



MAYOR & COUNCIL COMMUNICATION

DATE: 06/17/14

REGULAR

ITEM # 19

AGENDA ITEM: Wildflower at Lake Elmo PUD Concept Plan and Comprehensive Plan Amendment

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

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

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission reviewed the PUD Concept Plan and Comprehensive Plan Amendment at its June 9, 2014 meeting and recommended approval of both requests with conditions. The applicant had previously submitted a sketch plan for review, but decided to formally request PUD Concept Plan consistent with the City's Planned Development review procedures.

FISCAL IMPACT: TBD – The applicant will be responsible for extending sewer and water to the proposed development, and will be paying both SAC and WAC charges for the new development (145 residential units). The developer has agreed to participate in the Eastern Village gravity sewer project that will bring sewer service to the northern part of the Village Planning Area. The project will require a developer's agreement related to the construction of the public improvements within the subdivision.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request for a Planned Unit Development (PUD) Concept Plan for a proposed residential subdivision to be called Wildflower at Lake Elmo. This application has been submitted by

Robert Engstrom Companies 4801 West 81st Street, #101, Bloomington, MN and is a follow-up to a previous submission for a subdivision sketch plan that was tabled by the Planning Commission earlier this spring. Rather than resubmitting a revised sketch plan for this subdivision, the developer has instead decided to address the Comments as part of a request for a PUD Concept Plan

The City Council is also asked to take action on an additional related request to amend the City's Comprehensive Plan to allow residential development to occur on two small areas within the proposed Wildflower at Lake Elmo subdivision that are currently guided for RAD – Rural Area Development and Open Space. During the Planning Commission's review of the sketch plan, these amendments were identified as necessary for moving the project forward.

The Planning Commission is recommending approval of both requests. The suggested motions to adopt the Planning Commission recommendations are as follows:

“Move to adopt Resolution No. 2014-045 approving a PUD Concept Plan for Wildflower at Lake Elmo.”

“Move to adopt Resolution No. 2014-046 approving a Comprehensive Plan Amendment to change the future land use designation of two areas within the Wildflower at Lake Elmo development from RAD and OP to LDR and MDR.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a list of comments from Staff. The Planning Commission considered the application for a PUD Concept Plan and Comprehensive Plan Amendment at its June 9, 2014 meeting and conducted a public hearing on both of the applicant's requests at this time. At the hearing, the following individuals addressed the Planning Commission:

- John Hodler, President of the Fields of St. Croix HOA, stated that the Fields HOA had worked out an agreement with the developer in order to address the HOA's concerns regarding the proposed land use and open space changes. The most significant element of the agreement is that the Fields HOA would be named as a party to all existing conservation easements in the Fields of St. Croix development. In addition to the agreement, the HOA is also asking that the eastern cul-de-sac be removed from the plans in order to maximize the buffer area between existing homes and the proposed development.
- Neil Krueger, 4452 Lake Elmo Avenue North, stated his opposition to the platting of additional lots across from their farm on Lake Elmo Avenue. He asked that the developer give consideration to the preservation of the ridge line and encouraged the trail system to connect into adjacent neighborhoods.
- Bob Eischen, 11674 Stillwater Boulevard North, pointed out that all of Outlot P was set aside as permanent open space and that he was assured that the outlots within Fields of

St. Croix would remain open space when this development was platted several years ago. He questioned how the easement could legally be removed and swapped for other land.

- Richard Smith, 11514 Stillwater Boulevard, stated that buffering between his property to the north and the proposed residential homes is his primary concern with the proposed development. He noted that when the Village Planning Area was set, he and the other existing residential property owners specifically requested to remain outside of the planning area in order avoid having residential development immediately adjacent to their properties.
- Deb Kreuger, 4452 Lake Elmo Avenue North, expressed concern over the potential visibility of home along the ridge line. She supported the proposed trails and encouraged the connection of these trails to other properties to the east. She also asked that all new homes abide by the City's dark sky ordinance.

