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## **NOTICE OF MEETING**

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday October 16, 2019**  
**at 7:00 p.m.**

## **AGENDA**

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. September 9, 2019
  - b. September 23, 2019
4. Public Hearings
  - a. Lake Elmo Senior Housing – Preliminary Plat/PUD (39<sup>th</sup> Street)
  - b. Zoning Ordinance Text Amendment – Accessory Buildings
5. New Business

None
6. Communications/Updates
  - a. City Council Update 10-1-2019 and 10-15-2019 Meetings
    - Union Park Final Plat
    - Springs of Lake Elmo Final PUD/Final Plat
    - Applewood Pointe Senior Housing Concept Plan Review
    - Inwood 6<sup>th</sup> Addition and Kwik Trip Fuel Station CUP
  - b. Staff Updates

2040 Comprehensive Plan Update – Met Council Approval Process
  - c. Upcoming PC Meetings:
    1. October 28, 2019
    2. November 13, 2019 (Wednesday)
7. Adjourn

\*\*\*Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of September 9, 2019**

Commissioner Weeks called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Cadenhead, Hartley, Holtz, Steil and Weeks

**COMMISSIONERS ABSENT:** Risner

**STAFF PRESENT:** Planning Director Roberts

**Approve Agenda:**

M/S/P: Steil/Hartley move to approve the agenda, **Vote: 5-0, motion carried unanimously.**

**Approve Minutes:**

M/S/P: Hartley/Steil, move to approve the August 26, 2019 minutes as presented, **Vote: 5-0, motion carried unanimously.**

**Public Hearings**

Variance Requests – Mercil Residence (8126 Hill Trail)

Roberts reported that Tim and Lacey Mercil have applied for several variance requests for the property located at 8126 Hill Trail, currently owned by Mike and Ruth Schrantz. They are requesting a variance from the setback from the top of bluff, the setback from the ordinary highwater line (OHWL), the maximum amount of impervious surface, minimum lot size in the riparian zone, and the 20,000 sq. ft. septic field requirement all in order to construct a new home on the property.

Roberts reported that the applicant is planning to build a new single family home on what is currently a vacant lot. Engineering is concerned with the slope of the driveway exceeding the code, the drainage on the property, and the septic system. Washington County did approve the septic system.

Roberts explained that both 8114 and 8130 Hill Trail within the neighborhood, received variances to construct homes.

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.109 before the City may grant an exception or modification to city code requirements.

### RECOMMENDED FINDINGS

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.017 before an exception or modification to City Code requirements can be granted.

**1) Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter.

#### **FINDINGS:**

- **Variance from Minimum Structure Setback from OHWL:** *The property was platted and established prior to current development standards and has a short depth, and so half the lot is within the required setback for a structure from the Ordinary High Water Level. Therefore, a structure and its utilities could not be constructed on the subject lot without a variance. The Applicant is proposing to construct a single family detached dwelling on the property, which is a permitted use within the Rural Single Family Zoning District and is not uncommon in the area. The standard is met.*
- **Variance Setback from Top of Bluff:** *The property was platted and established prior to current standards and because the existing code was not in place the lot has a short depth, and so adequate spacing was not provided during the subdivision process. Geographical features were not taken into account and so the top of bluff is now posing as an issue. The proposed home will still have a 24 ft. buffer from the top. The situation of the home does seem reasonable when factoring in all other conditions with the bluff. The septic area would support a single family detached dwelling on the property, which is a permitted use within the Rural Single Family Zoning District. The standard is met.*
- **Variance for Maximum Impervious Surface:** *The applicant does not appear to have intentionally gone over the allotted impervious surface allocation. Regardless of intent the proposal still does exceed the allowed percentage of 15%. However, repositioning the home would cause setback issues with the septic system. There can be conditions applied to the approval that would help mitigate the impervious surface on the lot. The request is reasonable. The standard is met.*
- **Variance from Minimum Septic Area:** *The required 20,000 square feet of septic is larger than the lot itself. The Applicant is proposing to construct a mound system, which will not require as large of a drainfield area as would a Type I System. Provided the Applicant obtains the required permits, the proposed septic area will suffice for a mound system to support a single family home, which is a*

- permitted use in the Rural Single Family Zoning District. The request for a decrease in needed septic area is reasonable and is supported by the fact that the system can support the home. The standard is met.*
- **Variance from Minimum Lot Size:** *Again the property was platted and purchased by the Applicant's family prior to the current development standards. Because of this, there was no influence over the size of the lot. Furthermore, the thought of 100 ft. setbacks from the lakes did not seem to be present when the lake shore lots were created, making compliance difficult for today and the future. The Applicant is proposing to construct a single family detached dwelling on the property, which is a permitted use within the Rural Single Family Zoning District. The standard is met.*

**2) Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

**FINDINGS:**

- **Variance from Minimum Structure Setback from OHWL:** *The property was platted and purchased by the Applicant's family prior to current standards. As with many lake lots they are typically smaller in size and did not leave enough space to meet the required 100 ft. setback. To reasonably place and design the home around this standard would have created a burden in itself. Furthermore, septic systems are required to maintain a 75ft. setback from the OHWL. **Variance Setback from Top of Bluff:** *The property was platted and purchased by the Applicant's family prior to current standards. Again, because of the topography, limited size, and septic requirements the development elsewhere on the parcel becomes difficult.**
- **Variance for Maximum Impervious Surface:** *Because the area has developed in an organic manner the wells for the surrounding properties were justifiably placed in a location that was advantageous for them. With that said septic systems must be at least 50 ft. away from a well. Because of the location of well on the lot to the south, the proposed septic is required to be on the northern side of the applicant's lot. This then leaves a limited area for the home which must also be 20 ft. from that system. Because the septic system must be located on the eastern side of the lot a longer driveway is required which helps push the property over the allowed 15%. The standard is met.*
- **Variance from Minimum Septic Area:** *The expectation for this standard is impossible as the required size is more than the property itself. To that, the City does not permit, inspect, or perform compliant inspections. If the permitting authority has granted approval through their process, the expectation to maintain 20,000 sq. ft. would appear unnecessary. The standard is met.*
- **Variance from Minimum Lot Size:** *The property is below the 60% threshold for being considered as a buildable lot. However, the lots that were created with the original development were very small and over the years, though very minimally, have become more conforming than their original state. Concerns can be generated from not meeting setback requirements but the home does not conflict with the RS district setbacks and septic system has been permitted and is issued as being safe. Although the lot is small the home can be safely built. The standard is met.*

**3) Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

**FINDINGS:**

- **Variance from Minimum Structure Setback from OHWL:** *Some homes meet the setback from the HOWL but many neighboring homes do not meet the required setback. Using averaging the home it is only 1.5 ft. closer to the OHWL than what is allowed. It seems unreasonable to think a difference of 1.5 ft. could be sensibly noticed. For better or worse the setback is not unusual to the area. The standard is met.*
- **Variance Setback from Top of Bluff:** *The neighboring homes will have a geographically different situation on their lot but again, setback averaging would have been an option for the property and the home in its proposed location would not appear to be substantially different than the neighboring properties. The standard is met.*
- **Variance from Impervious Surface:** *The requested increase in impervious surface is also not unique to the area. Again, due to the sizes of the lots and shoreland requirements many properties exceed the impervious requirements. The standard is met.*
- **Variance from Minimum Septic Area:** *The size of the septic area will not visually alter the essential character of the locality. The standard is met.*
- **Variance from Minimum Lot Size:** *Very few lots affiliated with the Lanes Demontreville Country Club are capable of meeting the sizing requirement. Although not ideal to the code, lots that are smaller in size are more likely to fit in with the character. The standard is met.*

**4) Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

**FINDINGS.**

- **Variance from Minimum Structure Setback from OHWL:** *The proposed location of the home will not impair an adequate supply of light or inhibit lake views of adjacent properties. The proposed home is a two bedroom home and therefore will not significantly increase congestion. The proposed home will not substantially diminish or impair property values within the neighborhood. The standard is met.*
- **Variance Setback from Top of Bluff:** *The location of the home on the bluff will not impair an adequate supply of light or inhibit lake views of adjacent properties. The proposed home is a two bedroom home and therefore will not significantly increase congestion. The proposed home will not substantially diminish or impair property values within the neighborhood. The standard is met.*

- **Variance from Minimum Septic Area:** *The size of the septic area will have no effect on the supply of light and air to adjacent properties, increase congestion, or diminish or impair property values within the neighborhood. The standard is met.*
- **Variance from Minimum Lot Size:** *The size of a lot would not seem to have a direct impact on the supply of light or wind that a neighboring property would obtain. It is unknown how the size of the lot would have a financially negative impact on neighboring properties. The standard is met.*
- **Variance from Impervious Surface:** *A correlation between light and wind and impervious surface has not been established. Furthermore the requested amount of impervious surface would not seem to decrease neighboring properties. The standard is met.*

### **SUMMARY**

The applicants are requesting several variance approvals to build a single family home on an existing lot of record. While the number of requested variances may appear large, this report outlines all the limiting factors affecting the construction of a house on this property. The applicant has worked closely with City Staff and Washington County to design a home, septic system and a driveway for this property that minimizes the proposed variances while meeting all other development standards. The proposed plans fit the character of the neighborhood while maximizing compliance with City, County, and State development standards.

### **RECOMMENDED CONDITIONS**

1. That the Applicant obtain all applicable permits including but not limited to a City building permit including a grading, erosion control, and storm water management plan approved by the City Engineer.
2. The Applicant must reach out to the Valley Branch Watershed District regarding the project prior to grading or construction to confirm that a permit is not required for their requirements.
3. That the Applicant obtain a Washington County Subsurface Sewage Treatment System (SSTS) permit prior to issuance of a building permit.
4. Direct rain gutter discharges away from the lake or into a rain garden (infiltration basin designed to capture and infiltrate runoff) located on site.
5. The shoreline shall remain in a natural state and that no future development is allowed in the Shore Impact Zone on this property (no patio, water-oriented accessory structure, beach, fire pit, stairs, etc within 50 ft. from the OHWL).

Hartley asked about the proposed secondary drainfield and the proximity to the neighbors well to the south. He suggested that there needs to be effort made to make sure wells and septic are properly separated.

Weeks opened the Public Hearing.

Weeks summarized the two emails the City received, one from the Dworak's was supportive of the variances and one from the property to the north that views the lot as a recreational lot and is not supportive it having a house.

Holtz recused himself because he knows one of the applicants.

Weeks closed the Public Hearing.

Weeks stated that the area is zoned rural single-family residential. She mentioned that there are many variances granted in this area due to lot sizes and setbacks in this area and that council has consistently approved those requests. Additionally, each variance must stand on its own merits and will support staffs findings and recommendation. She also mentioned the lot to the south of this property is smaller and has a home on it.

Cadenhead expressed his concern with the fact there are not a lot of answers. A lot of unknowns remain with promises of "looking into it". He is also concerned with the impervious surface and the steepness of the driveway.

Cadenhead made a motion to adjust the staff condition number four to include rain gutter discharge impact needs to be reduced and mitigated or the impervious surface needs to be reduced. Hartley seconded. **Vote: 4-0, motion carried unanimously.**

Hartley made a motion to have the primary and secondary drainfields be engineered to meet the 50 foot separation from all wells. Cadenhead seconded. **Vote: 4-0, motion carried unanimously.**

Cadenhead made a motion to approve the variance requests with the amendments. Hartley seconded. **Vote: 4-0, motion carried unanimously.**

#### PUD Concept Plan Review – Applewood Pointe Senior Housing (Hudson Blvd and Eagle Pointe Blvd)

Roberts reported that United Properties has requested a review of a Planned Unit Development (PUD) Concept Plan for a 100-unit senior housing development on an 11.7-acre parcel on the corner of Hudson Boulevard and Eagle Pointe Boulevard. This request also would involve amending an existing PUD and a Comprehensive Plan amendment from BP (business park) to HDR (high density residential) for the site.

The City Engineer has concerns with the two driveways proposed off of Eagle Point Boulevard. The applicant is currently proposing less parking than what is required by code, we could look at asking the applicant for more parking or allow as part of the PUD. Roberts explained this proposal would require a Comp Plan amendment and that cannot occur until the Met Council has approved our 2040 Comp Plan, so this is a timing consideration.

Hartley clarified that this project should be rezoned to high density residential. He asked if mixed use business would be a better choice for rezoning since the housing density also fits within this range.

Alex Hall, United Properties, 651 Nicolet Mall, Minneapolis. Hall spoke about the Applewood Pointe co-ops explaining that they are for-sale independent living housing. They have 15 current sites in the metro area. United Properties has owned this property for 19 years and it has been intended for office use for the entire time but office development has dropped in demand in the last decade. He explained that aspects of this site make it challenging to develop it for office, but make it desirable for housing by providing views and taking advantage of the existing grades and topography. He explained co-op living and how it is an affordable and popular option. He said there is a demand for housing for 70+ and is projected to grow into the future. He explained the proposed use is a low traffic generator.

Holtz asked about price range and type of units. The applicant explained it would be around \$400,000 per unit and that the units range from 1300-1800 sq. ft. All are 2 bedroom or 2 bedroom plus den or sunroom. He explained that 1 bedroom units do not sell well.

Steil expressed his concern with the parking reduction. The applicant explained the number of parking units provided at this site with the highest parking ratio they have ever constructed. Cadenhead asked if the City should look into changing the parking requirements for senior housing.

Hartley asked about fire access and equipment. Chief Malmquist answered that an apparatus access should be provided around the building, which is a heavier duty road. He stated we do not have a ladder tall enough to reach the roof but a neighboring city does and should the need ever arise, hopefully they can help and this building will be sprinkled which should help put out the fire as well.

Weeks opened the Public Hearing.

Mark 8661-8663 Eagle Point Blvd, Jeanie Provo-Peterson 8647-8649 Eagle Point Blvd, and Jeff Zignego 8665-8615 Eagle Point Blvd represented the existing office park condos.

Mark stated that United Properties hasn't properly notified all of the neighboring offices, they are individual office condo owners. He asked that moving forward there is better communication. Additionally, he said that currently there is drainage issues in the area and they would like to know how they will be fixed moving forward and not worsened. They are proposing a four story residential property into what was supposed to be an office park, it does not fit the character.

Jeanie brought letters that they wrote to the city and to United Properties regarding the flooding of nine of the office units. They received a response from the City but not from United Properties. By adding more hard surface and underground parking, there could be even more runoff onto the office property.

Weeks closed the Public Hearing.

Holtz asked what role the City has in enforcing the current drainage issues. Roberts responded that the previous Assistant City Administrator determined that it was United Properties responsibility. Holtz stated the City needs more businesses and to diversify the City with more tax base and housing type. He feels at least this would diversify the type of housing, but that we would be losing the higher potential tax base by converting it to housing.

Weeks suggested that four stories is tall for anywhere within the City. However the City Council did approve a four story hotel for across the road in January last year.

Hartley mentioned that with development drainage would be addressed and could be fixed at that time. If it remains undeveloped, nothing will change for the surrounding properties. He also suggested that this was zoned and began developing over ten years ago and there is a shift in the market that the City should consider.

M/S/P: Hartley/Cadenhead, move to approve the PUD Concept Plan as requested by Jennifer Mason (of United Properties) for PID# 33.029.21.44.0009 for the project to be known as Applewood Pointe Senior Living located on the southeast corner of Eagle Pointe Boulevard and Hudson Boulevard, subject to the conditions of approval as listed in the staff report. **Vote: 5-0, motion carried unanimously.**

Final Plat and Final PUD – Springs Apartments (Hudson Boulevard & Julia Avenue)

Roberts reported that Gwyn Wheeler from Continental 483 Fund LLC has applied for approval of Final Plat and Final Planned Unit Development (PUD) Plans for a 300 unit multi-family residential development on a 17.01-acre parcel to be called Springs Apartments. They have previous Council approvals for concept plans, zoning change, and Preliminary Plat and Preliminary PUD.

Weeks opened the Public Hearing.

Applicant Evan Weiss, Centennial Properties, W134 N8675 Executive Parkway Menomonee Falls, WI presented. The applicant would like the City to reconsider item 36, the applicant believes that chain-link fence is a safer option than ornamental fencing, they believe it contains dogs and children better and poses a smaller risk.

Holtz mentioned that chain-link is much more climbable than ornamental fencing and with the location on top of the retaining wall, it is definitely a safety risk.

Weeks asked why they wanted to continue with the Final Plat approval when Union Park was not moving forward and their completion and filing of the plat would be required in order to establish this lot for platting. The applicant says they have been assured the other plat will be filed.

The applicant said they have been working with the City and the watershed districts to keep as much water on-site and not have a lot of run-off enter into the City system including underground tanks.

The Planning Commission decided to keep the recommendation from staff for the decorative fence and forgo the applicants request for chainlink.

Weeks closed the Public Hearing.

M/S/P: Hartley/Holtz, move to table the item. **Vote: 1-4, motion failed.**

M/S/P: Cadenhead/Holtz, move to approve the final plat and final PUD Plans as requested by Continental 483 Fund LLC for PID# 34.029.21.43.0003 for the project to be known as the Springs Apartments located on the north side of Hudson Boulevard, subject to recommended findings and conditions of approval with the renumbering of the conditions and the width of the trail is changed to 8 feet. **Vote: 4-1, motion carried.**

#### **City Council Updates**

Roberts reported that Union Park asked that the project be tabled indefinitely and not go to City Council while working out some details. That project directly affects the project you just heard.

Roberts reported that Kwik Trip is doing a traffic study before moving forward, per the City Engineers recommendation.

Roberts encouraged members to attend the October 8, 2019 City Council Workshop when the Urban Land Institute will be giving a presentation.

#### **Staff Updates**

1. Upcoming Planning Commission Meetings
  - a. September 23, 2019 – The Subdivision Ordinance changes.

Meeting adjourned at 9:50 pm

Respectfully submitted,

Tanya Nuss  
Permit Technician



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of September 23, 2019**

Commissioner Weeks called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Cadenhead, Hartley, Holtz, Risner, Steil and Weeks

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Planning Director Roberts

**Approve Agenda:**

M/S/P: Hartley/Steil move to approve the agenda with the removal of the minutes,  
**Vote: 6-0, motion carried unanimously.**

**Approve Minutes:**

September 9, 2019 minutes not ready.

**New Business**

Subdivision Ordinance

Roberts reported that staff has been directed to look at more of the Subdivision Ordinance than what was initially brought to the Planning Commission. Staff determined that bringing all of the changes to Council at the same time would be a better outcome.

There has been concern raised about the length of time it takes for the development review process here in Lake Elmo. One of the questions is does having the Sketch Plan Review add to the length of time of review as a sketch plan review could take 60 days to review and process. Staff feels the Sketch Plan Review does add value to the process and allows the applicant to make changes to the plans before spending the time and money on preparing all the necessary plans for a preliminary plat.

Staff reviewed the Subdivision Ordinance of eight other cities. Lakeville is the only city in the list reviewed that requires a Sketch Plan Review for plats. The others reference that it can be done on staff level or it is encouraged but not required.

Planning Commission discussed types of review, options to include Planning Commission or not, going to just Council, the value of different individuals reviewing the plans, the value of the Sketch Plan Review, etc. Planning Commission decided they would like to continue to have the Sketch Plan Review for plats so they would come before them for review.

Roberts suggested the change to 180 days to record the plats. Roberts explained some of the other changes made by staff. He also pointed out the changes made by Jack and Sarah. Roberts plan is to combine all of the changes and any Commission recommendations into a single document to present to Council.

Hartley identified some locations where Parks and Planning Commission references should also be eliminated from the Ordinance update to provide clarity and prevent extra steps for a developer.

Weeks explained the City Council approval of the Uniform Street Naming policy. She brought a copy of the Council approval and asked that it be changed in the Subdivision Ordinance to match.

#### **Staff Updates**

1. City Council September 19, 2019 meeting update. Roberts provided updates regarding the 9447 Stillwater Road accessory building variance requests. Council approved the variance for location, but not for height. Council did direct staff to review the height portion of the code for accessory structures. The direction will likely be that the height of the accessory structure cannot exceed the height of the primary structure.
2. At the City Council October 8, 2019 Workshop the Urban Land Institute will be giving a presentation. Planning Commission members are welcome and encouraged to attend.
3. 2040 Comprehensive Plan Update approval update, it is on track to go the final Met Council approval on October 23<sup>rd</sup>.
4. Upcoming meeting
  - a. October 16, 2019 will have height of accessory structures code amendment and 39<sup>th</sup> Street senior housing project.

Meeting adjourned at 8:10 pm

Respectfully submitted,

Tanya Nuss  
Permit Technician



## **STAFF REPORT**

DATE: 10/16/19

**REGULAR**

ITEM #:

**TO:** City Council  
**FROM:** Ken Roberts, Planning Director  
**AGENDA ITEM:** **Preliminary Planned Unit Development (PUD) Request - Lake Elmo Senior Living (39<sup>th</sup> Street North)**  
**REVIEWED BY:** Ben Prchal, City Planner

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### **BACKGROUND:**

The City has received a request from Frisbee Properties LLC (c/o Mathew Frisbee) for the approval of the preliminary Planned Unit Development (PUD) Plan for a 60 unit rental senior (for those ages 55 plus) housing development to be known as Lake Elmo Senior Living. This development is proposed for a 5 acre parcel on the north side of 39<sup>th</sup> Street North, just to the east of Arbor Glen Senior Living facility.

The Planning Commission held a public hearing and reviewed the concept PUD plans for the proposal on July 8, 2019. After discussion and reviewing public comments (received via e-mail), the Planning Commission made a recommendation of approval of the Concept PUD plan with the staff-proposed conditions based on findings. No one from the public (other than the applicant) spoke at this meeting.

On July 16, 2019, the City Council reviewed and approved the Concept PUD plans for this development. This approval was documented in Resolution 2019- 052 and was subject 11 conditions of approval.

### **ISSUE BEFORE THE PLANNING COMMISSION:**

The Planning Commission is being asked to review the preliminary PUD plans, hold a public hearing provide feedback and then make a recommendation to the City Council about the preliminary PUD plans.

### **PROPOSAL DETAILS/ANALYSIS:**

#### **General Information.**

- *Property Owner:* Lake Elmo Business Park Co., Stillwater Minnesota
- *Applicant:* Frisbee Properties (c/o Mathew Frisbee)
- *Location:* North side of 39<sup>th</sup> Street N, east of Arbor Glen Senior Housing and Lake Elmo Avenue
- *Site Area:* 5 acres
- *Land Use Guidance:* 2040 Comprehensive Plan – Village Mixed Use
- *Zoning:* VMX – Village Center Mixed Use
- *Surrounding Land Use Guidance:* Vacant Commercial (VMX) to the East, Urban Low Density Residential to the North (Village Preserve), Arbor Glen Senior Housing to the West and vacant commercial and institutionally planned land across 39<sup>th</sup> Street to the South.
- *History:* The property has been used as vacant land.
- *Deadline for Action:* Application Complete: September 16, 2019  
60-day timeline: November 14, 2019

- *Applicable Code:* Article VII – Specific Development Standards  
Article XI – Village Mixed Use District

City of Lake Elmo Design Guidelines and Standards Manual

## **PROPOSAL DETAILS/ANALYSIS:**

**Ownership and Management:** The applicant noted that Ebenezer will assist with the marketing and sales (rentals) of the units with the expectation of filling the facility within 2 years. Ebenezer also will be providing the on-site management (with 3 employees) and consulting services for the facility.

**Site Plan.** The proposed site plan includes 10 buildings – 42 units in a 3-story building that would parallel the north property line and 9 patio home buildings with 2 units in each for a total of 60 units on the 5 acre site. The apartment building would include amenities such as community room, multi-purpose rooms, fitness room, management office and a food serving kitchen for serving community room. This building also would have indoor parking for 42 motor vehicles.

The detached patio homes would surround the center garden/green area that is shown with gardens, gazebos, bocce ball and pickle ball courts. The patio homes would each have an attached, direct-access garage.

**Site and Design Changes.** Since the concept review by the City, the applicant has revised the project plans to address several of the concerns raised by the City during the concept review process. The changes include:

1. Eliminating one of the two driveways onto 39<sup>th</sup> Street as suggested by the City Engineer.
2. Adding fire access lanes to each end of the 42-unit apartment building.
3. Shifting the 42-unit apartment building further south on the site to achieve a 55-foot setback from the north property line with the footprint of the building. This change also allows for the preservation of all the existing trees along the north property line to serve as buffer and screen for the single-family home to the north of the site.
4. Moved the location of the sidewalk connection to Arbor Glen to the north to have a safer pedestrian connection between the developments.

**Site Character.** The site is vacant and relatively flat. There is a row of large spruce trees and Amur Maples along the northern property line.

**Vehicular Access.** The concept plan for this development showed two access driveways into the site from 39<sup>th</sup> Street. As noted above, the applicant has revised the plans to have one driveway into the site to meet the spacing requirement of at least 300 feet from the existing Arbor Glen driveway. The driveway then splits and is shown as 24-foot-wide a loop throughout the site (with parking bays) to provide access to all the buildings. The City Engineer's review memo (attached) provides more details about streets and access for this site.

**Trails and Pedestrian Access.** There is an existing trail along 39<sup>th</sup> Street North. The proposed project plans show sidewalks on both sides of the two entrance driveways going into the site that would connect to the trail along 39<sup>th</sup> Street. These sidewalks would provide pedestrian access to the one-level patio homes, to the gardens and recreation area in the center of the site.

The plans also show a sidewalk going from their site between two of the patio home buildings proceeding west onto the Arbor Glen site. This proposed location is an improvement for pedestrian safety from the Concept Plan which had the sidewalk located farther south. The previous plan had the sidewalk in a location that would have put pedestrians in a poor location to cross the Arbor Glen driveway.

**Setbacks.** The proposed site plan shows a variety of building and parking lot setbacks on the site. These include a front setback for the buildings of 20 feet (from 39<sup>th</sup> Street), a setback of 35 feet for the patio buildings from the west and east property lines and a 35 foot setback from the west property line for the apartment building and a 55 foot rear yard building setback (from the north property line) for the footprint of apartment building. All these setbacks meet or exceed the minimum required by code and as proposed (unless additional public street right-of-way is needed for 39<sup>th</sup> Street).

**Impervious Surfaces.** According to the applicant, the proposed site plan has 54.6 percent of the site as impervious surface (buildings and hardscape) and 45.4 percent of the site with pervious surfaces (green space and landscape areas). The City Code for residential development in the VMX Zoning district requires that at least 25 percent of the site have pervious surfaces (a maximum of 75 percent impervious) so, as proposed, the PUD meets this requirement.

**Proposed Design.** The proposed design of the development is a mix of buildings with a total of 60 units. These include a 42-unit senior living, 3-story building (with a mix of one, two and three bedroom units) with internal parking and the 9 buildings with 2 units in each to create the 18 patio homes. These units will have a mix of 2 and 3 bedrooms and each will have an attached garage space.

According to the applicant, the exterior of the buildings will complement the adjacent Arbor Glen facility and will have exteriors with brick, stone, cementitious siding (Hardi-plank) with a sloping asphalt shingle roof. All building designs will need to meet the Lake Elmo Design Guidelines and Standards for materials and colors.

**Proposed Unit Breakdown.** The proposed number of units totals 60. The following provides a breakdown of the proposed unit types and the number of units of each:

Unit Type	Number of Units	Number of Units	Total Number of Units
	Apartment Building	Detached Buildings	
Studios	0	0	0
1-Bedroom	5	0	5
2-Bedroom	32 (16 2-bedroom units and 16 1 bedroom plus den units)	15	47
3-Bedroom	5	3	8
Total	42	18	60

**Adherence to Lake Elmo Design Guidelines and Standards.**

The proposed development will need to meet the standards of the Lake Elmo design guidelines. It appears that the project will meet the Lake Elmo Design Guidelines and Standards in that:

- The proposed structures are located and oriented in a manner that allows for pedestrian accessibility and provides visual interest from the public right-of-way.
- The buildings are located as close to the public street as possible, easily accessible from the street; setbacks are varied slightly; recreational and common spaces are located at the interior or rear of the site.
- The parking areas do not account for more than 50% of street frontage.

