

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

The North 1/2 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 29, Range 21, Washington County Minnesota, described as follows: Beginning at the center of said Section 12; thence due South along the East line of said Northeast 1/4 of Southwest 1/4 a distance of 1240.5 feet; thence at right angles due West a distance of 200 feet; thence North 55°00" West a distance of 270 feet; thence due North a distance of 617 feet; thence at right angles due East a distance of 147 feet; thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast 1/4 of Southwest 1/4; thence Easterly along the North line of said Northeast 1/4 of Southwest 1/4 a distance of 274.17 feet to the place of beginning.

AND

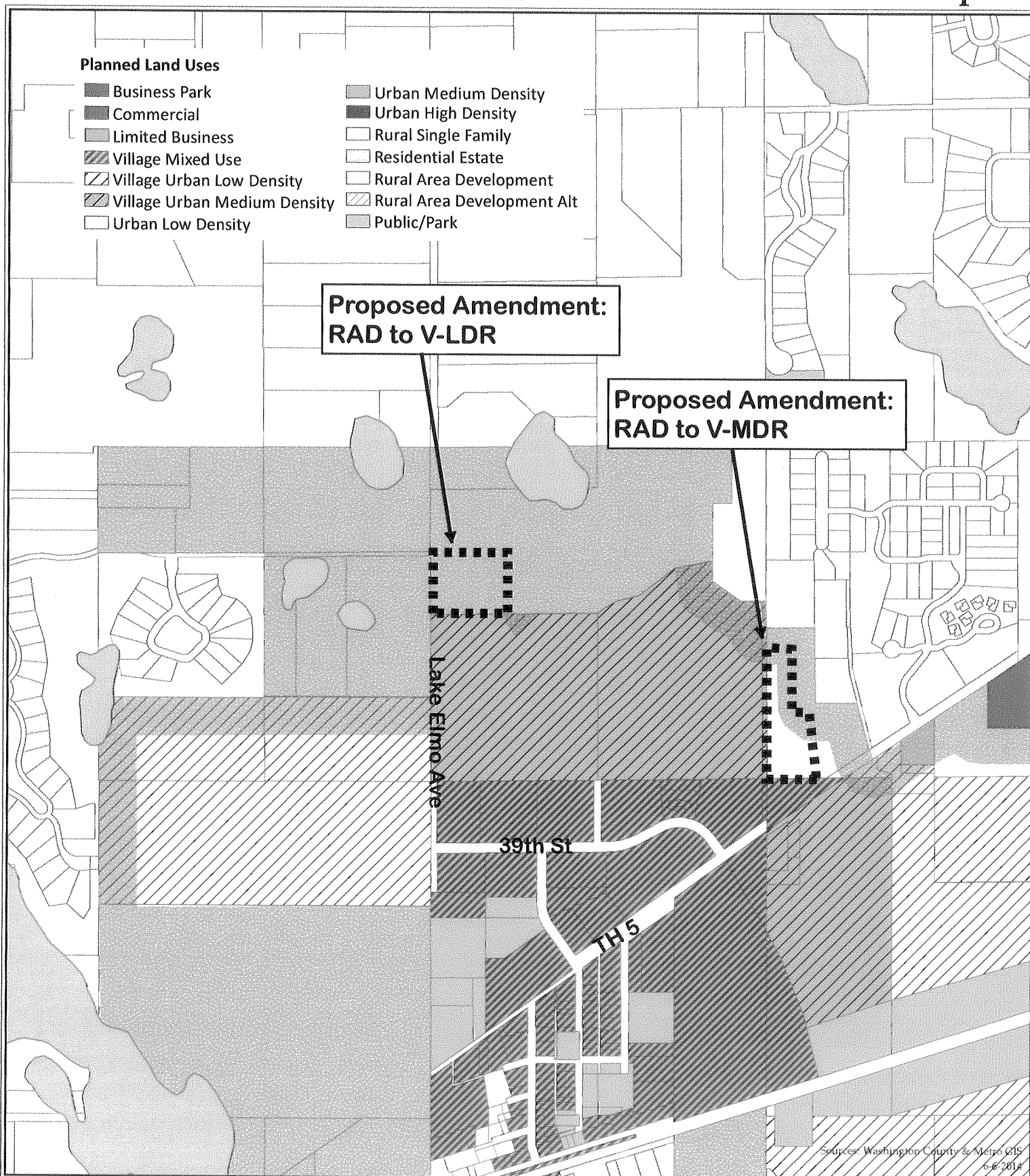
That part of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast 1/4 of Northwest 1/4 of said Section 13, thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of Trunk Highway No. 212; thence Northeast on the North line of said Highway to the East line of said quarter section; thence North on the East line of said quarter section to the place of beginning.

EXCEPTING THEREFROM all of the following described real property: The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.

