

3800 Laverne Avenue North
Lake Elmo, MN 55042

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NOTICE OF MEETING

The City of Lake Elmo

Planning Commission will conduct a meeting on

Monday March 13, 2017 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. January 23, 2017
 - b. February 27, 2017
4. Public Hearings
 - a. PUD CONCEPT PLAN: A request by CM Properties 94, LP for a PUD Concept Plan approval for a 3 commercial lot Planned Unit Development on property with the legal description: Outlot A, Lakewood Crossing, according to the recorded plat thereof, Washington County, MN.
 - b. FINAL PLAT AND PUD PLANS: Hans Hagen Homes of Mpls/St. Paul, LLC is requesting Final Plat and Final PUD Plans for Inwood 5th Addition, a 101 lot single family detached residential planned unit development located south of 10th Street and east of Inwood Avenue on Outlots A, B, F and G, Inwood 3rd Addition.
 - c. ZONING MAP AMENDMENT: A request by HC Royal Golf Course LLC for a Zoning Map Amendment to rezone the properties from PF – Public Facilities to GCC – Golf Course Community. The subject properties are bound by 20th Street N, Lake Elmo Avenue, and 10th Street N and bordering West Lakeland Township with PID's 25.029.21.12.0001, 25.029.21.14.0001, 25.029.21.21.0001, 25.029.21.31.0001, 25.029.21.42.0001, 25.029.21.43.0001, 25.029.21.43.0002, 25.029.21.44.0001 and 25.029.21.44.0002.
 - d. PRELIMINARY PLAT AND PUD PLANS: A request by HC Royal Golf Course Development LLC for Preliminary Plat and Preliminary PUD Development Plans for the Royal Golf Club at Lake Elmo an 18-hole golf course and 292 lot single family detached residential planned unit development. The subject properties are bound by 20th Street N, Lake Elmo Avenue, and 10th Street N and bordering West Lakeland Township with PID's 25.029.21.12.0001, 25.029.21.14.0001, 25.029.21.21.0001, 25.029.21.31.0001, 25.029.21.42.0001, 25.029.21.43.0001, 25.029.21.43.0002, 25.029.21.44.0001 and 25.029.21.44.0002.
5. Business Items
 - a. None
6. Updates
 - a. City Council Updates – March 7, 2017
 - i. Hammes Estates 2nd Addition Final Plat Extension - passed
 - ii. Approve SHC Comp Plan Update Agreement - passed
 - iii. Shoreland Management Overlay District Ordinance Amendment - passed
 - iv. Planning Commission Appointment – Terry Emerson 2nd Alternate
 - b. Staff Updates

- i. Upcoming Meetings:
 - March 27, 2017
 - a. Comp Plan Amendment hearing for Tri-Lakes Musa
 - b. VMX rezoning hearing
 - c. Possibly Hidden Meadows final plat.
 - April 4, 2017
- ii. MAC CEP Report

- c. Commission Concerns

7. 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
Planning Commission Meeting
Minutes of January 23, 2017**

Chairman Kreimer called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Kreimer, Dodson, Dorschner, and Larson,

COMMISSIONERS ABSENT: Haggard, Fields, Griffin, Williams and Lundquist

STAFF PRESENT: Planning Director Wensman & City Administrator Handt

Approve Agenda:

M/S/P: Dodson/Larson, move to approve the agenda as amended to move golf course community to "A", ***Vote: 4-0, motion carried, unanimously.***

Approve Minutes: January 9, 2017

M/S/P: Kreimer/Dodson, move to postpone consideration of the January 9, 2017 minutes until the next meeting, ***Vote: 4-0, motion carried unanimously.***

Business Item – Zoning Text Amendment to create "Golf Course Community" Zoning.

Wensman started his discussion regarding golf course community. There was a public hearing held on this item at the last Planning Commission. Discussion was continued primarily to address the issue with the cottages or semi-transient structures. They are basically large seasonal homes situated on the golf course overlooking the fairway. They will essentially be used by Mr. Hollis and his guests for entertainment. These cottages, as proposed, would not be counted towards the density of the neighborhood area. If the Commission is in favor of the cottages, the ordinance will be written that cottages would be a CUP with development standards associated with them.

Larson asked if these would be rented out, or if these were for a business purpose. Wensman stated that it is his understanding that they are for business purpose only, but conditions could be added to regulate them. Kreimer asked if they would each have their own lot, or how they would be arranged. Wensman stated that he is not sure as he has not seen a plat or any plans yet. He is not sure if there will be setbacks or they would all be part of one overall plan.

Dodson asked about the percentage of open space and if that should be adjusted in the ordinance. He is wondering if it is adjusted upward if that would take care of some of

the fears of future development. Wensman stated that the percentage probably wouldn't make a difference as they would need to come back and reguide it to residential anyway.

Dorschner is wondering if the City really needs this land use designation. Wensman stated that at their last meeting, the City Council already reguided this property. Now it is a matter of creating the zoning district to match. This zoning district is kind of a hybrid incorporating the golf course. Dorschner is concerned about creating the land use designation when it probably will never be used again. He is wondering why it wouldn't be done through a PUD. Wensman stated that there will be a PUD, but there still needs to be base zoning district which this creates.

Dodson asked about the density 1.4 to 2.49. Wensman stated that the numbers should be 1.4-1.65. For some reason it did not get updated in the draft ordinance. Kreimer asked what the current open space amount for the golf course is. Packer, the developer, stated that it is currently at 75%. Kreimer asked about the 154.302 & 154.454 in relation to Semi-transient accommodations. He stated he went on-line and couldn't find them. Wensman stated that those are the new zoning code section numbers created specific for the golf course community.

Kreimer asked about the standards for secondary dwelling on page 9. He thought somewhere earlier, they were not allowing for a secondary dwelling. Wensman stated that (f) doesn't seem to make much sense and should be eliminated.

Rick Packer, Royal Golf, stated that staff has chosen a middle ground on standards and some of the things that they would like to do might not meet those standards. They will be bringing a PUD forward so they can ask for various things. Packer stated that the cottages will be owned by the golf course and the golf course owners. Dodson asked if the cottages would be on lots, or if they would just be on part of the larger golf course. Packer stated that they haven't quite figured that out yet. He thinks there will be a certain lot, however they have to work that out with staff as they will not have direct street frontage. He thinks they will probably be on one large lot or 4 smaller ones. Dodson was wondering what might happen if the cottages end up being a financial detriment to the golf course. Packer stated that the use of them can be addressed in the CUP. Kreimer asked what the width of the lots would be for the villa product. Packer stated that those are 55 foot lots. The cottages would be 65 foot lots and more fashioned like a villa.

Ann Bucheck, 2301 Legion Ave, is wondering if the drawing that was up at the City Council meeting is available for everyone. Bucheck stated that the developer previously stated that the homes would be 4 sided finished homes. She is wondering if that will specifically be in the developer's agreement or where that would be. She feels that is important and will make things look nicer. Bucheck suggested a few changes including adding trees for outdoor recreation, requiring a planted landscape buffer, dark sky

standards for lighting, she would like to see the density at 1.4 or 265 homes instead of 306 homes and no street lights for the residential as none of the surrounding developments have them.

Wensman stated that the lighting is already in City Code and the developer will need to adhere to it. Dodson asked if there were different types of street lights allowed for the different types of residential zoning. Dodson stated that in his Open Space Development there are no street lights, which he enjoys. Wensman stated that he believes it is part of the current engineering standards to require street lights. They are currently proposed for Hidden Meadows and for Legends, which are open space developments. Dodson asked about the comment regarding trees. Wensman stated that it would be fine to include that and there are already landscaping standards and tree preservation standards.

M/S/P: Dodson/Kreimer, move to remove Letter (f) on page 9 regarding exterior finish as it is redundant, **Vote: 4-0, motion carried unanimously.**

Kreimer is wondering about increasing the open space from 50% - 70%. Dodson would be in favor of that. Larson is wondering if it is dangerous to just look at this project if the code could be used for other areas. Kreimer would be surprised if another project for a golf course would be proposed.

M/W: Kreimer/, move to change the open space requirement from a minimum of 50% to a minimum of 70%, **Motion withdrawn.**

M/S/P: Dorschner/Dodson, move to change the ranges on page 1 from what is printed to 1.4 to 1.65 units per acre, **Vote: 4-0, motion carried unanimously.**

M/S/P: Kreimer/Dodson, move to add to 4 C under resource protection the word trees, **Vote: 4-0, motion carried unanimously.**

Kreimer asked Wensman where the 4 sided architecture would be addressed. Wensman stated that it would be addressed and negotiated during the PUD and platting process.

M/S/P: Dodson/Larson, move to approve the addition of a Golf Course Community Zoning District to the Zoning Code, **Vote: 4-0, motion carried unanimously.**

Business Item – Village Parkway – VMX Zoning Discussion

Wensman stated that the Village Parkway VMX Discussion and the Village LDR/MDR both go hand in hand and his presentation will include both. Then they can talk about the individual changes. The things that need to be talked about are VMX zoning District standards including setbacks, boundaries, and density. The Design of the Village

parkway including a cross section of road design. The LDR and MDR zoning districts. This all originated from the Village area master plan. The City planned for 900-1100 additional housing units in the Old Village. 800 were planned for VLDR and VMDR. 200-300 were planned for VMX. There are issues within the VMX zoning regulations. For instance, the Front yard setback is 0-20'. Residential setbacks less than 20 feet typically work with alley access. When homes are set too close to the road, there is no place for a driveway or cars to park. The garage really needs to be rear loaded and the standards don't talk about that. Some of the guidelines that need to be discussed are 1) 0-20' setback, 2) if not 0, then plazas, patios, outdoor dining areas and landscaped entries are encouraged in setback 3) gaps between buildings to be minimized 4) off-street parking behind or to side of building.

Issues with VMX Zoning are 1) the VMX zoning does not differentiate where urban design features should go and 2) VMX Zoning applies to one property so far – Arbor Glen and soon the Zignago property.

There are 3 different areas of the Village Parkway. The section by city hall on 39th Street is not built to really allow for the zero lot line scenario. With giving the choice, the City could end up with very disjointed development and not what they are trying to achieve within the Village. There doesn't seem to be enough guidance in the code. South of the tracks, such as Easton Village, the parkway has an 80 foot wide right of way and 10 foot setback. This area cannot have a zero lot line setback, because the drainage and utility easement must be maintained. This is more of a residential standard and doesn't seem to be a problem. Currently the standards require irrigation and the City has encountered lots of problems with this for 5th Street. It is an expensive proposition for the developers and also for the City long term. There is still hypothetical theming in the standards.

Some of the theming elements such as the lighting were changed to more closely match downtown, however, they were never officially updated. The theming is technically in the standards, however, the City did not push to make sure they were incorporated. The design development issues are 1) Street Tree locations 2) Street lights 3) irrigation 4) Theming elements (these were removed for the 5th street project) 5) when and where 14' sidewalks should be required as it pertains to VMX setbacks.

Some focus questions would be 1) are there standards that should be set forth unique to the village? 2) Does the smaller density accomplish the guiding principles of the Old Village?

Wensman stated that there is a disconnect between the standards and the densities being allowed. Usually when a City requires more expensive things like sidewalks on both sides of the street, benches and things that enhance the development, a higher density is allowed to help pay for them.

Wensman went through other aspects such as driveway, side or rear loaded garages, and being pedestrian friendly. Should the new Zoning Districts refer to the theming study? Larson is wondering if rooftop patios would be allowed. Wensman stated that he doesn't know of anything that would prohibit it. Wensman is wondering if the Planning Commission thinks there should be standards set forth that would be unique to the Village such as connectivity, architectural detail, special setbacks and theming. Does the lower density accomplish the guiding principles in the Village? The suggested standards put more requirements on developers, but gives them lower densities than other urban districts.

Larson likes the idea of theming. He stated that this area would not have a lot of children, so traffic concerns would be minimal. This area is one that people would expect to see some density. Dodson is wondering why walkability is such a strong goal. Larson said that if the area is not walkable, parking could be an issue. Dodson stated that he just doesn't see the walkability and the City's ability to draw tourists from outside the community. Kreimer stated that he doesn't see the walkability without more rooftops that are more centrally located around the Village area.

Wensman stated that they should maybe look to have some base zoning and get something on the books as projects are starting to come forward and then they could look at some long term goals such as theming elements. Larson would like to keep alive the concept of a more retail/commercial center. It doesn't mean that the market will support it, but he doesn't want to rule it out. Dorschner is concerned about parking and if it is not planned for within the commercial area. He is wondering if the parking will be centrally located or if there needs to be so much. Wensman stated that he does not believe that the VMX has required parking. He will go back and review that standard.

Wensman stated that they will need to come up with a VLDR and VMDB zoning in the next couple of months. He would like to come up with some base zoning and then come back and revise it within the next year.

Dodson likes the concept of the build to line and is wondering if that can vary based on the street. He thinks that would solve a fair number of problems for the Village Parkway with the varying densities. Wensman stated that it could be tied to a specific street or sections of a specific street. Wensman stated that the key piece of the Village Parkway between 14 and the tracks, has the opportunity to be urban or residential. The design for that section can be flexible, but the City needs to be clear on what that area should look like.

Dorschner was wondering what is considered the Village area. Wensman stated it is the MUSA area. The Old Village area is guided for VMX and then as you go out from the Village, the areas are guided VLDR and VMDB. Dorschner asked if they could get maps of these areas. Dodson stated that the map in the packet is a little too busy to clearly see what the areas are. Kreimer stated that if you ignore the writing, it is pretty clear.

Kreimer asked why the Village density is lower than the density south of 10th Street. Wensman stated that he doesn't know why, but that is what's in the Comprehensive Plan.

Wensman stated that a first step will be to have the City Planner work on a basic code with lower densities so that we have something on record for developers coming forward. Then the city would be compliant with the Comprehensive Plan. In the future, the code can be worked on to add some of the other items that would incorporate more of the City vision that comes out of the Comprehensive Plan update.

Kreimer is not happy that some of the theming was removed from 5th Street. A lot of time and energy was invested to create the theming vision. He would like to see that theming put back in. Kreimer stated that the Planning Commission spent a lot of time talking about cul-de-sacs connecting for walkability. He would like to see those things put back in. Dorschner thinks that sidewalks on 2 sides of the street are nice, but considers them a luxury and thinks that 14 foot sidewalks are really wide. Wensman stated that the 14' sidewalks were to be similar to the Village.

Dorschner asked if there was any urgency to move ahead with this. Wensman stated that Gonyea is interested in developing on the West side of Lake Elmo Ave and also the Village Park Preserve may come forward as the City has received some application information.

Kreimer is not crazy about the connectivity with all the intersections that could create a lot of traffic problems. Dorschner does not see the maximum lot width being connected to walkability. It is more about having safe sidewalks or trails to walk on.

Wensman will bring forward a refined ordinance for discussion at the next meeting and then if it is ready, they can hold a public hearing at the following meeting.

City Council Updates – January 17, 2017 Meeting

- i) Royal Golf Environmental Assessment Worksheet (EAW) – Adopted a negative declaration for the need for an EIS.
- ii) Royal Golf Comp Plan Amendment – passed.

1. Upcoming Meetings

- a. February 13, 2017
- b. February 27, 2017

Commission Concerns

Meeting adjourned at 8:58 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant

DRAFT



**City of Lake Elmo
Planning Commission Meeting
Minutes of February 27, 2017**

Chairman Kreimer called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Kreimer, Dodson, Larson, Dorschner, Williams, Lundquist and Hartley

COMMISSIONERS ABSENT: Fields and Haggard

STAFF PRESENT: Planning Director Wensman

Approve Agenda:

Planning Director Wensman asked to add a VMX Discussion after item a.

M/S/P: /, move to approve the agenda as amended, **Vote: 7-0, motion carried, unanimously.**

Approve Minutes: January 23, 2017

M/S/P: /, move to postpone consideration of the January 23, 2017 minutes as wrong minutes were included in the packet, **Vote: 7-0, motion carried unanimously.**

Approve Minutes: February 13, 2017

M/S/P: Williams/Dodson, move to approve the minutes of February 13, 2017 minutes as amended, **Vote: 7-0, motion carried unanimously.**

Business Item – Zoning Text Amendment – Village Low Density Residential Zoning

Planning Director Wensman gave a summary of the Commissions interest in creating V-LDR – Village Low Density Residential zoning district regulations ahead of applications for preliminary plats expected within the Village area. Planning Director Wensman gave an overview of the changes since the last meeting.

Commissioner Williams pointed out that on page 1 of the draft ordinance that V-LDR was labeled as Village “Limited” Density Residential when it should be “Low”. Williams also thought that the allowed residential density range should be added to the Village Mixed Use District Purpose and District Descriptions similar to the other urban districts.

Commissioner Dodson commented on the proposed maximum impervious coverage amount on Table 11-2. To allow for residential structures of the same size as in the LDR district, the impervious amount should be close to 35%. Planning Director Wensman explained how Planner Becker arrived at the 30% number, but agreed 35% was an improvement.

Commissioner Williams thought the Maximum Building Setback line in Table 11-2 should be stricken. Williams also suggested the VMX allow PUDs. Planning Director Wensman thought it was unnecessary since the PUD overlay primarily to allow for a mix of uses and that the VMX allows for a mixed use. Williams also suggested under 154.505 A5 a subsection should be added for multi-family residential that is not mixed use. A discussion ensued about the proper setbacks for multi-family under different scenarios. There was no consensus and it was suggested that this might be a discussion in the comprehensive plan update process. Wensman offered to provide added language for future discussion.

Dodson thought there should be build-to setback with the VMX. Wensman suggested there could be some refinement to the VMX ordinance such that certain defined areas of the VMX might have a build-to setback.

Commissioner Hartley questioned the new language of 154.505 B1 and Wensman suggested amending the language to read something like ...shall maintain the prevailing front yard setback of that block, or a maximum setback of 20 feet, whichever is less.

Williams asked to strike VMX District at the end of 154.505 B6

Commissioner Hartley thought 154.504 F should state that cul-de-sac bulbs should connect to the nearest through road or trail.

Commissioner Williams requested that 154.505 A4 be changed striking everything but VMX Districts and suggested the comprehensive planning process include a discussion about new single family development within the VMX zoning district, currently prohibited.

Commissioner Hartley suggested there be a defection for “redevelopment”

Williams suggested that Section 154.507 A-F be rewritten as some other subsections appear to be redundant.

The Commission discussed 154.507 F3 and suggested that they did not want to be prescriptive in determining the garage setback in relation to the principle structure. Williams suggested the garages be offset by a minimum of 2 feet from any house. Although new single family homes are not permitted in the VMX, it was suggested that new garages should maintain a setback of 25' from the R/W. Williams supported the

existing language that limits garage width to 40% of the width of the principal structure in the VMX.

The Commission wanted to further research into the minimum house square footage requirements allowed in all the zoning districts and suggested looking at the zoning codes for progressive cities, neighboring cities and a few similar cities in the west metro.

Business Item – Zoning Text Amendment – Planned Unit Development Zoning

Planning Director Wensman introduced draft changes to the PUD ordinance. He suggested the purpose to the changes was to add the recently approved OP PUD process to the Article I PUD regulations. The other primary change was to eliminate the size requirement for commercial PUDs and to allow the Planning Director to waive the Sketch Plan requirement for small commercial PUDs when they meet the identified objectives in Section 154.751. Wensman also mentioned that Consulting Planner Gozola had reviewed the draft and offered some additional suggested changes. Wensman stated he will review some of Gozolas suggestions and will incorporate them into a future draft amendment.

Commissioner Williams wanted to revisit section 154.751, Identified Objectives. He felt the requirement that one or more of them needing to be met was too easy for developers. It was suggested that Planning staff research what other cities do for establishing a basis for allowing PUDs.

Commissioner Hartley suggested that 154.752 C and D be reworded to something like 120% increase from the underlying zoning requirements.

Commissioner Williams was supportive of the draft changes to the minimum requirements, but suggested some rewording.

Commissioner Hartley wanted 154.753 B to include public trails.

The Commission discussed potential changes to the point system in Table 16-2 and wanted to revisit this. It was felt that Trails were a requirement already if part of a comprehensive trail plan and that otherwise the City should not award points for them.

Business Item – Zoning Text Amendment – Solar Ordinance Discussion

Planning Director Wensman introduced the Solar Ordinance discussion asking the Commissioners what they wanted to see changed with the City's ordinance.

Commissioner Dorschner wanted to be sure the ordinance protected neighbors from glare, etc. related to solar facilities. Commissioner Larson also stressed that safety was a concern.

Commissioner Williams thought the ordinance should address impervious surface requirements. Williams also felt the City should be less concerned with the amount of energy that can be produced and more concerned about the area or size requirements and the districts in which the facilities should be located.

Director Wensman offered that he would review the city's ordinance against other ordinances to create a draft ordinance that takes into consideration the Commissions' concerns along with items generally addressed in other ordinances for future discussion.

City Council Updates – February 21, 2017 Meeting

- i) OP-Alt Zoning District Repeal – passed
- ii) Shoreland Management Overlay Ordinance Amendment – failed and tabled to next meeting
- iii) ZMA and CUP for 3549 Lake Elmo Ave - passed

Staff Updates

1. Upcoming Meetings
 - a. March 13, 2017
Planning Director Wensman informed the Commission that the Royal Golf zoning map amendment and preliminary plat and preliminary PUD, Inwood 5th final plat and PUD and Lakewood Crossing 2nd Concept PUD public hearings will be held.
 - b. March 27, 2017
Planning Director Wensman thought that Easton Village 2nd Addition and Hidden Meadows 2nd Addition final plat might be reviewed at this meeting along with business items for future ordinance amendments.

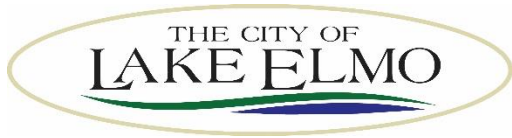
Commission Concerns

Commissioner Dodson asked to review the engineering standards for street lighting. Commissioners Dorschner and Hartley requested updated zoning maps for their zoning notebooks.

Meeting adjourned at 9:45 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



STAFF REPORT

DATE: 3/13/2017

REGULAR

ITEM #: 4a

MOTION

TO: Planning Commission
FROM: Emily Becker, City Planner
AGENDA ITEM: Lakewood Crossing 2nd Addition General Planned Unit Development Concept Plan
REVIEWED BY: Stephen Wensman, Planning Director

BACKGROUND:

CM Properties 94, LP has submitted an application to the City for a Planned Unit Development (PUD) Concept Plan for Outlot A of Lakewood Crossing 1st Addition. The proposal is being submitted for conceptual review before the applicant submits a Preliminary Plat and PUD Preliminary Plan application to subdivide the existing 3.82 acre parcel in to three separate parcels. These parcels will include a full service restaurant with outdoor patio; quick service restaurants with drive-thrus; and other retail activities.

Applicant and Property Owner: CM Properties 94, LP c/o MFL Properties Corp., 3460 Washington Dr., Ste 100 Eagan, MN 55122

Location: Southwest of Kwik Trip Gas Station (9955 Hudson Blvd N), PID# 3402921440015

Existing Land Use and Zoning: Vacant land, Commercial (C)

Comprehensive Plan: Commercial

History: The property has been under the ownership of CM Properties 94, LP for over 45 years, and it is the intent that this company will continue to own the property for years to come.

Deadline for Action: Application Complete: 2/21/2017
60 Day Deadline: 4/22/2017

Extension Letter Mailed: N/A

120 Day Deadline: N/A

Applicable Regulations: Article XVI – Planned Unit Developments

Article XII – Commercial Districts

Chapter 153: Subdivision Regulations

ISSUE BEFORE COMMISSION:

The Commission should review the proposed PUD Concept Plan, provide feedback, and make a recommendation to Council.

PROPOSAL DETAILS/ANALYSIS:

PUD Process. The applicant has submitted an application for PUD Concept Plan. A PUD Concept Plan is intended to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of the proposal before incurring substantial expenses in the preparation of plans, surveys

and other data. Approval of the PUD Concept Plan alone does not afford the developer/applicant any rights. The plan should include the following: overall density ranges, general location of residential and nonresidential uses, their types and intensities, general location of streets, paths, and open space, and approximate phasing of the development.

Identified PUD Objectives. The PUD process is appropriate for the proposed development to allow flexibility in the location, design, and mix of commercial uses on a single large site. The City should consider whether one or more of the objectives listed in Section 154.751 are met when reviewing requests for approval of planned unit developments. It is Staff's beliefs that the following objectives listed in the aforementioned Section are met:

- A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

Staff Comment: The parcel is an irregularly-shaped parcel and so meeting all of the lot dimension requirements of the Commercial zoning district could be interpreted as a hardship. Therefore, the proposed approach would be more suitable for this parcel than the conventional approach.

- F. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

Staff Comment: The development will include additional retail and service businesses which will supplement the gas station.

Minimum Requirements. The City's PUD ordinance sets forth the following minimum requirements for a PUD:

- *Lot Area.* The City's current Planned Unit Development ordinance sets forth minimum requirements for lot area in which a PUD is proposed of 5 acres for undeveloped land or 2 acres for developed land within the approved development.
 - The proposed PUD is 3.82 acres.
 - The proposed PUD is an outlot of an approved Preliminary Plat.
- *Open Space.* For all PUDs, at least 20% of the project area not within the street rights-of-way shall be preserved as protected open space. Other public or site amenities may be approved as an alternative to this requirement. Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement.
 - The applicant has not provided open space calculations, and so it is a condition of approval that the applicant provide this. The Commission shall consider if the proposal provides other public or site amenities that may be approved as an alternative to this requirement.
- *Street Layout.* The Applicant is not proposing additional public streets, and so this requirement does not apply.

Permitted and Conditional Uses. The proposed development will include a full service restaurant with outdoor patio; quick service restaurants with drive-thrus; chiropractic care, and other retail activities. Medical facilities (chiropractic care) and drive-thru facilities are conditional uses within the Commercial zoning district. The following table shows permitted and conditional uses within the Commercial zoning district as well as the standards to which these uses must adhere.

- *Conditional Use to Permitted Use.* Because the applicant is proposing a Planned Unit Development, the applicant is requesting that these uses become permitted uses within this development, and so separate applications for Conditional Use Permits would not be required.
- *Standards.* Standards for a medical facility are met. Because the applicant has not provided the locations of the drive-thru elements or outdoor dining area at this time, it is difficult to determine if standards for these accessory uses have been met. Staff recommends that a condition of approval be that the applicant provide these details, and that they comply with these standards.

Standard	Required	Proposed
Sec. 154.551: Permitted and Conditional Uses		
<i>Medical facilities</i>	Conditional	Permitted (Chiropractic care)
<i>Drive-thru facility</i>	Conditional accessory use	Permitted accessory use
<i>Outdoor Dining Area</i>	Conditional accessory use	Permitted accessory use
<i>Financial Institution</i>	Permitted	Permitted
<i>Standard restaurant</i>	Permitted	Permitted
<i>Fast-food restaurant</i>	Permitted	Permitted
<i>Personal Services</i>	Permitted	Permitted
<i>General retail sales</i>	Permitted	Permitted
Sec. 154.304: Standards for Food Services		
<i>Restaurant with Drive-Thru</i>	<p>1. Drive-through elements shall not be located between the front façade of the principal building and the street. No service shall be rendered, deliveries made or sales conducted within the required front yard, although tables may be provided for customer use.</p> <p>2. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate queuing lane space shall be provided, without interfering with on-site parking/circulation.</p> <p>3. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building, and with a similar level of architectural quality and detailing.</p>	<p>1. The drive-through elements are not outlined. One of the elements appears to be in front yard of Lot 3.</p> <p>2. This is hard to determine without knowing exact locations of speakers and service windows.</p> <p>3. Canopy detail and other structure detail not provided.</p> <p>4. Unable to determine.</p> <p>5. Information not provided.</p>

	<p>4. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property.</p> <p>5. Each food or beverage drive-through business shall place refuse receptacles at all exits.</p>	
Sec. 154.303: Standards for Services		
<i>Medical Facilities</i>	Access to arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate. Two access points shall be provided.	Two access points are provided off of Hudson Blvd.
Sec. 154.554: Development Standards for Specific Uses		
<i>Outdoor Dining Accessory to Food Services</i>	Tables cannot block a public sidewalk or other walkway needed for pedestrian circulation. Minimum of 5 ft. of sidewalk must remain open.	The applicant has not indicated on the site plan where the outdoor dining area will be located. It is a condition of approval that the applicant supply the City with this information and that it adhere to this standard.

Lot Dimensions and Bulk Requirements. Largely, the proposed development meets lot dimension and bulk requirement standards. Flexibility is being requested on:

- *Lot width minimum.* The parcel that is being developed is a uniquely-shaped parcel, and so the manner in which the parcel is being subdivided is unique.
- *Impervious surface for Lot 2.* The overall impervious surface of the three parcels averages 75%, which meets the Commercial zoning district's maximum impervious surface requirement. Lot 2 individually, however, exceeds this maximum requirement.
- *Parking setback on Lot 1.* The parking lot will cover all three lots, so there is a 0 ft. setback between the three newly-created parcels. Also, the parking lot is connected to a through lane on the east side of the property with an 8.7 ft. setback. Setbacks from the south and west of the parcel are met.

Standard	Required	Proposed
Sec. 154.552: Lot Dimensions and Building Bulk Requirements		
<i>Lot Width Minimum</i>	100 ft,	Generally these are met, however, Lot 2 forms a sort of flag lot (not significant) that is 22.3 ft. wide along Hudson Blvd. There will be shared access with Lot 3. Flag lots are not prohibited in the Zoning Code in the Commercial District.
<i>Impervious Surface Maximum</i>	75%	Lot 1: 74% Lot 2: 80% Lot 3: 67%
<i>Parking Setback</i>	Front yard: 15 Interior side yard: 10 Corner side yard: 15	8.7 ft.

	Rear yard: 10 Residential zones: 35	
<i>Lot Area Minimum</i>	0.459 acres	Lot 1: 1.83 acres Lot 2: 1.23 acres Lot 3: 0.76 acres
<i>Lot Depth Minimum</i>	None	Lot 1: Approx. 255 ft. Lot 2: 286.06 ft. Lot 3: 179.78 ft.
<i>Building Setback Minimum</i>	Front yard: 30 Interior side yard: 10 Corner side yard: 25 Rear yard: 30 Residential zones	All building setback requirements are met.
<i>Building Height</i>	45 ft.	The applicant will need to detail all proposed building heights in order to ensure this standard is met.
<i>Maximum Building Floor Size</i>	None	Lot 1: 14,300 sf Lot 2: 10,120 sf Lot 3: 3,192 sf

Driveway Standards. Flexibility is being requested for the following on driveway standards:

- *Distance from driveway to side lot line.* Lot 3 will share a driveway access with Kwik Trip, to the east of the property, and so will not meet this standard with a 0 ft. setback.
- *Curb cut.* The curb cut has a much wider approach (50 ft.) than the width of the driveway.