- Examples of past developments adhere to building design requirements. It is a recommended condition of approval that the applicant include a detailed architectural plan proposal for the development.
- Examples of past developments adhere to building design requirements. It is a recommended condition of final PUD approval that the applicant include a detailed architectural plan proposal (with a listing of colors, materials, etc) for the all the buildings in the development for City approval.

All of the building exterior designs and materials will need to conform to the design standards in the Lake Elmo Design Guidelines and Standards Manual including those regarding building facades, rooflines, colors entries, lighting and exterior building materials. At first review, it appears that all the building styles and materials will meet or exceed the City's design standards for multiple-family structures. City staff will need to verify the proposed exterior designs and materials will meet the City's design standards before issuing building permits for the residential buildings.

**Parking.** The City's Zoning Code requires one off-street parking space per senior housing unit (regardless of size or number of bedrooms) and at least one visitor parking space per every four units. With 60 proposed senior housing units, the Code requires at 75 parking spaces for this development. In this case, the developer is proposing a total of 113 parking spaces – including 42 parking spaces in the proposed apartment building, 25 surface parking spaces near the front entrance of the apartment building and 10 parking stalls along the entrance driveways (next to the center garden/court area). The proposed plans show that each of the 18 patio homes would have an attached garage parking space and a parking space on their driveway (for a total of 36 parking spaces) for these units.

The proposed width and length of parking stalls appear compliant with code, and the proposed width (shown to be 24') is adequate for a 2-way vehicle movement on the two main driveways on the site, according to the Zoning Code. The plans also show two parking spaces proposed to be Americans with Disabilities Act (ADA)-accessible.

**Engineering Comments.** The City Engineer has provided a detailed review memo (dated October 10, 2019) regarding the proposed preliminary PUD Plans. This memo is attached for reference. Staff would like to highlight the following comments in summary:

- *Streets and Transportation*
  - The site plan has been revised to show only one driveway for access to this property. The location of this proposed driveway meets the acceptable spacing guidelines.
  - No parking and construction staging, including the loading and unloading of materials and equipment will be allowed at any time on 39<sup>th</sup> Street during the construction of the site improvements and buildings. All street, curb and boulevard damage caused by the construction activities must be repaired or replaced at no cost to the city and meeting city standards and specifications.
  - The preliminary plans must be revised to maintain all tree planting outside of the front, side and rear drainage and utility easements.
  - A traffic impact study was completed and submitted as part of the preliminary PUD and site plan application. The Study findings indicate no additional travel lanes, turn lanes or other improvements are required.
- *Municipal Sanitary Sewer*
  - Sanitary sewer is readily available to the site. The applicant or developer will be responsible for connecting to the City sanitary sewer system and extending an 8-inch sanitary sewer in to the property at the applicant's sole cost with private sewer service stubs installed for connection to each individual building.
  - The sanitary sewer main along the south property line must be realigned to remain outside of the 10-foot drainage and utility easement.

- *Municipal Water Supply*
  - The existing City water system is readily available to this site. The applicant will be required to connect, at its sole cost, to the existing 8-inch DIP stub that was installed to serve this property. A minimum 8-inch diameter watermain will be required to be extended internal to the site with private water services stubbed for connection to each individual building.
  - The applicant will be responsible to place fire hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.
  - Any watermain lines and fire hydrants placed within the development will require 30-foot-wide utility easements centered over the hydrant or pipe. These easements must be dedicated to the City and provided in the City's standard form of easement agreement.
- *Stormwater Management*
  - The proposed development is subject the construction of a storm water management plan and system that meets State, Valley Branch Watershed District (VBWD) and City rules. All stormwater facilities need to be designed and installed in accordance with City and Valley Branch Watershed District (VBWD) requirements.
  - All stormwater facilities constructed for this development are to remain privately owned and maintained. The city will require the applicant or developer to execute and record of a Stormwater Maintenance and Easement Agreement with the City in its standard form.
  - Even as privately owned and maintained facilities, the City requires the developer to provide maintenance access roads or drives that meet City engineering design standards for all storm water facilities.
  - The existing downstream drainage basins for the 39<sup>th</sup> Street storm sewer system do not have available treatment or storage capacity to accommodate new development. Therefore, any storm sewer connections to the 39<sup>th</sup> Street system must be at both reduced runoff rates and volumes.
  - Connection to the 39<sup>th</sup> Street storm sewer system requires verification of existing capacity within all downstream storm sewer systems and availability of downstream storm sewer ponding at the discharge locations. Detailed storm sewer calculations must be submitted to the City demonstrating sufficient capacity and meeting all current city Engineering Design Standards.

**Valley Branch Watershed District Comments:** I have not received comments from John Hanson from the Valley Branch Watershed District about this proposal. However, he provided the City with the following comments about another recent development proposal that should be applicable to this site:

1. The project will require a Valley Branch Watershed District (VBWD) permit. Once the applicant submits a complete VBWD permit application, they will review it for conformance to the VBWD rules and regulations.
2. I understand the applicant is proposing underground facilities to control stormwater runoff rates and to provide the required stormwater runoff volume treatment. The VBWD will need to see soil borings and/or other infiltration testing results, computations and design details to determine whether the proposed underground facility will conform to the VBWD rules and regulations.

**Stormwater Management and Storm Sewer System Improvements.** The proposed development site is in the Valley Branch Watershed District (VBWD). The design of the storm water management systems must be compliant with the requirements of the State, 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.

In his project review, the City Engineer noted the following:

The storm water facilities will be privately owned and maintained so no outlots will be required for the underground storm water facilities.

The City will require drainage and utility easements over all 100-year high water level areas and to protect all overland emergency overflow paths.

The City Engineer's review memo further addresses the stormwater management considerations and requirements for this development.

**Traffic Study Summary.** The applicant completed a traffic impact review for the proposed development. I have attached the study, dated August 30, 2019, for your review. In summary, the traffic study concluded that "it appears that exclusive turn lanes are not needed. Likewise, the very low number of generated site trips in the peak hours (5-10 estimated trips) appear not to add enough traffic volume to the adjacent streets to necessitate any additional travel lanes or other roadway improvements."

**Tree Removal and Preservation.** The applicant submitted a proposed tree and landscaping plan for this site. The latest plans show the developer preserving all the existing trees along the northern property line of the site. The City's tree preservation ordinance allows for 30% removal of significant trees on a site and the City requires a tree mitigation plan showing how the developer will replace any removed trees. In this case, the applicant will preserve all the significant trees on the property.

**Landscaping/Screening:** As noted above, there is a row of significant large trees along the north property line of the site. These trees provide screening between the existing single-family homes to the north and this development site. The developer/architect has designed the project to preserve as many of the existing trees as possible. The City Code requires a screening/landscape barrier between a less intense land use and a more intense land use that is at least 90 percent opaque. This standard will apply for the northern property line of this site. To help with the screening, the applicant is proposing to add Black Hills Spruce trees to the areas in the existing tree line where there are gaps or openings between the existing trees.

The applicant provided the City with a detailed landscaping plan for the site that shows the installation of a mix of trees, ornamental trees and shrubs and flowering plants throughout the site. The City's Landscape Architect has reviewed the proposed landscape plans for this PUD and in general he found them in compliance with City Code requirements. He noted that the proposed plans show the planting of more than enough trees (60 proposed, 38 required) but that the proposed mix of trees does not meet code requirements. As proposed, there would be too many ornamental trees planted as a percentage (22 percent proposed, 15 percent maximum) of the total number of trees. However, if the applicant wants the City to approve amenity points for enhanced landscaping, then the City's Landscape Architect notes that the City should allow the extra ornamental trees within the PUD. He also noted that the locations of 8 of the proposed trees could be in conflict with or would be planted too close to proposed utilities. I have attached his comments (dated October 2, 2019) for your consideration.

All tree removal, screening and landscape plans will subject to review and approval by the City's Landscape Architect before the City releases or approves a grading or building permit for this development.

**Building Official and Fire Chief Review.** The Building Official and Fire Chief have reviewed the proposed concept plan and have provided several comments. Specifically, the Fire Chief noted:

- Ensure compliance with all applicable codes in the 2015 MN State Fire Code.
- Also, ensure compliance with MN State Fire Code Appendix D, with particular attention to address Section 105 if applicable based on current proposed building height.  
The applicant has made a change from the original concept drawing to address this. They have proposed a 22' wide Fire Access Lane on the East end of the building. If the building height

meets the criteria of Section D105 AERIAL FIRE APPARATUS ACCESS ROADS, this road will need to be increased to 26' in width to accommodate Aerial Apparatus.

It appears that access to the rear of the building, (using the proposed Fire Access Lane to the East and the Arbor Glen Drive to the West) does not meet the 150' requirement as stated in Section 503.1.1 of the 2015 MN State Fire Code. I would like to discuss this further with the Building Official and the applicant to determine if there are any possible exceptions in the Code to address this.

Moving forward, some of the items we'll need to address are as follows:

- FDC (Fire Department Connection) locations.
- Fire hydrant locations, will review Utility Plan w/Engineer.
- Ensure proper access and turning radius's throughout the site, meet Engineering Standards
- Lockboxes
- Road widths
- No Parking areas, will review w/Engineer

The City Building Official (Kevin Murphy) also provided me with comments about the concept plan. He noted the following:

- Plans shall be prepared an Architect, Structural Engineer and Mechanical Engineer.
- The plumbing plans shall be submitted to the State for review.
- The elevator requires a permit issued by DOLI (Minnesota Department of Labor and Industry).
- All fire suppression plans shall be submitted to the State Fire Marshall's Division for review.

**2040 Comprehensive Plan.** The 2040 Comprehensive Plan has designated this site Village Mixed Use (VMX) in the land use plan. The Comprehensive Plan identifies VMX as “an area where a mix of vertically integrated commercial/business and residential uses provide development types that benefit from proximity to each other. Land with this designation is assumed to redevelop or develop with a minimum of 50 percent residential use with a density ranging from 5 to 10 dwelling units per acre.”

The proposal is to have 60 units on a 5 acre site – 12 units per acre. The developer will be asking the City for amenity points to allow for an increase density to 60 units – 10 more than the 50 units allowed by the Comprehensive Plan. The proposed density and amenity points are discussed in more detail later on this report.

**Consistency with Village Mixed Use Zoning District.** As mentioned, the zoning of the site of the proposed development is VMX (village mixed use). Section 154.500 of the Zoning Code includes the purpose and description of the VMX zoning district. It states in part “the purpose of the VMX district is to provide an area for compact, mixed-use development made mutually compatible through a combination of careful planning and urban design and coordinated public and private investment. Development within areas zoned VMX will occur at a density of 6-10 units per acre. The placement of building edges and treatment of building, parking, landscaping and pedestrian spaces is essential to creating the pedestrian friendly environment envisioned for the VMX district.”

For comparison, staff reviewed the proposed General PUD Concept Plan against the standards including setbacks, impervious coverage, etc. of the Village Mixed Use zoning district, as shown below.

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
Impervious Surface Maximum	75%	54.6%
Minimum Lot Width	75 feet	450 feet on 39 <sup>th</sup> Street North
Front Yard Setback	20 feet	20 feet
Interior Side Yard	10 feet	35 feet

Corner Side Yard	10 feet	N.A.
Rear Yard Setback	10 feet	55 feet
Maximum Building Height	45 feet (by PUD)	35 feet
Parking	Not to be located in the front yard or between the front façade and public street.	Parking is located in front of the proposed apartment building, though this proposed parking lot would setback about 300 feet from 39 <sup>th</sup> Street and would be screened from the street by buildings and the proposed garden areas.
Open space	200 square feet of common open space provided per unit. In this case, at least 12,000 square feet of common open space for the 60 proposed units.	It appears there is at least 60,000 square feet of open space provided on site with the garden areas, bocce ball and pickle ball courts and the dog park in the southwest corner of the site.

**Consistency with Planned Unit Development Regulations.** The applicant has requested City approval of a PUD for this development because it will have multiple buildings on one property and to allow for an increase in density through the use of amenity points. Staff has reviewed the proposed plan for its consistency with requirements of Article XVII: Planned Unit Development (PUD) Regulations and has found the following:

- **Intent.** The intent of a PUD is to provide for flexibility in the use of land and the placement and size of buildings in order to better utilize site features and obtain a higher quality of development. A PUD is required for the proposed development, as more than one principal building is proposed to be placed on a platted lot and the proposed residential density would be greater than the 10 units per net acre as allowed by the Comprehensive Plan.
- **Identified Objectives.** When reviewing requests for PUDs, the City is to consider whether one or more objectives as outlined in Section 154.751: Identified Objectives of the Zoning Code will be served or is achieved. Staff has found that the proposed development would meet the following objectives:
  - A. *Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.*
    - The proposed development is in part not a typical, multi-story apartment building and instead proposes some of the units with a one-level townhouse design with private, ground-level entrances and attached garages for each unit.
  - B. *Promotion of integrated land use, allowing a mixture of residential, commercial and public facilities.*
    - The proposed development is a mixture of housing types in an area with a variety of land uses including a building for seniors to the west, single-family homes to the north and vacant properties to the east and across 39<sup>th</sup> Street.
  - C. *Provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.*

- The proposed development is proposing a number of recreational amenities to residents within the PUD including pet playground, gardens, gazebos, bocce ball and pickle ball courts.
- 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.*
- The proposed development will provide additional senior housing opportunities within the City, as there are currently very few multi-family residential or senior housing buildings within the City.
- G. *Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.*
- The design of the buildings should be compatible with those of the adjacent Arbor Glen and the single-family homes to the north.
- J. *Higher standards of site and building design than would otherwise be provided under conventional land development technique.*
- The City may impose design guidelines and standards on high density residential development such as this proposal.
- a. **Minimum Requirements.** PUDs must meet the following minimum requirements:
- A. *Lot Area. A PUD must include a minimum of 5 acres for undeveloped land or 2 acres for developed land within the approved development.*
- The proposed development meets this requirement as it is a 5-acre development.
- B. *Open Space: For all PUDs, at least 20% of the project area not within street rights-of-way to be preserved as protected open space. Other public or site amenities may be approved as an alternative to this requirement. Any required open space must be available to the residents, tenants, or customers of the PUD for recreational purposes or similar benefit. Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement. Open space shall be designed to meet the needs of residents of the PUD and the surrounding neighborhoods, to the extent practicable, for parks, playgrounds, playing fields and other recreational facilities.*
- The applicant indicated in the application materials that about 29 % of the proposed development would be open space (including green spaces, ball courts and landscaped areas).
- C. *Street Layout... In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.*
- The proposed development site has about 450 feet of frontage on 39<sup>th</sup> Street North. The applicant is not proposing any new public streets but rather one private driveway from 39<sup>th</sup> Street to serve the development that should meet City spacing and access management standards. It is a recommended condition of approval that the developer address all the comments outlined in the Engineering memo dated October 10, 2019, before submitting plans for a final plat and final PUD approval for this site.

**Density.** The proposed density for this development is 12 residential units per acre – 60 proposed units on a 5 acre site. The VMX land use designation allow up to 10 residential units per acre. For this site, the maximum allowed density, without amenity points, would be 50 residential units. The developer will be requesting City approval of amenity points to allow for an increased density of 10 additional units (an additional 20 percent).

**Proposed Amenities.** The City’s PUD ordinance provides that developers may provide amenities with their projects for increased density of up to an additional 20 percent in units. In this case, because the applicant is proposing a housing density of 12 units per gross acre (or 12 units per net acre), the developer will need to provide amenities with the project to justify the increased housing density above the expected allowed density range 6-10 units per acre of the VMX land use designation. In addition, a PUD should offer the City (and future residents) amenities in exchange for the flexibility of allowing more than one building on a parcel. In this case, the developer is proposing several amenities that he believes are worthy of points for increased residential density. They include:

- *Underground or structure parking.* The 18 patio-style units each have an attached, direct-access garage space. The proposed apartment building has 42 indoor parking spaces. It has not been indicated that these designs will reduce the surface parking area outside the footprint of the principal structure by 25%, however, as required by the PUD Code. (10 points possible)
- *Additional Open Space.* The Code requires a minimum of 50 percent of the site not occupied by buildings be landscaped outdoor open space. The types of open space that qualify may include natural habitat, neighborhood recreation, trail corridors or open space buffers. (10 points possible).
- *Contained Parking.* By proposing 60 garage spaces for its residents, the proposed development limits the amount of visible surface parking. (5 points possible)
- *Pedestrian Improvements.* By having a site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around the site. (5 points possible)
- *Plaza.* The development shall include some form of plaza or public square that is wholly or partly enclosed by a building or buildings. Plazas that are landscaped or paved open areas shall have a minimum area of not less than 1,000 square feet. (5 points possible)
- *Enhanced Landscaping.* The Code requires “a landscaping plan of exceptional design that has a variety of native tree, shrub and plan types that provide seasonal interest and that exceeds the requirements of the Lake Elmo Design Standards Manual.” (5 points possible)
- *Enhanced Storm Water Management.* The plans are to “provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include long-term maintenance of the design.” (3 points possible).
- *Theming.* Significant use of various elements of Theming consistent with the 2013 Lake Elmo Theming Project, including but not limited to signage, fencing, landscaping, lighting and site furnishings. (3 points possible).
- *Additional Amenities?* Additionally, the City may also consider the allotment of amenity “points” for site amenities that are not otherwise specified within the ordinance.

I have attached a narrative from the applicant explaining site density, each of the proposed amenities and the points the applicant believes the City should award for each of these project elements for your consideration. They are proposing amenities with a total of 46 potential amenity points.

According to the City Code, “Increases in density will be awarded through a 1:1 ratio with amenity points. For every increase in amenity points, the applicant will be allowed an equivalent amount of density increase, up to a maximum increase of 20 percent.” Or put another way, 5 amenity points equals a 5 percent increase in density, 10 amenity points equals a density increase of 10 percent, etc. (each amenity point equals a density increase of one percent).

To have 60 units on the 5 net acre site (12 units per net acre), the City would need to approve enough amenity points to increase the allowed density an additional 2 units an acre ( $12 - 10 = 2$  units per acre).  $2.00$  divided by  $10$  equals  $0.20$  (a 20 percent increase) above the 10 units per acre now allowed by the City. This means the development needs a total of 20 amenity points to meet their density of 60 units. Without any amenity points for increased density, the applicant would need to reduce the number of dwelling units in the development to a maximum of 50 units – a reduction in 10 units from the 60 units they are proposing.

**In summary**, the Planning Commission should consider and make a recommendation to the City Council as to what design elements in the development from the list above should receive amenity points (and how many points for each).

**Parkland Dedication.** The proposed development does not propose a public park but does provide recreation for its residents through the gardens, play areas and open space. Staff would not recommend a park land dedication with this proposal. The current City Code standard for park dedication for developments in the VMX zoning district is a fee of \$4,500 per acre. At \$4,500 an acre, the park dedication fee for this 5 acre site will be \$22,500. The City will require the developer to pay this fee before issuing a grading or building permit for the site.

**Easements.** The City will require the applicant to dedicate 10-foot-wide drainage and utility easements along all property lines and drainage and utility easements for water mains and fire hydrants as they will become public infrastructure. The City also may require other easements as the applicant refines their project plans – especially around the elements of the stormwater management system.

**Watering Ban.** Due to a shortage of water, the City may need to implement severe watering restrictions in the City in the future. This could include limiting or prohibiting the use of water outside including for vehicle washing and for watering grass and landscaping. This could affect future home builders, buyers and renters as there may be a limited supply of water available for outdoor uses. It may be wise for the City to put a condition on this plat to require the owner/developer to inform the renters of the units about the possible outdoor watering restrictions.

**Recommended Findings.** Staff recommends approval of the Preliminary Plat and Preliminary PUD Plan for the proposed Lake Elmo Senior Living development as proposed by Ayers Associates based on the following findings:

1. That the Preliminary PUD Plan meets the general intent of the Village Mixed Use Land Use designation in the Comprehensive Plan and the Village Mixed Use zoning district with PUD modifications.
2. That the Preliminary PUD Plan generally complies with the City’s Subdivision regulations.
3. That the Preliminary PUD Plan is generally consistent with the City’s engineering standards with exceptions as noted in the City Engineer’s memorandum dated October 10, 2019.
4. The Preliminary PUD Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
5. The Preliminary PUD Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: innovation in land development techniques that may be more

suitable for a given parcel than conventional approaches; provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques; 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; coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses; and higher standards of site and building design than would otherwise be provided under conventional land development technique.

6. That the preliminary PUD Plan includes several amenities that may be worthy of amenity points to increase the overall housing density in the development. These amenities include: Underground or structure parking, contained parking, pedestrian improvements, a plaza (gathering area), increased landscaping and the use of design elements consistent with the 2013 Lake Elmo Branding and Theming Project.

**Recommended Conditions of Approval.** Staff recommends the Planning Commission recommend to the City Council approval of the Preliminary PUD Plans for the Lake Elmo Senior Living Development as proposed by Ayers Associates (to be located on the north side of 39<sup>th</sup> Street) with the following conditions:

1. That the applicant prepare any future final plat and final PUD plans showing all of the site perimeter property lines - including any revisions for any additional right-of-way or easements that may be needed for 39<sup>th</sup> Street or around the perimeter of the property.
2. That the future final plat and final PUD Plans submittal identify all requests for flexibility from the Zoning Code.
3. That the applicant address all comments in the City Engineer's Memorandum dated October 10, 2019 with the future final plat and final PUD Plans submittal. These include having only one driveway for the site and managing all storm water on the site.
4. That the final Plat and final PUD Plans submittal include an updated tree inventory and tree preservation/replanting and landscape and screening plans that address all comments in the City's Landscape Architect's memo dated October 2, 2019. All revised and final landscape plans shall be reviewed and approved by the City's Landscape Architect. All tree planting must outside of the front, side and rear drainage and utility easements.
5. That the final Plat and final PUD Plans submittal include accurate open space and impervious surface calculations.
7. That the developer provide the City fees in lieu of park land dedication as required by the City Code.
8. That the final plat and final PUD Plans submittal include detailed architectural plans for all the proposed buildings.
9. The applicant receive a permit from the Valley Branch Watershed District for the construction of the proposed development.
10. All storm water facilities internal to the site shall be privately owned and maintained. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat for all 100-year high water level areas and to protect all overland emergency flow paths.
11. The Preliminary Plat/Preliminary PUD approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.
12. That the PUD overlay zoning allow for the following:
  - a. Setbacks:

**Lake Elmo Senior Living (39<sup>th</sup> Street) Minimum Building Setbacks**

Front (39 <sup>th</sup> Street).	20 ft.
Interior Side	20 ft.
Rear (north property line)	50 ft.

b. Attached Garages: That the attached garages shall not exceed 1,000 sq. ft. in area.

13. The Final Plat/Final PUD shall include all necessary public right-of-way and easements for 39<sup>th</sup> Street North.
14. The Final Plat/Final PUD submittal must include a complete storm water management plan and construction plans that provide all design details for the proposed underground storage systems including details regarding building roof drainage connections.
15. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
16. That the Final Plat/Final PUD include Valley Branch Watershed District preliminary review comments and that the applicant provide the City evidence that all conditions attached to a Valley Branch Watershed District permit will be met before the starting any grading activity on the site.
17. If necessary, the applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat or final PUD application.
18. That the applicant or developer address all the comments of the Fire Chief and the Building Official with the final PUD, site and building plans including the placement of buildings and fire hydrants, street and driveway design, parking and emergency vehicle access within the site.
19. That the applicant revise the project plans to show watermain easements and effective maintenance areas with a minimum width of 30 feet with a minimum of 15 feet of clearance from the pipe centerline and easement agreements are included with the final plat and PUD application and plans.
20. That there shall be no encroachments into drainage and utility easements and corridors other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement. Prohibited encroachments include, but are not limited to trees, landscaping, fences, retaining walls and buildings.
21. That the developer prepare exhibits for City staff approval that clearly identifies the property lines, easements, proposed locations of retaining walls and fences and the required and proposed setbacks for each building site within the development.
22. The Applicant(s) or developer shall submit a photometric plan for the development for staff review and approval. All lighting must meet the requirements of Sections 150.035-150.038 of the City Code.
23. Before to the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City.
24. That the applicant provide the City a detailed construction and staging plan with the construction plans and final plat for the development. These plans are to clearly indicate the phasing of the site grading, the phasing of the construction of each public infrastructure component (trails and sidewalks) and shall address access to that phase of the development for construction purposes and for residents. The City may require temporary cul-de-sacs at the end the private driveways.
25. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement or a Site Work Agreement with the City. Such an

Agreement must be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore.

26. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat of PUD approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat or final PUD, and said plan shall document extent of any proposed grading on the site.
27. That the maximum density shall not exceed 10 dwelling units per net acre unless the City Council approves specific project design elements and amenity points that increase the allowed density for the proposal.
28. That the applicant/owner notify all renters that the City may impose restrictions or limits on outdoor water use including no vehicle washing and no watering of grass, sod or landscaping.
29. That the applicant shall submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. The revised applicant/developer project plans shall meet all of the above conditions before the City will accept a final plat or Final PUD application the development and before the start of any clearing or grading activity on the site.
30. That the City's preliminary plat/preliminary PUD approval is good for one year from the date of City Council action, unless the applicant requests and the City Council approves a time extension.

### **FISCAL IMPACT:**

There would be no fiscal impact to the City at this time. The Concept Plan approval did not afford the applicant development rights. When the property develops, it will access the existing urban services and will pay sewer and water connection charges, building permit fees and the like that the developer and/or contractors will pay.

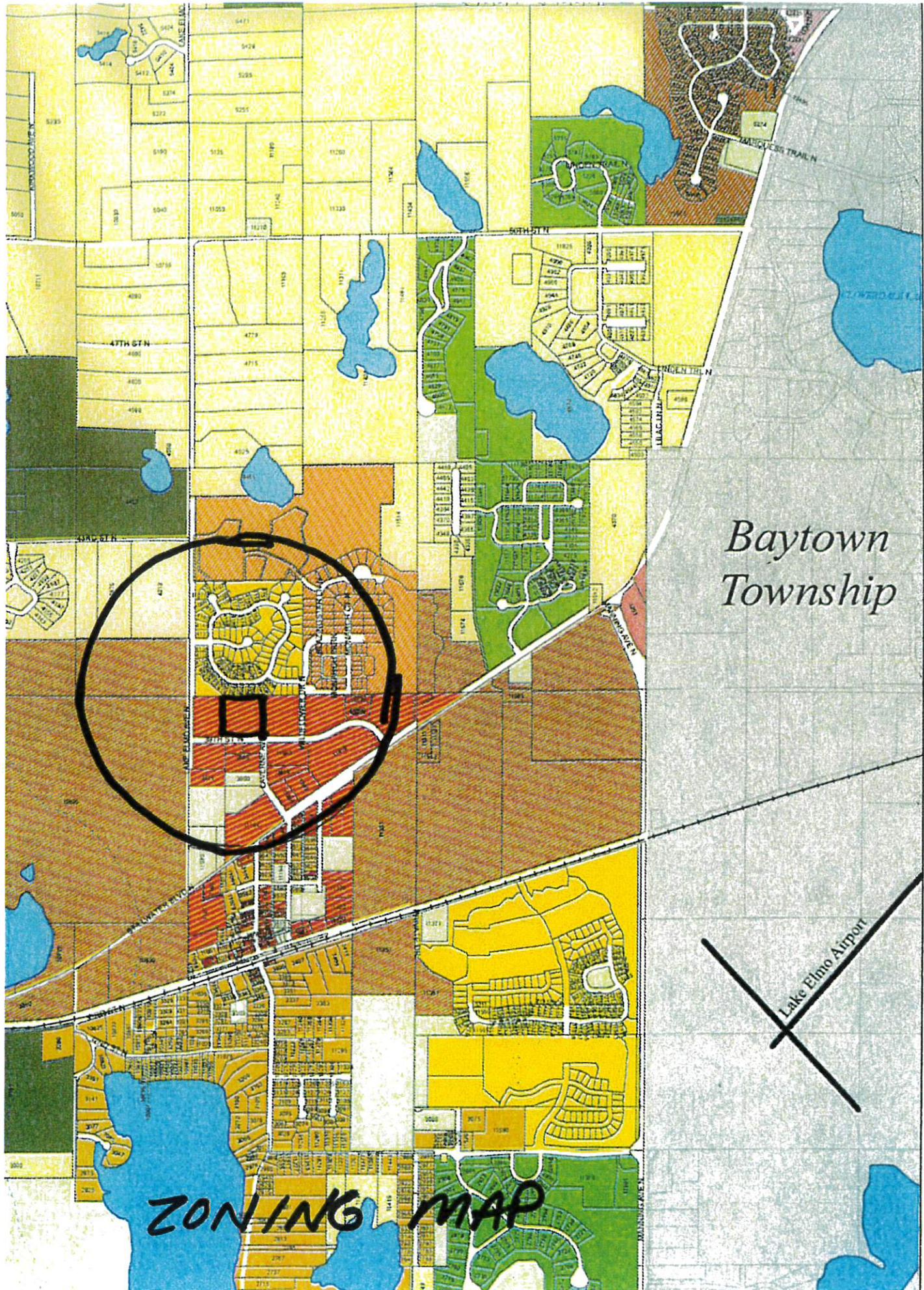
### **RECOMMENDATION:**

Staff and the Planning Commission recommend City Council approval of the proposed preliminary PUD Plan for the Lake Elmo Senior Living development as proposed by Ayers Associates to be located on 39<sup>th</sup> Street North with the following motion and recommended conditions of approval.

