

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

PRELIMINARY PLAT APPLICATION

Applicant: Jennifer Mason
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone #: 952.562.1461
Email Address: jennifer.mason@uproperties.com

Fee Owner: Mark Nelson
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone #: 952.820.8727
Email Address: mark.nelson@uproperties.com

Engineer Name and Email: Mitchell Cookas (mitchell.cookas@kimley-horn.com)

Property Location (Address): Address not designated, see legal description:
Complete Legal Description: Lot C SubdivisionCd 00733 Subdivision Eagle Point Business Park 2nd


PID#: 33.029.21.44.0009

General information of proposed subdivision:

United Properties is proposing a 4-story 146-unit "for rent" residential senior housing community on Outlot C of the existing Eagle Point Business Park

Conducted pre-application meeting with Staff? Yes No

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: 9/8/2022
Signature of Fee Owner:  Date: 9/8/22

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



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

PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAN APPLICATION

Applicant: Jennifer Mason
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone # 952.562.1461
Email Address: jennifer.mason@uproperties.com

Fee Owner: Mark Nelson
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone # 952.820.8727
Email Address: mark.nelson@uproperties.com

Engineer: Mitchell Cookas - Kimley Horn
Address: 767 N. Eustis Street, Suite 100, St. Paul, MN 55114
Phone # 612-294-7250
Email Address: mitchell.cookas@kimley-horn.com

Property Location (Address): Address not designated, see legal description:
Complete Legal Description: Lot C Subdivision Cd 00733 Subdivision Eagle Point Business
Park 2nd
PID#: 33.029.21.44.0009

Detailed Reason for Request:
United Properties is proposing a 4-story 146-unit "for rent"
residential senior housing community on Outlot C of the existing
Eagle Point Business Park

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: 9/8/2022
Signature of fee owner:  Date: 9/8/22

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



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

ZONING MAP AMENDMENT APPLICATION

Applicant: Jennifer Mason
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone # 952.562.1461
Email Address: jennifer.mason@uproperities.com

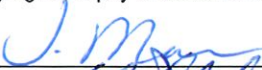
Fee Owner: Mark Nelson
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone # 952.820.8727
Email Address: mark.nelson@uproperities.com

Engineer: Kimley-Horn - Mitchell Cookas
Address: 767 N. Eustis Street, Suite 100, St. Paul, MN 55114
Phone # 612-294-7250
Email Address: mitchell.cookas@kimley-horn.com

Property Location (Address): Address not designated, see legal description:
Complete Legal Description: Lot C SubdivisionCd 00733 Subdivision Eagle Point Business Park 2nd
PID#: 33.029.21.44.0009

Detailed Reason for Request: _____
United Properties is proposing a 4-story 146-unit "for rent" residential senior housing community on Outlot C of the existing Eagle Point Business Park

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: 9/8/2022

Signature of fee owner:  Date: 9/8/22

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



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Applicant: Jennifer Mason
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone # 952.562.1461
Email Address: jennifer.mason@uproperties.com

Fee Owner: Mark Nelson
Address: 250 Nicollet Mall, Suite 500, Minneapolis, MN 55401
Phone # 952.820.8727
Email Address: mark.nelson@uproperties.com

Engineer: Kimley-Horn - Mitchell Cookas
Address: 767 N. Eustis Street, Suite 100, St. Paul, MN 55114
Phone # 612-294-7250
Email Address: mitchell.cookas@kimley-horn.com

Property Location (Address): Address not designated, see legal description:
Complete Legal Description: Lot C Subdivision Cd 00733 Subdivision Eagle Point Business Park 2nd
PID#: 33.029.21.44.0009

Detailed Reason for Request:
United Properties is proposing a 4-story 146-unit "for rent" residential senior housing community on Outlot C of the existing Eagle Point Business Park

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: 9/18/2022

Signature of fee owner:  Date: 9/18/22



City of Lake Elmo
Escrow Agreement for Municipal Review Services
Deposit Agreement

THIS AGREEMENT is made this 8 day of September, 2022, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

Jennifer Mason, United Properties
250 Nicollet Mall, Suite 500
Minneapolis, MN 55401

B. "Owner" whose name and address is:

United Land, LLC
250 Nicollet Mall, Suite 500
Minneapolis, MN 55401

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following: (Select All That Apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Plat (Sketch, Preliminary or Final) | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> PUD/OP-PUD (Pre-Application, Preliminary or Final) | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Vacation | <input type="checkbox"/> EAW Review |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Zoning Text or Map Amendment |
| <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Wind Generator |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Wireless Communication Permit (co-location) |

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

OWNER:

United Properties

United Land, LLC

By: Jennifer Mason

By: Mark Nelson

Its: Development Manager

Its: Executive Vice President

J. Mason

Mark Nelson

By: Jennifer Mason

By: MARK W. Nelson

Its: Development Manager

Its: EVP

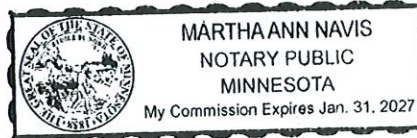
STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this 8 day of September, 2022, before me a Notary Public within and for said County, personally appeared Jennifer Mason and Mark Nelson to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she / they executed that same as his / her / their free act and deed.

Martha Ann Navis

Notary Public

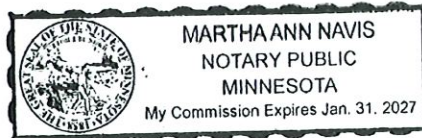
STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)



On this 8 day of September, 2022, before me a Notary Public within and for said County, personally appeared Mark Jennifer Mason and Mark Nelson to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she / they executed that same as his / her / their free act and deed.

Martha Ann Navis

Notary Public



CITY OF LAKE ELMO

By: Kristina Handt
Its: City Administrator

Attest: Julie Johnson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this ____ day of _____, 20____, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

Notary Public



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant J. Mason Date 9/8/2022

Name of applicant Jennifer Mason Phone 952-562-1461
(Please Print)

Name and address of Contact (if other than applicant) _____



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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Jennifer Mason
(Please Print)

Street address/legal description of subject property _____

Lot C Subdivision Cd 00733

Eagle Point Business Park 2nd

J. Mason _____ 9/8/2022
Signature Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



651 Nicollet Mall, Ste 450
Minneapolis, Minnesota 55402
952-835-5300

1331 17th Street, Ste 604
Denver, Colorado 80202
720-898-8866

September 9, 2022

Molly Just
Planning Director
City of Lake Elmo
3880 Laverne Avenue North
Suite 100
Lake Elmo, MN 55042

Dear Ms. Just,

United Properties is requesting a Comprehensive Plan Amendment for a 146-unit age-restricted 55+ year old Amira community. This will be independent living with no services- not dissimilar to the previously contemplated Applewood. The proposed community will include numerous interior and exterior amenities for residents to enjoy. As proposed, the building will be 4-stories with an underground parking garage and will include electric vehicle charging stations.

