



STAFF REPORT

PARKS COMMISSION

DATE: 2-22-2023

TO: Parks Commission
FROM: Sophia Jensen, City Planner
AGENDA ITEM: Kramer Lake Subdivision Sketch Plan

BACKGROUND:

The City has received a request from Tamarack Land, LLC for review of a Subdivision Sketch Plan Application. The proposal is for 92 twin homes and 4 apartment buildings (279 units) on the west side of the property along with commercial component to the east on a total of 56.89 acres running north of Hudson Blvd and West of Lake Elmo Ave to Kramer Lake. The proposed project would require approval of a PUD, plat and a zoning map amendment (rezoning) to the land use designations guided by the Comprehensive Plan. No development rights are granted at this stage.

This area is currently under a development moratorium until April 8th 2023 wherein the City will not process preliminary or final plats. This concept plan will be reviewed based on existing City Code and standards.

ISSUE BEFORE THE PARKS COMMISSION:

The Parks Commission is being asked to review the concept to provide feedback on the proposal to meet the City Code Park Land Dedication Requirements and the Comprehensive Plan guidance.

GENERAL INFORMATION:

- *Property Owner:* Gene M Peltier Trs and Ann E Peltier Trs
- *Applicant:* Tamarack Land, LLC
- *Parcels:* 35.029.21.44.0012 and 35.029.21.43.0001
- *Site Area:* 56.89 acres
- *Land Use Guidance:* Mixed Use Commercial (MU-C)
- *Zoning:* Rural Transitional and Shoreland Overlay
- *Surrounding Land Use:* Rural Single Family to north, Kramer Lake to west, Hudson Blvd and I-94 to south, Business Park to west

PARKS PROPOSAL DETAILS/ANALYSIS:

The proposed project would have 9.75 acres zoned commercial and 49.55 net acres zoned residential. The park dedication for the commercial land would be the fee determined by council ($\$6,000/\text{acre} * 9.75\text{acres} = \$58,500$). The land zoned residential has the option of: a fee, land 10% (4.95 acres), or a combination of both.

The applicant is proposing four outlots for parkland dedication: Outlot C (2.51 acres), Outlot D (3.26 acres), Outlot E (8.50 acres), Outlot F (4.98 acres). The applicant is also proposing construction of a bituminous trail internal to the site and along the north side of Hudson Boulevard.

Subdivision Code.

§103.00.150 Park Land Dedication Requirements. The City Code outlines the type of land that is considered acceptable for park dedication.

- *Park Dedication Requirement.* The developer is required to provide the City with either physical land, cash payment, or a combination of both. The developer will be required to provide the City with 10% of the land, which would come to 12.36 acres.
- *Land acceptability.* The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the City for parks, playgrounds, trails, or open space; and the

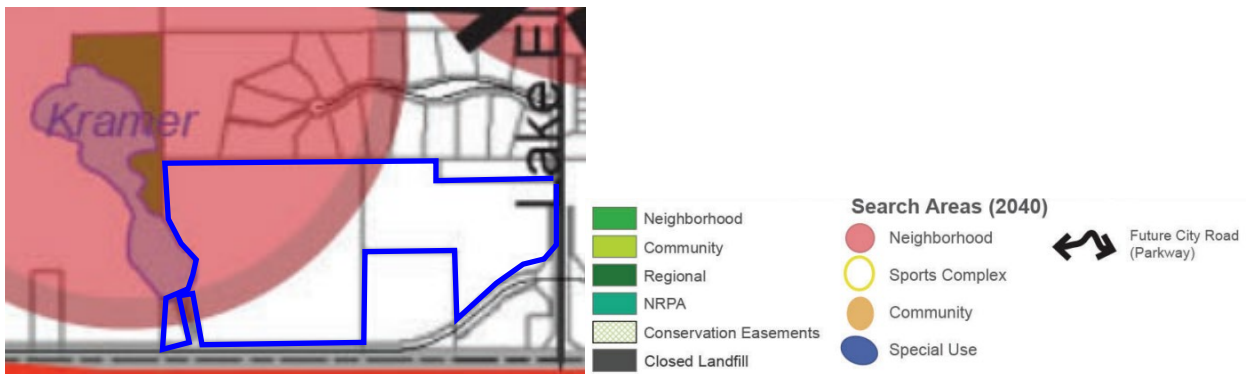
recommendations of the City's Parks Commission. The following properties shall not be accepted for park land dedications:

- (1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;
 - (2) Land which is unusable or of limited use; and/or
 - (3) Land within a protected wetland or within a flood plain area unless the Council determines that all of the following criteria are satisfied:
 - (a) Would be in the best interests of the general public;
 - (b) Would be valuable resource for environmental preservation, educational, or habitat preservation purposes;
 - (c) Has an exceptional aesthetic value; and
 - (d) Would not become financially burdensome to the City as a result of maintenance or preservation requirements.
- Trails. Trails constructed by a subdivider within dedicated public open space having at least 30 feet of width are eligible for park credit. The amount of trail dedication credit shall not exceed 25% of the total dedication. To receive credit for a trail, there must be a through public trail connection to the larger Lake Elmo or Washington County trail network. If the proposed trails are not able to connect to existing trails, they must be installed in a way that would provide a connection to future planned trails as additional infrastructure is established.

Comprehensive Plan – Parks.

Chapter 6 Parks, Trails & Open Space has area and site specific recommendations that should influence the recommendation of the Parks Commission.

- The plan identifies the property to be partially within a neighborhood park search area.



Neighborhood Park - "smaller parks offering more common and highly-used facilities to immediate area residents." This project would be a new neighborhood and a park walkable within the neighborhood is appropriate.

Neighborhood Park Size Reference:

- Reid Park - The area encompassing the ball field and park is around 3 acres.
- Lions Park - 3.36 acres, playground, hockey rink, and ball field
- VFW Park - 3.23 acres, ball field
- Easton Vil. Park - 1.36 acres, field and playground

Comprehensive Plan - Trails.

Chapter 6 Parks, Trails & Open Space has area and site specific recommendations that should influence the recommendation of the Parks Commission.

- The plan identifies that the property is not within the City or Regional trail search corridor.
- The Hudson Blvd design standards do apply to this site which require a trail along the north site of the road.



FINDINGS

1. A majority of the land may be deemed of limited use or unusable due to the steep slopes and water levels.
2. The tracts of land with stormwater ponds or infiltration basins will be in easements which means it cannot be accepted as park land per City Code.
3. No public parking is provided to allow the public access to the outlots.
4. Generally, the land proposal is not in conformance with dedication requirements.
5. The proposed trail internal to the site lacks connectivity, connectivity is a requirement to receive park credit.

OPTIONS:

For the residential portion the Commission may recommend that:

- The City accept cash in lieu of land.
- The City accept land, which meets code requirements, in lieu of cash.
- The City take a combination of both.

RECOMMENDATION:

Based on the findings listed above staff recommends the Parks Commission recommend to the City Council the following:

“Move to recommend that the Park Dedication requirements for the Kramer Lake development be met with the acceptance of the set fee for the commercial component of the project, park credit for the proposed trail along Hudson Blvd not to exceed 25%, and the acceptance of cash in lieu of land for the residential component of the project”

ATTACHMENT:

1. Application and Narrative
2. Concept Plan
3. Map 6-7. Search Areas for New Parks and Facilities (Comprehensive Plan)
4. Map 6-8. Future Trail Plan (Comprehensive Plan)
5. MN DNR Wetland Inventory

Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

SUBDIVISION SKETCH PLAN APPLICATION

Applicant: Tamarack Land Development
Address: 712 Vista Blvd #303, Waconia MN 55387
Phone # 612.599.1219
Email Address: dan@tamarackland.com or abby@tamarackland.com

Fee Owner: Peltier Trust - c/o Bruce Peltier
Address: PO Box 455, Lake Elmo, MN 55042
Phone # n/a
Email Address: bmpeliter.bp@gmail.com

