



STAFF REPORT

Parks Commission

DATE: April 21st 2025

TO: Parks Commission

FROM: Sophia Jensen, Senior City Planner

AGENDA ITEM: Clear Lake Concept Plan – Twin Cities Land Development

CORE STRATEGIES:

- | | |
|---|---|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input type="checkbox"/> Balanced Finances now and future |
| <input checked="" type="checkbox"/> Managed Growth | <input type="checkbox"/> Resilient Infrastructure |
-

BACKGROUND:

The City has received a request from TCLD Land Holdings LLC for review of an open space planned unit development (OP-PUD) concept plan application. The proposal is for 22 single-family homes on roughly 61.4 acres (12.7 acres are within Clear Lake). The property is currently used for agricultural activities and was the location for the proposed Birth and Haven center. The proposed project would require approval of a PUD and plat. No development rights are granted at this stage.

ISSUE BEFORE THE PARKS COMMISSION:

The Parks Commission is being asked to review the concept to provide feedback on the proposal to meet the Park Land Dedication Requirements.

GENERAL INFORMATION:

- *Property Owner:* Minnesota OBGYN PLLC
- *Applicant:* TCLD Land Holdings LLC (Twin Cities Land Development)
- *Parcels:* 02.029.21.33.0001, 02.029.21.34.0003, and 02.029.21.31.0001
- *Site Area:* 61.4 Gross Acres (12.7 within Clear Lake)
- *Land Use Guidance:* Rural Area Development (RAD)
- *Zoning:* Agriculture (A) with a Shoreland Overlay
- *Surrounding Land Use:*
 - *North* – Rural Residential (RR)
 - *South* – Clear Lake and Agricultural (A)
 - *West* - Keats Ave, Rural Residential (RR), Agricultural (A), and Residential Estate (RE)
 - *East* – Agricultural (A)

PARKS PROPOSAL DETAILS/ANALYSIS:

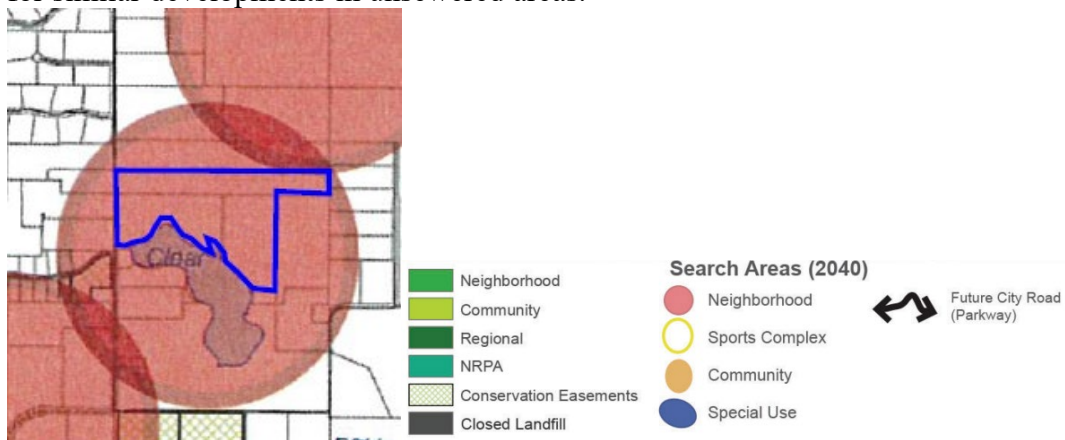
To satisfy park dedication requirements for land in a rural residential zoning district the City has three options:

- 1) Fee in Lieu of Land (an estimate using county records is ~\$62,965) the actual fee will be determined once the development moves into the final plat stage and will be based on actual market value, or
- 2) 5% of the land area (~3.07 acres), or
- 3) A combination of both.

Open Space Planned Unit Developments have specific open space and trail requirements that must be met for this type of development. Currently, the developer is proposing to meet or exceed the open space, buffer, and trail requirements within the proposed development.

