



## MAYOR & COUNCIL COMMUNICATION

**DATE:** 7/15/14  
**REGULAR**  
**ITEM #** 14  
**RESOLUTION 2014-58**

**AGENDA ITEM:** Easton Village Preliminary Plat

**SUBMITTED BY:** Kyle Klatt, Community Development Director

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Planning Commission  
Nick Johnson, City Planner  
Lake Elmo Development Review Committee

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

- Introduction of Item .....Community 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 is recommending approval of a preliminary plat for a new subdivision to be called Easton Village. The Subdivision Ordinance requires that the City Council review and approval a preliminary plat before an applicant may proceed with the preparation and recording of a final plat. The subdivision request is being made by Easton Village, LLC for property located immediately south of the Union Pacific rail line and west of Manning Avenue in the Village Planning Area.

**FISCAL IMPACT:** TBD – The City will require that the applicant enter into a developer’s agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements. The proposed subdivision will help facilitate the construction of the eastern Village sewer trunk line, which will eventually bring sanitary sewer service to the northern portions of the Village.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request for approval of a Preliminary Plat from Easton Village, LLC for a preliminary plat to subdivide approximately 98 acres of land within the Village Planning Area into 217 single-family residential housing sites. The proposed subdivision would be located immediately south of the Union Pacific rail line that cuts through the bottom half of the Village Planning Area, and would extend from the Manning Avenue right-of-way to easternmost line of Reid Park. The development site has formerly been referenced as the Anchor Bank property; which also includes a large area north of the railroad tracks. At this time, the developer is only seeking to plat the land south of the railroad right-of-way, and will bring a preliminary plat forward on the northern site at a future date.

The proposed development site is located within the City's Village planning area, and is in an area guided for public sewer and water services. The preliminary plat has been prepared in response to the City's Comprehensive Plan for the Village, which guides this site for low density urban residential development (at 1.5 to 2.5 units per acre). The Staff report to the Planning Commission concerning this request is attached to this memorandum, and includes a detailed summary of the request in addition to the detailed Staff review and recommendation.

The Planning Commission is recommending approval of the preliminary plat with several conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Resolution No. 2014-058 approving the Easton Village preliminary plat with 15 conditions of approval.”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** The attached staff report to the Planning Commission provides an overview of the request and a detailed list of review comments from Staff. The Planning Commission considered the preliminary plat at its June 30, 2014 meeting and conducted a public hearing on the applicant's request at this time. At the hearing, the following individuals addressed the Planning Commission:

- Susan Dunn, 11018 Upper 33rd St. N., discussed the guiding principles of the Village Master Plan and stated that she is in opposition to the proposed plat. She expressed concern about the safety of building homes near the railroad tracks, the airport, and the Manning Avenue corridor. She stated that she does not support the development as proposed because is not consistent with previous planning efforts.

In addition to this verbal statement, the City did receive written comments from the Metropolitan Airports Commission prior to the meeting. These comments are included in the City Council packet.

The Planning Commission discussed the request and raised questions concerning the location of the gas line easement through the property, trail connections to Manning Avenue, the storm water retention and infiltration areas, parkland dedication amounts, noise, and the design of the Village

Parkway. After reviewing the various issues associated with the Parkway, the Commission supported the design and cross section that has been recommended by Staff.

The Commission reviewed the draft findings prepared by Staff and requested modifications to these findings to combine two of the statements and to add language noting that the recommended corrections to the plans were necessary for the subdivision to comply with all of the City's requirements. The Commission also requested a minor modification to the conditions of approval which have been incorporated into the draft resolution.

The Planning Commission adopted a motion to recommend approval of the Preliminary Plat with the findings and conditions as noted in the attached Resolution 2014-060. The motion passed unanimously.

**BACKGROUND INFORMATION (SWOT):**

- |                      |   |
|----------------------|---|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The preliminary plat is consistent with the Comprehensive Plan and specifically the Village Urban Low Density Residential land use classification.</li><li>• The project is a key component of a larger plan to bring sanitary sewer service to the northern portion of the Village Planning Area.</li><li>• The project incorporates changes as recommended by the City during the sketch plan review.</li></ul> |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• The proposed railroad crossing has not yet been authorized by the Union Pacific Railway. Staff will be working with the railway on the proper permitting for this crossing.</li></ul>   |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• The development will include 217 REC units and will pay connection fees for sewer and water service.</li><li>• The project will include the initial segment of Village Parkway and would be built by the developer as part of the construction plans for Easton Village.</li></ul>  |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• The storm water management plan is subject to review and approval by the watershed district.</li></ul>  |

**RECOMMENDATION:** Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Hunter's Crossing preliminary plat with the 21 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

***“Move to adopt Resolution No. 2014-058 approving the Easton Village preliminary plat with 15 conditions of approval.”***

**ATTACHMENTS:**

1. Resolution No. 2014-058
2. Planning Commission Report (6/30/14)
3. Application Form (3)
4. Preliminary Plat Narrative
5. Legal Description
6. Wetland Evaluation Report (Summary)
7. Review Comments:
  - a. City Engineer
  - b. Washington County
  - c. Landscape Architecture, Inc,
  - d. Metropolitan Airports Commission
8. Preliminary Plat and Plans (37 sheets)