Engineer: Carlson McCain - Brian or Chris
Address: 15650 36th Ave N Suite 110 Plymouth MN 55446
Phone # 952.346.3900
Email Address: bkrystofiak@carlsonmccain.com
csharp@carlsonmccain.com

Property Location (Address): Southeastern side of Kramer Lake
Complete Legal Description: see attached

PID#: No. 35.029.21.43.0001 No. 35.029.21.44.0001

Detailed Reason for Request: development of 57 acres that will be consistent with Lake Elmo's 2040 Comprehensive Plan. The project will consist of 9.75 acres of commercial/retail use, 29.39 acres of residential use with a density around 12.15 units per acre, and 14.38 acres of Pulic Open Space. Utilities and Roadways as well as finished residential lots and rough graded pads for Apartment and Commercial/Retail buildings will be constructed as part of this project.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant:  Date: 9-21-2022

Signature of fee owner: _____ Date: _____

Exhibit A Legal Description

Parcel 1:

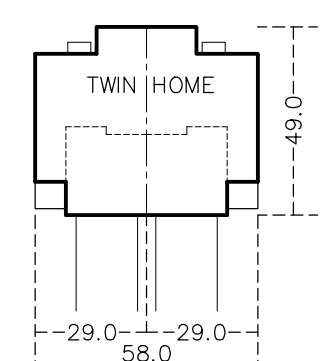
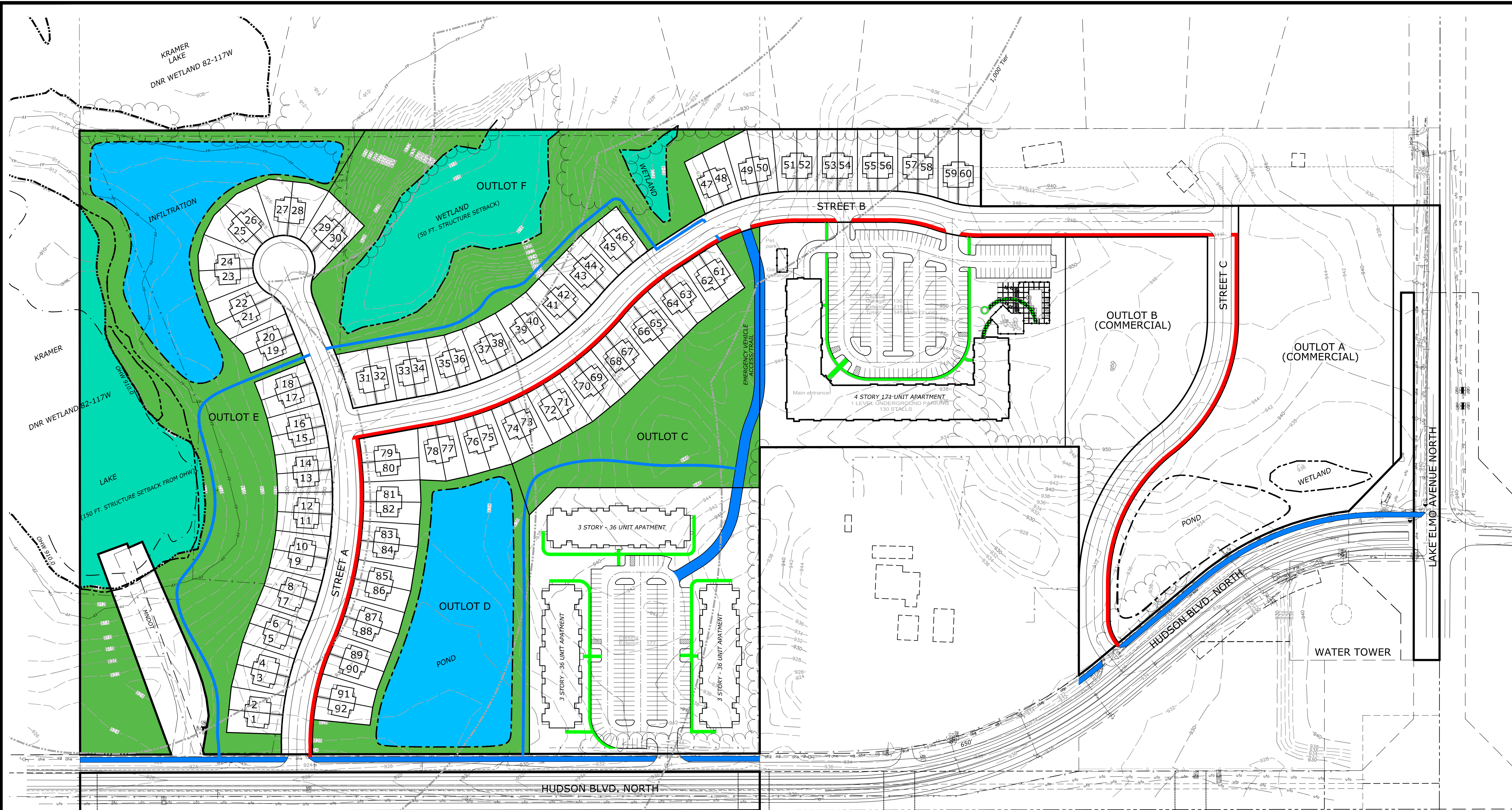
The Southwest Quarter of the Southeast Quarter of Section 35, Township 29 North, Range 21 West, Washington County, Minnesota.