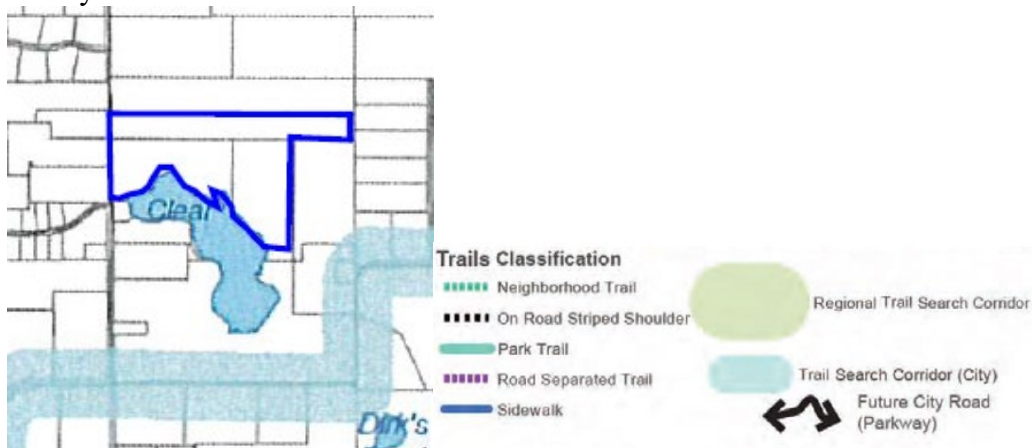
Comprehensive Plan – Parks. Chapter 6 Parks, Trails & Open Space has area and site-specific recommendations that should influence the recommendation of the Parks Commission. Findings:

1. The plan identifies the property is within a park search area.
2. The property is roughly one mile from one neighborhood park (Kleis Park)
3. The open space development will have larger lots and at least 50% open space for the residents to recreate within and view. Amenities such as trails or benches in the required open space could take advantage of the site's topography and natural features by creating passive recreation opportunities.
4. A park of this size would not add a significant benefit to the existing park system in relationship to the long-term maintenance costs. For this reasons, the City has not required parkland dedication for similar developments in unsewered areas.



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

1. The plan identifies that the property is not within a search corridor.
2. With the prior Birth and Haven proposal, public comment indicated a lack of trail connectivity and safety on this section of roadway for pedestrians and bikers.
3. City Staff have determined a road separated trail along Keats Ave is needed to start building out a trail system in this area.



OPTIONS:

The Commission may recommend to that:

- The City accept cash in lieu of land; or
- The City accept land in lieu of cash; or
- The City accept a combination of both.

RECOMMENDATION:

Staff recommends the following motion:

“Move to recommend the acceptance of fee in lieu of land for the Clear Lake project with up to 25% park dedication credit for a trail along Keats Ave based on the findings listed in the staff report.”

ATTACHMENT:

1. Application and Narrative
2. Site Plan Survey
3. Map 6-7. Search Areas for New Parks and Facilities (Comprehensive Plan)
4. Map 6-8. Future Trail Plan (Comprehensive Plan)

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



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

SUBDIVISION SKETCH PLAN APPLICATION

Applicant: TCLD Land Holdings, LLC
Address: 4800 Olson Memorial Highway, Suite 100, Golden Valley, MN 55422
Phone #: 651-587-7983
Email Address: ashley@tclanddev.com

Fee Owner: Minnesota Obgyn PLLC
Address: 1826 River Ridge Road, Hudson, WI54016
Phone #: _____
Email Address: _____

Engineer: Brian Krystofiak, Carlson Engineering
Address: 3890 Heasant Ridge Drive NE, Suite 100, Blaine, MN 55449
Phone #: 763-489-7905
Email Address: bkrystofiak@carlson-engineering.com

Property Location (Address): 5193 Keats Avenue North
Complete Legal Description: See Exhibit A

PID#: 0202921330001, 0202921340003, 0202921310001

Detailed Reason for Request: Zoning and sketch plan approval proposing 22 single-family lots on the Ashford parcel north of Clear Lake.

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: Ashley D'Allesandro Date: 3/26/2025

Signature of fee owner: [Signature] Date: 3/31/25

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To: City of Lake Elmo

From: Ben Schmidt and Ashley D'Alessandro, Twin Cities Land Development

Re: **Keats Avenue/Clear Lake Property Concept Plan**

Lake Elmo City Staff, Planning Commission and City Council, we are proud to present this concept plan proposing the development of the Ashford Farm located in the Northcentral portion of the city, just north of Clear Lake, into a thoughtfully designed residential community. This project aims to create an idyllic neighborhood that preserves and enhances the natural features of the Clear Lake area.

We look forward to reviewing our concept plan with you.

