



PARK COMMISSION

DATE: 3/17/14

AGENDA ITEM: IV.A – NEW BUSINESS

ITEM: Schiltgen Farms – Parcel B Sketch Plan Review

SUBMITTED BY: Nick Johnson, City Planner

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

SUMMARY AND ACTION REQUESTED:

The Park Commission is asked to review a Sketch Plan, Schiltgen Farms – Parcel B, submitted by GWSA Land Development, LLC for a proposed 101 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.

BACKGROUND INFORMATION

As noted in the Sketch Plan Narrative, the applicants are not proposing a neighborhood park as part of this development at this time. They have noted that the prospective property owner to the north is planning some type of recreational or open space amenity within the natural resource preservation area to the north. In addition, it should be noted that the applicants also have property in the southeast portion of the Village Planning Area owned Schiltgen Farms, Inc. under contract. As part of subdividing this property at a future date, the applicants propose to dedicate land adjacent to Reid Park as an expansion of this park or facility. If this proposal is acceptable to the City, the applicants could receive credit towards their parkland dedication requirements for dedicating land adjacent to Reid Park under this arrangement. The Park Commission should discuss whether or not they are interested in additional land dedications at Reid Park.

In addition, when presenting the Sketch Plan at the Planning Commission on 3/10/14, the applicants were asked by the Planning Commission to provide some small area for a neighborhood park. It was also suggested that this small neighborhood park could be shared with the future development to the east, which is guided for the same level of density as the subject property. At the meeting, the applicants noted that they are not opposed to providing a small neighborhood park. They are seeking direction on whether a neighborhood park is appropriate or desirable to the Park Commission.

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.

RECCOMENDATION:

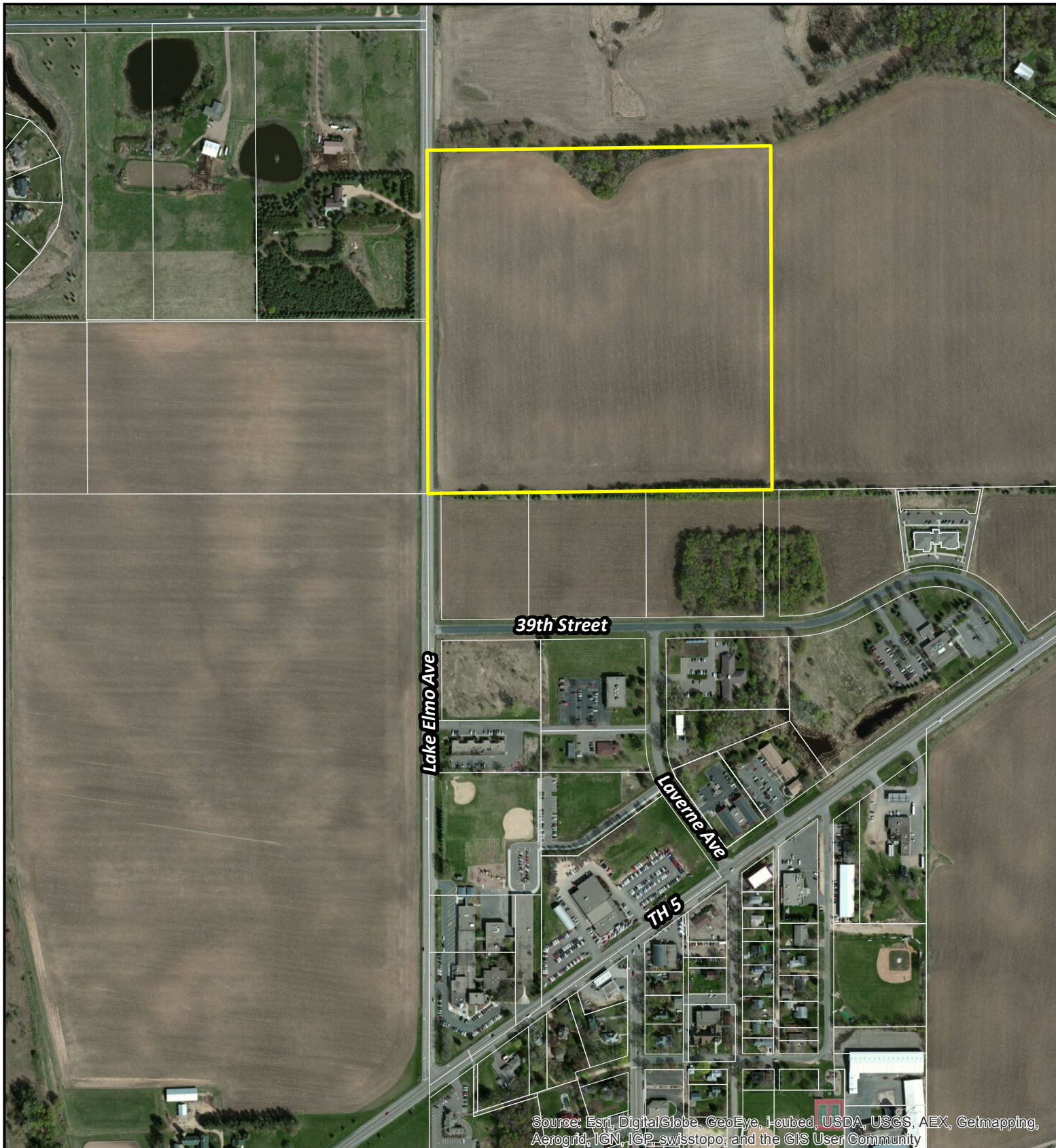
Staff is recommending that the Park Commission provide guidance to the applicants in the form of a formal motion.