I would like to provide some context on our efforts to develop the “for sale” Applewood Community. We pursued this development for a couple of years and in fact kicked off our sales efforts a month before the start of the covid pandemic. This was not ideal timing as we lost much of 2020 due to the inability to hold in-person meetings. We never got back to full pre-pandemic activity and the current trend of higher construction pricing and interest rates clearly impacted the “for sale” housing market. Based on weak sales we decided to consider a change to rental earlier this year which is still very much in demand.

We have found that our potential buyers have a growing interest in upscale 55+ rental communities. We believe this is due to increased flexibility and high cost of buying vs. renting their home. Our Amira brand communities have been very successful. We built our first community in Roseville which we toured with the Lake Elmo Mayor and opened a second in Bloomington this past Spring which is already 80% leased. A third community is under construction in Minnetonka.

<https://www.amiracommunities.com/communities>

We just completed a market demand study for 55+ rental and it indicates unmet current demand of 171 units at this location growing to over 200 by 2027. Our approach to changing to an Amira is to keep as much of the previously approved Applewood design intact including the building footprint, exterior design, interior common area and sitework. If you put the current Amira next to the previous 103-unit Applewood, the plans look pretty much identical except for an added pool, expanded garage parking and secondary emergency access to the south. We have essentially kept the same footprint and downsized the average unit size to reflect the rental vs “for sale” market. This will remain a senior community, with no intense services associated with an assisted living community, resulting in low impact density; it will bring a



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similar tax base to the city; and the same developer provided Hudson Blvd improvements. We would also increase our contribution toward future lift station improvements based on the increased unit density.

By proceeding with a Comprehensive Plan Amendment from BP (business park) to HDR (high density residential) to allow for a high-density residential development on this parcel, we firmly believe this would provide an opportunity to incorporate a low traffic generating residential land use in this area that is in high demand. We are confident that Lake Elmo's reputation along with the local amenities and nearby retail options will make this a very popular location for an Amira community.

For comparison purposes, we have shown the impacts of a 30,000± SF office building compared to our proposed Amira project. In our research it was determined that the anticipated tax revenue for Amira is anticipated to generate approximately 36%-49% more tax revenue than an office building, as illustrated in Table 1 below.

In addition, the Amira community will generate less traffic than an office building, as well as require significantly less surface parking spaces, greatly reducing the impacts of an already challenging site in terms of stormwater management.

TABLE 1: TAX REVENUE COMPARISON

PROPERTY	SQUARE FOOTAGE	ESTIMATED VALUE	NET TAX AMOUNT
CURRENT SITE	Vacant Land	\$1,322,800	\$60,738
8519 EAGLE POINT BLVD	32,000	\$4,090,900	\$152,214
8550 HUDSON BLVD N	30,000	\$5,577,400	\$207,598
AMIRA LAKE ELMO	277,372	\$73,000,000	\$425,316

Best Regards,

J. Mason

Jennifer Mason

Development Manager



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952-835-5300

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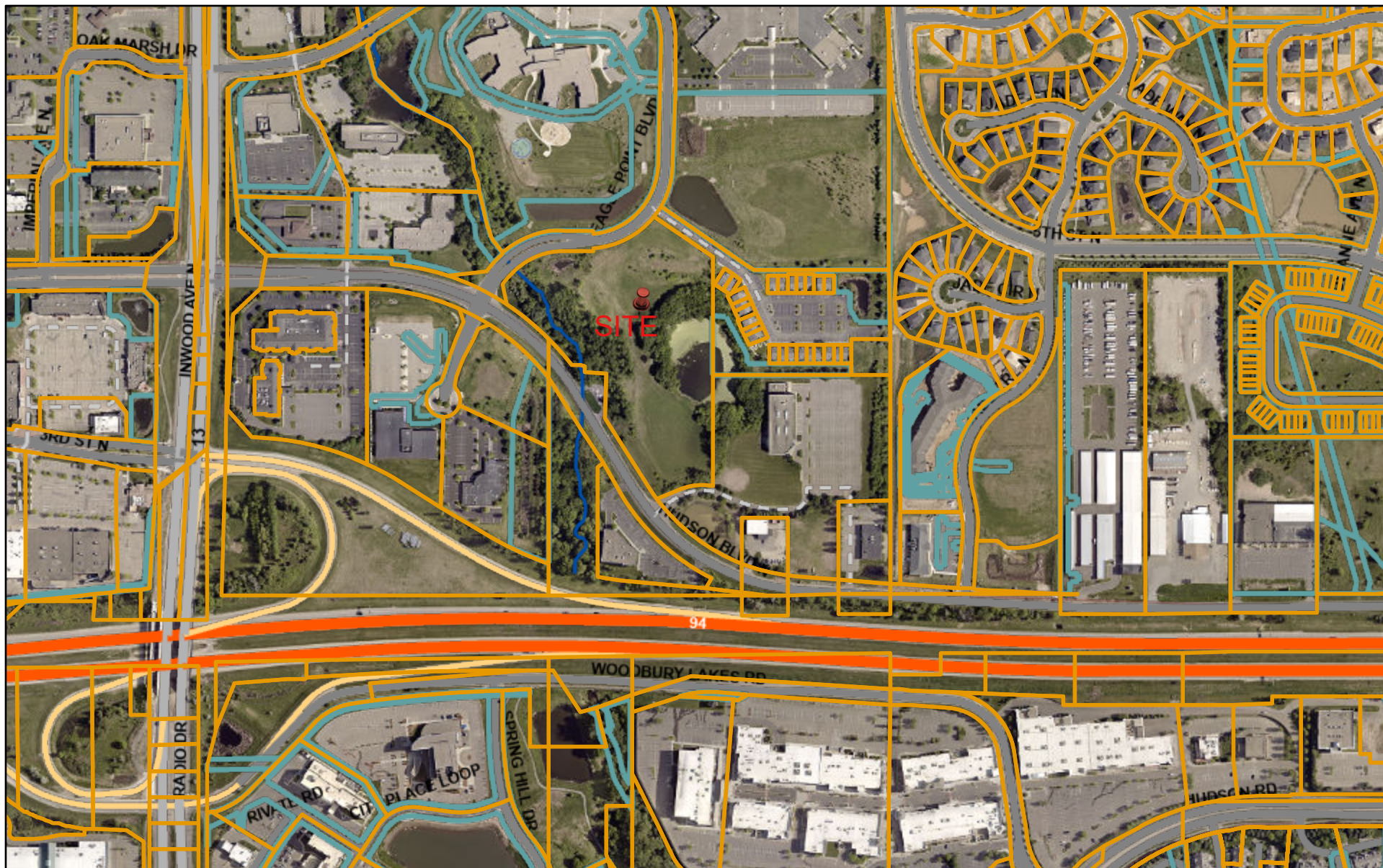
Best Regards,

