



Planning Commission  
Date: 06/24/13  
Item: 5a  
Business

ITEM: Sketch Plan Review – Hammes Estates

SUBMITTED BY: Nick Johnson, City Planner

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

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#### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being 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 10<sup>th</sup> Street North (CSAH-10). Hammes West, LLC has agreed to purchase the property owned by the Hammes Family.

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. The Ordinance notes that the purpose of the Sketch Plan review is as follows:

***Sketch plan.** In order to ensure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other city ordinances or plans, prior to the development of a preliminary plat, the subdivider shall meet with the Planning Commission and prepare a sketch plan which explains or illustrates the proposed subdivision and its purpose. The Planning Commission shall accept the information received, but take no formal or informal action which could be construed as approval or denial of the proposed plat.*

Based on this wording, the Planning Commission is not being asked to take any formal action as part of its review other than to accept the information received. Staff has completed an internal review of the sketch plan, and general comments from Staff are included in this memorandum.

## BACKGROUND INFORMATION:

The proposed subdivision Sketch Plan from Hammes West, LLC is the second formal Sketch Plan that the City has received to be located within one of Lake Elmo's urban service areas. The Hammes Estates Sketch Plan has been developed to conform to the City's recently adopted Comprehensive Plan update for the I-94 Corridor. The submission to the City includes the following components:

- *Concept Plan Narrative.* The Concept Narrative that was submitted by the applicant highlights the important features of the Sketch Plan, including general information, buffering, density and lot dimensions, phasing, utilities, streets and trails and mining and grading.
- *Existing Conditions Plan.* The existing conditions map that was submitted by the applicant depicts the property that is included in the Sketch Plan (outlined with the pink line) and includes some of the properties adjacent to the proposed development area. The site contains significant grades due to ongoing grading mining operations. These operations have been conducted on the properties owned by the Hammes Family since prior to the incorporation of the City.
- *Concept Sketch.* The Sketch Plan includes a proposed configuration of roads, lots, wetlands, ponding areas, trails and open space areas on the applicant's site. Hammes West, LLC has noted on the plan that of the 173 single family lots shown, 33 slightly larger lots are included to accommodate custom or specialty builders. These lots have been sited next to the adjacent residential neighborhood (Stonegate). Regarding access, the Sketch Plan shows one access to Keats Avenue North (CSAH-19) in the northeastern portion of the site, and includes connections to two proposed roads on the southern boundary of the site that are currently proposed in a residential subdivision being proposed by Lennar Homes.

The Staff review comments that follow are all based on conducting a very high level review of the Sketch Plan since there is not a lot of detailed information that is required at this stage in the development process. Staff has instead focused on the bigger picture items and those things that would otherwise not allow the development to move forward if they contrasted with elements from the Comprehensive Plan or the City Code.

## STAFF REVIEW COMMENTS:

Members from the Planning, Public Works, Engineering, and Fire Departments have reviewed the proposed Sketch Plan and have provided comments in following areas:

- *Land Use.* The proposed Sketch Plan appears to conform to the City's future land use plan for this portion of the I-94 Corridor. The site is guided for Urban Low Density, which requires a net residential density between 2.5 to 4.0 units per acre.
- *Density.* The proposed Sketch Plan includes calculations for both the gross (all of the land) and net (once open space, roads, and wetlands, etc. are removed) densities over the planning area. In terms of densities, the Hammes Estates plan includes a gross density of 2.22 units per acre and a net density of 3.63 units per

acre. The net density provided in the Sketch Plan is found to be consistent with the Comprehensive Plan.

- ***Zoning***

- The City adopted new urban development districts, including the Urban Low Density Residential (LDR) zoning district. In general, the Sketch Plan has been designed to comply with this district in regards to lot area, setbacks, and other dimensional standards.
- The average lot sizes of 11,800 and 12,800 square feet are well over the 8,000 square foot minimum required within the LDR zoning district.

- ***Buffer Areas***

- The applicant has shown a 100-foot buffer area on the majority of the portion of the property that abuts the Stonegate Subdivision. However, in the eastern portion proposed subdivision, the 100 foot buffer is discontinued in the area to the south of Goose Lake. The Comprehensive Plan requires that a 100' buffer be provided adjacent to property within the Stonegate Subdivision that was platted at rural densities. Regarding this buffer, the Comprehensive Plan includes the following language:

Certain areas designated as Public/Park on the Future Land Use Map (Map 3-3) have been established to provide a green belt/buffer between areas developed under a previous Comprehensive Plan at rural development densities and areas planned for residential development at higher densities.

