



## MAYOR AND COUNCIL COMMUNICATION

DATE: 10/1/13

**REGULAR**

ITEM #: 14

PRESENTATION

**AGENDA ITEM:** Landucci Property Sketch Plan Review

**SUBMITTED BY:** Kyle Klatt, Planning Director

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Nick Johnson, City Planner  
Jack Griffin, City Engineer  
Planning Commission

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### 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

### PUBLIC POLICY STATEMENT

Prior to submission of a preliminary plat for a new development, an applicant is required to first submit a sketch plan for review by the City. There is no formal action required by the City when a sketch plan is submitted, and rather this step in the subdivision process provides the Planning Commission, City Council, City Staff, and other boards/commissions with a chance to review and provide comments to the project proposer in advance of a formal request.

**FISCAL IMPACT:** City review expenditures – review costs will be reimbursed through application or escrow fees. Public infrastructure – TBD; the applicant (along with other surrounding property owners) has formally requested a public project to bring water service to the site.

### SUMMARY AND ACTION REQUESTED:

The City Council is being asked to receive a presentation from Ryland Homes, 7599 Anagram Drive, Eden Prairie, MN related to a proposed residential subdivision of property located along the I-94 Corridor. The sketch plan consists of 51 single family homes 19.5 acres of land immediately to the east of Keats Avenue and about ¼ mile north of Hudson Boulevard. Ryland Homes has agreed to purchase this property from Nathan Landucci, which has historically been the site of the Country Air golf practice facility. The proposed development is not consistent with the City's Comprehensive Plan for the area in terms of the planned residential densities, and the applicant has submitted a concurrent request to amend the plan to allow the proposed development to move forward.

In accordance with the City's Subdivision Ordinance, a developer must submit a sketch plan for review by the Planning Commission which explains or illustrated the proposed subdivision and its purpose. The Planning Commission conducted its review of the sketch plan on September 23, 2013. In addition to the

sketch plan and associated documents, the detailed Staff report to the Commission is also attached for review by the City Council.

Based on the City's process, no action is required on this item. A representative from Ryland Homes will be in attendance at the Council meeting and present the sketch plan to the Council.

**BACKGROUND INFORMATION:**

The attached Planning Commission report includes a broad overview of the request in addition to Staff's general comments regarding the proposal. The City Engineer has also reviewed the sketch plan, and his comments are incorporated as part of the Planning Commission memorandum.

**PLANNING COMMISSION REPORT:**

The Planning Commission reviewed the proposed sketch plan at its September 23, 2013 meeting. The Commission's general comments include the following:

- The applicant should work to incorporate a smaller park area into the development. It was noted that there are no public parks for a considerable distance to the site.
- The concept of a trail around the development that could be used as a secondary emergency access was supported by the Commission.
- Staff recommended the continuation of the trail through the southern portion of the development and back to Lake Elmo Avenue.
- The adjacent neighbor on Lake Elmo Avenue expressed concern over the current condition and width of Lake Elmo Avenue, and noted that the gravel shoulders are not safe for pedestrians and bicyclists.
- The owner of the industrial property to the east supported the alignment of the minor collector road, and asked that the road be kept as far to the north on his property as possible.

**PLANNING COMMISSION RECOMMENDATION:**

No recommendation is required for a sketch plan review.

**ATTACHMENTS:**

1. Detailed Planning Commission Report (9/23/13)
2. Application Form
3. Legal Description
4. Application Narrative
5. Location Map
6. Illustrative Plan
7. Concept Plan



Planning Commission

Date: 9/23/13

Item: 5a

Business

ITEM: Sketch Plan Review – Landucci Property

SUBMITTED BY: Kyle Klatt, Community Development Director

REVIEWED BY: Nick Johnson, City Planner  
Jack Griffin, City Engineer

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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 property owned by Nathan Landucci, 13230 20<sup>th</sup> Street Court North, Stillwater, MN, and located approximately ¼ mile north of Interstate 94 and immediately east of Lake Elmo Avenue. This site is presently used as the Country Air Golf Practice facility, and the request for a sketch plan review has been submitted concurrently with a request to amend the Comprehensive Plan for the site. The proposed residential development would include 51 single-family homes on a 19.5-acre parcel that would access Lake Elmo Avenue via an extension of the proposed 5<sup>th</sup> Street minor collector road. Ryland Homes is the applicant for the sketch plan, and would be purchasing the property from Mr. Landucci contingent upon the City's approval of a preliminary plat for the property.