ATTACHMENTS:

1. Location Map
2. Sketch Plan Narrative
3. Schiltgen Farms – Parcel B 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



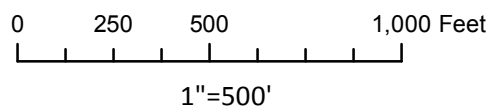
Location Map: 12.029.21.33.0001



Data Source: Washington County, MN
3-7-2014



12.029.21.33.0001
(Sketch Plan Location)





GWSA Land Development, LLC
10850 Old County Road 15
Suite 200
Plymouth, MN 55441

Craig Allen
952-270-4473
Craig@gonyeacompany.com

Sketch Plan Narrative Schiltgen Farms – Parcel B March 6, 2014

This project property consists of +/- 39.8 acres (39.8-1.51 ROW=38.29 acres) and is located on the east side of Lake Elmo Avenue North (CSAH No. 17), about 500 feet north of 39th Street N. The property is currently used for agricultural purposes. The Existing Land Use is classified as Rural Area Development. The planned Land Use is Village Urban Medium Density. The attached sketch plan shows 101 single family lots, the lots are a minimum of 65 feet in width, with a depth of 130 feet or greater.

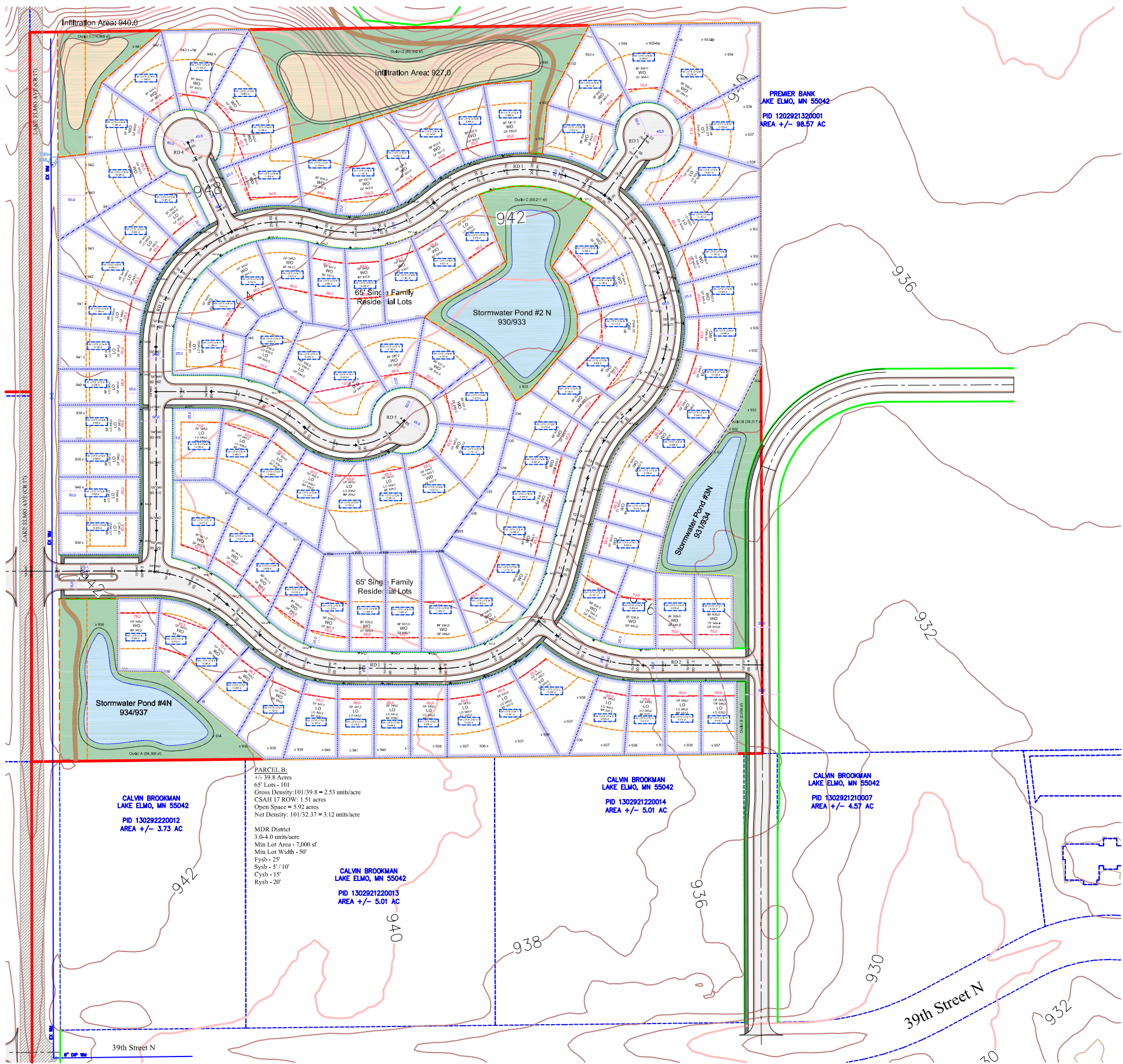
On the Village Land Use Plan, the project site is classified as Village Urban Medium Density (V-MDR). The City has a proposed density goal of 3-4 units per acre. The proposed plan has 101 lots on 39.8 acres, for a gross density of $101/39.8 = 2.53$ units per acre. The area of open space and ponding is estimated at 5.92 acres, yielding a net area of $39.8-1.51-5.92 = 32.37$ acres; net density of $101/32.37 = 3.12$ units per acre.

The MDR residential district has a minimum lot area requirement of 7,000 sf, with a minimum lot width of 50 feet. All of the proposed lots would exceed this requirement. The front yard setback is 25 feet, the side yard setback is 5 feet for the attached garages and 10 feet for the principal buildings. The corner yard setback is 15 feet and the rear yard setback is 20 feet. A 50 foot setback is being proposed along Lake Elmo Avenue North for additional screening. All single family dwellings shall be at least 24 feet in width and at least 960 square feet in area. No variances are being requested with this application.

