



STAFF REPORT

DATE: 11/14/2022

ITEM# 4D

TO: Planning Commission
FROM: Molly Just, Planning Director
ITEM: Final PUD – 9450 Hudson Boulevard

BACKGROUND:

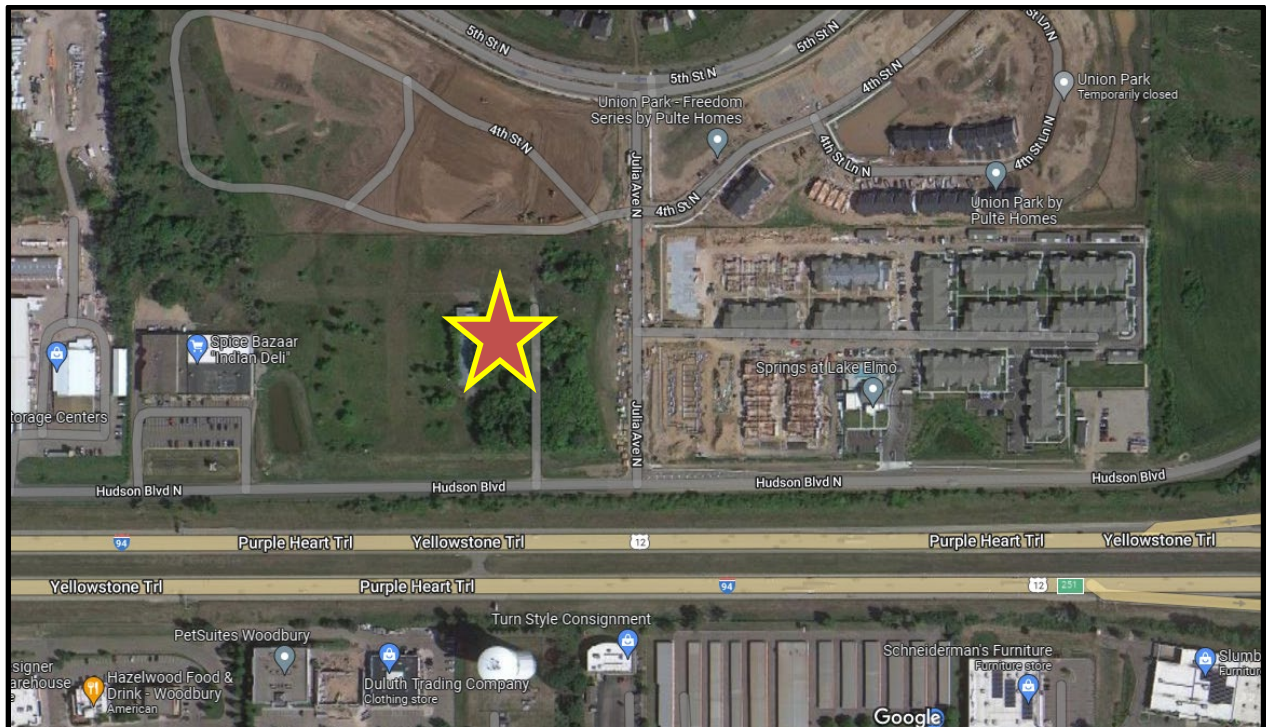
The Planning Commission is asked to hold a public hearing and make a recommendation to the City Council on a request by SRD 2.0 for approval of the Final PUD for 9450 Hudson Boulevard.

The Final Plat was approved by the City Council at their November 1st meeting. Per City Code, the Planning Commission shall only review Final Plats if the applicant is proposing a substantial change from the Preliminary Plat. Staff reviewed the application for Final Plat & PUD and found the application consistent with the Preliminary Plat & PUD approved with conditions.

Staff is recommending approval of the request subject to meeting the conditions of approval listed in this report.

ISSUE BEFORE THE PLANNING COMMISSION

Should the Planning Commission recommend approval of the Final PUD for 9450 Hudson Boulevard?



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: Final PUD Plan approval
Site Area: 14.15 acres
Land Use Guidance: 2040 Comprehensive Plan – Mixed Use Commercial
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: Final Plat approval November 1, 2022. Zoning Map Amendment, Conditional Use Permit & Preliminary Plat & PUD Plan approval August 16, 2022.
Deadline for Action: Application Complete – 10/6/2022
60-Day Deadline – 12/5/2022
Extension to 60-Day Deadline – 11/9/2022 – 120 Day-Deadline is 2/3/23
Applicable Codes: Article 18 – Planned Unit Development Regulations

PROPOSAL DETAILS/ANALYSIS

Consistency with Preliminary PUD. Staff reviewed the application for Final PUD and found the application consistent with the Preliminary PUD approved with conditions. The Preliminary PUD was approved for parking placement in front of the daycare center and for density at 15.57 units per acre. No change is proposed with the Final PUD.

Buildings. The Final PUD plans depict a daycare facility and a multifamily building.