The Property:

The project area consists of approximately 61 gross acres located north of Clear Lake and east of Keats Avenue. The property is rolling with some areas of woodland both natural and planted on the property. Clear Lake is a natural environment lake.

Comprehensive Plan:

The property currently is guided Ag Preserve. Future applications will request a Comprehensive Plan amendment to Rural Single Family allowing for 0.1-2 units/acre.

Zoning:

The current zoning is Ag located within a Natural Environment Shoreland Overlay District for Clear Lake. Future applications will request a rezoning to Open Space PUD within the Shoreland Overlay. This proposed zoning will allow for 0.45 units/acre or a total of 22 lots.

The Open Space PUD bulk standards allow the lots to be a minimum of 100' wide and 16,000 sf in area if a communal septic system is used. This concept plan is proposing lots that are a minimum of 100' wide and 16,000 sf in area. Most of these lots exceed this area, many exceed this significantly.

Infrastructure:

There is an existing watermain located within Keats Avenue. Future applications will propose that this property connect into that line with an 8" watermain that will be stubbed to the east and to the north to offer future opportunities for looping. This water line will be designed with flush valves in lieu of looping at the present time. There is no sanitary sewer availability to this property in the foreseeable future. Future applications will propose a communal septic system. The details of this system are to be determined based on soil tests that will occur this spring.

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Open Space PUD:

One of the requirements of the Open Space PUD is to provide 50% of the net project area in open space. This open space will include the 100' buffer from all adjacent property lines preserving the natural features of the area. The total required open space will be 24.5 acres as shown on the concept plan. This open space will be held in perpetuity by an HOA. Any undisturbed open space along Clear Lake will be left in its natural state which currently includes wooded slope and floodplain. The open space along the north will most likely contain the community septic system then seeded with native grasses and wildflowers. Other undisturbed open space on the north will be left in its natural state with any overseeding done as necessary.

This property is also located within a Shoreland Overlay District which comes with additional PUD requirements. These additional requirements include tier calculations, OHW setback and impervious maximums.

Product:

We are proposing 22 single-family lots. The homes will be built by Creative Homes Construction, LLC., who build homes that will meet the needs of today's home buyers. Examples of product elevations are included in the submittal package.

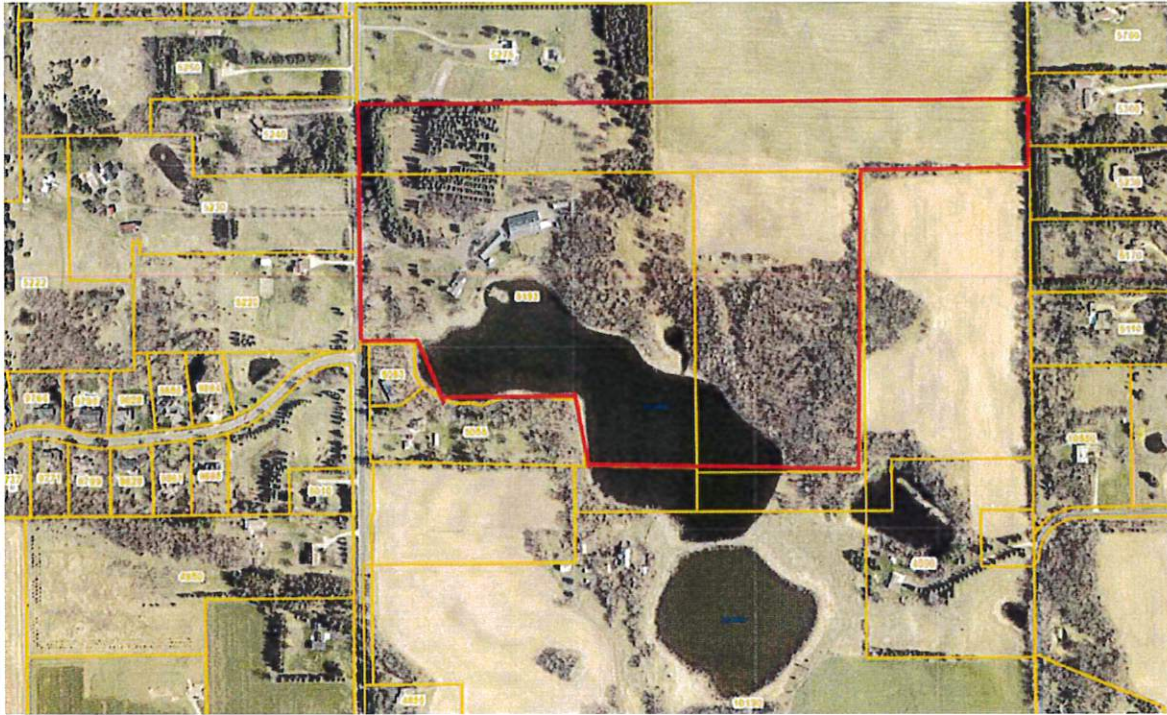
There will be a Master Homeowners Association (HOA) created for the single-family lots for this development. The designated HOA will maintain the community monument, mailboxes, mainline irrigation, and community septic. The HOA will oversee the community architectural and landscape guidelines designed to preserve the character of the community and ensure the use of quality materials like brick and stone.

