



PARKS COMMISSION  
DATE: 3/21/16  
AGENDA ITEM:  
CASE # 2015-20

ITEM: Legends of Lake Elmo Concept Plan Parkland

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Emily Becker, City Planner

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### **SUMMARY AND DISCUSSION:**

The Parks Commission reviewed the Legends of Lake Elmo Concept Plan on February 17, 2016. At that meeting, the Parks Commission recommended there be a trail from the Legends development to the Sanctuary Park. A 30 ft. corridor would be accepted for dedication with the trail and that the remainder of the required park dedication would be accepted as cash in lieu of land dedication. On March 2, the City Council approved the Concept Plan for the Legends of Lake Elmo, but the Council requested that the Parks Commission again review the development and confirm their recommendation for the Legends of Lake Elmo development.

### **SANCTUARY NEIGHBORHOOD PARK:**

When Sanctuary was developed, the City accepted Sanctuary Park as a neighborhood park. Recently, a playground was installed within Sanctuary Park and a paved trail was constructed connecting the playground to Lily Avenue in Sanctuary. There has been some discussion as to whether the neighborhood park needs are being met with the development of Sanctuary Park. At the public hearing for the Legends Concept, neighbors confirmed their appreciation for the playground and the park and indicated that it was popular with families with children.

### **COMPREHENSIVE PARK PLAN:**

The Comprehensive Parks Plan identifies park search areas in areas where parkland is needed. Sanctuary Park is identified as the neighborhood park satisfying the need for parkland for this part of the city. The City's Neighborhood Park Standard indicates a neighborhood park should be 3-10 acres in size for passive use, picnicking, sitting, multipurpose playfield or courts, sledding hills, ice skating, etc. Development of Sanctuary Park is limited due to the difficult terrain, access, and being located behind developed lots. The Commission should continue to seek out opportunities to improve upon Sanctuary Park when additional land become available, such as to the southwest and northwest that includes relatively flat open space land for multipurpose playfields or courts, sledding or other identifiable park need, and improved frontage on public streets with or without parking.

### **RECOMMENDATION:**

The Legends of Lake Elmo has achieved a Concept Plan approval. This development is still in the concept phase and could significantly change prior to Preliminary Plat. The Commission should determine if there are any opportunities within the Legends development that might satisfy any remaining recreational needs as it pertains to Sanctuary Park, then review its recommendation for park land dedication and reaffirm its prior recommendation or make a new recommendation.

### **ATTACHMENTS:**

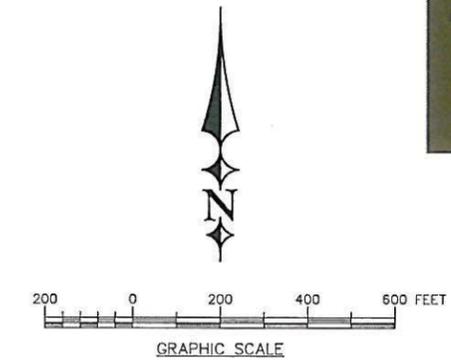
- Approved Concept Plan with Conditions, 1/25/2016 Concept Plan
- Revised Concept Plan with trail to Sanctuary Park, 2/19/2016 Concept Plan

# Legends

of Lake Elmo

## CONCEPT LAYOUT

Landucci  
Homes



### BUILDABLE AREA CALCULATION

TOTAL SITE	110.01 Acres
PROTECTED WETLANDS	17.93 Acres
25% + SLOPED AREAS	1.93 Acres
<b>TOTAL BUILDABLE AREA</b>	<b>90.15 Acres</b>

### UNIT CALCULATION

TOTAL BUILDABLE AREA:	90.15 Acres
UNIT CALCULATION (18 UNITS / 40 ACRES):	40.57 Units (40 Units Allowed)
TOTAL PROPOSED LOTS:	40 Units (5 Future Lots if Density Changes to 20 Units / 40 Acres)

### OPEN SPACE CALCULATION

TOTAL BUILDABLE AREA:	90.15 Acres
OPEN SPACE REQUIRED:	45.08 Acres
TOTAL OPEN SPACE PROVIDED:	50.05 Acres (Excludes Outlots D-H)
OUTLOT AREAS LESS THAN 10 ACRES:	None (Except Future Lots)

### STREET & TRAIL

TOTAL STREET LENGTH:	4,709 Lin. Ft.
TOTAL RIGHT OF WAY AREA:	10.39 Acres
TOTAL TRAIL PROPOSED:	4,741 Lin. Ft.