*“Motion to recommended approval of the preliminary PUD Plan as requested by Matt Frisbee (Ayers Associates) for PID# 13.029.21.22.0013 for the project to be known as Lake Elmo Senior Living located on the north side of 39<sup>th</sup> Street North, east of Arbor Glen, subject to recommended conditions of approval.”*

### **ATTACHMENTS:**

- Zoning Map
- Address Map
- Aerial Photo
- Preliminary PUD Site Plan
- Project Plans (14 pages)
- Apartment Bldg – Floor Plans and Elevations (12 pages)
- Patio Home Plans
- Applicant's Project Summary dated September 16, 2019 (2 pages)
- Applicant's Site Calculation Information Sheet dated 9-13-19
- Applicant's PUD Density and Amenity Points Narrative
- City Engineer review memo dated October 10, 2019 (3 pages)
- Landscape Architect's review memo dated October 2, 2019 (8 pages)
- Traffic Study dated August 30, 2019 (3 pages)
- Combined Overall Site Plans



*Baytown  
Township*

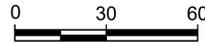
**ZONING MAP**

Lake Elmo Airport









EXISTING SITE LEGEND

MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
**NEW INDEPENDENT LIVING FACILITY**  
 LAKE ELMO, MINNESOTA

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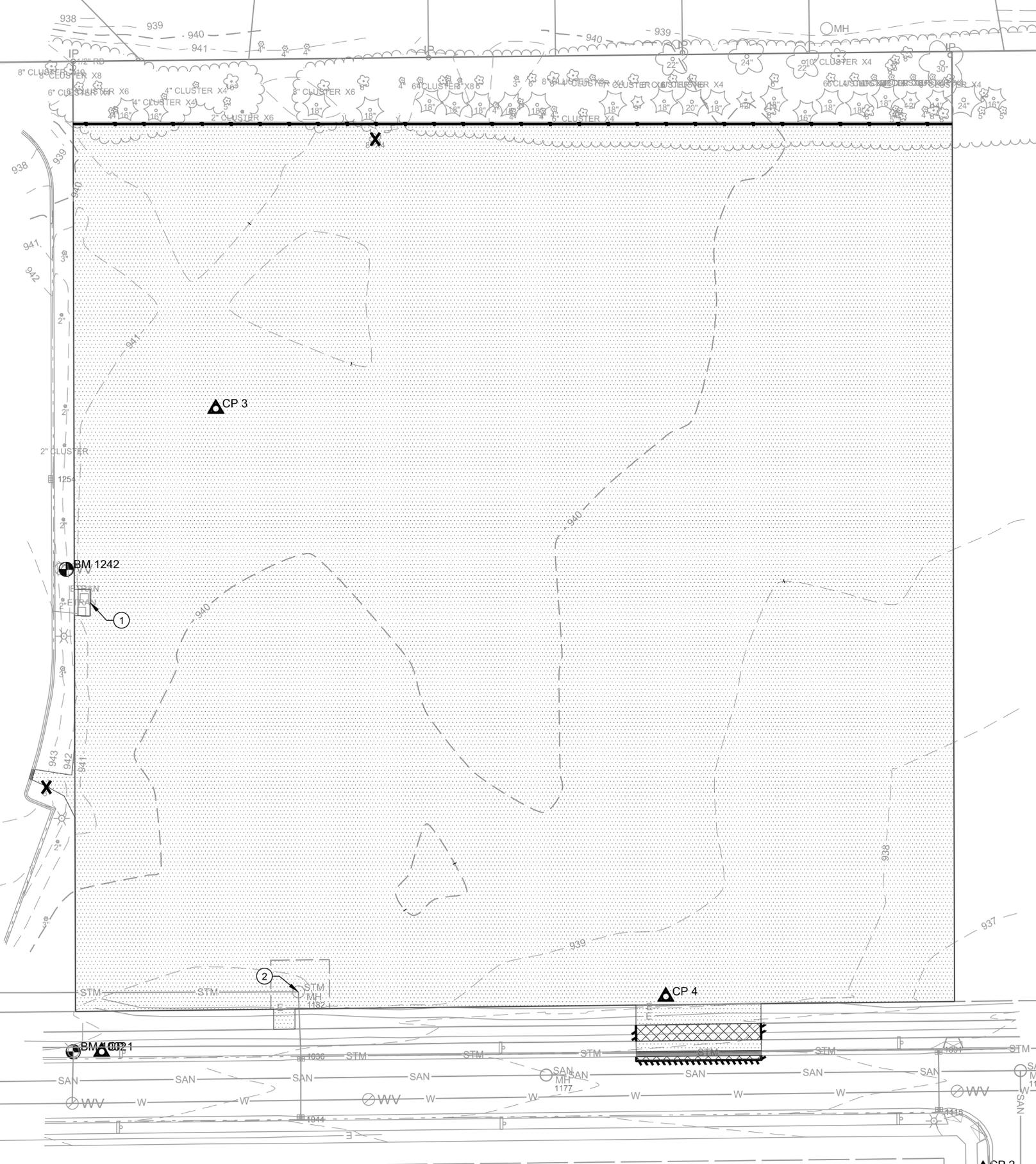
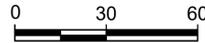
PROJECT No: 08-1893.00

EXISTING SITE PLAN

**C100**



CONTROL / BENCHMARK POINT DATA					
POINT NO.	FEATURE	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	CP	194692.279	487519.037	938.66	12" NAIL
2	CP	194631.866	487970.221	935.34	12" NAIL
3	CP	195020.566	487577.468	940.54	12" NAIL
4	CP	194720.443	487807.817	938.50	12" NAIL
50	BM	194598.047	488011.517	937.52	TNH
1002	BM	194692.284	487504.493	941.50	
1003	BM	194775.492	487380.480	946.50	
1242	BM	194938.493	487500.909	945.51	



### SITE DEMOLITION LEGEND

- REMOVE EXISTING ASPHALT 
- REMOVE GRASS AND TOPSOIL 
- REMOVE CURB AND GUTTER TO NEAREST JOINT 
- CLEAR AND GRUB TREE 
- SAWCUT 
- INSTALL CONSTRUCTION FENCING TO PROTECT TREES 

### DEMOLITION NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND RETENTION AND INFILTRATION NETWORK AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED: SEE SITE WORK SPECIFICATIONS.
- B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- D. **ENGINEERS NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- E. ALL PAVEMENT REMOVALS WITHIN PUBLIC RIGHT OF WAY SHALL BE REPLACED IN-KIND AND REMOVALS SHALL BE ACCOMPANIED BY A FULL DEPTH SAW CUT AND MILLED BITUMINOUS STEP JOINT PER CITY OF LAKE ELMO STANDARD DETAILS.
- F. ALL EXISTING TREES TO BE PROTECTED PER TREE PROTECTION DETAIL.
- G. SAWCUTS SHALL BE FULL PAVEMENT DEPTH

### PROTECTION NOTES

- PROTECT ALL UNDERGROUND UTILITIES AND UTILITY STRUCTURES THAT ARE NOT SHOWN AS REMOVED OR ABANDONED IN PLACE
- PROTECT ALL REMAINING TREES. EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN DRIP LINES OF REMAINING TREES
- PROTECT CONCRETE TRANSFORMER PAD
- PROTECT STORM MANHOLE

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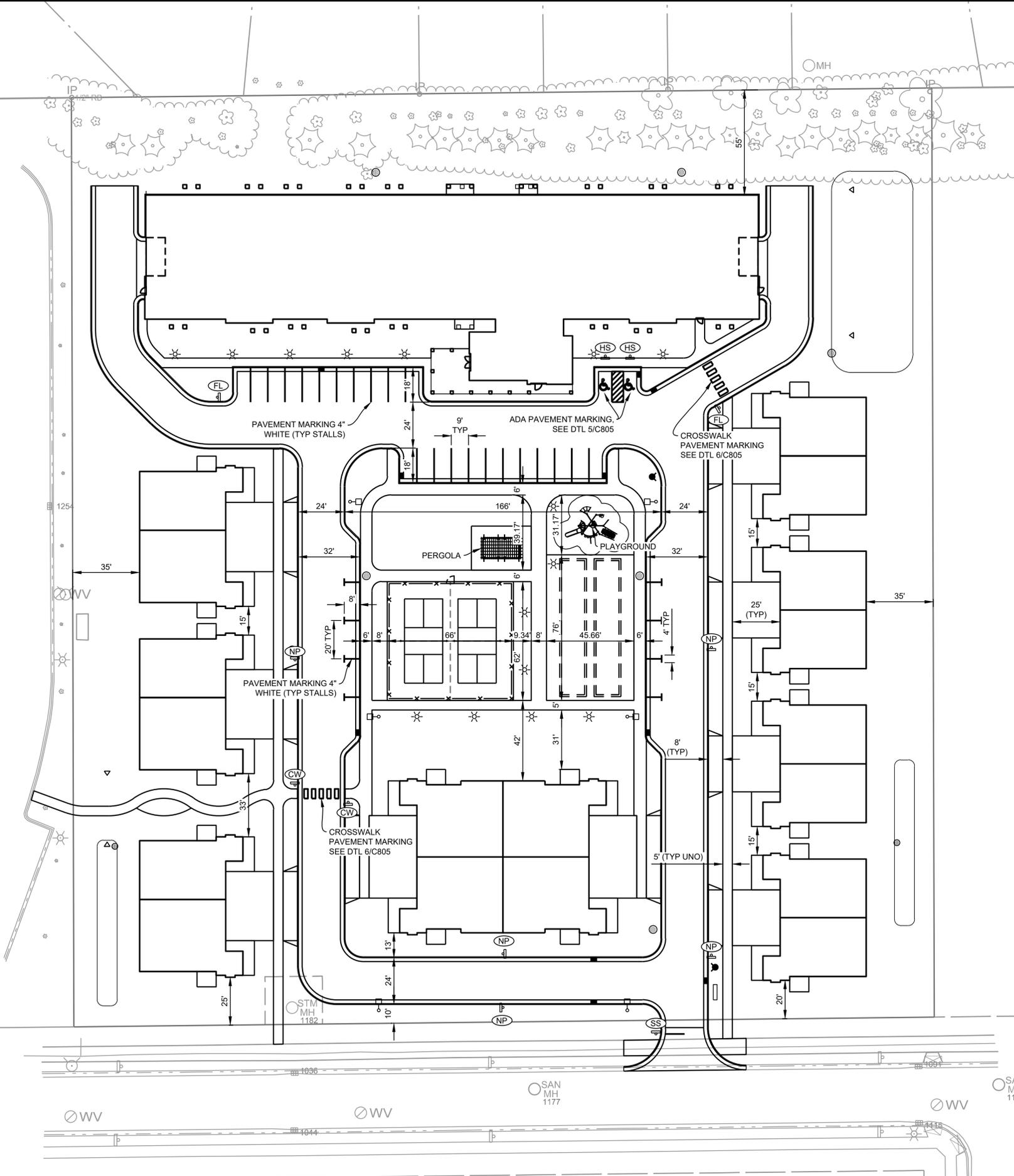
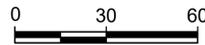
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 SITE DEMOLITION PLAN

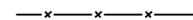
**C200**

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### SITE LAYOUT LEGEND

10'H CHAIN LINK FENCE, SEE DTL 1/C804 & 2/C804



CROSSWALK SIGNS, SEE DTL 4/C805



STOP SIGN, SEE DTL 1/C805



NO PARKING / FIRE LANE SIGN, SEE DTL 3/C805



HANDICAPPED PARKING SIGN, SEE DTL 2/C805



NO PARKING SIGN, SEE DTL 7/C805



PED LIGHT BOLLARD, SEE ELECTRICAL PLANS



LIGHT POLES TO MATCH PHASE 1, SEE ELECTRICAL PLANS



### STANDARD PLAN NOTES

1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MUTCD.
3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
5. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.
6. EPOXY RESIN AND DROP-ON-GLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION".

PARKING DATA					
	SITE	APARTMENTS	TWIN HOMES	TOTAL	REQUIRED
STANDARD PARKING (9'X18')	33	40	42	115	
ACCESSIBLE PARKING (9'X18')	2	2		4	

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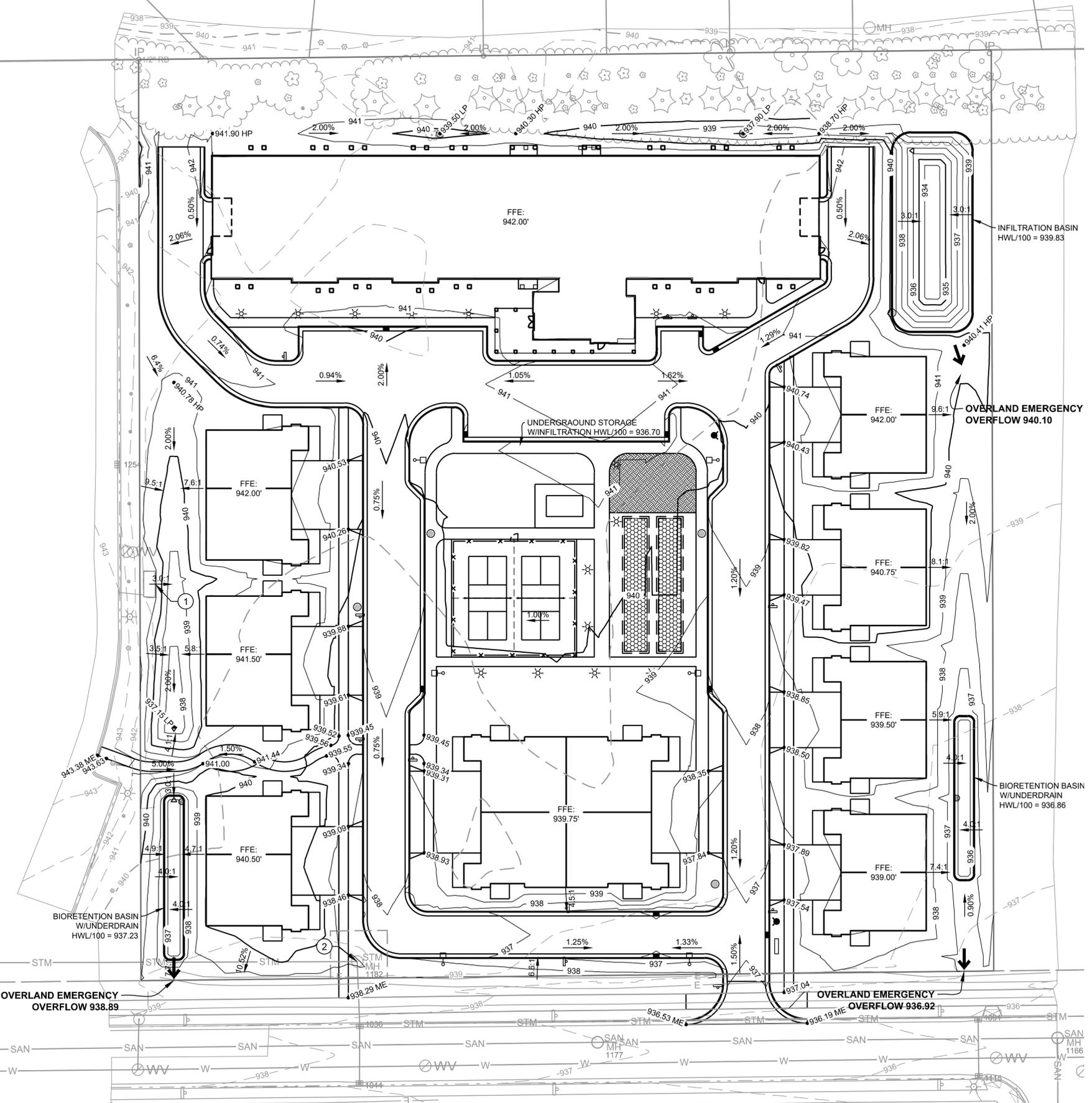
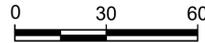
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SITE PLAN LAYOUT

**C300**

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### SITE GRADING LEGEND

- SPOT ELEVATION (EDGE OF PAVEMENT UNLESS OTHERWISE NOTED) • 920.00
- MATCH EXISTING SPOT ELEVATION (EDGE OF PAVEMENT UNLESS OTHERWISE NOTED) • 920.00 ME
- TOP OF CURB ELEVATION • TC 920.00
- SURFACE SLOPE  $\rightarrow$  0.6%
- NEW CONTOURS  $\curvearrowright$  670
- EXISTING CONTOURS  $\curvearrowright$  670
- $\curvearrowright$  669

### PROTECTION NOTES

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- PROTECT CONCRETE TRANSFORMER PAD
- PROTECT STORM MANHOLE

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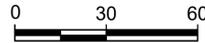
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 SITE GRADING PLAN

**C400**

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### NEW UTILITY STRUCTURES

AEW1, 12" A.E., SEE DETAIL 7/C803  
S 937.15 SEE DETAIL 7/C803

AEW2, 12" A.E., SEE DETAIL 7/C803  
N 936.70

S01 INL 2X3-FT CASTING - H TC 936.39 N 933.97 (12")  
S08 INL 2X2.5-FT CASTING - B RIM 938.00 NE 934.35 (12")  
S15 INL 2X2.5-FT CASTING - S TC 941.15 W 936.11 (12") NE 936.11 (12") S 936.11 (12")

S02 INL 2X3-FT CASTING - H TC 935.92 S 933.88 (12") NE 933.88 (12")  
S09 INL 2X2.5-FT CASTING - S TC 938.71 SW 933.79 (12") E 933.79 (15")

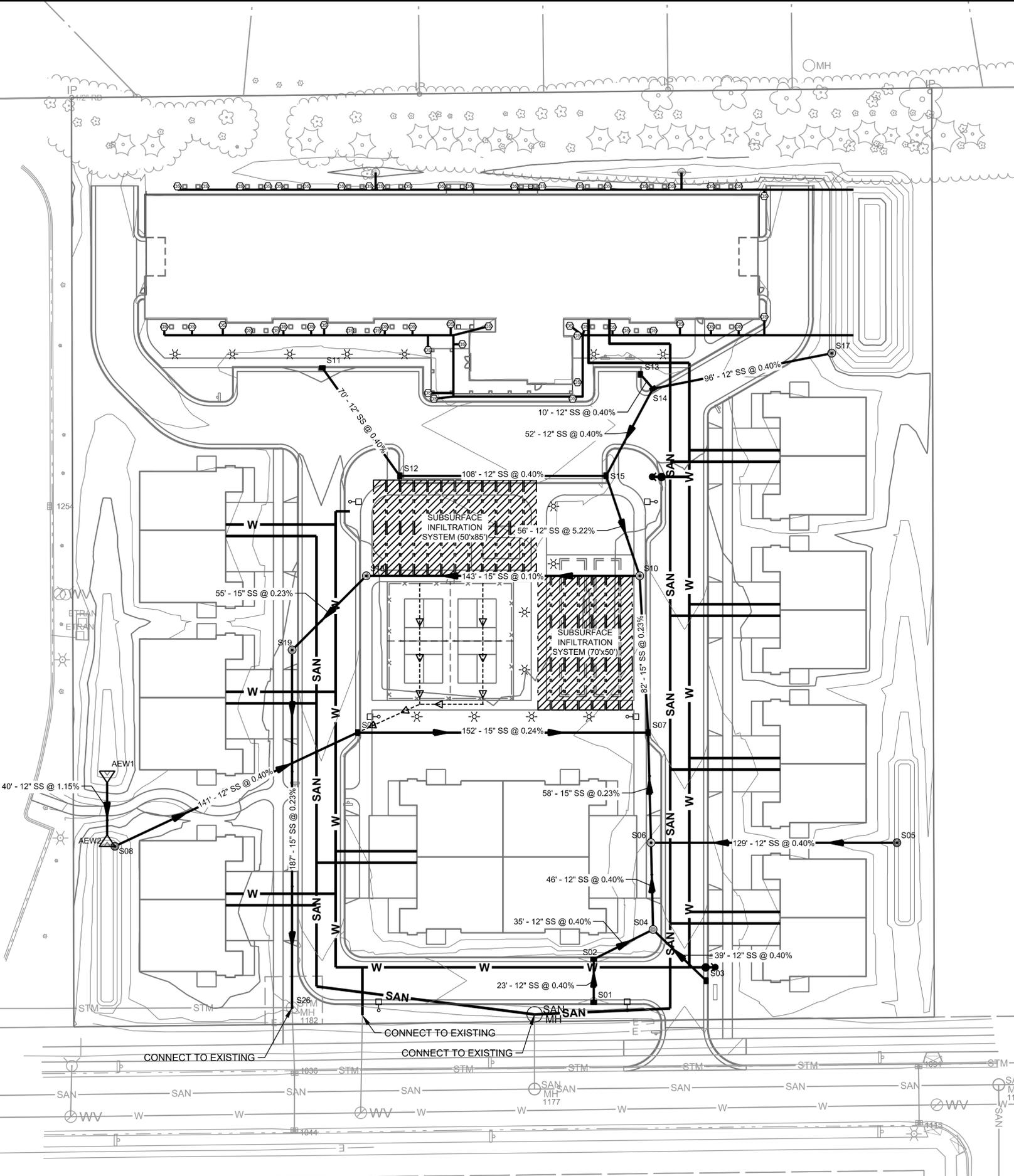
S03 INL 2X3-FT CASTING - H TC 937.02 NW 933.89 (12")  
S10 INL 2.5-FT CASTING - B RIM 939.44 S 933.24 (15") N 933.24 (12") W 933.21 (15")  
S17 INL 2.5-FT CASTING - B RIM 939.77 W 936.70 (12")

S04 INL 2.5-FT CASTING - B RIM 937.50 SE 933.74 (12") SW 933.74 (12") N 933.74 (12")  
S11 INL 2X2.5-FT CASTING - S TC 939.82 SE 936.82 (12")  
S18 INL 2.5-FT CASTING - B RIM 939.83 E 933.06 (15") SW 933.06 (15")

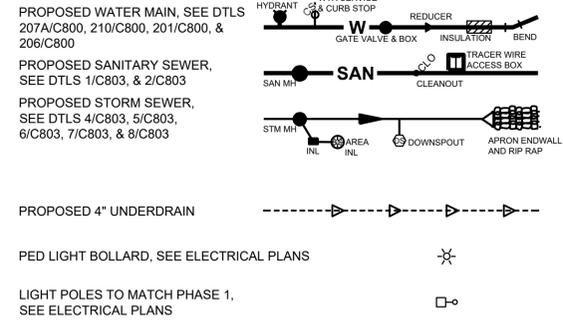
S05 INL 2.5-FT CASTING - B RIM 937.00 W 934.07 (12")  
S12 INL 2X2.5-FT CASTING - S TC 940.98 NW 936.54 (12") E 936.54 (12")  
S19 INL 2.5-FT CASTING - B RIM 939.76 NE 932.93 (15") S 932.93 (15")

S06 INL 2.5-FT CASTING - B RIM 937.96 S 933.56 (12") E 933.56 (12") N 933.56 (15")  
S13 INL 2X2.5-FT CASTING - S TC 940.43 SE 936.36 (12")  
S26 ??? CASTING - ??? RIM 933.73 N 932.50 (15")

S07 INL 2X2.5-FT CASTING - S TC 937.95 S 933.43 (15") W 933.43 (15") N 933.43 (15")  
S14 INL 2X2.5-FT CASTING - S TC 940.28 NW 936.32 (12") E 936.32 (12") SW 936.32 (12")



### SITE UTILITIES LEGEND



### GENERAL WATERMAIN NOTES

- 1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- 2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- 3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-S2
- 4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
- 5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- 6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2.C.2.
- 7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- 8. BUTTERFLY VALVES SHALL BE MUELLER LINSEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.C.3.
- 9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
- 10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- 11. HYDRANTS SHALL BE WATERLOU "PACER", MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
- 12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
- 13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

### GENERAL SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- 2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
- 3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
- 4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
- 5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- 6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- 7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- 8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE. A 1" TO 1-1/4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- 9. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
- 10. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
- 11. ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

### GENERAL STORM SEWER NOTES

- 1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- 2. ALL STORM SEWER SERVICES SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- 3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
- 4. A 1-1/4" TO 1-1/2" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- 5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
- 6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
- 7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
- 8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
- 9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.
- 10. STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.
- 11. ALL NEW STORM SEWER PIPE SHALL BE FLUSHED AND TELEVIEWED PRIOR TO SUBSTANTIAL COMPLETION - SEE SPECIFICATION SECTION 1700 - CLOSEOUT REQUIREMENTS.