EXCEPT that part shown as Parcel 39 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-44.

ALSO EXCEPTING THEREFROM that part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows: Commencing at Right of Way Boundary Corner B9 as shown on Minnesota Department of Transportation Right of Way Plat No. 82-44 as the same is on file and of record in the office of the County Recorder in and for said County; thence northerly on an azimuth of 339 degrees 04 minutes 57 seconds along the boundary of said plat for 7.52 feet to the point of beginning of the tract to be described; thence continue on an azimuth of 339 degrees 04 minutes 57 seconds along the boundary of said plat for 418.51 feet; thence on an azimuth of 65 degrees 31 minutes 54 seconds for 29.05 feet; thence on an azimuth of 155 degrees 31 minutes 54 seconds for 259.07 feet; thence on an azimuth of 159 degrees 30 minutes 37 seconds for 36.57 feet; thence on an azimuth of 165 degrees 08 minutes 21 seconds for 32.08 feet; thence on an azimuth of 171 degrees 42 minutes 07 seconds for 33.97 feet; thence on an azimuth of 188 degrees 32 minutes 45 seconds for 69.04 feet, more or less, to the point of beginning.

Parcel 2:

The Southeast Quarter of the Southeast Quarter of Section 35, Township 29 North, Range 21 West, Washington County, Minnesota, lying North of the Northerly Right-of-Way of Minnesota Highway No. 12; excepting therefrom the South 627.90 feet of the West 618.00 feet thereof; and also excepting therefrom the South 213.75 feet of the East 222.75 feet thereof; and also excepting therefrom the North 150.00 feet of the East 888.80 feet thereof; and also excepting therefrom Parcel 39 AND Parcel 39A of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-44, said plat is on file in the office of the County Recorder, Washington County, Minnesota, as Document No. 429593.

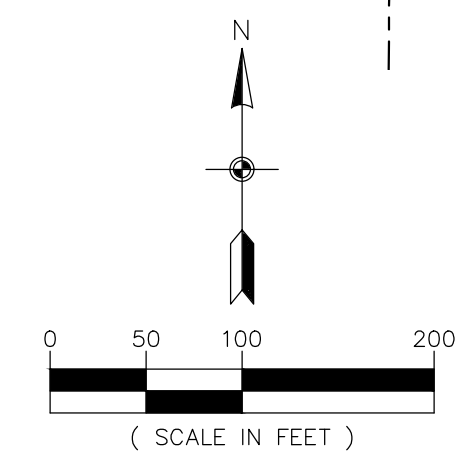


LEGEND

- BITUMINOUS TRAIL - 3,540 L.F. (±2.44 AC.) (AREA BASED ON 30' CORRIDOR AND DOES NOT INCLUDE TRAIL ALONG HUDSON BLVD. NORTH)
- PUBLIC SIDEWALK
- PRIVATE SIDEWALK
- PUBLIC PARK OR PUBLIC OPEN SPACE ABOVE OHW (±9.89 AC.)
- WETLAND OR AREA BELOW OHW (±4.02 AC.)
- POND OR INFILTRATION AREA (±4.41 AC.)

