



*Our Mission is to Provide Quality Public  
Services in a Fiscally Responsible Manner in  
Partnership with our Community.*

## **NOTICE OF MEETING**

**City of Lake Elmo Parks Commission  
3800 Laverne Avenue North  
May 16, 2022 6:30 PM**

### **AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Approve Minutes
  - a) April 18, 2022
5. Public Comments
6. 2023-2027 Capital Improvement Plan
7. 9450 Hudson Blvd Park Dedication
8. Communications
  - a) Knappogue Farm-Kaspterson Concept PUD and Plat Update (Lennar)
  - b) City Council Approved 2022 Parks Work Plan
9. 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 Parks Commission Minutes**

### **April 18, 2022**

**Members Present:** Commissioners Hoelscher, Hodges, Nightingale, and Barrett

**Staff Present:** Public Works Director Powers, City Planner Hetzel

**The meeting was called to order by Powers at 6:30 PM.**

Introductions.

Welcome Pat Barrett as the new parks commission member and Ben Hetzel in planning.

#### **Select Chair and Vice-Chair**

**Hoelscher motioned to nominate himself as Parks Commission Vice-Chair, Barrett second; motion passed 4-0.**

**Hoelscher motioned to nominate Ames as Parks Commission Chair, Hodges second; motion passed 4-0.**

#### **Approval of Agenda**

**Barrett motioned to approve the agenda, Hodges second; unanimously approved as presented 4-0.**

#### **Approval of Minutes**

**Hodges motioned to approve the June 21st, 2021 Parks Commission Minutes, Barrett provided a second; no discussion. Approved 4-0.**

July 2021 through March 2022 Meetings were cancelled.

#### **Public Comments**

None

#### **Schiltgen East Pre-App PUD and Plat**

Hetzel provided background for the Schiltgen East plat and reviewed the parkland dedication options.

Steve Schwanke spoke on behalf of Inland Development Partners and associate partner Steven Eggert, along with Clark Wicklund with Alliant Engineering, proposing three options to the commission.

Commission discussed the presented options.

**Hoelscher motioned to go ahead with taking the 3.2 acres, as outlined on the plan, for future park space to be decided on in the future; Barrett provided a second. No discussion, motion passed 4-0.**

#### **Knappogue Farm-Kaspterson Residential Concept PUD and Plat**

Hetzel provided background for the Lennar plat and reviewed park land dedication requirements.

Commission discussed trail connectability, potential park locations, and the CIP.

**Hoelscher motioned to have park presence and 5<sup>th</sup> Street trail connection with details to be worked out in the five-year plan, Nightingale provided a second; no discussion. Motion passed 4-0.**

### **2022 Parks Work Plan**

Powers explained why it is important to have yearly work plans.

Commission discussed needs assessments, resident surveys, maintenance, CIP / park dedication fund, and trail connectivity.

**Barrett moved to accept the 2022 Parks Work Plan as written; Hodges provided a second. No discussion, approved 4-0.**

### **Should Park Amenities be locked when closed**

Commission discussion regarding Ivywood pickleball courts, park hours, lighting, and any vandalism. Consensus was that parks do not need to be locked at this time.

### **Portable Toilet at the Ivywood Park Pickle Ball Courts**

Powers received requests and provided the quote to the commission. It is not budgeted for 2022. Discussion on granting possibilities, budget, maintenance, and amenities in other parks.

**Hoelscher motioned to have staff complete a study and come back with a recommendation, starting with Ivywood, and include amenities that will go along with it; Nightingale provided a second. No discussion, approved 4-0.**

### **Communications**

- a) A resident donated time to set up a pocket prairie in Lions Park last year. It did not get put in and our investment will be refunded.
- b) Prairie grass maintenance at Sunfish Park will begin soon.
- c) Deer hunt was successful last year.
- d) Sunfish Park's new trail markers are much better.

**Hoelscher adjourned the meeting at 7:56 PM**

**Respectfully Submitted,  
Rebecca McGuire, Deputy Clerk**



## STAFF REPORT

DATE: May 16, 2022

ITEM #: 6

**TO:** Parks Commission  
**FROM:** Ben Hetzel, City Planner  
**AGENDA ITEM:** Items for 2023-2027 Parks CIP  
**REVIEWED BY:** Marty Powers, Public Works Director  
Kristina Handt, City Administrator

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### BACKGROUND

A Capital Improvement Program, or CIP, is a multi-year (typically 5 years) capital expenditure plan for a City's infrastructure (such as streets, parks and utility systems), and equipment and public buildings. The CIP identifies the major projects needed and desired by the community, their potential costs and how they would be financed. A project or purchase identified and budgeted through the CIP does not commit the City to that project. The City Council must specifically authorize each one and the associated funding for the expenditure before any project may proceed. When the CIP is reviewed (ideally annually, in conjunction with the budgeting process) projects may go forward as planned, advance ahead of schedule, be removed entirely, or new projects may be added. These adjustments are dependent upon changes in circumstances and priorities.

The Minnesota Land Planning Act requires that the implementation plan portion of the Comprehensive Plan include a CIP for major infrastructure needs (transportation, wastewater, water supply, parks and open space) for a five-year time period. Cities often expand the scope of their CIPs to include other capital needs (major equipment replacements, for example) and sometimes look beyond the five-year time period, up to 20 years in the future for some projects. Such projects represent more of a "wish-list" that can be evaluated each time the plan is updated.

As a part of the Comprehensive Plan, the CIP has some legal standing. Minnesota Statutes Chapter 473.865 provides that "a local governmental unit shall not adopt any official control or fiscal device which is in conflict with its comprehensive plan." A fiscal device includes a budget or bond issue; so it is important that the plan and CIP be kept up to date and in synch with city budgets.

The primary benefit of a CIP is as a financial planning tool, to help the City plan for the impact of capital needs on future budgets and property taxes, and to help forecast the need for borrowing to undertake major projects. The information developed as part of the capital planning process can help document the need for various projects and help the City Council sort out competing priorities.

Lake Elmo's CIP includes all capital projects that cost at least \$25,000 and have a useful life span of five years or longer.

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### ISSUE BEFORE COMMISSION

What park improvements would the Commission like to have in the 2023-2027 CIP? When should they be completed?

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### PROPOSAL DETAILS/ANALYSIS

There are two projects planned for the 2022 construction season outlined in the 2022-2026 CIP and the 2022 Work Plan. These projects include the following:

- 1) Neighborhood Trail Connections (Park Dedication Fund)
  - Connect Ivywood Park to Stonegate Park
  - Connect Hamlet to Tapestry



- Connect Wildflower to Tana Ridge
  - Pave Stonegate trails connecting to Lake Ridge Crossing
- 2) Trail Sealcoating (Park Dedication Fund)

Additional projects in the 2023-2027 CIP are park play equipment replacement. Several parks have been identified for play equipment replacement. Play equipment has a useful life of 25 years. The Commission should consider to implement CIP placeholders for play equipment that is identified to be replaced beyond 2027 as this will help us with long range planning. The following items will be funded through the Park Dedication Fund.