Standard	Required	Proposed
Sec. 93.26: Driveway Standards		
<i>Distance from driveways to side lot line.</i>	A driveway must be at least 5 ft. from any side lot line.	<u>0 ft.</u> setback.
<i>Curb cut.</i>	A curb cut must not exceed the width of the driveway approach at the property line by more than 10 feet.	Driveway: 24' Curb Cut: Looks to be 74'

Commercial District Design Standards. Because the proposed development is located within the I-94 corridor and is a commercial development, the City of Lake Elmo Design Guidelines and Standards Manual apply. The following table details significant design standards set forth by this Manual and whether or not the proposal meets these standards. Much of the language within this Manual is advisory rather than mandatory. The Commission should consider whether or not flexibility should be allowed from the following standards:

- *Orientation of buildings.* The unique shape of the parcel that is being developed resulted in a unique shape of Lot 3. As a result, the building is oriented according to the shape of the parcel and to accommodate better traffic circulation and proximity to the parking lot.
- *Landscaped open or gathering spaces.* Being that this a small commercial development located in close proximity to the highway that will likely serve quick visits, Staff does not feel it necessary to provide this open space. An outdoor dining area is being proposed, and the restaurants will likely provide adequate seating for guests.

- *Sidewalks.* No sidewalk is provided along Hudson Blvd. However, there are no other sidewalks along Hudson Blvd. to which it could connect. There is an on-road bike lane on Hudson Blvd that will accommodate bikers.
- *Streetscape Lighting.* No lighting is provided along Hudson Blvd. Lighting is provided within the interior of the parking lot.
- *Fencing of Outdoor Dining Areas.* The applicant has not indicated on the site plan where the outdoor dining plan will be located.
- *Site furnishings.* The Commission may wish to recommend that the applicant include these in the site plan.
- *Parking.* The plan provides minimal exterior parking lot landscaping and screening. Additionally, the parking lot is located in the front of two of the buildings and exceeds 60% of the street frontage.

Standard	Required	Proposed
Sec. 154.555 Commercial District Design Standards Subject to design review for conformance with the Lake Elmo Design Guidelines and Standards Manual.		
<i>Orientation of buildings</i>	Buildings should be oriented front or parallel to the street they front, promoting continuity of design.	The building on Lot 3 is oriented at an angle to Hudson Blvd.
<i>Landscaped Open or Gathering Spaces</i>	Encouraged within commercial developments.	No open space or gathering areas.
<i>Sidewalks</i>	Sidewalks are required along primary street frontages, unless a suitable alternative that promotes pedestrian access to the building from the public street shall be provided.	There is no sidewalk provided along Hudson Blvd.
<i>Lighting</i>	Ornamental or bollard lighting is encouraged to increase safety, as well as add visual interest	Lighting is not proposed along Hudson Blvd.
<i>Street Trees</i>	Shall be installed at regular intervals along the public right-of-way.	As indicated in the landscape comments, this is not provided.
<i>Site Furnishings</i>	Such as decorative fencing, trash receptacles, planters, bicycle racks, and benches are recommended – design elements from Branding & Theming Study encouraged.	The applicant has not included these items in the site plan.
<i>Parking</i>	Linear measurement of surface parking areas parallel to the public street are encouraged to not exceed more than 60% of primary street frontages. If this cannot be met, berms and/or additional landscaping along areas of surface	Surface parking exceeds 60% of the primary street frontage, and there is minimal landscaping proposed.

	parking adjacent primary street frontage are encouraged.	
<i>Parking Lot Landscaping</i>	Parking areas should be screened from view of public streets by means of grading and/or landscaping. Parking areas should be screened from adjacent structures with landscaping strips not exceeding 4 ft in height in order to ensure pedestrian safety. Landscaped islands should be installed within surface parking areas to break up continuous hardscape and reduce concentration of impervious surface.	There is minimal landscaping provided along streets and between adjacent structure. Landscaped islands are provided.
<i>Structure Parking</i>	Structure parking is encouraged and should be located behind or beneath primary buildings when possible.	No structure parking is proposed.
<i>Service, Storage and Utility Areas</i>	Should located out of view of ROW or screened. Not allowed in setback areas. Location should be clearly marked.	The applicant has indicated the location of the trash room/enclosure and it is not located in the setback area.
<i>Building Form and Façade</i>	Blank façades discouraged. Significant amount of transparent glass. Minimize continuous expanses of walls.	The proposal includes canvas awnings, cornices, and a significant amount of windows.
<i>Building Materials</i>	High quality, durable materials. Brick, finished wood, stone, cast stone, pre-cast concrete panels. High quality synthetic materials, if approved by the City, are allowed. Colors of subtle earth tones.	The building materials consist of standing seam metal roof, metal canopy, cultured stone, face brick, and canvas awning. Colors not indicated.
<i>Scale and Mass</i>	Builds broken down into smaller parts to avoid monotony and continuity. Multiple roof and ridgelines.	Proposal employs varying roof heights and is broken down in to different building materials.
<i>Roof Design</i>	Roof design consistent with overall architecture or design. Parapets of varying heights required. Rooftop equipment screened.	Varying parapet roofs. It is a recommended condition of approval that rooftop equipment be screened.
<i>Entries</i>	Accessible for pedestrians. Architectural features incorporated. Canopies, awnings, other sheltering encouraged.	Accessible from the parking lot. Canopies proposed.

General Site Design Considerations. The following table indicates how the proposed PUD meets the general site design considerations of Commercial Districts of the Zoning Code.

Standard	Required	Proposed
Sec. 154.553: General Site Design Considerations		
<i>Circulation</i>	Internal connections shall be provided between parking areas on adjacent properties whenever feasible	Driveway access is shared between Lot 2 and Lot 3. It is a recommended condition of approval that the applicant either include the property to the west of the subject property

		in the PUD plans and plat or that shared access be provided.
<i>Fencing and Screening</i>	Fencing and screening walls visible from the public ROW shall be constructed of materials compatible with the principal structure.	No fencing or screening walls proposed.
<i>Lighting Design</i>	Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security and interest to the pedestrian. All lighting shall be installed in conformance to 150.035-150.038	A utility plan provided light pole locations has been provided, but no photometric plan. It is a condition of approval that the applicant shall submit a photometric plan and comply with Sections 150.035-150.038 of the City Code.
<i>Exterior Storage</i>	Must be screened from view.	None proposed.

Landscape Requirements. The following table outlines how the proposed Landscape Plan does not meet the certain standards of the Zoning Code. It is a recommended condition of approval that these requirements be met.

Standard	Required	Proposed
Sec 154.258: Landscape Requirements		
<i>Landscape of Setback Areas</i>	<p>1. Minimum of 1 tree shall be planted every 50' of street frontage.</p> <p>a. Trees adjacent to streets shall be planted in the front yard and may be arranged in a cluster or placed at regular intervals to best complement existing landscape design patterns in the area.</p> <p>2. Additionally, a minimum of 5 trees shall be planted for every one acre of land developed. Such trees may be used for parking lot landscaping or screening.</p>	<p>1. No trees are proposed along the east side of the property abutting Keats Ave N to WB I-94 W ramp.</p> <p>2. Additionally, the trees are not planted every 50 ft. There is only one Autumn Blaze Maple along Hudson Blvd.</p> <p>3. 3.82 acres of land is being disturbed, and therefore 19.1 trees are to be planted. 19 trees are provided for this purpose.</p>
<i>Design Considerations</i>	No more than 50% of the required number of trees and shrubs may consist of any one species. Minimum of 25% shall be deciduous shade trees and minimum of 25% coniferous trees.	<p>There are 93 sumac proposed of the 159 trees and shrubs, which is over 50% of the total number of trees and shrubs.</p> <p>7 of 25 required trees (though more may be required if additional trees along the ramp are required) are coniferous (Greenspire Linden). Provided the required number of trees have been provided, this requirement would be met.</p> <p>There are 2 'D's on the landscape plan. This will be need to be corrected. Unable to determine where the Greenspire Linden and Thornless Hawthorn will go.</p>
<i>Minimum Size Standards for</i>	<p>Evergreen: 6' in height</p> <p>Deciduous 2.5 inches caliper</p>	<p>Evergreen (Greenspire Linden) 2.5" caliper (should be 6' in ht.)</p>

<i>Landscape Materials</i>	Deciduous ornamental: 3 inches caliper	Deciduous shade trees (Autumn Blaze Maple, Quaking Aspen, Swamp White Oak) meet 2.5" caliper Deciduous ornamental (Thornless Hawthorn) 1.5" caliper (should be 2" caliper)
<i>Interior Parking Lot Landscaping</i>	<ol style="list-style-type: none"> At least 5% of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Shade trees shall be provided within the interior of parking lots (in islands or corner planting beds) - 1 tree per 15 spaces or fraction thereof. 	<ol style="list-style-type: none"> There are no calculations for this to know exactly, but there are corner planting beds and some islands provided. Shade trees are provided within corner planting beds.
<i>Perimeter Parking Lot Landscaping</i>	<ol style="list-style-type: none"> A landscape strip at least 8' wide shall be provided between parking areas and public streets, sidewalks or paths. <ol style="list-style-type: none"> The frontage strip shall contain screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen of 3.5-4' in height and not less than 50% opaque. Trees shall be planted at a minimum of one deciduous tree per 50 lf within the frontage strip. 	There is no masonry wall, fence, berm, or hedge provided along Hudson Blvd that provides such screening. Additionally, trees are not planted at a minimum of one deciduous tree per 50 lf.

Tree Preservation Requirements. There are no trees currently on the site, and so a tree preservation plan is not required.

Off-Street Parking. The applicant meets general parking space size and aisle width standards. However, more information is needed to determine whether the following standards have been met in regards to off-street parking requirements.

Standard	Required	Proposed
Sec. 154.210: Off-Street Parking		
<i>Shared Parking</i>	Joint use of required parking spaces is encouraged where two or more uses on the same or adjacent sites are able to share the same parking spaces because their demands occur at different times. The applicant must submit analysis showing that peak parking times of the uses will occur at different times and the parking area will be adequate for both uses. A legal instrument of deed restriction that guarantee access to the parking for both uses shall be submitted	The applicant is proposing that the parking lot be across all three parcels, indicating that shared parking will likely be provided. It is a condition of approval that if the applicant wishes to provide shared parking between the three parcels that this analysis be provided to the City. The applicant has stated in the application narrative that the three parcels will be under the same ownership. However, because this may change with time, it is a condition of approval that upon the sale or transfer of ownership of any of the parcels that a deed

		restriction that guarantees access to the parking for both uses be submitted.
<i>Minimum Number of Parking Stalls Required</i>	Financial Institution: 1 space per 100 sf of usable floor area Personal services: 1 space per 300 sf of gross floor area Drive-in, fast food, and standard restaurant: 1 space per 3 customer seats or each 100 sf of interior space (the greater), plus 1 space per 200 sf exterior seating area. Drive-throughs shall provide queuing space for at least 3 vehicles in advance of the menu board and 3 vehicles between the menu board and pickup window Medical facilities: 5 spaces per medical professional, or 1 space per 200 square feet of gross floor area	175 standard stalls 6 handicap stalls (pedestrian ramp provided) It is difficult to determine if these standards are met without knowing what the exact use of each building will be. It is a condition of approval that the applicant provide this information along with relevant information to determine whether or not these standards are met.
<i>Parking Requirements</i>	Parking spaces for uses with multiple components shall be the sum of the parking requirements of the separate components.	As mentioned above, more information is needed to determine whether or not the parking requirements have been met.

Off-Street Loading Areas. The applicant has not provided in the site plan an off-street loading area nor an explanation in the narrative as to why this was not included on the site plan. The restaurants will likely require the receipt of materials or merchandise trucks or similar vehicles, and the buildings all have a gross floor area that is larger than 5,000 square feet. It is a recommended condition of approval that the applicant provide explanation as to why an off-street loading area is not required within this development.

Standard	Required	Proposed
Sec. 154.211: Off-Street Loading Areas		
<i>Off-Street Loading</i>	Shall be provided in all districts for any nonresidential use which involve the receipt or distribution of materials or merchandise by trucks or similar vehicles and has a gross floor area of 5,000 sf or more. A. Facilities less than 20,000 sf may have a designated loading zone rather than a loading berth.	None.

Sign Regulations.

- *Wall signs.* The applicant has indicated in the submittal letter of the application that additional wall signage is being requested as a PUD flexibility but has not proposed in detail what sort of flexibility is being proposed or the reasoning for the request. It is a recommended condition of approval that the applicant submit a narrative and Comprehensive Sign Plan that details what sort of flexibility is being proposed and for what reason.
- *Pylon sign.* Additionally, the applicant has indicated on the site plan that a pylon sign is being proposed. While pylon signs are not permitted under the City's Sign Regulations, the Commission may wish to recommend that this be allowed as a PUD flexibility, given that the three proposed

parcels will have a significant number of tenants within a small area, a pylon sign may be appropriate in this case in order to list all occupants. The exact dimensions of this sign have not been proposed, and so it is a recommended condition of approval that the applicant provide this information for review.

- *Directional Signage.* Directional signage for the drive-thru is shown on the site plan.
- *Stop Sign.* A stop sign is shown on the site plan for the driveway entrance on to Hudson Blvd.
- *No Parking and Fire Lane Signs.* The applicant has not shown on the site plans where no parking and fire lane signs are being proposed. It is a recommended condition of approval that the applicant provide this information and obtain approval from the Building Official and Fire Chief.

Phasing. Three phases: 1st: 14,700 sf building on Lot 1 2nd: 10,120 sf building on Lot 2 3rd: 3,192 sf building on Lot 3.

Engineering Comments. The following provides a summary of comments from the City Engineer. Detailed comments are attached in the Engineering Memo dated March 8, 2017.

Traffic and Access Management.

- Hudson Blvd is planned as a major collector road. The Comprehensive Plan's access management guidelines limit full commercial driveway access to 660 ft spacing for full access intersections and commercial driveways. The proposed site plan shows approximately 250 ft. spacing between the two driveway access points off Hudson Blvd. The owner of the property to the west of the development has expressed interest in developing. It is a recommended condition of approval that the applicant include this parcel, PID# 34.292.1440004 (Ebertz property), as part of the Preliminary Plat and PUD Plans or work with the owner of this property to provide shared access.
- Additionally, because Hudson Blvd is a major collector road, and because the City wishes to maintain the road as a two-lane road, it is necessary to implement left and right turn lanes for access. Construction of these turn lanes should be done at time of development.
- Shoulder widening/improvements should also be considered as the development process progresses.

Grading, Drainage, and Erosion Control Plans.

- Need to meet City of Lake Elmo standard specifications and other applicable standards.

Utility Plans.

- The proposed site is located within the Stage 1 Regional Sewer area. The property is currently served with municipal sewer and water, and no phasing is required for infrastructure improvements.
- The developer should be required to extend the sanitary sewer and 8-inch watermain stub to the westerly plat limits to make sewer and municipal water service available to that property.
- Additional fire hydrant locations may be required.
- Drainage and utility easements are required over all public sanitary sewer and watermain not in ROW or City Outlots.

Stormwater Management.

- Subject to review by State, VBWD and City rules and regulations, and possibly MPCA (to see if infiltration practices will be allowed).
- Stormwater maintenance agreement is needed, as storm water facilities are from privately owned and maintained storm sewer system that may not be constructed to City Engineering design standards, and therefore should be privately owned and maintained.
- Written landowner permission may be required for off-site storm water discharges to adjacent property owners to avoid negative impacts to downstream properties.
- An infiltration basin is provided on the east side of the property.

Traffic. The applications have been sent to Minnesota Department of Transportation (MNDOT), as the development abuts the Keats Ave N to WB I-94 ramp, and Washington County, as the County has indicated a study will be done on the Keats Ave N and Hudson Blvd N intersection, to which this project is near. No comment has yet been received by either of these entities.

Comprehensive Plan. The property is guided for and zoned Commercial. The proposed development is commercial in nature. Commercial development is guided for 4.5-7 residential equivalency units (REU) per acre. Because the development is within the beginning stages, the Met Council has not yet made a determination for WAC/SAC Charges. However, the following outlines REU information for the proposed uses within the development:

Restaurant

Fixed Seating (actual number of seats)	10 seats	1
Non-Fixed Seating (the greater of the square feet of dining area @ 15 square feet/seat or number of seats shown on the plan)	10 seats	1
<u>Outdoor patios and sidewalk seating are counted same as inside seating.</u> (See Section 5.2.1.7.1 for discount)		
Drive-in (See Section 5.2.1.7 for discount)	9 parking	1
Take-out (no seating)	3,000 square feet	1
Outpatient clinic	*17 fixture units	1
Sterilizer (4 hours x gallons per minute x 60 minutes)	274 gallons	1
X-ray film processor (4 hours x gallons per minute x 60 minutes)	274 gallons	1
Retail Store (deduct mechanical rooms, elevator shafts, stairwells, escalators, restrooms and unfinished storage areas) (for remainder use other criteria) (i.e. Gas Pumping)	3,000 square feet	1
Shower (if lockers are included use <i>Locker Room</i> criteria)	*17 fixture units	1

PUD Density Flexibility. The City's PUD flexibility allows for an increased density of up to 20%. Density increase may be allowed according to Table 16-2 of Section 154.754: Density of the Planned Unit Development Article. The applicant has not requested increased density.

Park Dedication/Parks and Trails. The parkland dedication requirement for the proposed commercial development is presently \$4,500 per acre in lieu of dedicated land. The proposed development area is 3.82 acres in size, and so the required parkland dedication based on the present fee schedule would total \$17,190. The Parks Commission will review the proposed development at the March 20, 2017 meeting.

PUD Agreement. A PUD agreement that clearly articulates permitted and conditional uses, placement of structures, development intensity, density, setbacks, building requirements, lot requirements, signage, or other elements of the plan that deviate from the Commercial Zoning District standards will be executed if the PUD is approved. The PUD Agreement will provide the development regulations that prevail for the site. Those items not addressed by the PUD Agreement will default to the underlying Commercial Zoning standards.

RECOMMENDED FINDINGS:

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Lakewood Crossing 2nd Addition Concept PUD Plan:

1. That the Applicant has submitted all application requirements outlined in Section 154.759: Application Requirements for General PUD Concept Plan.
2. That the Lakewood Crossing 2nd Addition Concept PUD Plan is generally consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
3. That the Lakewood Crossing 2nd Addition Concept PUD Plan meets at least one or more of the objectives outlined in Section 154.751 of the Zoning Code.
4. That the Lakewood Crossing 2nd Addition Concept PUD Plan will not conflict with nearby land uses.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends that the Planning Commission recommend approval of the Preliminary Plat and Concept PUD Plans with the following conditions:

1. The Applicant shall address all of the comments outlined in the City Engineer memorandum dated March 8, 2017.
2. The Applicant shall obtain all necessary permits including but not limited to all applicable city permits (building, grading, sign, etc.), NPDES/SWPPP permits, Valley Branch Watershed District approval, and review by the MPCA if infiltration practices will be allowed.
3. The Applicant shall be required to extend sanitary sewer and municipal water service to the westerly adjacent property.
4. Stormwater facilities shall be privately owned and maintained. A maintenance agreement in a form acceptable to the City should be executed and recorded.
5. The Applicant shall amend the proposed Landscape Plan to comply with City standards and obtain approval by the City's Landscape Architect.
6. The Applicant shall provide financial security for 125% of landscaping materials.
7. The Applicant shall submit a Comprehensive Sign Plan and narrative detailing what sort of flexibility is being proposed and for what reason and obtain approval from the Planning Director.
8. The Applicant shall detail the uses of each building and provide necessary information for the Planning Director to review and approve that the City's Off-Street Parking requirements have been met.
9. The Applicant shall provide open space calculations and shall meet the 20% open space calculation requirement.

- a. Note: Alternatively, the Planning Commission may wish to recommend that this requirement be waived, as they may see that another amenity has been provided.
10. The Applicant shall detail the location of the drive-thru elements and outdoor dining facility to ensure standards for such uses have been met.
11. The Applicant shall submit a photometric plan, and all lighting must meet requirements of Sections 150.035-150.038 of the City Code.
12. The Applicant shall submit a plan and obtain approval from the Building Official and Fire Chief for the location of hydrants and No Parking and Fire Lane signs.
13. The Applicant shall work to include PID# 34.292.1440004 (Ebertz property) as part of the Preliminary Plat and PUD Plans or work with the owner of this property to provide shared access.
14. Any new permitted access to the development, full left and right turn lanes should be constructed.
15. The City shall further evaluate shoulder widening/improvements as part of the development.
16. The Applicant shall include in the application narrative why an off-street loading area is not required, to be reviewed by the Planning Commission and approved by Council.
17. Upon the sale or transfer of ownership of any of the parcels, a deed restriction that guarantees access to the parking for both uses must be submitted.
18. Mechanical rooftop equipment must be screened.

FISCAL IMPACT:

The development of this currently vacant site will create three thriving, taxable parcels.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Lakewood Crossing 2nd Addition PUD Concept Plan with the 18 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Lakewood Crossing 2nd Addition PUD Concept Plan with the 18 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. Concept PUD and Preliminary Plat application.
2. Engineering Review Memo dated March 8, 2017.

Date Received: _____
Received By: _____
Permit #: _____

THE CITY OF
LAKE ELMO

651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☒ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan ☐ Wireless Communications

Applicant: CM PROPERTIES 94, LP c/o MFC PROPERTIES CORPORATION
Address: 3460 WASHINGTON DRIVE, SUITE 100, EAGAN, MN 55122
Phone #: 651-452-3303
Email Address: BMILLER@MFCPROPERTIES.COM

Fee Owner: SAME AS ABOVE
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address): _____
(Complete (long) Legal Description: OUTLOT A, LAKEWOOD CROSSING, ACCORDING TO
RECORDED PLAT THEREOF, WASHINGTON COUNTY, MINNESOTA
PID#: 34.029.21.44.0015

Detailed Reason for Request: PUD APPROVAL TO ALLOW FOR ZERO LOT LINE,
(4) DRIVE THROUS AND ADDITIONAL WALL SIGNS.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 2-17-17

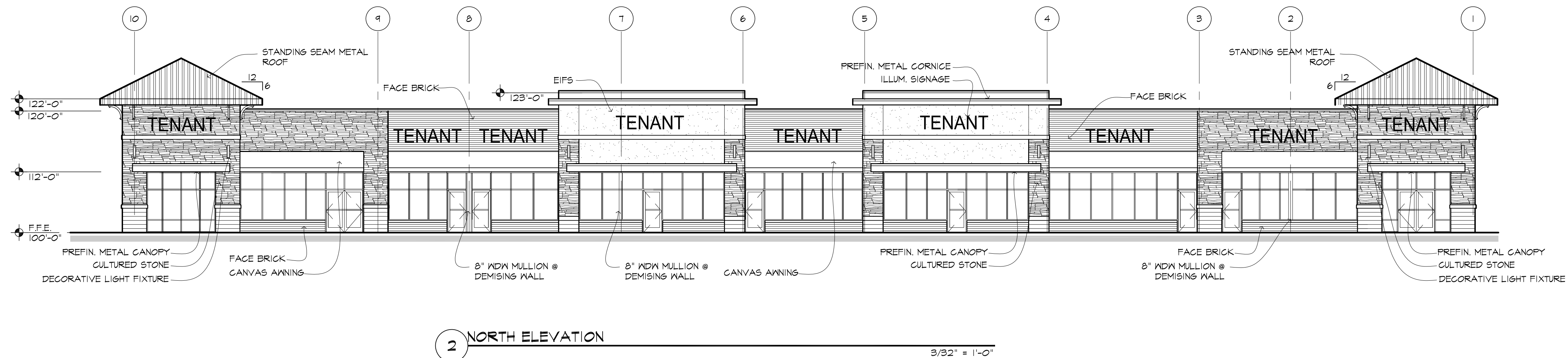
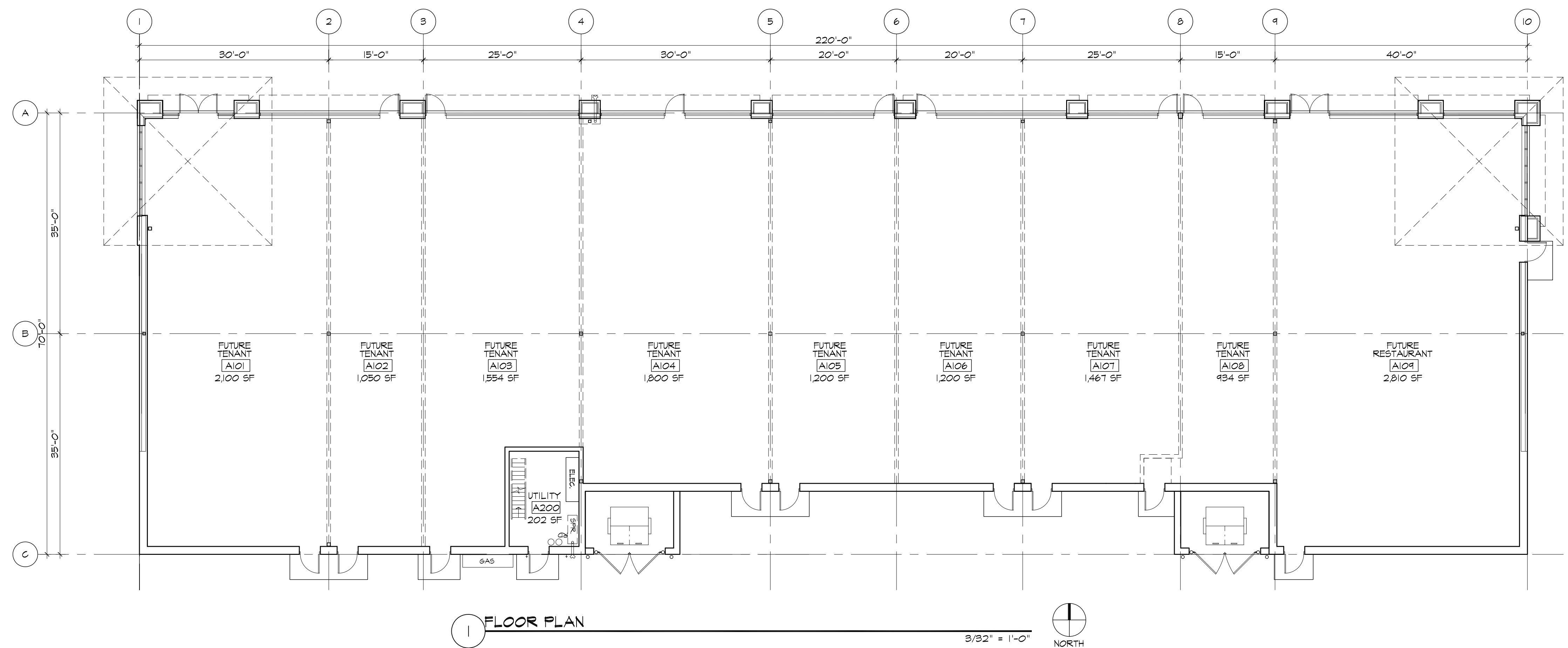
Signature of fee owner: _____ Date: _____

Written Statements:

The following are answers to Questions 2a thru 2m on the Preliminary Plat Application form:

- | | |
|---|---|
| <p>a. <u>Record Owner</u>
CM Properties 94, L.P.
3460 Washington Drive, Suite 100
Eagan, MN 55122
Attn: Bruce Miller
(651) 452-3303</p> <p><u>Architect</u>
Architectural Consortium, LLC
901 No. Third Street, Suite 220
Minneapolis, MN 55401
Attn: Kathy Anderson
(612) 436-4030</p> | <p><u>Engineer / Surveyor</u>
Carlson McCain, Inc.
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Attn: Joe Radach, PE
(763) 489-7912</p> |
|---|---|
- b. The property has an unassigned address but is currently legally described as Outlot A, Lakewood Crossing, according to the recorded plat thereof, Washington County, MN.
PID #34.029.21.44.0015
Zoning – Commercial
Parcel Size – 3.82 Acres / 166,449 Sq.Ft.
- c. Subdivision Name: Lakewood Crossing
Number of Lots: Three (3)
- d. N/A
- e. The intent of this 3 lot, 3 building project is to create a successful retail project providing a warm and inviting place for residents in the area to shop and dine. Our goal is to have a quality, sit down, full service restaurant on the east side of the project including a large patio to accommodate outside seating for restaurant patrons. In addition to a sit down restaurant, we are targeting fast casual restaurants with drive thru, coffee with drive thru, a hair salon, dry cleaner, chiropractor, bank or credit union with drive thru and other similar services and retail businesses. Our intention is to build the project in three (3) phases with the initial plan to construct at 14,700 square foot retail building and follow up with a 10,120 square foot and 3,192 square foot building as the market dictates. Our firm has owned this property for over 45 years and we intend to continue to own it for years to come. Our intention is to build something both we and the City can be proud of and that meets what the market is looking for and stands the test of time architecturally.
- f. N/A

- g. The property is currently served with municipal sewer and water. No phasing is required for infrastructure improvements.
- h. There are only 3 non-related, non-public property owners within 350' and they are also excited about the prospect of additional development occurring on this corner. This development will have positive impact on property values in this area by providing much needed retail and service businesses.
- i. This development should not conflict with nearby land uses. As a matter of fact, it is our intent to get tenants who enhance our neighbors property values and provide goods and services to the residential areas in and around this intersection.
- j. In the grand scheme of development occurring in Lake Elmo, this project is relatively minor in terms of city services required and will not create a burden on the City. As a matter of fact, commercial tax rates are significantly higher than residential and therefore this project will only help the budgets of the City, County and School District.
- k. N/A
- l. As this is a small commercial development, we are intending on providing a park dedication fee in lieu of dedication which the City will be able to utilize to enhance its overall parks / open space plan.
- m. Our intention is to commence construction in May or June with the first phase 14,300 square foot building to be complete in later October / early November. The Phase II and Phase III building will be constructed as the market dictates.