SITE DATA

TOTAL SITE AREA	±56.89 AC.	MINIMUM SETBACK DATA:	
TOTAL ROW AREA	±8.85 AC.	TWINHOME LOTS:	
INTERNAL ROW	±5.31 AC.	FRONT	25 FT.
EXTERNAL ROW	±3.54 AC.	SIDE (20' BETWEEN BUILDINGS)	10 FT.
RESIDENTIAL AREAS	±20.55 AC.	REAR	30 FT.
OUTLOT AREAS	±27.48 AC.	SIDE CORNER	20 FT.
OUTLOT A (COMMERCIAL)	±5.71 AC.	CENTERLINE LENGTH (L.F.)	3,835 LF.
OUTLOT B (COMMERCIAL)	±2.52 AC.	PUBLIC ROW	3,835 LF.
OUTLOT C (PUBLIC PARK)	±2.51 AC.	TOTAL NUMBER OF LOTS	371
OUTLOT D (PUBLIC OPEN SPACE)	±3.26 AC.	TWIN HOME LOTS	92
OUTLOT E (PUBLIC OPEN SPACE)	±8.50 AC.	APARTMENT UNITS (SMALL)	108
(AREA BELOW OHW - ±1.96 AC.)		APARTMENT UNITS (LARGE)	171
OUTLOT F (PUBLIC PARK)	±4.98 AC.		
(AREA OF WETLANDS - ±2.06 AC.)			



CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.486.7900 | FAX: 763.486.7958 | CARLSONMCCAIN.COM