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 that explains or illustrates the proposed subdivision and its purpose. The Planning Commission shall accept the information received, but take no formal or informal action that 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 sketch plan from Ryland Homes is located with the I-94 Corridor planning area and therefore is within one of the areas guided for sewer development. The applicant's plans depict 51 single-family residential homes on the 19.5-acre site, which results on an overall gross density of 2.6 units per acre. Even though the net density will be somewhat larger than this number due to the larger ponds shown on the plans, this density is still well below the levels for MDR – Medium Density Residential as approved for the site in the Comprehensive Plan. The applicant would like to move forward with the densities as proposed in the sketch plan, and has therefore requested an amendment to the Comprehensive Plan for this parcel in order to change the future land use from MDR (Medium Density) to LDR – Low Density Residential. This land use category would allow densities below 4 units per acre and is consistent with the submitted plans.

The submission to the City includes the following components:

- *Concept Plan Narrative.* The application narrative that was submitted by the applicant provides a general overview of the plan and the requested Comprehensive Plan amendment.
- *Illustrative Plan.* The illustrative plan is a rendering intended to show the general layout of lots, streets, and ponding areas within the development and includes a general summary of the site data.
- *Concept Plan.* The concept plan includes a proposed configuration of roads, lots, wetlands, ponding areas, trails and open space areas on the applicant's site and additional details concerning the site data. The lots being proposed are generally consistent with the City's LDR (Low Density Residential) district standards. The applicant has also been coordinating with the northern property owner on an alignment of the 5<sup>th</sup> Street collector road that will bring this road across the boundary between these parcels. The collector road as shown will need to comply with the City's Engineering and Design standards.

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 does not conform to the City's future land use plan; the applicant has therefore submitted a request for a Comprehensive Plan Amendment in conjunction with the sketch plan. If the City does not approve this amendment, the sketch plan cannot move forward.
- *Density.* The proposed Sketch Plan includes calculations for the gross (all of the land) densities over the planning area. The applicant should provide a net density calculation

in order verify compliance with the Comprehensive Plan. The net density for the site will fall below four units per acre, which will require an amendment to the 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 lot sizes have been designed to comply with the 8,000 square foot minimum required within the LDR zoning district.

- ***Buffer Areas***

- The project is not located in an area that will be subject to required buffering.
- Staff is recommending that the applicant provide additional screening an/or buffering from the property to the south, which is planned for commercial development.

- ***Parks and Trails***

- Given that the proposed subdivision is proposed for Urban Low Density, the parkland dedication requirement per the City's Subdivision Ordinance will be 10% of land, fee in lieu of land in the amount of equal market value of 10%, or some combination thereof.
- The sketch plan does not depict any areas that would be set aside to meet the park dedication requirements. There is a trail connection shown along the eastern border of the subdivision that will provide a trail access from the 5<sup>th</sup> Street Collector road into the subdivision.
- The City will need to consider the most appropriate location for a park within this portion of the I-94 corridor planning area. Given the relatively small size of applicant's development area, it may be not be practical to construct a park on this site.
- 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 in the near future.
- 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/Access***

- The proposed intersection of the 5<sup>th</sup> Street minor collector road and Lake Elmo Avenue is consistent with the City's initial transportation planning efforts in this area. It does not appear that it will be possible to provide two access points into



the proposed development from 5<sup>th</sup> Street due to the City's access spacing guidelines for collector roads.

- The 5th Street collector road must be platted and constructed as part of the applicant's subdivision request.
- Staff is encouraging the applicant to provide a secondary emergency access to the site either via a gated or controlled access to Lake Elmo Avenue or over the proposed trail connection along the eastern side of the subdivision. The City will also need access to the storm water ponding areas.
- 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.
- The applicant should consider shared mailboxes in order to alleviate any potential snow plowing and storage problems within the cul-de-dacs.