Therefore, Staff's interpretation is that the buffer area must be maintained from the edge of any parcels that have a residential use or purpose within the Stonegate Subdivision. As part of this interpretation, Staff does not believe that buffering is required from property that is guided as parkland, as is the case in the City property on the south side of Goose Lake.

- If a trail is provided in the buffer area, the City may consider this land part of the required parkland dedication.

- ***Parks***

- Given that the proposed subdivision is guided for Urban Low Density, the parkland dedication requirement per the City's Subdivision Ordinance is 10% of land, fee in lieu of land in the amount of equal market value of 10%, or some combination thereof.
- The City's Parks Plan identifies service areas for future neighborhood parks, and one of these service areas is situated within the Sketch Plan area.
- The Sketch Plan does not identify an area for a neighborhood or smaller (pocket) park in the subdivision. However, the Sketch Plan does identify several trails that will serve as local amenities and regional connections.

- To serve the residents of this area, Staff recommends that this subdivision be served by a minimum of one local or pocket park in addition to the various trails that may be approved as part of the parkland dedication for this subdivision.
- Per the City's Subdivision Ordinance, credit for parkland dedication will be granted for areas with an active recreational purpose. Staff is recommending that the details concerning the land or trails to be dedicated for park purposes be addressed at the time a Preliminary Plat is submitted. The Park Commission will also be reviewing the Sketch Plan for this proposed subdivision at its July 2013 meeting.
- ***Trails***
  - All trail corridors should include a minimum of 30 feet of right-of-way for construction and maintenance purposes.
  - The City may consider the construction of trails towards credit for parkland dedication purposes.
- ***Streets***
  - The City supports the County access management guidelines for CSAH-19. The applicant is strongly encouraged to meet with Washington County to address the appropriate access point to this development and to identify any improvements that will be required by the applicant by the County.
  - The primary access road to CSAH-19 must remain a continuous through street for serving the development. The cul-de-sac for this access road should be revised.
  - Scanning the proposed subdivision from west to east, the third north-south local road contains a dead-end cul-de-sac that measure over 850' in length. The Subdivision Ordinance (154.13.H.2.b.1) does not allow streets with permanent cul-de-sacs to extend over 600' in length for subdivisions with lots smaller than 2.5 acres in size.
  - The Sketch Plan includes a road connection to Julep Court North within the Stonegate Subdivision. While Staff would recommend maintaining access points and road connections from new neighborhoods to existing neighborhoods for purposes of connectivity and emergency access, the City previously vacated right-of-way at the request of the residents of Stonegate that would have previously allowed access to Julep Court North.
  - All residential streets shall be constructed to a 28 foot width from back of curb to back of curb per the city standard details. Right-of-ways must be a minimum 60 feet.
  - Ten (10) foot utility easements are required on both sides of the right-of-way.

- Six (6) foot sidewalks must be provided along all continuous residential streets and along other streets as may be required for connectivity.
- All street intersections must be at 90 degrees and maintain 100 feet of tangent with maximum slopes of 2% for first 100 feet.
- Residential maximum longitudinal grade is 8% with no sidewalks, 6% where there are sidewalks.
- Minimum diameter cul-de-sac is 90 feet with 120 foot right-of-way.
- Dead end streets will require temporary cul-de-sacs. Dead end streets must be placed where future connectivity is likely. The applicant must demonstrate future connectivity scenario(s).
- ***Utilities***
  - Extension of municipal sewer and water is being pursued through a 429 Public Improvement process with the intention of constructing these utilities in the Fall 2013 / Spring 2014. However, the improvements have not yet been ordered (they are not in construction as suggested by the concept narrative) and are contingent upon mutual agreement of the Section 34 property owners.
  - Watermain distribution lines will need to be looped wherever reasonably possible. Maximum length of for a watermain dead end is 600 feet.
  - Hydrant and valve placement will be made per City standards and as laid out by City staff.
- ***Storm Water Management***
  - The proposed development area resides within the Valley Branch Watershed District (VBWD). City staff recommends early planning/coordination meetings with VBWD.
  - The design of the storm water management systems must be compliant with the requirements of the VBWD, the City of Lake Elmo Storm Water Management Ordinance, and the City of Lake Elmo design standards manual.
  - It is the applicant's responsibility to creatively plan for adequate storm water ponding and infiltration facilities.
  - The storm water facilities should be platted as Outlots and deeded to the City for maintenance purposes.
  - Maintenance access roads must be provided for all storm water facilities including easements.
  - Storm water facilities should have sufficient contributing drainage sheds (following guidelines of the MN Storm Water Manual) to facilitate proper operation.
- ***Grading***

