LIMITS
- EXISTING WETLAND (APPROX.)
- NATIONAL BUILDER LOT
- NATIONAL BUILDER CUSTOM LOT
- SPECIALTY BUILDER CUSTOM LOT
- PROPOSED OPEN SPACE
- PROPOSED PONDING AREA
- PROPOSED ROADWAY (28-FT F-F, 60-FT ROW)
- PROPOSED LIFT STATION OUTLOT
- PROPOSED TOT LOT
- PROPOSED 8-FT BIT. TRAIL
- PROPOSED PARCEL LINE
- PROPOSED PHASE LINE (11 CUSTOM UNITS) (67 NATIONAL BUILDER UNITS)