1. Tablyn Park- Play equipment replacement scheduled for 2024. **(\$125,000)**
2. Stonegate Park- Play equipment replacement scheduled for 2024. **(\$125,000)**
3. Carraige Station- Play equipment replacement scheduled for 2025. **(\$125,000)**
4. Pebble Park- Playground replacement rescheduled for 2024. **(\$125,000)**
5. Demontreville Park- Playground replacement rescheduled for 2024. **(\$125,000)**

The following items carry over from the 2022-2026 CIP with the appropriate funding source listed:

1. Trail Connections. Scheduled 2023. Park Dedication Fund **(\$56,123)**
2. Central Greenway Regional Trail. Scheduled 2023. Park Dedication Fund **(\$220,000)**
3. Dog Park. Scheduled 2023. Park Dedication Fund **(\$25,000)**
4. Pebble Park Courts. Scheduled 2024. Park Dedication Fund **(\$85,000)**
5. Tablyn Park Court Resurfacing. Rescheduled 2024. Park Dedication Fund **(\$75,000)**
6. Utility Vehicle/ Trail Groomer. Scheduled 2024. Vehicle Replacement Fund **(\$37,000)**
7. New Ballfields. Scheduled 2024. Grants/ Donations **(1,000,000)**.

**Other Items?** If there are other items that the Parks Commission would like to see in the 2023-2027 CIP they should be identified at this time. The Commission should also assign a priority to each project, both new and existing based upon the following framework:

1. Critical or urgent, high-priority projects that should be done if at all possible; a special effort should be made to find sufficient funding for all of the projects in this group.
2. Very important, high-priority projects that should be done as funding becomes available.
3. Important and worthwhile projects if funding is available; may be deferred to a subsequent year.
4. Less important, low-priority projects; desirable but not essential.
5. Future Consideration.

When determining a project, the Commission should keep in mind the requirements set out in the City Code.

*Section 154.15 (F) Park Dedication Fund*

*(1) A cash contribution paid to the City shall be placed in a special fund. The money shall be used only for:*

- (a) The acquisition and development or improvement of parks, recreational facilities, playgrounds, trails, wetlands or open space based on the approved park systems plan;*
- (b) Redevelopment or rehabilitation of existing park facilities or sites; or*
- (c) Debt service in connection with land previously acquired or improvements thereto previously constructed.*

*(2) No funds shall be used for ongoing operation or maintenance of existing parks recreational facilities or sites or City vehicles.*

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### FISCAL IMPACT

**Items Scheduled for 2022:**

Neighborhood Trail Connections:	\$266,430
Trail Seal Coat:	<u>\$65,000</u>
Total	\$331,430

**Expected Funds in 2022:**

Crossroads East 1 <sup>st</sup>	\$170,400
Enterprise Leasing Co	\$25,740
9450 Hudson PUD	\$84,000
Schiltgen West	\$405,000 (Estimated)
<u>Applewood Point</u>	<u>\$66,000</u>
Total	\$750,870

<b>Park Dedication Fund Balance</b>	<b>\$3,568,884.33</b> <i>(This does not include "Expected Funds")</i>
2022 Expenditures	\$331,430
<u>Restricted for Ballfields</u>	<u>\$1,000,000</u>
<b>Balance after 2022 Expenditures</b>	<b>\$2,237,454.33</b>

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**OPTIONS**

- 1) Commission can remove or identify additional projects to add to the 2023-2027 City CIP.
- 2) If no further projects are identified, the listed projects would be forwarded for review and processed by City Council.

**RECOMMENDATION**

**“Motion to recommend the 2023-2027 Parks CIP to the City Council”**

**ATTACHMENTS:**

- 2023-2027 *Draft* Capital Improvement Plan for Parks Plan It Report

City of Lake Elmo, Minnesota  
*Capital Improvement Plan - 2023 - 2027*  
 2023 thru 2027

**PROJECTS BY FUNDING SOURCE**

Source	Project #	Priority	2023	2024	2025	2026	2027	Total
<b>Grants/Donation</b>								
New or Refurbished Ballfields	PR-017	1		1,000,000				1,000,000
<b>Grants/Donation Total</b>				<b>1,000,000</b>				<b>1,000,000</b>
<b>Park Dedication Fund</b>								
Central Greenway Regional Trail	PR-009	3	220,000					220,000
Dog Park	PR-019	4	25,000					25,000
Neighborhood Trail Connections	PR-021	2	56,213					56,213
Pebble Park Playground Replacement	PR-022	3		125,000				125,000
Demontriville Park Playground Replacement	PR-023	3		125,000				125,000
Tablyn Park Court Resurfacing	PR-024	3	75,000					75,000
Pebble Park Courts	PR-025	3	85,000					85,000
Kleis Park Disc Golf	PR-027	3	25,000					25,000
Tablyn Park Play Equipment	PR-029	4		125,000				125,000
Stonegate Park Play Equipment	PR-030	4		125,000				125,000
Carriage Station Park Play Equipment	PR-036	5			125,000			125,000
<b>Park Dedication Fund Total</b>			<b>486,213</b>	<b>500,000</b>	<b>125,000</b>			<b>1,111,213</b>
<b>Vehicle Replacement Fund</b>								
Utility Vehicle/Trail Groomer	PR-020	3		37,000				37,000
<b>Vehicle Replacement Fund Total</b>				<b>37,000</b>				<b>37,000</b>
<b>GRAND TOTAL</b>			<b>486,213</b>	<b>1,537,000</b>	<b>125,000</b>			<b>2,148,213</b>



## **STAFF REPORT**

PARKS COMMISSION

DATE: 05/16/2022

**TO:** Parks Commission  
**FROM:** Molly Just, Planning Director  
**AGENDA ITEM:** 9450 Hudson Boulevard Preliminary PUD  
**REVIEWED BY:** Ben Hetzel, City Planner

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### **BACKGROUND:**

Dominik Jenson, representing SRD 2.0, LLC, is requesting approval of a preliminary planned unit development (PUD) for the property located on the north side of Hudson Boulevard, west of Julia Avenue (9450 Hudson Boulevard). The proposed PUD would include a 190-unit apartment building on the northern half of the property and a preschool/childcare center, known as the Goddard School, on the southeast corner of the site. (Please refer to the attached narratives and maps for more information about this proposal).

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### **ISSUES BEFORE THE PARKS COMMISSION:**

The Commission is respectfully requested to review and provide feedback to the developer, and make a recommendation to the City Council for the Preliminary PUD as it pertains to park land or park fund dedication.