J. Mason

Jennifer Mason

Development Manager

Eagle Point Business Park - Outlot C - PID 33.029.21.044.0009



9/14/2022, 1:36:31 PM

Parcels

Easement Lines

COMPUTED UTILITY_DRAINAGE

Trails

Water Lines

MNWASH038007.sid

Red: Band_1

Green: Band_2

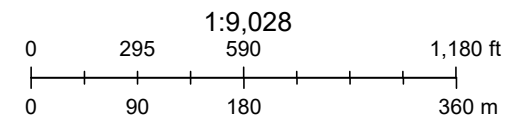
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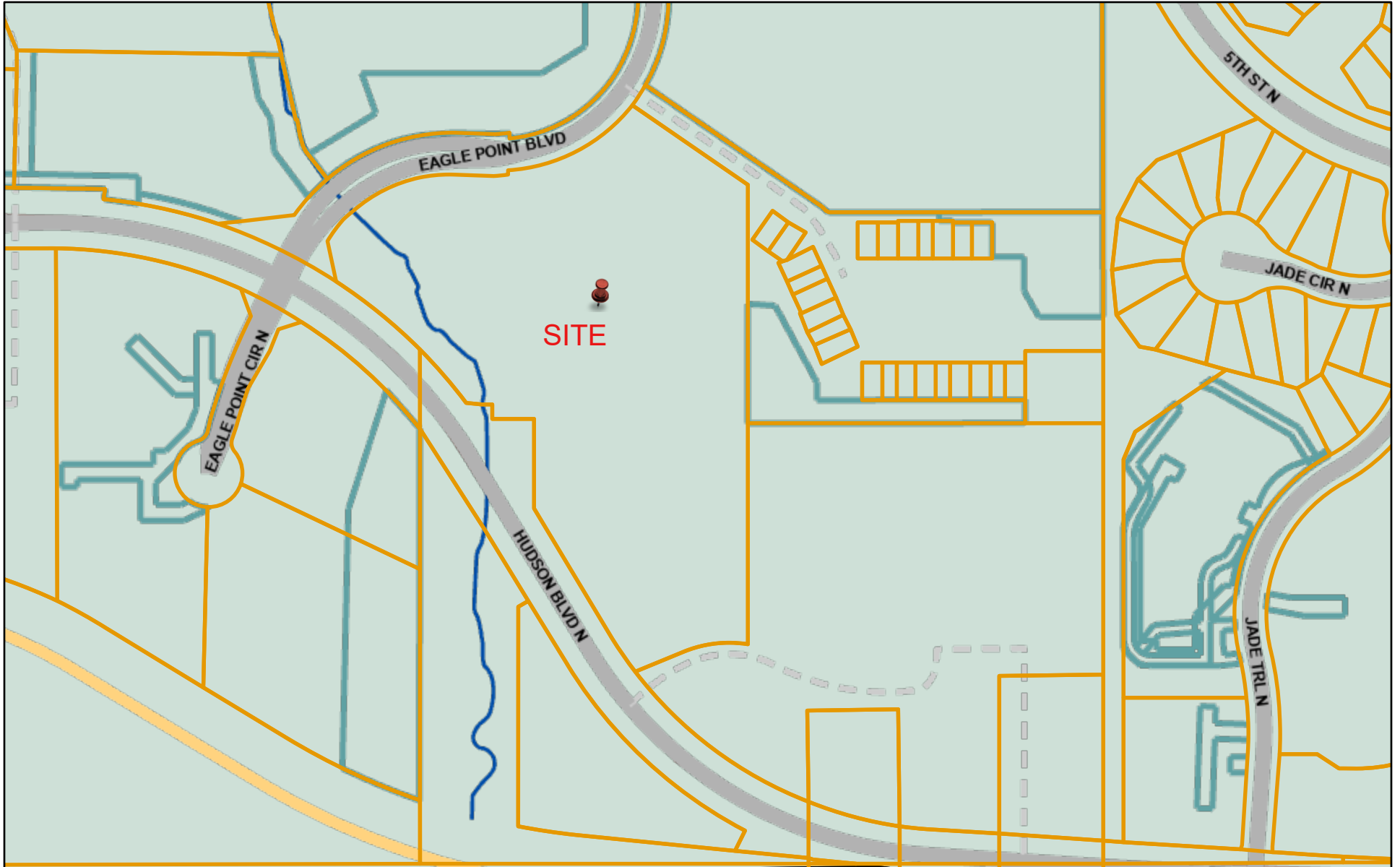
Red: Band_1