For park, the Village Open Space Overlay Map defines the area directly north of our development as a Natural Resource Preservation Area and we are aware of plans for park and open space at this location as part of a neighboring development. With this in mind, as well as the close proximity to the Elementary School park and playground, we are not proposing a neighborhood park as part of our development. Our proposal is to dedicate land east of Reid Park, currently under contract with Mr. Schiltgen, also defined on the Village Open Space Map and specifically mentioned in the Village Comprehensive Land Use Plan as a possible "opportunity to acquire environmentally sensitive lands that could be incorporated into recreation". Also per the Comprehensive Land Use Plan, we have incorporated sidewalks throughout our development with connections to neighboring subdivisions and south to 39th Street; as well as trail connections along Lake Elmo Avenue from the south and north connecting to the before mentioned Preservation Area.

The main access to the project will be from Lake Elmo Avenue North. The public streets will be 28' back of curb to back of curb, with sidewalk on one side, within a 60' ROW. The cul-de-sacs will have a 45' radius to the back of the curb.

It is anticipated that the project will be constructed in phases of 30-40 lots; with the majority of the site grading work being completed with the first and/or second phase. The project will be served by City Sewer and Water. The City Village Sewer Study Plan shows the proposed Trunk Sanitary Sewer Lines that are proposed to provide service to this project. City water is available for 39th Street N. and will be extended to service this site. The stormwater treatment system will be designed to meet the requirements of the City and the Watershed.