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### **GENERAL INFORMATION:**

*Applicant:* SRD 2.0 LLC of 900 N. Third Street, Minneapolis, MN 55401  
*Property Owner:* DPS-Lake Elmo, LLC of 6007 Culligan Way, Minnetonka, MN 55345  
*Location:* North of Hudson Boulevard, west of Julia Avenue  
*PID#:* 34.029.21.34.0012  
*Request:* Preliminary PUD Plan approval  
*Site Area:* 14.15 acres  
*Land Use Guidance:* 2040 Comprehensive Plan – Mixed Use Commercial  
*Zoning:* RT - Rural Development Transitional  
*Proposed Zoning:* MU-C PUD (Mixed Use Commercial/PUD)  
*Surrounding Land Use Guidance:* Mixed Use Commercial to the west, Medium Density Residential to the North, High-density residential (The Springs) across Julia Avenue to the east, and Hudson Boulevard and I-94 to South.  
*History:* The property has been used as rural vacant land with a pole building used storage and possibly as a homestead. A large portion of the eastern part of the site is covered in trees.

*Deadline for Action:* Application Complete – 5/5/2022  
60 Day Deadline – 7/4/2022  
Extension Letter Mailed – N/A  
120 Day Deadline – N/A

*Applicable Code:* Article 14 – Mixed Use Commercial District  
Section 105.12.290 – Conditional Use Permits  
Article 18 – Planned Unit Development Regulations  
Title 103 – Subdivision Regulations

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## PRELIMINARY PUD PLAN REVIEW

**PUD Review Process.** The City Code for PUD's requires several steps in the project review and approval process which can be found in Article 18. The Planning Commission will hold a public hearing at their May 23<sup>rd</sup> meeting.

### PROPOSAL DETAILS/ANALYSIS:

The proposed mixed-use development will be located on the property located on the south west intersection of Hudson Boulevard and Julia Avenue. The proposed development would have a mix of land uses including a 190-unit apartment building and a preschool/child care center for up to 188 children. The development is proposed as a PUD because the developer is requesting flexibility from the strict zoning regulations of the MU-C zoning district by having a mix of land uses, by having reduced setbacks for parking areas and to increase the allowed residential density through the use of amenity points.

**Consistency with Proposed MU-C District.** The proposed development requires City approval of a Zoning Map Amendment to rezone the property to Mixed Use Commercial (MU-C) (from the current RT (rural transition)) zoning designation. As such, staff reviewed the proposed General PUD Concept Plan against the standards including setbacks, impervious coverage, etc. of the Mixed Use Commercial zoning district.

Standard	MU-C Required	Proposed
Density	10-15 units per acre	15.57 units per acre (10.819 acre lot + 1.378 ROW dedication)
Impervious Surface Maximum	75%	37%
Minimum Lot Width	60 feet per residential building and 100 for non-residential	Met for both buildings.
Minimum Lot Area (per Unit)	N/A	2,467 square feet
Front Yard Setback (from Julia)	20 feet	Met for both buildings
Interior Side Yard	10 feet	Met for both buildings
Corner Side Yard	10 feet	Met for both buildings
Rear Yard Setback (Building)	20 feet	Met for both buildings
Parking Setback (from residential zones)	35 feet	20 feet
Parking	Not to be located in the front yard or between the front façade and street.	Parking is located in front of the proposed child care center, though this parking lot design is consistent the design of parking lots for commercial/office buildings and would not be parking for the residential buildings on the site.
Open space	300 square feet of common open space provided per unit.	To be determined

**Site Data (Residential Portion).** The entire subdivision/PUD area is 14.14 gross acres. Of the 14.15 gross acres, the developer is proposing to develop 10.819 acres with 190 apartment units. The proposed residential element of the PUD would have a net density of 15.57 du/acre.

**Site Data (Goddard School)** The PUD also includes a preschool/child care center called the Goddard School that would be on 1.94 acres located on the southeast corner of the site. This plan includes a 13,300 square foot building designed for up to 188 children and staff, outdoor play grounds, and 49 parking spaces for staff and parents.

**Bonus Density.** The City's PUD ordinance requires the developer to provide enhanced design and/or amenities with their projects for increased density. In this case, because the applicant is proposing a housing density of 15.57 units per acre, the developer will need to justify the increased housing density above the allowed density range 10-15 units per acre of the MU-C land use designation. To justify the additional density the developer would provide 45% of the

required parking in an underground garage. Underground parking is to justify consideration of approval for increased density.

**Sidewalks.** The City's standard street detail requires a 6 foot wide public sidewalk be constructed on one side of any public street. The proposed concept plan shows private driveways and roads internal to the site with a series of sidewalks connecting the public street to the building.

**Trails.** The Comprehensive Plan's Trail Plan shows a road separated planned trail along Julia Avenue along the east side of the development. The proposed site plan for this PUD shows a six-foot-wide concrete sidewalk along Julia Avenue. The trail Comprehensive plan also shows an on road striped should trail connection along Hudson Blvd. The City should require the developer to install the planned trail(s), sidewalks and a crosswalk with pedestrian ramps where needed as part of this development.

#### **Park Dedication Criteria:**

The City Code outlines the type of land that is considered acceptable for park dedication (Section 153.15 Park Land Dedication Requirements).

#### *153.15 Parkland Dedication Requirements.*

(C) *Land acceptability.* The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the City for parks, playgrounds, trails, or open space; and the recommendations of the City's Parks Commission. The following properties shall not be accepted for park land dedications:

- (1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;
- (2) Land which is unusable or of limited use; and/or
- (3) Land within a protected wetland or within a flood plain area unless the Council determines that all of the following criteria are satisfied:
  - (a) Would be in the best interests of the general public;
  - (b) Would be valuable resource for environmental preservation, educational, or habitat preservation purposes;
  - (c) Has an exceptional aesthetic value; and
  - (d) Would not become financially burdensome to the City as a result of maintenance or preservation requirements.

With the proposed development consisting of 14.15 acres, and the required parkland dedication for the Mixed Use – Commercial zoning district is 10%. The required amount of the fees would be 10% of the purchase price of the property, which has yet to be determined. The physical park dedication requirement for a 14.15 acre development would be 1.42 acres of parkland. Though the City can accept a combination of both land and fee or just fees. The developer proposes to provide a fee in lieu of land and staff supports this proposal.



**RECOMMENDATION:**

Staff is recommending that the Parks Commission recommend approval of the Preliminary PUD for the property located on the north side of Hudson Boulevard, west of Julia Avenue subject to the following conditions:

1. That all trails and sidewalks (public and private) be located outside of storm water ponding areas and wetland buffer zones.
2. That trails be provided as required on Hudson Boulevard and Julia Avenue.
3. That the final Preliminary Plat and PUD meet the requirements of the City's engineering design standards.
4. That the final Preliminary Plat and PUD meet the city code requirements for tree preservation/planting and that the landscape plan be approved by the City's Landscape Architect.
5. That the developer provide the City fees in lieu of park land dedication as may be recommended by the Parks Commission and as required by Section 153.14 with future final plat.

**FISCAL IMPACT:**

None so long as the fee in lieu of land is collected. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like that the developer and/or contractors will pay.

If park dedication fees are accepted the City will receive 10% of the land value in park dedication payment.