Green: Band_2

Blue: Band_3



Eagle Point Business Park - Outlot C - PID 33.029.21.044.0009



9/14/2022, 1:34:39 PM

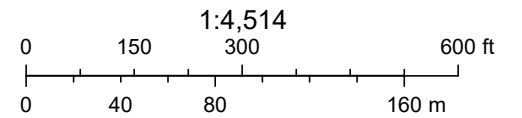
Parcels

Easement Lines

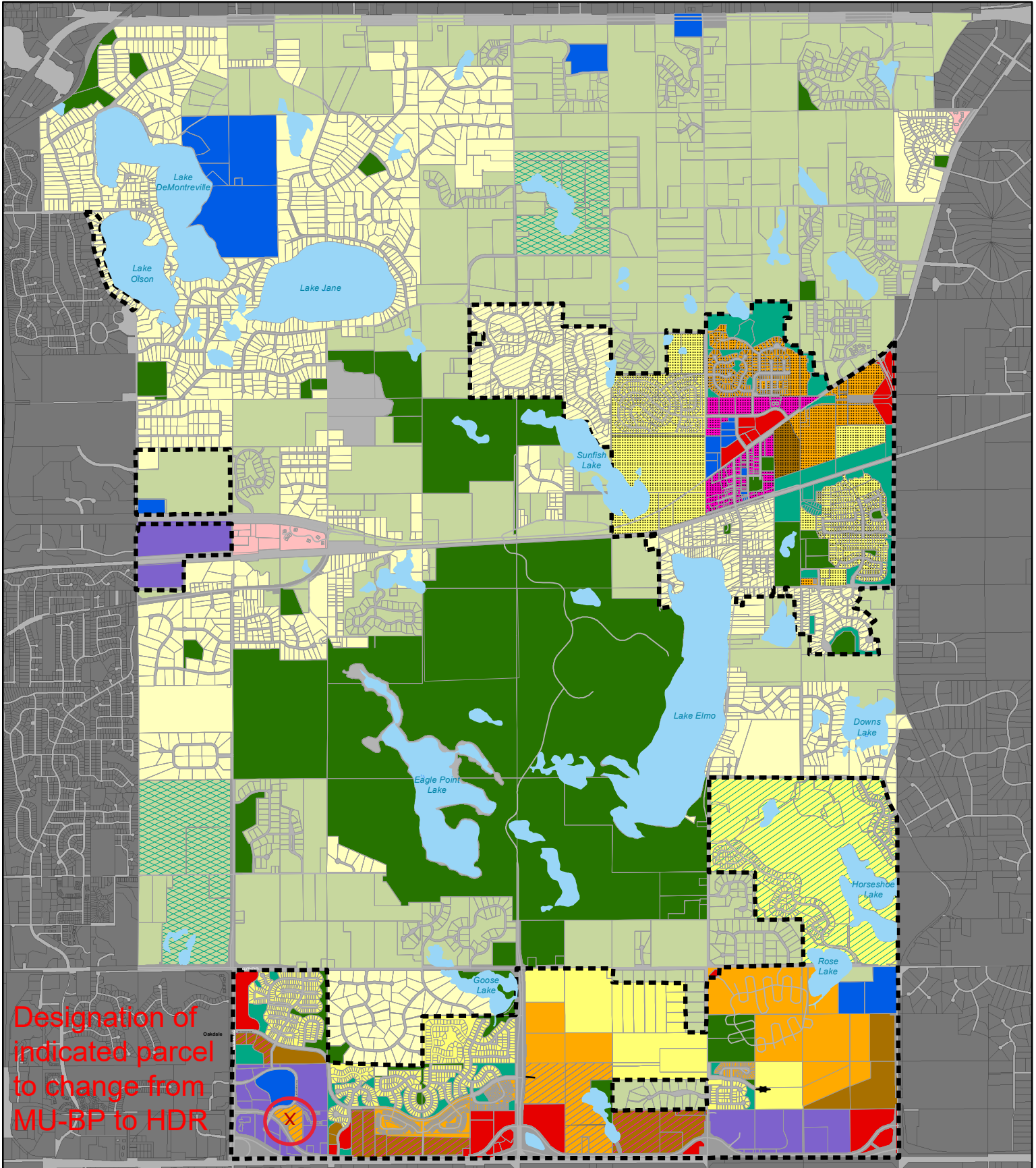
COMPUTED UTILITY_DRAINAGE

Trails

Water Lines



Future Land Use Map

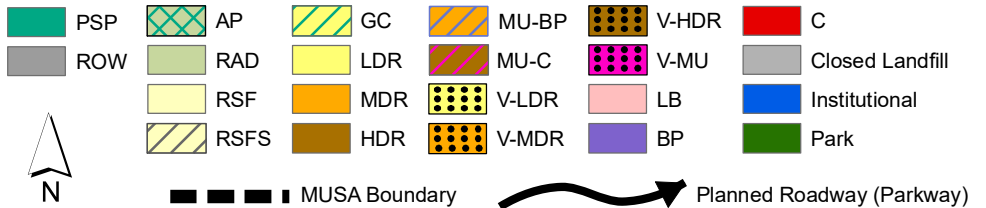


Designation of indicated parcel to change from MU-BP to HDR

2040 Future Land Use

0 1800 3600 5400 7200 Ft

Map Date: August, 2022



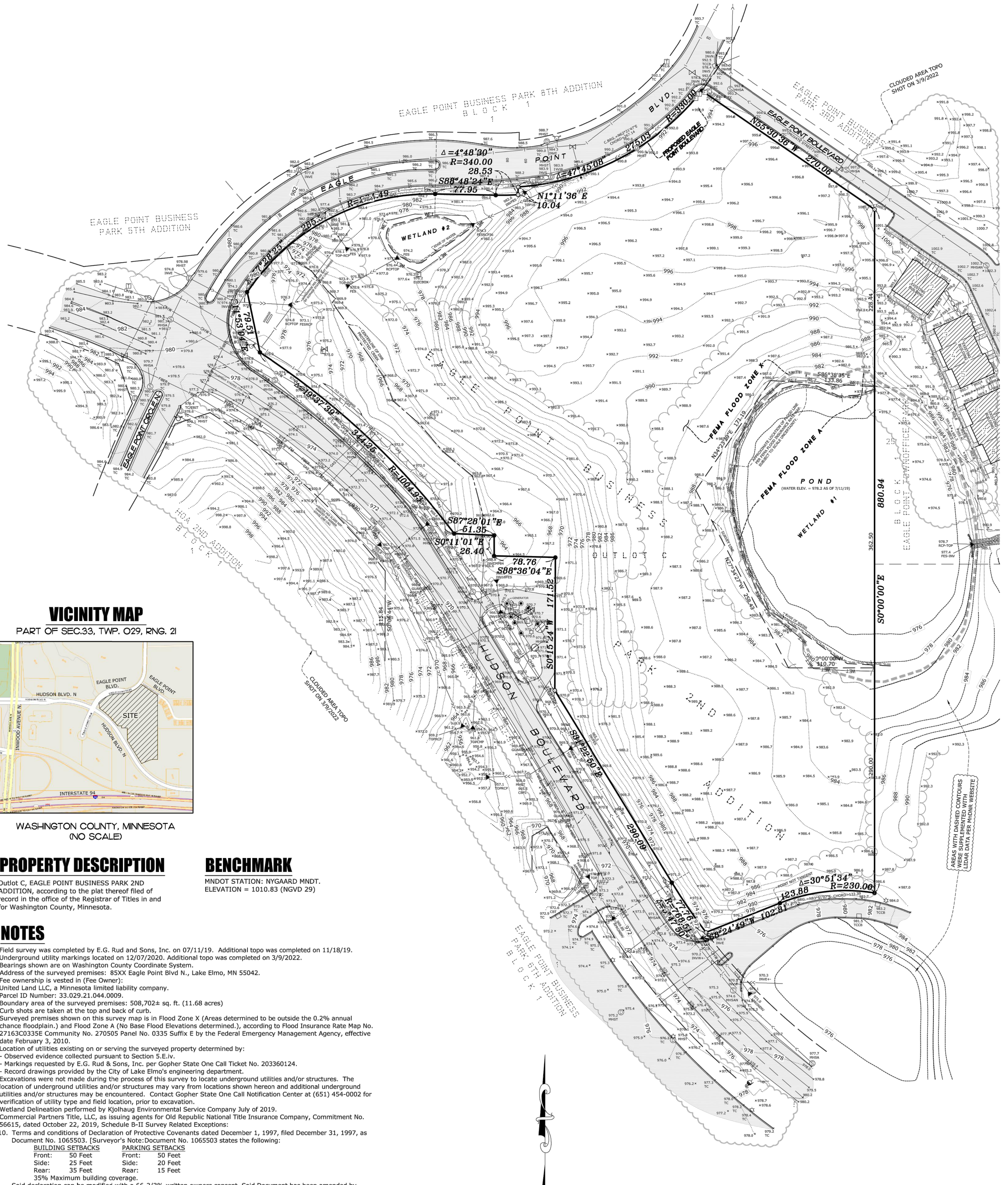
EXISTING CONDITIONS SURVEY

~for~ UNITED PROPERTIES
~of~ APPLEWOOD POINTE OF LAKE ELMO

FACILITY OPERATORS NOTIFIED

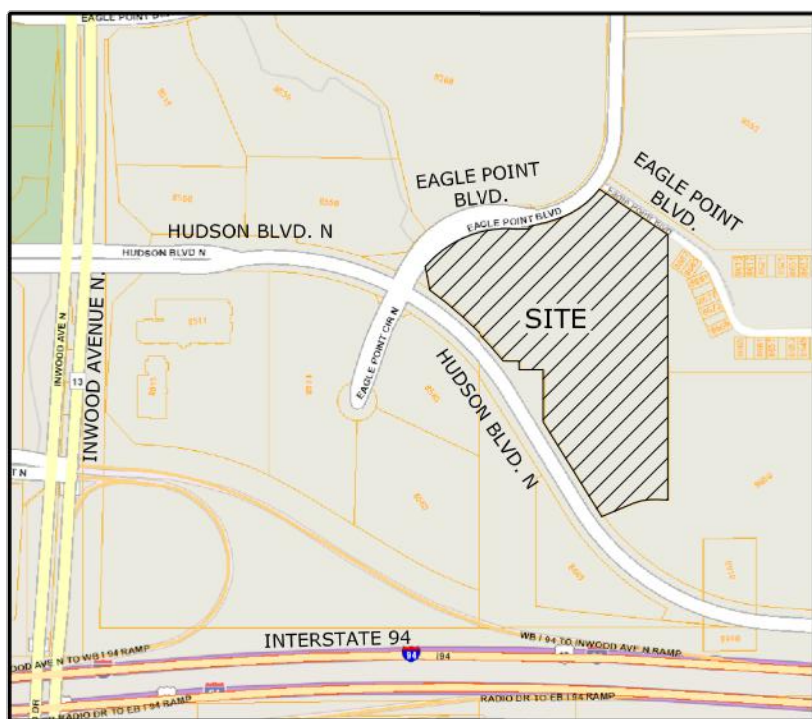
(PER GOPHER STATE ONE TICKET NO. 203360124)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
AT01	AT&T TRANSMISSION	(800)252-1133	(800)252-1133	(800)252-1133
BP	BP PIPELINE	(800)548-6482	(800)548-6482	(800)548-6482
CL	CITY OF LAKE ELMO	(651)747-3940	(651)747-3940	(651)747-3940
