



PARK COMMISSION

DATE: 3/17/14

AGENDA ITEM: IV.B – NEW BUSINESS

ITEM: Wildflower at Lake Elmo Sketch Plan Review

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director  
Dean Zuleger, City Administrator

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### **SUMMARY AND ACTION REQUESTED:**

The Park Commission is asked to review a Sketch Plan, Wildflower at Lake Elmo, submitted by Robert Engstrom Companies, for a proposed 143 unit single family residential subdivision in the northern portion of the Village Planning Area. The Park Commission is asked to review the plan to provide direction on park and recreation facilities for the development.

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### **BACKGROUND INFORMATION**

As noted in the Sketch Plan Narrative, the applicants are proposing some type of conservancy in the northern portion of the site. Planning for this amenity is very preliminary at this time, and it is still not determined if there will be a public component. In addition to this natural preservation area, the applicant is proposing to include multiple interior park-like courts within the residential development. It is the City's understanding at this time that these lands will be private and HOA maintained.

The proposed subdivision has yet to be presented to the Planning Commission or City Council. However, in reviewing a Sketch Plan for a single family neighborhood proposed on the property to the west, the Planning Commission requested that a small neighborhood park be incorporated into the plan. In addition, they suggested that the small neighborhood park could be shared with the Wildflower at Lake Elmo development. The Park Commission should consider if and where a neighborhood park would be appropriate in for this proposed development.

Finally, it should also be noted that the City has engaged with discussion with the school district on the possibility of entering a joint powers agreement (JPA) to make facilities at Lake Elmo Elementary School open to the public as a shared City-School District facility. This facility does have two smaller baseball diamonds, one soccer field and playground equipment. If the City entered into a JPA with the school district, these facilities, which are in relative close proximity to the proposed subdivision, could be made available to the public.

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### **RECOMMENDATION:**

Staff is recommending that the Park Commission provide guidance to the applicants in the form of a formal motion.

**ATTACHMENTS:**

1. Location Map
2. Sketch Plan Narrative
3. Wildflower at Lake Elmo Sketch Plan

**ORDER OF BUSINESS:**

- Introduction ..... City Planner
- Report by Staff ..... City Planner
- Questions from the Commission ..... Chair & Commission Members
- Discussion by the Commission ..... Chair & Commission Members