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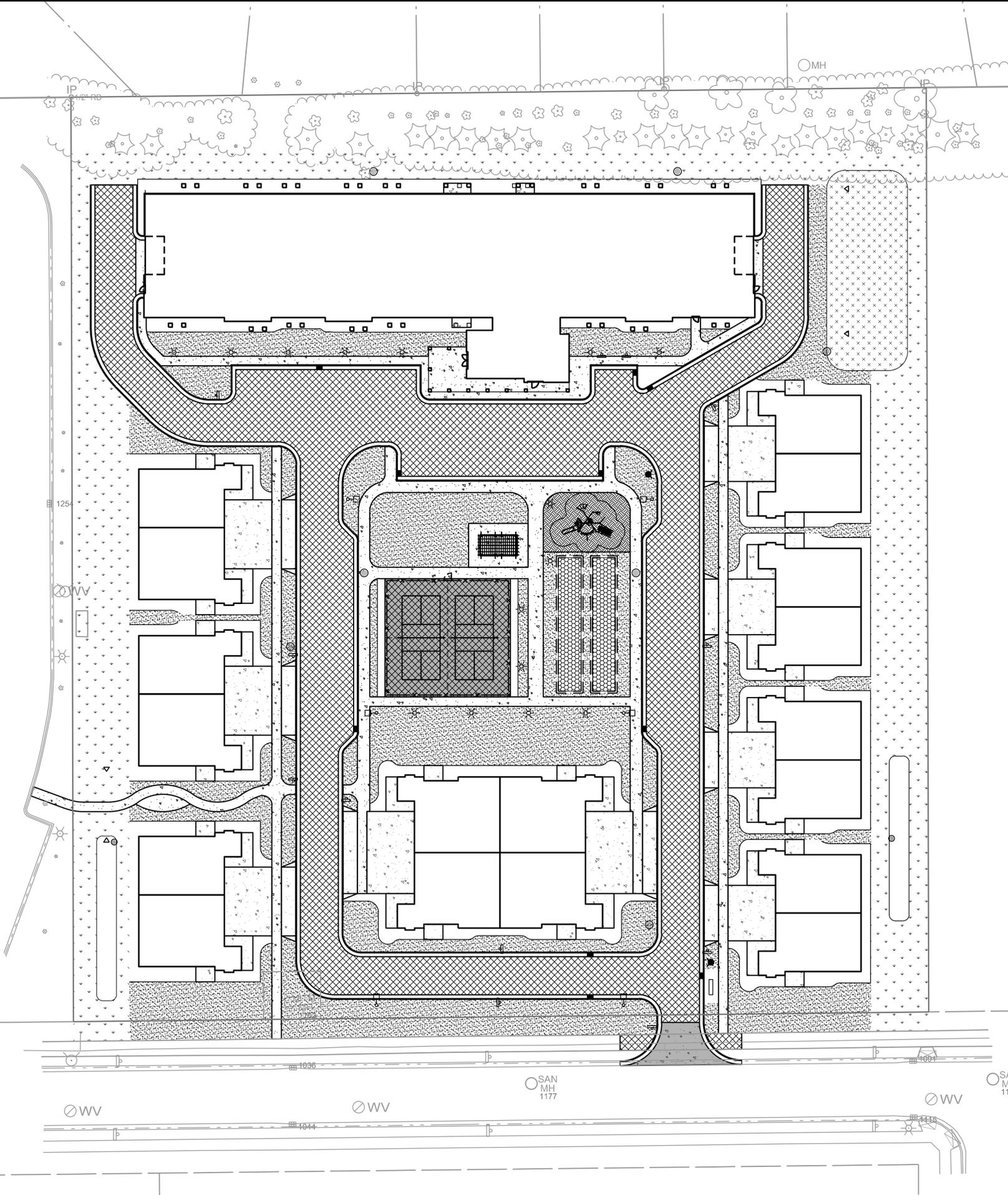
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C500



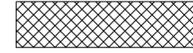


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### SITE MATERIALS LEGEND

ASPHALT PAVEMENT, SEE DTL 4/C801



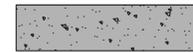
ASPHALT SPORTS SURFACE, SEE DTL 4/C804



LIGHT DUTY CONCRETE, SEE DTLS 5/C801 & 5/C802



HEAVY DUTY CONCRETE, SEE DTL 5/C801



GRASS



IRRIGATED SOD



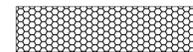
NATIVE SEED MIX



WOODCHIPS



CRUSHED LIMESTONE



MATERIALS NOTES: COORDINATE WITH LANDSCAPE PLAN

MARK	DATE	DESCRIPTION

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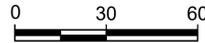
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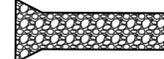
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 SITE MATERIALS PLAN

# C600



### EROSION CONTROL LEGEND

ROCK CONSTRUCTION ENTRANCE, SEE DTL 605/C801



SILT FENCE, SEE DTL 3/C801



RIPRAP, SEE DTL 7/C803



EROSION MAT, SEE DTL /XXXXX



### GRADING & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USE FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOUTATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATER COURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.
10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOG, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
16. DITCH CHECK (BIOROLL BLANKET SYSTEM), BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
18. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
5. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

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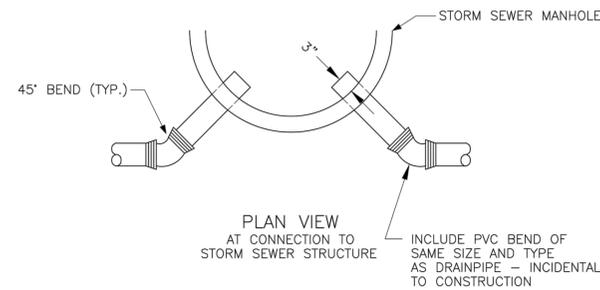
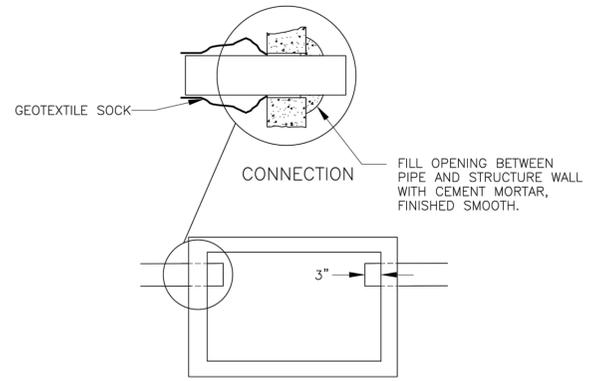
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09.12.2019  
 PROJECT No: 08-1893.00  
**EROSION CONTROL PLAN**

**C700**

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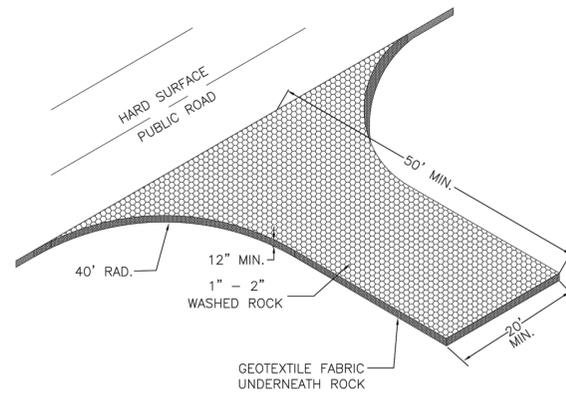
DRAIN TILE CONNECTIONS

APRIL 2019



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
420  
LAKE ELMO



NOTES:

- MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
- A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
- CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
- CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.
- REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

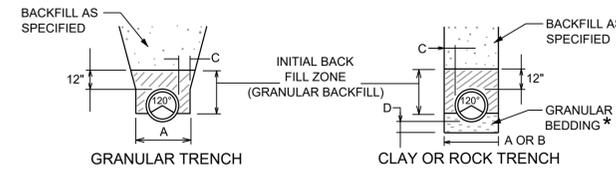
ROCK CONSTRUCTION ENTRANCE

APRIL 2019



CITY OF LAKE ELMO

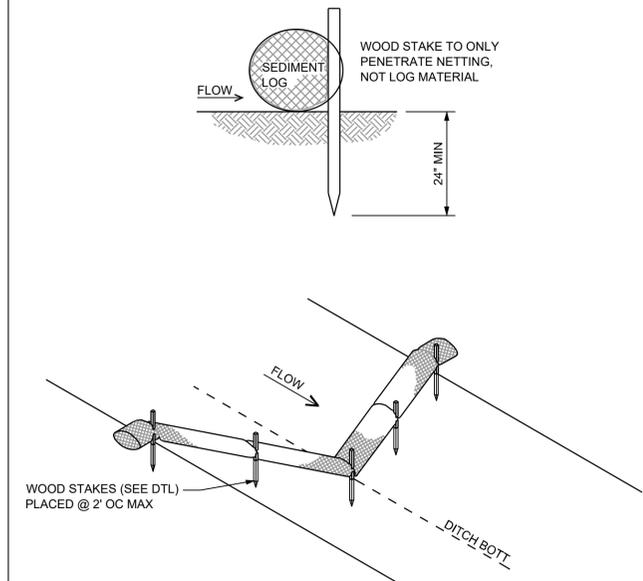
STANDARD DRAWING NO.  
605  
LAKE ELMO



A=O.D. PIPE + 24"(MAX)  
B=O.D. PIPE + 18"(MAX) FOR ROCK  
C=6" MIN.

D=4" BELOW BARREL FOR CLAY  
3" BELOW BELL FOR CLAY  
6" BELOW BARREL FOR ROCK  
E=DETERMINED BY A/E

1 TRENCH SECTIONS  
NOT TO SCALE

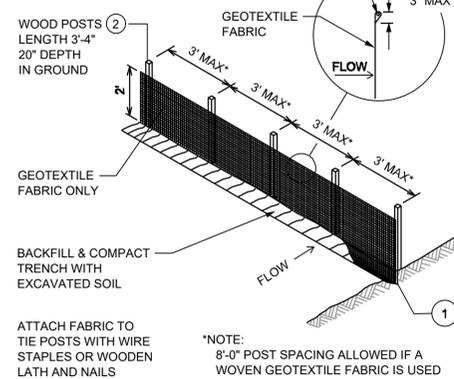


2 SEDIMENT LOG  
NOT TO SCALE

GENERAL NOTES

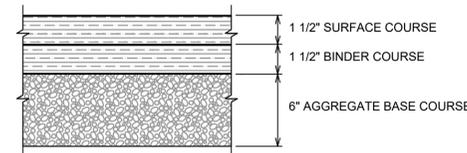
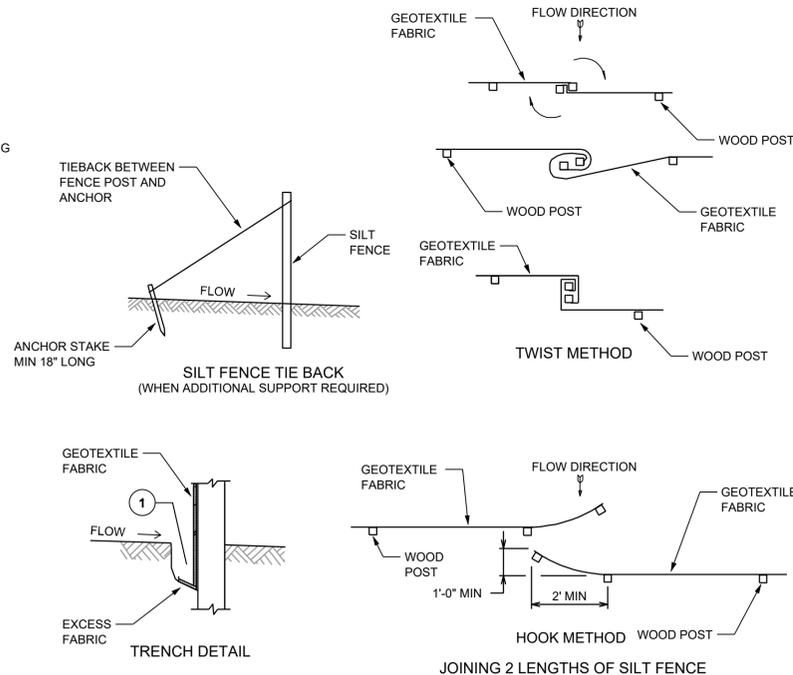
- TRENCH SHALL BE A MIN OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD THE MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MIN SIZE OF 1 1/8" x 1 1/8" OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:  
A. TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.  
B. HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE:  
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

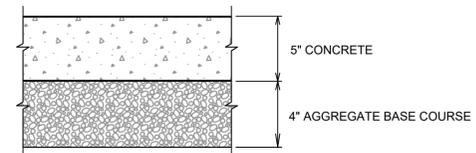


SILT FENCE

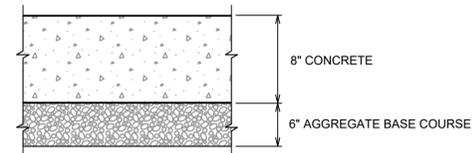
3 SILT FENCE  
NOT TO SCALE



4 ASPHALT PAVEMENT  
NOT TO SCALE



LIGHT DUTY



HEAVY DUTY

5 CONCRETE PAVEMENT  
NOT TO SCALE

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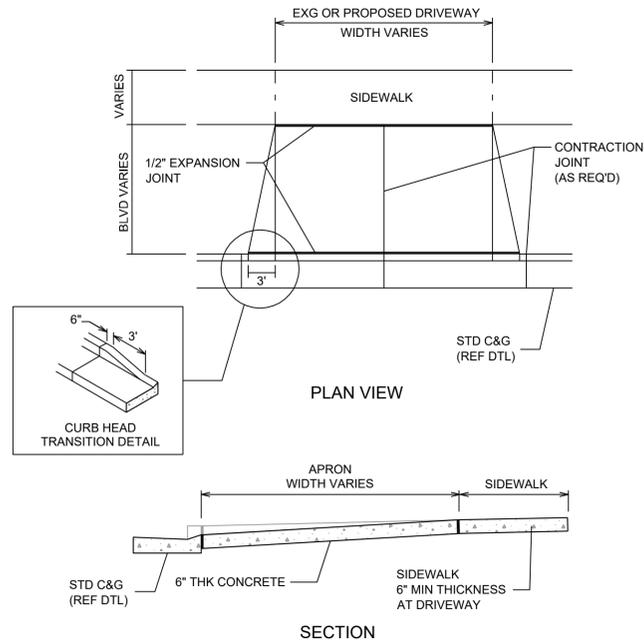
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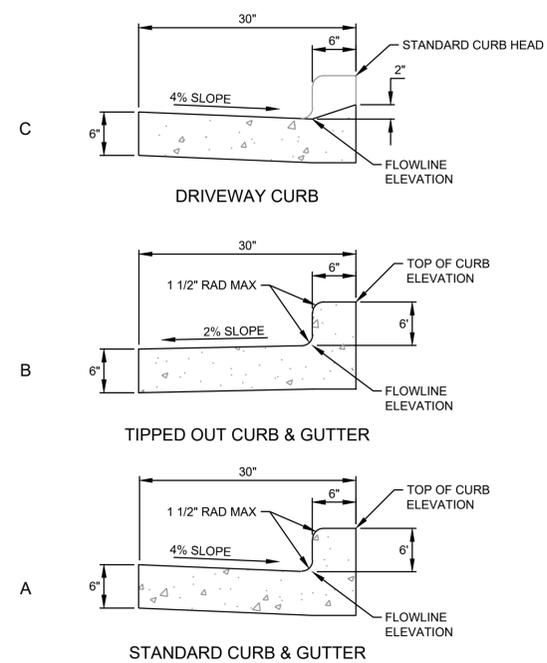
PROJECT No: 08-1893.00

CIVIL DETAILS

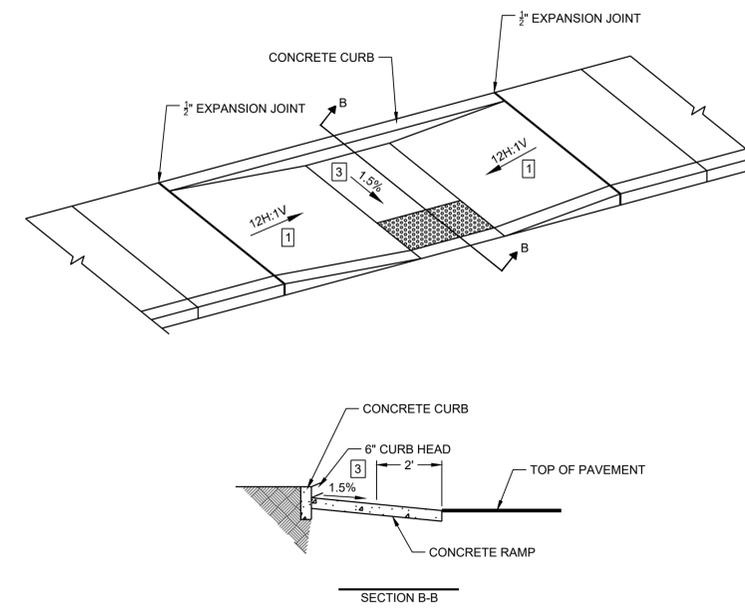
C801



**1 CONCRETE DRIVEWAY APRON - 3' TAPER**  
NOT TO SCALE

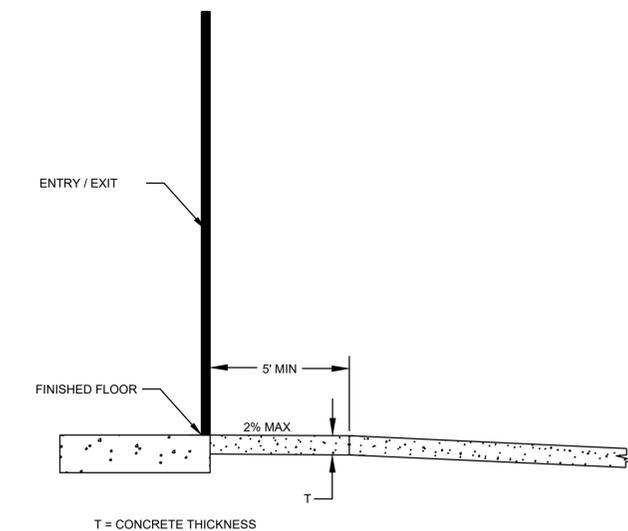


**2 30" CONCRETE CURB & GUTTER**  
NOT TO SCALE

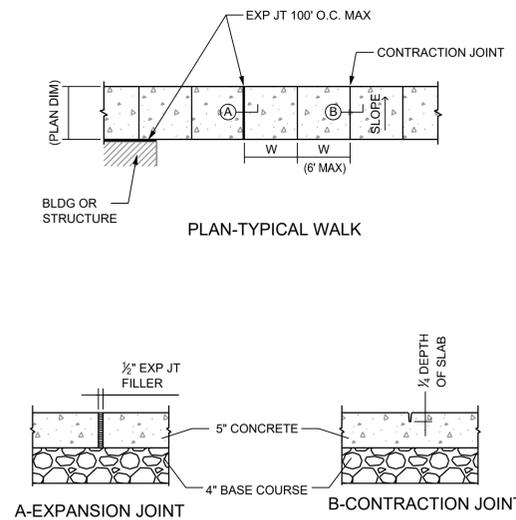


**3 RAMPED SIDEWALK**  
NOT TO SCALE

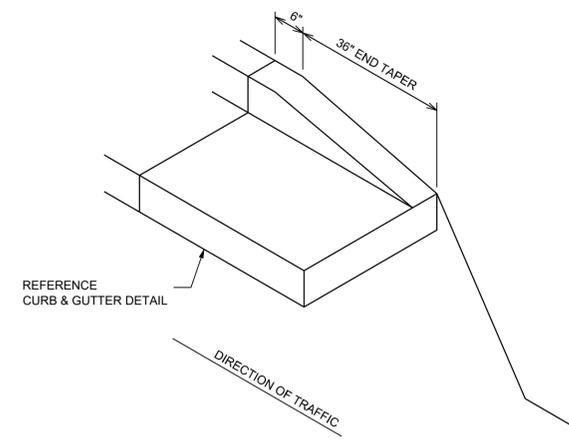
- GENERAL NOTES
- SIDWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- INSTALL CURB TRANSITION INCIDENTAL TO OTHER PAY ITEMS
- 1 DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE SHOULD BE FROM THE SAME MANUFACTURER.
  - 2 SLOPE SIDEWALK TOWARD LANDING AS SHOWN WHERE THERE IS NO TERRACE OR WHERE THE TERRACE IS LESS THEN 6 FEET WIDE.
  - 3 +/- 0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.



**4 BUILDING ENTRANCE**  
NOT TO SCALE



**5 SIDEWALK**  
NOT TO SCALE



**6 CURB & GUTTER TERMINATOR**  
NOT TO SCALE

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NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

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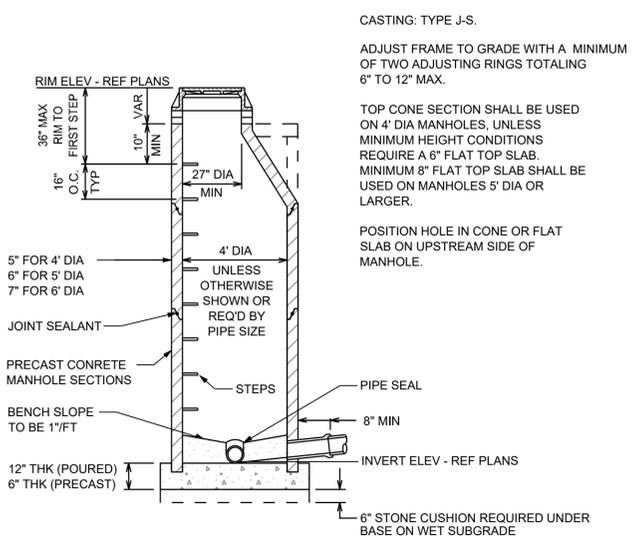
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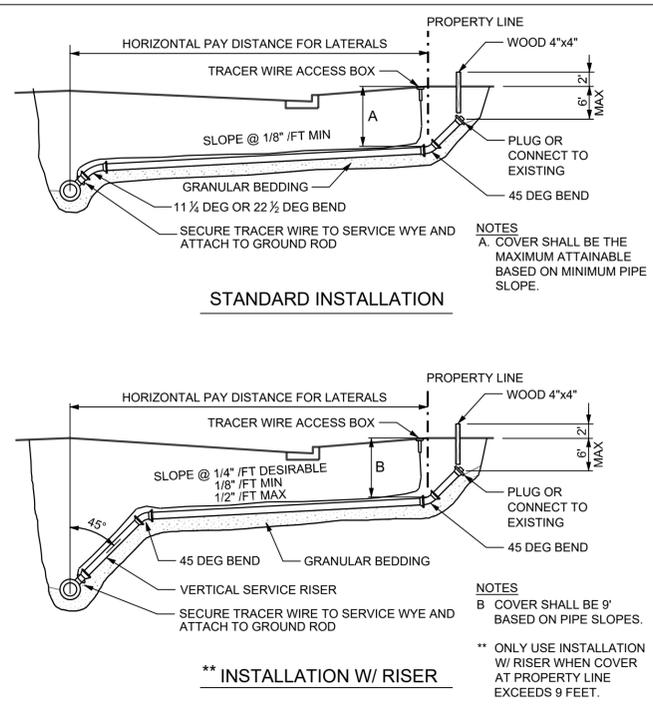
CIVIL DETAILS

**C802**

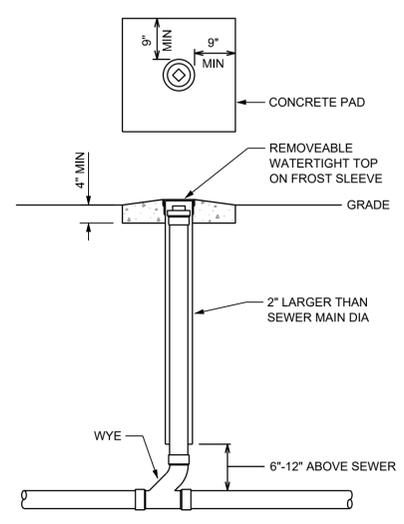
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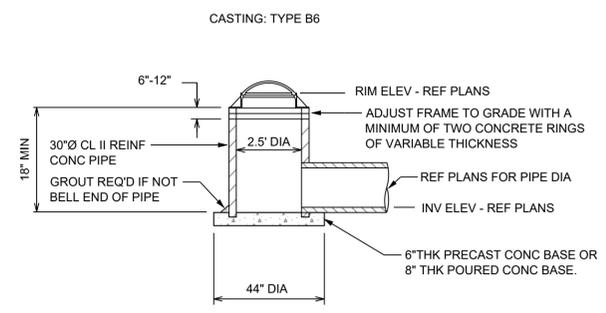
**1 STANDARD SANITARY MANHOLE**  
NOT TO SCALE



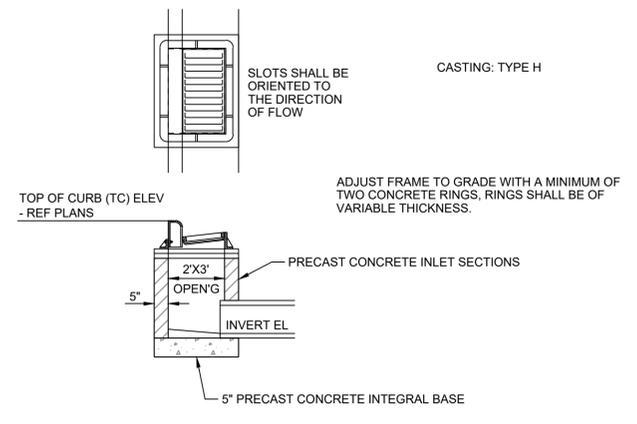
**2 SANITARY SEWER LATERAL**  
NOT TO SCALE



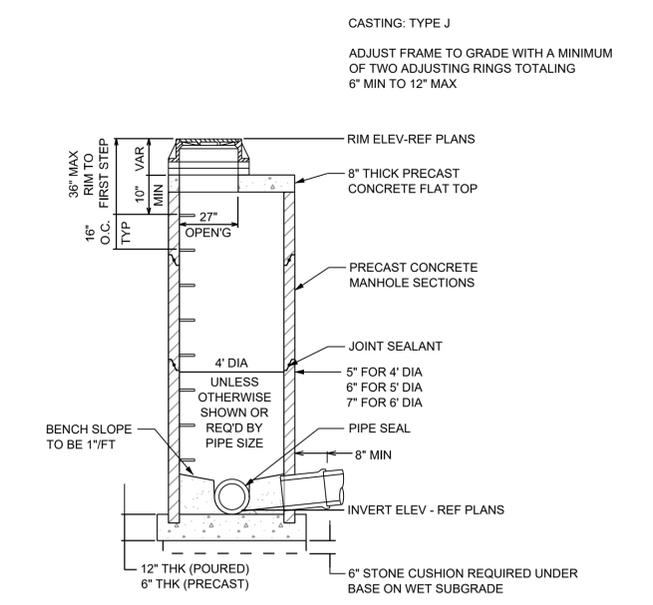
**3 CLEANOUT**  
NOT TO SCALE



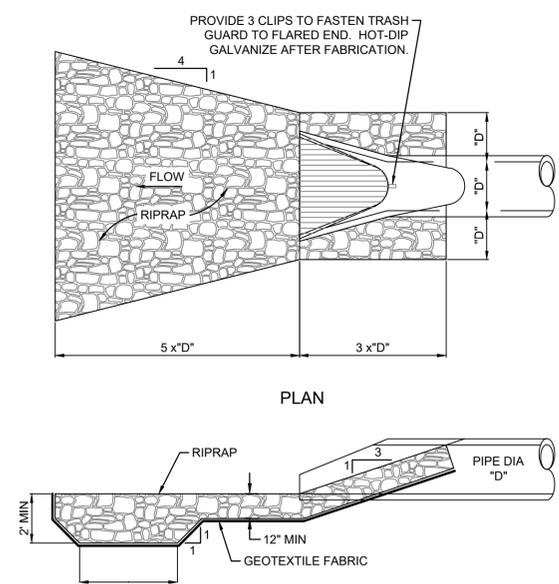
**4 2.5-FT AREA INLET (BEEHIVE GRATE)**  
NOT TO SCALE



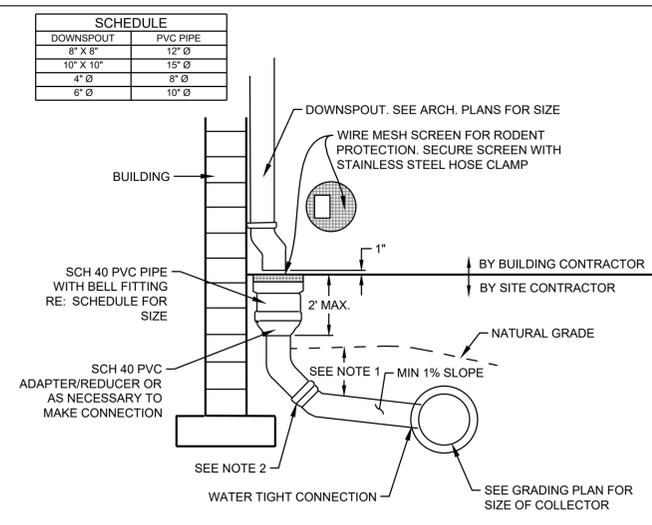
**5 2X3-FT CURB INLET**  
NOT TO SCALE



**6 STANDARD STORM MANHOLE**  
NOT TO SCALE



**7 APRON END WALL WITH TRASHGUARD AND RIPRAP**  
NOT TO SCALE



NOTES:  
 1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES  
 2. A WATER TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC TO ANY OTHER PIPE MATERIAL  
 3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN  
 4. INSTALL PIPES CLEAR OF COLUMNS, BOLLARDS, AND OTHER OTHER BUILDING APPURTENANCES.

**8 DOWNSPOUT COLLECTOR**  
NOT TO SCALE

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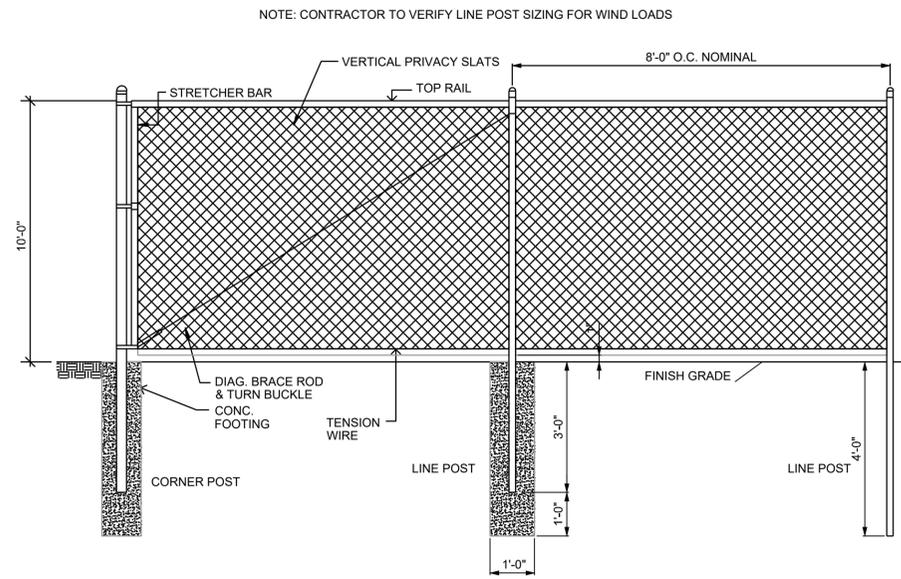
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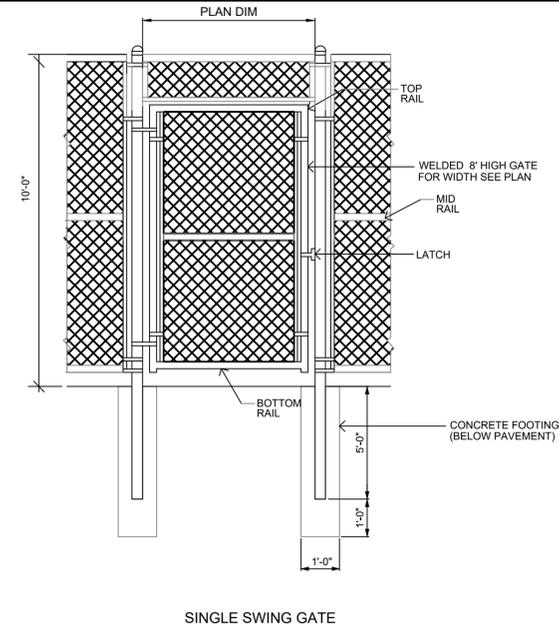
**C803**

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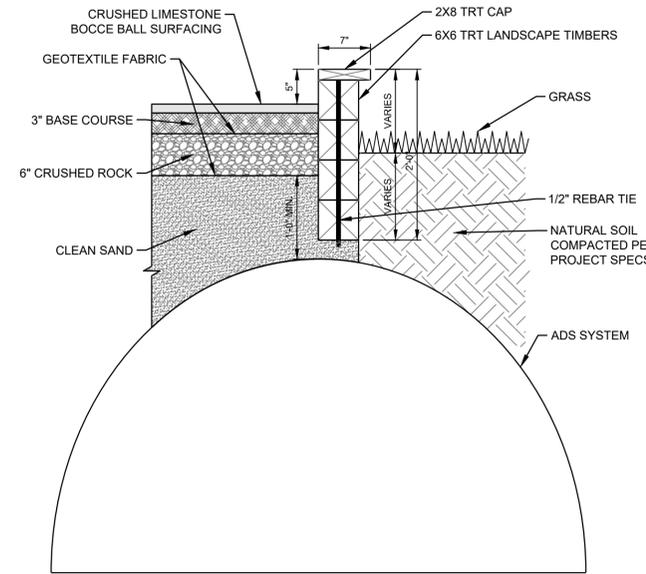
NOTE: EMBED CORNER POSTS, GATE POSTS AND FIRST LINE POST AFTER CORNER & GATE POSTS IN CONCRETE. LINE POSTS ARE NOT EMBEDDED IN CONCRETE.

**1 CHAIN LINK FENCE**  
NOT TO SCALE



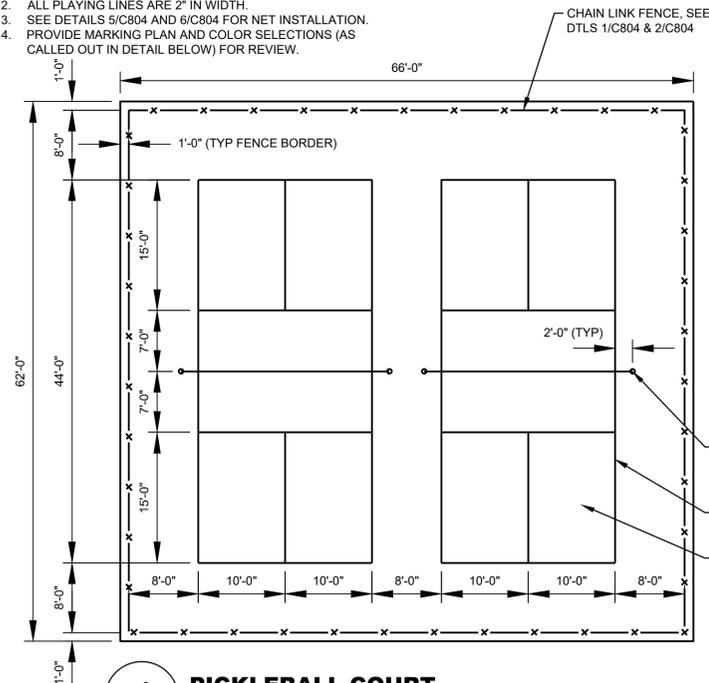
SINGLE SWING GATE

**2 CHAIN LINK GATE**  
NOT TO SCALE

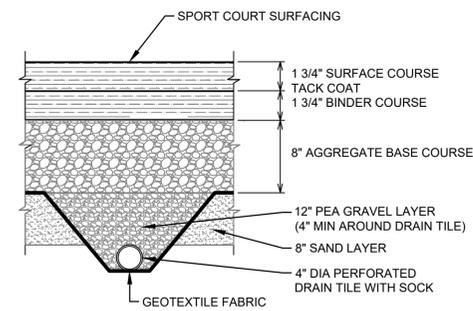


**3 BOCCE BALL SECTION**  
NOT TO SCALE

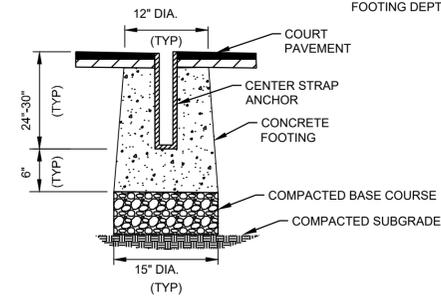
- NOTES:  
1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.  
2. ALL PLAYING LINES ARE 2" IN WIDTH.  
3. SEE DETAILS 5/C804 AND 6/C804 FOR NET INSTALLATION.  
4. PROVIDE MARKING PLAN AND COLOR SELECTIONS (AS CALLED OUT IN DETAIL BELOW) FOR REVIEW.



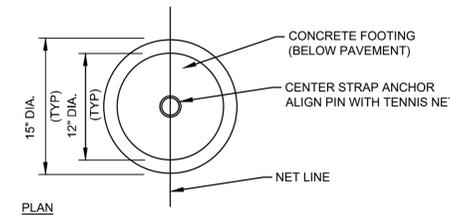
- NOTE:  
1. PROVIDE 2" DEEP SAWCUT SHOWN ON PLAN.  
2. SAW CUT PRIOR TO COLOR COATING COURTS.



- NOTE:  
IN AREAS SUSCEPTIBLE TO FROST HEAVING, INCREASE FOOTING DEPTH TO 24"++



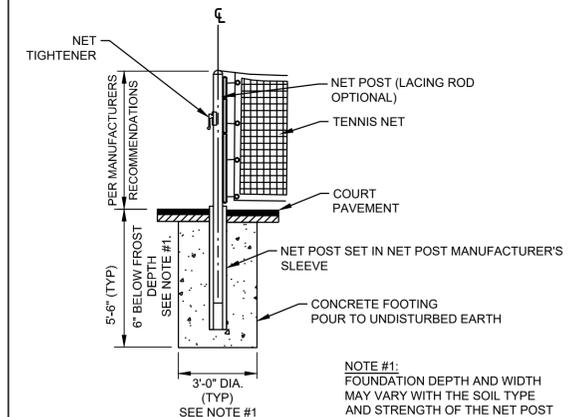
SECTION



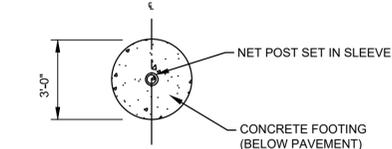
PLAN

NOTE:  
INSTALL PER MANUFACTURER RECOMMENDATIONS. IF MANUFACTURER RECOMMENDATIONS DIFFER FROM THIS DETAIL, MANUFACTURER RECOMMENDATIONS SHALL PREVAIL.

**5 NET CENTER STRAP ANCHOR**  
NOT TO SCALE



SECTION



PLAN

NOTE:  
INSTALL PER MANUFACTURER RECOMMENDATIONS. IF MANUFACTURER RECOMMENDATIONS DIFFER FROM THIS DETAIL, MANUFACTURER RECOMMENDATIONS SHALL PREVAIL.

**6 NET POST FOOTING**  
NOT TO SCALE

MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
**NEW INDEPENDENT LIVING FACILITY**  
LAKE ELMO, MINNESOTA

**Eau Claire Office**  
3433 Oakwood Hills Parkway  
Eau Claire, Wisconsin 54701  
(715) 834-5161

**River Falls Office**  
215 N. Second Street Suite 204  
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09.12.2019

PROJECT No: 08-1893.00

CIVIL DETAILS

**C804**



9/12/2019 10:33:32 AM BIM 360://lake ElmoLake\_Elmo\_Arch.rvt

UNIT MATRIX		
NAME	COUNT	AREA
GUEST UNIT	1	363.86 SF
UNIT A1	2	1,143.59 SF
UNIT B1	4	744.69 SF
UNIT B2	4	792.01 SF
UNIT C1	8	738.43 SF
UNIT D1	12	1,009.26 SF
UNIT D2	2	985.32 SF
UNIT E1	2	705.24 SF
UNIT E2	1	629.11 SF
UNIT F1	2	1,125.4 SF
UNIT G1	4	1,043.89 SF
UNIT H1	1	1,387.28 SF



**1** FIRST FLOOR  
A101 SCALE: 1/16" = 1'-0"

FIRST FLOOR = 22,200 S.F. / TOTAL = 65,552 S.F.



MARK	DATE	DESCRIPTION

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**AYRES ASSOCIATES**

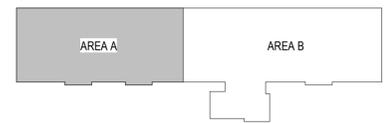
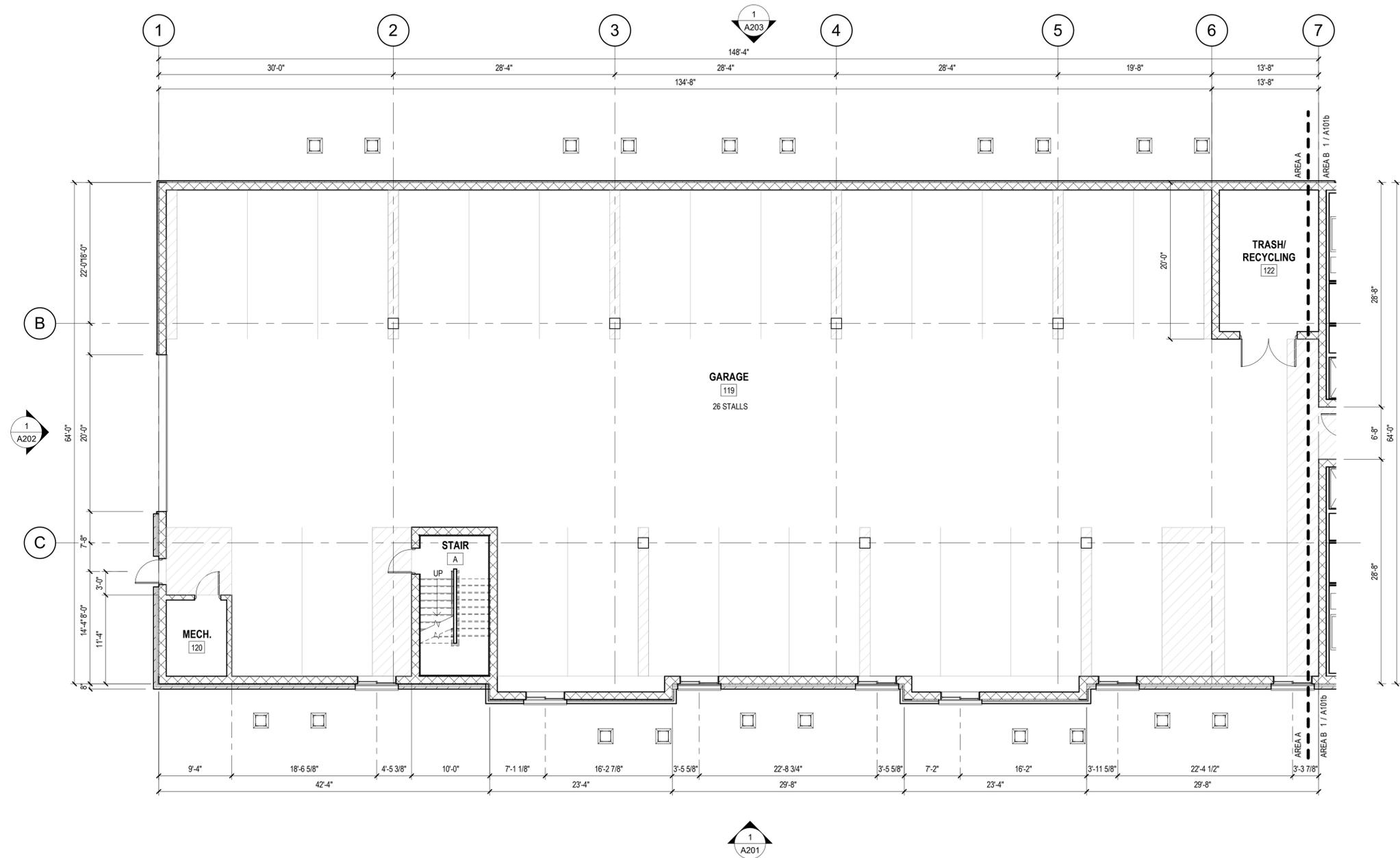
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09.12.2019  
PROJECT No: 08-1893.00  
FIRST FLOOR PLAN

**A101**

9/12/2019 10:33:33 AM BIM 360://Lake Elmo/Lake Elmo\_Arch.rvt



KEYPLAN

1  
A101a  
FIRST FLOOR - AREA A  
SCALE: 1/8" = 1'-0"

FIRST FLOOR = 22,200 S.F. / TOTAL = 65,552 S.F.



NORTH

MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
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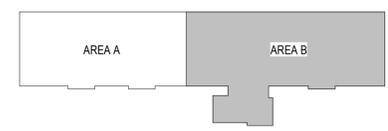
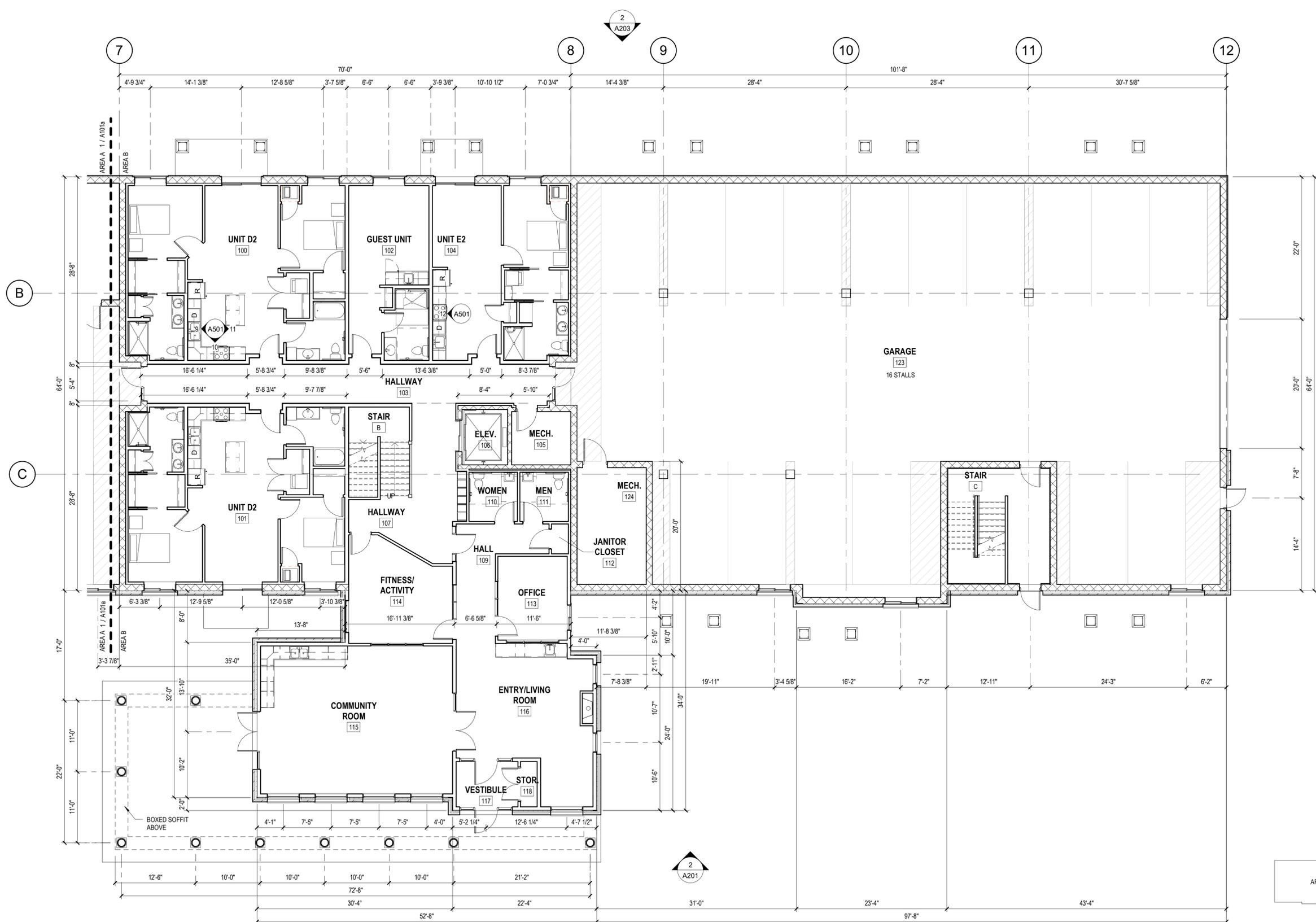
09.12.2019

PROJECT No: 08-1893.00

FIRST FLOOR AREA A PLAN

**A101a**

9/12/2019 10:33:34 AM BIM 360://Lake ElmoLake Elmo\_Arch.rvt



KEYPLAN



1  
A101b  
FIRST FLOOR - AREA B  
SCALE: 1/8" = 1'-0"

FIRST FLOOR = 22,200 S.F. / TOTAL = 65,552 S.F.

MARK	DATE	DESCRIPTION

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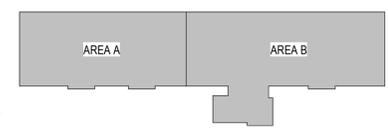
09.12.2019  
 PROJECT No: 08-1893.00  
 FIRST FLOOR AREA B PLAN

**A101b**

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

9/12/2019 10:33:37 AM BIM 360://lake ElmoLake\_Elmo\_Arch.rvt

UNIT MATRIX		
NAME	COUNT	AREA
GUEST UNIT	1	363.86 SF
UNIT A1	2	1,143.59 SF
UNIT B1	4	744.69 SF
UNIT B2	4	792.01 SF
UNIT C1	8	738.43 SF
UNIT D1	12	1,009.26 SF
UNIT D2	2	985.32 SF
UNIT E1	2	705.24 SF
UNIT E2	1	629.11 SF
UNIT F1	2	1,125.4 SF
UNIT G1	4	1,043.89 SF
UNIT H1	1	1,387.28 SF



**1** SECOND FLOOR  
A102 SCALE: 1/16" = 1'-0"

SECOND FLOOR = 21,776 S.F. / TOTAL = 65,552 S.F.



MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
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LAKE ELMO, MINNESOTA

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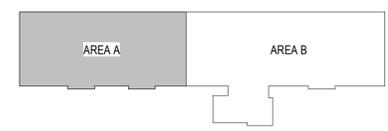
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09.12.2019  
PROJECT No: 08-1893.00  
SECOND FLOOR PLAN

**A102**

9/12/2019 10:33:39 AM BIM 360://Lake ElmoLake Elmo\_Arch.rvt



KEYPLAN

**1**  
A102a  
**SECOND FLOOR - AREA A**

SCALE: 1/8" = 1'-0"

FIRST FLOOR = 21,776 S.F. / TOTAL = 65,552 S.F.



MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
**NEW INDEPENDENT LIVING FACILITY**  
 LAKE ELMO, MINNESOTA

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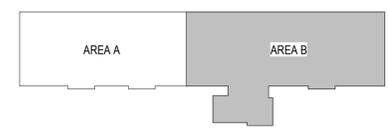
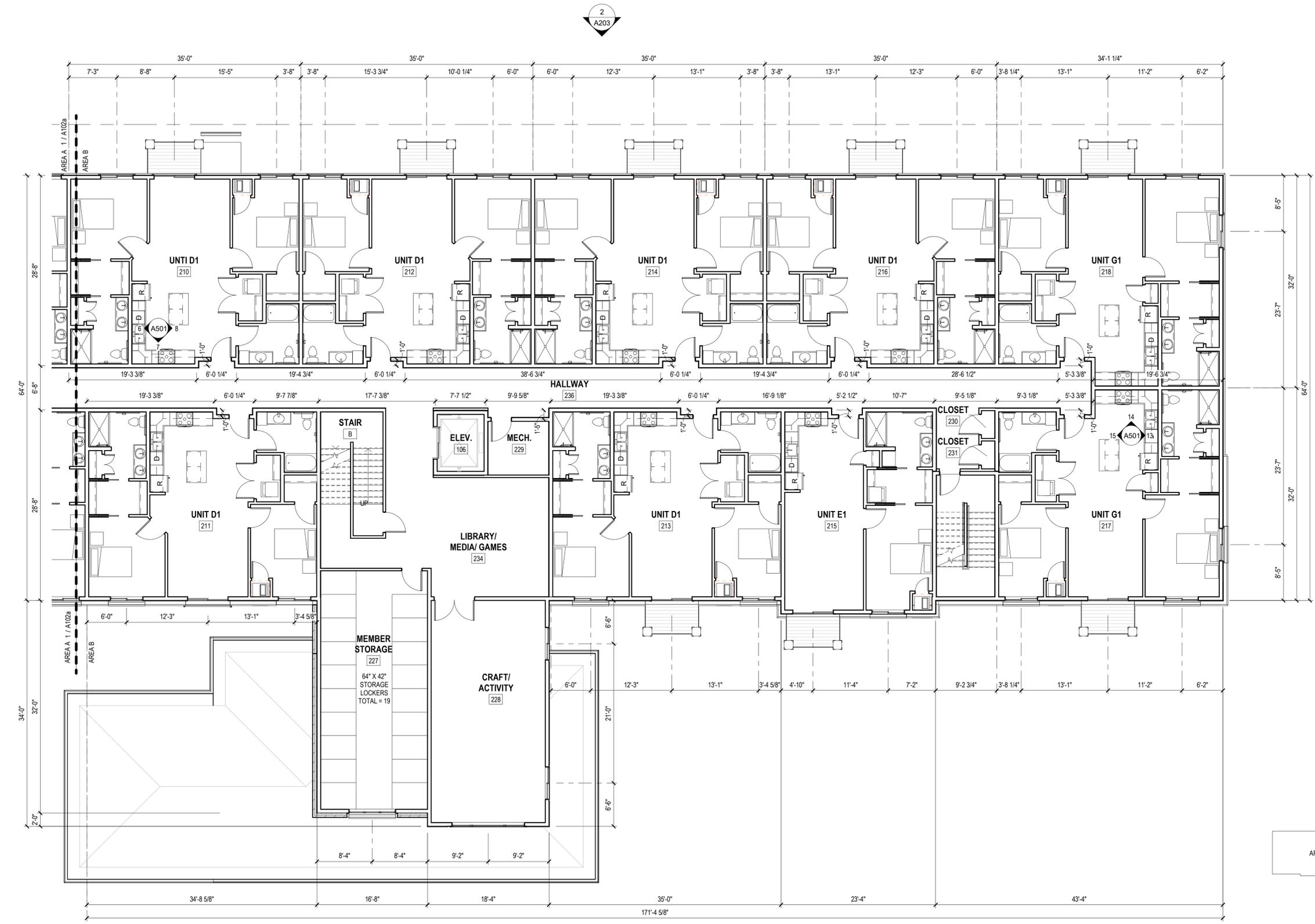
09.12.2019  
 PROJECT No: 08-1893.00  
 SECOND FLOOR AREA A PLAN

**A102a**

9/12/2019 10:33:41 AM BIM 360://lake ElmoLake\_Elmo\_Arch.rvt

# 1 SECOND FLOOR - AREA B

SCALE: 1/8" = 1'-0"



KEYPLAN



SECOND FLOOR = 21,776 S.F. / TOTAL = 65,552 S.F.

MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
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 LAKE ELMO, MINNESOTA

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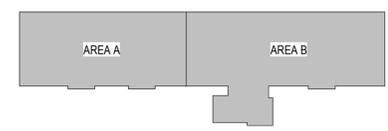
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09.12.2019  
 PROJECT No: 08-1893.00  
 SECOND FLOOR AREA B PLAN

# A102b

9/12/2019 10:33:43 AM BIM 360://lake ElmoLake Elmo\_Arch.rvt

UNIT MATRIX		
NAME	COUNT	AREA
GUEST UNIT	1	363.86 SF
UNIT A1	2	1,143.59 SF
UNIT B1	4	744.69 SF
UNIT B2	4	792.01 SF
UNIT C1	8	738.43 SF
UNIT D1	12	1,009.26 SF
UNIT D2	2	985.32 SF
UNIT E1	2	705.24 SF
UNIT E2	1	629.11 SF
UNIT F1	2	1,125.4 SF
UNIT G1	4	1,043.89 SF
UNIT H1	1	1,387.28 SF



KEYPLAN



THIRD FLOOR = 21,776 S.F. / TOTAL = 65,552 S.F.

**1**  
A103  
**THIRD FLOOR**  
SCALE: 1/16" = 1'-0"

MARK	DATE	DESCRIPTION

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LAKE ELMO, MINNESOTA

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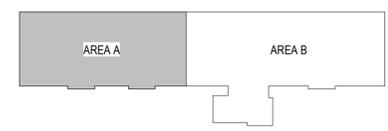
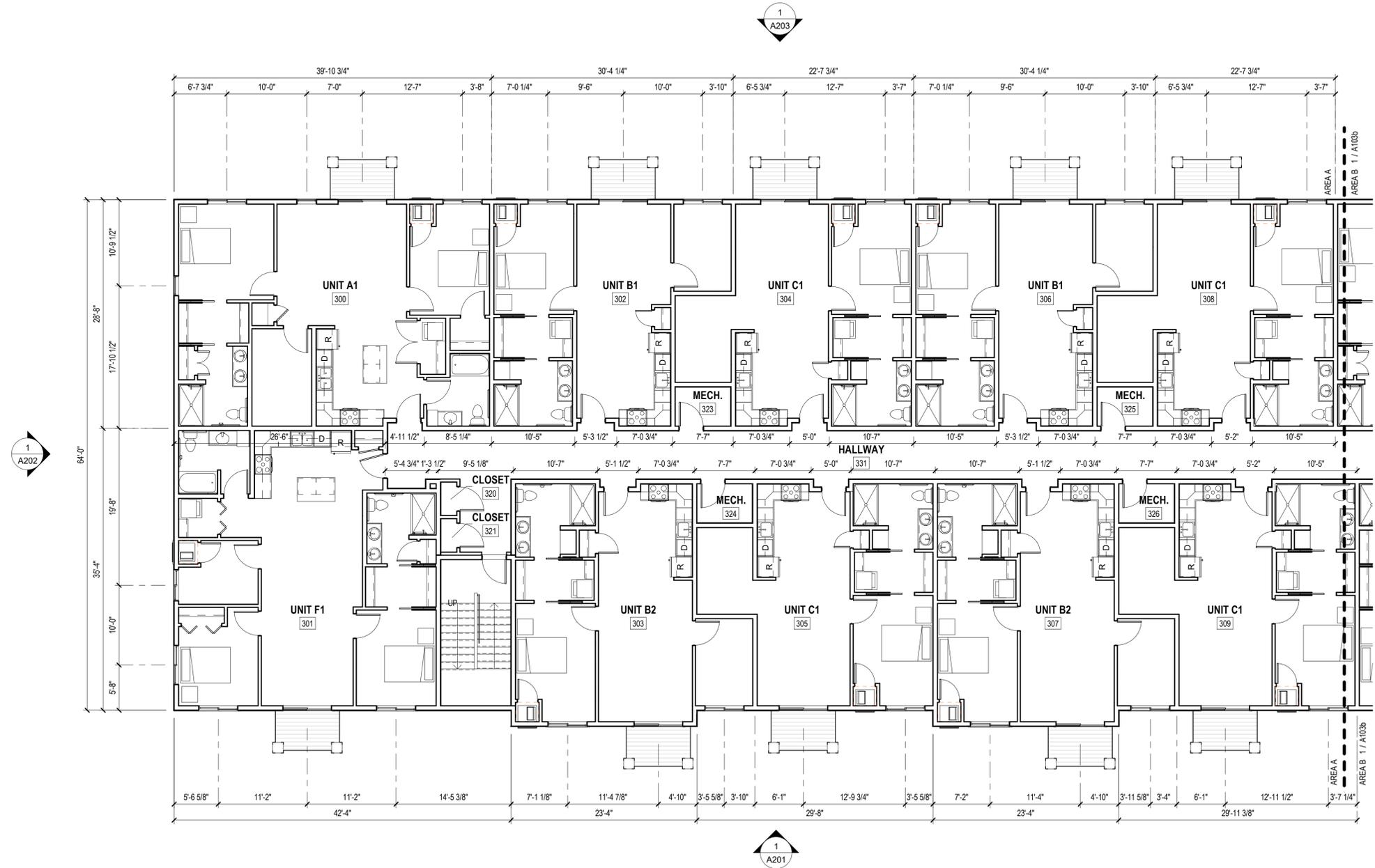
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09.12.2019  
PROJECT No: 08-1893.00  
**THIRD FLOOR PLAN**

**A103**

9/12/2019 10:33:45 AM BIM 360://lake ElmoLake\_Elmo\_Arch.rvt



KEYPLAN

**THIRD FLOOR - AREA A**  
 SCALE: 1/8" = 1'-0"

THIRD FLOOR = 21,776 S.F. / TOTAL = 65,552 S.F.



MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
**NEW INDEPENDENT LIVING FACILITY**  
 LAKE ELMO, MINNESOTA

**Eau Claire Office**  
 3433 Oakwood Hills Parkway  
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09.12.2019  
 PROJECT No: 08-1893.00  
 THIRD FLOOR AREA A PLAN

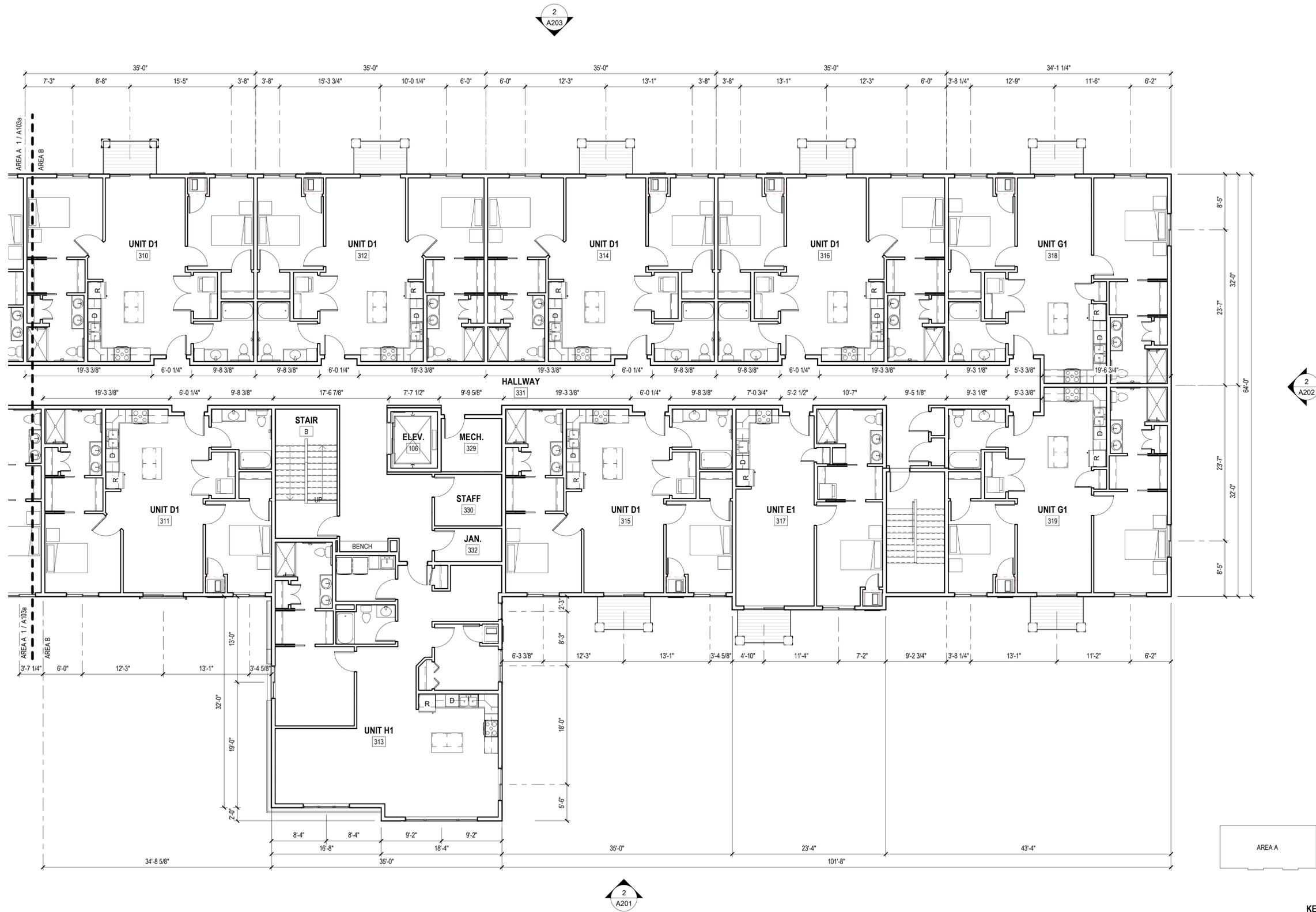
**A103a**

9/12/2019 10:33:47 AM BIM 360://Lake ElmoLake Elmo\_Arch.rvt

# 1 THIRD FLOOR - AREA B

SCALE: 1/8" = 1'-0"

THIRD FLOOR = 21,776 S.F. / TOTAL = 65,552 S.F.



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09.12.2019  
PROJECT No: 08-1893.00  
THIRD FLOOR AREA B PLAN

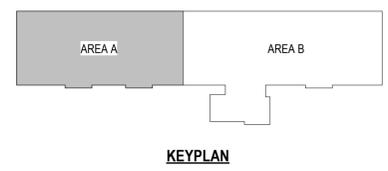
# A103b

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**NEW INDEPENDENT LIVING FACILITY**  
LAKE ELMO, MINNESOTA

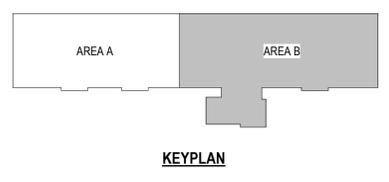
MARK	DATE	DESCRIPTION



**1 SOUTH ELEVATION - AREA A**  
 SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION - AREA B**  
 SCALE: 1/8" = 1'-0"



MARK	DATE	DESCRIPTION

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 LAKE ELMO, MINNESOTA

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 PROJECT No: 08-1893.00  
 EXTERIOR ELEVATIONS

**A201**

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9/12/2019 10:33:50 AM BIM 360://lake Elmo.lake Elmo\_Arch.rvt



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

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LAKE ELMO, MINNESOTA

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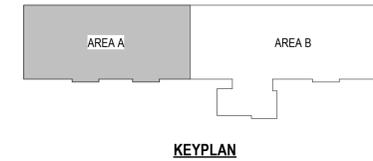
NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

09.12.2019  
PROJECT No: 08-1893.00  
EXTERIOR ELEVATIONS

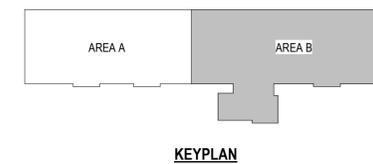
**A202**



1 NORTH ELEVATION - AREA A  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - AREA B  
SCALE: 1/8" = 1'-0"



MARK	DATE	DESCRIPTION

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LAKE ELMO, MINNESOTA

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09.12.2019  
PROJECT No: 08-1893.00  
EXTERIOR ELEVATIONS

**A203**

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

MARK	DATE	DESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC  
TWIN HOME PROTOTYPE PLANS  
LAKE ELMO, MN

NOT FOR CONSTRUCTION - OWNER REVIEW - CITY SUBMITTAL PACKAGE

TWIN HOMES PLANS

**A1**

9-13-2019



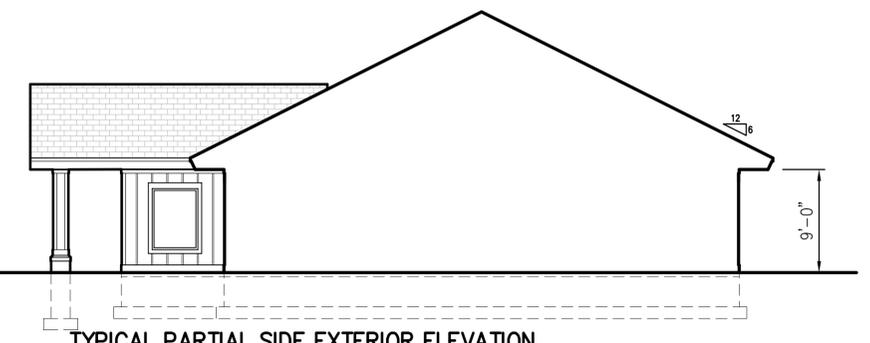
TYPICAL FRONT EXTERIOR ELEVATION



TYPICAL SIDE EXTERIOR ELEVATION



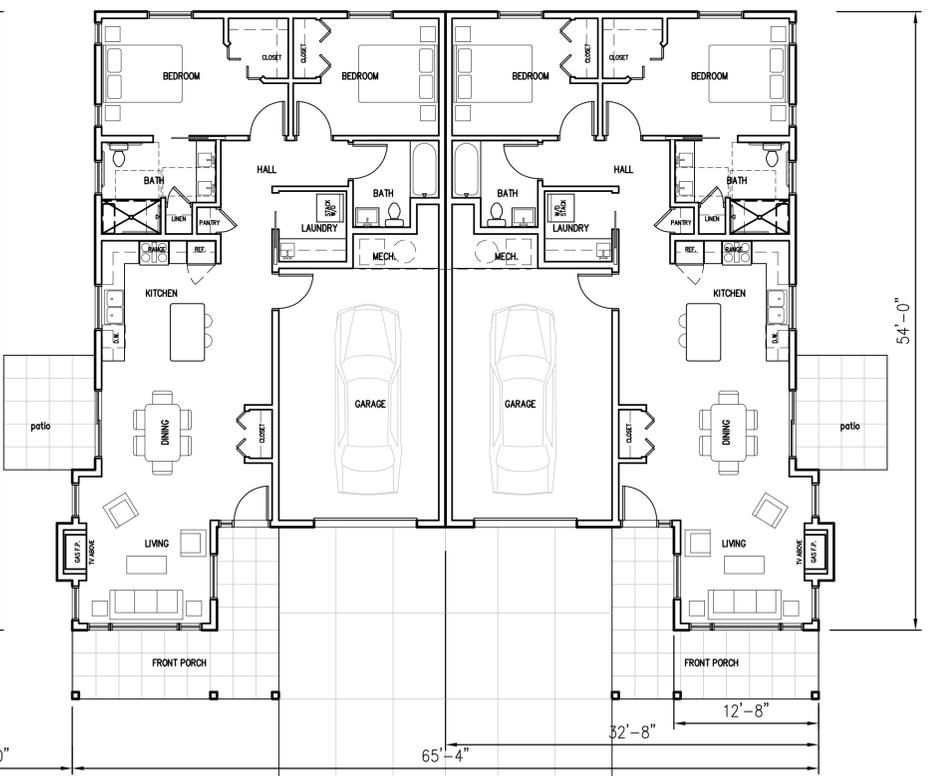
TYPICAL REAR EXTERIOR ELEVATION



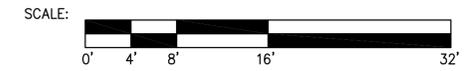
TYPICAL PARTIAL SIDE EXTERIOR ELEVATION



**3-BEDROOM  
PATIO HOME PROTOTYPE**  
1,825 S.F. INCLUDING GARAGE  
1,337 S.F. NOT INCLUDING GARAGE



**PATIO HOME PROTOTYPE**  
1,510 S.F. INCLUDING GARAGE - EACH SIDE  
1,180 S.F. NOT INCLUDING GARAGE - EACH SIDE



## **Lake Elmo Senior Living Project Summary**

**To:** City of Lake Elmo, MN

16 September 2019

**From:** Mathew Frisbie – Ayres Associates Inc

---

The following describes the overall project summary.

### **Lake Elmo Senior Living Project with Ebenezer Management**

Lake Elmo, MN

#### **Layout and Design Changes from Initial Concept Review in August**

The following items were updated or changed after listening to the various comments from the city staff, the neighbors, the Planning Commission, and the City Council members:

- One of the access drives coming off of 39<sup>th</sup> Street North was eliminated, and the development drive now loops back and connects at one location.
- Fire access lanes have been added on both the east and west sides of the 42-unit apartment building.
- The 42-unit building was shifted further to the south to achieve a 55-foot buffer to the north property line to the main building footprint and 50 feet for the 5-foot decks (a 10-foot rear yard setback is required per code).
- The twin homes will have a 35-foot buffer from the east and west property lines (a 10-foot side yard setback is required per code).
- All the existing trees on the site (all on the north property line) will be preserved, protected, and maintained as a good buffer to the residential neighborhood to the north. A tree survey was completed to locate all of the trees. Also, new trees will be added to the north tree line to infill the northwest corner of the site where there are currently some gaps.
- A full landscape plan and civil engineering plans are now part of the submittal.
- A traffic study was completed and the impact to 39<sup>th</sup> Street North will be minimal.
- The sidewalk connection to the Arbor Glen Senior Living facility was moved slightly to the north to align with the sidewalk access to the main entry of the facility and to the outdoor dining. This location is better for safety while walking a shorter and more direct route.
- The village park in the center of the development is more defined with the pickle ball courts, bocce ball courts, and small playground structure, raised gardens, a trellis, and circulation paths with benches.
- The parking layout has been adjusted per the changes and the new parking count is 120 stalls and 117 stalls are required per city zoning code.

#### **The Location and Demand**

This proposed independent senior living project is the 5-acre parcel adjacent to Arbor Glen Senior Living (11020 39<sup>th</sup> Street) in Lake Elmo.

Lake Elmo is a suburban community of 9,916 people (2018 estimate) in Washington County. While lower-density, Lake Elmo is surrounded by larger neighbors. To the northeast is Stillwater (population 19,750) and Oak Park Heights (4,740). On the southwest is Woodbury (69,500) and on the west is Oakdale (28,100).

Lake Elmo is an appealing residential location as it combines a picturesque rural character with excellent access to shopping and services in the surrounding area. Based on the resident draw pattern of the existing Arbor Glen Senior Living, community orientation, proximity to other senior housing properties in the surrounding area, geographic barriers, and our knowledge of senior housing draw areas, we estimate that a new senior rental housing development on the Site in Lake Elmo would attract approximately 65% of its residents from a draw area (Primary Market Area, or “PMA”) that includes Lake Elmo, West Lakeland Township, and Baytown Township. The remaining portion of the senior housing demand (35%) would come from outside the PMA, particularly parents of adult children living in the PMA.

The preliminary senior housing study was completed by Viewpoint Consulting Group, Inc. Based on pent-up demand and the growth in senior households, the Market Study identified an unmet demand for independent senior living units, assisted living units and memory care units. These numbers conservatively reflect a capture rate of 45% of the market area excess demand. The senior population is projected to continue to see an increase for the next five years. This provides for a very healthy and growing senior population.

### **The Project**

The site development for this project, managed by Ebenezer, is a total 60 units designed around a common park-like green space and site amenities for senior independent living. This would consist of a 42-unit senior living three-story apartment building with larger one-bedroom units, two-bedroom units, and two-bedroom units plus dens and the building will have internal parking. The site plan layout will also include 18 patio homes (9 buildings with either two-bedroom or three-bedroom units). The rent structure is comparable to neighboring facilities and other new campuses that are currently being constructed across the region.

The apartment building will incorporate typical senior building amenities such as a community room, multi-purpose rooms, fitness room, management office and a food serving kitchen for serving community room.

The exterior of the buildings will complement the adjacent Arbor Glen facility and will incorporate brick, stone and Hardi-type siding (cementitious siding) with a sloping asphalt shingle roof. The building will be set back off the adjacent streets with extensive patios, landscaping, gardens, walks and courtyards.

### **The Management Team – Ebenezer Senior Services:**

Founded in 1917 by Minneapolis Lutherans to provide community-centered care for homeless older adults and others in need, Ebenezer Society programs and services today include:

- Independent Living (including condominiums, cooperatives and senior apartments)
- Assisted Living
- Memory Care
- Transitional and Long-term Care
- Adult and Intergenerational Day Programs
- Community-based Services
- Management and Consulting Services
- The Ebenezer Foundation

Part of Fairview Health Services since 1995, their combined resources and expertise offer access to a full range of choices for vibrant senior living. In partnership with the University of Minnesota, they are also part of an academic health system improving the patient’s clinical experience, conducting nation-leading research and achieving academic prominence.

Ebenezer will assist in analyzing the market, establishing a strategic marketing plan, producing sales collateral, coordinating a public relations plan, and training sales staff. Through Ebenezer’s system for managing leads, maximizing sales, and monitoring programs to reach occupancy projections, this new senior living facility hopes to fill this facility within two years of opening.

Ebenezer will provide effective on-site management as well as consulting services in all areas of management. Ebenezer has proven that quality patient care and a positive bottom line can go hand-in-hand. Ebenezer will evaluate the facilities' strengths and weaknesses and they will assess current programs, any service gaps, as well as opportunities and threats in the external market environment. From this, recommendations for new service options tailored to the needs of seniors will be developed and include an individualized implementation plan.

The anticipated number of employees for this independent senior living facility project will be approximately 4 employees. This will include an executive director, a marketing director, staff for activities, and maintenance person.

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mathew J. Frisbie". The signature is fluid and cursive, with a prominent initial "M" and a long horizontal stroke at the end.

Mathew J. Frisbie, AIA  
Vice President – Ayres Associates Inc

**PUD Density Calculations Information**  
**Site for Proposed Lake Elmo Senior Living Project**

Parcel Number: 13.029.21.22.0013

Legal Description: BROOKMAN 3RD ADD LOT 2 BLOCK 2 SUBDIVISIONCD 37102

**Summary:**

The Concept Site Plan shows 60 total units – 42 in the three-story apartment building and 18 in the one-level patio home buildings. The existing zoning of the site, VMX, shows the density for development at 6-10 units per acre. So, the summary of the density of the proposed concept site plan starts with the 10 units/acre = 50 units and then we meet several of the PUD “density increases” to meet the 20% increase which adds another 10 unit for a total of 60 units.

Please see our density increase calculations below from the City Zoning Code

**From the City of Lake Elmo Zoning Code:**

**§ 154.754 DENSITY.**

The PUD may provide for an increase in density of residential development by up to 20% of that allowed in the base zoning district. Applicants seeking increased residential density through a Planned Unit Development are required to provide at least 1 or a combination of site amenities that equal the required amount of amenity points to achieve the desired density bonus.

A. *Amenity Points and Equivalent Density Increases.* Increases in density will be awarded through a 1:1 ratio with amenity points. For every increase in amenity points for a

Planned Unit Development, the applicant will be allowed an equivalent amount of

density increase, up to a maximum increase of 20%. Table 16-1 outlines the required amount of amenity points to achieve various density increases.

**Table 16-1: Amenity Points and Equivalent Density Increases**

<i>Amenity Points</i>	<i>Density Increase</i>
5	5%
10	10%
15	15%
20	20%

B. *Site Amenities.* Site amenities that are eligible for amenity points are listed in Table 16-2, including the associated standards of implementation. Some of the amenities may be awarded a range of amenity point based upon the quality and magnitude of the amenity. Where the amenity does not meet all of the standards required in Table 16-2, no points shall be awarded. Partial points for site amenities shall not be awarded, except as otherwise allowed in Table 16-2.

C. *Site Amenities Not Listed.* The city may also consider the allotment of amenity points for site amenities that are not otherwise specified within this ordinance as part of the preliminary plan phase of the planned development.

**Table 16-2: Site Amenities**

<i>Points</i>	<i>Amenity</i>	<i>Standards</i>
5-10	Underground or Structure Parking	Proposed underground or structured parking must be integrated into the primary structure. The purpose of this amenity is to better integrate parking into the site, reduce the amount of surface parking stalls, and reduce the amount of impervious surface. Proposed underground or structured parking must reduce the amount of surface parking stalls located outside of the footprint of the principal structure by a minimum of 25%. Amenity points will be awarded based upon the amount of surface parking stalls reduced (between 25-50%). For every additional 5% of surface parking stalls reduced above 25%, the applicant will be awarded 1 additional amenity point, up to a maximum of 10 amenity points. The facade of any underground or structure parking areas must match the architectural design of the principal structure.
10	Historic Preservation	Preservation, rehabilitation or restoration of designated historic landmarks in a manner that is consistent with the standards for rehabilitation of the Secretary of the Interior as part of the development.
<i>Points</i>	<i>Amenity</i>	<i>Standards</i>

+10  
points

+0  
points

+10  
points

+0  
points

+0  
points

+5  
points

+0  
points

10	Additional Open Space	A minimum of 50% of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of 50% of the provided open space shall be contiguous. Open space classifications that qualify may include natural habitat, neighborhood recreation, trail corridors or open space buffers.
10	Public Right-of-Way Dedication	Dedication of land and construction of a public road, trail, pathway, or greenway that is part of an approved city plan, but outside the scope of the immediate project area. Right-of-way improvements should be designed per the specification of the City Engineer.
5	Fire Sprinkler Systems	The installation of fire sprinkler systems, per NFPA 13, 13D or 13R, in structures that are not currently required to install these systems under state code. Amenity points will only be awarded in situations where there are a significant proportion of structures in the development that are not required to be sprinkled under State Building Code. In addition, the density bonus calculation shall only be applied to the number of structures that do not require fire sprinkler systems.
5	Contained Parking	The purpose of this amenity is to better integrate surface parking into the site and reduce the amount of visible surface parking from the public right-of-way. Parking should be rear-loaded and hidden by the building facade, or integrated into the site in some other fashion that is acceptable to the city. This amenity is separate from underground or structure parking.
5	Leadership in Energy and Environmental Design	The proposed development shall meet the minimum standards for LEED Silver certification. The project does not have to achieve actual LEED certification; however, the developer must submit the LEED checklist and documentation to the city, approved by a LEED Accredited Professional (LEED-AP), which shows that the project will comply with LEED Silver requirements.

<i>Points</i>	<i>Amenity</i>	<i>Standards</i>
+5 points	5 Pedestrian Improvements	A site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around a site. The improvements shall use a combination of trails, landscaping, decorative materials, access control and lighting to create safe, clear and aesthetically pleasing pedestrian facilities through and /or around the site that comply with the Americans with Disabilities Act accessibility requirements.
+0 points	5 Adaptive Reuse	Significant renovation, rehabilitation and adaptive reuse of an existing building(s), rather than demolition.
+5 points	5 Plaza	The development shall include some form of plaza or public square that is wholly or partly enclosed by a building or buildings. Plazas are landscaped or paved open areas that shall have a minimum area not less than 1,000 square feet. Plazas for commercial or mixed-use development shall be open to the public during daylight hours.
<i>Points</i>	<i>Amenity</i>	<i>Standards</i>
+5 points	1-5 Enhanced Landscaping	A Landscaping Plan of exceptional design that has a variety of native tree, shrub and plan types that provide seasonal interest and that exceeds the requirements of the Lake Elmo Design Standards Manual. The landscaped areas should have a resource efficient irrigation system. The Landscaping Plan shall be prepared by a licensed landscape architect. Amenity points shall be awarded based upon the quality and magnitude of the Landscaping Plan.
+3 points	3 Enhanced Storm Water Management	Provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include long-term maintenance of the design. The design shall conform to the requirements per the Minnesota Stormwater Manual and shall meet the approval of the City Engineer.
+3 points	1-3 Theming	Significant utilization of various elements of Theming consistent with the 2013 Lake Elmo Theming Project, including but not limited to signage, fencing, landscaping, lighting and site furnishings. Amenity points will be awarded based upon the quality and magnitude of Theming elements integrated into the project.
+0 points	3 Natural Features	Site planning that preserves significant natural features or restores ecological functions of a previously damaged natural environment.

**Estimated total of +/-46 potential points awarded**  
**Max points allowed is 20 points for 20% density increase**

Lake Elmo Senior Living - Site Calculations			Printed 9-13-19	
	Acres:	Square Feet:	Percent:	
<b>Total Site</b>	5	217,800	100.00%	43560
<b>Total Buildings and Hardscape (impervious)</b>		119,000	54.64%	
Smaller twin homes with driveway				
Larger twin homes with driveway				
All Sidewalks				
All roads, drives, and parking				
<b>Total Green space (pervious)</b>		98,800	45.36%	
Landscape and grass areas (includes Bocce Ball and Pickle Ball courts)				
<b>Other misc. Calculations:</b>				
	Acres:	Square Feet:	Percent:	
<b>Common Space</b>		60,830	27.93%	
Common Road and Parking				
Center area in the "Village" site layout				
Landscape gardens and paths				
Bocce Ball courts				
Pickle Ball Courts				
Play area				
	Acres:	Square Feet:	Percent:	
<b>Common Road and Common Parking</b> (not counting the twinhome driveways)		39,239	18.02%	

**PUD Density Calculations Information**  
**Site for Proposed Lake Elmo Senior Living Project**

Parcel Number: 13.029.21.22.0013

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+10  
points

+0  
points

+10  
points

+0  
points

+0  
points

+5  
points

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Estimated total of +/-46 potential points awarded  
Max points allowed is 20 points for 20% density increase

# MEMORANDUM

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4285

Date: October 10, 2019

To: Ken Roberts, Planning Director  
Cc: Chad Isakson, Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer  
Re: Lake Elmo Senior Development  
Preliminary Plan Review

Engineering has reviewed the Preliminary Site Plan for the Lake Elmo Senior Development to be located along 39th Street North, just east of Arbor Glenn Senior Living. The submittal consisted of the following documentation received September 30, 2019:

- Preliminary Site Plan and PUD dated September 17, 2019, prepared by Ayres Associates.
- Storm Water Management Plan dated September 17, 2019 prepared by Ayres Associates.
- Traffic Impact Study dated August 30, 2019 prepared by Ayres Associates.

Engineering review comments are as follows:

Final Construction Plans and Specifications must be prepared in accordance with the latest version of the City Engineering Design Standards Manual, using City details, plan notes and specifications and meeting City Engineering Design Guidelines. A detailed construction plan review will be completed prior to the start of construction of the site improvements.

## STREETS AND TRANSPORTATION

- Site Access/Access Management is sufficient. With the potential for many new commercial buildings along 39th Street North, access management will need to be carefully implemented to ensure that 39th Street continues to function as intended. As parcels develop and subdivide, the access points to 39th Street will need to be coordinated and minimized. The site plan has been revised to show only one driveway access to the development. The proposed access meets the acceptable spacing guidelines from the existing driveway at Arbor Glen and maintains an adequate offset from the south leg of Laverne Avenue.
- 39th Street North Right-of-Way Dedication not required. No additional right-of-way dedication appears to be required along 39th Street North. The preliminary plan shows that the existing right-of-way provides a minimum of 40 feet from street centerline along the entire length of the property.
- 39th Street North Utility Easement Dedication. A 10-foot utility easement for small utilities has been dedicated to the City along the entire north boulevard of 39th Street North. The site plans must be prepared in a manner to preserves the full 10-foot for small utility installation with no obstructions (e.g. signs, trees, structures, etc.). The preliminary plan must be revised to show the utility easement graded as boulevard with maximum 4% slope.
- Construction parking and staging (preservation of 39th Street North). As part of any development or site improvement agreement the developer will be required to manage all construction parking, construction staging and material deliveries internal to the site. No parking and construction staging, including loading and unloading materials and equipment will be allowed along 39th Street North at any time during the construction of the site improvements and buildings. All street and boulevard damage caused by the construction activities must be repaired or replaced at no cost to the City and meeting City standards and specifications.

- Site easements/landscaping. The preliminary plans must be revised to maintain all tree plantings outside of the front, side and rear drainage and utility easements.
- Traffic Impact Study. A traffic impact study has been submitted as part of the site plan application. The Study findings indicate no additional travel lanes, turn lanes or other road improvements required.

#### STORMWATER MANAGEMENT

- A State and Valley Branch Watershed District (VBWD) permit will be required. The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations.
- Storm water facilities proposed for meeting permitting requirements must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website.
- Based on the plans received to date, plan revisions are required to conform the site design to VBWD and City rules and regulations.
- The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement.
- The storm water facility 100-year HWL must be fully contained within the subject property and must be a minimum of 2-feet below all adjacent low floor building elevations.
- The existing downstream drainage basins for the 39th Street storm sewer system do not have available treatment or storage capacity to accommodate new development. Therefore, any storm sewer connections to the 39th Street system must be at both reduced runoff rates and volumes.
- Connection to 39th Street storm sewer requires verification of existing capacity within all downstream storm sewer systems and availability of downstream storm sewer ponding at the discharge location(s). Detailed storm sewer calculations must be submitted demonstrating sufficient capacity and meeting all current City Engineering Design Standards.

#### MUNICIPAL WATER SUPPLY

- The proposed property is located in the Old Village MUSA and intermediate water system pressure zone.
- Connection to the municipal water supply is readily available to serve this property. The applicant will be required to connect, at its sole cost, to the existing 8-inch DIP stub that was installed to serve this property. A minimum 8-inch diameter watermain will be required to be extended internal to the site with private water services stubbed for connection to each individual building.
- The applicant will be responsible to place hydrants and gate valves throughout the property at the direction of the Fire Department and Public Works Department (see attached hydrant and system valve locations). All fire hydrants and connecting watermains shall be owned and maintained by the City.
- Any watermain lines and hydrants placed internal to the site will require minimum 30-foot easements centered over the hydrant or pipe. Easements must be dedicated to the City and be provided in the City's standard form of easement agreement.
- Water availability charges and connection charges will apply to the service connections. A Met Council SAC determination will be required to determine the WAC/Connection charges for each building.

#### MUNICIPAL SANITARY SEWER

- The proposed property is located in the Old Village MUSA current Regional Sewer Staging Plan and would discharge to the MCES Cottage Grove Ravine Interceptor.
- Connection to the municipal sanitary sewer system is readily available to serve this property. The applicant will be required to connect, at its sole cost, to the existing 8-inch PVC stub that was installed to serve this property. An 8-inch diameter sanitary sewer main will be required to be extended internal to the site with private sewer service stubs installed for connection to each individual building.
- All sanitary sewer mains internal to the site shall remain privately owned and maintain.
- The sanitary sewer main along the south property line must be realigned to remain outside of the 10-foot drainage and utility easement (see attached sanitary sewer realignment).
- Sewer availability charges and connection charges will apply to the service connections. A Met Council SAC determination will be required to determine the SAC/Connection charges for each building.



0 30 60

### NEW UTILITY STRUCTURES

AEW1, 12" A.E., SEE DETAIL 7/C803  
S 937.15 SEE DETAIL 7/C803

AEW2, 12" A.E., SEE DETAIL 7/C803  
N 936.70

S01 INL 2X3-FT CASTING - H TC 935.88 N 933.80 (12")	S10 MH 4-FT CASTING - J RIM 939.44 S 933.17 (18") N 933.17 (18")	S26 CONNECT TO EX SS CASTING - 939.09 N 932.50 (15")
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S02 INL 2X3-FT CASTING - H TC 935.91 S 933.71 (12") NE 933.71 (15")	S11 INL 2X3-FT CASTING - H TC 939.84 SE 934.68 (12")	S30 INL 2X3-FT CASTING - H TC 938.20 W 933.97 (12")
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S03 INL 2X3-FT CASTING - H TC 937.01 NW 933.72 (12")	S12 INL 2X3-FT CASTING - H TC 940.98 NW 934.33 (12") E 934.08 (15")	S31 INL 2X3-FT CASTING - H TC 938.74 SW 934.50 (12") NE 933.77 (15")
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S04 MH 4-FT CASTING - C RIM 937.76 SE 933.58 (12") SW 933.58 (15") N 933.58 (18")	S13 INL 2X3-FT CASTING - H TC 940.42 SE 935.10 (12")
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S05 INL 2.5-FT CASTING - B6 RIM 937.00 W 934.46 (12")	S14 MH 4-FT CASTING - H TC 940.30 NW 934.57 (12") E 934.57 (12") SW 934.47 (15")
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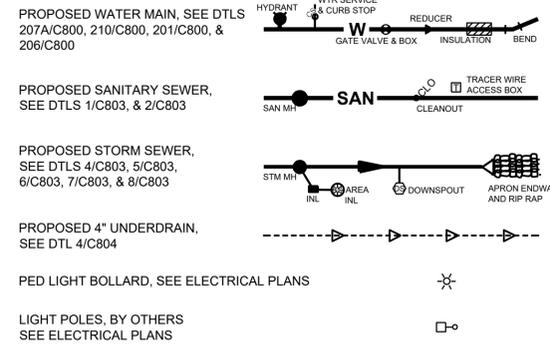
S06 MH 4-FT CASTING - J RIM 937.96 S 933.48 (18") E 933.98 (12") N 933.48 (18")	S15 MH 4-FT CASTING - H TC 941.16 W 933.54 (15") NE 933.54 (15") S 933.29 (18")
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S07 MH 4-FT CASTING - H TC 937.93 S 933.35 (18") W 933.35 (18") E 933.85 (12") N 933.35 (18")	S17 INL 2.5-FT CASTING - B6 RIM 939.77 W 936.70 (12")
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S08 INL 2.5-FT CASTING - B6 RIM 938.00 NE 935.03 (12")	S18 MH 4-FT CASTING - J RIM 939.83 SW 933.17 (15")
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S09 INL 2X3-FT CASTING - H TC 938.71 SW 933.68 (15") E 933.68 (18")	S19 MH 4-FT CASTING - J RIM 939.76 NE 933.02 (15") S 933.02 (15")
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### SITE UTILITIES LEGEND



Private building service

End public watermain at north side of tee fitting

Relocate hydrant connection to north of Twin Home water service stubs.

Public Watermain

Private Service

### LAKE ELMO WATERMAIN STANDARD NOTES

- ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-S2
- ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
- USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2.C.2.
- USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- BUTTERFLY VALVES SHALL BE MUELLER LINSEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.C.3.
- BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
- ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
- HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
- THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

### LAKE ELMO SANITARY SEWER STANDARD NOTES

- ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
- UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
- ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
- SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
- A 1" TO 1-1/4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
- UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
- ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

### LAKE ELMO STORM SEWER STANDARD NOTES

- ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
- RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
- THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
- FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
- ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.
- STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.
- ALL NEW STORM SEWER PIPE SHALL BE FLUSHED AND TELEVIEWED PRIOR TO SUBSTANTIAL COMPLETION - SEE SPECIFICATION SECTION 1700 - CLOSEOUT REQUIREMENTS.

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

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Eau Claire, Wisconsin 54601  
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09.17.2019

PROJECT No: 08-1893.00

SITE UTILITIES PLAN

C500



**To:** Ken Roberts, City of Lake Elmo Planning Director  
**From:** Lucius Jonett, Wenck Landscape Architect  
**Date:** October 2, 2019  
**Subject:** City of Lake Elmo Landscape Plan Review  
Lake Elmo Independent Living Review #1

**Submittals**

- Site Demolition (Tree Preservation) Plan, dated September 12, 2019, received September 25, 2019.
- Landscape Plans, dated September 12, 2019, received September 25, 2019.

**Location:** East of Arbor Glen Senior Living (11020 39<sup>th</sup> Street) in Lake Elmo, MN

**Land Use Category:** Village Mixed Use

**Surrounding Land Use Concerns:** N/A

**Special landscape provisions in addition to the zoning code:** Screening is required along the north property line per City code.

**Tree Preservation:**

An existing conditions and site demolition plan showing tree survey, removal and preservation plan has been submitted, including a tree inventory showing individual trees that are exempt, removed and saved. The allowable tree removal limit is not exceeded, therefore no mitigation plan or replacement trees are required.

		Entire Site	
Total Caliper Inches of Significant Trees On-Site:		1364.0	Cal Inches
	Common Trees	1364	
	Conifer/Evergreen Trees	0	
	Hardwood Trees	0	
	Nuisance Trees	0	
Significant Inches Removed On-Site		35	Cal Inches
	Common Trees	35	
	Conifer/Evergreen Trees	0	
	Hardwood Trees	0	
	Nuisance Trees	0	
30% Tree Removal Limits (Cal. Inches)		Allowed	Proposed
	Subtract Common Tree Removals	409.2	35
	Subtract Conifer/Evergreen Tree Removals	0	0.00
	Subtract Hardwood Tree Removals	0	0
Removals in excess of 30% allowances			
	Removals in excess of 30% allowances	0.0	Cal Inches
	Common Removals in Excess of 30% Allowance	0.0	
	Conifer Removals in Excess of 30% Allowance	0.0	
	Hardwood Removals in Excess of 30% Allowance	0.0	
	Common Tree Replacement Needed (1/4 the dia inches removed)	0.0	Cal Inches
	Conifer Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
	Hardwood Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
	<b>Common Tree Replacement Required @ 2.5" per Tree</b>	0	<b># Trees</b>
	<b>Conifer Tree Replacement Required @ 3" per 6' Tall Tree</b>	0	<b># Trees</b>
	<b>Hardwood Tree Replacement Required @ 2.5" per Tree</b>	0	<b># Trees</b>

- A. Tree replacement is not required because less than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.
- B. Tree replacement calculations follow the required procedure and are correct.

**Landscape Requirements:**

The landscape plans meet the code required number of trees. The proposed landscape plans show more than the code required tree quantities.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	430	430	Lineal Feet
Lake Shore	0	0	Lineal Feet
Stream Frontage	0	0	Lineal Feet
<b>Total Linear Feet</b>	<b>430</b>	<b>430</b>	<b>Lineal Feet</b>
/50 Feet = Required Frontage Trees	9	9	Trees
Development or Disturbed Area	223600	223600	SF
Development or Disturbed Area	5	5	Acres
*5 = Required Development Trees	25	25	Trees
Interior Parking Lot Spaces*	35	35	Spaces
/10 = Required Parking Lot Trees	4	4	Trees
Perimeter Parking Lot Frontage Length	0	0	Lineal Feet
/50 = Required Frontage Strip Trees	0	0	Trees
Required Mitigation Trees	0	0	
<b>Required Number of Trees</b>	<b>38</b>	<b>38</b>	
<b>Total Trees to Date</b>		<b>60</b>	

\*Residential development - mitigation replacement trees are in addition to landscape required tree counts.  
 \*\* Commercial, mixed-use development - mitigation replacement trees can be included toward landscape required tree counts.

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans **do not** meet the minimum compositions of required trees:

- Up to 15% of the required number of trees may be ornamental tree

Master Plan	Qty	% Composition	
Deciduous Shade Trees	27	45%	>25% required
Coniferous Trees	20	33%	>25% required
Ornamental Trees	13	22%	<15% required
<b>Tree Count 60</b>			

The landscape plans do show the required mitigation tree types and quantities.

- A. A landscape plan has been submitted that **does not include** all requirements.
1. All utilities and pavements **are not** shown on the landscape plan to review for tree placement conflicts.
- B. The landscape plan **does not include** the landscape layout requirements:
- *No utility conflicts with proposed tree locations; Prefer that the trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot. Current ordinance is 5 feet minimum from nearest utility.*
- C. Interior Parking Lot Landscaping – The development does include interior parking lots.
1. At least 5% of the interior area of parking lots with more than 30 parking spaces is devoted to landscape planting areas. The parking lot is measured at approximately 5,521 square feet and a planting bed measuring approximately 6,578 square feet separates the parking lot from the northern building. The planting area is approximately 119% of the interior of the parking lot area.
  2. The planting area includes 8 shade trees satisfying the minimum required tree planting requirements for interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- E. Screening – Screening is required along the north property line per City code. The landscape plan utilizes existing trees north of the property, preserves existing trees on site as a buffer to the north property line and proposes additional tree plantings to enhance the screening. The landscape plan meets screening requirements.
- F. PUD Amenity Points Requested
1. Additional Open Space standards **have not** been met.  
  
Approximately 44% of the site not occupied by buildings is landscape outdoor open space (50% minimum required).  
Approximately 44% of the landscape outdoor open space is contiguous (50% minimum required).
  2. Pedestrian Improvement standards have been met.  
  
A site and building design has been provided that allows for accessible pedestrian and/or bicycle access through and/or around the site.  
Addition detail on any decorative materials, access control or lighting should be provided.
  3. Plaza standards have been met  
  
The development has included a public square that is wholly enclosed by buildings, is 14,555 square feet (1,000 square foot minimum required).

4. Enhanced Landscaping standards have **not** been met
  - An enhanced Landscaping Plan has been provided that exceeds the requirements of the Lake Elmo Design Standards Manual.
  - The Landscaping Plan **does not** detail a resource efficient irrigation system.
  - The Landscaping Plan **has not** been signed by a licensed landscape architect.
5. Theming standards have **not** been met
  - Theming elements consistent with the 2013 Lake Elmo Theming Project, including but not limited to signage, fencing, landscaping, lighting and site furnishings, have not been shown on the landscape plans or in the details.

**Findings:**

- Up to 15% of the required number of trees may be ornamental tree per city code. Currently, the percentage of ornamental trees is too high. But the applicant has elected to use Enhanced Landscaping amenity points as part of their PUD submittal and has provided landscaping above and beyond City minimum requirements. Having a higher percentage of ornamental trees should be allowed for this development.
- All utilities and pavements are not shown on the landscape plan to review for tree placement conflicts. We marked 8 trees on the attached figure that have potential of having a utility conflict.
- The standard for the Pedestrian Improvement amenity requires trails, landscaping, decorative materials, access control and lighting to create safe, clear and aesthetically pleasing pedestrian facilities. A plan or details on any decorative materials, access control or lighting should be provided.
- The standard for the Enhanced Landscaping amenity requires that the landscaped areas should have a resource efficient irrigation system. A plan or details on how the irrigation system will be designed to be resource efficient should be provided.
- The standard for the Theming amenity requires elements consistent with the 2013 Lake Elmo Theming Project. Addition detail on proposed signage, fencing, landscaping, lighting and site furnishings, should be provided.

**Ken Roberts**  
Planning Director  
City of Lake Elmo  
October 2, 2019



**Recommendation:**

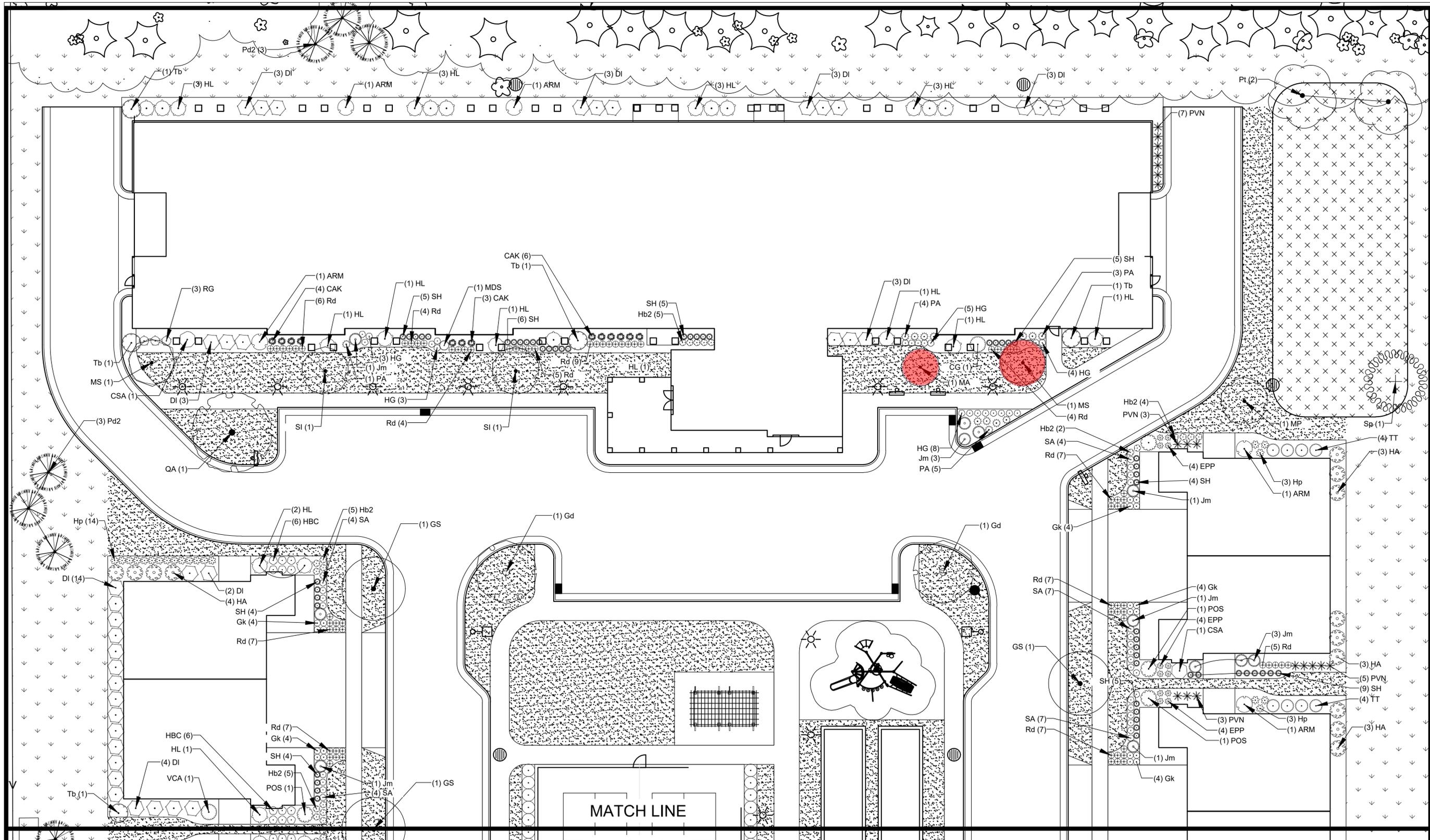
It is recommended that conditions of approval include:

1. Submit a revised landscape plan including the following:
  - a. Plans signed by a licensed landscape architect.
  - b. Utility lines shown to ensure that trees are not planted on top of or too close (within 10') to proposed utilities.
  - c. Provide additional detail on any decorative materials, access control or lighting used for Pedestrian Improvements.
  - d. Provide a plan or additional detail on the resource efficient irrigation system used for Enhanced Landscaping.
  - e. Provide a plan or additional detail on the theming elements (signage, fencing, landscaping, lighting and site furnishings) used for Theming amenity points.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'. The signature is written in a cursive, flowing style.

Lucius Jonett, PLA (MN)  
Wenck Associates, Inc.  
City of Lake Elmo Municipal Landscape Architect



MARK	DATE	DESCRIPTION

**LAKE ELMO INDEPENDENT LIVING, LLC**  
**NEW INDEPENDENT LIVING FACILITY**  
 LAKE ELMO, MINNESOTA

**Eau Claire Office**  
 3433 Oakwood Hills Parkway  
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09.12.2019  
 PROJECT No: 08-1893.00  
 LANDSCAPE PLAN

L101



**MEMORANDUM**

To: Shari Frisbie, Lake Elmo Independent Living, LLC

From: John A. Davis, P.E., PTOE, Ayres Associates

Date: August 30, 2019

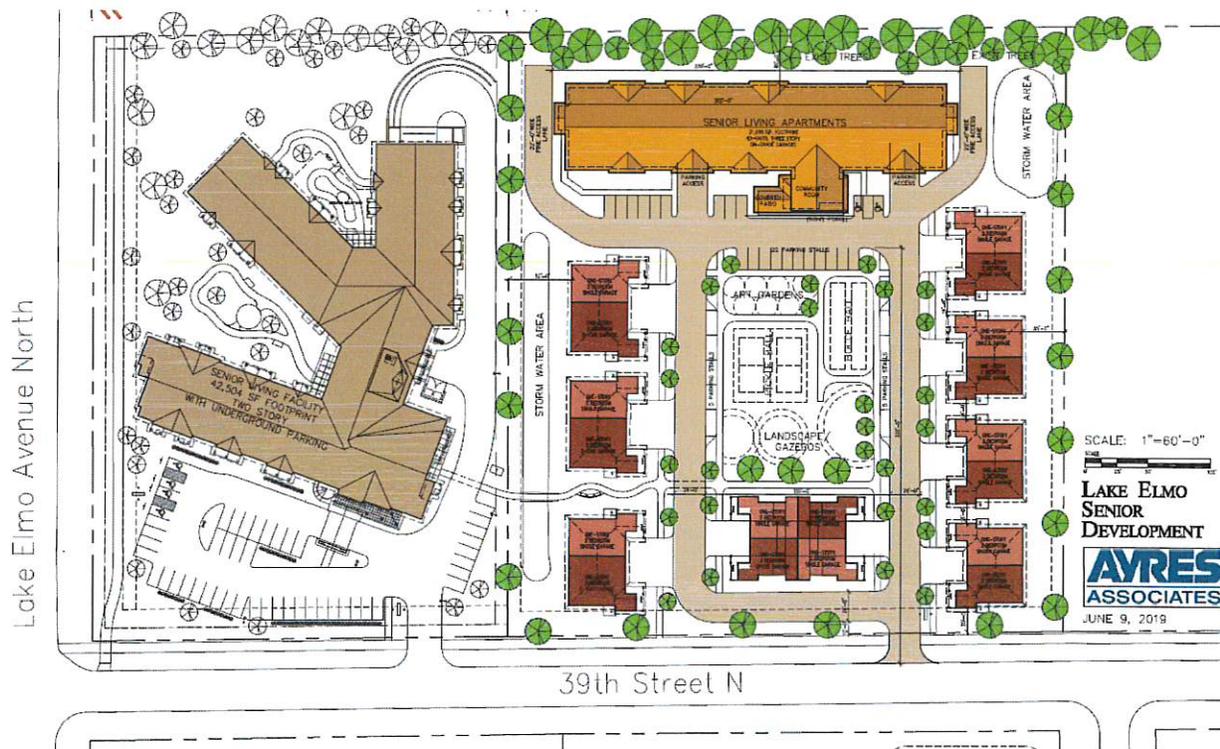
Project No.: 08-1893.00

Re: Senior Living Facility Traffic Impact Review  
- 39<sup>th</sup> Street N – Lake Elmo, MN

As shown in the site plan in Figure 1, the Senior Living Facility proposed for the northeast quadrant of the Lake Elmo Avenue North and 39<sup>th</sup> Street North intersection is expected to consist of the following two land uses and sizes:

- Independent Living Component - Attached with 42 units and 42 beds
- Independent Living Component - Detached with 18 dwelling units

**Figure 1: Site Plan**



Using the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*, the proposed development is expected to generate 230 trips per day. During the peak hours of the adjacent street, there is estimated to be 15 morning peak hour trips and 15 evening peak hour trips, as shown in Table 1 during the peak hours of traffic on the adjacent street. Of the 15 morning peak hour trips, it is expected that 5 trips will enter the facility and 10 trips will exit the facility. Of the 15 evening peak hour trips, it is expected that 10 trips will enter the facility and 5 trips will exit the facility. The Annual Average Daily Traffic (AADT) volumes on the nearby streets is shown in Figure 2.

Figure 2: 2017 Annual Average Daily Traffic (MnDOT)

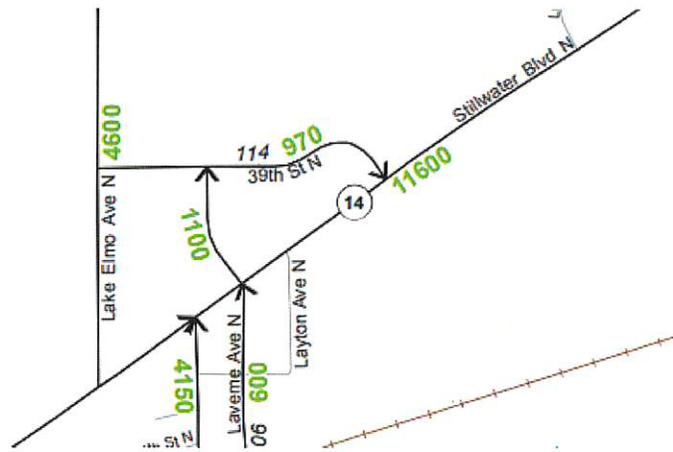
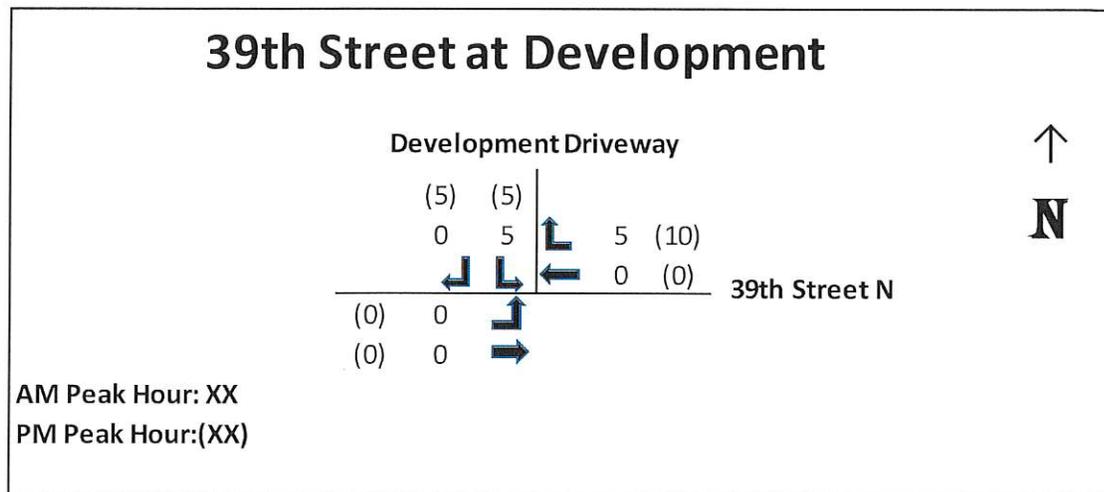


Table 1: Trip Generation for Proposed Site Plan

Senior Living Facility Trip Generation - ITE Trip Generation Manual, 10th Edition												
Land Use	ITE Class	ITE Code	Size (Units)	Units	Ave Daily Rate	Daily	AM Peak			PM Peak		
							In	Out	Total	In	Out	Total
Patio Homes	Senior Adult Housing - Detached	251	18	Dwelling Units	4.27	(Average)	33%	67%	(Average)	61%	39%	(Average)
						75	0	5	5	5	0	5
Apartments	Senior Adult Housing - Attached	252	42	Dwelling Units	3.7	(Average)	35%	65%	(Average)	55%	45%	(Average)
						155	5	5	10	5	5	10
TOTAL						230	5	10	15	10	5	15

According to the proposed site plan in Figure 1, the only access point to the development will be located on 39<sup>th</sup> Street N, about 700 feet east of Lake Elmo Avenue North. All trips will enter and exit the facility using this access point. Based on existing travel patterns and volumes on the surrounding street network, it is expected that the majority of trips will travel to and from the facility through the intersection of Lake Elmo Avenue North and 39<sup>th</sup> Street North. Figure 2 shows the expected distribution of new trips from the proposed development on the adjacent street network.