**RECOMMENDED FINDINGS:**

Based on the above comments and analysis, Staff is recommending that the Parks Commission recommend approval of the PUD Concept Plan as described above. Staff is making these recommendations based on the following findings:

1. The developer proposes to provide a fee in lieu of land to meet the park land requirement. The City will need accept park dedication payment in lieu of land to satisfy the park dedication requirements of the Zoning Code.
2. With none of the internal trail or sidewalks being public the City does not find that a trail dedication credit can be applied to the development. Furthermore, the trails that are required along Hudson Blvd. and Julia Ave. are required improvements, which would not allow them to qualify for trail credit.

**RECOMMENDATION:**

Staff recommends that the Parks Commission recommend to the City Council that the City collect park dedication payment instead of physical land.

***“Motion to recommend approval of the Preliminary PUD with the acceptance of park dedication funds in lieu of physical land supported by the cited findings.”***

**ATTACHMENTS:**

1. Project Narrative
2. Site Plan and Map



## PRELIMINARY PLAT APPLICATION

### General Information

The landowner's name, address, email, and his/her interest in the subject property.

DPS-Lake Elmo LLC

6007 Culligan Way, Minnetonka, MN 55345

Contact Person: Alan Dale, Landowner

Contact Information: 952-288-2200, [adale@mntile.com](mailto:adale@mntile.com)

The applicant's name, address, and email if different from the landowner.

SRD 2.0, LLC

900 N 3<sup>rd</sup> Street, Minneapolis, MN 55401

Contact Person: Dominik Jenson, Development Manager – Schafer Richardson

Contact Information: 612-305-7095 (direct), [djenson@sr-re.com](mailto:djenson@sr-re.com)

The names, email and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer, and surveyor.

Architect: UrbanWorks, David Haaland, 612-455-3206, [dhaaland@urban-works.com](mailto:dhaaland@urban-works.com)

GC: Eagle Building Co., Nick Williams, 612-378-1115, [nickwilliams@eaglebuildingllc.com](mailto:nickwilliams@eaglebuildingllc.com)

Engineer/Surveyor: Sambatek, Joe Bailey, 763-476-6010, [jbailey@sambatek.com](mailto:jbailey@sambatek.com)

### Present Status

A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s).

Property Address: 9450 Hudson Boulevard, Lake Elmo, MN 55042

Legal Description: Outlot B, DPS LAKE ELMO, Washington County, MN, Abstract Property

PID: 3402921340012

Parcel Size: 14.143 acres OR 616,076 square feet

Current Zoning: The existing zoning of the property is Rural Transitional. The property is currently vacated.





A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way.

The proposed PUD includes the redevelopment of a 14.143-acre property into a mixed-use PUD featuring residential and commercial uses. The property is currently an Outlot, and this application includes a preliminary plat to subdivide, and plat, the property into two separate lots and also includes the dedication of Julia Avenue to the City as a public right of way. Lot 1, Block 1, Foxberry Addition, will be 10.819 acres in size. Lot 2, Block 1, Foxberry Addition, will be 1.946 acres in size. The right of way will include 1.378 acres. The entire property will be zoned MU-C. Please see the Preliminary Plat for reference.

An explanation of how issues have been addressed since the Sketch Plat phase of the development.

The preliminary plat remains in line with what was previously submitted to the City.

A narrative explaining the intent of the project and/or your original or revised vision for the finished product.

The proposed project includes a single, four-story apartment building consisting of 190 market rate apartment units ranging in size from studio to three-bedrooms, one level of underground parking, dedicated surface parking, indoor and outdoor amenity spaces, and various site improvements and infrastructure.

The commercial component of the proposed project will be located at the southeast corner of the property at the intersection of Hudson Boulevard and Julia Avenue and includes a single, slab-on-grade building in which will be utilized as a preschool/childcare center, known as The Goddard School. This component of the project includes a an approximately 13,000 square foot building designed for up to 188 children and staff, outdoor play area, and 49 surface parking spaces.

The plat/subdivision is being requested due to Lot 1 and Lot 2 being under different ownerships at the time of development. The entire property is currently under contract with the Applicant, SRD 2.0, LLC and once platted, Lot 2 will be sold to a third party, Goldridge Companies, for the development of their preschool/childcare center.

A statement showing the proposed density of the project with the method of calculating said density shown.

The proposed land use is consistent with the 2040 Comprehensive Plan for Future Land Use designation of Mixed Use-Commercial (MU-C). The MU-C designation allows for up to 15 units per acre. The Applicant is requesting approval of a density of 16.35 units per acre, permitted through the PUD ordinance for the City Council to approve up to 20% bonus density based on provision of certain site amenities. The residential portion of the PUD, Lot 1, includes 190 apartment units, totaling 15.57 units per acre (inclusive of Lot 1 and Right of Way land area from the Preliminary Plat). The Applicant is requesting approval of a density of up to 16.35 units per acre, from the max density of 15 units per acre in a MU-C district, by adding Amenity Area's for Amenity Points. As such, the Applicant is requesting 9 amenity points for a 9% increase in



residential density. The proposed amenity points include Underground Parking: Requesting 9 points. 45% of required parking will be enclosed, underground. For the Applicant to provide these stalls, the Applicant proposes a monthly fee for the underground parking stalls and no fee for the surface parking stalls. In the Pre-Application PUD, it was indicated that staff would likely recommend approval of density points for underground parking.

Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc) necessary to serve the subdivision.

The proposed development plan shows private driveways and roads internal to the site with a series of sidewalks connecting the building to site amenities, to a sidewalk along Julia Avenue and to the trail along Hudson Boulevard. When the property is developed, it will have urban services and will pay sewer and water connection charges, building permit fees, park dedication fees and the like that the applicant and/or the contractors will pay. Regarding the park dedication, the applicant is currently assuming a fee of \$6,000/acre in lieu of land dedication. Please see development plans for more detailed information.

A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring landowners is recommended to get a sense of what issues may arise as your application is processed).

The property is surrounded by various land uses, includes Medium Density Residential (MDR) to the North, Mixed Use-Commercial (MU-C) to the East, MU-C to the West, and Hudson Boulevard and I-94 to the South. Previous development efforts were presented to the community and City by a separate entity a handful of years ago and the project did not proceed. With this, there has been an understanding that this property would be developed into multifamily and commercial projects. Conversations have been had between the Applicant and the landowner to the North regarding potential air easements that may be needed for the multifamily project. That landowner has expressed approval for such easements once the time approaches.

A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated.

As mentioned above, the property is surrounded by similar, and complimentary, land uses. The proposed land use is consistent with the 2040 Comprehensive Plan for Future Land Use designation of Mixed Use-Commercial (MU-C). The proposed development will require City approval of a Zoning Map Amendment to officially zone the property to MU-C from the property's current Rural Transition (RT) zoning designation. The development plans set forth for the proposed project have been created to avoid any disturbance that may be created to nearby wetlands or natural areas. Additionally, the development of the property will include improvements along both Julia Avenue and Hudson Road. The property will also provide additional stormwater management to the developments.

Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area.