### LOT INFORMATION

AVERAGE LOT SIZE:	1.11 Acres
MINIMUM LOT SIZE:	1.00 Acres
MAXIMUM LOT SIZE:	1.53 Acres

### NATURAL RESOURCE INVENTORY

TOTAL SITE	110.01 Acres
PROTECTED WETLANDS	17.93 Acres
12% - 24% SLOPED AREAS	16.11 Acres
25% + SLOPED AREAS	1.93 Acres
WOODLANDS (F1 - F8)	20.22 Acres
<b>TOTAL BUILDABLE AREA</b>	<b>90.15 Acres</b>

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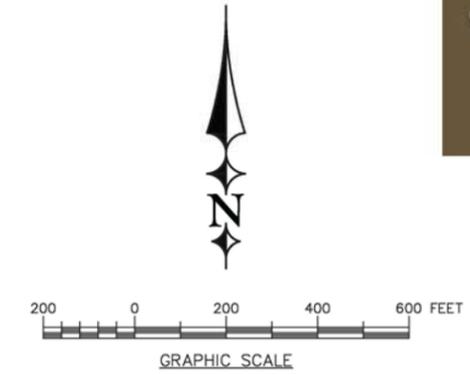
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### BUILDABLE AREA CALCULATION

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PROTECTED WETLANDS	17.93 Acres
25% + SLOPED AREAS	1.93 Acres
<b>TOTAL BUILDABLE AREA</b>	<b>90.15 Acres</b>

### UNIT CALCULATION

TOTAL BUILDABLE AREA:	90.15 Acres
UNIT CALCULATION (18 UNITS / 40 ACRES):	40.57 Units (40 Units Allowed)
TOTAL PROPOSED LOTS:	40 Units (5 Future Lots if Density Changes to 20 Units / 40 Acres)

### OPEN SPACE CALCULATION

TOTAL BUILDABLE AREA:	90.15 Acres
OPEN SPACE REQUIRED:	45.08 Acres
TOTAL OPEN SPACE PROVIDED:	49.98 Acres (Excludes Outlots D-H)
OUTLOT AREAS LESS THAN 10 ACRES:	None (Except Future Lots)

### STREET & TRAIL

TOTAL STREET LENGTH:	5,179 Lin. Ft.
TOTAL RIGHT OF WAY AREA:	10.57 Acres
TOTAL TRAIL PROPOSED:	6,425 Lin. Ft.
TOTAL LINEAL PARK AREA PROPOSED:	0.79 Acres

### LOT INFORMATION

AVERAGE LOT SIZE:	1.11 Acres
MINIMUM LOT SIZE:	1.00 Acres
MAXIMUM LOT SIZE:	1.69 Acres

### NATURAL RESOURCE INVENTORY

TOTAL SITE	110.01 Acres
PROTECTED WETLANDS	17.93 Acres
12% - 24% SLOPED AREAS	16.11 Acres
25% + SLOPED AREAS	1.93 Acres
WOODLANDS (F1 - F8)	20.22 Acres
<b>TOTAL BUILDABLE AREA</b>	<b>90.15 Acres</b>

NOTE: DISTANCES SHOWN FROM PROPOSED HOMES IS ESTIMATE OF HOME LOCATION  
FINAL HOME LOCATION MAY VARY AND LIMITED TO SETBACKS AS DEFINED BY CODE  
FROM FINAL LOT LINE LOCATION.

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