Mark	Revision / Issue	Date
	CITY SUBMITTAL	02/08/17

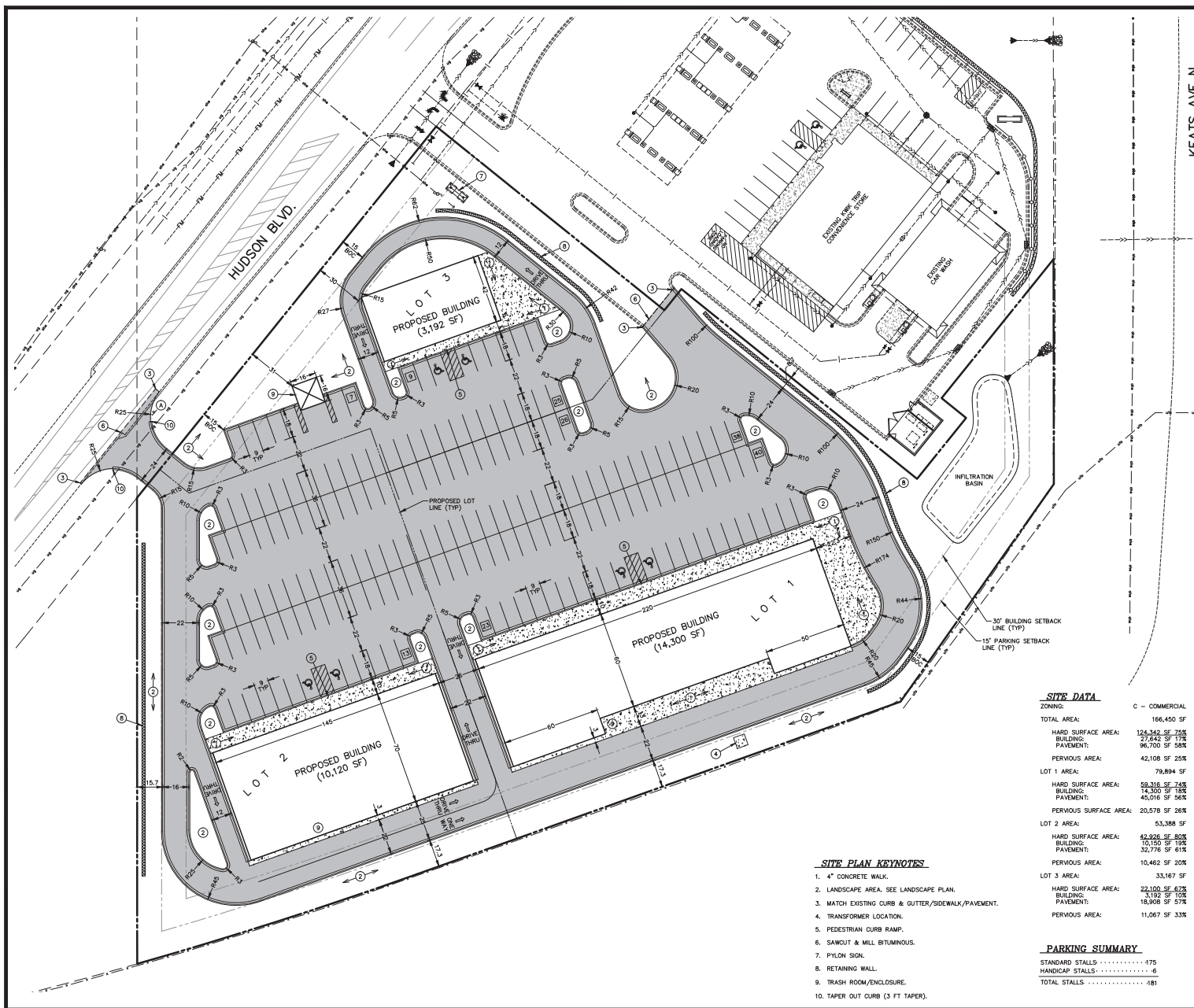
LAKE ELMO
SHOPPES

LAKE ELMO, MN

PROPOSED FLOOR PLAN
& EXTERIOR ELEVATION

PROJECT NUMBER:	17-1001-01
ISSUED DATE:	02-08-17
DRAWN BY:	MR
CHECKED BY:	KA

A2.1



LEGEND

PROPERTY LINE	EXISTING	PROPOSED
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT		
CONCRETE WALK		
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND TELEPHONE	---	---
MANHOLE	○	○
HYDRANT	○	○
LIGHT POLE	○	○
FENCE LINE	---	---

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE 6612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 18'.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES FOR THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C. ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C. WALL OTHERS-40' O.C.
AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
DOME ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
- SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
- PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SIGN SCHEDULE (PER MMUTCD)

② STOP SIGN: R1-1 (24" X 24")

SITE DATA

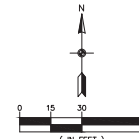
ZONING:	C - COMMERCIAL
TOTAL AREA:	166,450 SF
HARD SURFACE AREA:	124,342 SF 75%
BUILDING:	27,642 SF 17%
PAVEMENT:	96,700 SF 58%
PERVIOUS AREA:	42,108 SF 25%
LOT 1 AREA:	78,894 SF
HARD SURFACE AREA:	59,316 SF 74%
BUILDING:	14,300 SF 18%
PAVEMENT:	45,016 SF 56%
PERVIOUS SURFACE AREA:	20,578 SF 26%
LOT 2 AREA:	53,388 SF
HARD SURFACE AREA:	43,926 SF 82%
BUILDING:	10,120 SF 19%
PAVEMENT:	32,776 SF 61%
PERVIOUS AREA:	10,462 SF 20%
LOT 3 AREA:	33,167 SF
HARD SURFACE AREA:	22,100 SF 67%
BUILDING:	3,192 SF 10%
PAVEMENT:	18,908 SF 57%
PERVIOUS AREA:	11,067 SF 33%

SITE PLAN KEYNOTES

- 4" CONCRETE WALK.
- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
- TRANSFORMER LOCATION.
- PEDESTRIAN CURB RAMP.
- SAWOUT & MILL BITUMINOUS.
- PLYON SIGN.
- RETAINING WALL.
- TRASH ROOM/ENCLOSURE.
- TAPER OUT CURB (3 FT TAPER).

PARKING SUMMARY

STANDARD STALLS	175
HANDICAP STALLS	6
TOTAL STALLS	181



BENCHMARKS

- MM/DOT QSD STATION NO. 33428
TOP OF BENCHMARK DISK
ELEVATION = 974.47 (NAVD 88)
- MM/DOT QSD STATION NO. 33429
TOP OF BENCHMARK DISK
ELEVATION = 943.86 (NAVD 88)



Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pleasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SITE & SIGN PLAN

LAKE ELMO SHOPPES
Lake Elmo, Minnesota

MFC PROPERTIES CORP.
3460 Washington Drive, Suite 100
Eagan, MN 55122

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 02/03/17 License #: 45889

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: March 8, 2017

To: Emily Becker, City Planner
Cc: Stephen Wensman, Planning Director
From: Jack Griffin, P.E., City Engineer

Re: Lakewood Crossing 2nd Addition
Concept Plan Review

An engineering review has been completed for the Lakewood Crossing 2nd Addition Concept Plans. The submittal consisted of the following documentation prepared by Carlson McCain:

- Lake Elmo Shoppes Site Improvement Plans dated February 3, 2017.
- Lakewood Crossing 2nd Addition Plat dated February 3, 2017.

Engineering review comments are as follows:

Traffic and Access Management Requirements:

1. The Access Management Guidelines per the City's Comprehensive Transportation Plan requires access spacing of 1/8 mile (660 feet) for full access intersections and commercial driveways along Hudson Boulevard. A shared access driveway was planned as part of the Lakewood Crossing 1st Addition to allow access to the proposed development area while maintaining the required access spacing guidelines. The shared access location has been approved for this site.
2. A secondary access is being shown as part of the Lakewood Crossing 2nd Addition to be located approximately 250 feet to the west of the shared access. This access location is well below the allowed access spacing requirements and therefore should not be allowed, in particular, because there remains an additional parcel west of and adjacent to the Lakewood 2nd Addition that will then request yet a third noncompliant access to Hudson Boulevard.
3. Access management should be carefully planned and coordinated along this corridor to minimize future roadway improvements to mitigate traffic issues. A secondary access location to the south side of Hudson Boulevard could be considered only at the westerly end of this third parcel (PID No. 3402921440004). This access could also be coordinated and shared with Lakewood 2nd Addition.
4. Right-in/Right-out access locations can be allowed at shorter intervals, spaced at 330 feet. However, RI/RO intersections are only viable if the roadway has a center raised median to prohibit left turning movements from the site. There currently are no plans for a center raised median along Hudson Boulevard.
5. Hudson Boulevard is a local collector roadway and Municipal State Aid route. Hudson Boulevard is expected to receive significant growth in traffic volume as the I94 corridor develops. The road is considered to be a major collector for serving the area but it is the goal of the City to maintain the road as 2-lanes. In order to achieve that goal left and right turn lanes will need to be implemented throughout the corridor to facilitate the turning movements for the developing areas while maintaining the mobility of the through traffic.
6. For any new permitted access location full left turn and right turn lanes should be constructed at the time of the development.
7. The shared access location (Kwik Trip entrance) already includes a westbound left turn lane into Kwik Trip. As more traffic occurs at this intersection full left turn and right turn lanes will need to be constructed.

8. Shoulder widening/improvements may be necessary as part of the development. Shoulder improvements should be further evaluated as the development moves through the process.

Grading, Drainage & Erosion Control Plan:

1. Governing Specifications and Plan Details for grading and erosion control must be in accordance with the City of Lake Elmo standard specifications.
2. Retaining walls that exceed 4 feet in height must have a design submitted and certified by an engineer licensed in the state of Minnesota.

Utility Plans:

1. Connection to existing sanitary sewer stub. The project proposes to connect to the existing sanitary sewer stub located in the northeast corner of the property. A lateral extension to the south of the development is also proposed for the connection of two additional buildings.
 - o The developer should be required to extend the sanitary sewer to the westerly plat limits to make sewer service available for the westerly adjacent property.
2. Connection to existing watermain stub. The project proposes to connect to an existing 8-inch watermain located in the northeast corner of the property. A lateral 6-inch watermain to the south of the development is also proposed for the placement of a fire hydrant and the connection of two additional buildings.
 - o The developer should be required to extend the 8-inch watermain to the westerly plat limits to make municipal water service available for the westerly adjacent property.
3. The 6-inch lateral main within the development should be evaluated to determine if an 8-inch watermain should be installed.
4. Fire Hydrant locations. Additional fire hydrants may be required based on future review by the Fire Chief.
5. Drainage and utility easements are required over all public sanitary sewer and watermain not located on City Outlots and right-of-way, minimum 30-feet in width, 15 feet from centerline on each side of pipe (including 15 feet from all sides of a fire hydrant). Drainage and utility easements must be provided in the City's standard form of easement agreement. The underground storm sewer chamber should be moved further west to avoid encroachment on the require City utility easement.

Stormwater Management:

1. The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations. Due to the proximity of the site to the Kwik Trip Service Station the applicant should review with MPCA if infiltration practices will be allowed.
2. The proposed storm water facilities will receive storm water from a privately owned and maintained storm sewer system that may not be constructed to City engineering design standards. It is therefore recommended that the storm water facilities be privately owned and maintained. A maintenance agreement in a form acceptable to the City should be executed and recorded with the County for all permanent storm water facilities to be located on private property. The agreement shall provide a maintenance plan defining the maintenance responsibilities for the private owner, the type of maintenance and the maintenance intervals.
3. Written landowner permission may be required for any off-site storm water discharges to adjacent properties to avoid negative impacts to downstream properties.



STAFF REPORT

DATE: 03/13/2017

AGENDA ITEM: 4B– PUBLIC HEARING ITEM

CASE #2016-57

TO: Planning Commission

ITEM: Inwood 5th Addition Final Plat and Final Planned Unit Development Plans

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Jack Griffin, City Engineer
Emily Becker, City Planner
Sarah Sonsalla, City Attorney
Kristina Handt, City Administrator

SUMMARY AND ACTION REQUESTED:

M/I Homes of Minneapolis/St. Paul (Hans Hagen Homes) is requesting approval of Final Plat and Final Planned Unit Development (PUD) Plans for Inwood 5th Addition to create 101 single family lots. Staff is recommending the Planning Commission recommend approval with the following motion:

***“move to recommend approval of the Inwood 5th Addition final plat and PUD plans with 12 conditions based on the findings listed in the Staff report.*”**

GENERAL INFORMATION

Applicant: M/I Homes/Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN

Property Owners: M/I Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN

Location: Outlots A, B, F and G, Inwood 3rd Addition.

PID#: 33.029.21.11.0045, 33.029.21.11.0046, 33.029.21.12.0047 and 33.029.21.12.0048

Request: Application for Final Plat and Final PUD approval of a 101 unit residential subdivision to be named Inwood 5th Addition.

Existing Land Use and Zoning: undeveloped outlots in Inwood 3rd Final Plat area. Current Zoning: LDR/PUD – Low Density Residential Planned Unit Development.

Surrounding Land Use and Zoning: Surrounded by residential lots to the south, parkland to the east, Commercial/PUD zoning to the west and 10th Street N. to the North.

Comprehensive Plan: Urban Low Density Residential (2.5 - 4 units per acre)

History: The City Council approved the general concept plan for the Inwood on September 16, 2014, the preliminary plat on December 2, 2014 and the Final Plat on May 19, 2015 for phase 1. Inwood 2nd was approved on 9/1/15, Inwood 3rd was approved on 4/19/16. Inwood 4th was approved on 10/18/16.

Deadline for Action: Application Complete – 02/10/2017
60 Day Deadline – 04/11/2017
Extension Letter Mailed – No
120 Day Deadline –

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)
Article 16 – Planned Unit Development Regulations
§150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

This report is based upon a review of the preliminary plat and PUD plans dated 11/28/16 with an additional submittal on 2/10/17. The developer resubmitted plans on 3/6/17 with a plan date of 3/3/17. These plans have not been reviewed by City staff.

M/I Homes/Hans Hagen Homes is requesting Final Plat and Final Planned Unit Development (PUD) approval of Inwood 5th Addition, replat of Outlots, A, B, F and G, Inwood 3rd Addition. The final plat will result in 101 single family lots on 27.71 acres. Inwood 5th Addition will be the last phase of the single family development within the Inwood development and will connect Island Trail to 10th Street North. The final plat will have a gross density of 3.65 dwelling units per acre compared to the overall Inwood gross density of 2.7 DUA as there are no ponds, wetlands, collector roads or parkland in the 5th addition. Lot widths vary from just under 38 feet to 234.5 feet and lot sizes vary from 4,940 sq. ft. to 22,869 sq. ft. The preliminary plat and preliminary PUD established 38 feet as the most narrow lot width. There are two lots, Lots 2 and 7, Block 1 that are 38 feet in width. The preliminary plat for the area encompassing the 5th addition identifies 4 more lots than what is proposed for the 5th Addition Final Plat.

Plat Summary:

Development area	27.70 acres
Total lot area:	20.16 acres
Residential lots:	101
R/W area:	4.68 acres
Average lot size:	.20 acres
Gross density:	3.65 dwelling units per acre
Net density:	3.65 dwelling units per acre

There is no parkland dedication in the 5th Addition. All parkland dedicated was addressed with the first phase.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval. A final plat can only be approved if it is in substantial conformance with the approved preliminary

plat and if in conformance it must be approved. Staff has reviewed the final plat and found that it is generally consistent with the preliminary plat.

REVIEW AND ANALYSIS

The preliminary plat was approved on December 2, 2014 with conditions. Although the final plat is generally consistent with the preliminary plat, there are a number of conditions of preliminary plat that have not yet been complied with. Staff has reviewed the final plat and final PUD development plans and has identified the following issues:

Fewer Lots. Blocks 3 and 4 each have one lot less than shown on the preliminary plat. Block 2 has two less lots than the preliminary plat. The reduction in lots results in slightly larger lots in the 5th Addition. Although the 5th Addition has four fewer lots than on the preliminary plat, Staff believes the change is an improvement and not a significant issue.

10th Street Right-of-Way. Washington County's preliminary plat review, dated 11/17/14, requests an additional 32 feet of right-of-way from future 10th Street improvements. The 11/24/14 Planning Staff report reiterates Washington County's need and request for right-of-way dedication for 10th Street. A condition of approval for the Inwood Preliminary Plat, Resolution 2014-094, states, "the applicant shall be responsible for updating the final construction plans to include construction of all improvements within the County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014." In addition, the signed and recorded Inwood Developer Agreement includes a special provision: "The Developer shall observe all other county requirements as specified in the Washington County review letter dated November 17, 2014 or any subsequent direction from the County." Staff believes the requirement for the additional 10th street right-of-way was repeatedly conditioned and well documented and is a deficiency in the Inwood 5th Final Plat and PUD Plans and as a result has been made a condition of approval.

10th Street Trail. A condition of approval for the Inwood Preliminary Plat, Resolution 2014-094 states, "The developer shall install a multi-purpose trail along 10th Street between "Street B" (Island Trail) and Inwood Avenue." The 11/24/14 Planning Commission Staff Report indicates that Staff at the time was supportive of the applicant's request to remove this requirement, however, the condition remained in the Commission's recommendation and the Councils resolution of approval. The condition of approval for the Inwood final plat contained in Resolution 2015-40, again, required the trail. The preliminary plat plans were never updated to show this trail, and the developer has not shown them on the Inwood 5th Final plat as required. Staff believes this is a significant deficiency in the Inwood 5th Final Plat and PUD Plans and as a result the trail has been made a condition of approval.

Landscape Plans. The landscape plans for the development are generally consistent with the preliminary landscape plans for the development. There are a few issues that need to be addressed prior to approval:

- The Crabapples in Island Trail median should be removed or replaced with an upright tree that will not encroach into the R/W.
- The irrigation service for the landscaping should be shown on the landscape plans and should be coordinated with the utility plans.
- Landscaping and berming within the 32 feet to be dedicated for the 10th Street R/W will need to be moved out of the R/W.

- The landscape plans shall be updated to match changes to the PUD Plans.

Engineering Review. The City Engineer has reviewed the final plat submittal and has prepared a memorandum for the Commission and Council's review. The comments in the City Engineer's review memorandum dated February 15, 2017 should be addressed prior to releasing the plat for recording. There are a number of comments that pertain to the final plat which should be amended and resubmitted prior to approval:

- Revise and resubmit the Final Plat to provide the required watermain easements and to address the required construction plan changes per the construction plans comments.
- Revise the final plat to show the dedication of an additional 32 feet along the south right-of-way of 10th Street per the conditions of preliminary plat approval (further described above).
- Provide minimum 30 foot wide watermain utility easement over the pipe over Outlot K.
- Add minimum 30 foot wide watermain utility easement centered over the pipe on lots 6 and 7, Block 4 for the 12" watermain pipe.
- Revise R/W width or revise street section of Island Trail between 10th Street and Irving Boulevard. The proposed R/W width is insufficient to meet City street and boulevard layout standards.
 - The minimum one-way street width is 18 feet from face of curb to face of curb, not back of curb to back of curb. The lane width must be increased by 1 foot.
 - The Island Trail with median typical section on Sheet No. 25 does not allow for boulevard trees meeting minimum safety setbacks.
 - The end turning radius of 35 feet for each of the one-way loop roads do not meet the City minimum standards of 45 feet. Revise end radius to the minimum 45 ft. or provide additional pavement width to accommodate an equivalent turning radius.
 - Revise the intersection of Irving Boulevard and Island Trail to align the drive lane centerlines. Provide a center median on the west leg of Irving Boulevard.
 - Revise the intersection of Irving Court to intersect Irving Boulevard at 90-degrees for the first 50 feet.

Preliminary Plat Conditions. The Inwood 5th Addition final plat is generally in conformance with the preliminary plat except for as identified in this report. The following are the Inwood preliminary plat and PUD plans conditions of approval, as per Resolution 2014-094, with the status of each listed in bold italics:

- 1) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.
The Planning Department had named all streets within the entire plat and has reviewed them again against the City's new street naming ordinance and has found them to be in conformance with the ordinance.
- 2) The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area. ***The Developer and the City have an agreement and the water tower is presently under construction.***
- 3) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November

18, 2014. ***The review comments were addressed. In addition, the 5th Addition landscape plans are mostly in conformance with City regulations. Landscaping and berming planted within the R/W to be dedicated for 10th Street will need to be moved out of the R/W. Final approval of the landscape plans will be required prior to recording the plat.***

- 4) Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall reach agreement with the City to determine the appropriate park dedication calculations for the entire development area. ***Park dedication was provided with the 1st Addition.***
- 5) As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements. ***The 5th Addition connects Island Trail to 10th Street N. Cost sharing for improvements to CSAH 13 were determined and agreed upon with the 1st Addition.***
- 6) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***Grading was completed under a separate grading agreement and was graded according to plans.***
- 7) The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services). ***5th Street was constructed with prior phases of the development.***
- 8) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties. ***This item was completed with prior phases of the development.***
- 9) The proposed public street access to 5th Street from Streets D2 and the southeast park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. The developer shall provide access into the park to the satisfaction of the City Engineer. ***This change was made to the preliminary plat.***
- 10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat. ***The HOA documents address this condition. Additionally, a landscape license agreement will be drafted and executed between the City and Developer that will assign responsibilities for installation and maintenance of landscaping.***

- 11) The applicant must either move the planned north/south trail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements. ***The trail was installed with previous phases of the development.***
- 12) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memoranda dated November 16, 2014 and November 24, 2014. ***The plans were updated with the 1st Addition.***
- 13) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014. ***The plans were updated to include the required right-of-way improvements, but not the required R/W dedication. The trail within the R/W between Island Trail and Inwood is also missing from the plans.***
- 14) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. ***A developer agreement will be prepared for the 5th Addition with the final plat as it was done in previous phases.***
- 15) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit. ***There are no wetland impacts in the 5th Addition and all conditions of approval for the South Washington Watershed District Permit have been complied with.***
- 16) The developer shall provide landscape material along the west side of Pond #200 to the satisfaction of the City's landscape consultant. ***This condition has been addressed.***
- 17) The developer shall incorporate elements from the Lake Elmo Theming Study at the intersection of 5th Street and Inwood Avenue. ***This condition was addressed with the design of 5th Street in prior phases of the development.***
- 18) The developer shall install a multi-purpose trail along 10th Street between "Street B" and Inwood Avenue. ***This condition should be addressed with the 5th Addition development. Street B is now named Island Trail and the current plan submittal shows no trail between island Trail and Inwood Avenue along 10th Street (see issues section above)***
- 19) The multi-purpose trail through the eastern buffer area shall be kept as far west on the applicant's property as possible, and the final alignment of this trail shall be subject to review by the City's landscape consultant. ***This condition has been met.***

RECOMMENDED CONDITIONS OF APPROVAL:

Staff is recommending approval of the final plat and PUD plat with the following conditions:

- 1) All easements as requested by the City Engineer or Public Works Department shall be documented on the Final Plat prior to the recording of the final plat.

- 2) That Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer complying with all conditions/comments from the City Engineer's review memorandum dated February 15, 2017 prior to the recording of the final plat.
- 3) That the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore prior to recording of the final plat.
- 4) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat have been met prior to the commencement of any grading/construction activity.
- 5) That the Landscape Plans shall be revised to address the Planning and Engineering review comments prior to recording the final plat.
- 6) That Outlots A, B, C, and D be dedicated to the City for stormwater purposes with the recording of the final plat.
- 7) A Common Interest Agreement concerning management of the common areas of Inwood 5th Addition and establishing a homeowner's association shall be submitted in final form to the Planning Director before a building permit may be issued for any structure within this subdivision.
- 8) The developer shall also enter into a landscape license agreement and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 9) The Developer shall provide 32 feet of right-of-way for 10th Street and observe all County requirements as specified in the Washington County review letter dated November 17, 2014 or any subsequent direction from the County.
- 10) The Island Trail/10th Street intersection must be reviewed and approved by Washington County. Improvements required by Washington County at the intersection shall be the responsibility of the developer and shall be incorporated into the final PUD plans.
- 11) The developer shall construct a multi-purpose trail along 10th Street between Island Trail to Inwood Avenue prior to issuance of building permits and the final PUD plans shall be updated showing the trail prior to recording the final plat.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the Inwood 5th Addition Final Plat and PUD Plans:

1. That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
2. That the proposed Final Plat for Inwood 5th Addition consists of the creation of 101 single-family detached residential structures.
3. That the Inwood 5th Addition Final Plat is generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on December 2, 2014 with conditions.
4. That the Inwood 5th Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
5. That the Inwood 5th Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district except as previously approved as part of the Inwood PUD.
6. That the Inwood 5th Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as previously approved as part of the Inwood PUD with conditions.
7. That the Inwood 5th Addition Final Plat complies with the City's subdivision ordinance.

RECOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood 5th Addition Final Plat and Final PUD with 12 conditions based on the findings listed in the Staff report.

Suggested motion:

“Move to recommend approval of the Inwood 5th Addition Final Plat and Final PUD plans with 12 conditions based on the findings listed in the Staff Report.”

ATTACHMENTS:

1. Application Narrative
2. Inwood 5th Addition Final Plat
3. Inwood 5th Addition Final Landscape Plans
4. City Engineer's report, dated February 15, 2017
5. Resolution 2014-094 approving the Inwood Preliminary Plat
6. Resolution 2015-40 approving Inwood 1st Addition
7. Planning Commission Report, dated 11/24/14
8. Washington County Review letter November 17, 2014
9. Washington County Review letter January 9, 2017

**Final Plat and PUD Final Plan Narrative
Hans Hagen Homes
December 22, 2016**

2. Written Statements

a. *List of contact information:*

Applicant

John Rask
Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

Property Owner

Inwood 10 LLC
95 South Owasso Blvd. E
St. Paul, MN 55117
651-484-0070

Surveyor

Dan Obermiller
EG Rud and Sons, Inc.
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
651-361-8200

Civil Engineer

Brian Krystofiak, PE
Carlson McCain, Inc.
248 Apollo Drive, Suite 100
Lino Lakes, MN 55014
763-489-7905

Wetland Consultant

Melissa Barrett
Kjolhaug Environmental
26105 Wild Rose Lane
Shorewood, MN 55331
952-401-8757

b. *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);*

See attached.

c. Final Subdivision and Lot Information

- i. InWood 5th Addition
- ii. Lot Tabulation – see attached plat and table. The 5th addition plat includes a total of 101 lots, which is consistent with the approved preliminary plat for this part of the neighborhood.
- iii. There is no park land dedicated in this phase.
- iv. 4.68 acres of public right-of-way.

d. An explanation of how issues have been addressed since the Preliminary Plat phase of the development;

The final plat for the 5th Addition is consistent with the preliminary plat and conditions of approval as discussed below.

Conditions of Preliminary Plat Approval:

1. The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.

Response: The Community Development Director has supplied street names for the entire plat.

2. The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area.

Response: The applicant and City have agreement on the final water system design. The property owner, Inwood 10 LLC, has provided land for a future City water tower.

3. The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014.

Response: The applicant has submitted revised plans to the City addressing the above. Landscaping for the first phase and 5th Street has been installed.

4. Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.

Response: The Park Dedication requirements were satisfied with the Final Plat for Inwood. Outlot L, Inwood was dedicated to the City for future park.

5. As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements.

Response: The 5th Addition included a future connection to 10th Street. Cost sharing was determined and agreed upon with the Inwood final plat for CSAH 13 and funds were provided by Hans Hagen Homes. No specific cost sharing agreement has been determined for the CSAH 10/10th Street intersection.

6. The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.

Response: The applicant entered into a separate grading agreement with the City and has graded the property consistent with the approval.

7. The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services).

Response: The applicant worked with the City on the final design and has constructed 5th Street through the project site.

8. The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.

Response: The utility plans were updated and resubmitted to the City Engineer prior to the approval of the Inwood Final Plat.

9. The proposed public street access to 5th Street from Streets D2 and the southwest park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southwest park area.

Response: This change was made to the preliminary plat.

10. All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City

that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat.

Response: The HOA documents for the project were drafted consistent with this condition. The documents are recorded against the property.

11. The applicant must either move the planned north/south trail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements.

Response: The trail was installed with the previous phase of the development and conforms to this condition.

12. The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated November 16, 2014.

Response: The applicant updated the preliminary streets and utility plans to be consistent with the City Engineer's comments. The update plans were submitted to the City prior to the Final Plat and Final PUD plan for the 1st phase.

13. The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014.

Response: The plans are updated to include the necessary right-of-way as required by Washington County.

14. Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

Response: The applicant has entered into a Developers Agreement consistent with this condition.

15. The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.

Response: There are no wetlands being impacted as a result of this project and all the conditions of South Washington Watershed District are being met. The applicant has received the necessary development approvals from the Watershed District.

- e. *A statement showing the proposed density of the project with the method of calculating said density shown (Below numbers are based on all the single family lots, and not just this phase);*
- i. Single Family land use area of the overall plat includes 102.9 acres (The 5th additional includes 28 acres)
 - ii. 275 total single family homes (101 lots in 5th Addition).
 - iii. Single Family Net Density of 3.61 units per acre (there is no park land, ponds or collector roads in this phase of the neighborhood.)
- f. *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 5th phase will include the construction of the necessary roads, sewer and water for the balance of the neighborhood. The storm water improvements, including ponding and infiltration basins were installed with the first phase of development.

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

Neighborhood input was provided during the PUD Plan review stage. Comments generally related to concerns over the extension of municipal services in this area of the community and the impacts that come along with changes to land use.

The land uses and density of the InWood neighborhood are consistent with the City's Comprehensive Plan, and no changes are necessary as a result of the Preliminary Plat application.

Hans Hagen Homes has also designed the neighborhood to lessen the impacts on adjacent property owners, as well as to enhance the neighborhood for future residents. These design features include:

- i. A linear park along the eastern edge of the property that exceeds the City's initial standard of 100 feet. The InWood linear park varies from 100 feet to over 200 feet.
- ii. The lots and streets were orientated east/west with cul-de-sac lots backing to the linear park. There are only 19 lots that back up to the linear park over a distance of 2,640 feet. Under standard zoning, there could be 40 lots backing up to the buffer.
- iii. Additional land for a neighborhood park adjacent to the existing Stonegate development. This park will serve the needs of residents living in InWood as well as the neighborhoods to the east.

iv. Landscaped berms along 10th Street, 5th Street, and along a portion of the western edge of the neighborhood.

- h. 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;*

The InWood neighborhood is consistent with the City's Comprehensive Plan which provides for a graduation of land use intensities over the site. North of the 5th Street parkway will be single family homes. Transitioning to the west will be commercial. The neighborhood plan for InWood provides a large pond and berms to help transition between the commercial and single family neighborhood.

The InWood neighborhood plan avoids and preserves the three wetland basins found on the site. While these wetlands are currently farmed and significantly degraded, it's our intent to restore them with native vegetation.

- i. 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.*

The City's Comprehensive Plan provides for the planned and orderly growth of the community by making sure that the necessary infrastructure and services are in place as growth occurs. Because the proposed neighborhood is consistent with the City's Comprehensive Plan, no impacts or excessive burdens are anticipated to the roads, public utilities, or public services.

A detailed traffic study was prepared as part of the EAW, and found no traffic impacts that could not be mitigated.

The majority of the homes in the neighborhood will not contain school age children. As such, no impacts are anticipated to the North St. Paul school district.

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

Not applicable.

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

The neighborhood includes approximately 14.5 acres of public parkland. Overall, the neighborhood includes approximately 49 acres of open spaces, including public park, trail corridors, landscaped berms, ponding, infiltration

areas, wetland preservation areas, and private open space. The private open space and infiltration areas will be maintained by a homeowners association.

- l. 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).*

Construction of the 5th Addition improvements will commence in March of 2017 and be completed by August 2017.

INWOOD FIFTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot A, B, F and G, INWOOD THIRD ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as INWOOD FIFTH ADDITION and does hereby dedicate to the public the public ways and the drainage and utility easements created by this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

Gary M. White, Area President

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____, by Gary M. White, Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Daniel W. Obermiller do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as INWOOD FIFTH ADDITION; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____, by Daniel W. Obermiller, Licensed Land Surveyor, Minnesota License No. 25431.