With the improvements to Hudson Road and along Julia Avenue, the project will not place an excessive burden on roads and other public infrastructure, rather these improvements will provide better services to the site occupants, neighborhood, and visitors. Additionally, private funds are being used to ensure that adequate infrastructure and connections are provided on the property to ensure the needs and requirements are being met of the surrounding infrastructure, services, and community.

If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.).

Not applicable.

A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas.
























The property will include open space throughout the property. Aside from the sidewalk additions and improvements along both street frontages, Lot 1 of the project will include various open areas inclusive of: sidewalks, green space, and stormwater pond with trail surround. There is a gas line easement that exist on the western portion of the property, providing the ability to use this space for an ample amount of outdoor recreation space. These on-site areas and improvements will be maintained by the owner of Lot 1 and will benefits occupants of the multifamily development.

A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

It is anticipated that development at the property for both Lot 1 and Lot 2 will begin in August 2022. The construction schedule for Lot 1 will be for 17 months with building completion anticipated for mid-January 2024. The construction schedule for Lot 2 will be for 6 months with the building completion anticipated for February 2023. Public improvements and other site work will occur throughout the development schedule.
























PLANT SCHEDULE							
PLANT	CODE	RETRACTABLE / COMMON NAME	HEIGHT	ZONE	DBP	DBP	DBP
	01	Aspen (Populus) - Common Name	20' - 25'	1	1	1	1
	02	Maple (Acer) - Common Name	20' - 25'	1	1	1	1
	03	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	04	Oak (Quercus) - Common Name	20' - 25'	1	1	1	1
	05	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	06	Redwood (Sequoia) - Common Name	20' - 25'	1	1	1	1
	07	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	08	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	09	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	10	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	11	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	12	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	13	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	14	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	15	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	16	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	17	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	18	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	19	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	20	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	21	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	22	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	23	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	24	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	25	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	26	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	27	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	28	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	29	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	30	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	31	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	32	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	33	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	34	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	35	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	36	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	37	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	38	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	39	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	40	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	41	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	42	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	43	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	44	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	45	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	46	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	47	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	48	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	49	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	50	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	51	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	52	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	53	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	54	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	55	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	56	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	57	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	58	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	59	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	60	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	61	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	62	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	63	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	64	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	65	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	66	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	67	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	68	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	69	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	70	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	71	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	72	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	73	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	74	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	75	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	76	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	77	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	78	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	79	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	80	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	81	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	82	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	83	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	84	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	85	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	86	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	87	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	88	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	89	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	90	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	91	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	92	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	93	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	94	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	95	White Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	96	Black Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	97	Yellow Pine (Pinus) - Common Name	20' - 25'	1	1	1	1
	98	White Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	99	Black Birch (Betula) - Common Name	20' - 25'	1	1	1	1
	100	Red Pine (Pinus) - Common Name	20' - 25'	1	1	1	1

[illegible]

0	010	Leopardskin's a waltz/ Van Halen's / Leather Head Blues	2:40	18
0	005	Unleashed/ a waltz/ New Wave's / Red Heaven/ Little Boomer	2:40	05
0	004	ROCKIN' / COORDINATE MUSIC	0:04	
0	004	Leopardskin's waltz / Van Halen's / Red Heaven	2:40	
0	004	Alfalfa's / Summer Beauty / Summer Beauty Album	2:40	04
0	004	Red rose/ english/ Purple Stone's / Purple Stone New England/ Irish	2:40	04
0	002	COLE/ english/ winter/ english / English Released	2:40	03
0	002	Leopardskin's waltz / Van Halen's / Red Heaven	2:40	01
0	002	Leopardskin's / a waltz/ Van Halen's / Red Heaven/ Little Boomer	2:40	01
0	002	Leopardskin's / a waltz/ Van Halen's / Red Heaven/ Little Boomer	2:40	01
0	002	Red rose/ english/ Purple Stone's / Purple Stone New England/ Irish	2:40	01
0	002	Leopardskin's waltz/ Van Halen's / Red Heaven	2:40	00

GROUND COVER SCHEDULE			
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONF
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	35-241	MNDOT Seed Mix 35-241 / Mesic Prairie General	6 PACK
	TUR HIG	Turf Sod Highland Sod / Sod	Sod

### LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT	=====	=====	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER EASEMENT	-----	-----		
BUILDING	-----	-----	CONCRETE PAVING	
RETAINING WALL	ooooooo	=====		
WETLAND LIMITS		=====	CONCRETE SIDEWALK	
TREELINE		~~~~~		
LANDSCAPE EDGING	=====	=====		
STORM SEWER				
SANITARY SEWER				
FORCEMAIN (SAN.)				
WATERMAIN				
YARDDRRAIN				
LIMITS OF DISTURBANCE	-----	-----		
SIGN				
PIPE BOLLARD				
RIPRAP				

## LAKE ELMO LANDSCAPE CODE

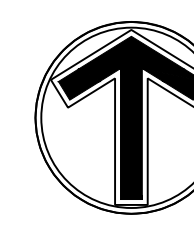
CALCULATIONS	REQUIRED	PROPOSED
TREES FOR DISTURBED AREA (5 per ACRE)	56	56
STREET TREES (1 per 50 LF OF FRONTAGE)	26	26
PERIMETER LOT TREES (1 per 40 LF)	25	25
PARKING LOT (RESIDENTIAL)	12	12
PARKING LOT (COMMERCIAL)	6	6

A minimum of one tree shall be planted for every 50 feet of street frontage, lake shore or stream frontage or fraction thereof.

In addition to the requirements of subsection (c)(1) of this section, a minimum of five trees shall be planted for every one acre of land that is disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections (d) and (e) of this section.

At least five percent of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Areas may consist of islands or corner planting beds.