Conclusion:

Our concept plan presents a balanced approach to growth by integrating residential needs with environmental balance and open space to create a residential neighborhood that will contribute positively to Lake Elmo. Thank you for taking the time to review our concept plan and give us feedback. We are excited about this new development, and we look forward to working closely with the City as we move through the entitlement process.

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Exhibit A



PID 0202921330001

5193 Keats Avenue North, Lake Elmo, MN

Section 02 Township 029 Range 021 THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ EXCEPT THAT PORTION OF THE SOUTH HALF THEREOF LYING WEST OF CLEAR LAKE – SUBJECT TO ROAD EASEMENT. AND EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 200 FEET OF THE WEST 43 FEET OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 26 MINUTES 53 SECONDS EAST, A DISTANCE OF 1270.57 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ AND SAID LINE THERE TERMINATING

PID 0202921340003

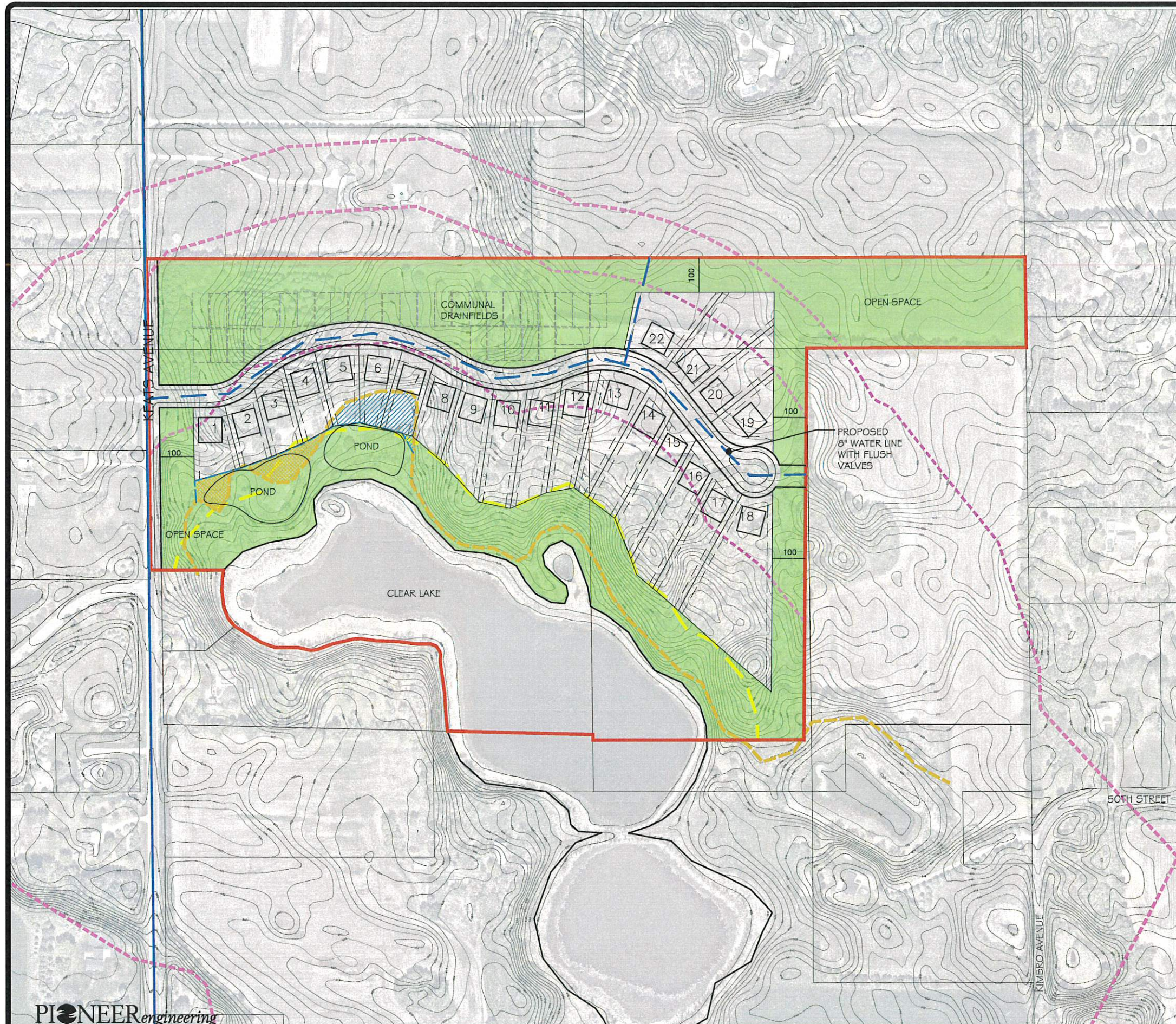
W1/2-SE1/4-SW1/4 EXCEPTING THEREFROM THE SOUTH 152 FEET OF SAID W1/2-SE1/4 SW1/4 AND EXCEPTING THEREFROM ALL THAT PART OF THE SAID W1/2 SE1/4-SW1/4 WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 152 FEET OF THE W1/2 SE1/4-SW1/4 THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 152 FEET A DISTANCE OF 23.70 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED THENCE NORTHERLY A DISTANCE OF 1164.06 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID W1/2-SE1/4 SW1/4 AND SAID DESCRIBED LINE THERE TERMINATING - SUBJ TO METRO AG PRESERVE RESTRICTIVE COVENANTS SECTION 02 TOWNSHIP 029 RANGE 021