CONCEPT PLAN A
PARKS COMMISSION EXHIBIT
FEBRUARY 2023

KRAMER LAKE OVERLOOK
Lake Elmo, Minnesota

TAMARACK LAND DEVELOPMENT, LLC
1536 Beachcomber Blvd.
Waconia, MN 55387

REVISIONS

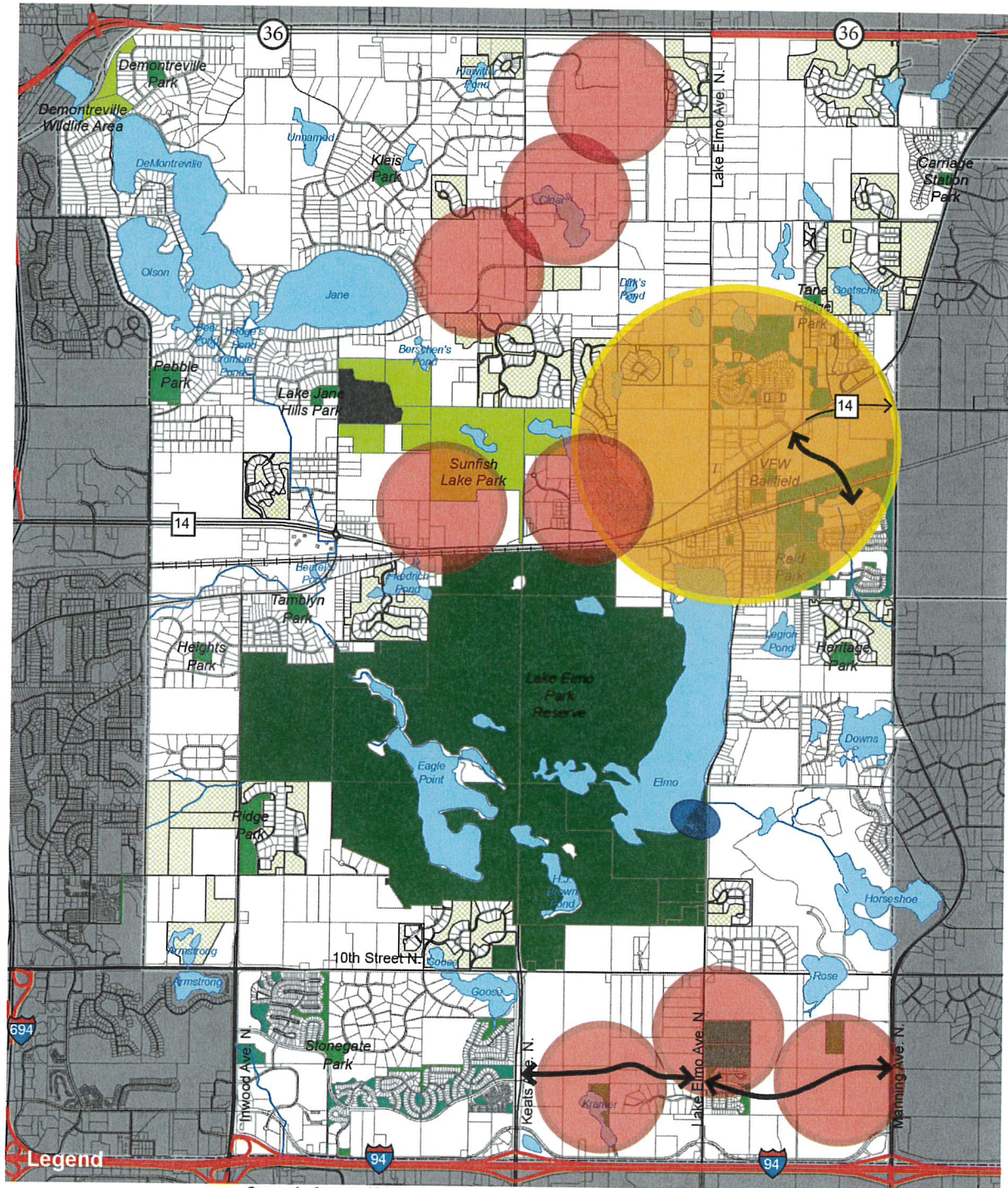
1. 08/03/2021 Revise Twinhome Bldg.
2. 08/09/2021 Revise Row Bldg.
3. 09/24/2021 Revise layout.
4. 07/26/2022 Revise layout.
5. 09/20/2022 Revise layout.
6. 12/13/2022 Revise layout.
7. 01/04/2023 Revise layout.

DRAWN BY: C#
ISSUE DATE: 06/21/2021
FILE NO: XXXX

REVIEW COPY

1 of 1

Map 6-7. Search Areas for New Parks and Facilities

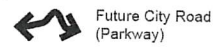


Legend

- Neighborhood
- Community
- Regional
- NRPA
- Conservation Easements
- Closed Landfill

Search Areas (2040)