- ***Utilities***

- Public water service is not yet available to the site. The applicant has submitted a letter requesting that the City extend public water service to the site in 2014. The City Council considered a feasibility study for such a project at its September 17<sup>th</sup> meeting. Should the City not proceed with extending water to the site, the applicant will need to address this issue before proceeding with a preliminary plat.
- Hydrant and valve placement will be made per City standards and as laid out by City staff.
- Sanitary sewer service will be made available to the site via the Village trunk line construction project. The City is currently working with the applicant to align the proposed sewer line with the 5<sup>th</sup> Street collector road.

- ***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.

- The applicant is advised to fully read and comprehend the City's storm water and erosion control ordinance since these standards are different, and in some cases more stringent, than the watershed district.
- 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. The storm water ponds will not be allowed to encroach on to adjacent private lots.
- 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.
- **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. Ryland Homes 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 Ryland Homes for a 51-unit residential subdivision that would be located on property owned by Nathan Landucci within the I-94 Corridor planning area.

## ATTACHMENTS:

1. Application Form
2. Legal Description
3. Application Narrative
4. Location Map
5. Illustrative Plan
6. Concept Plan

**ORDER OF BUSINESS:**

- Introduction.....Community Development Director
- Report by Staff.....Community Development Director
- Questions from the Commission..... Chair & Commission Members
- Discussion by the Commission..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members



Fee \$ \_\_\_\_\_

City of Lake Elmo  
DEVELOPMENT APPLICATION FORM

- ☒ <sup>MINDR</sup> Comprehensive Plan Amendment    ☐ Variance \* (See below)    ☐ Residential Subdivision Preliminary/Final Plat  
☐ Zoning District Amendment    ☐ Minor Subdivision    ☐ 01 - 10 Lots  
☐ Text Amendment    ☐ Lot Line Adjustment    ☐ 11 - 20 Lots  
☐ Flood Plain C.U.P.    ☒ Residential Subdivision Sketch/Concept Plan    ☐ 21 Lots or More  
Conditional Use Permit    ☐ Excavating & Grading Permit  
☐ Conditional Use Permit (C.U.P.)    ☐ Site & Building Plan Review    ☐ Appeal    ☐ PUD

APPLICANT: RYLAND HOMES 7599 ANAGRAM DRIVE, EDEN PRAIRIE, MN 55344  
(Name) (Mailing Address) (Zip)

TELEPHONES: CONTACT: TRACEY RUST DIRECT (952) 229-6063 CELL (952) 221-2566  
(Home) (Work) (Mobile) (Fax)

FEE OWNER: NATHAN LANDUCCI, 13230 20TH ST. CT. N., STILLWATER, MN  
(Name) (Mailing Address) (Zip) 55082

TELEPHONES: (651) - 894-2582  
(Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description): \_\_\_\_\_

PID: 36.029.21.32.0008

(LEGAL DESCRIPTION ATTACHED)

DETAILED REASON FOR REQUEST: \_\_\_\_\_

SEE ATTACHED NARRATIVE

**\*VARIANCE REQUESTS:** As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances 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.

Tracey Rust 9/5/13  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Applicant Date

Parcel Number: 36.029.21.32.0008

Legal Description:

PT NW1/4-SW1/4 LYING SLY OF FOLL DESC "LINE X":COM AT WEST QTR COR  
SD SEC 36 THN S00DEG02'54"W ALG W LN SD NW1/4-SW1/4 DIST 474.06FT  
TO S LN OF N 474.06FT OF SD NW1/4-SW1/4 AND PT OF BEG THN CONT ALG  
SD W LN S00DEG02'54"W DIST 161.15FT TO POB SD "LINE X"THN  
N89DEG48'29"E DIST 406.17FT THN N00DEG02'54"E DIST 161.15FT TO SD S  
LN OF N 474.06FT THN N89DEG48'29"E ALG SD S LN DIST 912.76FT TO E LN  
SD NW1/4-SW1/4 AND SD "LINE X" THERE TERM EXCEPT: PT SD NW1/4-  
SW1/4 DESC AS FOLL: BEG AT SW COR SD NW1/4-SW1/4 THN E ALG S LN SD  
NW1/4-SW1/4 DIST 264FT THN N ALG LN PARL/W W LN SD NW1/4- SW1/4  
DIST 165FT THNW ALG LN PARL/W AS S LN DIST 264FT TO SD W LN THN D  
ALG SD W LN DIST 165FT TO POB SECTION 36 TOWNSHIP 029 RANGE 021