COM	COMCAST	(800)778-9140	(800)778-9140	(800)778-9140
CT	CENTURYLINK - CTQL	(800)778-9140	(800)778-9140	(800)778-9140
CTM	CITY OF WOODBURY	(651)774-3720	(651)774-3720	(651)774-3720
MC	MCI	(800)624-9075	(800)624-9075	(800)624-9075
MING	MINGASO3	(800)778-9140	(800)778-9140	(800)778-9140
MIND	MINDOT	(651)366-5750	(651)366-5750	(651)366-5750
SM	STATE OF MN OFFICE OF ET	(320)963-2400	(320)963-2400	(320)963-2400
WLM	WILMTR01	(877)366-8344	(877)366-8344	(877)366-8344
XEL	XCEL ENERGY	(800)848-7558	(800)848-7558	(800)848-7558
XEL11	XCEL ENERGY	(800)848-7558	(800)848-7558	(800)848-7558
ZAV	ZAVO BANDWIDTH	(888)267-1063	(888)267-1063	(888)267-1063



VICINITY MAP

PART OF SEC.33, TWP. 029, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Outlot C, EAGLE POINT BUSINESS PARK 2ND ADDITION, according to the plat thereof filed in record in the office of the Registrar of Titles in and for Washington County, Minnesota.

BENCHMARK

MNDOT STATION: NYGAARD MNDT.
ELEVATION = 1010.83 (NGVD 29)

