



MAYOR AND COUNCIL COMMUNICATION

DATE: 07/02/2013

REGULAR

ITEM #: 18

AGENDA ITEM: Sketch Plan Review – Hammes Estates

SUBMITTED BY: Nick Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Planning Director
Jack Griffin, City Engineer
Mike Bouthilet, Public Works Director
Greg Malmquist, Fire Chief

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/Presentation.....Staff
- Questions from Council to Staff.....Mayor Facilitates
- Public Input, if Appropriate.....Mayor Facilitates
- Call for Motion.....Mayor & City Council
- Discussion.....Mayor & City Council
- Action on Motion.....Mayor Facilitates

SUMMARY AND ACTION REQUESTED:

The City Council is asked to review a Sketch Plan related to a proposed residential subdivision on a property located in the I-94 Corridor. The Sketch Plan, Hammes Estates, is being submitted by Hammes West, LLC, 36 Moonlight Bay, Stillwater, Minnesota and consists of 173 single family homes on 78 acres of land immediately to the west of Keats Avenue (CSAH-19) and south of 10th Street North (CSAH-10). Staff is recommending that the City Council accept the Sketch Plan provided by Hammes West, LLC for a 173 unit residential subdivision that would be located on property owned by the Hammes Family within the I-94 Corridor planning area. Per the City's Subdivision Ordinance, no formal action is required by the City Council for the review of a Sketch Plan.

BACKGROUND AND STAFF REPORT:

The Lake Elmo Subdivision Ordinance specifies that as part of the pre-application process for a new subdivision, the applicant must first submit a Sketch Plan for review by the Planning Commission. Per the Subdivision Ordinance, the Sketch Plan review process does not require any formal approval. The review process offers an initial introduction to the proposal and general review for compliance with City Plans and ordinances. Staff also recommends that the Sketch Plan be reviewed by the Council as an additional opportunity for feedback. Staff has completed an internal review of the Sketch Plan (6/13/13), and general comments from Staff are included in the report addressed to the Planning Commission (attachment #1).

In addition to the initial submittal of the Sketch Plan, the applicants presented a second Concept Plan (attachment #5), dated 6/24/13, to the Planning Commission at the meeting on 6/24/13. The second Concept Plan has not been formally reviewed by Staff. However, two changes from the previous Concept Plan (6/13/13) have been identified:

1. Access to Keats Avenue North (CSAH-19) has been moved further to the south to address Washington County access spacing guidelines and Staff review comments pertaining to the entrance to the subdivision; and
2. The applicants have included a proposed outlot near the entrance of the subdivision to serve as a site for the lift station that is required to serve the property with sanitary sewer. The lift station improvement is within the scope of work of the ongoing Section 34 Utility Project.

As the applicant's formal Sketch Plan submission included the Concept Plan dated 6/13/13, it is important to note that the formal review and Staff Report to the Planning Commission pertaining to the Sketch Plan does not include any review of the Concept Plan dated 6/24/13.

Regarding the Staff review of the Sketch Plan, review comments are outlined in the Staff Report to the Planning Commission (attachment #1). The review comments included in the report address the following topics: Land Use, Density, Zoning, Buffer Areas, Parks, Trails, Streets, Utilities, Storm Water Management, Grading, Mining, General Comments, Subdivision Review Process and Environmental Review. City Staff will work with the applicants to address pertinent review comments in advance of submitting a preliminary plat application.

The Planning Commission also provided feedback for the applicants at the meeting on 6/24/13. These review comments included the following:

- There was concern over the length of the cul-de-sac that was identified in the Staff Report as not meeting the requirements of the City's Subdivision Ordinance.
- Members of the Planning Commission suggested that additional buffering be provided for lots abutting Keats Avenue North (CSAH-19).
- One member of the Planning Commission noted concern about the lack of curvature of the main east-west road in the proposed subdivision.

Other discussion provided by the Planning Commission was in-line with the review comments of Staff as shown in the Staff Report.

RECOMMENDATION:

No formal action is required by the City Council for the review of a Sketch Plan.

ATTACHMENT(S):

1. Staff Report to the Planning Commission, dated 6/24/13
2. Sketch Plan Application and Narrative, dated 6/13/13
3. Existing Conditions Plan, dated 6/13/13
4. Concept Plan, dated 6/13/13
5. Concept Plan, dated 6/24/13