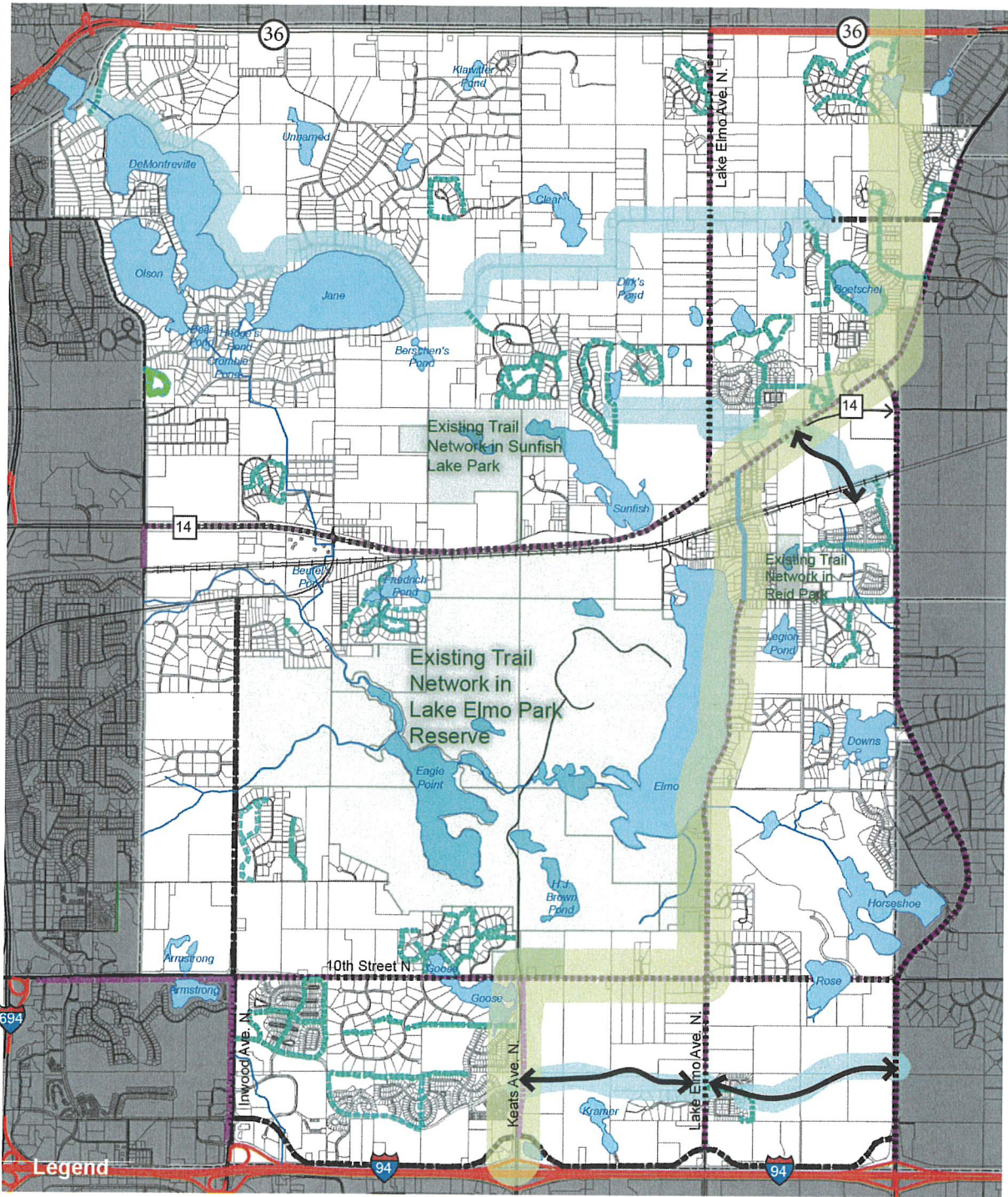
- Neighborhood
- Sports Complex
- Community
- Special Use



Source: MNGEO, Washington County, City of Lake Elmo
Draft Rev 4.17.2019



Map 6-8. Future Trail Plan



Legend

Trails Classification

- ⋯⋯⋯ Neighborhood Trail
- - - - - On Road Striped Shoulder
- Park Trail
- ⋯⋯⋯ Road Separated Trail
- Sidewalk