TWIN CITIES DIVISION

7599 Anagram Drive  
Eden Prairie, MN 55344

952.229.6000 Tel  
952.229.6024 Fax

[www.ryland.com](http://www.ryland.com)

September 5, 2013

Kyle Klatt  
Planning Director  
City of Lake Elmo  
3800 Laverne Ave. N.  
Lake Elmo, MN 55042

**RE: Landucci Property – Sketch Plan Review and Comp Plan Amendment Request**

Dear Mr. Klatt:

Ryland Homes is pleased to submit to the City of Lake Elmo a sketch plan application for the Landucci property located on the east side of Lake Elmo Ave. N. approximately ¼ mile north of Intestate Hwy 94. The 23 acre property is currently being used as a driving range with a short par-3 golf course.

The proposed new neighborhood would include 51 single-family lots, necessary ponding, and right-of-way for Lake Elmo's new east/west collector (5<sup>th</sup> Street). The lots on average are 72 ft. wide and 130 ft. to 140 ft. in depth. Access to the new neighborhood would be from the new east/west collector, however during build out and while the collector is being planned and built a temporary access to Lake Elmo Ave is planned in the location of the existing driveway.

With this application Ryland is requesting a Comprehensive Plan Amendment from Urban Medium Density Residential (MDR) to Urban Low Density Residential (LDR) which will allow for the new neighborhood's proposed density.

Ryland Homes is also requesting that public improvements be extended to service the site with public water and sanitary sewer with adequate size and depth.


Ryland Homes has appreciated City Staff's comments and direction so far with this project and we look forward to continuing to work with City Staff to make this a successfully new neighborhood for the City of Lake Elmo. Please feel free to contact Tracey Rust at 952.229.6063 or Mark Sonstegard at 952.229.6007, both with Ryland Homes, with any questions.

Sincerely,

**THE RYLAND GROUP, INC.**



Tracey Rust, PE  
Entitlement Manager



Mark Sonstegard  
VP of Land Development



# Location Map

Lake Elmo Ave

Landucci Property

The Forest

Interstate 94





# Landucci Property



## Site Data:

Area: 19.5 acres (excluding Cty Rd 17 ROW and City Collector ROW)  
 Proposed lots: 51  
 Gross density: 2.6 units/acre

Existing Land Use: Urban Medium Density  
 Proposed Land Use: Urban Low Density

Proposed Zoning: LRD

## LRD Standards:

Front Setback: 25'  
 Rear Setback: 20'  
 Side Setback: 10' Living Space, 5' Garage  
 Lot Width: 60'  
 Lot Area: 8,000 SF  
 Maximum Impervious Coverage: 40%

Proposed Lots are 72' Wide  
 House Pads Shown at 50' x 65'



**RYLAND HOMES®**

This site map is an artists rendition and is intended for illustrative purposes only.  
 This site map is subject to change without notice.

**PIONEER**engineering<sub>PA</sub>





SITE DATA:

GROSS AREA: ±19.5 ACRES (EXCLUDING COUNTY ROAD AND FUTURE CITY COLLECTOR ROW)

PROPOSED ZONING: LDR  
EXISTING LAND USE: URBAN MEDIUM DENSITY RESIDENTIAL  
PROPOSED LAND USE: URBAN LOW DENSITY RESIDENTIAL

LDR STANDARDS:  
FRONT SETBACK: 25'  
REAR SETBACK: 20'  
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE  
CORNER SIDE SETBACK: 15'  
LOT WIDTH: 60'  
LOT AREA: 8,000 SF  
MAXIMUM IMPERVIOUS COVERAGE: 40%

PROPOSED LOTS: 51  
GROSS DENSITY: 2.6 UNITS/ACRE

PROPOSED LOTS ARE 72' WIDE  
HOUSE PADS SHOWN AT 50' X 65'