Notary Public, _____ County, Minnesota
My Commission Expires _____

LAKE ELMO PLANNING COMMISSION
Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____.

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

By _____ Chairman
By _____ Secretary

CITY OF LAKE ELMO, MINNESOTA
The foregoing plat of INWOOD FIFTH ADDITION was approved by the City Council of Lake Elmo, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

CITY OF LAKE ELMO, MINNESOTA
By _____ Mayor
By _____ Clerk

COUNTY SURVEYOR
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____ Washington County Surveyor
By _____

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20____.

By _____ Washington County Auditor/Treasurer
By _____ Deputy

COUNTY RECORDER
Document Number _____
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this day of _____, 20____, at _____ o'clock _____, M., and was duly recorded in Washington County Records.

By _____ Washington County Recorder
By _____ Deputy



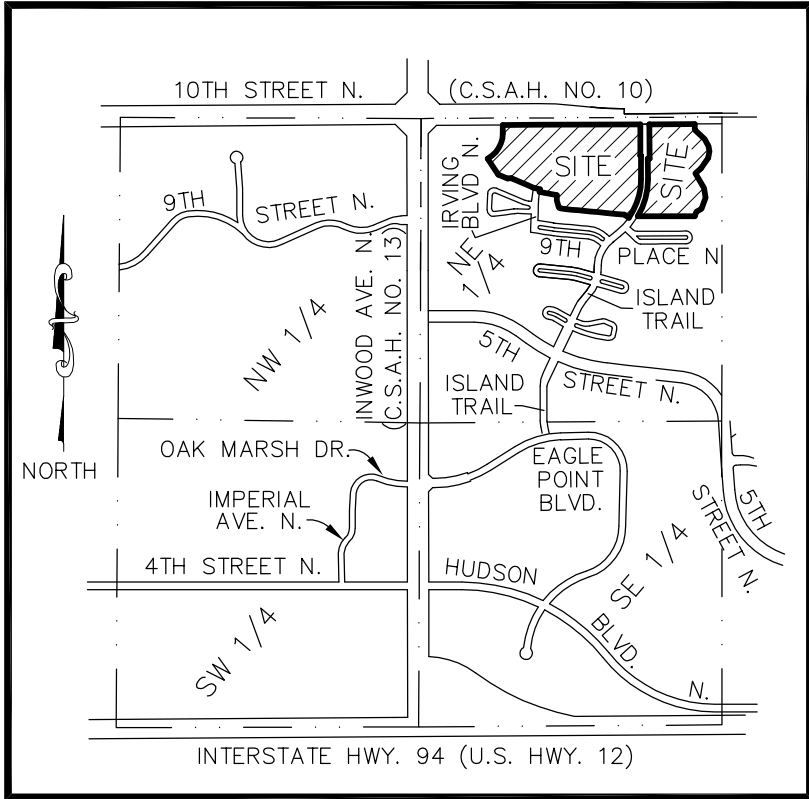
NORTH

SCALE IN FEET

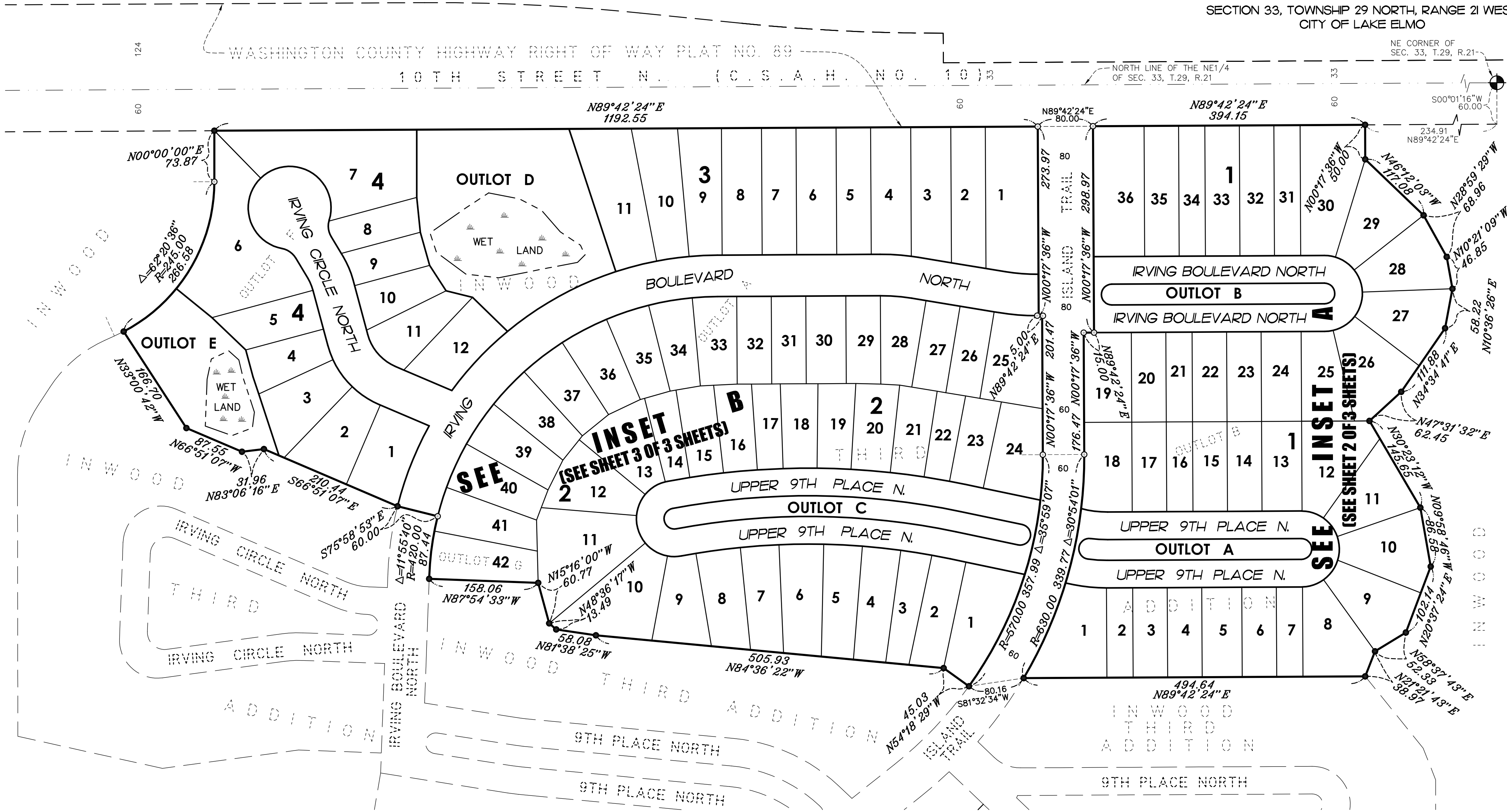


VICINITY MAP

NOT TO SCALE

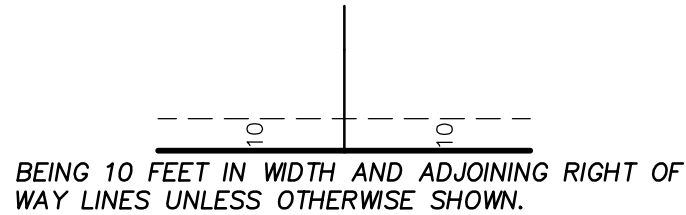


SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO



EASEMENT DETAIL

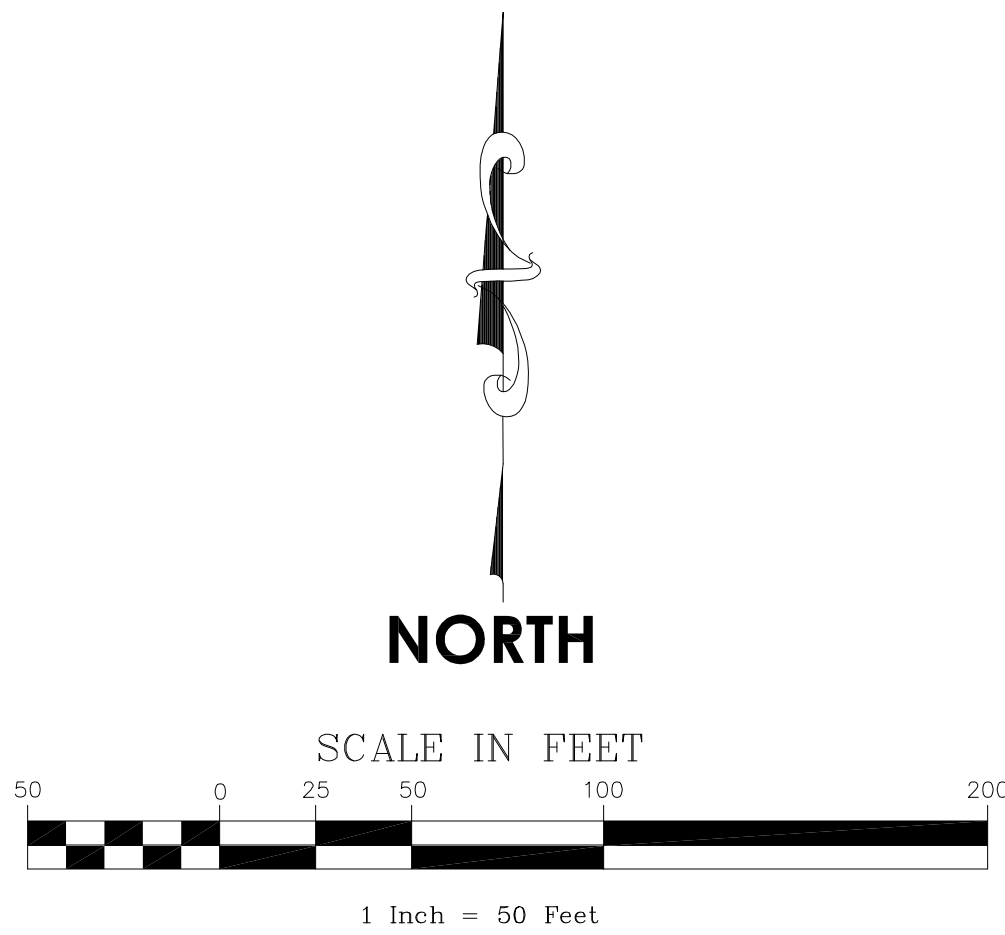
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE SHOWN.
- DENOTES A 1/2 INCH BY 14 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25341, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.
- DENOTES FOUND 1/2 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25341.

INWOOD FIFTH ADDITION

INSET A

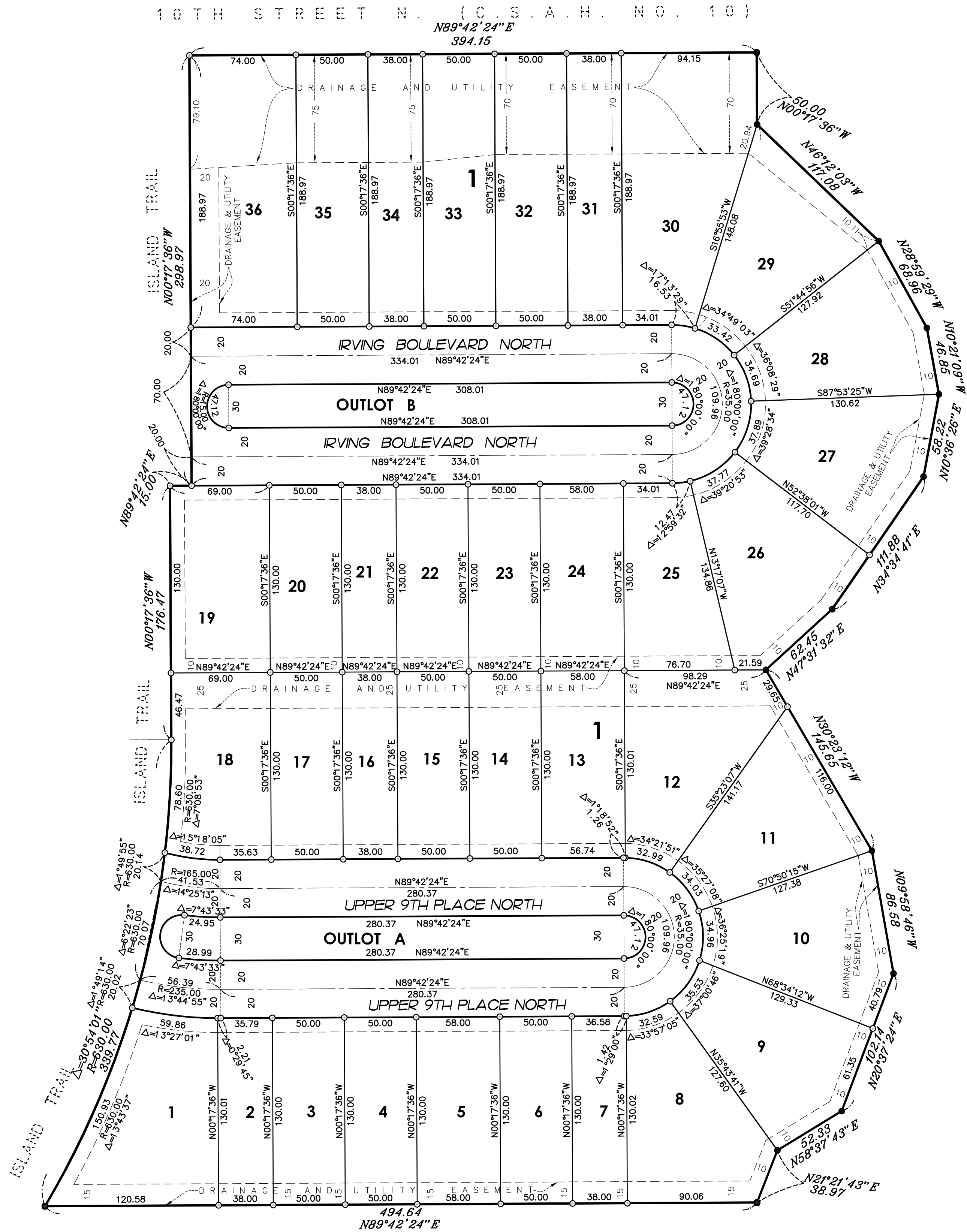
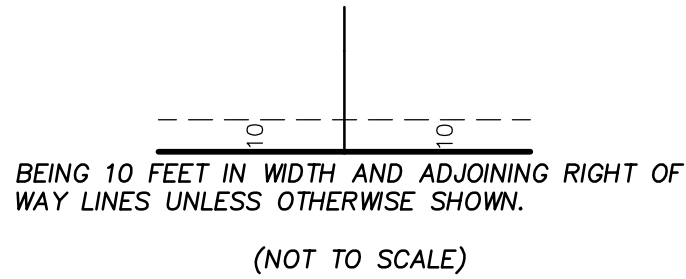


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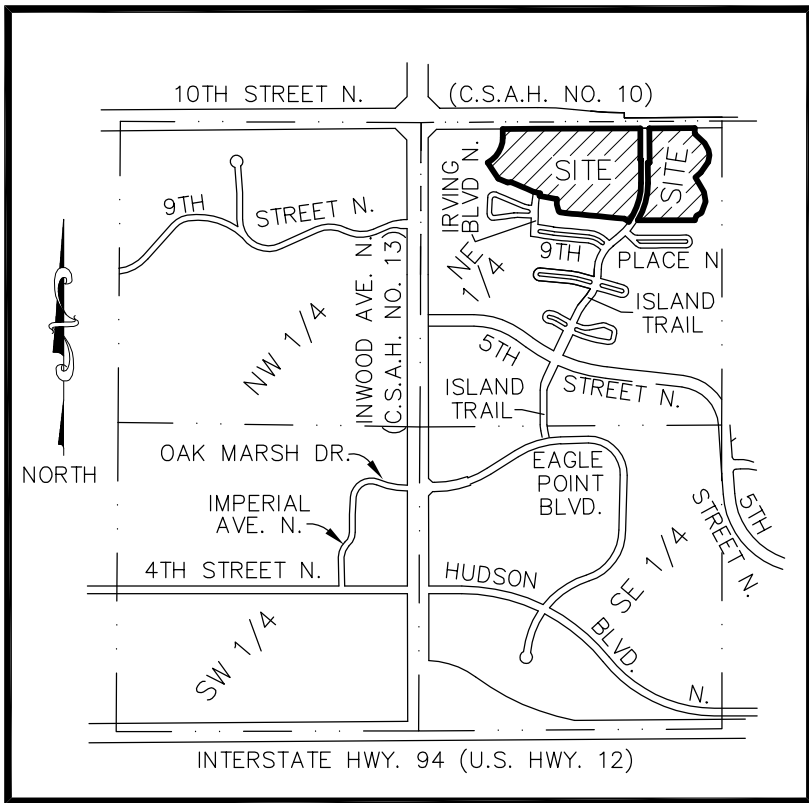
EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



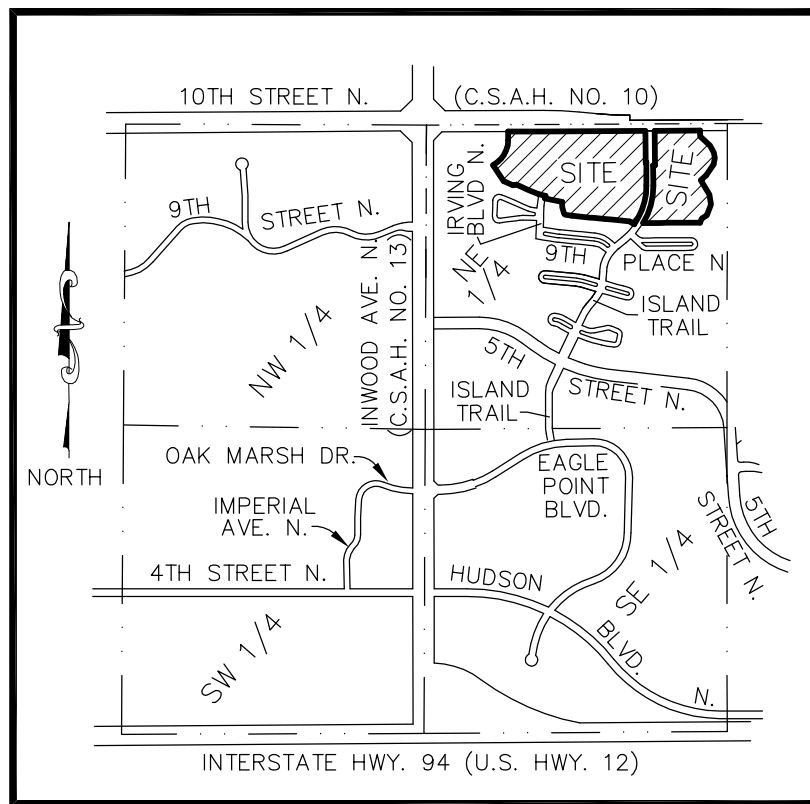
VICINITY MAP

NOT TO SCALE



SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO

VICINITY MAP
NOT TO SCALE

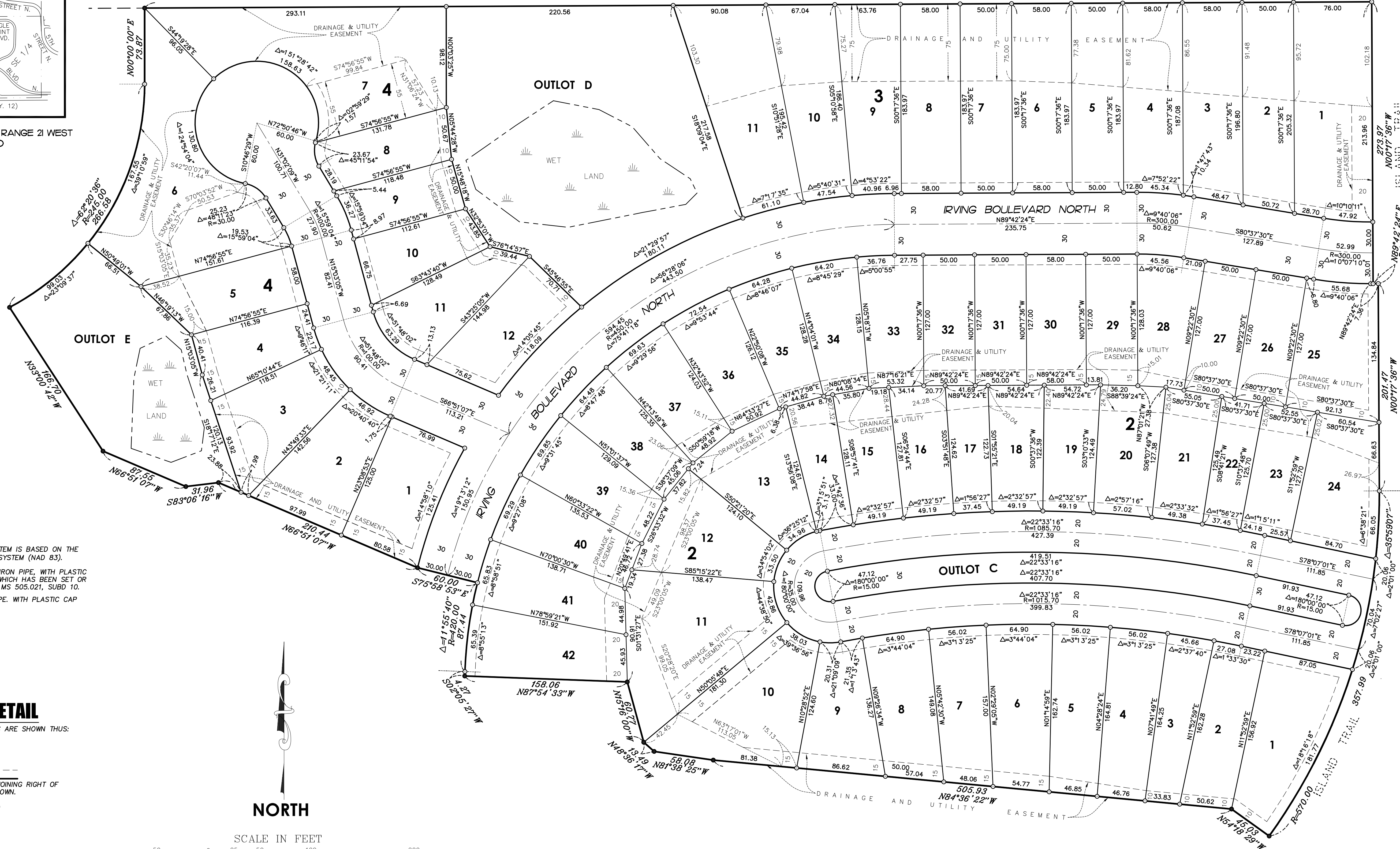


SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO

INWOOD FIFTH ADDITION

INSET B

10TH STREET N. $N89^{\circ}42'24''E$ (C.S.A.H. NO. 10)
1192.54

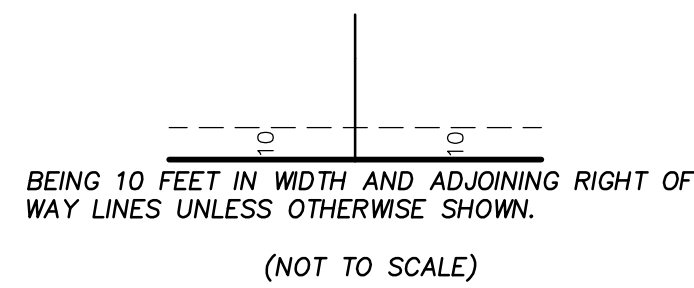


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

- DENOTES A 1/2 INCH BY 14 INCH IRON PIPE, WITH PLASTIC
CAP INSCRIBED R.L.S. NO. 25341, WHICH HAS BEEN SET OR
WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.
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INSCRIBED R.L.S. NO. 25341

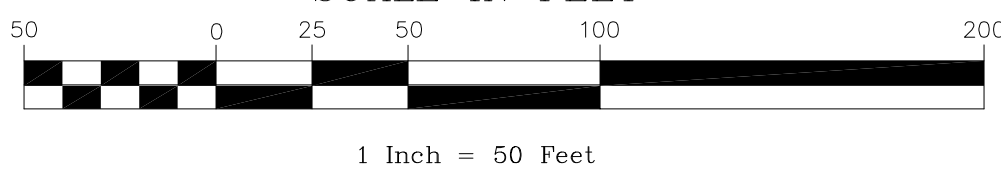
EASEMENT DETAIL

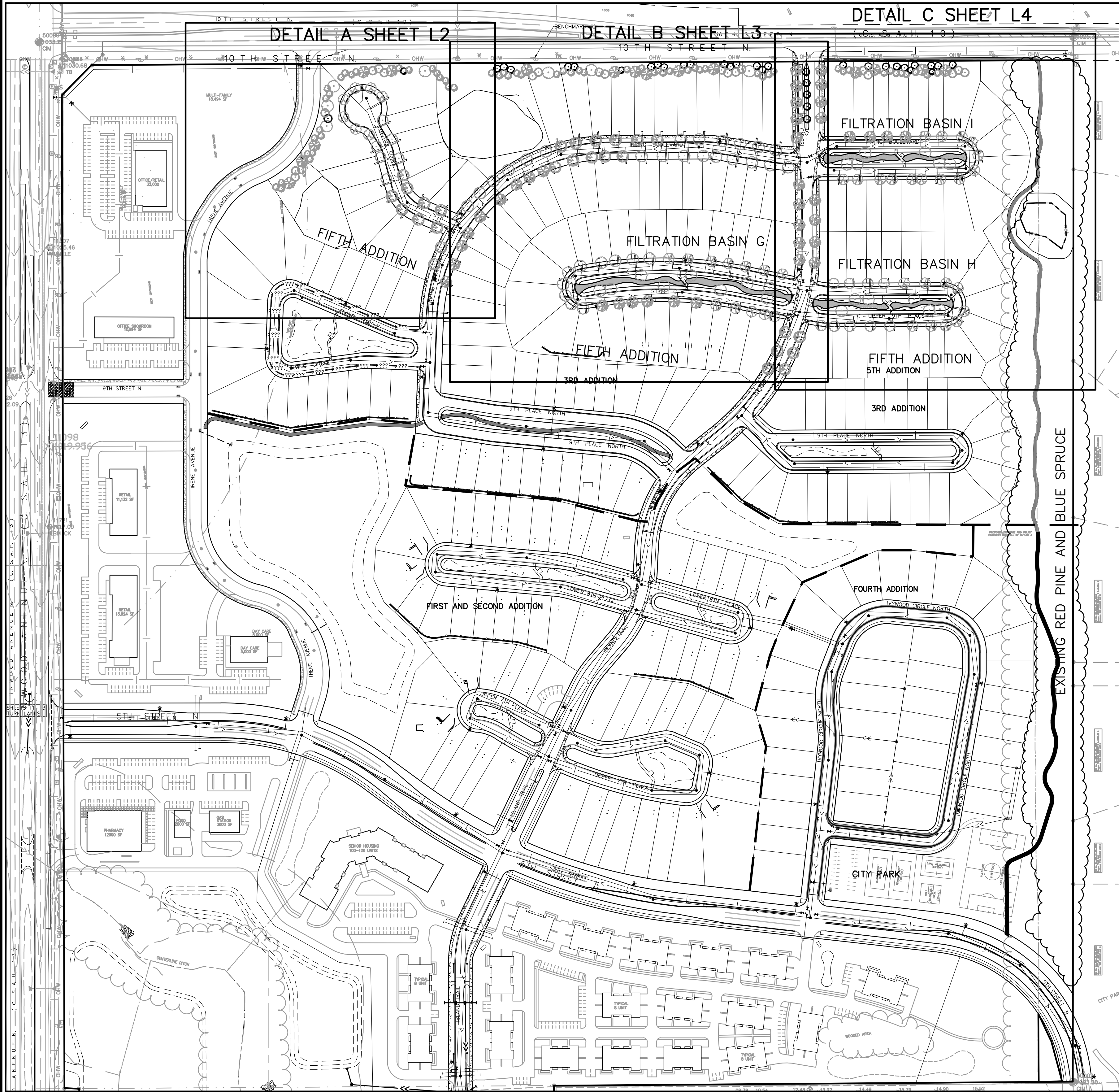
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NORTH

SCALE IN FEET





LANDSCAPE REQUIREMENTS (FROM APPROVED PRELIMINARY PLAT):

- ONE TREE/50' OF PROPOSED PUBLIC STREET FRONTAGE
SINGLE FAMILY PROPOSED STREET FRONTAGE: 19,184'=384 TREES
MULTI FAMILY PROPOSED STREET FRONTAGE: 1,413= 28 TREES
COMMERCIAL PROPOSED STREET FRONTAGE: 4,576'=92 TREES
- FIVE TREES PLANTED FOR EVERY ONE ACRE OF LAND THAT IS DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY*.
SINGLE FAMILY DEVELOPMENT AREA**: 90 ACRES X 5 = 450 TREES
MULTI FAMILY DEVELOPMENT AREA: 27 ACRES X 5 = 135 TREES
COMMERCIAL DEVELOPMENT AREA: 25 ACRES X 5 = 125 TREES

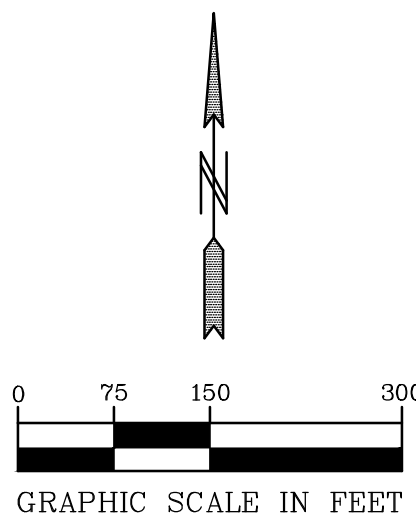
* 5TH STREET ROW TAKEN OUT OF DEVELOPED AREA CALCULATIONS
** 100' BUFFER ALONG EAST SIDE TAKEN OUT OF DEVELOPED AREA CALCULATIONS

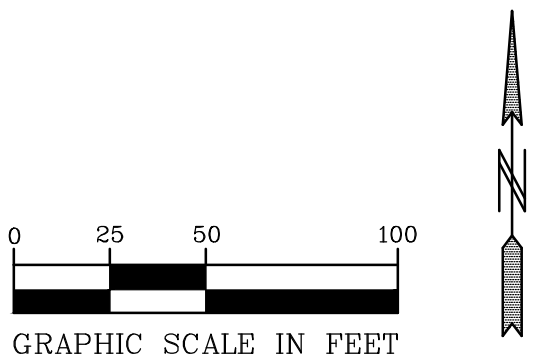
TOTAL TREES REQUIRED FOR LANDSCAPE ORDINANCE:
SINGLE FAMILY: 834
MULTI FAMILY: 163
COMMERCIAL: 217 (PLUS PARKING LOT LANDSCAPE REQUIREMENTS)
TOTAL: 1,214 (PLUS PARKING LOT LANDSCAPE REQUIREMENTS IN COMMERCIAL)

TREES PROPOSED BY ADDITION (AT TIME OF SUBMITTALS, ONLY DECIDUOUS TREES 2.5" AND LARGER OR CONIFERS 6' IN HEIGHT OR LARGER ARE COUNTED):
5TH STREET: 125
FIRST AND SECOND ADDITION TREES (BUFFER AND BOULEVARD): 208
THIRD ADDITION TREES : 173
FOURTH ADDITION TREES: 90
FIFTH ADDITION TREES: 280
RUNNING TOTAL: 876

SEE APPROVED TREE PRESERVATION PLANS SUBMITTED AT PRELIMINARY PLAT

SHEET SHEET L2-4 FOR TREE LOCATIONS AND SCHEDULE





5TH ADDITION PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	NORTHWOOD MAPLE/Acer rubrum 'Northwood'	2.5" B&B	25	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	31	
	RIVER BIRCH/Betula nigra 'Heritage'	12' B&B	7	Multi-Stem
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	15	
	HONEYLOCUST/Gleditsia triacanthos var. enermis	2.5" B&B	20	
	NORTHERN RED OAK/Quercus rubra	2.5" B&B	52	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	22	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffsred'	2.5" B&B	2	
EVERGREEN TREES				
	SCOTCH PINE/Pinus sylvestris	6' B&B	21	
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	64	
ORNAMENTAL TREES				
	SPRING SNOW CRAB/Malus 'Spring Snow'	1.5" B&B	30	

- LANDSCAPE NOTES:
1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
 2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
 3. ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES. WRITTEN ACKNOWLEDGEMENT WILL BE PROVIDED.
 4. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
 5. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION.
[http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](http://americanhort.org/documents/ANSI%20Nursery%20Stock%20Standards%20AmericanHort%202014.pdf)
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

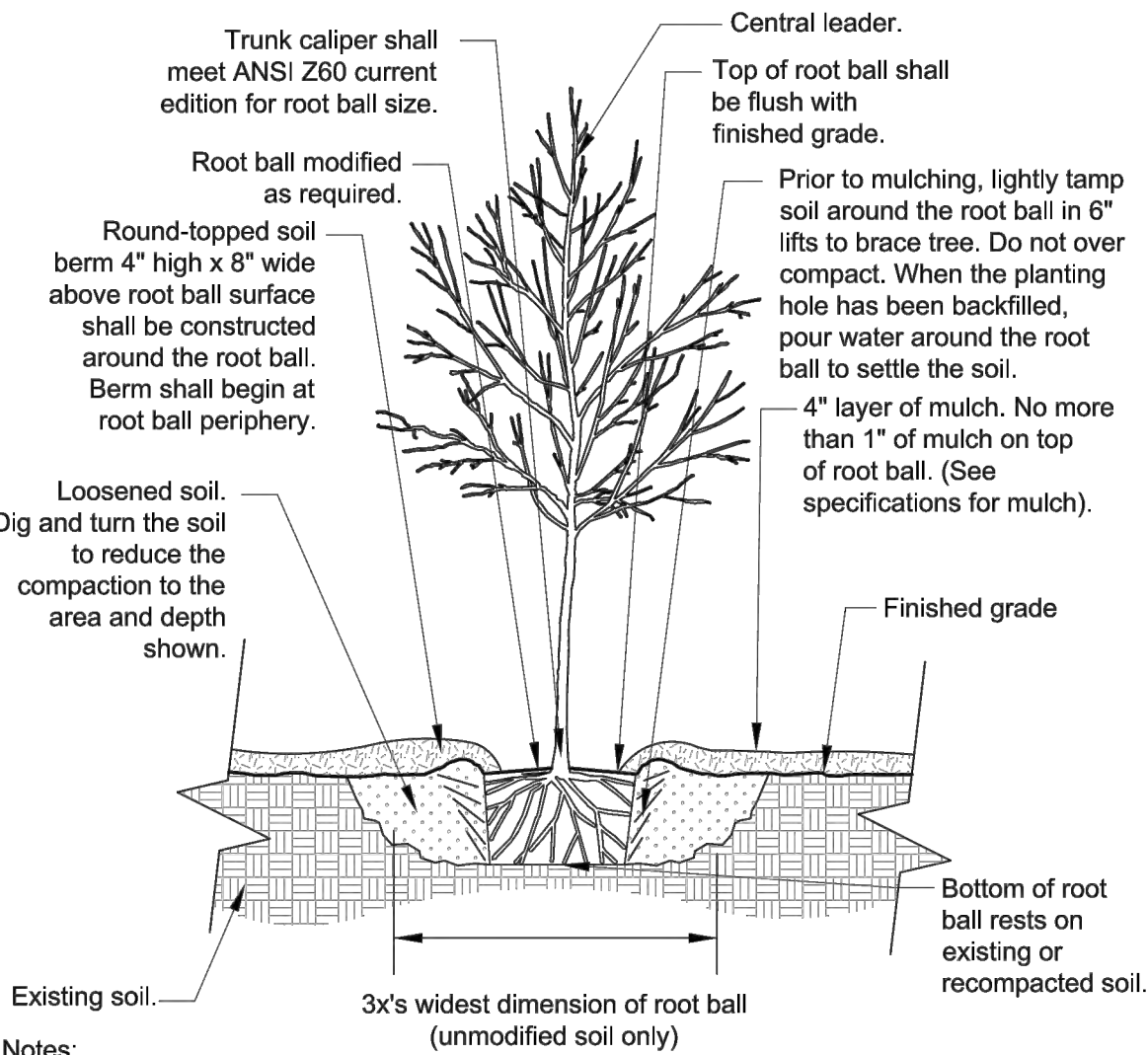
STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2015



CITY OF LAKE ELMO

STANDARD DRAWING NO.
900
LAKE ELMO



- Notes:
1. Modified soil - Depth of soil varies (see specifications for soil modification).
 2. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 3. See specifications for further requirements related to this detail.
- Poorly Drained Soil Notes:
1. Root ball surface shall be positioned to be one - quarter above finished grade.
 2. Existing site soil shall be added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

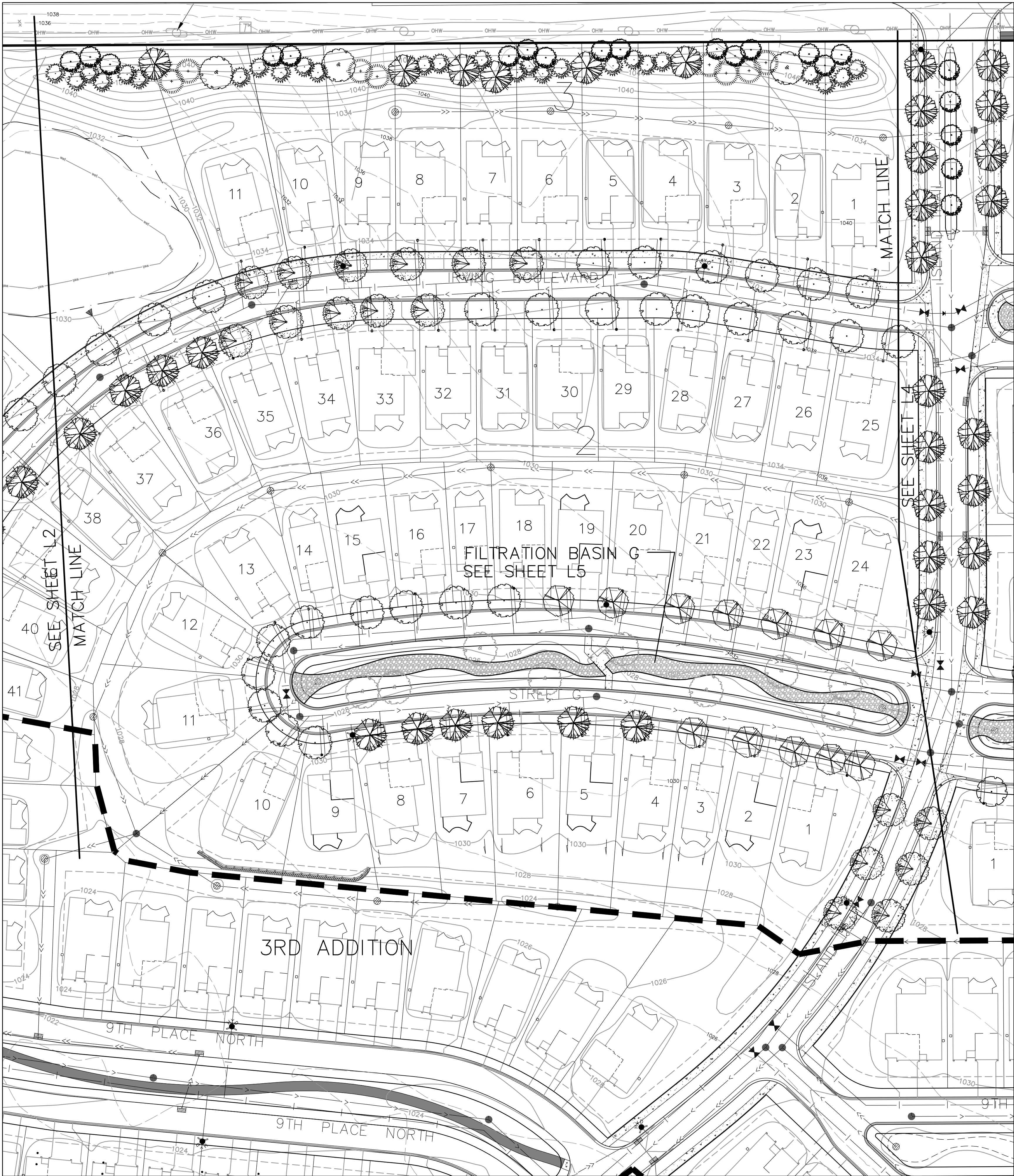
DECIDUOUS TREE - MODIFIED/UNMODIFIED
SOIL & POORLY DRAINED SOIL

FEBRUARY 2015



CITY OF LAKE ELMO

STANDARD DRAWING NO.
902A
LAKE ELMO



5TH ADDITION PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	NORTHWOOD MAPLE/Acer rubrum 'Northwood'	2.5" B&B	25	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	31	
	RIVER BIRCH/Betula nigra 'Heritage'	12" B&B	7	Multi-Stem
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	15	
	HONEYLOCUST/Gleditsia triacanthos var. enermis	2.5" B&B	20	
	NORTHERN RED OAK/Quercus rubra	2.5" B&B	52	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	22	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffsred'	2.5" B&B	2	
EVERGREEN TREES				
	SCOTCH PINE/Pinus sylvestris	6' B&B	21	
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	64	
ORNAMENTAL TREES				
	SPRING SNOW CRAB/Malus 'Spring Snow'	1.5" B&B	30	

- LANDSCAPE NOTES:
- 1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
 - 2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
 - 3. ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES. WRITTEN ACKNOWLEDGEMENT WILL BE PROVIDED.
 - 4. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
 - 5. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.

2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. [http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](http://americanhort.org/documents/ANSI%20Nursery%20Stock%20Standards%20AmericanHort%202014.pdf)

3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.

4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.

5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.

6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.

7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.

9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.

11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.

900

LAKE ELMO

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery.

Loosened soil. Dig and turn the soil to reduce the compaction to the area and depth shown.

Central leader.

Top of root ball shall be flush with finished grade.

Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

4" layer of mulch. No more than 1" of mulch on top of root ball. (See specifications for mulch).

Finished grade

Bottom of root ball rests on existing or recompacted soil.

3x's widest dimension of root ball (unmodified soil only)

Existing soil.

Notes:

1. Modified soil - Depth of soil varies (see specifications for soil modification).
2. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
3. See specifications for further requirements related to this detail.

Poorly Drained Soil Notes:

1. Root ball surface shall be positioned to be one - quarter above finished grade.
2. Existing site soil shall be added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

DECIDUOUS TREE – MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.

902A

LAKE ELMO

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



PRJ No. 34-025-21-22-0003
OWNER: STODOL, DANIEL P. & JEANNE M.
DESIGNED: JEFFREY L. THOMPSON
DATE: 11-28-16

PRJ No. 34-025-21-22-0004
OWNER: SHERRILL, BRUCE C. & MICHELLE M.
DESIGNED: JEFFREY L. THOMPSON
DATE: 11-28-16

5TH ADDITION PLANT SCHEDULE				
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	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	22	
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	SCOTCH PINE/Pinus sylvestris	6" B&B	21	
	BLACK HILLS SPRUCE/Picea glauca densata	6" B&B	64	
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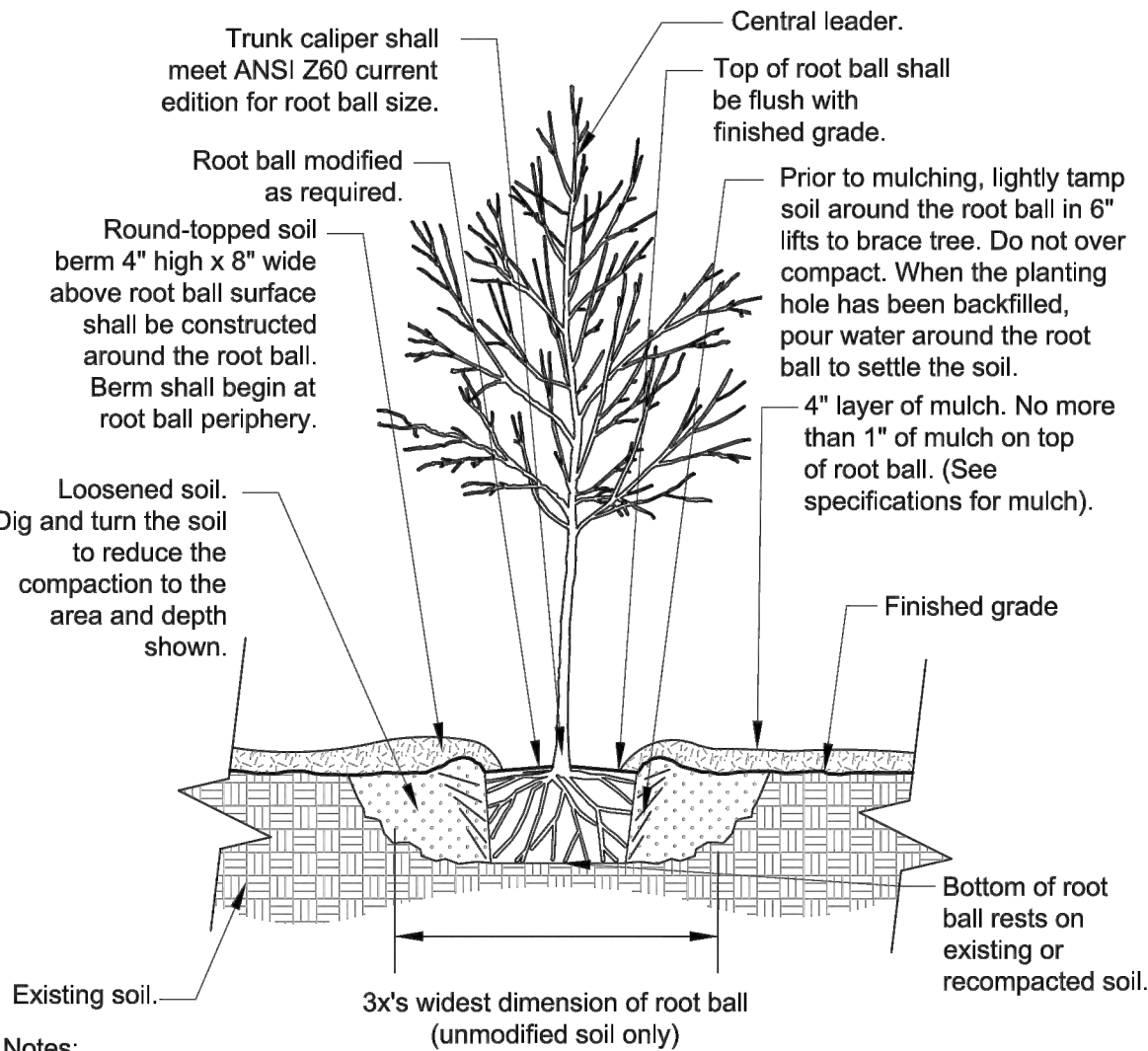
STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2015



CITY OF LAKE ELMO

STANDARD DRAWING NO.
900
LAKE ELMO



- Notes:
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 - Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 - See specifications for further requirements related to this detail.
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DECIDUOUS TREE - MODIFIED/UNMODIFIED
SOIL & POORLY DRAINED SOIL

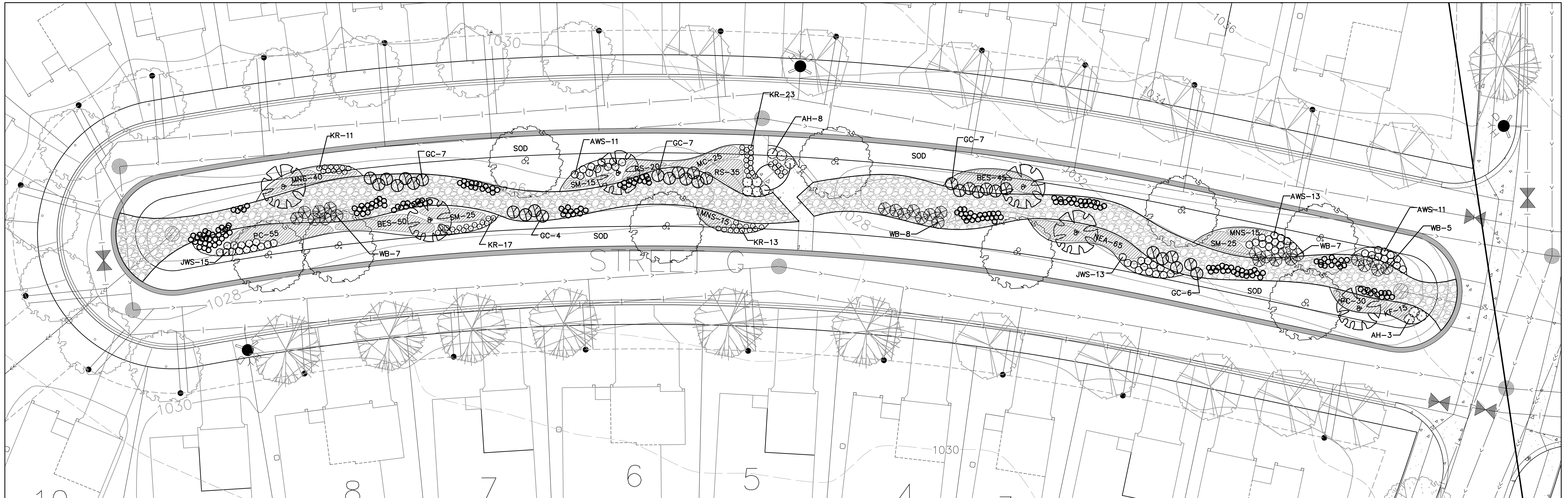
FEBRUARY 2015






CITY OF LAKE ELMO

STANDARD DRAWING NO.
902A
LAKE ELMO

ISLAND G

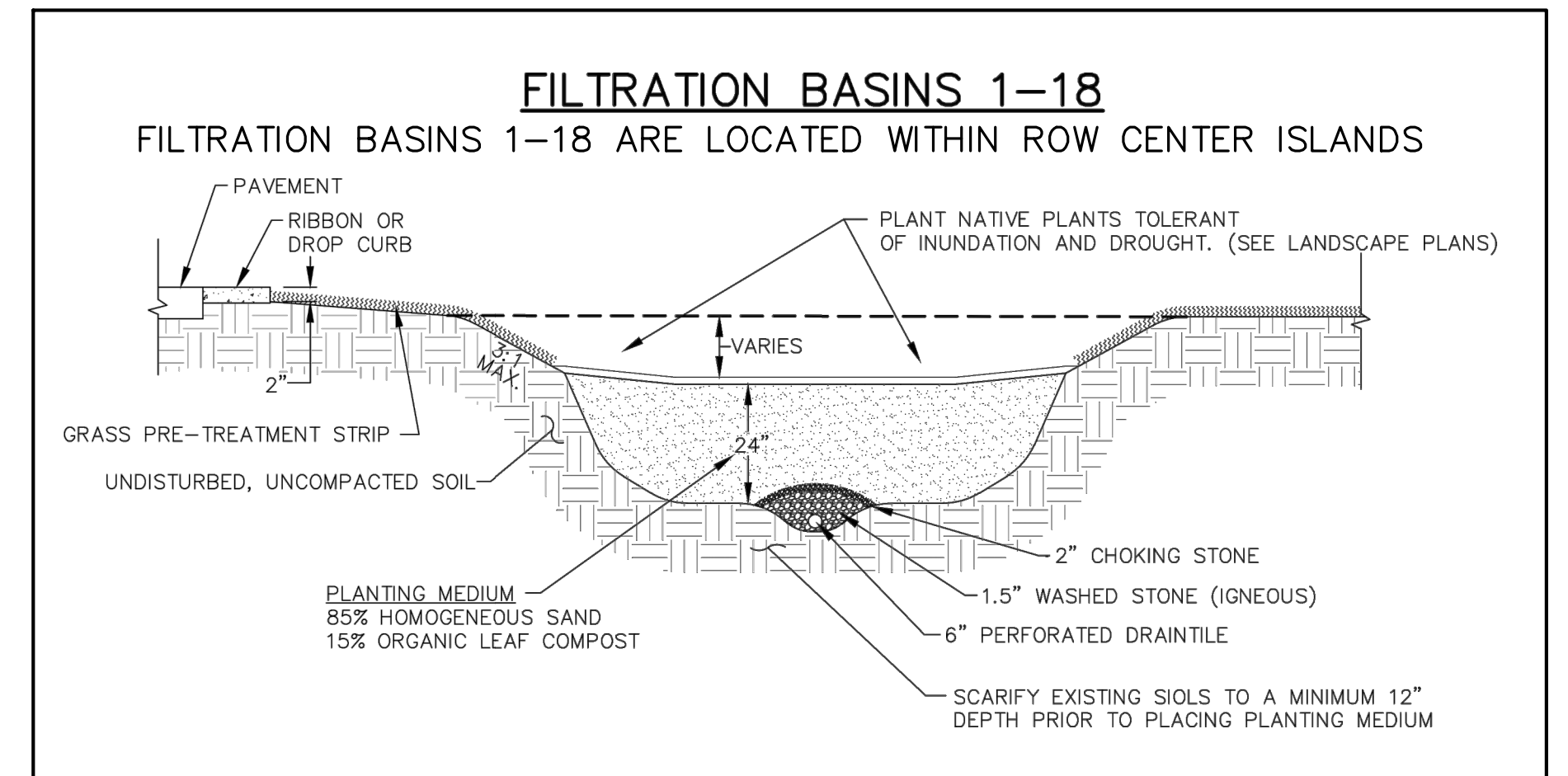


PLANT SCHEDULE			QUANTITY				NOTES
KEY	COMMON NAME/Scientific name	ROOT	ISLAND G	ISLAND H	ISLAND I	SPACING	
OVERSTORY TREES							
	RIVER BIRCH/Betula nigra 'Heritage'	12' B&B	9	6	6	as shown	Multi-Stem
ORNAMENTAL TREES							
	AUTUMN BRILLANCE SERVICEBERRY/Amelanchier x grandiflora 'Autumn Brilliance'	6' B&B	6	6	4	as shown	Multi-Stem
SHRUBS							
AH	ANNABELLE HYDRANGEA/Hydrangea arborescens 'Annabelle'	#5 pot	11	5	9	3'-6" O.C. as shown on plan	
AWS	ANTHONY WATERER SPIRAE/Spiraea x bumalda 'Anthony Waterer'	#5 pot	35	35	24	3'-6" O.C. as shown on plan	
GC	GLOSSY BLACK CHOKEBERRY/Aronia melanocarpa	#5 pot	31	32	24	3'-6" O.C. as shown on plan	
JS	JAPANESE WHITE SPIRAE/Spiraea albilora	#5 pot	28	15	48	3'-6" O.C. as shown on plan	
WB	WINTERBERRY/Ilex verticillata	#5 pot	27	19	23	3'-6" O.C. as shown on plan	
KR	KNOCKOUT ROSE/Rosa 'Knock Out'	#5 pot	64	39	49	3'-6" O.C. as shown on plan	
PERENNIALS							
BES	BLACK EYED SUSAN/Rudbeckia hirta	#1 POT	95	25	20	24" O.C.	
	BLUE FLAG IRIS/Iris versicolor	#1 POT	200	100	150	24" O.C.	Shown in small masses in dry creek beds
SM	SWAMP MILKWEED/Asclepias incarnata	#1 POT	65	40	55	24" O.C.	
MC	MOONBEAM COREOPSIS/Coreopsis verticillata 'Moonbeam'	#1 POT	25	15	20	24" O.C.	
PC	PURPLE CONEFLOWER/Echinacea purpurea	#1 POT	85	55	70	24" O.C.	
SD	STELLA D'ORO DAYLILY/Hemerocallis 'Stella D'Oro'	#1 POT	--	15	10	24" O.C.	
RS	RUSSIAN SAGE/Perovskia atriplicifolia	#1 POT	55	15	15	24" O.C.	
KF	KARL FOERSTER GRASS/Kalamagrostis x acutiflora	#1 POT	15	--	--	24" O.C.	
NEA	NEW ENGLAND ASTER/Aster novi-angiae 'Alma Potschke'	#1 POT	85	35	70	24" O.C.	
MNS	MAY NIGHT SALVIA/Salvia x sylvestris 'May Night'	#1 POT	70	--	--	24" O.C.	

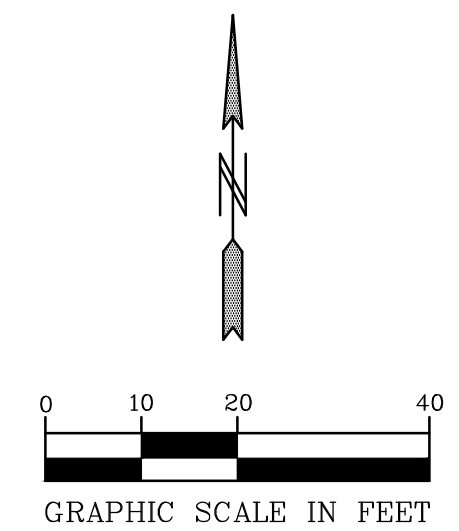
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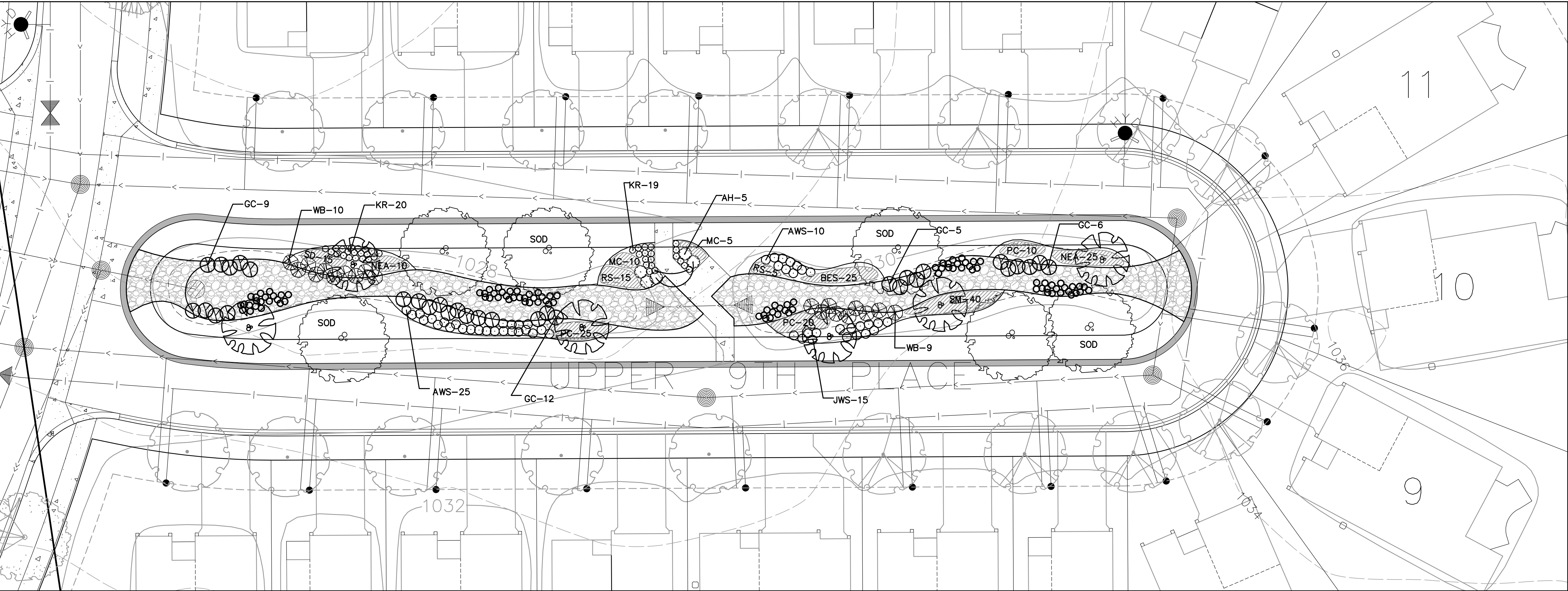
1. ISLANDS TO BE AMENDED AS SPECIFIED IN SUBMITTED GRADING PLANS AND APPROVED BY THE WATERSHED DISTRICT.
2. TRENCH EDGING TO BE USED BETWEEN SOD AND SHREDDED WOOD MULCH AREAS.
3. NO EDGING MATERIAL TO BE USED IN RAIN GARDEN AREAS
4. NO WEED BARRIER USED IN WOOD MULCH AREAS.
5. NO GEOTEXTILE TO BE USED IN BASIN BOTTOMS.
6. SHRUB AND PERENNIAL AREAS TO BE MULCHED WITH SHREDDED HARDWOOD TO A DEPTH OF 3"
7. PREEN OR EQUIVALENT TO BE USED IN PLANTING AREAS AT TIME OF PLANTING AND AS PART OF A REGULAR MAINTENANCE ROUTINE AS PER MANUFACTURERS INSTRUCTIONS
8. DRY CREEK BED TO BE CONSTRUCTED OF A MIX OF RIVER ROCK, GABION/RIP-RAP, AND SMALL-MEDIUM BOULDERS WITH THE BOULDERS PLACED IN MASSES ALONG THE EDGES OF THE CREEK BED.
9. BLUE FLAG IRIS TO BE PLANTED IN SMALL MASSES AS SHOWN ON DETAILS WITHIN THE DRY CREEK BED.
10. PATIOS SHOWN IN RAIN GARDENS TO BE CONSTRUCTED WITH POURED CONCRETE (TYPICAL)
11. TOP OF ALL LANDSCAPE MATERIAL TO BE SET 2" BELOW RIBBON CURB.




SEE SHEETS L1-4 FOR BOULEVARD AND BUFFER TREES



DETAIL TAKEN FROM SUBMITTED GRADING PLANS.
SEE GRADING PLANS FOR MORE FILTRATION BASIN AND GRADING DETAILS.



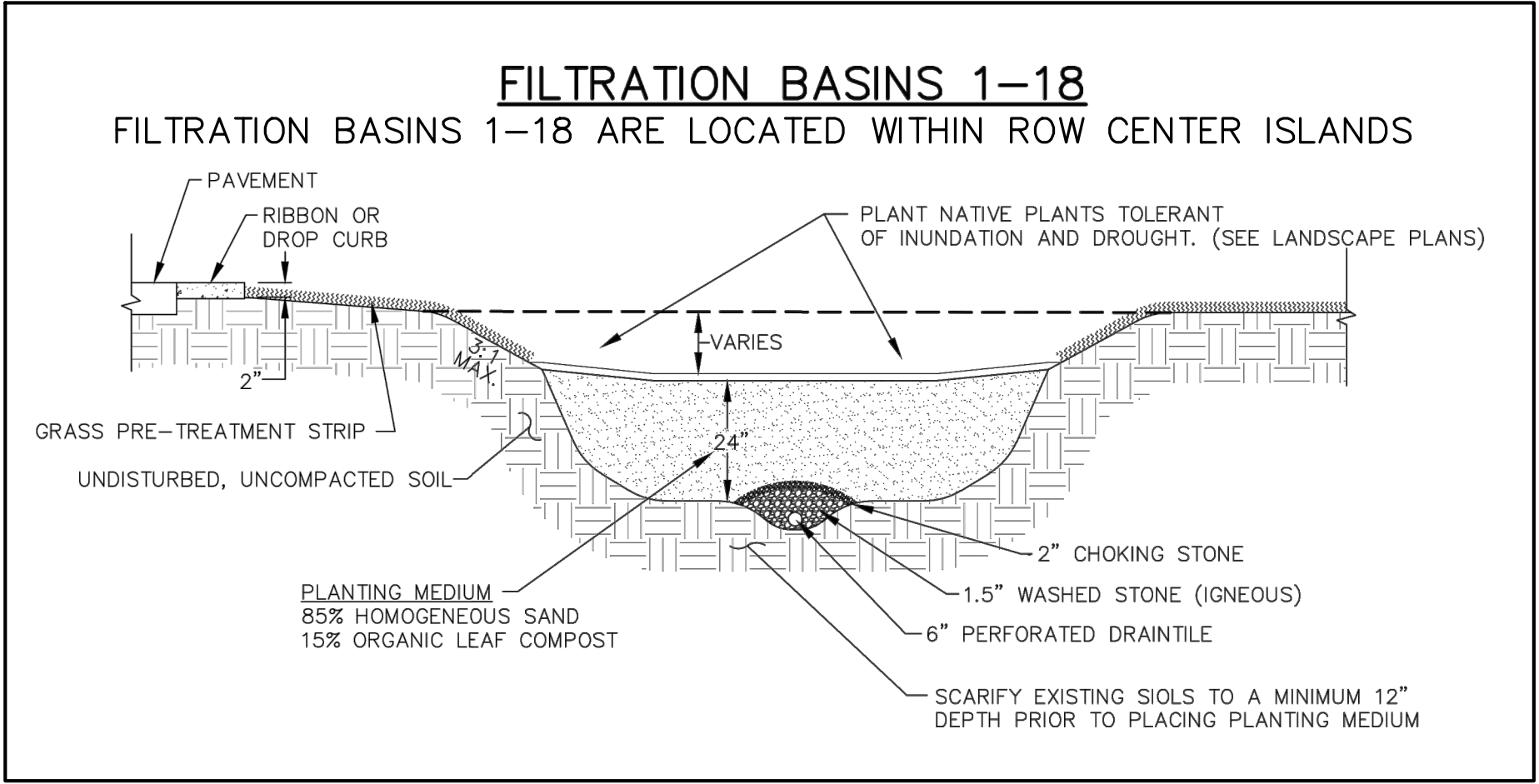


PLANT SCHEDULE			QUANTITY				NOTES	
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	ORNAMENTAL TREES							
	AUTUMN BRILLANCE SERVICEBERRY/ <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	6' B&B	6	6	4		as shown	Multi-Stem
	SHRUBS							
AH	ANNABELLE HYDRANGEA/ <i>Hydrangea arborescens</i> 'Annabelle'	#5 pot	11	5	9		3'-6" O.C. as shown on plan	
AWS	ANTHONY WATERER SPIREA/ <i>Spiraea x bumalda</i> 'Anthony Waterer'	#5 pot	35	35	24		3'-6" O.C. as shown on plan	
GC	GLOSSY BLACK CHOKEBERRY/ <i>Aronia malnocarpa</i>	#5 pot	31	32	24		3'-6" O.C. as shown on plan	
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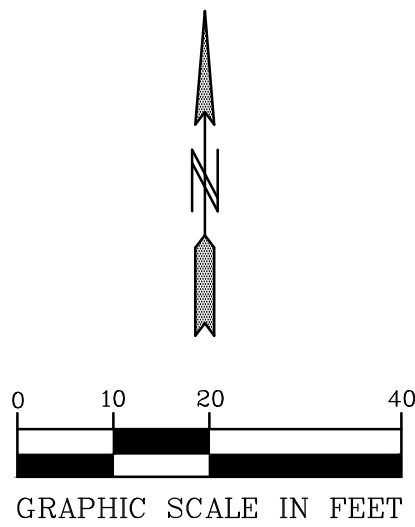
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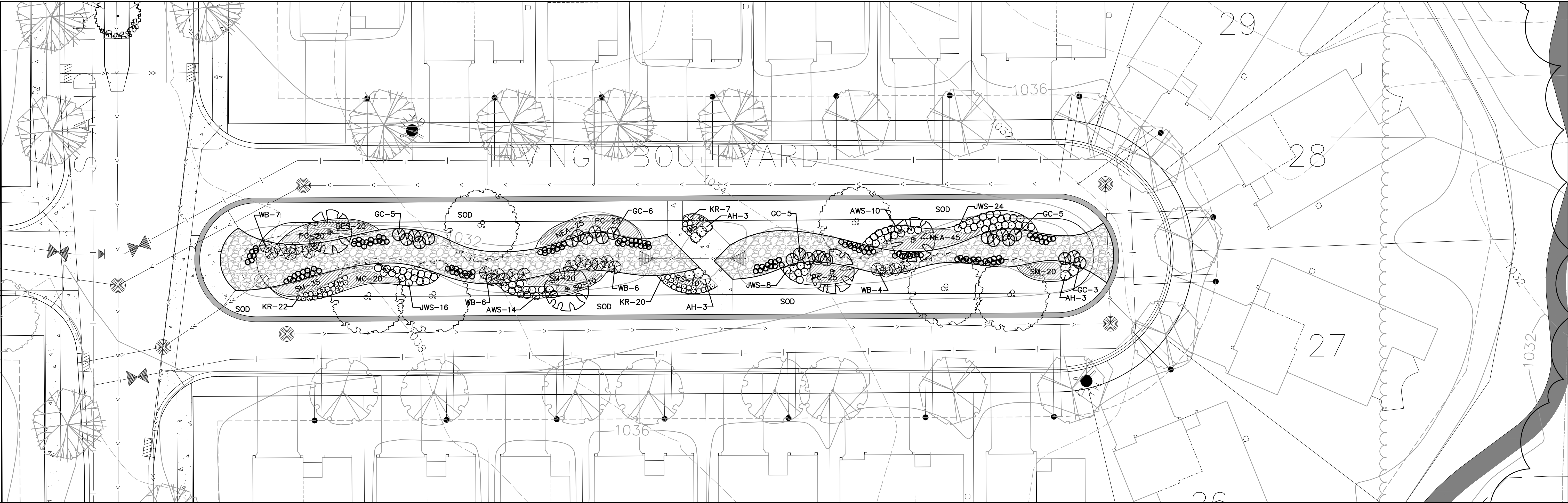
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SEE SHEETS L1-4 FOR BOULEVARD AND BUFFER TREES



DETAIL TAKEN FROM SUBMITTED GRADING PLANS.
SEE GRADING PLANS FOR MORE FILTRATION BASIN AND GRADING DETAILS.

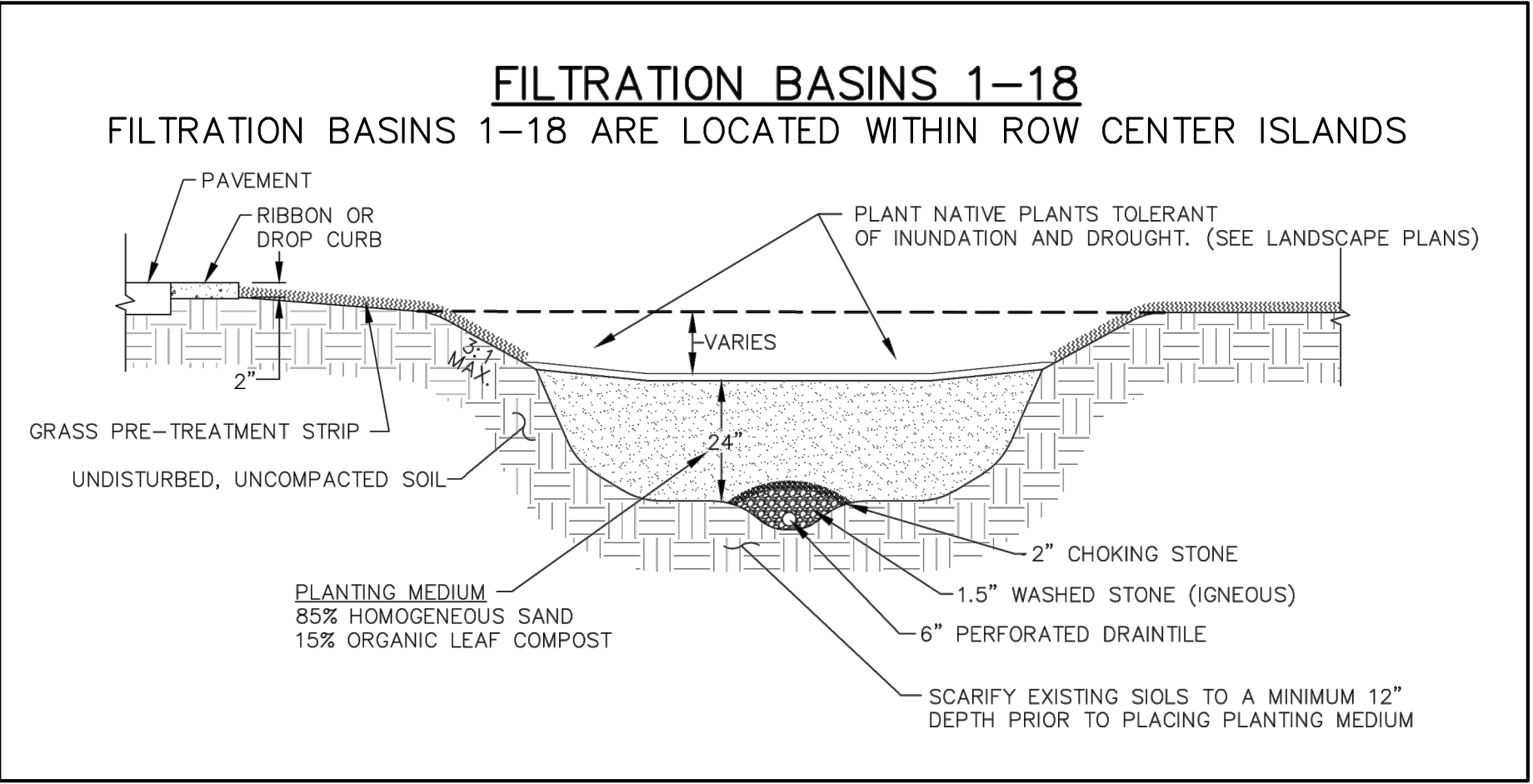




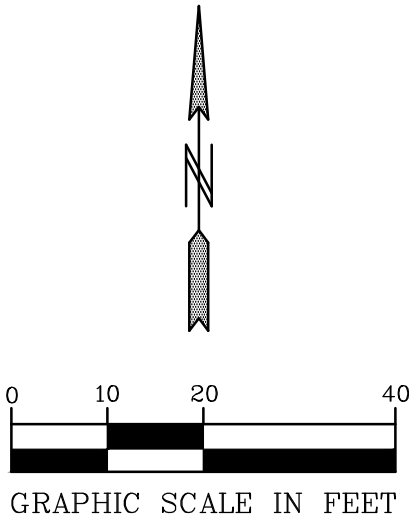
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AW	ANTHONY WATERER SPIREA/Spiraea x bumalda 'Anthony Waterer'	#5 pot	35	35	24		3-6" O.C. as shown on plan	
GC	GLOSSY BLACK CHOKEBERRY/Aronia melanocarpa	#5 pot	31	32	24		3-6" O.C. as shown on plan	
JS	JAPANESE WHITE SPIREA/Spiraea albiflora	#5 pot	28	15	48		3-6" O.C. as shown on plan	
WB	WINTERBERRY/Ilex verticillata	#5 pot	27	19	23		3-6" O.C. as shown on plan	
KR	KNOCKOUT ROSE/Rosa 'Knock Out'	#5 pot	64	39	49		3-6" O.C. as shown on plan	
PERENNIALS								
BES	BLACK EYED SUSAN/Rudbeckia hirta	#1 POT	95	25	20		24" O.C.	
	BLUE FLAG IRIS/Iris versicolor	#1 POT	200	100	150		24" O.C.	Shown in small masses in dry creek beds
SM	SWAMP MILKWEED/Asclepias incarnata	#1 POT	65	40	55		24" O.C.	
MC	MOONBEAM COREOPSIS/Coreopsis verticillata 'Moonbeam'	#1 POT	25	15	20		24" O.C.	
PC	PURPLE CONEFLOWER/Echinacea purpurea	#1 POT	85	55	70		24" O.C.	
SD	STELLA D'ORO DAYLILY/Hemerocallis 'Stella D'Oro'	#1 POT	--	15	10		24" O.C.	
RS	RUSSIAN SAGE/Perovskia atriplicifolia	#1 POT	55	15	15		24" O.C.	
KF	KARL FOERSTER GRASS/Kalamagrostis x acutiflora	#1 POT	15	--	--		24" O.C.	
NEA	NEW ENGLAND ASTER/Aster novi-angliae 'Alma Potschke'	#1 POT	85	35	70		24" O.C.	
MNS	MAY NIGHT SALVIA/Salvia x sylvestris 'May Night'	#1 POT	70	--	--		24" O.C.	

- LANDSCAPE NOTES:
- ISLANDS TO BE AMENDED AS SPECIFIED IN SUBMITTED GRADING PLANS AND APPROVED BY THE WATERSHED DISTRICT.
 - TRENCH EDGING TO BE USED BETWEEN SOD AND SHREDDED WOOD MULCH AREAS.
 - NO EDGING MATERIAL TO BE USED IN RAIN GARDEN AREAS
 - NO WEED BARRIER USED IN WOOD MULCH AREAS.
 - NO GEOTEXTILE TO BE USED IN BASIN BOTTOMS.
 - SHRUB AND PERENNIAL AREAS TO BE MULCHED WITH SHREDDED HARDWOOD TO A DEPTH OF 3"
 - PREEN OR EQUIVALENT TO BE USED IN PLANTING AREAS AT TIME OF PLANTING AND AS PART OF A REGULAR MAINTENANCE ROUTINE AS PER MANUFACTURERS INSTRUCTIONS
 - DRY CREEK BED TO BE CONSTRUCTED OF A MIX OF RIVER ROCK, GABION/RIP-RAP, AND SMALL-MEDIUM BOULDERS WITH THE BOULDERS PLACED IN MASSES ALONG THE EDGES OF THE CREEK BED.
 - BLUE FLAG IRIS TO BE PLANTED IN SMALL MASSES AS SHOWN ON DETAILS WITHIN THE DRY CREEK BED.
 - PATIOS SHOWN IN RAIN GARDENS TO BE CONSTRUCTED WITH POURED CONCRETE (TYPICAL)
 - TOP OF ALL LANDSCAPE MATERIAL TO BE SET 2" BELOW RIBBON CURB.

SEE SHEETS L1-4 FOR BOULEVARD AND BUFFER TREES.



DETAIL TAKEN FROM SUBMITTED GRADING PLANS.
SEE GRADING PLANS FOR MORE FILTRATION BASIN AND GRADING DETAILS.



MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

Date: February 15, 2017

To: Brian Krystofiak, Carlson McCain
Cc: Jason Biederwolf, M/I Homes
Stephen Wensman, City Planner
Chad Isakson, P.E., Municipal Engineer
From: Jack Griffin, P.E., City Engineer
Re: Inwood 5th Addition – Final Construction Plans
Engineering Review Comments

An engineering review has been completed for the Inwood 5th Addition. Final Plat/Final Construction Plans were received on December 16, 2016. The submittal consisted of the following documentation prepared by Carlson-McCainst, Inc. or as noted:

- Inwood 5th Addition Final Plat, dated December 6, 2016.
- Inwood 5th Addition Street and Utility Construction Plans dated November 28, 2016.
- Inwood 5th Addition Specifications dated November 28, 2016.
- Inwood 5th Addition Landscape Plans dated November 28, 2016.
- Storm Sewer Design Spreadsheet dated February 16, 2015 and Drainage Area Exhibit dated October 6, 2016.

STATUS/FINDINGS: Engineering review comments have been provided to assist with the completion of the final Construction Plans and Final Plat.

INWOOD 5TH ADDITION FINAL PLAT

- Revise and resubmit the Final Plat to provide the required watermain easements and to address the required construction plan changes per the construction plan comments below.
- Revise the Final Plat to show the dedication of an additional 32 feet along the south right-of-way of 10th Street per the conditions of preliminary plat approval.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- With Inwood PUD 5th Addition being the last addition covering the preliminary plat, the interim sanitary sewer routing at the intersection of 5th Street and Ivywood Avenue must be converted to the permanent routing condition as part of this plan set before the improvements can be considered complete. Add sanitary sewer plan sheet to address convert the interim sanitary sewer routing to the permanent sewer routing condition by diverting the flow to the east at this intersection through the Boulder Ponds subdivision.
- Add grading plans and erosion control plans for the Inwood PUD 5th Addition. The grading plans should show the existing grading conditions and call out the phasing and removal of the temporary sedimentation basins along with the permanent final grading. The plan should also describe and address the erosion control provisions for the construction of the Inwood PUD 5th Addition. Grading, erosion control and site restoration plan notes should be incorporated on the appropriate plan sheet and removed from the detail sheets.
- Sheet No. 1-3 – Remove temporary cul-de-sac on Island Trail between 2nd and 3rd Addition.
- Sheet No. 4-10 – Show all easements on all utility plans.

- Sheet No. 4-10 – Provide notes in plan view to label and callout 4" insulation.
- Sheet No. 4-10 – The utility plans must be updated to incorporate any proposed Irrigation services after the irrigation service plans have been reviewed and approved by the City Landscape Architect.
- Sheet No. 4-5 – 12" watermain crossing of Island Trail at 10th Street should be perpendicular with Island Trail. Extend 12" watermain to the north and replace (2) 45-degree bends with 12x12 tee. Add 12" Gate Valve on south leg of tee.
- Sheet No. 4 – Add Gate Valve on the north leg of the watermain cross at STA 5+50 Island Trail.
- Sheet No. 4 – Show insulation at the storm sewer crossing at STA 6+10 of Island Trail.
- Sheet No. 4 – Revise the existing manhole invert (and field verify note) with the As-built invert elevation.
- Sheet No. 4 – Remove localized high point in the watermain profile from STA 0+00 to STA 1+50 of Island Trail. Carry straight grade from the connection point to the watermain offset.
- Sheet No. 5 – Extend watermain along 10th Street to the plat limits.
- Sheet No. 6 – Modify sanitary sewer slopes from MH 1 to MH 7 to be 0.50%.
- Sheet No. 7 – Add 8" Gate Valve on east watermain segment on the north side of 9th Street Place N., adjacent to MH-2. Revise service stationing.
- Sheet No. 7 – Remove 4" service from MH-9. Service to be installed using a wye from the sewer mainline.
- Sheet No. 7 – Place hydrant on southern leg of Upper 9th Place North between lots 3 and 4.
- Sheet No. 8 – Remove 22-degree bend from northern intersection of Irving Blvd and Island Trail. Have 8" DIP connect perpendicular to 12" watermain. Keep 8" gate valve at connection.
- Sheet No. 8 – Revise sanitary sewer grade from MH-3 to MH-11 to 3.16% and MH 11 to MH 14 to 0.50%
- Sheet No. 9 – Add 12" Gate Valve at STA 6+00 on Irving Boulevard so that less than 20 lots are impacted when the system is isolated.
- Sheet No. 10 – Relocate the 12" Gate Valve on Irene Avenue to keep it out of the street centerline.
- Sheet No. 10 – Label Outlot K on the plans in the northwest corner to identify the parcel with the proposed watermain installation.
- Sheet No. 10 – Revise the watermain connection and Outlot K watermain alignment to connect the proposed watermain to the newly constructed Inwood Trunk Watermain 16"x12" tee at the intersection of Inwood Avenue and 10th Street. The existing conditions must reflect the as-built Inwood Trunk Watermain Plans.
- Sheet No. 10 – Provide minimum 30 foot wide watermain utility easement centered over the pipe over Outlot K. A. Revise Plat accordingly.
- Sheet No. 10 – Add minimum 30 foot wide watermain utility easement centered over the pipe on lots 6 and 7, Block 4 for the 12" watermain pipe. Revise Plat accordingly.
- Sheet No. 11-14 – Storm Sewer Structures within 10 ft. of watermain to have water tight connections per MDH requirements. Include note on each storm sewer plan sheet and mark applicable storm structure. Also include water stop grouting ring detail.
- Sheet No. 11-14 – Minimum drain tile run is 100 ft. Clean-outs must be provided every 150 ft.
- Sheet No. 11 – Modify draintile invert elevation in CBMH 316 to be 1025.04.
- Sheet No. 11 – Show HWL and NWL for Pond W1. Show in plan and profile.
- Sheet No. 11 – Add invert and label FES at Pond W1.
- Sheet No. 11 – The maximum run without catch basins is 350 feet. Add catch basins along Irving Boulevard or adjust catch basin locations accordingly (CBMH 305 and 306 exceed 400-feet from the high point of Irving Boulevard).
- Sheet No. 12 – Revise the existing CBMH invert (and field verify note) with the As-built invert elevation
- Sheet No. 13 – Add 100 ft. draintile runs from CBMH 288A and CB 288B.
- Sheet No. 13 – Reconfigure storm sewer to place CBMH at the end rads of Irving Boulevard (west side) to capture storm water flowing down Irving Boulevard before reaching Island Trail. This will allow the valley gutter to be removed.
- Sheet No. 15-20 – K-values must be placed on the plans for all vertical curves and must meet City standards.
- Sheet No. 15 – Revise R/W width or revise street section of Island Trail between 10th Street and Irving Boulevard. The proposed R/W width is insufficient to meet City street and boulevard layout standards.

- The minimum one-way street width is 18 feet from face of curb to face of curb; not back of curb to back of curb. The lane width must be increased by 1 ft.
- The Island Trail w/median typical section on Sheet No. 25 does not allow for boulevard trees meeting minimum safety setbacks.
- Revise Plat accordingly.
- Sheet No. 16-18 – Street grades along the one-way loop roads are proposed at the City minimum 0.5% for long distances. Due to construction tolerances this grade has not been working on previous Inwood PUD Additions. Street grades should be increased to provide better drainage of the streets. City acceptance will not be granted for standing water at any point in the roadway.
- Sheet No. 16-18 – The end turning radius of 35 ft. for each of the one-way loop roads do not meet the City minimum standard of 45 ft. Revise end radius to the minimum 45 ft. or provide additional pavement width to accommodate an equivalent turning radius. Revise Plat accordingly.
- Sheet No. 19 – Revise the intersection of Irving Boulevard and Island Trail to align the drive lane centerlines. Provide a center median on the west leg of Irving Boulevard. Revise Plat accordingly.
- Sheet No. 20 – Revise the intersection of Irving Court to intersect Irving Boulevard at 90-degrees for the first 50 feet. Revise Plat accordingly.
- Sheet No. 20 – Revise the Irving Court cul-de-sac to meet the City minimum boulevard width.
- Sheet No. 21-22 – At locations where a stop sign and street sign are proposed at an intersection they should be combined into one pole.
- Sheet No. 21-22 – The city standard street light note should include the fixture specification as a 100W HPS California Acorn (black in color) with a 15 ft. aluminum pole (also black in color).
- Sheet No. 21 – Add light pole at the intersection of Island Trail and 10th Street.
- Sheet No. 21 – Add second set of turn arrows for the turn lanes of Island Trail.
- Sheet No. 21 – Add fog line and yellow median line striping along Island trail. Show striping ending at the southerly median nose.
- Sheet No. 21 – Turn lane widths conflict with the widths shown on the typical section on Sheet No. 25.
- Sheet No. 22 – Add light poles along Irving Boulevard at the lot line of Lots 30-31, Lot 11 and Outlot D, and at the intersection of Irving Boulevard and Irving Court.
- Sheet No. 22 – Add light poles along Upper 9th Street at the lot lines of 19-20 and 5-6.
- Sheet No. 24 – Replace the Cottage Grove Valley Gutter detail with the Lake Elmo Standard Detail 505.
- Sheet No. 25 – Remove City Standard Detail 807A.
- Sheet No. 25 – Add the Lake Elmo Standard Detail 514 (Saw and Seal).
- Replace Sheet No. T1-T4 with the updated CSAH 10 (10th Street) Turn Lane Plans. Note the City standard trail width is 8 feet.
- Lake Elmo has adapted MRWA tracer wire standards for Sanitary Sewer which includes grounding rod anode and grade level access box on all sanitary sewer services. Add these specifications/details into the plans.
- Add a Plan Sheet to address the installation of the 8 foot bituminous trail along 10th Street from Island Trail to Inwood Avenue (CSAH 13).

STORM SEWER CHART

- Revise and resubmit a storm sewer calculation chart based on plan changes and verify that all minimum and maximum pipe velocities meet city standards. Verify pipe cover meeting minimum 3 feet and verify pipe velocities meeting city design standards. Minimum allowable pipe velocity is 3 fps, maximum allowable pipe velocity is 15 fps and maximum allowable pipe discharge is 5 fps.
- The storm sewer chart invert for STMH-303 does not match the plan invert.
- The storm sewer chart invert for CBMH-280 does not match the plan invert.

LANDSCAPE PLANS

- Add plan note to the landscape plans to require all trees to be field located and approved by the city prior to planting trees.

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2014-94

*A RESOLUTION APPROVING THE INWOOD PRELIMINARY PLAT AND
PRELIMINARY PUD PLAN*

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN and Inwood 10, LCC, 95 South Owasso Boulevard West, St. Paul, MN (“Applicants”) have submitted an application to the City of Lake Elmo (“City”) for a Preliminary Plat and a Planned Unit Development (PUD) Preliminary Plan for a planned development to be called InWood, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Planned Unit Development is for a mixed-use Planned Unit Development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and will include 275 single-family residential lots, 264 multi-family residential units, and approximately 90,000 square feet of commercial/office uses; and

WHEREAS, the Preliminary Plat and Preliminary Plans include the single family portions of the overall PUD development; and

WHEREAS, the Lake Elmo City Council approved the InWood PUD Concept Plan on September 16, 2014, and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on November 24, 2014 to consider the Preliminary Plat and Preliminary Plans for the PUD; and

WHEREAS, on November 24, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Inwood PUD Preliminary Plat and Preliminary Plans; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Inwood PUD Preliminary Plat and Preliminary Plans to the City Council as part of a memorandum from the Planning Department dated December 2, 2014; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Inwood PUD Preliminary Plat and Preliminary Plans at a meeting on December 2, 2014.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedure for obtaining approval of said PUD Preliminary Plan is found in the Lake Elmo City Code, Section 154.800.
- 2) That all the requirements of said City Code Section 154.800 related to the PUD Preliminary Plan have been met by the Applicant.
- 3) That the InWood preliminary plat complies with the City's subdivision ordinance and is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 4) That the proposed PUD Preliminary Plan is for a mixed-use Planned Unit Development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Preliminary Plan includes 275 single-family residential lots.
- 5) That the PUD Preliminary Plan will be located on property legally described on the attached Exhibit "A".
- 6) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

<u>Setback</u>	<u>LDR Zoning District (Min.)</u>	<u>Inwood PUD (Min.)</u>
Front Yard	25 feet	20 feet
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	4 Feet
Rear Yard	20 feet	20 feet
Lot Area	8,000 square feet	4,250 square feet
Lot Depth	N/A	110 feet
Lot Width	60 feet	38 feet

- a) The InWood PUD shall be exempt from Section 154.457 of the Lake Elmo Zoning Ordinance concerning the width of attached garages
 - b) All other requirements for the City's LDR zoning district will apply, including the allowed uses and other site and development standards
- 7) That the InWood PUD General Concept Plan was approved by the City on September 16, 2014, and that the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved General Concept Plan.

- 8) That the InWood preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area, with the exception of the narrowing and extending of the commercial area further south of 10th Street along Inwood Avenue as approved in the General Concept Plan.
- 9) That the InWood preliminary plat and preliminary PUD plan generally complies with the City's LDR - Urban Low Density Residential and HDR – High Medium Density Residential zoning districts with the exceptions to lot size, lot width, setbacks, and garage width requirements as specified above.
- 10) That the InWood preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.
- 11) That the InWood preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.
- 12) That the InWood preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 11/16/14 and 11/24/14.
- 13) That the InWood preliminary plat and preliminary PUD plan comply with other City ordinances, such as landscaping, tree preservation, and erosion and sediment control.
- 14) That the InWood preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a PUD Concept Plan is granted, provided the following conditions are met:

- 1) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.
- 2) The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area.
- 3) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014.
- 4) Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall reach agreement with the City to determine the appropriate park dedication calculations for the entire development area.
- 5) As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements.

- 6) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 7) The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services).
- 8) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.
- 9) The proposed public street access to 5th Street from Streets D2 and the southeast park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. The developer shall provide access into the park to the satisfaction of the City Engineer.
- 10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat.
- 11) The applicant must either move the planned north/south trail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements.
- 12) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memoranda dated November 16, 2014 and November 24, 2014.
- 13) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014.
- 14) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.
- 15) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.
- 16) The developer shall provide landscape material along the west side of Pond #200 to the satisfaction of the City's landscape consultant.
- 17) The developer shall incorporate elements from the Lake Elmo Theming Study at the intersection of "Street B" and 10th Street and at the intersection of 5th Street and Inwood Avenue.
- 18) The developer shall install a multi-purpose trail along 10th Street between "Street B" and Inwood Avenue.

- 19) The multi-purpose trail through the eastern buffer area shall be kept as far west on the applicant's property as possible, and the final alignment of this trail shall be subject to review by the City's landscape consultant.

Passed and duly adopted this 2nd day of December 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2015-40

*A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT
(PUD) PLAN FOR THE FIRST PHASE OF THE INWOOD PLANNED UNIT DEVELOPMENT*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN has submitted an application to the City of Lake Elmo ("City") for a Final Plat and Final PUD Plan for the first phase of the InWood Planned Unit Development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the InWood PUD General Concept Plan on September 16, 2014; and

WHEREAS, the City approved the InWood Preliminary Plat and Preliminary PUD Plan on December 2, 2014; and

WHEREAS, the proposed InWood Final Plat and Final PUD Plan includes 40 single family residential lots within the single family residential portion of the 157.2-acre InWood planned unit development located in Stage 1 of the I-94 Corridor Planning Area; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on April 27, 2015 to consider the Final Plat and Preliminary PUD Plan request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and Final PUD Plan subject to 13 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council for the May 19, 2015 Council Meeting; and

WHEREAS, the City Council reviewed the InWood Final Plat and Final PUD Plan at its meeting held on May 19, 2015 and made the following findings of fact:

- 1) That the procedure for obtaining approval of said Final Plat and Final PUD plans is found in the Lake Elmo City Code, Sections 153.08 and 154.750.
- 2) That all the requirements of said City Code Sections 153.08 and 154.750 related to the Final Plat and Final PUD plans have been met by the Applicant.

- 3) That the proposed Final Plat for InWood consists of the creation of 40 single-family detached residential structures.
- 4) That the InWood Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- 5) That the InWood Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 6) That the InWood Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and as further specified in Resolution No. 2014-094.
- 7) That the InWood Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 8) That the InWood Final Plat complies with the City's subdivision ordinance.
- 9) That the InWood Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the InWood Final Plat and Final PUD Plan subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated April 23, 2015 shall be incorporated into these documents before they are approved.
- 2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the InWood Final Plat and Final Development Plans with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 4) A Common Interest Agreement concerning management of the common areas of InWood and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

- 5) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within InWood.
- 6) The applicant shall deed Outlots C, D, F, G, I and H to the City upon recording of the final plat.
- 7) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior the recording of the final plat.
- 8) The City and the applicant shall enter into a final purchase agreement concerning the location and dedication of land associated with the proposed water tower necessary to provide adequate water service to the InWood project area prior to the execution of a developer's agreement or the recording of the final plat.
- 9) The final landscape plan shall be updated to address the review comments from the City's landscape architecture consultant and shall incorporate all design elements as specified in the City's 5th Street Standard Details and Design Book.
- 10) The developer shall update the final construction plans for 5th Street to include those portions of this road that will cross the southwest corner of Stonegate Park.
- 11) The developer shall update the final development plans to identify an alignment for a multi-purpose trail connection Street B to Inwood Avenue based on further review of this trail with the City of Lake Elmo and Washington County.
- 12) The final plat and final development plans shall include provisions satisfactory to the City that no structure be located within 15 feet of any storm water improvement (include pipes and catch basins).
- 13) Retaining walls within rear yard utility easements shall be clearly documented and shall be owned and maintained by the InWood homeowners' association. All costs associated with protection, replacement, or maintenance of retaining walls due to any work in easements by the City shall be the full responsibility of the HOA.

Passed and duly adopted this 19th day of May, 2015 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 11/24/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-48

ITEM: InWood PUD – Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Kyle Klatt, Community Development Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Stephen Mastey, Landscape Architecture, Inc.
Greg Malmquist, Fire Chief

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat and Preliminary PUD Plan application from Hans Hagen Homes and InWood 10, LLC for a mixed use Planned Unit Development (PUD) to be located on 157 acres of land at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The application for a Preliminary Plat and Preliminary PUD Plan follows the City's approval of a general concept plan for the site, and the plans as submitted are consistent with this earlier approval. While the overall plans include a mix of single-family residential, medium to high density residential, and commercial development, the applicant has provided detailed preliminary plans for only the single-family portion of the site. The proposed plat includes 275 single family detached lots, while the remainder of the site will be platted as outlots for future open space, commercial, and multi-family uses. Preliminary development plans will need to be submitted in the future for these other planned uses. Staff is recommending approval of the request subject to compliance with 15 conditions as noted in the Staff report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN and Inwood 10, LLC (Tom Scheutte) 95 S Owasso Blvd. W., St. Paul, MN

Property Owners: Inwood 10, LLC (Tom Scheutte), 95 S Owasso Blvd. W., St. Paul, MN

Location: Part of Section 33 in Lake Elmo, immediately south of 10th Street (CSAH 10), immediately north of Eagle Point Business Park, immediately east of Inwood Avenue (CSAH 13) and immediately west of Stonegate residential subdivision. PIDs: 33.029.21.12.0001, 33.029.21.12.0003, 33.029.21.11.0002 and 33.029.21.11.0001.

Request: Application for Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan approval of a mixed-use development to be named InWood. The preliminary plat includes 275 single-family residential lots, while the remainder of the site will be platted as outlots (subject to future review and approval by the City of Lake Elmo).

<i>Existing Land Use and Zoning:</i>	Vacant land used for agricultural purposes. Current Zoning: RT– Rural Transitional Zoning District; Proposed Zoning: LDR – Low Density Residential, HDR – High Density Residential and C – Commercial (all with PUD overlay)
<i>Surrounding Land Use and Zoning:</i>	North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction; South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.
<i>Comprehensive Plan:</i>	Urban Low Density Residential (2.5 – 4 units per acre), Urban High Density Residential/Mixed Use (7.5 – 15 units per acre) and Commercial
<i>History:</i>	The site has historically been used for agricultural purposes; there is no specific site information on file with the City (the property was subject to development speculation at various times in the past). The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for the development and the comment period for the EAW ended on October 29, 2014. The City Council will consider adoption of a resolution declaring no need for an EIS (Environmental Impact Statement) at its December 2, 2014 meeting. The City Council approved the general concept plan for the development at its September 16, 2014 meeting.
<i>Deadline for Action:</i>	Application Complete – 10/10/14 60 Day Deadline – 12/10/14 Extension Letter Mailed – No 120 Day Deadline – 2/10/15
<i>Applicable Regulations:</i>	Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (LDR and MDR) Article 16 – Planned Unit Development Regulations §150.270 Storm Water, Erosion, and Sediment Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received a request from Hans Hagen Homes and InWood 10, LLC for approval of a preliminary plat and preliminary development plans associated with the InWood Planned Unit Development. The PUD will be located on 157 acres of land located southeast of the intersection of Inwood Avenue and 10th Street in Lake Elmo, and is consistent with the development uses and areas as depicted in the general concept plan for the property. The submitted plans cover the entire site; however, the developer intends to proceed construction of only the single family areas at this time, and will need to submit more detailed plans for the multi-family and commercial areas in the future.

As noted during the concept plan review, the overall project can be divided up into three distinct areas on the plans, which includes a multi-family area south of 5th Street, a single-family “lifestyle housing” neighborhood north of 5th Street, and commercial areas with frontage along Inwood Avenue. Within the residential areas, the developer plans a mix of different housing options,

including single-family detached housing, townhouses, and multi-family. The planned single-family areas differ from typical residential neighborhoods in that the lots are smaller than otherwise allowed in the LDR zoning district, with reduced setbacks from the LDR standards as well. The homes to be built in these areas are intended to appeal to a different market than a typical neighborhood by incorporating common open areas, association-maintained lawns and driveways, and other services, and with amenities that are more typical in a townhouse type of development.

The concept plan was approved by the City Council with conditions that ultimately resulted in reductions to the overall dwelling unit count for the project. These changes included the elimination of any multi-family residential north of the proposed 5th Street alignment, and further reductions in the number of single-family lots to provide additional space for a larger park in the extreme southeastern part of the site. The preliminary plans as submitted include 275 single-family residential detached dwelling units (down from 281 on the original concept plan) all located in a contiguous area on the site north of 5th Street and east of the planned commercial areas along Inwood Avenue.

For the purposes of this review, the proposed commercial and multi-family areas of the site will not be discussed in terms of specific uses and building footprints or other site details since these details will need to be provided as part of any future PUD and subdivision review and approvals. This is very similar to the approach used in the Eagle Point Business Park, with individual construction projects being reviewed by the City as buildings are proposed for undeveloped sites within the park. The staff review therefore focuses on the single-family portions of the site in terms of the general planning and zoning issues, and all of the single-family lots that are being platted as part of the proposed preliminary plat. All other areas of the development are shown as outlots, and therefore will be subject to future subdivision approval. With the approval of the preliminary development plans as submitted, the developer may proceed with final plat approval for the single-family portions of the InWood development.

As part of the concept plan review, the City did approve the configuration of uses as shown on the preliminary development plan. This site layout includes the creation of a commercial area that extends approximately 400 feet east of Inwood Avenue and is located between 10th Street and 5th Street. The preliminary plans also mirror the concept plan with the designation of a multi-family for all portions of the site that are south of 5th Street. The other significant development area represents the remainder of the site, which is planned for single-family development. In addition, the plans include a buffer along the eastern boundary of the site that maintains the 100-foot buffer specified for this area in the Comprehensive Plan. The proposed land uses and configuration of these uses were deemed to be in compliance with the City's Comprehensive Plan by the City Council as part of the findings of approval for the concept plan. The applicant has not deviated from the concept plan approval with the preliminary plat and PUD plan submissions.

While specific details concerning development within the commercial and multi-family outlots will be provided with future plan submissions, the applicant has provided the required preliminary plans for all site grading, erosion control, grading, storm water management, utilities, streets, sidewalks, landscaping, and other details for the entire development area. These plans will serve as the basis for all future reviews, whether these reviews are for a final plat related to the single family areas of the site or more detailed preliminary development plans for the commercial and multi-family portion of the InWood PUD.

The City's overall PUD process has three phases: 1) General Concept Plan, 2) Preliminary Development Plan, and 3) Final Plan. It should be noted that the Planning Commission reviewed the InWood General Concept Plan at meetings conducted on August 25th and September 8 of this year,

with approval by the City Council at its September 16, 2014 meeting with the adoption of Resolution No. 2014-72. Approval of the General Concept Plan allows the applicant to proceed with preparation of preliminary plans, which the applicant has now submitted. Staff has reviewed the approved General Concept Plan and all the conditions associated with the approval. The applicant has also provided a point-by-point response to the conditions of approval, which is included in the application packet provided to the Planning Commission.

The applicant has previously explained the rationale for requesting a Planned Unit Development (PUD) as part of the concept plan application, and Staff has agreed that using the PUD process for the development of this site is reasonable and beneficial for the City in a number of ways, including:

- The PUD process allows the City to review the site as a whole instead of dealing with individual development projects that may or may not be connected to each other.
- This overall approach allows the City to work with the developer on a series of larger planning and development issues on this site, including determining the appropriate road configurations through this area, the best manner in which to serve not just the applicant's site, but adjacent areas with sewer and water services, and many other connected issues including park dedication, trails, County road improvements, landscaping and buffering and other aspects to site development.
- The developer has requested certain exceptions from standard zoning requirements (as allowed through the PUD process) in order to bring forward a unique development that provides a housing option not presently found in Lake Elmo. The resulting project will function similar to a townhouse project, but with all of the homes on individual lots under separate ownership.
- The integrated approach allows the developer to plan for common maintenance and upkeep of the areas around individual homes, which further allows for some unique street configurations that will bring open space into a median planting/storm water area within certain streets in the development.
- The development proposes a mix of uses and activities across the site that can be integrated as one larger development instead of separate areas. For instance, the planned roads have been designed to provide necessary access to residential and commercial areas while providing for appropriate separation between these uses.
- The applicant has previously provided documentation that the development plans are consistent with the City's requirements for consideration of a PUD.

In terms of new roads to serve the InWood development, the preliminary plans include the extension of the City's planned 5th Street minor collector road from the western-most extension of this road through the Boulder Ponds development to the east all the way its eventual termination point at Inwood Avenue. The developer is proposing to build this road as part of the Phase 1 improvements, and it will serve as the main collector road for moving traffic through the middle portion of the development while providing an important link to the east. The other major road feature, labeled as Street B and Street B-2 on the plans, will provide a north and south connection through the entire site and will eventually provide a link between 10th Street, 5th Street, and Eagle Point Boulevard and the extreme southern portion of the development. Other local streets will be constructed as the residential lots are platted or in conjunction with future plans for multi-family and commercial development.

The other major features of the InWood Preliminary PUD Plans include the creation of a new park area immediately to the west of the existing Stonegate Park in the southwestern portion of the development; an extensive trail system providing access throughout the internal portions of the development, a site-wide storm water infiltration system that is intended to comply with South Washington Watershed District requirements, and the use of center medians within individual neighborhoods to provide common green space within the local street system. The applicant has also submitted a concept plan for the use of Outlot P in the northwestern portion of the site in response to the Planning Commissions request for additional gathering space in this area.

The InWood planned development is located within Stage 1 of the I-94 Corridor Planning Area, and public water and sewer services are presently available to the site via connections to the Eagle Point Business Park. The City's Comprehensive Plan calls for installation of a public water trunk line to bring water down to this area from the north that will also provide connections to City of Lake Elmo water system for the other near-by developments to the east.

PLANNING AND ZONING ISSUES

Because the Planning Commission has previously received a significant amount of information along with the concept plan for the InWood PUD and spent several hours over the course of two meetings reviewing this information, Staff will therefore focus on those aspects of the plans that have been changed or updated since the City's concept plan approval, along with a general summary of the PUD request as submitted by the applicant of the current report. Other general issues are noted as well.

As required by the City's Zoning and Subdivision Ordinances, the applicant has provided a much greater amount of information as part of the current submission than is required for a Concept. Because of this, Staff will not attempt to spell out every single change or update from the concept plan, but instead will provide a summary of the most significant changes that have been made to address specific comments from the Commission as follows:

- All multi-family development is located south of 5th Street, and the area previously planned for multi-family housing in the extreme northwest portion of the site has been changed to commercial development. These units have been eliminated from the plans and resulted in a fairly significant drop to the overall site density.
- The southeastern corner has been reconfigured to provide a larger park area adjacent to the Stonegate Park. The general park concept layout is consistent with a plan that was presented by the applicant during the concept plan review.
- The portion of 5th Street extending to the east and south of the applicants' site has been reconfigured to avoid any additional right-of-way acquisition from Bremer Bank.
- Sidewalks have been added to both sides of "Street B" per the recommendation of the Planning Commission.
- Any lots that were encroaching into the required 100-foot buffer area between InWood and Stonegate have been moved to comply with this requirement.

- In response to the Planning Commission request for additional small park in the northwest corner of the development the developer has submitted a concept for Outlot P (Street N) that shows how this area could be used for public gathering space associated amenities. The applicant has accurately pointed out that the City's reviewing bodies did have differences of opinions concerning the size and most appropriate improvement for this area.
- As a response to a specific condition of approval, the developer has proposed specific design considerations for the single family homes. These standards will be incorporated as part of the City approval.

There are other aspects of the development plans that were discussed by the Planning Commission but that have not been changed based on the City Council's direction to have the Commission reconsider these items as part of its preliminary development plan review. Please refer to the attached minutes for the specific Council direction on these review items. These specific development items include the following:

- The plans as submitted do not incorporate sidewalks on the interior loop roads throughout the subdivision. The developer has provided a response to this Condition in the application packet (Page 6 of Exhibit A), and has explained how these particular streets have been designed to accommodate pedestrians safely. In particular, the applicant stated that these streets have been designed to slow traffic, provide space for guest parking in a location that reduces conflict points, promote clear sight lines along the road, reduce or eliminate cut-through traffic, soften the landscape with plantings in the median, and minimize the distance to sidewalk and trails that connect to the broader trail network within and outside the development.
- The lots at the end of the Streets E, F, and H have been left in a configuration that follows the concept plan submission. The applicant again has provided a response to the concept plan condition of approval as noted on Page 7 of Exhibit A in their PUD application materials. The applicant has specifically stated in this response that making this change would require pushing the lots back towards the boundary with Stonegate instead of maintaining a more substantial buffer than otherwise required to preserve the existing landscaping in this area. Staff would also like to point out that the resulting lots at the end of the curve are actually very similar in size to the "designer" lots in the southern portion of the development. As depicted on the InWood preliminary plat, the designer lots range in size from 8,346 to 11,931 square feet while the lots at the end of the loop roads in the eastern portion of the site range in size from 8,800 square feet to 10,754 square feet. Please note that all of the lots at the end of these cul-de-sacs meet the minimize lot size requirements of the City's LDR Zoning Districts. For all practical purposes, there is not a lot of differentiation, if any, between these two types of lots in terms of size, and the applicant has indicated that making these lots larger will have the unintended consequence of impacting the existing landscape buffer.
- The applicant has accurately noted that the County does not have plans for trails along either Inwood Avenue or 10th Street as part of its long-range plans, and has therefore not included such trails as part of the preliminary development plans. After discussing this matter with the County, Staff does not object to the applicant's position concerning trails along and within the County right-of-way, but would like to note that the City's trail plan does include a connection from the intersection of 10th and Inwood through this development to the east. Staff is recommending that as a condition of approval for the preliminary PUD plans, that the

preliminary development plans be updated to include a trail connection either along Inwood Avenue from 10th Street to either 5th Street or to the planned trail segment along 9th Street or a trail connection along 10th Street that connects Street B and the trail to the east to Inwood Avenue.

The applicant has provided a detailed summary and response to all other conditions of approval that addresses the City's previous review comments, along with a line-by-line response to the application submission requirements for this type of request. Staff has reviewed this information and found that it is an accurate response to the various development requirements and conditions of concept plan approval.

The InWood development includes a request for a Planned Unit Development and some related flexibility as permitted under this ordinance. In order to grant a PUD, an applicant is required to demonstrate compliance with the City's PUD applicant requirements and PUD Objectives. These requirements and objectives are spelled out in the attached PUD Narrative provided by the applicant, along a response for each item. For the most part, the single family portion of the development is consistent with the zoning requirements for the City's LDR – Low Density Residential Zoning District, with the exceptions that were discussed during the concept plan review and are summarized as follows:

<u>Setback</u>	<u>LDR Zoning District (Min.)</u>	<u>Inwood PUD (Min.)</u>
Front Yard	25 feet	20 feet
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	4 Feet
Rear Yard	20 feet	20 feet
Lot Area	8,000 square feet	4,250 square feet
Lot Depth	N/A	110 feet
Lot Width	60 feet	38 feet

All other requirements for the City's LDR zoning district will apply, including the allowed uses and other site and development standards.

Please note that the above table includes some minor modifications from the numbers proposed by the developer and are being recommended by Staff in order to ensure that there is sufficient flexibility to construct the subdivision as proposed. The purpose of this table is to document the minimum expectation for lots and homes in the development, and is otherwise consistent with the development plans. Staff is also recommended numbers that will allow for minor revisions to various site planning issues that have been identified by Staff, including wetland buffers, provision of adequate storm water infiltration areas, and road adjustments that are necessary for the development to comply with all applicable City development and engineering standards. For instance, the City is requesting that all wetland buffers be contained within an outlot and not spill over on to private properties. The developer should be able to address this review comment by making small adjustments to the property boundaries in these portions of the site to that the actual on site conditions will not necessarily need to be changed.

The application packet provided by the applicant provides a fairly detailed response to the City's PUD Ordinance requirements for a preliminary development plan, and Staff will not be providing

much more in terms of further analysis for this information, but would like to specifically comment on the following aspects of the plan:

- The City’s PUD requirements require that 20% of the project area not within street rights-of-way must be preserved as open space (and the ordinance specifically allows infiltration areas to be counted towards this amount). The applicant has provided a specific plan as part of the application materials that demonstrates that over 30% of the site, including roads, will be open space.
- While the proposed lot dimensional standards listed above are lower than those required in the LDR zoning district, the applicant has proposed a preliminary plan that includes a mixture of lot sizes and widths throughout the development, including “designer lots” in the southwest portion of the site that will predominately comply with the LDR district standards. The overall breakdown of lot widths is listed in the development application as follows:
 - 16% of lots are 38 feet in width
 - 53% are 50 feet in width
 - 16% are 58 feet in width
 - 15% are 65 feet in width

With the provision of open space as note above and even with the smaller lot sizes that have been proposed, this development falls within the lower end of the range allowed for low density residential development in the City Comprehensive Plan.

- The PUD applicant materials include a specific zoning and phasing plan for the project. As noted in the previous Staff report concerning this matter, the base zoning will be established at the time the final plat is recorded for the entire development (the specific land use areas will not be established as separate outlots until this time). The Zoning for the property will be split between LDR, HDR – High Density Residential, and C – Commercial consistent with the corresponding land uses on the applicant’s plans. The Phasing Plan divides the single family area into four distinct phases, starting with the neighborhoods immediately adjacent and north of 5th Street. As noted earlier, the phase 1 area includes the construction of 5th Street across the entire development site. There is no time frame established for the construction of any buildings or public improvements within the commercial or multi-family portions of the site.

The overall site plan for the property follows the adopted concept plan very closely. Staff has conducted a review of the detailed plat and plans and specific comments from Staff concerning these plans are listed in the following section of this report.

The following is a general summary of the subdivision design elements that have proposed as part of the InWood preliminary plat and plans:

Zoning and Site Information:

- | | |
|----------------------------|--|
| • Existing Zoning: | RT – Rural Development Transitional District |
| • Proposed Zoning: | LDR, MDR and C |
| • Total Site Area: | 157.2 acres |
| • Total Residential Units: | 539 (275 single family, 264 multi-family per |

- Proposed Density (Net): development plans)
Single Family – 3.0 units per acre
Multi-family – 9.1 units per acre

Proposed Lot Dimensional Standards through Planned Unit Development Process:

- As listed above

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- ROW Width – Minor Collector 100 ft. (Engineering Standard)
- ROW Width – Loop Roads 40 ft. (one way segment with median)
- Street Widths – Local: 28 ft. (per City standard)
- Street Widths – Loop Roads 22 ft. (one way)

The standards listed above are all either in compliance with the applicable requirements from the City's zoning and subdivision regulations, or are consistent with requested modifications through the proposed planned unit development (PUD). Based on Staff's review of the Preliminary Plat and Preliminary PUD Plan, the applicant has generally demonstrated compliance with the majority of the applicable codes, and the requested modifications or flexibilities as allowed under the City's PUD Ordinance represent a reasonable request given the various design goals the applicant is trying to achieve.

REVIEW AND ANALYSIS

City Staff has reviewed the InWood preliminary plat and preliminary PUD plan. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional modifications that are needed are noted as part of the review record. In addition, the City has received a detailed list of comments from the City Engineer, the Fire Chief and the City's Landscape Consultant, Stephen Mastey, all of which are attached for consideration by the Commission.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the following review comments as well:

Critical Path Issues:

- **Water Tower.** The City's water supply plan, last updated as part of the 2008 Comprehensive Plan Update, indicates that a water tower is necessary to serve this area in order to provide adequate water system operations to serve the additional units (both commercial and residential REC units) within the proposed development area. Although the Comprehensive Plan does identify a water tower southwest of the 10th Street and Inwood Avenue intersection of the applicant's property, the land owner has been negotiating with the City to identify a location for this water tower on land they presently own north of 10th Street. At this point, there is a general agreement in place for the City to acquire land roughly midway between 15th Street and 10th Street and adjacent to Inwood Avenue, which would allow the City to construct the tower with the other planned water improvements in the area. As noted during the concept plan review, the location of the tower will need to be finalized prior to the platting of any property within the PUD project area.

- **5th Street.** The applicant has submitted plans for 5th Street that comply with the location for this road as depicted in the City's transportation plan. As the Planning Commission has seen with other projects in the area, transition from InWood to Boulder Ponds by the Bremer Bank facility and Stonegate Park has previously been identified as a pinch point and an extremely difficult transition area for this segment of the road. In balancing the needs and expectations of all impacted parties, while also adhering to the road alignment as previously approved by the City, the developer has submitted plans that avoid any further impacts to Bremer's property while keeping the curve somewhat tighter to minimize impacts to Stonegate Park and the new park area adjacent to Stonegate. The curve as proposed would reduce the intended design speed for 5th Street through this area; however, both the applicant and Bremer Bank have stated that they would prefer this solution to a higher design speed. Should the proposed design be found to be problematic as planning for 5th Street continues into the final plat submission, the City will still be able to continue working with the applicant and neighboring property owners on an acceptable solution. As noted below, the applicant has also agreed to modify the preliminary plan to eliminate two of the existing access points on to 5th Street, which will also help ensure that the proposed design will serve the intended function of the road. Staff is recommending that the plans as submitted be approved for InWood, with the understanding that additional conversations with the affected property owners and the results of any further analysis will be taken into consideration as the developer's plans are finalized for their entire segment.

Other Issues:

- **City Engineer Comments.** The City Engineer has submitted a detailed list of comments that will need be addressed prior to the City's approval of final development plans for this property. None of the comments represent a critical concern (other than the ones noted above) that will not be able to be addressed by the applicant as they finalize the development plans for the site, and most of the comments are requesting technical revisions to ensure compliance with the City's engineering and development standards. Of particular note, the City Engineer has requested a realignment of Street N around Outlot P to meet the City's required geometrics and is asking that all wetland buffers and the high water level of storm water infiltration ponds be located on publicly owned outlots.
- **Sewer and Water.** The City will be extending water down Inwood Avenue to serve the urban service areas along the I-94 Corridor as identified in the City's Comprehensive Plan. Prior to the completion of this water project, the InWood development will be served under the City's current agreement with the City of Oakdale. The water main project is expected to be completed in 2015. The developer will also be required to install sewer service throughout the project area, and the City Engineer has asked that the preliminary plans be updated to accommodate the oversizing necessary to provide adequate service levels within and adjacent to this development. The developer has provided a general response to the City Engineer's comments, and will continue working with the City Engineer to ensure that the final design accommodates the City's service needs for the entire area.
- **Environmental Review.** The public comment period for the InWood EAW was completed on October 29, 2014. The City received six letters from commenting agencies, and based on the comments received, Staff agrees with the developer that none of the comments provided represent a significant environmental issue that could not otherwise be addressed through the City's review and approval process. The City Council will be considering the EAW comments at its December 2, 2014 meeting, and will be asked to consider a resolution

finding no need to perform an EIS (Environmental Impact Statement) at this time. The developer is also working on a response to the comments that will be included with the Council resolution.

- **Design Standards.** The Planning Commission requested the inclusion of residential design standards as part of the PUD approval. The developer has proposed specific design standards for the residential homes as listed in the PUD Narrative and response to conditions of approval.
- **Trails.** In order to help better illustrate the location of all trails and sidewalks planned within the development the developer has submitted a specific color plan illustrating the location of these improvements throughout the project area. Staff would like to note that although the developer is not planned to install any trails beyond those shown along Inwood Avenue and 10th Street, the City's Trail Plan does depict a City trail extending from this intersection to the City's wide trail network to the south and east of this area. Based on this plan, Staff is recommending that the preliminary development plans be updated to include a trail connection either along Inwood Avenue from 10th Street to either 5th Street or to the planned trail segment along 9th Street or a trail connection along 10th Street that connects Street B and the trail to the east to Inwood Avenue.
 - **Trail Adjacent to Wetland.** In response to comments from the City Engineer, the applicant will need to either move the planned north/south trail through Park 1 further to the west around an existing wetland area or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with the watershed district's requirements.
- **Sidewalks.** The developer has provided a sidewalk along both sides of Street B in response to the concept plan review comments from the City. The developer's response to other sidewalk issues are noted elsewhere in this report.
- **Washington County Review.** The City has received an updated set of comments from the County that mirror its review of the concept plan. The developer will need to prepare plans for the intersection of Inwood Avenue and 5th Street and Street B and 10th Street that comply with the County's requirements for intersection improvements at these intersections. Staff is recommending that a condition of approval note that the City and developer will need to determine the appropriate cost sharing for these required improvements as part of a development agreement for the Phase 1 and Phase 3 development areas. The County is also asking for additional right-of-way to be platted along 10th Street; the final plat will need to incorporate the County's requirements for right-of-way in this portion of the plat.
- **5th Street Access.** Staff is recommending that access to 5th Street from Streets D2 and the southwest park be eliminated from the development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southwest park area. Staff is encouraging the inclusion of a connecting road between the park area and Outlot C in the approximately location of Lot 4, Block 7 on the preliminary plat.
- **Zoning.** Staff will bring forward the appropriate zoning map amendments for consideration once the applicant has submitted a final plat for the first phase of the development.

- **Wetlands.** The wetlands identified on the site are being protected from development. The City Engineer has requested that the applicant keep all buffer areas around these wetlands on publicly owned property.
- **Landscape Plan Review/Tree Preservation.** The City's Landscape Architect has completed an initial review of the proposed landscape plan and tree preservation plan, and his review comments are attached. The developer has been asked to provide additional documentation to verify that the eastern evergreen trees would be exempt from the City's replacement requirements.
- **Park Dedication.** The applicant has indicated that 12.2% of the overall land area planned for single family development will be dedicated as public parkland, which exceeds the City's requirement for land dedication for this type of use. The City will need to work with the developer to account for the multi-family and commercial park land calculations as part of any future development agreements for the project.
- **Phasing.** The developer will be constructing all of 5th Street and roughly one-third of the single-family lots as part of Phase 1. The applicant will need to enter into a development contract with the City related to the improvements necessary to service this development.
- **Fire Chief Comments.** Comments from the Fire Chief are attached for consideration by the Planning Commission. These comments will be taken into account as the final construction plans are being reviewed by the City.

Other Comments:

- **Subdivision Requirements.** The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. Many of these requirements have been addressed as part of the City Engineer's review memo (which is summarized below). After reviewing the proposed plat and PUD plan, Staff has not found any aspect of the plat that conflict with these requirements.
- **Comprehensive Plan.** With the elimination of the multi-family area in the northwest portion of the site, the overall densities proposed within both the single-family area and multi-family area are very much in line with the City's future land use plan. In this case, the Low Density Residential land use allows for residential densities at 2.5 to 3.99 units per acre and the applicant has proposed a net density of 3.0 units per acre. For the multi-family area, the developer is indicating that these densities will fall in the range of 8.4 to 9.1 units per acre, which is well within the Comprehensive Plan guidance of 7.5 to 15 units per acre.
- **Buffer Area.** The preliminary development plans indicate that no residential parcels will encroach into the required 100-foot buffer area between Stonegate and the InWood PUD. There are several locations in which the developer is providing a larger buffer area than required, with some areas as wide as 230 feet.
- **Street Names.** The final plat will need to incorporate street names per the direction of the Planning Department.
- **Shoreland Ordinance.** The preliminary development plans have been designed to comply with the City's Shoreland Management Overlay District. The specific development plans

that are subject to Shoreland regulations will need to be reviewed with any future development proposals for these site.