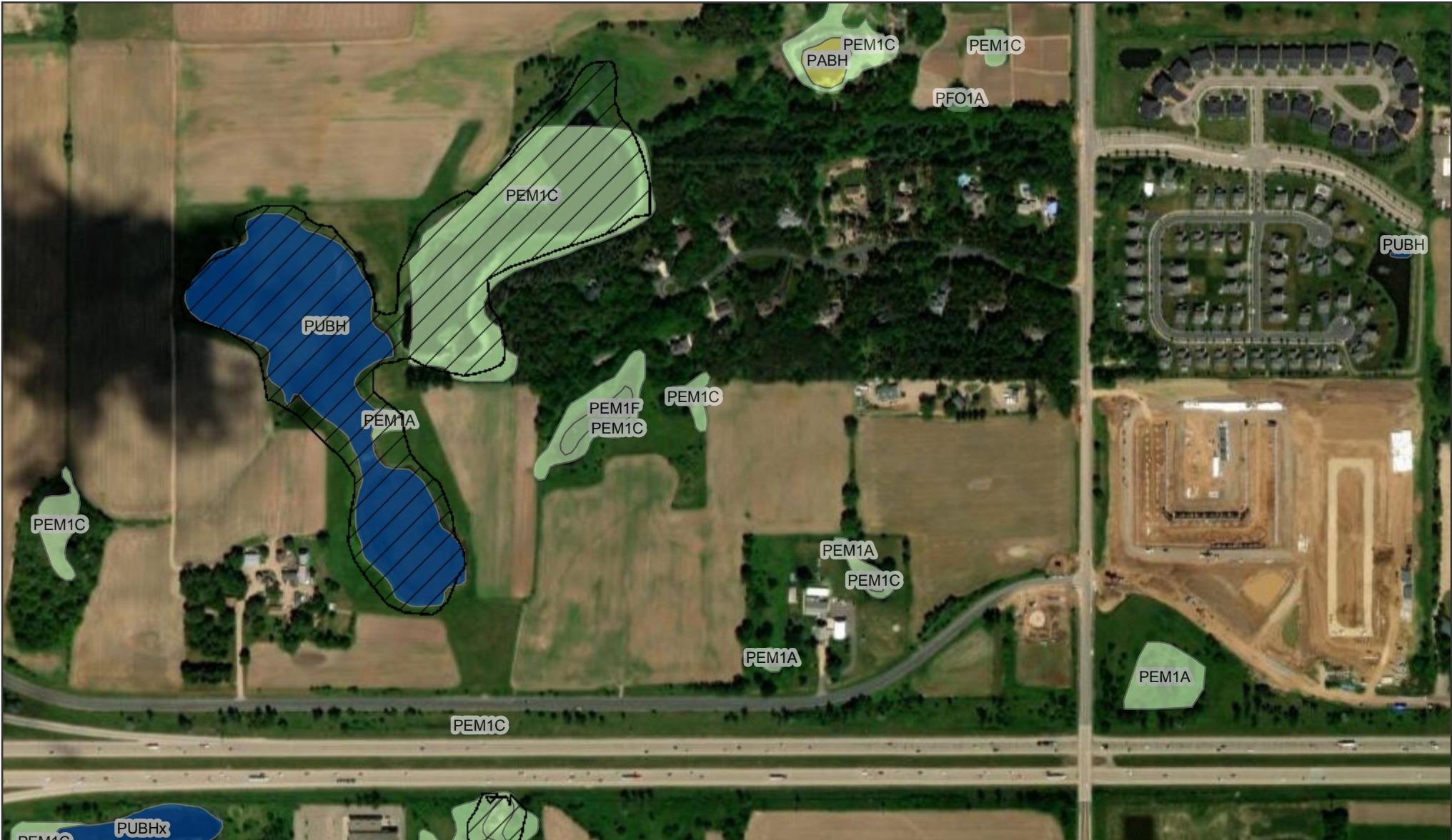
Regional Trail Search Corridor

Trail Search Corridor (City)

↔ Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo
Draft 4.6.2018

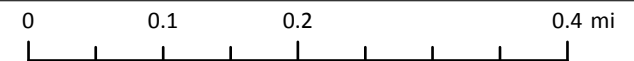




Cowardin Classification

- | | |
|---|--|
| Aquatic Bed/
Nonpersistent Emergent | Rocky Shore |
| Emergent | Streambed (Intermittent) |
| Forested | Scrub-Shrub |
| Moss/Lichen | Unconsolidated Bottom (Open Water) |
| Rock Bottom | Unconsolidated Shore
(Banks & Sandbars) |

- | |
|---|
| Public Waters Basins |
| Public Water |
| Watercourse |
| Public Ditch/Altered
Natural Watercourse |



Date Printed: 02/15/2023

This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose.