



MAYOR & COUNCIL COMMUNICATION

DATE: December 2, 2014

REGULAR

ITEM # 13

AGENDA ITEM: Inwood PUD - Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick M. Johnson, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Consultant

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 and Staff are recommending that the City Council approve a request by Hans Hagen Homes and Inwood 10, LLC for a mixed-use Planned Unit Development (PUD) to be located on 157 acres of land at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The City's Subdivision and PUD Ordinance requires that the City Council review and approval a preliminary plat and preliminary development plans before an applicant may proceed with the preparation and recording of a final plat.

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 project will include oversizing of sewer and water infrastructure, as well as improvements to County roads that will require cost participation by the City. The financial responsibility for these improvements will be negotiated as part of a development contract for the project.

SUMMARY AND ACTION REQUESTED: The City of Lake Elmo has received a request from Hans Hagen Homes and InWood 10, LLC for approval of a preliminary plat and preliminary development plans associated with the InWood Planned Unit Development. The PUD will be located on 157 acres of land located southeast of the intersection of Inwood Avenue and 10th Street in Lake Elmo, and is consistent with the development uses and areas as depicted in the general concept plan for the property. The submitted plans cover the entire site; however, the developer intends to proceed construction of only the single family areas at this time, and will need to submit more detailed plans for the multi-family and commercial areas in the future.

The application for a Preliminary Plat and Preliminary PUD Plan follows the City's approval of a general concept plan for the site, and the plans as submitted are consistent with this earlier approval. While the overall plans include a mix of single-family residential, medium to high density residential, and commercial development, the applicant has provided detailed preliminary plans for only the single-family portion of the site. The proposed plat includes 275 single family detached lots, while the remainder of the site will be platted as outlots for future open space, commercial, and multi-family uses. As documented in the updated concept plan, the future development areas will include up to 264 multi-family units south of 10th Street and approximately 90,000 square feet of commercial activity immediately east of Inwood Avenue. Preliminary development plans will need to be submitted in the future for these other planned uses.

The Planning Commission and Staff and are recommending that the City Council approve the InWood Preliminary Plat and Preliminary PUD Plan with 19 conditions of approval through the following motion:

“Move to adopt Resolution No. 2014-94, approving the Inwood Preliminary Plat and Preliminary PUD Plan subject to 19 conditions of approval.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: Attached is the original detailed Staff Report that was provided to the Planning Commission concerning the Inwood Preliminary Plat and Preliminary PUD Plans in advance of its November 24, 2014 meeting. The report includes information about the application, a summary of the relevant planning and zoning issues, a thorough review of the proposed plat and public improvements, draft findings, and the staff recommendation to the Planning Commission. It should be noted that the City approved the Inwood General Concept Plan on September 24, 2014 (Resolution 2014-0072). Approval of the concept plan allows the applicant to prepare a preliminary PUD plan and preliminary plat.

In addition to the general information noted above, the Planning Commission report includes a breakdown of the changes made to the concept plan in response to specific City conditions and a summary of the flexibility being requested as part of the PUD plans. There were also a few aspects of the plan that have not been revised based on the Council's direction for the Planning Commission to reconsider these particular aspects of the plan, which are also further described in this report.

The Planning Commission reviewed the InWood Preliminary Plat and Preliminary PUD Plan request at its November 24, 2014 meeting and conducted a public hearing at this time. Before the public hearing was opened, John Rask from Hans Hagen Homes, made a brief presentation and spent time answering questions from Commissioners concerning the development. After the applicant addressed the Commission, the public hearing was opened. During the public hearing, the City received the following testimony:

- Curt Montieth, 331 Julep Ave. N., asked about the installation and maintenance of the street lights. Klatt noted that the developer must install the lights and the City will lease them from Xcel. Mr. Montieth also asked about snow removal of the loop roads and the possibility of locating the water tower in the 2-acre park next to the multi-family area. He noted that he supports the lower design speed of 5th street because it will slow people down. Montieth suggested that design standards be put in place now for the multi-family areas since these units will be built after the single-family homes are in place. Mr. Montieth suggested that the park area adjacent to Stonegate have adequate parking. He also requested that a berm be put in place in Stonegate Park to buffer some of the nearby residential properties. He requested that the developer and the Park Commission meet with nearby Stonegate residents to work on the park design.
- Clayton Lance, Oakdale resident, expressed concern about the existing intersection of 9th Street and Inwood Avenue. He noted that it is difficult to make left-hand turns onto Inwood Ave. with the current levels of traffic. Mr. Lance stated that the future commercial users are a concern, and that he would prefer commercial uses that are not 24 hours a day, 7 days a week.

In addition to the public testimony received, the City did receive one letter regarding the preliminary plat and plans:

- Klatt read a letter from the City of Oakdale into the public record. Emily Shively, City Planner, noted that Oakdale does not support restricted access at Oak Marsh Drive and 9th Street. She asked that any proposed access restrictions be considered via an open process with significant stakeholder input. In addition, the City of Oakdale recommend that a trail be installed on the east side of Inwood Avenue.

As part of the presentation to the Planning Commission Staff distributed an additional set of comments from the City Engineer pertaining to 5th Street and a further study of this road that had been completed by SRF Engineering. These comments are also attached to the City Council report, and essentially provide further recommendations that should be considered as the plans for this roadway segment are finalized by the developer. The proposed road and curve design as documents in the attached plans have been found to be an acceptable design, subject to the access spacing modification and submission of additional details as recommended by the City Engineer.

Staff also recommended changes to the conditions of approval as drafted to strengthen the language used in conditions 4 and 9 and to add a reference to condition 12 concerning the additional City Engineering comments dated November 24, 2014.

After closing the public hearing, the Planning Commission reviewed the proposed development plans and adopted motions to amend the Staff recommendation in the following manner:

- To revise the proposed findings of fact to clarify the specific flexibility being requested by the applicant through the PUD review process.
- To add conditions as follows:
 - To require the submission of additional details on the landscape plan for the proposed plantings around Pond 200.
 - To incorporate elements from the City's theming study at the intersections of "Street B" and 10th Street and 5th Street and Inwood Avenue.
 - To require that the developer install a trail along 10th Street between "Street B" and Inwood Avenue.
 - To specify that the trail through the eastern buffer area be kept as far west on the applicant's property as possible.

All of the Commissions revisions to the findings of fact and the additional conditions of approval are incorporated into the attached Resolution 2014-094 for review by the City Council.

The Commission also adopted two general motions outside of the scope of the Commission's PUD review that are noted below for consideration by the City Council as follows:

- That the Park Commission prioritize Stonegate Park, including the Inwood development portion, in light of the overall development plans for the area around this park.
- That when HOA's are established, before homeowners move into development, that the City makes sure that a bank account and accounting system is set up to ensure that HOA is viable.

After discussing the InWood Preliminary Plat and Preliminary PUD Plan, the Planning Commission recommended approval subject to 19 conditions of approval. The motion to approve the PUD passed with a vote of 5 to 2 (Commissioners Lundgren and Haggard voted against the motion).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths

- The Planning Commission and Staff have found the Preliminary PUD plans to be consistent with the General Concept Plan for the development.
- Approval of the Inwood PUD Concept Plan allows the applicants to move forward with the preparation of a PUD Final Plan and Final Plat application.
- The City Council has determined that the proposed Concept Plan is consistent with the City's Comprehensive Plan.
- The proposed planned development offers unique design that is consistent with the City's desire to promote walkable single family neighborhoods with common open space.

Weaknesses

- The project includes several conditions of approval that will need to be met by the applicant.

- Opportunities**
- The PUD will add users to the City's public water and sanitary sewer system (with connection fees).
 - The project includes a major piece of the planned 5th Street minor collector road.
 - The developer and the City have generally agreement concerning the location of the water tower needed to serve this area.
- Threats**
- The EAW for the project identifies environmental concerns that will need to be considered during the development process.
 - The City of Oakdale has raised concerns about transportation access issues along Inwood Avenue. Washington County has agreed to assist in the development of an access spacing plan for Inwood Avenue in the near future.

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Inwood Preliminary Plat and Preliminary PUD Plans with the 19 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

“Move to adopt Resolution No. 2014-94, approving the Inwood Preliminary Plat and Preliminary PUD Plan subject to 19 conditions of approval.”

ATTACHMENTS:

1. Resolution No. 2014-094
2. Planning Commission Staff Report – 11/24/14
3. InWood PUD Application Booklet
4. PUD Plans
 - a. Application Forms
 - b. PUD Narrative
 - c. Open Space Plan
 - d. Plat Narrative
 - e. Preliminary Plat
 - f. *Grading Plan (Available Online)*
 - g. *Utility Plan (Available Online)*
 - h. *Landscape Plan (Available Online)*
 - i. *HOA Documents (Available Online)*
5. Park “N” Concept
6. City Engineer Review Memorandum, dated 11/16/14
7. Fire Chief Review Memorandum, dated 11/17/14
8. Landscape Consultant Review Memorandum, dated 11/18/14
9. Washington County Review Memorandum, dated 11/17/14
10. City Council Meeting Minutes – Excerpt from 9/16/14 Meeting

11. City Engineer Comments, dated 11/24/14
12. City of Oakdale Letter, dated 11/20/14
13. *Not Included in Packet – Available Upon Request:*
 - a. *Storm Water Management Plan*