NOTE: The precise legal description of the Property is to be confirmed by an updated Title Commitment (defined herein). It is the intent of the parties that the Property consists of the real property owned by the Seller as identified as PID Nos. 12.029.21.32.0001, 12.029.21.34.0001 and 13.029.21.21.0001, consisting of approximately 101 acres. In the event that the correct description of the Property established in the Title Commitment should differ from the description set forth herein, the description set forth in the Title Commitment shall be deemed to automatically replace the description set forth herein.

AND

OUTLOTS O AND P, THE FIELDS OF ST. CROIX



Proposed Comprehensive Plan Amendment

Wildflower at Lake Elmo Concept Plan

THE CITY OF
LAKE ELMO



PLANNING COMMISSION
DATE: 6/9/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-17

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

SUBMITTED BY: Kyle Klatt, Community Development Director

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

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review 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, 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 application has therefore moved into the City's formal review process, and should be considered as a new application. As noted in the following report, the developer has been working to address the comments he received as part of the sketch plan review.

The Planning Commission 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 proposed subdivision would be located immediately north of the Brookfield Addition along 39th Street and would extend to the northern limits of the Village area boundary. The concept plan includes 145 (up two from the previous sketch plan) single-family lots on a total site area of approximately 117 acres, roughly half of which would be preserved as open space. The PUD Concept Plan does require a public hearing and Staff is recommending that the Planning Commission recommend approval of both the Concept Plan and the requested Comprehensive Plan amendments.

GENERAL INFORMATION

Applicant: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN

Property Owners: Premier Bank, 2866 White Bear Avenue, Maplewood, MN

Location: Part of Sections 12 and 13, Township 29 North, Range 21 West in Lake Elmo, north of 39th Street, west of Lake Elmo Avenue, and south of the northern Village Planning Area boundary line. PID Numbers 13.029.21.32.00001, 12.029.21.34.0001, 13.029.21.21.0001 and 12.029.21.43.0013.

<i>Request:</i>	PUD Concept Plan and Comprehensive Plan Amendment
<i>Existing Land Use:</i>	Agriculture, Woods/Natural Vegetation, Wetlands, Open Space
<i>Existing Zoning:</i>	RT – Rural Transitional Zoning
<i>Surrounding Land Use:</i>	North – vacant/agricultural land, rural residential; west – agricultural land (future Village residential); south – offices, business park land; open space/ Field of St. Croix II subdivision
<i>Surrounding Zoning:</i>	RT – Rural Transitional; RR – Rural Residential, GB – General Business
<i>Comprehensive Plan:</i>	Village Medium Density Residential (3-4 units per acre)/Village Open Space Overlay
<i>Proposed Zoning:</i>	MDR – Urban Medium Density Residential
<i>History:</i>	Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops. A large portion of the site is located in a Flood District. A small number of the residential lots and Outlots O and P are located on part of the open space land associated with the Fields of St. Croix second addition.
<i>Deadline for Action:</i>	Application Complete – 5/23/14 60 Day Deadline – 7/23/14 Extension Letter Mailed – No 120 Day Deadline – 9/23/14
<i>Applicable Regulations:</i>	Article 10 – Urban Residential Districts (MDR) Article 16 – Planned Unit Development (PUD) Regulations Chapter 153 – Subdivision Regulations

REQUEST DETAILS

The City of Lake Elmo is in receipt of a Planned Unit Development (PUD) Concept plan from Robert Engstrom Companies concerning a proposed residential subdivision to be located within the northern portion of the Village Planning Area as defined in the Comprehensive Plan. The subdivision would be located on land formerly known as the Heritage Farm and Premier Bank property, which consists of 101 acres within the Village Planning Area. In addition to the 101 acres that Mr. Engstrom has agreed to purchase from Premier Bank, the proposed development also includes land that was previously included as part of the open space dedication for the Fields of St. Croix second addition. Because this land was included in the open space calculations for this Open Space development, the applicant will need to modify the terms of an existing conservation easement in order to develop this area as shown on the sketch plan for Wildflower at Lake Elmo.

A second component of the proposal, and a critical element of the application in front of the Planning Commission, is a 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 Village Open Space Overlay. These amendments would be split between two portions of the Village Planning Area as follows:

- 12 lots that would be platted on land immediately north of the Schiltgen Farms “Parcel B” development and immediately east of Lake Elmo Avenue. This land is guided both for RAD – Rural Area Development and as part of the Village Open Space Overlay. The proposed amendment would remove these designations for the area to be subdivided and establish a new land use designation of V-LDR (Village Urban Low Density Residential).
- Outlot P of Fields of St. Croix Second Addition. The proposed amendment would change the future land use designation of the western portion of this outlot from RAD – Rural Area Development to V-MDR (Village Urban Medium Density Residential). If approved, the amendment would allow the platting of roughly 17 lots that encroach into this outlot (which would then be replatted as part of the Wildflower subdivision). Outlot P is also subject to a conservation easement held by the City of Lake Elmo that would need to be vacated in order for any portion of this outlot to be replatted into residential building sites.

The entire development site is slightly over 117 acres, which includes the 101-acre Premier Bank land, the 15 acres of open space associated with the Fields of St. Croix Second Addition development, and a smaller strip of land that provides access to the Smith farmstead property to the north of the applicant’s site. Of the 117 acres, roughly half would be used for residential development, while the remainder would be preserved as open space or used for storm water infiltration and retention. As noted in the attached project narrative, the applicant is proposing to use the open space for natural habitat restoration and creation, with a focus on providing a landscape that is friendly towards bees, butterflies, and other pollinators. This philosophy would be carried forward into the residential areas, where the developer will work to incorporate pollinator-friendly plants within these areas.

Overall, the project will include 145 single-family residential lots, the majority of which will be located on the higher portion of the property directly north of the Brookman Addition commercial area along 39th Street. A small number of lots are proposed on the lower part of the site along Lake Elmo Avenue, and the applicant has indicated that he will be providing public sanitary sewer services to these lots in order to address previous review comments. The primary access into the subdivision will be provided over an existing right-of-way that was previously platted within the Brookman Addition south of the applicant’s site. The access through the Brookman Addition will follow the common boundary between the Engstrom property and land immediately to the west now owned by the Gonyea development company. The proposed development plans call for an expansion of this right-of-way in order to accommodate an enhanced wider parkway-style entrance into the subdivision.

In addition to cooperating over the future location of the 39th Street access that will serve their residential developments the Gonyea and Engstrom Companies have also been coordinating the siting of a smaller park area to be shared by both developments. This park area would be located essentially in the middle of the two developments and accessible via roads from either development. With the significant amount of open space being set aside within Wildflower at Lake Elmo, the applicant is not proposing any additional land dedication for parks. The sketch plan was previously reviewed by the Park Commission, and the Commission was open to the idea of the City participating in the long-term maintenance and preservation of the proposed conservation land. The City will need to work with the applicant to define the City’s responsibilities for this open space, and to establish an appropriate plan for ownership and upkeep of this area.

The proposed internal street pattern follows a fairly rigid grid system, with larger lots located further to the north. Within the southern half of the residential area, the applicant is proposing a unique lot layout that incorporates small green courtyards surrounded by homes on smaller lots. This layout

will allow the homes to face the front of the streets around the block, while moving all garages and vehicular accesses to a secondary road around the courtyard. These courtyard homes are intended to serve a different market than has typically been served in Lake Elmo, and would provide for a traditional streetscape and environment that is very attractive for pedestrians.

Other major features of the plan being presented include the creation of larger storm water facilities to the east of the residential areas along State Highway 5 and the development of an extensive trail and path system providing access to the conservation areas and to the rest of the Village Planning Area. The applicant is no longer proposing to construct any community/commercial buildings within the common open space areas adjacent to Highway 5.

One of the reasons the applicant has elected to pursue a Planned Development is that the development proposal includes certain elements that do not conform to City requirements, including the following:

- The applicant is proposing to construct streets that are 18-feet in width to serve the rear portions of the courtyard homes. The City's street standard is 28 feet for public streets. Staff is recommending approval of this exception because these lots are also served by a street meeting standards in the front of all of these lots (with one additional exception noted below).
- The extreme southern street within the project area is shown at 18-feet. As per the City Engineer's comments, Staff is willing to accept a 24-foot road within a 50-foot right-of-way under the terms decreed in the City's Engineer's comments.
- While the courtyard homes will average 7,000 square feet in size, these lots will include several that are 6,000 square feet. The minimum lot size in the MDR zoning district is 7,000 square feet.

By recommending approval of the PUD Concept Plan, the Planning Commission would also be recommending approval of the exceptions described above. In addition, the developer has prepared a list of additional setback requirements for the design features associated with these homes as noted in the attached submission materials. Staff is suggesting that all requested exceptions and any additional development requirements be included in a separate PUD planning document at the preliminary platting stage of the project.

Staff has completed an internal review of the concept plan, and general comments from Staff and recommended conditions of approval are included in this memorandum.

BACKGROUND

The proposed sketch plan is located within the Village Planning Area and is therefore located within the one of the City's future sewer service areas. The Comprehensive Plan guides this area as urban medium density residential at a density of 3 to 4 units per acre, which is consistent with the residential land use classification used for areas closer to the core of the Village. When considering the entire area of 117 acres, the overall gross density proposed is very low at only 1.2 units per acre; however, the net density calculation (which removes wetlands, floodplains, steep slopes, and other undevelopable areas) is closer to the low end of the medium density range at roughly 3 units per acre (approximately 135 homes on 45 acres).

Given its location within the Village Planning Area, there are several issues and details that will need to be resolved for the proposed project to move forward. Most critically, the project falls under the scope of the AUAR Mitigation Plan, and the components of this plan that may be relevant to the

applicant's project must be addressed at the preliminary platting stage. As noted below, Staff is recommending approval of the PUD concept plan and Comprehensive Plan Amendments with several conditions of approval to address the most significant outstanding issues, and more critically, to ensure that the development as proposed cannot move forward with the conservation easement over Outlot P of the Fields of St. Croix still in place.

Staff has provided comments where appropriate in following section to identify elements of the plan that need to be further addressed by the applicant.

The applicant's submission to the City includes the following components:

- *Concept Plan Overview.* The attached narrative includes a general overview of the project with additional details concerning some of the unique aspects of the Wildflower at Lake Elmo development.
- *Existing Conditions.* The applicant has provided detailed surveys depicting the existing conditions in and around the project area.
- *Concept Plan.* The PUD Concept Plan includes a proposed configuration of roads, lots, and other public spaces on the applicant's site. While the plan provides initial dimensions for many of the various lots and streets, some details are still missing and will need to be further reviewed for compliance with the City's standards and regulations. The general lot sizes of 7,200 to 11,200 square feet meet the City's requirements for the MDR – Medium Density Residential zoning district (7,000 square feet is the minimum allowed in this district), with the exceptions notes above for the courtyard homes.
- *Color Plan Rendering.* The applicant has provided a colored drawing that highlights the conservation areas, green space and wetland areas within the development.
- *Typical Courtyard Homes Block.* The applicant has submitted a sketch of a typical block within the courtyard home area. The developer is proposing to establish a homeowners association for the development that will be responsible for the maintenance of the areas between and around homes and the common "courtyard park" areas internal to the lots.

The Staff review comments that follow are all based on conducting a high level review of the concept 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, Village AUAR Mitigation Plan, or the City Code.

STAFF REVIEW COMMENTS:

Members of the Community Development, Public Works, Engineering, and Fire Departments have previously reviewed the sketch plan, while the City Engineer has provided an additional review of the PUD Concept Plans. The Staff comments for this project are as follows:

- *Land Use:* The proposed residential development is consistent with the future land use map, which guides this area for Village Urban Medium Density and open space. Using the City's recently adopted definition for "net density", the project falls right at three units per acre, which is at the low end of the MDR land use range.

- **Buffer Areas/Green Belt.** A minimal open space/green belt buffer is preserved as part of the Wildflower development. Because residential lots now encroach closer to adjacent residential sites that were excluded from the Village Planning Area, Staff is recommending that the developer provide additional details concerning the buffering techniques that will be used to ensure the spirit and intent of the City's village open space buffer is met as part of a future preliminary plat submission.
- **Comprehensive Plan Amendments.** The following amendments have been requested as part of the application to the City:
 - A Comprehensive Plan amendment to change the western portion of Outlot P of Fields of St. Croix Second Addition from RAD – Rural Area Development to V-MDR (Village Urban Medium Density Residential).
 - A Comprehensive Plan Amendment to change roughly eight acres immediately east of Lake Elmo Avenue and north of the Schiltgen Farms – Parcel “B” area from RAD – Rural Area Development and Village Open Space Overlay to V-LDR (Village Urban Low Density Residential).
- **Zoning Map Amendments.** The following amendments will be necessary to move this project forward. Please note that such rezoning area typically requested as part of a preliminary plat submission:
 - A Zoning Map Amendment to change the zoning of this development area from RT – Rural Transitional to MDR – Medium Density Residential or LDR – Low Density Residential (for the smaller 12-lot area). Some form of public or open space zoning may be appropriate for the conservation areas depending how this land is owned and managed.
- **Density:** The net density calculation for the site is right at three units per acre, which at the minimum end of the MDR range of three to four units per acre.
- **Village Guiding Principles.** The Village Land Use Plan incorporated the 13 guiding principles from the Village Master Plan. Of these principles, the proposed Wildflower at Lake Elmo will implement several of them, including:
 - Principle 1 - Evoke a sense of place: Build on existing assets to preserve the small town, rural character of Lake Elmo, maintaining the Old Village as the heart of the city.
 - Principle 2 - Balance natural and built systems: Integrate development within a green framework of parks, trails and the open space greenbelt.
 - Principle 7 - Improve connectivity: Provide a balanced network for movement that links local neighborhoods and Village Area attractions with city-wide and regional systems, paying equal attention to cars, bicycles, pedestrians and transit.

- Principle 11 - Become a great model: Encourage other communities to ‘raise the bar’ by demonstrating low impact development, best practices and sustainability.
- **Lake Elmo Theming Study.** As Robert Engstrom Companies move forward with the preparation of a preliminary plat, Staff is strongly encouraging the applicant to incorporate elements from the Lake Elmo Theming Study into the design of the project. The inclusion of various theming elements would help augment the implementation of several of the guiding principles noted above.
- **Zoning.** The City recently adopted new urban development districts, including urban low density, medium density, and high-density residential zoning districts. In general, the concept plan has been designed to comply with the medium density district standards in regards to lot area, setbacks, and other dimensional standards. The smallest lots that average 7,000 square feet are consistent with the MDR district requirements. The City has not adopted any special zoning for the Village Residential areas, and Staff is recommending that the City rezone applicant’s site to LDR/MDR at the time of preliminary plat review. Zoning changes as noted above will be necessary for the project to move forward as proposed.
- **Land Use and Zoning Flexibility.** Proposed lot layouts and street widths in some cases do not meet minimum zoning requirements. The City’s PUD Ordinance allows for some flexibility from zoning and subdivision requirements. Single family homes are permitted in the underlying MDR zoning, and exceptions have only been requested for the courtyard home areas.
- **Conservation Easements.** The developer is proposing to trade additional open space to the north of the development in exchange for being able to develop land that is currently subject to a conservation easement. There are approximately 17 lots that would be platted across the Premier Bank parcel on to land that is presently owned by Robert Engstrom Companies, but currently encumbered by said easement. This land would also be used for some of the subdivision’s storm water facilities. The applicant has met with the Fields of St. Croix Homeowner’s Association to discuss the land use change on this parcel, and both parties have indicated to Staff that there is a general agreement to allow the easement vacation to move forward. The developer will need to submit a formal request to the City to eliminate these easements as the City is the sole easement holder.

Natural Resource Areas. The Village AUAR included an analysis of ecologically sensitive areas within the planning area, and a portion of the primary ecological areas are found on the northern portions of the applicant’s property. These ecologically sensitive areas are all located with the proposed conservation areas. The applicant’s plan for habitat restoration is very much in line with the mitigation plan adopted as part of the AUAR.

Wetlands. The ecologically sensitive areas discussed above include wetlands, but will be protected from impacts through the platting process as part of the open space preservation areas within the development.

- **Parks and Open Space.** The proposed plans include the creation of a shared park with the neighboring development. The Park Commission will need to continue to work with the applicant at developing a long-rang plan for the conservation area.

- ***Sidewalks and Trails.*** The sketch plans include an extensive series of paths and trails. The developer will need to work with the City to establish which are private and which are public. Trails around storm water facilities should be public since they will likely be located on storm water outlots dedicated to the City.
- ***Subdivision Review Process.*** In order to proceed with the subdivision of the land included in the concept plan area the applicant will need to 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.
- ***Public Utilities.*** The applicant has been cooperating with other property owners within the Village to extend sanitary sewer services to the site from the south. The City has also been coordinating with these owners to run the eventual sewer service line under 39th Street. The sewer would then follow the 39th Street connection road into both the Engstrom and Gonyea North developments. The City Engineers comments include multiple references concerning the developer's need to properly plan for the extension of public services to the site.
- ***Landscaping.*** The applicant has not provided any details concerning landscaping for the site, which must be submitted at the time of preliminary plat submission. The applicant will also need to submit a tree preservation and protection plan as part of this application. The plan as submitted avoids any significant impacts to the portions of the site covered with trees and other vegetation.
- ***City Street Standards.*** The roads as proposed do not meet the minimum requirements and standards for residential streets, and in particular, the City's typical cross section for such streets. The streets as depicted on the sketch plan range in size from 28 feet wide to 18 feet wide; the City's typical section calls for a 28 foot wide street. Since the submission of the sketch plan for the project, the developer has revised the streets so that all streets with the exception of streets internal to the courtyard homes comply with the City's minimum standards.
- ***State Highway 5 Access.*** The project no longer includes any access to Highway 5, and the main entrance is located off of 39th Street. The sketch plan does eliminate an existing access driveway that connects directly to Highway 5. This driveway would be routed to one of the local streets within Wildflower at Lake Elmo.
- ***39th Street Access.*** The developer will need to construct the new road connecting the development with 39th Street as part of the public improvements associated with the project. The developer is encouraged to work with the neighboring property owner to build this road (Gonyea will have a similar requirement with its Gonyea North development). Engstrom Companies has requested that the City consider expanding the existing 60-foot right-of-way through the Brookman Addition to 90 feet on order to provide additional room for a trail and enhanced landscaping.
- ***Environmental Review.*** The proposed Easton Subdivision is located within the area covered by the Village AUAR. As such, the City and the developer will need to comply with the

AUAR Mitigation plan that was adopted with the Final AUAR. The most critical elements of the Mitigation Plan that must be addressed include the following:

- *Floodplain Management.* While the northern portion of the applicant's site includes a large floodplain area, there is no development proposed within these areas.
- *Storm Water Management.* The storm water management plan for Wildflower at Lake Elmo will need to meet the AUAR requirements in addition to City ordinances and Valley Branch Watershed District standards.
- *Natural Resource Areas.* Preservation of the primary ecological areas is one of the goals of this development.
- *Transportation.* The developer is proposing a new access to Highway 5 that was not identified in the AUAR. As noted above, Staff is recommending that a transportation engineer be retained to provide recommendations concerning this proposed connection. In general, Staff does not believe that the proposed Highway 5 access would substantially alter the findings and conclusions from the AUAR; however, there are potential safety concerns associated with this connection that warrant further study before this access can be shown on a preliminary plat.
- *Potential Environmental Hazard Sites.* There are no identified hazard sites on this property.
- *Storm Water Ponds.* In accordance with the City's Engineering and Design Standards, all storm water facilities must be located on an outlot dedicated to the City. The developer will need to provide access to these ponds to allow for future maintenance.
- *City Engineer Review.* The City Engineer's has submitted comments as outlined in the attached letter. The Engineer has previously noted that he would need to see additional details before commenting on any proposed storm water management plan, and in particular, questioned how storm water runoff would be directed by applicant.
- *Fire Chief Review.* The Fire Chief has previously asked that the roads within the development be designed in accordance with Minnesota Fire Code standards. He did express concern that the proposed roads interior to the courtyard homes would be difficult to maneuver through, especially if parking were allowed on these streets.

PROPOSED FINDINGS:

Based on the above comments and analysis, Staff is recommending that the Planning Commission recommend approval of the PUD Concept Plan and the Comprehensive Plan amendments described above. Staff has also found that the PUD plans, including the creation of a larger conservation area in exchange for a reduction of the existing conservation easements within the Fields of St. Croix second addition is warranted and consistent with the objectives of a PUD listed as follows:

- A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches;
- B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities;

- C. Provision of more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques;
- D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing;
- E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities;
- F. Preservation of historic buildings, structures or landscape features;
- G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses;
- H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation;
- I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved; and
- J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

RECCOMENDATION:

Staff is recommending that the Planning Commission recommend approval of the PUD Concept plan for Wildflower at Lake Elmo subject to the following conditions:

- 1) The applicant shall submit a formal request to the City to remove the existing conservation easements over Outlot P of the Fields of St. Croix Second Addition. The concept plan must be revised if the City Council does not agree to the requested removal.
- 2) The proposed road providing a connection to 39th Street shall be included as part of the improvement plans for Wildflower at Lake Elmo.
- 3) The preliminary plat shall include landscape plans that incorporate additional screening and buffering of residential properties located to the east and northeast of Wildflower at Lake Elmo.
- 4) The Preliminary Plat will address all comments from the City Engineer in a letter to the City dated June 2, 2014. In particular, the preliminary development plans shall address the provision of public sewer and water to the subdivision.
- 5) The Comprehensive Plan Amendments related to Wildflower at Lake Elmo must be approved before the City can take action on a preliminary plat.
- 6) All storm water retention and infiltration areas must be dedicated to the City and platted as outlots on the preliminary plat unless otherwise directed by the City Engineer.
- 7) The developer shall define the purpose and use of the proposed streets, and specifically for those streets that do not meet current City engineering and design standards. All streets shall be dedicated for public use subject to any parking restrictions as recommended by the City Engineer.
- 8) The most southerly street running east and west shall be designed in accordance with the recommendations of the City Engineer.
- 9) A public trails must be located outside of wetland buffer zones.
- 10) The small residential area and cul-de-sac immediately east of Lake Elmo Avenue shall be provided with public sanitary sewer service.

- 11) The applicant shall secure all necessary permits from Washington County for the proposed access off of Lake Elmo Avenue North.
- 12) The developer shall work with the property owner immediately to the south of Wildflower at Lake Elmo concerning the proposed expansion of the existing Layton Avenue right-of-way. The developer will also give consideration to adding a second access point to 39th Street.
- 13) The developer shall submit a PUD plan as part of any future preliminary development plans. The City of Lake Elmo agrees to a reduced road right-of-way to serve the rear yards of the courtyard homes. The PUD Plan shall include all requested departures from City ordinances and development standards.
- 14) The developer shall prepare a plan for ownership and management of the proposed conservation areas as part of preliminary PUD plans.

Staff is further recommending that the Planning Commission recommend approval of amendments to the Comprehensive Plan to change the western portion of Outlot P of Fields of St. Croix Second Addition from RAD – Rural Area Development to V-MDR (Village Urban Medium Density Residential) and to change roughly eight acres immediately east of Lake Elmo Avenue and north of the Schiltgen Farms – Parcel “B” area from RAD – Rural Area Development and Village Open Space Overlay to V-LDR (Village Urban Low Density Residential) subject to the following condition:

- 1) Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved.

ATTACHMENTS:

1. Application Form
2. Concept Plan Overview
3. Contact Information
4. Wildflower Lot Size and Design Summary
5. Legal Description
6. City Acknowledgements
7. Layton Avenue Wetland Delineation Report
8. Existing Conditions Surveys (4)
9. Wildflower at Lake Elmo Concept Plan
10. Typical Courtyard Homes Block
11. City Engineer Comments – June 2, 2014
12. Proposed Comprehensive Plan Amendments

ORDER OF BUSINESS:

- Introduction Community Development Director
- Report by Staff Community Development Director
- Questions from the Commission Chair & Commission Members
- Open the Public Hearing Chair
- Close the Public Hearing..... Chair

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

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

THE CITY OF
LAKE ELMO

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

LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☒ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan

Applicant: ROBERT ENGSTROM COMPANIES
Address: 4801 W. 81ST ST. #101 BLOOMINGTON, MN. 55437
Phone #: 952-893-1001
Email Address: ROBERTENGSTROM@GMAIL.COM

Fee Owner: PREMIER BANK
Address: 2866 WHITE BEND AVE MAPLEWOOD 55109
Phone #: 651-855-1114
Email Address: DNATH@PREMIERBANKS.COM

Property Location (Address and Complete (long) Legal Description: _____
WILDFLOWER AT LAKE ELMO
A 39 1/2 AVE NO.
(LEGAL ATTACHED)

Detailed Reason for Request: SEE ATTACHED

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

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: [Signature] Date: 5/22/14

Signature of fee owner: _____ Date: _____

Wildflower at Lake Elmo Concept Overview

Robert Engstrom Companies has acquired a 101-acre site from Premier Bank. The site is located immediately west of the second phase of The Fields of St. Croix and in close proximity to the Old Village of Lake Elmo. The developable land conforms with the medium density designation of the City of Lake Elmo Comprehensive Plan.

Approximately 60 acres, when combined with an out-lot from The Fields of St. Croix, will be dedicated to Natural Habitat restoration and creation, along with surface water management.

A preliminary site plan has been prepared, which indicates four different types of residential housing products. 67 lots are approximately 60x120' in a Garden Court setting that has interior park-like features in the center of the block, similar to our long-lasting Summit Place development in the Cathedral Hill district of St. Paul. This product would have association-maintained exterior grounds and be attractive to baby-boomers, singles, and busy two-income families. Target price range is estimated at \$300-400,000. The second product is 80 and 90 foot wide lots of 135', suitable for custom homes. Another grouping of nine lots overlooks a proposed wetland area and prairie. Another product is ten high-value sites on the bluff overlooking the Nature Conservancy. The last product is 11 lots at a lower level, adjacent to Lake Elmo Avenue and adjoining the Natural Conservancy. Wildflower is intended to capitalize on the national Healthy Communities movement. The sidewalks and pathways, will be convenient walking and biking opportunities and most of the pathway design will be bituminous and a lesser amount will be mowed grass paths through the prairie. The landscape philosophy is to include some bee and pollinator-friendly plants as part of each homeowner's landscape. Public art might include distinctive benches, street signs, mailboxes, and sculpture. Dark-skies street and home lighting will be friendly to pollinators and people alike.

Our company has successfully developed two landmark developments within a 1/2 mile of this site--Cloverdale Farm and The Fields of St. Croix, 1st and 2nd Addition. The Fields of St. Croix, 2nd Addition is contiguous to this property. Both of these neighborhoods have significant prairie installations, thereby helping to create a synergistic impact with the new natural habitat, which will feature native plants, trees, shrubs, and prairie. Our thought given to innovative land plans, landscape architecture, architectural control, and respect for the land itself will make Wildflower at Lake Elmo a distinctive addition to the Lake Elmo Village Center.

Legal Description Attached

Staging--The initial development will be one of the 22-lot courtyard clusters and approximately 25 larger, detached lots on the easterly portion of the site. We selected the east side in order to minimize construction traffic through completed areas.

The Fields of St. Croix Agreement-In order to help with the conversion of the farmland into natural habitat and surface water management, an agreement has been reached to facilitate the development depicted on the attached site plan. A green-space buffer and driveway access is designed to be complementary to the existing ten-acre Smith residence and grounds. Similarly, the land plan is friendly to the two existing residential parcels.

The Wildflower Conservancy-The 60-acres devoted to natural habitat will be installed by the developer. The prairie and play field area will be owned by the Wildflower Community Association. The major conservancy area will be a separate entity with bituminous trails and passive areas open to the public. It is intended that the Conservancy will be covered by a Conservation Easement to the City of Lake Elmo. The long-term finances and maintenance responsibilities still need discussion with the City of Lake Elmo. This area more than covers the park dedication requirement, therefore, any help from other developments would be appreciated.

Public Art-The development will have distinctive landscape designs, such as benches, lighting fixtures, mailboxes, and free-standing sculptural features. The grand two-lane, divided streets with a 20' median will lend itself to interesting landscape design, as well as some bio-retention areas for surface water management. Any cooperative art-scape ideas with the City of Lake Elmo would be welcomed.

Architectural Review Process - We will maintain the same process used at pas REC projects located in Lake Elmo. The process requires builders, home owners and designers to submit preliminary plans for our review and approval. Plans will be guided to meet the architectural parameters established by REC and our consultant team to comply with good practices for style, architectural character and finishes.