In addition to the statements made above, the Planning Commission received written correspondence from Robert and Marcy Eischen, Mary Jean Dupuis, Richard Smith and the Fields of St. Croix Association, which are attached to this report.

Bob Engstrom also addressed the Commission, and stated that he had met with Richard Smith, Mary Jean Dupuis, and the Eischens to discuss their concerns. As a result of these meetings, he has agreed to make minor revisions to the concept plat in order to provide more buffering around the Smith Property and to remove the eastern cul-de-sac that extends out into Outlot P. The proposed buffer amendments adjacent to the Smith property are attached to this report. Plans depicting the removal of the cul-de-sac on Outlot P will be presented at the City Council meeting.

The Planning Commission discussed the request, and unanimously recommended approval of the comprehensive plan amendment as presented with the one condition as recommended by Staff. The Commission also recommended additional conditions of approval in order to require that the Fields of St. Croix Associated be added as a party to existing conservation easements within their development and to require that the concept plans be revised to incorporate the proposed amendments for the buffer area adjacent to the Smith property and Outlot P. The conditions of approval as amended by the Planning Commission are incorporated into the draft resolution.

The Planning Commission adopted a motion to recommend approval of the PUD Concept Plan with the findings and conditions as noted in the attached Resolution 2014-045. The motion passed unanimously.

BACKGROUND INFORMATION (SWOT):

Strengths

- The PUD Concept Plan is consistent with the City's Comprehensive Plan for the Village Planning Area (with the exception of the plan amendments requested by the developer).
- The project has been designed to comply with the City's zoning regulations and development standards for the Village Medium

- Density district.
- The project addresses several of the Village Planning Principles adopted as part of the Comprehensive Plan.
- Weaknesses**
- The concept plan will require the removal of a portion of the existing conservation easement over Outlot P of the Fields of St. Croix Second Addition.
- Opportunities**
- The development will include 145 REC units and will pay connection fees for sewer and water service.
 - The project includes a large conservation area that will ensure the permanent protection of a large portion of the planned Village Open Space/Buffer area.
 - The development will bring sewer to the extreme northeastern portion of the Village Planning Area and will be designed to allow for future connections in this part of the City.
- Threats**
- The developer will need to work with the City on establishing a plan for management and oversight of the conservation area in a manner that will not overburden the City.

RECOMMENDATION: Based upon the above report and analysis, Staff and the Planning Commission are recommending that the City Council approve the request from Robert Engstrom Companies for a Comprehensive Plan Amendment and Planned Unit Development (PUD) Concept Plan related to a residential subdivision to be called Wildflower at Lake Elmo. The suggested motions to adopt the Planning Commission recommendation are as follows:

“Move to adopt Resolution No. 2014-045 approving a PUD Concept Plan for Wildflower at Lake Elmo.”

“Move to adopt Resolution No. 2014-046 approving a Comprehensive Plan Amendment to change the future land use designation of two areas within the Wildflower at Lake Elmo development from RAD and OP to LDR and MDR.”

ATTACHMENTS:

1. Resolution No. 2014-045 (PUD Concept Plan)
2. Legal Description
3. Resolution No. 2014-046 (Comprehensive Plan Amendment)
4. Proposed Comprehensive Plan Amendments
5. Planning Commission Staff Report – 6/9/14
6. Application Form
7. Concept Plan Overview
8. Contact Information
9. Wildflower Lot Size and Design Summary
10. City Acknowledgements

11. Layton Avenue Wetland Delineation Report Summary
12. Existing Conditions Surveys (4)
13. Wildflower at Lake Elmo Concept Plan
14. Typical Courtyard Homes Block
15. City Engineer Comments – June 2, 2014
16. Comment Letters:
 - a. Robert and Marcy Eischen and Mary Jean Dupuis
 - b. Richard Smith
 - c. Fields of St. Croix Association Agreement