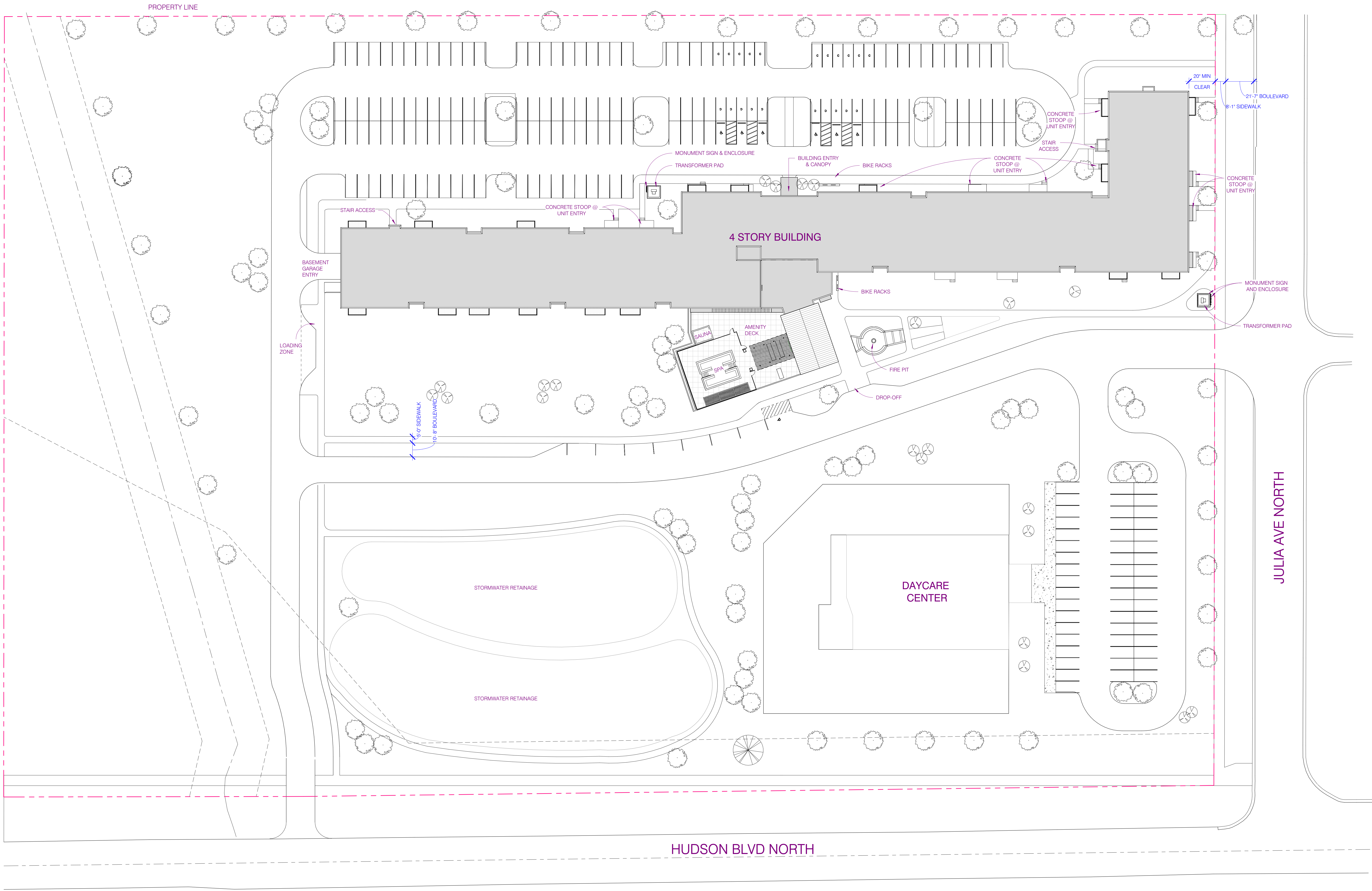
A variety of trees and shrubs should be used to provide visual interest year-round. No more than 50 percent of the required number of trees and shrubs may consist of any one species. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount.