Landscape Architect Comments. On October 24th the Landscape Architect reviewed the Final PUD application (complete review memo attached) and wrote:

“Please see attached updated memo. I added the stormwater management vegetation concerns – recommending a more detailed maintenance plan / schedule for the stormwater facilities weed management. I also recommended that the fence along the north property line be extended to fully satisfy the Screening requirement. It currently screens the parking lot only, which satisfies the parking lot landscaping code 105.12.480(e) but does not meet (f) in its entirety.”

Engineering Comments. On November 5, 2021, the City Engineer reviewed the final pud application (complete review memo attached) and wrote:

“Please see the attached engineering review comments for the Lake Elmo Apartments (9450 Hudson Boulevard) Final Plat application. I believe the final plan can proceed forward with the contingent approvals identified in my memo.”

Fire Department Comments. On October 7th the Fire Chief reviewed the Final PUD and wrote:

“FD has reviewed the revised apparatus turning exercise and this meets the needs of the fire department. FD has reviewed the fire hydrant locations and find them to be acceptable. FDC location will be reviewed with the contractor at the time of fire sprinkler plan review. All other comments from the 9/9/22 FD memo have been reviewed and are incorporated into plans.”

DRAFT FINDINGS

Staff is recommending that the Planning Commission recommend approval of the Final PUD Plan for 9450 Hudson Boulevard based on the following findings.

- 1) That the Final PUD Plans are generally consistent with the Preliminary PUD Plans as approved by the City of Lake Elmo on August 16, 2022 by resolution 2022-079.
- 2) That the Final PUD Plans are generally consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
- 3) That the Final PUD Plans are consistent with the general intent of the Mixed Use Commercial zoning district with PUD modifications.
- 4) That the Final PUD Plans are generally consistent with the City’s Zoning Code except for parking placement for the daycare center and the maximum allowed density.
- 5) That the Final PUD Plans are generally consistent with the Lake Elmo Design Guidelines and Standards Manual.
- 6) That the Final PUD Plans must be revised to be consistent with the City’s engineering standards and as noted in the City Engineer’s memorandum.
- 7) That the Final PUD Plans must be revised to be consistent with the City’s landscape plan and tree replacement standards pursuant to the Landscape Architects memo.
- 8) That the Final PUD Plans are generally consistent with the City’s fire department standards.
- 9) That the Final PUD Plans meet the minimum requirements for a PUD including minimum lot area, open space and street layout.
- 10) That the Final PUD Plans meet one or more of the required PUD objectives identified in Article 18 including providing: Planned unit developments should not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.

- a. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
 - b. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
 - c. Provision of more adequate, usable, and suitably located open space, recreational amenities, natural resource protection and other public facilities than would otherwise be provided under conventional land development techniques.
 - 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.
 - e. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
 - f. Preservation of historic buildings, structures or landscape features.
 - g. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.
 - h. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.
 - i. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.
 - j. Higher standards of site and building design than would otherwise be provided under conventional land development technique.
- 11) That the Final PUD Plans include amenities that are worthy of amenity points to increase the overall housing density in the development from a max of 15 units per acre to 15.57 units per acre. The qualifying amenity is the provision of interior and exterior plaza amenities and that the indoor amenities exceed the 1,000 sqf. requirement. This amenity qualifies for 5 points (5%) of bonus density or 8 units. See Article 18, Table 16-2.

Recommended Conditions of Approval. Staff recommends the Planning Commission recommend City Council approval of the Final PUD for 9450 Hudson Boulevard with the following conditions:

- 1. That publication of the PUD ordinance shall be required before filing of the approved final plat.
- 2. That the Final PUD plans would be for the parcel with the PID 34.029.21.34.0012.
- 3. No construction may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained from the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.
- 4. That prior to the City releasing the Final Plat for recording the plans shall be revised to address the comments in the City Engineer's memo dated October 20, 2022 and any carryover comments from the preliminary plans.
- 5. That prior to the City releasing the Final Plat for recording the plans shall be revised to address the comments in the Landscape Architect's memo dated October 24, 2022.
- 6. That the applicant's Storm Water Management Plan shall meet both City and South Washington Watershed District requirements.
- 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.
- 11. That the PUD overlay zoning allow for the following:

- A. Parking located between the daycare building and the street (Julia Avenue);
 - B. Residential density at 15.57 units per acre.
 - 12. That the development shall incorporate stormwater reuse for irrigation as approved by the City Engineer.
 - 13. 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.
 - 14. Before 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.
 - 15. Before the execution and recording of a final plat for the development, the developers shall enter into a Developer's 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.
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FISCAL IMPACT:

There would be no fiscal impact to the City. 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. This section of Hudson Boulevard will be built out.

PUBLIC COMMENT:

A public hearing notice was sent to surrounding property owners on November 2, 2022 and published in the Stillwater Gazette on November 4, 2022. Staff has not received any public comments at this time.

OPTIONS:

- 1. Recommend approval with recommended conditions of approval;
- 2. Table action with specific reasons; or
- 3. Recommend denial of the application for Final PUD Plan.

RECOMMENDATION:

“Motion to recommend approval of the Final PUD Plan for 9450 Hudson Boulevard based on the findings of fact and conditions outlined in the staff report.”

ATTACHMENTS:

- 1. City Engineer's memo
- 2. Landscape Architect's memo
- 3. Plans