PID 0202921310001

S1/2-N1/2-SW1/4 EXC THE N 388.80FT SUBJECT TO ROAD EASEMENT & SUBJ TO METRO AG PRESERVE RESTRICTIVE COVENANTS
Section 02 Township 029 Range 021

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SITE DATA:

GROSS AREA: ± 61.4 ACRES
CLEAR LAKE: ± 12.7 ACRES
NET DEVELOPABLE AREA: ± 49 ACRES

2040 GUIDE PLAN: AG PRESERVE
PROPOSED LAND USE: RURAL SINGLE FAMILY (0.1-2 UNITS/ACRE)
ZONING: AG WITHIN SHORELAND OVERLAY FOR CLEAR LAKE (NE)
PROPOSED ZONING: OPEN SPACE PUD WITHIN SHORELAND
0.45 UNITS/ACRE (0.45X49=22 LOTS)

SHORELAND STANDARDS (NE):
LOT AREA: 80,000 SF
LOT WIDTH: 200'
SETBACK FROM OHW: 150'
IMPERVIOUS MAXIMUM: 15%

OPEN SPACE PUD STANDARDS:
LOT AREA:
1 ACRE WITH INDIVIDUAL SEPTIC SYSTEMS
16,000 SF WITH COMMUNAL DRAINFIELDS
LOT WIDTH: 100' WITH COMMUNAL DRAINFIELDS
FRONT SETBACK: 30'
SIDE SETBACK: 15' INTERIOR, 30' CORNER
REAR YARD SETBACK: 20'
OPEN SPACE: 50% OF NET (24.5 ACRES)
100' BUFFER FROM ALL ADJACENT PROPERTY LINES
DENSITY: 0.45 UNITS/ACRE

PROPOSED LOTS: 22
NET DENSITY: 0.45 UNITS/ACRE
PROPOSED OPEN SPACE: 24.5 ACRES

PROPOSED ROW (67' WIDE): 2,100 LF

DRAINFIELD (50X100)

SHORELAND PUD DATA:
NON RIPARIAN LOT REQUIREMENT: 80,000 SF
TIER 1 (400'): 769,255 SF
9.6 LOTS X 1.2 = 11.5 LOTS
TIER 2 (400'): 840,025 SF
10.5 LOTS X 1.2 = 12.6 LOTS
TIER 3 (200'): 103,273
1.3 LOTS X 1.2 = 1.6 LOTS