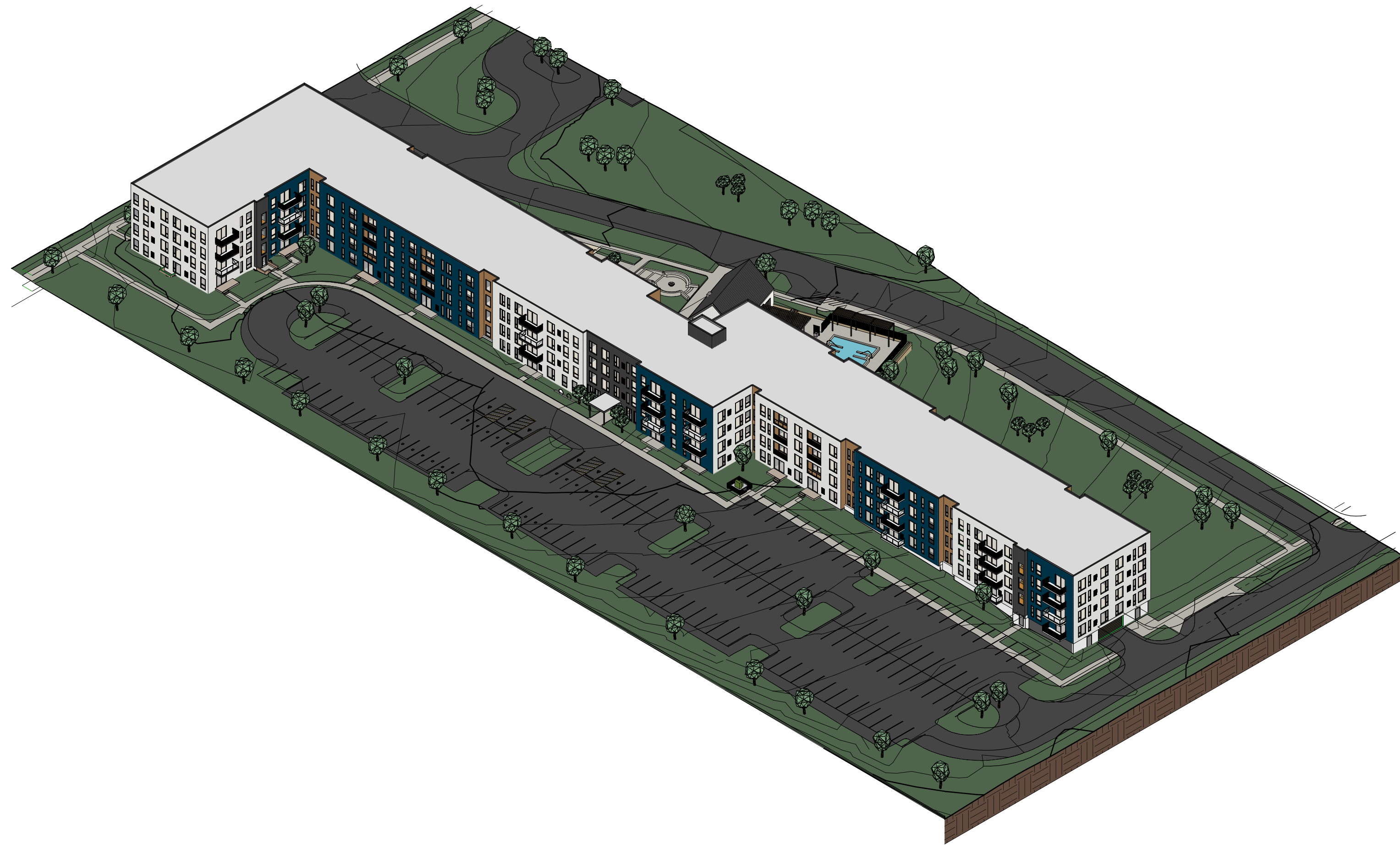
0 30 60  
SCALE IN FEET



4/17/2022 11:52:28 AM C:\Project Files\21-0022 A22 Central\_NEW\_ajg.mxd

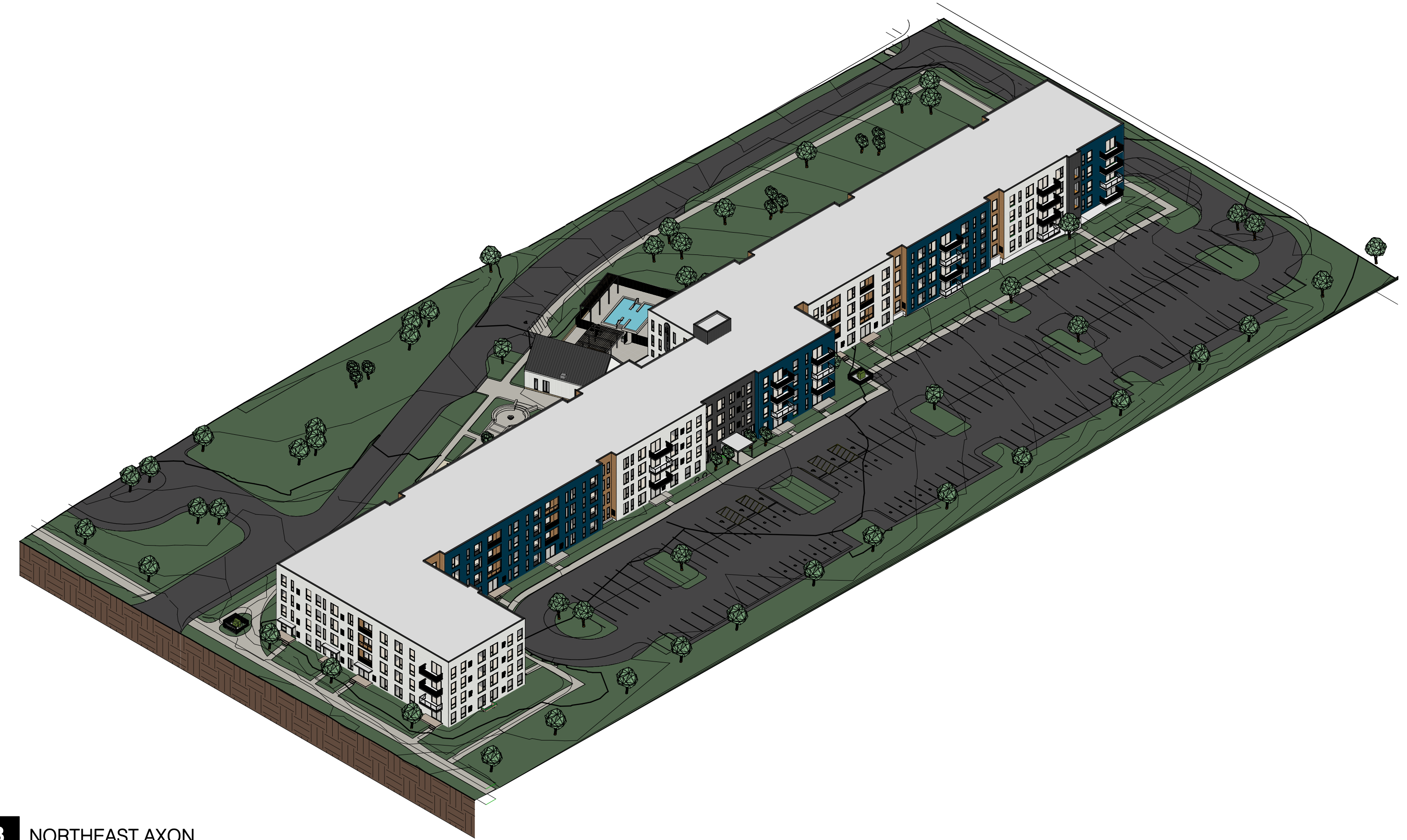






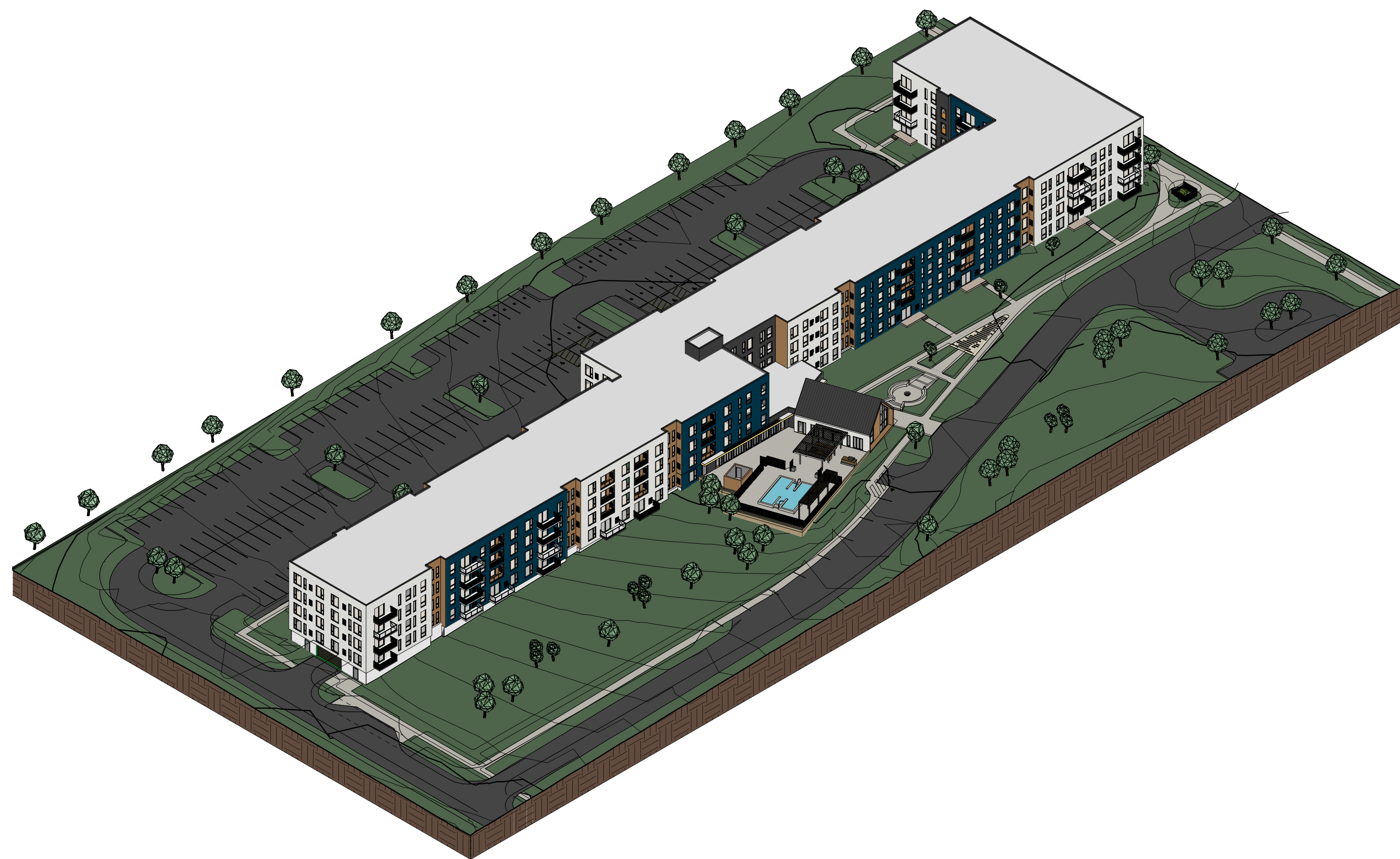
**4** NORTHWEST AXON

A351



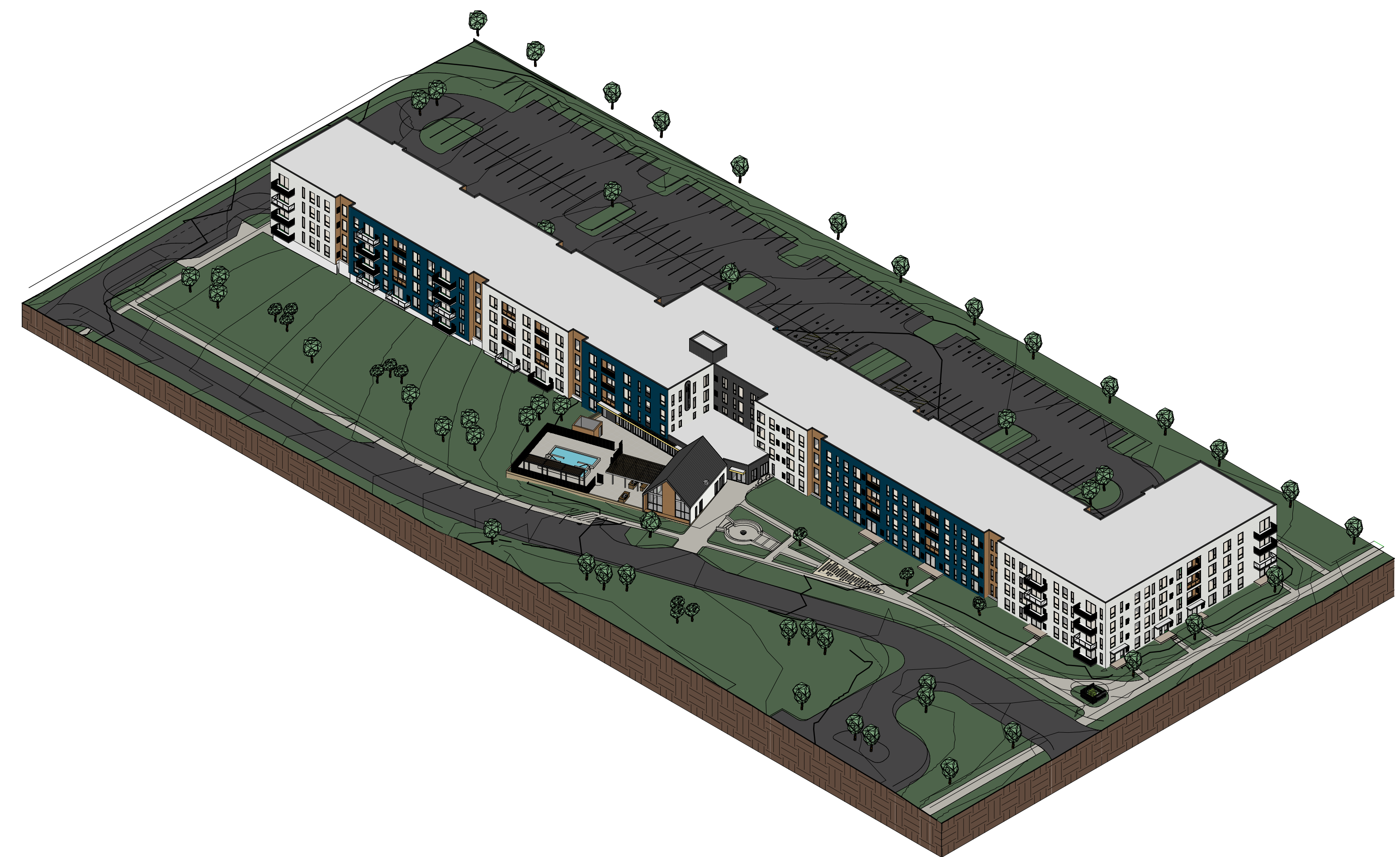
**3** NORTHEAST AXON

A351



**2** SOUTHWEST AXON

A351



**1** SOUTHEAST AXON

A351





THE

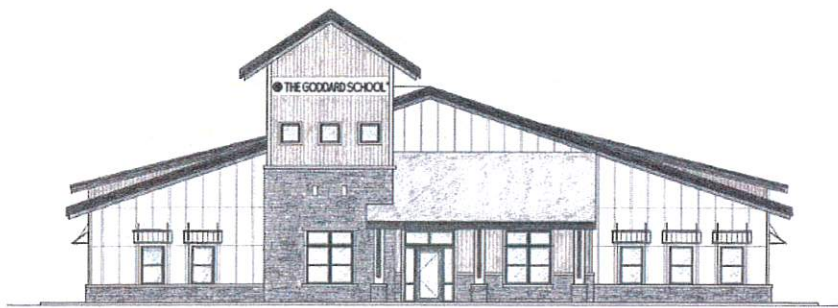
GODDARD SCHOOL®

FOR EARLY CHILDHOOD DEVELOPMENT

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CUP REQUEST & NARRATIVE – April 20,2022

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The Proposed Site for the new Goddard School is located on the southwest corner of Julia Ave and Hudson Blvd between Inwood & Keats exits on the north side of I 94.

Goddard School is a Premier Private Preschool/Child Care Center which currently licenses 525 schools in 38 states. This location will offer Safe & Healthy Childcare the same as it does in Woodbury. The building will have a Zono Sanitizing Cabinet which kills 99.99% of common viruses + on non-porous surfaces and 99.99% of common bacteria on non-porous and semi-porous surfaces, including body lice, bed bugs & Norovirus. The cabinet has an integrated mobile rack system for sanitizing almost all items in the classroom such as Toys, Legos, dolls, wooden blocks, cards, puzzles napping cots & mats. Every Classroom is sanitized every day. This product was approved for use in childcare facilities by the Washington County Department of Health.

Goddard Schools Play-Based Program Gives Children The Skills For Long-Term Success! Learn More Now. Nurturing Environment. Highly-Trained Faculty. Nationally Accredited. Enrichment Programs. STEAM Learning. (Science, technology, engineering, arts and mathematics).

Types: Pre-Kindergarten Program, Infant Program, Toddler Program, Preschool Program, Summer Program and Summer Camp.

Site: 1.946 Acres Building: 13,318 gross sq. ft. Playgrounds: 23,000 sq. ft.  
School Occupancy: Up to 188 children + Staff Ages: 6 weeks to 10 years of age  
Parking: 49 parking spaces for staff & parents