Wildflower at Lake Elmo

Planned Unit Development (PUD) General Concept Plan Application

Landowner: Robert Engstrom Companies
4801 W 81st Street, Suite 101
Bloomington, MN 55436
952-893-1001
(Contract Purchaser)

Applicant: Robert E. Engstrom
(Address & contact information above)
roberteengstrom@gmail.com

Consultants Gerald Mazzara
Design Forum, Architecture & Landscape Architecture
4801 W 81st Street
Bloomington, MN 55437
612-618-7406

Paul Thomas
Pioneer Engineering & Surveying
2422 Enterprise Dr
Mendota Hts, MN 55120
651-251-06605

Kelly Bopray
Bopray Environmental Services
N7831 920th St
River Falls, WI 54022
715-307-4577

Braun Intertec
Soils Engineers
Erik Johnson
11001 Hampshire Ave S
Minneapolis, MN 55438
952-995-2426

Netzell Legal Services, LLC
Tim Netzell
7900 International Dr, Suite 300
Bloomington, MN 55425
952-851-7877

WILDFLOWER

LOT PROFILE (SFD)

	BLUFF LOTS	CONSERVANCY LOTS	LARGE LOTS	COURTYARD LOTS
QUANTITY	10	12	56	67
AVG DIMENSION	VARIABLE	VARIABLE	85'x145' +/-	61'x115' +/-
AVG SIZE (S.F.)	18,585	21,600	12,325 +/-	7,015 +/-

SETBACKS

	BLUFF LOTS	CONSERVANCY LOTS	LARGE LOTS	COURTYARD LOTS
FRONT YD.	25'	25'	25'	20'
SIDE YD.	25' (10' & 15')	25' (10' & 15')	15' (5' & 10')	15' (5' & 10' or 7 ½' & 7 ½')
REAR YD.	VARIABLE To maintain bluff vegetation and slope erosion	VARIABLE To maintain bluff vegetation and slope erosion	30'	22'

COURTYARD LOTS:

SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR & SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURA AND LANDSCAPE ELEMENTS IN SETBACK AREAS.

A.	FIREPLACE BUILD OUTS (CHIMNEY & VENT BOXES)	2'-0" MAX.
B.	WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED)	2'-0" MAX.
C.	CANTILEVERED FLOOR AREAS (1 & 2 STORIES)	2'-0" MAX.
D.	FRONT PORCHES	10'-0" MAX. OR 6'-0" INSIDE FRONT P.L.
E.	ROOF OVERHANGS, ALL SIDES	3'-6" MAX.
F.	HIGH FENCES – NOT ATTACHED TO HOUSE (MAX. HT. - 5'- 6')	3'-0" MAX. SIDE YD.
G.	LOW FENCES (30"- 36" HT.) – FRONT & REAR YD - ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS.	FRONT YD OR 6'-0" INSIDE FRONT P.L. REAR YD: NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
H.	DECKS & PATIOS – FRONT YD.	6'-0" INSIDE FRONT P.L.
I.	DECKS & PATIOS – SIDE YD.	3'-0" MAX.
J.	DECKS & PATIOS – REAR YD.	NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
K.	TRELLIS, ARBORS, GATEWAYS & FEATURES	LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDEN AREAS.



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

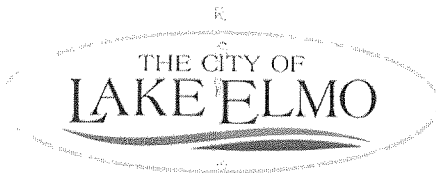
I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant Robert Engstrom Date 5/22/14

Name of applicant Robert Engstrom Phone 952-893-1001
(Please Print) COMPANIES

Name and address of Contact (if other than applicant) _____



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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Robert E Engstrom
(Please Print)

Street address/legal description of subject property _____

WILDFLOWER AT LAKE ELMO

ACCESS OFF 39th AVE. NO.

LEGAL ATTACHED

Robert E Engstrom
Signature

5/22/14
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



Bopray
Environmental

N7831 920th St. River Falls, WI 54022
(715)425-8969 kjbopray@yahoo.com

Memorandum

To: Bob Engstrom, Robert Engstrom Companies
Kyle Klatt, City of Lake Elmo
John Hanson, Valley Branch Watershed District

From: Kelly Bopray

Subject: Layton Ave. N. Wetland Delineation Report

Date: October 21, 2013

Attached please a copy of the wetland delineation report for the unimproved section of Layton Avenue N., north of 38th Street in Lake Elmo. This site was not included in the original wetland report for "The Conservancy/Wildflower at Lake Elmo" site. This area will be the access route to the site and at the request of the City Engineer was reviewed for potential wetlands. The site location map is in the wetland delineation report. I have concluded there are no wetlands on the site.

If you have any questions please feel free to call me at 715-307-4577.