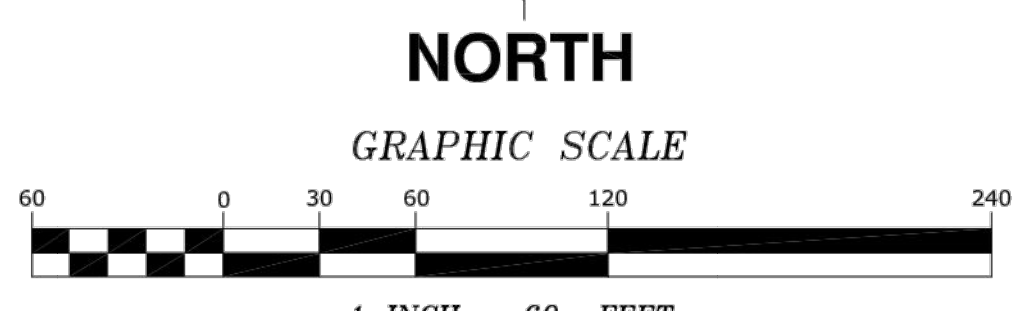
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/11/19. Additional topo was completed on 11/18/19. Underground utility markings were made on 02/07/2020. Final topo was completed on 3/9/2022.
- Bearings shown are on Washington County Coordinate System.
- Address of the surveyed premises: 85XX Eagle Point Blvd N., Lake Elmo, MN 55042.
- Fee ownership is vested in (Fee Owner): United Land LLC, a Minnesota limited liability company. Parcel ID Number: 33.029.21.044.0009.
- Boundary area of the surveyed premises: 508,702± sq. ft. (11.68 acres)
- Curb shots are taken at the top and back of curb.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and Flood Zone A (No Base Flood Elevations determined.), according to Flood Insurance Rate Map No. 27163C0335E Community No. 270505 Panel No. 0335 Suffix E by the Federal Emergency Management Agency, effective date February 3, 2010.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.iv.
 - Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 203360124.
 - Record drawings provided by the City of Lake Elmo's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Wetland Delineation performed by Kjolhaug Environmental Service Company July of 2019.
- Commercial Partners Title, LLC, as issuing agents for Old Republic National Title Insurance Company, Commitment No. 561615, dated October 22, 2019, Schedule B-II Survey Related Exceptions:
 - 10. Terms and conditions of Declaration of Protective Covenants dated December 1, 1997, filed December 31, 1997, as Document No. 1065503. [Surveyor's Note: Document No. 1065503 states the following:

BUILDING SETBACKS	PARKING SETBACKS
Front: 50 Feet	Front: 50 Feet
Side: 25 Feet	Side: 20 Feet
Rear: 35 Feet	Rear: 15 Feet

 35% Maximum building coverage.
 Said declaration can be modified with a 66-2/3% written owners consent. Said Document has been amended by Document No. 118152. Additional Development Standards were applied per Document No. 1092260. See Item 12.]
 As amended by First Amendment to Declaration of Protective Covenants and to Development Standards dated May 31, 2002, filed October 22, 2002, as Document No. 1118152. [Surveyor's Note: Document No. 1118152 amends the Declaration of the Protective Covenants for the approval of the Standard Declaration violations for Eagle Point Office Park project.]
 - Terms and conditions of Easement Agreement dated December 10, 1997, filed December 31, 1997, as Document No. 1065505. [Surveyor's Note: Easement Agreement per Document No. 1065505 expired with in 18 months of the date of the agreement.]
 - Terms and conditions of Development Standards for Eagle Point Business Park dated March 31, 2000, filed July 18, 2000, as Document No. 1092260. [Surveyor's Note: Document No. 1092260 has the following Development Standards:

BUILDING SETBACKS	PARKING SETBACKS	MINIMUM LOT SIZE
Front: 50 Feet	Front: 20 Feet	Size: 2.0 Acres
Side: 10 Feet	Side: 10 Feet	Frontage: 200 Feet
Rear: 10 Feet	Rear: 15 Feet	Height: 60 Feet Parapet no higher than 4 feet above Building Coverage including all impervious 75%. Shoreland designated area not to exceed 24%. Said declaration can be modified with a 66-2/3% written owners consent. Document No. 1092260 states that any terms of this Declaration conflict or are inconsistent with the Private Declaration (Document No. 1065503), this Declaration controls, unless the Private Declaration is more, restrictive, in which case the Private Declaration shall control.]
- Terms and conditions of Declaration of Monument Easements and Landscaping Maintenance Covenants dated August 29, 2000, filed September 29, 2000, as Document No. 1094905. [Surveyor's Note: Monument Easements per Document No. 1094905 is for the sign shown with the surveyed premises near the intersection of Eagle Point Blvd. & Hudson Blvd. Said easement was graphically shown with in the document, but not defined in location. There are other sign easements throughout Outlot B, EAGLE POINT BUSINESS PARK, that are graphically shown with in the document but, not defined in location. There is also a Sign Easement over a portion of Lot 1, Block 1, EAGLE POINT BUSINESS PARK, which is graphically defined, but not shown on this survey. The Landscaped Easement is not defined, but graphically shown within the document and does not fall within the surveyed premises.
- Terms and conditions of Declaration for Storm Water Retention Area Maintenance dated March 15, 2002, filed March 28, 2002, as Document No. 1110374. [Surveyor's Note: Declaration for Storm Water Retention Area Maintenance per Document No. 1110374 is for the benefit of Outlots A, B, C, D and E, EAGLE POINT BUSINESS PARK 2ND ADDITION. Said document contains a City ponding easement over all of said Outlot E.
- Drainage and utility easements and DNR protected water course as shown on the recorded plat of Eagle Point Business Park 2nd Addition. [Surveyor's Note: Centerline of DNR protected creek is shown.]
- Rights of the public and the State of Minnesota in and to that portion of the insured premises lying below the natural high water mark of any pond, lake, creek and/or water course located on subject property. [Surveyor's Note: Wetlands and centerline of DNR protected creek are shown.]
- A portion of the land appears to contain wetlands. These wetlands are subject to federal, state and local regulation. [Surveyor's Note: Wetlands are shown.]



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES BOLLARD
- DENOTES CATCH BASIN
- ⊞ DENOTES CABLE PEDESTAL
- ⊞ DENOTES CURB STOP
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES GUY WIRE
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES STORM SEWER APRON
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES UNDERGROUND ELECTRIC LINE
- ⊞ DENOTES UNDERGROUND GAS LINE
- ⊞ DENOTES UNDERGROUND CABLE LINE
- ⊞ DENOTES UNDERGROUND FIBER OPTIC LINE
- ⊞ DENOTES EXISTING FORECMAIN
- ⊞ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING WATER SEWER
- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES OVERHEAD WIRE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
Date: 3/31/2022 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	11/19/19	Added additional Topo	JEN
2	12/03/19	Change from Cert to Ex. Conditions	JEN
3	12/05/19	Revise Per Title Commitment	JEN
4	12/08/20	Locate utility markings	JEN
5	12/17/20	City Submittal	JEN
6	03/11/22	Additional Topo	BAB
7	03/31/22	Additional Topo	BAB

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



MEMORANDUM

To: Molly Just, Planner Director

CC: Jack Griffin, City Engineer

From: Mitchell Cookas, PLA & Jared Jones, PE
Kimley-Horn and Associates, Inc.