- Based upon the existing conditions of the site, the residential subdivision will require substantial grading activity. All grading activities shall meet the approval of the City Engineer.
- ***Mining***
  - As part of the clean-up of the Hammes property related to mining activities, a Reclamation Plan was approved by the City. Any part of the site that is not approved as part of a Final Plat must follow the recommendations and requirements of the Reclamation Plan.
  - All mining activity shall cease upon the acceptance of public infrastructure.
- ***General Comments***
  - The City would recommend that additional buffering or berming be provided for lots abutting Keats Avenue North (CSAH-19) to mitigate impacts from automobile traffic on CSAH-19.
- ***Subdivision Review Process.*** In order to proceed with the subdivision of the land included in the Sketch Plan area the applicant will need to next prepare a Preliminary Plat application. At this stage there is much more information required as part of the submission process, which also requires a public hearing. Hammes West, LLC has not yet indicated when they intend to submit a Preliminary Plat application.
- ***Environmental Review.*** The proposed development under the Sketch Plan does not trigger a mandatory environmental review.

#### **RECCOMENDATION:**

Staff is recommending that the Planning Commission 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.

#### **ATTACHMENTS:**

1. Sketch Plan Application
2. Concept Narrative
3. Existing Conditions Plan
4. Concept Plan

#### **ORDER OF BUSINESS:**

- Introduction.....Planning Staff
- Report by Staff.....Planning Staff
- Questions from the Commission.....Chair & Commission Members

- Discussion by the Commission..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

JUN 13 2013

# City of Lake Elmo

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## ***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 10<sup>th</sup> 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.



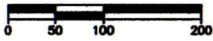
LEGEND

- PROPOSED BOUNDARY LIMITS  
EXISTING 2011 DNR LIDAR 2-FT CONTOUR

NOTES

- 1) EXISTING ACTIVE MINING OPERATION  
2) EXISTING PARCEL SIZE = 78 TOTAL ACRES  
3) MINING OPERATION TO CONTINUE UNTIL PRELIMINARY PLAT APPROVAL/LAND USE CHANGE IS GRANTED.  
4) PID NO. 3402921130001  
5) NO EXISTING WATER MAIN, SANITARY SEWER EXIST ON OR NEAR THIS PROPERTY

HAMMES ESTATES  
Existing Conditions



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# HAMMES ESTATES

## CONCEPT PLAN

### CONCEPT DATA

GROSS AREA	= 78.0 ACRES
RIGHT OF WAY AREA	= 13.9 ACRES
SINGLE FAMILY LOTS (NATIONAL BUILDER)	= 38.0 ACRES
SINGLE FAMILY (SPECIALTY BUILDER)	= 9.7 ACRES
OPEN SPACE	= 16.4 ACRES

### UNIT COUNT

77 x 145 (Min.) Single Family & Custom	= 140 UNITS
86 x 145 (Min.) Single Family (Specialty Builder)	= 33 UNITS
TOTAL UNIT COUNT	= 173 UNITS

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### LEGEND

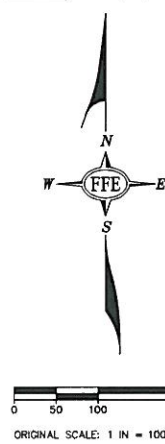
- PROPOSED BOUNDARY LIMITS
- EXISTING WETLAND (APPROX.)
- NATIONAL BUILDER LOT
- NATIONAL BUILDER CUSTOM LOT
- SPECIALTY BUILDER CUSTOM LOT
- PROPOSED OPEN SPACE
- PROPOSED PONDING AREA
- PROPOSED ROADWAY (28-FT F-F, 60-FT ROW)
- PROPOSED 8-FT BIT. TRAIL
- PROPOSED PARCEL LINE
- PROPOSED PHASE LINE (11 CUSTOM UNITS) (87 NATIONAL BUILDER UNITS)



# HAMMES ESTATES

## CONCEPT PLAN

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### 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 8-FT BIT. TRAIL
- PROPOSED PARCEL LINE
- PROPOSED PHASE LINE (11 CUSTOM UNITS) (67 NATIONAL BUILDER UNITS)



### UNIT COUNT

77 x 145 (Min.) Single Family & Custom	= 132 UNITS
86 x 145 (Min.) Single Family (Specialty Builder)	= 40 UNITS
<b>TOTAL UNIT COUNT</b>	<b>= 172 UNITS</b>