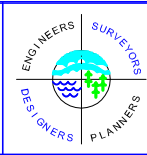


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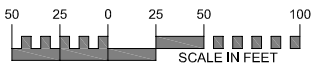
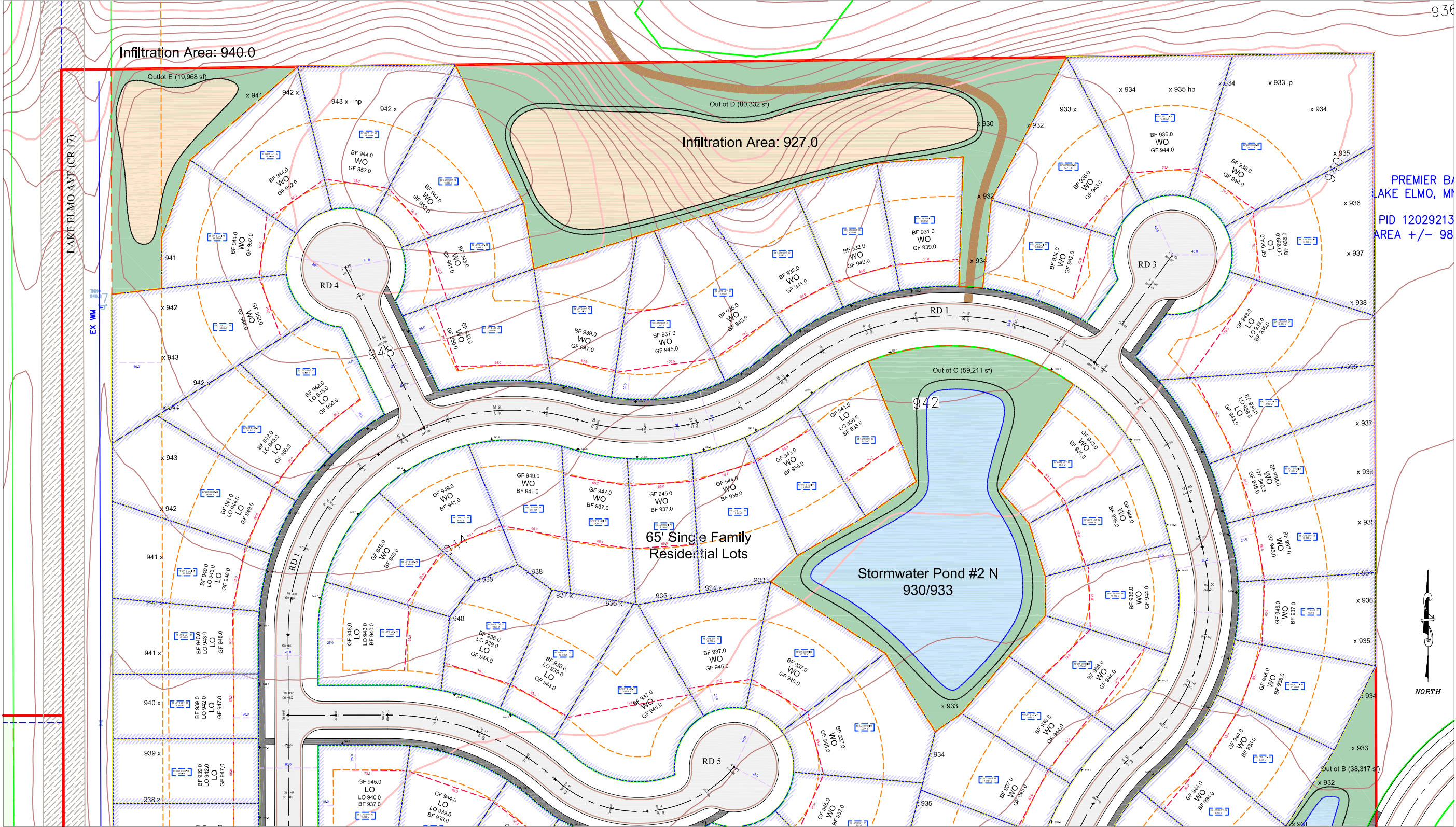


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CITY PROJECT NO.
—
**LAKE ELMO,
MINNESOTA**