Date: September 9, 2022

Subject: Amira Lake Elmo – Preliminary PUD and Plat

PRELIMINARY PLAT APPLICATION WRITTEN STATEMENTS

- a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates.
United Land LLC: Alex Hall; 651 Nicollet Mall, Suite 450, Minneapolis, MN 55402; 952.820.8725. In addition, the engineer, surveyor, and other relevant associates information is located on sheet C000.
- b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s). ***Address: 85XX Eagle Point Blvd. N. (address # to be confirmed by City), Parcel size: 508,702 SF (11.68 acres), PID #: 33.029.21.044.0009, Legal description: Outlot C, Eagle Point Business park 2nd addition, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota.***
- c. Final Subdivision and Lot Information:
 - a. The name of the Final Plat. ***AMIRA LAKE ELMO.***
 - b. A table listing the lot and block number, size of lot, width of lot, and depth of lot.

LOT	BLOCK	AREA (SQ. FT.)	WIDTH	DEPTH
1	1	508,702	IRREGULAR	IRREGULAR

- c. Final exact area calculations of parks, trails, and any other dedicated public open space; and estimated values of all dedicated land and improvements (trails, park equipment, sports fields, etc.).

The estimated value of 2,800 sq. ft. of dedicated land along Eagle Point Boulevard is \$45,000 and the public trail (12,525 sq. ft.) along Hudson Blvd is \$400,000.

These area calculations may also be found on the 'Property Summary' table within the attached plan sheet C400.

- d. Final exact area calculations of wetlands and buffers.
Wetland area: 63,137 sq. ft.
Wetland buffer area: 46,422 sq. ft.

- e. Final proposed area calculations for all dedicated right-of-ways.
2,800 sq. feet will be dedicated as Eagle Point Blvd.

- f. Proposed legal descriptions for: all lots, easements to be created (if not being dedicated on the plat), and easements to be vacated (if any).
Lot 1, Block 1, AMIRA LAKE ELMO, Washington County, Minnesota.

- d. An explanation of how issues have been addressed since the Sketch Plat phase of the development.
See Conditions of Approval section below, copied from comment response for Applewood Pointe dated 04/01/2022.

- e. A narrative explaining the intent of the project and/or your original revised vision for the finished product.
Provide the community with an active adult senior housing option. Please see the project narrative that has been packaged with this submittal.

- f. A statement showing the final density of the project with the method of calculating said density shown.
146 units / 11.68 acres (508,702 sq. ft.) = 12.5 units / acre

- g. Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc) necessary to serve the subdivision.
Project includes upgrades within and to Hudson Blvd. and Eagle Point Blvd. (including a new public trail and public sidewalk) plus utility improvements that consist of new storm sewer, watermain and sanitary sewer upgrades to the adjacent public lift station.

- h. If applicable, a narrative addressing how concerns/issues raised by neighboring properties have been addressed (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed).

An easement agreement has been drafted with the High Pointe Medical Center granting us emergency access from the property's private drive to the Amira site. All parties have reviewed and agreed upon the terms of the agreement; however, the document is awaiting execution signatures.

Business owners from the Eagle Point Townoffice Park attended the first public hearing in 2019 regarding drainage issues on their site that hadn't been addressed by United Properties, who was the master developer when their property was developed. Since then, United Properties has worked with the business owners to redesign and perform grading work on the swale towards the south portion of their site to address the drainage issues. All improvement costs were incurred by United Properties and the business owners have expressed their gratitude in resolving the issue.

- i. If applicable, a description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated.

The project team does not anticipate any conflicts with nearby land uses given the proposed senior housing (market rate rentals) land use. The site layout and grading has been designed to preserve the existing wetland features with adequate wetland buffers.

- j. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area.

According to the prior comments and review for the Amira Project and ongoing coordination with the City, the project team believes to be providing adequate improvements to mitigate any potential burdens on the public infrastructure systems.

- k. If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.). ***Not applicable.***
- l. A description of proposed parks and/or open space, including a brief statement of the overall land dedication or fees to be paid in lieu of land dedication that meets the public land dedication requirements of the Subdivision Ordinance.

Park Dedication Fees estimated to be \$66,000.

- m. A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

Construction is anticipated to begin in Spring 2023 and be completed in Summer/Fall 2024. A preliminary construction schedule has been included for the development.

CONDITIONS OF APPROVALS RESPONSES

(Copied from comment response for Applewood Pointe dated 04/01/2022)

1. That the City approves a Comprehensive Plan Amendment to amend the City’s Land Use Plan to re-guide the property from BP (business park) to MU-BP (mixed use business park).
Acknowledged
2. That the City approves a Zoning Map Amendment to rezone the site from BP (business park) to MU-BP (mixed use business park).
Acknowledged
3. That the future final plat and final PUD plans would be for the parcel with the PID # 33.029.21.44.0009.
Acknowledged, to be shown on final plat once preliminary plat is approved.
4. That the applicant prepare any future final plat and final PUD plans showing all of the site perimeter property lines - including any revisions for the dedication of additional right-of-way or easements that may be needed for Hudson Boulevard or for Eagle Point Boulevard.
Acknowledged, please see attached plat and associated plans.
5. That the future final plat and final PUD Plans submittal identify all requests for flexibility from the Zoning Code.
No variances have been requested.
6. That the applicant addresses all comments in the City Engineer’s Memorandum dated January 7, 2020 with the updated preliminary plat and preliminary PUD Plan submittal. These include completing all necessary improvements in and along Hudson Boulevard and Eagle Point Boulevard, installing a public trail along Hudson Boulevard, the dedication of additional street right-of-way and managing all storm water on the site.
Acknowledged.
7. That the final Plat and final PUD Plans submittal include complete tree preservation/replanting and landscape plans to be reviewed and approved by the City’s Landscape Architect. The landscape plans must be revised to relocate all trees outside of the proposed public easement areas including the proposed watermain easements and the property line drainage and utility easements.
Acknowledged, please see updated Landscape plans.
8. That the final Plat and final PUD Plans submittal include accurate open space and impervious surface calculations.
Acknowledged, see sheet C400 for area calculations.
9. That the final plat show drainage and utility easements over the stormwater ponding areas, wetlands and the wetland buffers, including the 100-year high water level.
Acknowledged, see attached final plat with the respective drainage and utility easements.
10. That the applicant/developer provide the City fees in lieu of park land dedication as required by 153.14 with future final plat.
Correct, park dedication fees will be provided in lieu of park land dedication.

- 11. That the final plat and final PUD Plans submittal include detailed architectural plans for the building.

See attached architectural plans

- 12. The applicant receives a permit from the South Washington Watershed District for the construction of the proposed development.