- BOUNDARY
- SHORELAND OVERLAY (1,000' FROM OHW)
- FLOODPLAN (ESTIMATE)
- 150' SETBACK FROM OHW
- EXISTING WATER LINE
- PROPOSED WATER LINE

- FLOODPLAIN MITIGATION
- FLOODPLAIN FILL
- OPEN SPACE

CONCEPT BASED ON AVAILABLE DATA
NO ENGINEERING
NO SURVEYING
WETLANDS HAVE NOT BEEN DELINEATED
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE

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GRAPHIC SCALE IN FEET

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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
Name: Jennifer L. Thompson
Reg. No.: 44763
Date:

Revisions
Date: 3-10-2025
Designed: JLT
Drawn: JLT

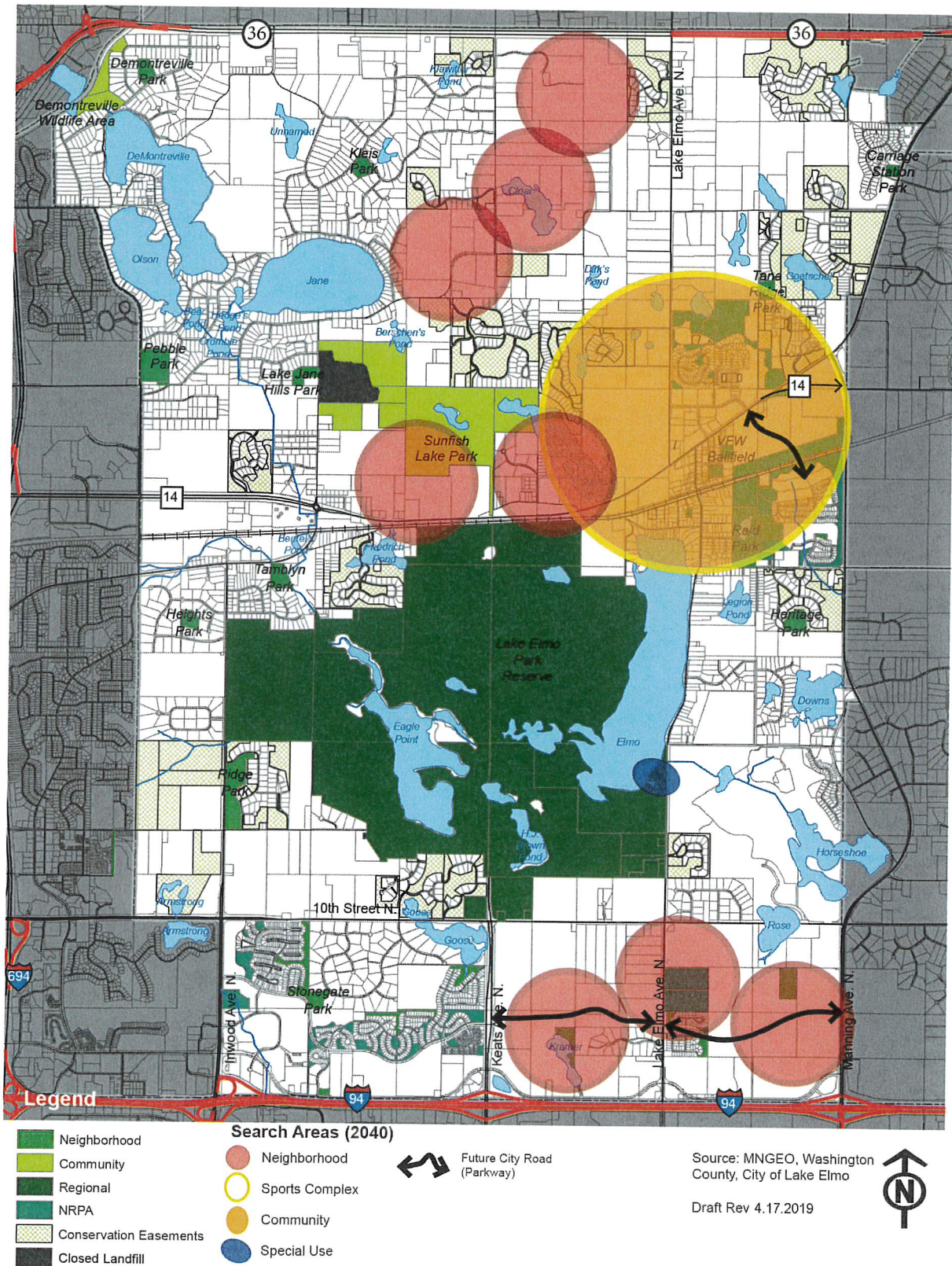
CONCEPT PLAN 4

TWIN CITIES LAND DEVELOPMENT

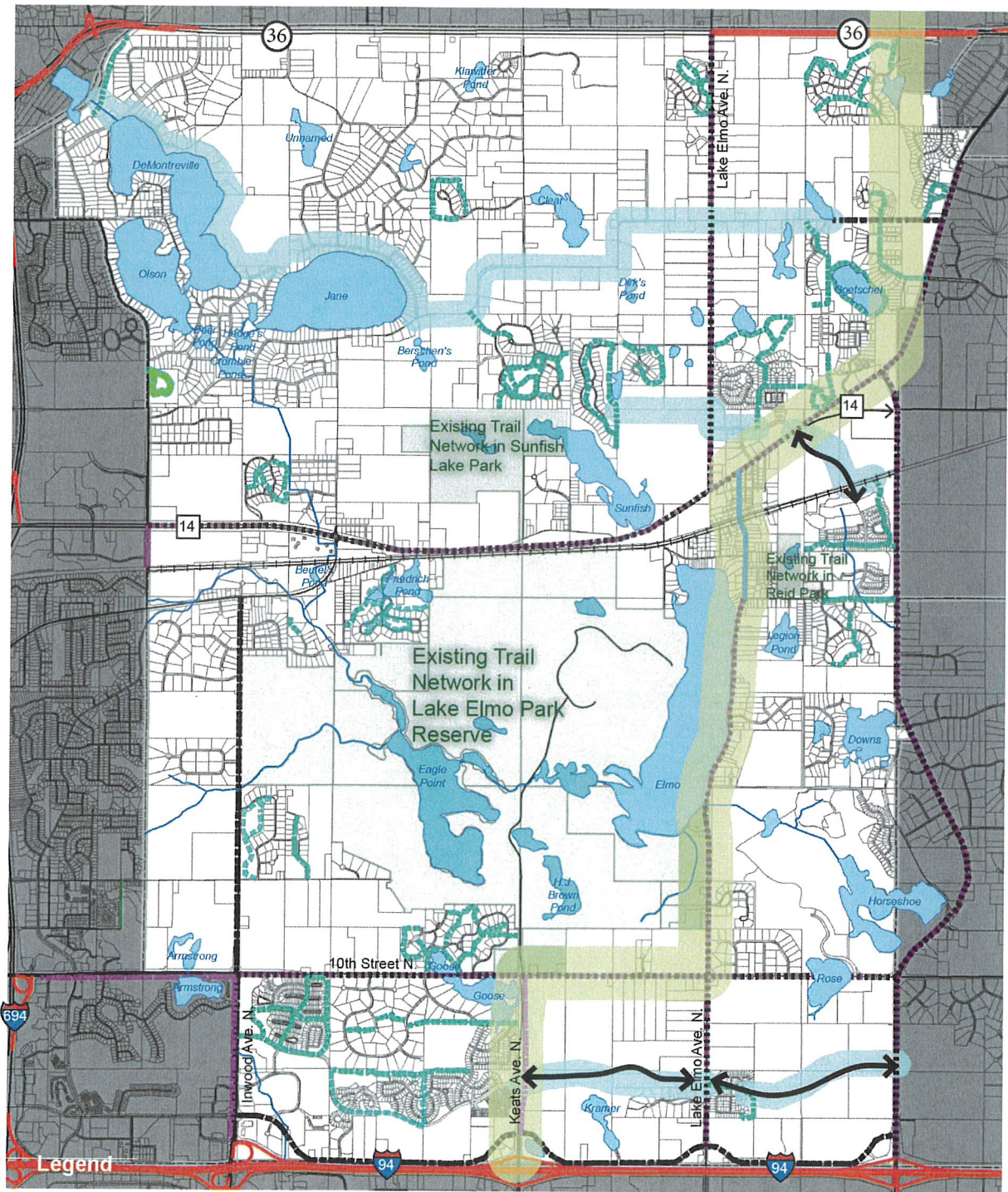
CLEAR LAKE PROPERTY
LAKE ELMO, MINNESOTA

1 OF 1

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



Map 6-8. Future Trail Plan



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