SKETCH PLAN R1 030614
PARCEL B
SCHILTGEN FARMS
GW LAND DEVELOPMENT

FILE NO.
3120-047
1
3

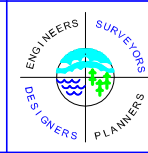


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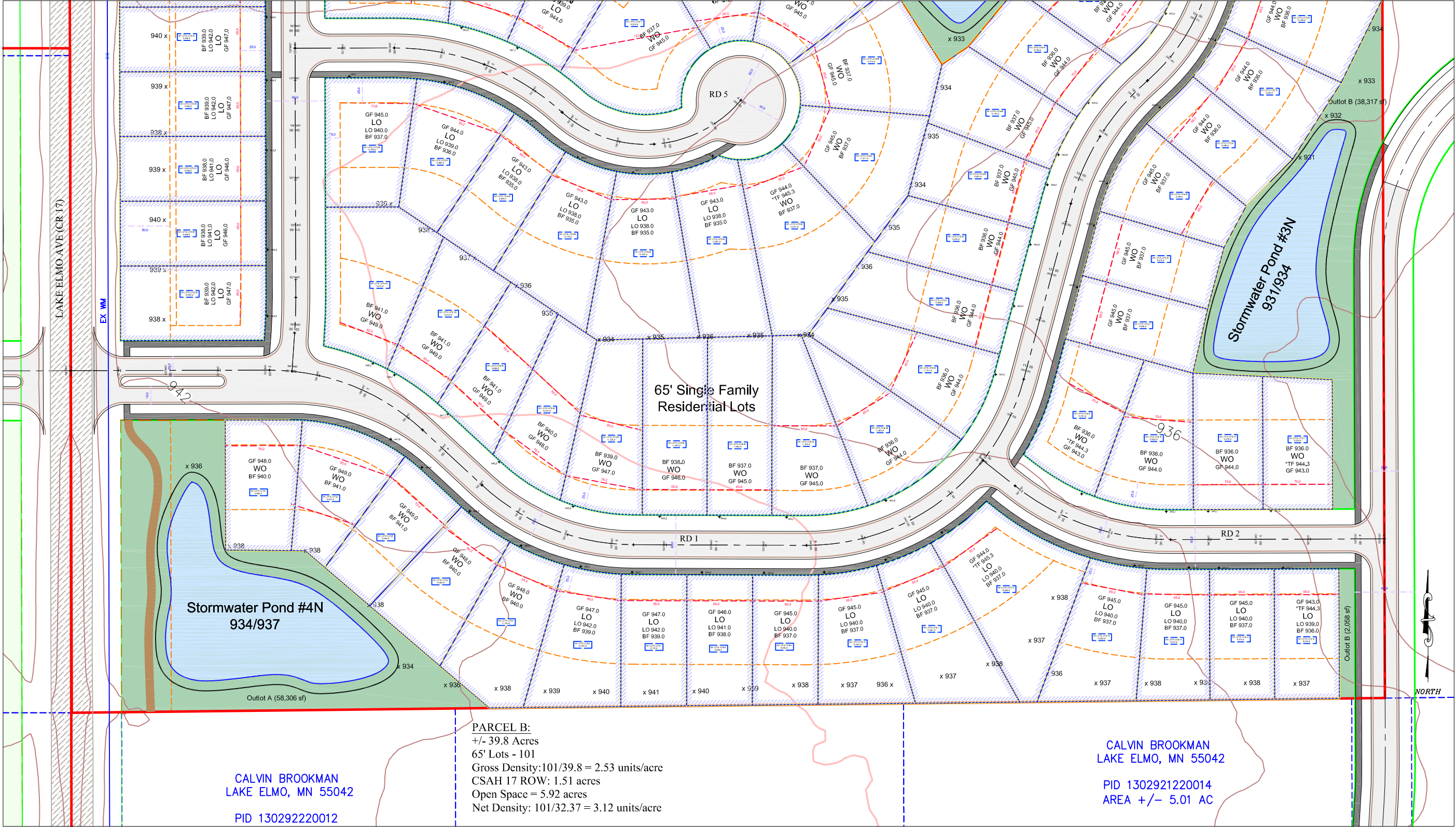
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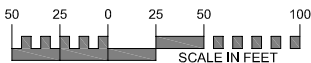
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CALVIN BROOKMAN
LAKE ELMO, MN 55042
PID 130292220012

PARCEL B:
+/- 39.8 Acres
65' Lots - 101
Gross Density: 101/39.8 = 2.53 units/acre
CSAH 17 ROW: 1.51 acres
Open Space = 5.92 acres
Net Density: 101/32.37 = 3.12 units/acre

CALVIN BROOKMAN
LAKE ELMO, MN 55042
PID 1302921220014
AREA +/- 5.01 AC



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