A Watershed permit had been previously approved for the larger proposed building. Kimley-Horn to resubmit to the South Washington Watershed District with the updated plans and revised stormwater report

- 13. That the applicant/developer install an 8-foot-wide trail along Hudson Boulevard and a 6-foot-wide concrete sidewalk along Eagle Point Boulevard as a part of the site improvements.

Acknowledged, see attached sheet C400 with trail and sidewalk included.

- 14. That the applicant/developer installs all the required improvements in and adjacent to Hudson Boulevard.

Acknowledged

- 15. All storm water facilities internal to the site shall be privately 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 for all 100-year high water level areas and to protect all overland emergency flow paths.

Acknowledged

- 16. The Preliminary Plat/Preliminary PUD approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.

Acknowledged

- 17. That the PUD overlay zoning allow for the following:

- a. Setbacks:

Amira Lake Elmo - Minimum Building Setbacks

Front (Eagle Point Boulevard).	20 ft.
Interior Side	20 ft.

- b. The maximum building height shall be 50 feet

The architectural building heights have not changed since the preliminary plat submittal. See attached architectural plan sheets for reference

- 18. The Final Plat/Final PUD shall include all necessary and additional public right-of-way and easements for Hudson Boulevard and for Eagle Point Boulevard. These shall include any drainage and utility easements, any additional street right-of-way and any necessary pedestrian easements for sidewalks or trails.

Acknowledged.

19. The Final Plat/Final PUD submittal must include a complete storm water management plan and construction plans that provide all design details for the proposed underground storage systems including details regarding building roof drainage connections.
Acknowledged, Stormwater plan sheets and details (Sheets C508, C510, C512, C513) to be updated following preliminary PUD/Plat 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 South Washington Watershed District approval before starting any grading or construction activities.
Acknowledged.
21. That the Final Plat/Final PUD include South Washington Watershed District preliminary review comments and that the applicant provide the City evidence that all conditions attached to a South Washington Watershed District permit will be met before the starting any grading activity on the site.
Acknowledged, see item # 12 above.
22. That before the City issues any grading or building permits, the developer shall delineate and identify all wetland buffers via staking, fencing and/or signage that is acceptable to the City.
Acknowledged, contractor to coordinate with City regarding wetland buffer staking/fencing/signage.
23. That the developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts before the commencement of any grading or development activity on the site.
Acknowledged.
24. If necessary, 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 or final PUD application.
United Properties has acknowledged this requirement and will provide all necessary documentation prior to performing work.
25. That the applicant or developer address all the comments of the Fire Chief and the Building Official with the final PUD, site and building plans including the placement of building and fire hydrants, street and driveway design, parking and emergency vehicle access within the site.
Acknowledged. Plans have been updated based on prior coordination with the Fire Chief. If additional comments are provided by Fire Chief, project team will work together with Fire Chief to address any further comments.
26. That the applicant shall be responsible to place fire hydrants and water valves throughout the property at the direction of the Lake Elmo Public Works Director and the Fire Department. All fire hydrants shall be owned and maintained by the City.
Acknowledged.
27. That the applicant revises the project plans to show watermain easements and effective maintenance areas with a minimum width of 30 feet with a minimum of 15 feet of clearance

from the pipe centerline and easement agreements are included with the final plat and PUD application and plans.

Acknowledged, please see drainage and utility easements on the plat and civil plans.

28. That the applicant provide the City domestic and fire suppression demand information for the facility with the updated preliminary plans so City staff may verify the capacity and needs of the water system.

The domestic demand information is as follows:

Domestic Peak = 275 gpm

84 Units @ 35 gallons per day average use = 2,940 gallons

84 Units @ 50 gallons per day peak use = 4,200 gallons

Fire suppression demand info to be provided by fire suppression contractor.

29. 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, fences, retaining walls and buildings.

Acknowledged.

30. That the developer prepare exhibits for City staff approval that clearly identifies the property lines, easements, proposed locations of retaining walls and fences and the required and proposed setbacks for each building site within the development.

Acknowledged, please see attached sheet C400.

31. That the Applicant(s) or developer 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.

Acknowledged, please see attached electrical/photometric plans.

32. Before to 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.

United Properties has acknowledged this requirement and will provide required documentation and obtain required permits prior to installing signs.

33. That the applicant provides the City a detailed construction and staging plan with the construction plans and final plat for the development. These plans are to clearly indicate the phasing of the site grading, the phasing of the construction of each public infrastructure component 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 the private driveways.

Acknowledged, construction and staging plan to be provided to City with final construction plans.

34. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement or a Site Work Agreement with the City. Such an Agreement must be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore.

United Properties has acknowledged the requirement for a Development Agreement prior to execution and recording of the final plat.

- 35. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat of PUD approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat or final PUD, and said plan shall document extent of any proposed grading on the site.

United Properties has acknowledged the requirement for a grading agreement and approved grading plans prior to starting any grading activities in advance of the final plat and PUD approval.

- 36. That if the City amends the land use plan to BP-MU for this site, the maximum density of this development shall not exceed 10 dwelling units per net acre. With 10.34 net acres, the maximum number of residential units allowed on this site with a BP-MU land use designation is 103 residential units.

Acknowledged.

- 37. That the applicant/owner notify all buyers and owners that the City may impose restrictions or limits on outdoor water use including no vehicle washing and no watering of grass, sod or landscaping.

Acknowledged.

- 38. That the applicant/owner provide the Fire Department and the Sheriff's Department with keys, key cards or other acceptable methods of entry for quick access into the building for emergency service calls.

United Properties has acknowledged the requirement to provide the Fire Department and Sheriff's Department with access to the building.

- 39. That the City does not allow any parking and construction staging, including the loading and unloading of materials and equipment at any time on Hudson Boulevard or on Eagle Point Boulevard during the construction of the site improvements and building.

- 40. That the applicant shall 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 or Final PUD application for the development and before the start of any clearing or grading activity on the site.

Acknowledged.

- 41. The Developer shall contribute \$70,000 to the City for their proportionate share of the costs for the necessary improvements to the sanitary sewer system.

United Properties acknowledges their proportionate share of the sanitary sewer system costs of \$70,000.00.

- 42. That the City's preliminary plat/preliminary PUD approval is good for one year from the date of City Council action, unless the applicant requests and the City Council approves a time extension.

Acknowledged.

Thank you for the thorough review of the proposed project. Please contact me with any questions or feedback regarding the responses.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Mitchell G. Cookas". The signature is written in a cursive style with a large initial 'M' and a distinct 'G' and 'C'.

Mitchell Cookas, PLA