Figure 2: New Trip Distribution on Adjacent Street Network



As a result of this distribution of site trips at the site's driveway, it appears that exclusive turn lanes are not needed. Likewise, the very low number of generated site trips in the peak hours appear not to add enough traffic volume to the adjacent streets to necessitate any additional travel lanes or other roadway improvements.

cc: Project file

To: Shari Frisbie, Lake Elmo Independent Living, LLC

From: John A. Davis, P.E., PTOE, Ayres Associates

Date: August 30, 2019

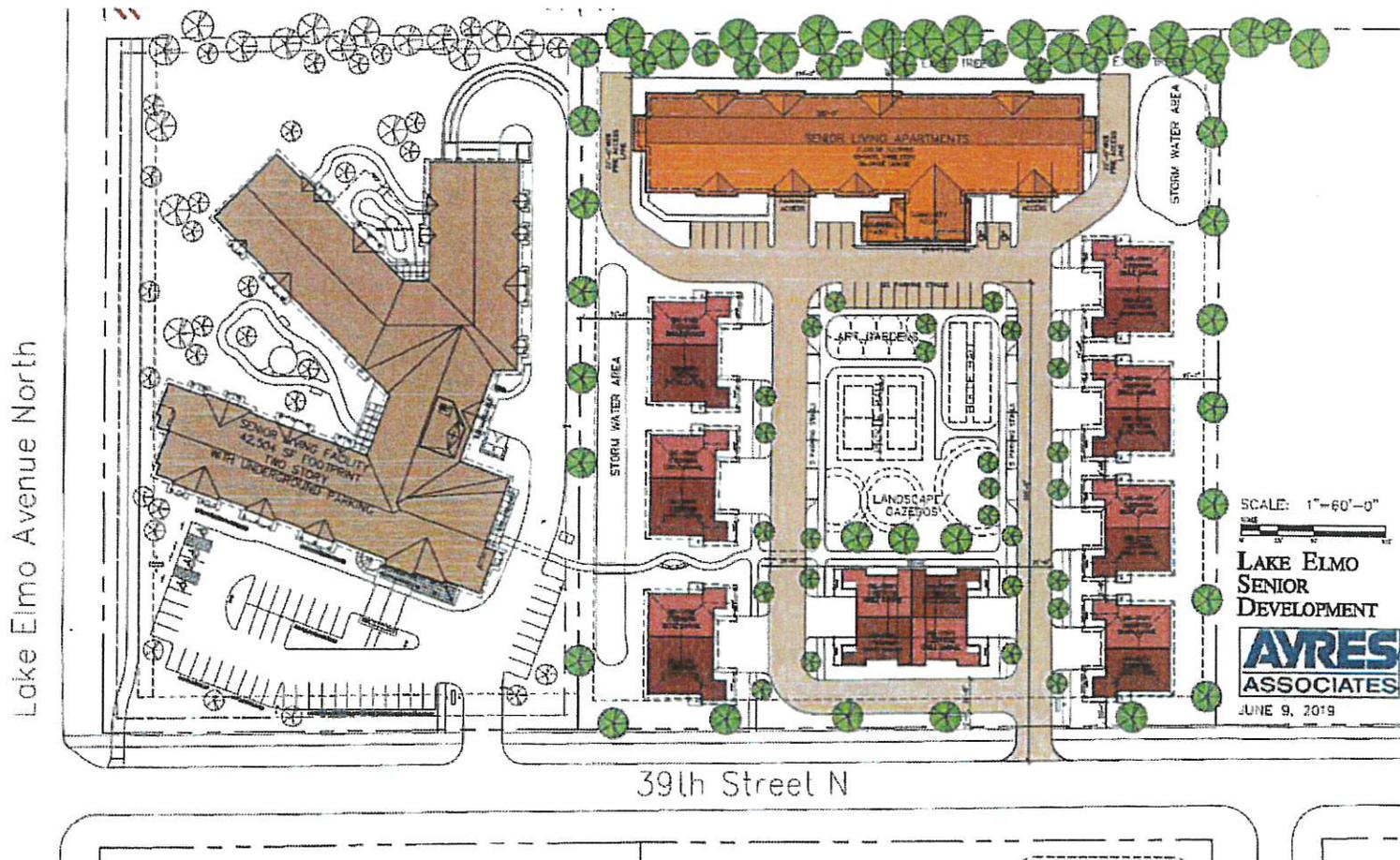
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Figure 1: Site Plan



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**STAFF REPORT**

DATE: October 16<sup>th</sup>, 2019

**REGULAR**

ITEM #:

**MOTION**

**TO:** Planning Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Accessory Structures – Height Limitations  
**REVIEWED BY:** Ken Roberts, Planning Director

---

**BACKGROUND:**

The City Council has directed Staff to look into height limitations which are set for accessory buildings in the zoning code. The amendment comes after working through a project and realizing that the existing 22 ft. height limitation may be unnecessarily restrictive for property owners who would like to design a structure that is visually similar to the principle structure. Furthermore, Staff also believes it will be worthwhile to make adjustments to the building height definition.

**ISSUE BEFORE THE PLANNING COMMISSION**

Does the Planning Commission have comments regarding the proposed amended zoning code language?

**REVIEW AND ANALYSIS:**

Planning Staff was directed by the City Council to review the zoning code pertaining to the height of accessory structures in the rural residential districts. At this point the rural districts and the urban districts have different expectations when it comes to accessory buildings with some overlap. Because the height limitations are the same this report will touch on the urban standards as well as the rural residential standards. *For this Report, Staff is assuming for the sake of discussion, that the homes are built to the maximum height in their respective zoning districts.*

**Urban Residential**

*Detached Structures, Urban Residential Districts.* Detached accessory structures shall be permitted in residential districts in accordance with the following requirements:

2. Detached garages shall not exceed 1,000 square feet at ground floor level and shall not exceed a height of 22 feet or the height of the principal structure. The maximum size and height may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.

The Urban residential district is relatively new and Staff has not had many requests for accessory buildings so it is unknown if the 22 ft. limitation would ever become a burden for these districts. However, before adjusting the height the City should also consider the visual aspect of potentially allowing a 35 ft. tall accessory building in the LDR, MDR, and GCC districts and a 50 ft. height limit in the HDR district. Although the 35 ft. height maximum would be the same for the Rural Districts. The Rural District lots (*in most cases*) should be quite a bit larger in size than the Urban Districts. A tall building on a large lot may not be as visually impactful as a tall building on a small lot.

**Rural Residential**

Staff has been able to find a past discussion about building height in 2008 and then again in March 2013, which is when the existing standard was set. Generally speaking communities will set a limitation on height of accessory buildings so that there is not a disproportion between the principle structure (home) and the accessory structure. Furthermore there could be a home that is 30 ft. tall on one lot and the neighboring lot may be set at 20 ft. Beyond that it is worth noting that whether or not a building can be considered for agricultural purposes is determined by the Assessor's office (See 154.213). Essentially if the property is taxed as being agricultural in nature then the property would be allowed to have a building taller than 22 ft. (existing) and or taller than the principle structure.

Existing Code Language

154.406 Accessory Structures, Rural Districts

C. Structure Height, Rural Districts. No accessory building shall exceed twenty-two (22) feet in height or the height of the principal structure, with the exception of agricultural buildings, as defined in §154.213. Building projections or features on accessory structures that are not agricultural buildings, as defined in §154.213, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.

154.213 Agricultural Building. An accessory building means a structure that is on agricultural land as determined by the governing assessor of the City under section 273.13, subdivision 23 and meets all other requirements of State Statute 362B.103. A Minnesota Pollution Control Agency permit may be required.

At this point the recommendations that Staff is suggesting are relatively simple and are very similar to other Communities. As you will see in the table many Communities follow a similar trend to what is proposed while others do have a restricted limit, similar to the existing code. Many Cities also imposed a maximum wall height for accessory buildings. This is another mechanism to reduce the potential height of the accessory building. Staff does not necessarily care for this additional criteria because it is yet another aspect of a project that would need to be reviewed. It can also be very frustrating to residents to read the code and see a fixed height of “X ft.” and then when discussing the build with Staff yet another set of criteria, i.e. the wall height is brought to their attention. Generally this leads to frustration if it has a perceived negative impact on their build.

City	Code
Forest Lake	Each District has a separate standard but at best the accessory buildings could go up to 1 story or the highest found limit of 20 ft.
Hugo	Cannot exceed the height of the principle building.
Mounds View	Cannot exceed 18 ft. or the principle structure, whichever is less.
Orono	The maximum shall be 30 ft. or the height of the principle structure, whichever is less.
Rogers	The maximum height is determined by the principle structure.
Stillwater	Cannot exceed 1 story and 20 ft. in height.
Woodbury	Shall not exceed 1 story and shall not have walls that exceed 12 ft. in height.

Staff is recommending the following amendment to the height for accessory buildings:

154.406 Accessory Structures, Rural Districts

C. Structure Height, Rural Districts. No accessory building shall exceed ~~twenty-two (22) feet in height or~~ the height of the principal structure, with the exception of agricultural buildings, as defined in §154.213. Building projections or features on accessory structures that are not agricultural buildings, as defined in §154.213, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.

This change would help residents who are living in the rural districts by no longer having two height restrictions to contend with. If this amendment(s) were approved and assuming that there are not homes taller than the currently listed maximum height, an accessory building could now be 35 ft. in height. If this is the case it would also seem appropriate to eliminate the maximum door height restriction. Many people would like the ability to store an RV or taller vehicle on their property and the 14 ft. door height restriction could hinder that ability.

~~154.406 Accessory Structures, Rural Districts:~~

~~F. Openings and Doors. Garage doors and other openings shall not exceed fourteen (14) feet in height for all accessory structures, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City.~~

The next aspect of the code that should be reviewed is how the City defines a buildings height. The definition is intended to be beneficial but it is not clear of how to apply it in practice. Because it is not straight forward it should be amended for sake of functionality. The proposed definition is intended to aide some flexibility to those who would not be building on a grade.

Existing building height is as follows:

**BUILDING HEIGHT.** The vertical distance from the average of the highest and lowest point of grade for that portion of the lot covered by building to the highest point of the roof for flat roofs; to the roof deck line of mansard roofs; and to the mean height between eaves and highest ridge for gable, hip, and gambrel roofs.

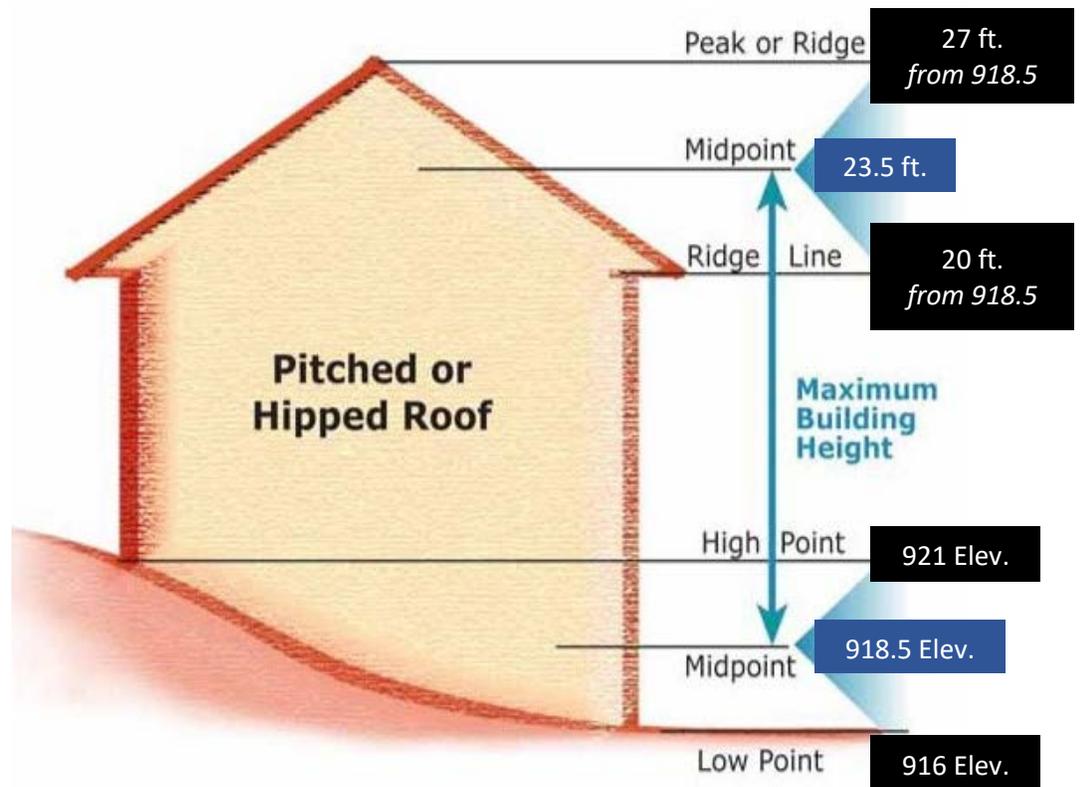
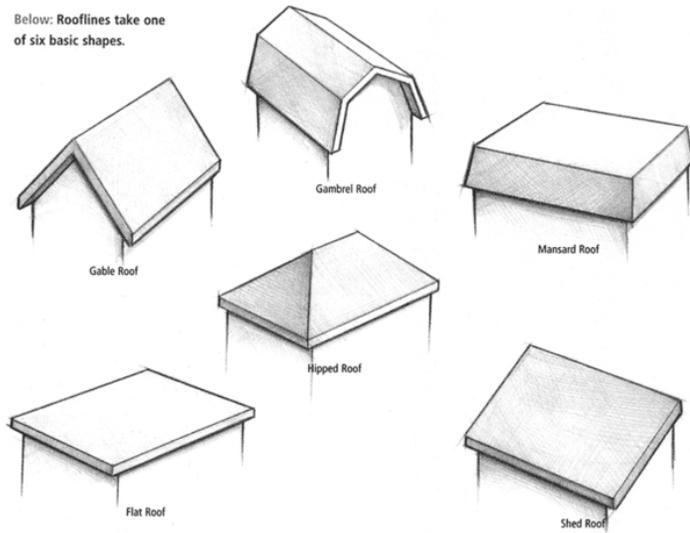
To maintain that flexibility Staff proposes the following language and further believes a graphic would be beneficial to include with the code.

Proposed Building Height:

**BUILDING HEIGHT** - Means the vertical distance between the average of the ground level elevation(s) to the top of a flat roof, the deck line of a mansard roof, or the midpoint on a pitched roof which is between the highest point (*peak of building*) and lowest point (*bottom of the truss*) on the roof.

Staff has applied the definition to the graphic below and after doing so the example the building height would be 23.5 ft.

Below: Rooflines take one of six basic shapes.



**FISCAL IMPACT:**

Staff does not foresee a fiscal impact with the proposed code change.

**COMMENTS/RECOMMENDATION**

*Move to recommend approval of the suggested amendments to the City Code as it pertains to building height.*

**ATTACHMENTS**

- Resolution 08-XX
- Section 154.405-154.406

**CITY OF LAKE ELMO  
COUNTY OF WASHINGTON  
STATE OF MINNESOTA**

**ORDINANCE NO. 08-\_\_**

**AN ORDINANCE TO THE LAKE ELMO CITY ZONING CODE OF ORDINANCES BY  
AMENDING THE HEIGHT STANDARDS FOR ACCESSORY STRUCTURES AND  
REDEFINING HOW BUILDING HEIGHT IS DETERMINED.**

**SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV Land Use: Chapter 154 Zoning Code; Article XI Rural District: by amending Section 154.406 Accessory Structures, Rural Districts;**

**154.406 ACCESSORY STRUCTURES, RURAL DISTRICTS.**

C. *Structure Height, Rural Districts.* No accessory building shall exceed the height of the principal structure, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City. Building projections or features, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.

F.

**SECTION 2. The City Council of the City of Lake Elmo hereby amends the Code of Ordinances Title I: Chapter 11 General Code Provisions; by amending 11.01 Definitions;**

**11.01 DEFINITIONS.**

***BUILDING HEIGHT.***

***BUILDING HEIGHT*** - Means the vertical distance between the average of the ground level elevation(s) to the top of a flat roof, the deck line of a mansard roof, or the midpoint on a pitched roof which is between the highest point (*peak of building*) and lowest point (*bottom of the truss*) on the roof.

**SECTION 3. Effective Date.** This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

**SECTION 4. Adoption Date.** This Ordinance 08-\_\_ was adopted on this \_\_\_\_\_ day of \_\_\_\_ 2019, by a vote of \_\_\_ Ayes and \_\_\_ Nays.

**LAKE ELMO CITY COUNCIL**

\_\_\_\_\_  
Mike Pearson, Mayor

ATTEST:

\_\_\_\_\_  
Julie Johnson, City Clerk

This Ordinance 08-\_\_ was published on the \_\_\_\_ day of \_\_\_\_\_, 2019.



**STAFF REPORT**

DATE: October 16<sup>th</sup>, 2019

**REGULAR**

ITEM #:

**MOTION**

**TO:** Planning Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Accessory Structures – Height Limitations  
**REVIEWED BY:** Ken Roberts, Planning Director

**BACKGROUND:**

The City Council has directed Staff to look into height limitations which are set for accessory buildings in the zoning code. The amendment comes after working through a project and realizing that the existing 22 ft. height limitation may be unnecessarily restrictive for property owners who would like to design a structure that is visually similar to the principle structure. Furthermore, Staff also believes it will be worthwhile to make adjustments to the building height definition.

**ISSUE BEFORE THE PLANNING COMMISSION**

Does the Planning Commission have comments regarding the proposed amended zoning code language?

**REVIEW AND ANALYSIS:**

Planning Staff was directed by the City Council to review the zoning code pertaining to the height of accessory structures in the rural residential districts. At this point the rural districts and the urban districts have different expectations when it comes to accessory buildings with some overlap. Because the height limitations are the same this report will touch on the urban standards as well as the rural residential standards. *For this Report, Staff is assuming for the sake of discussion, that the homes are built to the maximum height in their respective zoning districts.*

**Urban Residential**

*Detached Structures, Urban Residential Districts.* Detached accessory structures shall be permitted in residential districts in accordance with the following requirements:

2. Detached garages shall not exceed 1,000 square feet at ground floor level and shall not exceed a height of 22 feet or the height of the principal structure. The maximum size and height may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.

The Urban residential district is relatively new and Staff has not had many requests for accessory buildings so it is unknown if the 22 ft. limitation would ever become a burden for these districts. However, before adjusting the height the City should also consider the visual aspect of potentially allowing a 35 ft. tall accessory building in the LDR, MDR, and GCC districts and a 50 ft. height limit in the HDR district. Although the 35 ft. height maximum would be the same for the Rural Districts. The Rural District lots (*in most cases*) should be quite a bit larger in size than the Urban Districts. A tall building on a large lot may not be as visually impactful as a tall building on a small lot.

**Rural Residential**

Staff has been able to find a past discussion about building height in 2008 and then again in March 2013, which is when the existing standard was set. Generally speaking communities will set a limitation on height of accessory buildings so that there is a not a disproportion between the principle structure (home) and the accessory structure. Furthermore there could be a home that is 30 ft. tall on one lot and the neighboring lot may be set at 20 ft. Beyond that it is worth noting that whether or not a building can be considered for agricultural purposes is determined by the Assessor's office (See 154.213). Essentially if the property is taxed as being agricultural in nature then the property would be allowed to have a building taller than 22 ft. (existing) and or taller than the principle structure.

Existing Code Language

154.406 Accessory Structures, Rural Districts

C. Structure Height, Rural Districts. No accessory building shall exceed twenty-two (22) feet in height or the height of the principal structure, with the exception of agricultural buildings, as defined in §154.213. Building projections or features on accessory structures that are not agricultural buildings, as defined in §154.213, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.

154.213 Agricultural Building. An accessory building means a structure that is on agricultural land as determined by the governing assessor of the City under section 273.13, subdivision 23 and meets all other requirements of State Statute 362B.103. A Minnesota Pollution Control Agency permit may be required.

At this point the recommendations that Staff is suggesting are relatively simple and are very similar to other Communities. As you will see in the table many Communities follow a similar trend to what is proposed while others do have a restricted limit, similar to the existing code. Many Cities also imposed a maximum wall height for accessory buildings. This is another mechanism to reduce the potential height of the accessory building. Staff does not necessarily care for this additional criteria because it is yet another aspect of a project that would need to be reviewed. It can also be very frustrating to residents to read the code and see a fixed height of “X ft.” and then when discussing the build with Staff yet another set of criteria, i.e. the wall height is brought to their attention. Generally this leads to frustration if it has a perceived negative impact on their build.

City	Code
Forest Lake	Each District has a separate standard but at best the accessory buildings could go up to 1 story or the highest found limit of 20 ft.
Hugo	Cannot exceed the height of the principle building.
Mounds View	Cannot exceed 18 ft. or the principle structure, whichever is less.
Orono	The maximum shall be 30 ft. or the height of the principle structure, whichever is less.
Rogers	The maximum height is determined by the principle structure.
Stillwater	Cannot exceed 1 story and 20 ft. in height.
Woodbury	Shall not exceed 1 story and shall not have walls that exceed 12 ft. in height.

Staff is recommending the following amendment to the height for accessory buildings:

154.406 Accessory Structures, Rural Districts

C. Structure Height, Rural Districts. No accessory building shall exceed ~~twenty-two (22) feet in height or~~ the height of the principal structure, with the exception of agricultural buildings, as defined in §154.213. Building projections or features on accessory structures that are not agricultural buildings, as defined in §154.213, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.

This change would help residents who are living in the rural districts by no longer having two height restrictions to contend with. If this amendment(s) were approved and assuming that there are not homes taller than the currently listed maximum height, an accessory building could now be 35 ft. in height. If this is the case it would also seem appropriate to eliminate the maximum door height restriction. Many people would like the ability to store an RV or taller vehicle on their property and the 14 ft. door height restriction could hinder that ability.

~~154.406 Accessory Structures, Rural Districts:~~

~~F. Openings and Doors. Garage doors and other openings shall not exceed fourteen (14) feet in height for all accessory structures, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City.~~

The next aspect of the code that should be reviewed is how the City defines a buildings height. The definition is intended to be beneficial but it is not clear of how to apply it in practice. Because it is not straight forward it should be amended for sake of functionality. The proposed definition is intended to aide some flexibility to those who would not be building on a grade.

Existing building height is as follows:

**BUILDING HEIGHT.** The vertical distance from the average of the highest and lowest point of grade for that portion of the lot covered by building to the highest point of the roof for flat roofs; to the roof deck line of mansard roofs; and to the mean height between eaves and highest ridge for gable, hip, and gambrel roofs.

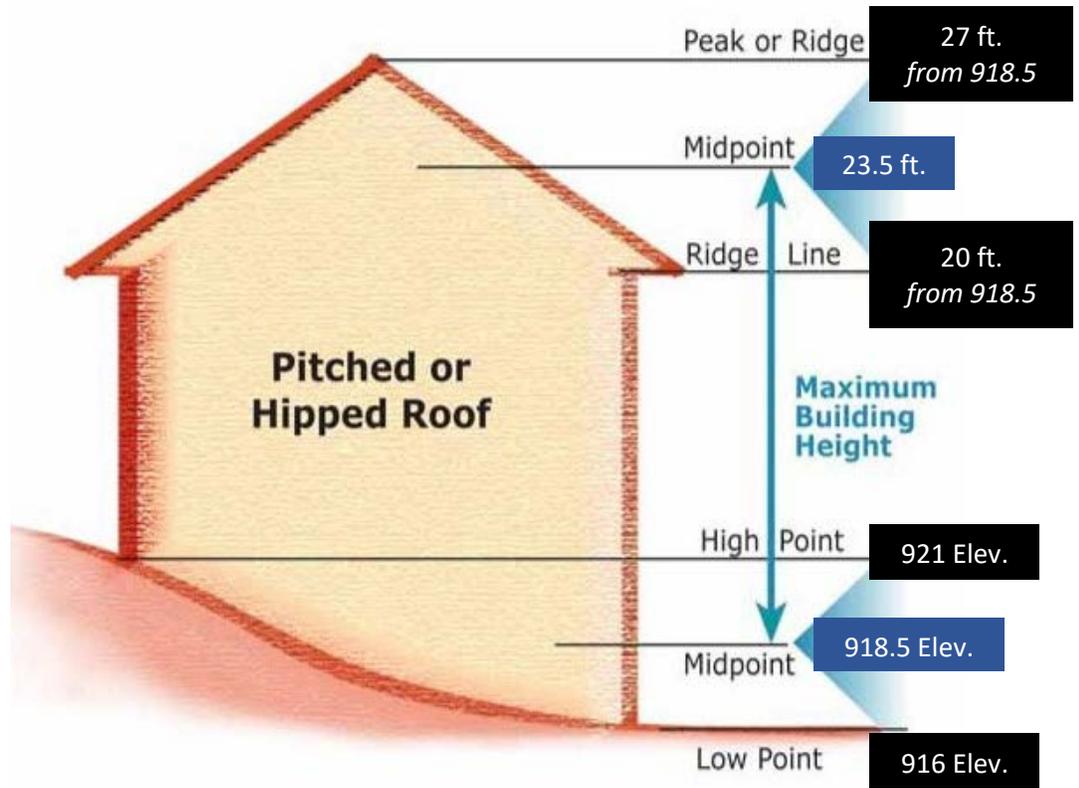
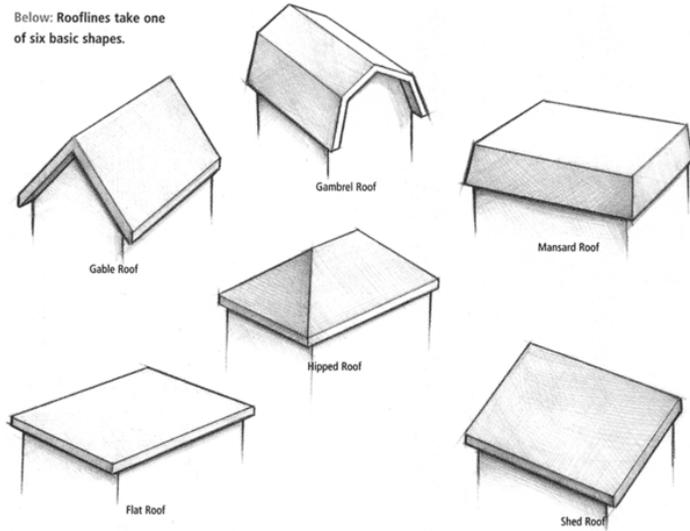
To maintain that flexibility Staff proposes the following language and further believes a graphic would be beneficial to include with the code.

Proposed Building Height:

**BUILDING HEIGHT** - Means the vertical distance between the average of the ground level elevation(s) to the top of a flat roof, the deck line of a mansard roof, or the midpoint on a pitched roof which is between the highest point (*peak of building*) and lowest point (*bottom of the truss*) on the roof.

Staff has applied the definition to the graphic below and after doing so the example the building height would be 23.5 ft.

Below: Rooflines take one of six basic shapes.



**FISCAL IMPACT:**

Staff does not foresee a fiscal impact with the proposed code change.

**COMMENTS/RECOMMENDATION**

*Move to recommend approval of the suggested amendments to the City Code as it pertains to building height.*

**ATTACHMENTS**

- Resolution 08-XX
- Section 154.405-154.406