- ***Watershed District Review.*** Staff has not received any comments from the South Washington Watershed District concerning the InWood PUD. The development will need to comply with watershed district regulations and permitting requirements as the project moves forward for construction.
- ***Theming.*** Staff has distributed the Branding and Theming Study completed by Damon Farber and Associates to the applicants previously. In finalizing a landscape plan for the site, staff would recommend that the applicants consider the inclusion of various theming elements and amenities identified in the plan for various locations within the development. For example, the 5th Street and Inwood Avenue Intersection presents a gateway opportunity for the City. Utilizing some of the elements described in the theming study would help the development and City achieve unique design that is consistent with the theme that the City is attempting to augment and achieve as private development moves forward.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 15 conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat and final PUD plan. The recommended conditions are divided into two categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

- 1) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.
- 2) The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area.
- 3) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014.
- 4) Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.
- 5) As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements.
- 6) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 7) The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services).

- 8) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.

Modifications to the Preliminary Plat and Preliminary PUD Plans

- 9) The proposed public street access to 5th Street from Streets D2 and the southwest park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southwest park area.
- 10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat.
- 11) The applicant must either move the planned north/south trail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements.
- 12) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated November 16, 2014.
- 13) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014.

Plat Restrictions

- 14) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.
- 15) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed InWood preliminary plat and preliminary PUD plan:

- That the InWood PUD General Concept Plan was approved by the City on September 16, 2014, and the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved General Concept Plan.

- That the InWood preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the InWood preliminary plat and preliminary PUD plan generally complies with the City's LDR - Urban Low Density Residential and MDR – Urban Medium Density Residential zoning districts.
- That the InWood preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.
- That the InWood preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.
- That the InWood preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 11/16/14.
- That the InWood preliminary plat and preliminary PUD plan comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control.
- That the InWood preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the InWood Preliminary Plat and Preliminary PUD Plan with the 15 conditions of approval as listed in the Staff report.
Suggested motion:

“Move to recommend approval of the InWood Preliminary Plat and Preliminary PUD Plan with the 15 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. InWood PUD Application Booklet
 - a. PUD Plans
 - b. Application Forms
 - c. PUD Narrative
 - d. Open Space Plan
 - e. Plat Narrative
 - f. Preliminary Plat
 - g. Grading Plan
 - h. Utility Plan
 - i. Landscape Plan
 - j. HOA Documents

2. Park “N” Concept
3. City Engineer Review Memorandum, dated 11/16/14
4. Fire Chief Review Memorandum, dated 11/17/14
5. Landscape Consultant Review Memorandum, dated 11/18/14
6. Washington County Review Memorandum, dated 11/17/14
7. City Council Meeting Minutes – Excerpt from 9/16/14 Meeting
8. *Not Included in Packet – Available Upon Request:*
 - a. *Storm Water Management Plan*

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members



Public Works Department

Donald J. Theison, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

November 17, 2014

Kyle Klatt
Community Development Director
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

Washington County comments on the concept plan for Inwood Village Preliminary Plat/Plan City of Lake Elmo

Dear Kyle:

Thank you for providing the Inwood Village Preliminary Plans for the property located southeast of the CSAH 10/CSAH 13 intersection in Section 33, Township 29, Range 21 in the City of Lake Elmo. From the project narrative dated October 10, 2014, the proposed site plans and preliminary plats provided, this is the first phase of a four phase residential development. Future commercial/office uses are shown as conceptual and will be defined as building and tenants are identified. The residential uses proposed are 275 single family homes on 102.9 acres. The remainder of the land area will be platted as Outlots for future subdivision platting.

Based on initial review of the narrative, site plan and the proposed uses, the following access points and general intersection layouts should be provided:

- The proposed CSAH 13/5th Street intersection should be designed as a full access intersection with an exclusive southbound left turn lane, a northbound right turn lane, a westbound left turn lane and a westbound right turn lane. Traffic Signals may be necessary at this location in the future, so the intersection should be designed to accommodate a future signal. As noted in the county's comments on the EAW for this project, *"the County will monitor the intersection, however, in case the traffic balancing does not occur and a traffic signal is needed at the intersection, the intersection will be placed on the County's Intersection Control Ranking System Priority list to be funded through the County Capital Improvement Planning Process. Any traffic signal improvements at this intersection will be completed under the County Cost Participation Policy"*.
- The Eastern Site Access on CSAH 10/10th Street should be designed as a full access intersection with a westbound left turn lane, an eastbound right turn lane, a northbound left turn lane and a northbound right turn lane. The intersection should be designed to accommodate a possible future traffic signal.

A Washington County Access permit will be required for all new access points on CSAH 13/Inwood Avenue and CSAH 10/10th Street.

Washington County in coordination with the City of Lake Elmo and the City of Oakdale will prepare a Memorandum of Understanding (MOU) for access management along CSAH 13 (Inwood Avenue) and CSAH 10 (10th Street) to provide direction on future access to this development project as well as other developments in the area.

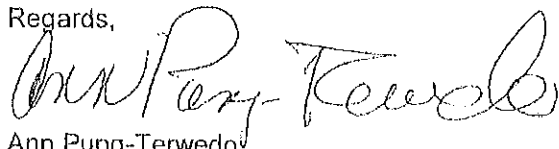
Other comments and recommendations include the following:

- As noted on the comments on the PUD concept plan for this development, the right-of-way requirements for both CSAH 10/10th Street and CSAH 13/Inwood Avenue is 184 feet (92 feet from the centerline of the roadway). Based on the Preliminary Plat dated 10/10/2014, there is approximately 180 feet of full right-of-way along CSAH 13/Inwood Avenue. Along CSAH 10/10th Street, there appears to be 60 feet. This should be verified with the surveyor and an additional 32 feet will need to be dedicated and shown on the Preliminary and Final plats.
- As noted on the comments on the PUD Concept Plan for this development, the Washington County Comprehensive Plan 2030, Planned Trail System, does not identify a trail corridor along CSAH 13/Inwood Avenue but does identify a Planned County Trail along CSAH 10/10th Street. Even though CSAH 13 is not identified as a county of regional trail I, there is currently a trail along the west side of CSAH 13 extending from Woodbury to Oakdale. It is important to consider the development of trails on both sides of this CSAH 13/Inwood Avenue since this is an "A" Minor Arterial Roadway in an urban area. We recommend that the city require trails along CSAH 13/Inwood Avenue and CSAH 10/10th Street as part of this development. The city is also encouraged to develop their local trails in the area to connect with the county and regional trail system.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.
- All roadway improvements and any grading within County right-of-way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

- The developer, city or watershed district must submit the drainage report and calculations for review of any downstream impacts to the county drainage system. Along with the drainage calculations, written conclusions that the volume and rate of stormwater run-off into any county right-of way will not increase as part of the project.
- As noted previously, Washington County, as a part of the Gateway Corridor Commission, is preparing a Draft Environmental Statement (DEIS) for a proposed transitway through the I-94 "Gateway Corridor" from St Paul to the Lake Elmo / Woodbury area. One of the potential stops would be in the general vicinity of this project area near CSAH 13/Inwood Avenue. The transit alternative may have impacts to adjacent roadways which will be dependent on a number of factors that have yet to be determined. The distance of this site from the station location chosen, the location of bicycle and pedestrian connections and the presence of transit supportive uses within the area may compliment this development.
- Finally, the City could consider the following on the site plan:
 - Eliminating Street D2 since it may not be necessary. There could be a private drive with reasonable access off Street D.

Thank you for the opportunity to comment on this PUD concept plan. If you have any questions, please contact me at 651-430-4362 or ann.pung-terwedo@co.washington.mn.us. For permit applications, please contact Carol Hanson at carol.hanson@co.washington.mn.us.

Regards,



Ann Pung-Terwedo
Senior Planner

c: Carol Hanson, Office Specialist



Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

January 9, 2017

Stephen Wensman
Community Development Director
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, Mn 55042

Re: Washington County Comments on Inwood 5th Addition in the City of Lake Elmo

Dear Mr. Wensman,

Thank you for the opportunity for Washington County to submit comments on Inwood 5th Addition, Lake Elmo. This is the area along County State Aid Highway (CSAH) 10/10th Street where additional right-of-way will need to be dedicated to the county. I have attached the Highway (10th Street) Hans Hagen Homes, Acquisition Sketch dated 12/02/2014 which identifies two scenarios for this dedication. Either one would be acceptable to the county.

If you have any questions, please contact me at ann.pung-terwedo@co.washington.mn.us

Regards,

A handwritten signature in black ink, appearing to read "Ann Pung-Terwedo", written over a horizontal line.

Ann Pung-Terwedo
Senior Planner

Cc: Carol Hanson, Office Specialist

PROPERTY DESCRIPTION

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94-392) 902, Washington County, Minnesota. (Abstract)

AND

The Northeast Quarter of Section 33, Township 29, Range 21, less and except: Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41, and Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota. (Torrens)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos. 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-42-0002.
- Total parcel area = 157.18 acres.
- Wetland delineation/location provided by Kjalhaug Environmental Services. See report dated July 3, 2014.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES ELECTRIC MANHOLE
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES EXISTING SPOT ELEVATION
- DENOTES LIGHT POLE
- DENOTES UTILITY BOX
- DENOTES FIBER OPTIC BOX
- DENOTES ELECTRICAL BOX
- DENOTES TELEPHONE PEDESTAL
- DENOTES GUY WIRE
- DENOTES STORM SEWER APRON
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE (FOR INDIVIDUAL TREES, SEE TREE INVENTORY PLAN BY PIONEER DATED 10-10-14)
- DENOTES EXISTING STORM SEWER
- DENOTES BITUMINOUS SURFACE
- DENOTES BORING BY AET IN APRIL 2014 WITH ELEVATION AND BORING NUMBER
- DENOTES DELINEATED WETLAND LINE

BENCHMARK

MNDOT Station: NYGAARD MNDT
Elevation = 1010.83 (NGVD 29)

NORTH

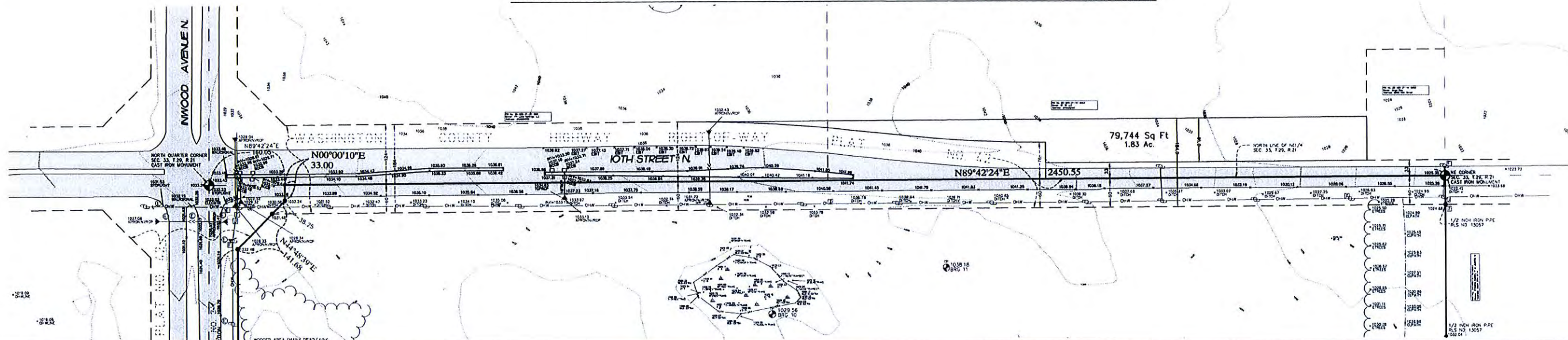
VICINITY MAP

PART OF SEC. 33, TWP. 29, RING. 21

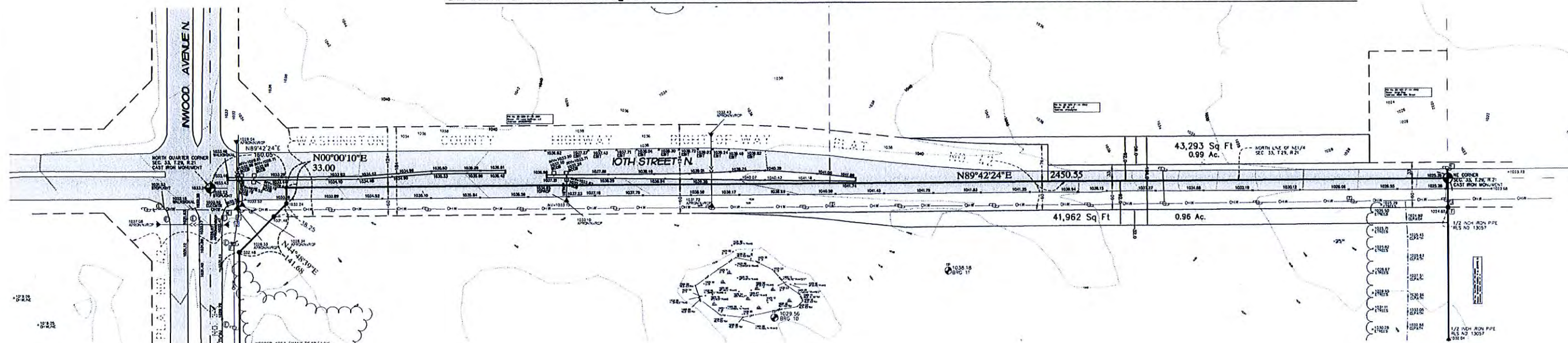


WASHINGTON COUNTY, MINNESOTA

91 FEET OF HIGHWAY ACQUISITION TAKEN ON NORTH SIDE OF EXISTING R/W (1.83 acres)



32 FEET OF HIGHWAY ACQUISITION TAKEN ON SOUTH SIDE AND 59 FEET TAKEN ON NORTH SIDE OF EXISTING R/W (1.96 acres)



Sewered Development
Development Status Sheet

Southern Developments

SAVONA - 310 Total

	Final Plat Appro	DA Agreement Approved	DA Agreement Signed	Plat Recorded	Updated 3/6/17 Developer	Builder	Total # Of Homes	Total # of SF Homes	Total # of Townhomes	Building Permits Issued	CO's Issued	Zoning
Savona 1st	2/18/2014	5/20/2014	6/18/2014	9/25/2014	Lennar	Lennar	44	44	0	42	39	LDR
Savona 2nd	9/16/2014	9/16/2014	10/22/2014	4/14/2015	Lennar	Lennar	67	45	22	56	49	LDR/MDR
Savona 3rd	9/15/2015	9/15/2016	9/16/2015	11/19/2015	Lennar	Lennar	120	21	99	57	30	LDR/MDR
Savona 4th	3/15/2016	4/5/2016	6/27/2016	7/27/2016	Lennar	Lennar	78	78	0	0	0	LDR
							309	188	121	155	118	

BOULDER PONDS - 162 Total

Boulder Ponds 1st	4/21/2015	4/21/2015	5/16/2015	6/5/2015	OP 4 Boulder Ponds	Creative Homes	47	47	0	24	15	PUD/LDR
Boulder Ponds 2nd	5/17/2016	Extension to record final plat to May 2017			OP 4 Boulder Ponds	Creative Homes	18	18	0	0	0	PUD/LDR
							65	65	0	24	15	

HUNTER'S CROSSING - 51 Total

Hunter's Crossing 1st	7/1/2014	10/7/2014	10/15/2015	12/18/2014	Ryland/Cal Atlantic	Cal Atlantic	22	22	0	22	21	LDR
Hunter's Crossing 2nd	5/5/2015	5/5/2015	5/29/2015	8/4/2015	Ryland/Cal Atlantic	Cal Atlantic	29	29	0	28	25	LDR
							51	51	0	50	46	

INWOOD - 537 Total

Inwood 1st	5/19/2015	5/19/2015	6/9/2015	8/3/2015	Hans Hagen/MI Homes	MI Homes	40	40	0	39	38	PUD/MDR
Inwood 2nd	9/1/2015		11/19/2015	11/23/2015	Hans Hagen/MI Homes	MI Homes	21	21	0	21	21	PUD/MDR
Inwood 3rd	4/19/2016	5/3/2016	5/16/2016	5/23/2016	Hans Hagen/MI Homes	MI Homes	68	68	0	49	19	PUD/MDR
Inwood 4th	10/18/2016	2/7/2017			Hans Hagen/MI Homes	MI Homes	60	60				
							189	189	0	109	78	

HAMMES ESTATES - 163 Total

Hammes Estates 1st	10/7/2014	8/16/2016	8/16/2016	9/27/2016	Rachael Development		57	57	0	4	0	LDR
Hammes Estates 2nd	1/3/2017	2/7/2017			Rachael Development		37	37	0	0	0	
							94	94	0	4	0	

DIEDRICH/REIDER - 46 Total

12 month extension to Final Plat Deadline to 12/1/17

Northern Developments

EASTON VILLAGE - 217 Total

Easton Village 1st	3/3/2015	3/3/2015	7/23/2015	8/10/2015	Chase Development	Multiple	71	71	0	36	19	LDR
							71	71	0	36	19	

VILLAGE PRESERVE - 91 Total

Village Preserve 1st	5/5/2015	6/2/2015	8/3/2015	8/25/2015	Gonyea Homes	Multiple	46	46	0	27	20	LDR
Village Preserve 2nd	4/19/2016	8/16/2016	8/19/2016	9/9/2016	Gonyea Homes	Multiple	45	45	0	3	0	LDR
							91	91	0	30	20	

WILDFLOWER - 145 Total

Wildflower @ Lake Elmo 1st	7/21/2015	8/4/2015	8/27/2015	10/6/2015	Engstrom Companies	Multiple	60	60	0	23	12	PUD/MDR
Wildflower @ Lake Elmo 2nd	12/6/2016						20	20				PUD/MDR
							80	80	0	23	12	

Cummulative Totals

950	829	121	431	308
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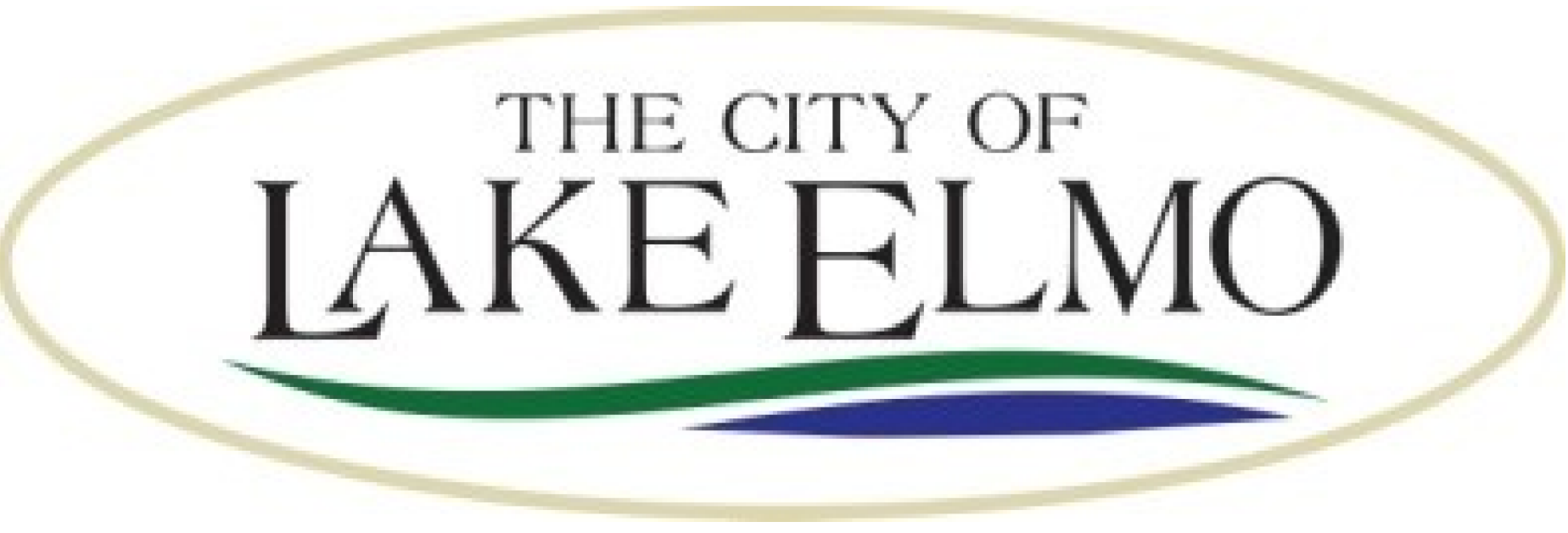
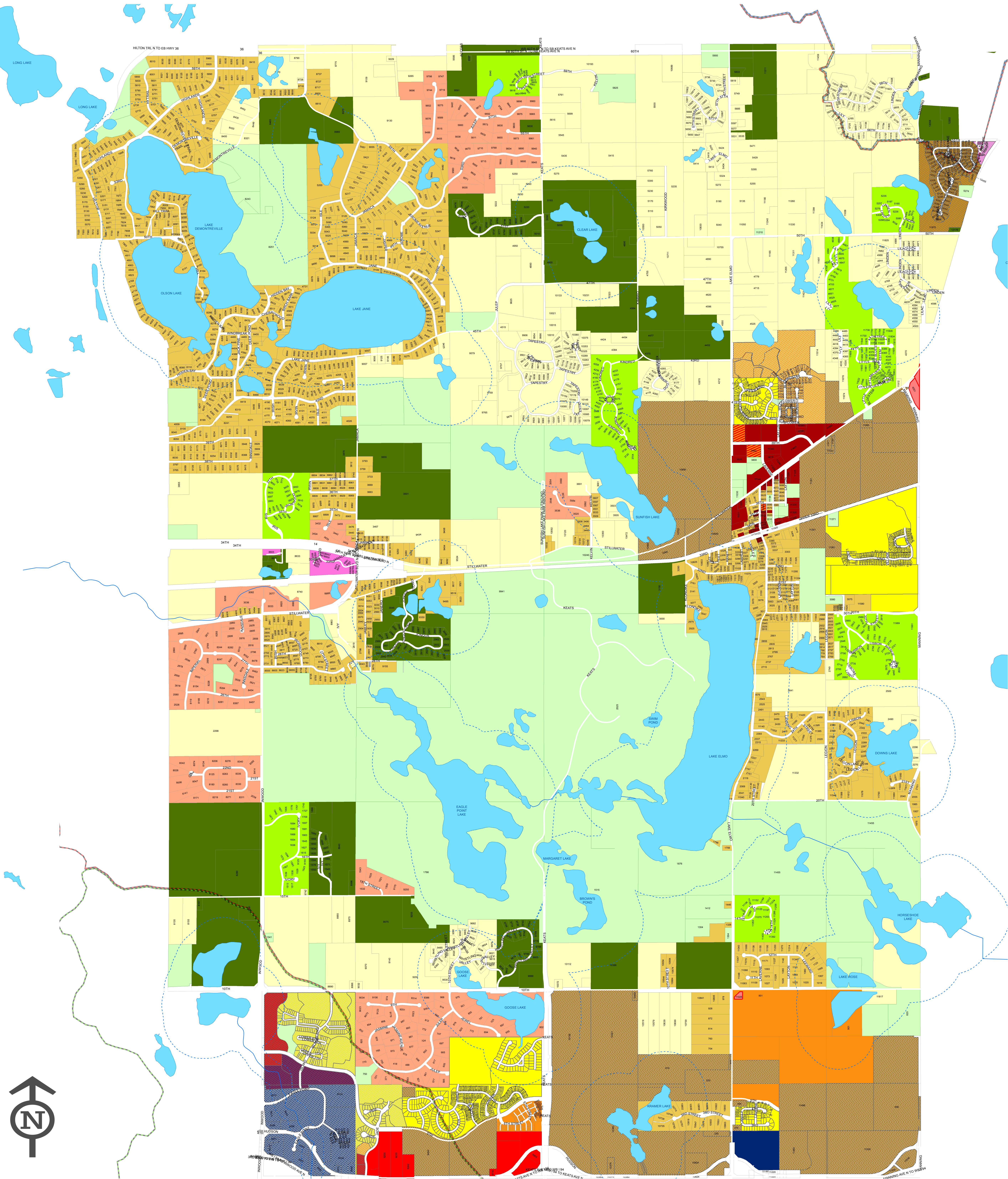
VILLAGE PARK PRESERVE - 100 Total

extension to Final Plat Deadline to 4/15/17.

On hold

Note: Building Permits are updated at the end of each month. CO's are updated as issued.

Lake Elmo Zoning Map



Zoning Districts

A	BP-PUD	GB	LC-PUD	MDR-PUD	RE
OP	C	HDR	LDR	PF	RS
BP	C-PUD	HDR-PUD	LDR-PUD	R2-PUD	ROW
	CC	LC	MDR		RR

General

Lakes
Shoreland Buffer
Tributary

Watershed Districts

Browns Creek
Cottage Grove Ravine
Valley Branch



2017 Planning Commission Appointments and Terms			
Commissioner	Term	Term Expires	Eligible to reapply for 3 year term?
Seat #1: Todd Williams	2	12/31/2017	No
Seat #2: Rolf Larson	1	12/31/2017	Yes
Seat #3: Tom Kreimer	2	12/31/2018	No
Seat #4: Kristina Lundquist	*	12/31/2018	Yes (Eligible to serve two additional terms)
Seat #5: Dean Dodson	1	12/31/2018	Yes (Eligible to serve one additional term)
Seat #6: Dale Dorschner	1	12/31/2019	Yes (Eligible to serve one additional terms)
Seat #7: Gary Fields	1	12/31/2019	Yes (Eligible to serve one additional terms)
1 st Alternate: Jesse Hartley	N/A	N/A	N/A
2 nd Alternate: Terry Emerson	N/A	N/A	N/A

*Denotes that the current term fills a previous vacancy.



LAKE ELMO AIRPORT FEDERAL EA / STATE EAW

Community Engagement Panel

Meeting #1 Minutes

Lake Elmo Public Library
February 21, 2017
6:30 P.M.

Panel Attendees

John Renwick
Marlon Gunderson
Keith Bergmann
Mary Vierling
Dave Schultz
Stephen Buckingham
Kent Grandlienard
Ann Pung-Terwedo
Chad Leque
Neil Ralston

Other Attendees

Dana Nelson
Joe Harris
Melissa Scovronski
Brad Juffer
Evan Barrett
Laura Morland
Colleen Bosold

Absent Panel Members

Stephen Wensman
Robin Anthony
Michael Madigan

Representing

Airport Tenant/User
Airport Tenant/User and City of Lake Elmo Resident
City of Lake Elmo Resident
West Lakeland Township Resident
West Lakeland Township Supervisor
Baytown Township Resident
Baytown Township Supervisor
Washington County Public Works Planner
Metropolitan Airports Commission Director of Environment
Metropolitan Airports Commission Airport Planner

Representing

Metropolitan Airports Commission
Metropolitan Airports Commission
Metropolitan Airports Commission
Metropolitan Airports Commission
Mead & Hunt
Mead & Hunt
Mead & Hunt

Representing

City of Lake Elmo Planning Director
Greater Stillwater Chamber of Commerce
MAC Commissioner District F

(Sign in sheet attached along with presentation and meeting materials distributed)

The attached report represents this writer's interpretation of items discussed during the meeting. Any corrections or additional information should be brought to our attention for clarification.

The purpose of the meeting was to:

- Provide background information on the environmental process and the stakeholder engagement plan for proposed airfield improvements at Lake Elmo Airport.
- Prepare community engagement panel (CEP) members to be the point of contact for information sharing, both to and from the community and MAC, and to respond to inquiries from their constituent groups.

Items discussed were as follows:

After introduction of participants, Chad Leque provided an overview on the MAC's purpose and mission, as well as the primary role of Lake Elmo Airport; Neil Ralston provided a recap of the Lake Elmo Airport Long-Term Comprehensive Plan; Evan Barrett provided an overview of the environmental process; and Chad Leque concluded with an overview of the stakeholder engagement plan, a discussion of CEP guidelines and general Q&A as described below.

A CEP member asked about airport runway lighting – whether it is generally ground lighting, whether the lights are always on or only while in use, and whether there are any plans to change what currently exists. Chad Leque answered that the Airport currently has steady-burning lights along the runway edges and strobe runway end identifier lights (REILs). The runway edge lights are pre-set to low intensity, but can be increased in intensity by pilot remote control. The REILs are pre-set to remain off unless activated by pilot remote control. The Airport also has a rotating beacon, which is always on. There are no plans to change the character of the lighting at the Airport as part of the project.

Stephen Buckingham asked about the frequency of the CEP meetings. During his presentation, Chad Leque stated that the CEP meetings will take place after each of the four public milestone events. Mr. Buckingham asked whether this statement about meeting frequency constituted a change from the project schedule in the Stakeholder Engagement Plan, which shows six CEP meetings held bi-monthly starting in May. Evan Barrett confirmed that the CEP meetings will be held once every other month, starting in May, as shown in the project schedule. Four of the CEP meetings will occur after a public milestone event, and two additional CEP meetings will be held that do not occur following public milestone events.

Dave Schultz asked if the Township could put project information and updates on its own website. Melissa Scovronski answered that they could include a link to the MAC project website and possibly a sign-up for the E-news subscription, which will also be available on the project website.

A CEP member asked if City of Lake Elmo officials will be represented on the CEP. Chad Leque answered yes, but that the City of Lake Elmo Planning Director was unable to make it to tonight's meeting, as were the MAC Commissioner and Greater Stillwater Chamber of Commerce representatives.

Kent Grandlienard offered the Baytown Township community building for future meetings, possibly the public meetings for which a larger space is needed. A CEP member asked when and where the first public meeting will be held. Evan Barrett answered that it is shown in the project schedule for late April or early May. The exact date, time and location have not yet been set, but will be publicized at least three weeks in advance of the meeting.

Mary Vierling commented that the CEP composition seems unbalanced as she represents over 200 constituents who have concerns about the potential safety and community effects of the project. Chad

Leqve explained the rationale for the CEP's composition and stated the intent of convening the CEP is to bring a cross section of stakeholder voices to the table. He also mentioned that the CEP is advisory and, because there will be no roll call votes conducted by the CEP, proportional representation should not be an issue.

Ann Pung-Terwedo commented that the MAC is going a lot farther with the planned stakeholder engagement process than is required, which is above and beyond what she has ever seen, and praised the MAC for that effort.

Mary Vierling expressed concerns that floodwater is up to the road on both sides of 30th Street North and that because there is no sewer/drainage system there is nowhere for the water to go.

Dave Schultz asked when the Valley Branch Watershed District (VBWD) would be involved in the process. Chad Leqve responded that there was a separate agency scoping meeting held earlier that day which the VBWD representative attended. The project team received some useful information from the agencies and will coordinate evaluation of effects on water resources with relevant regulatory agencies throughout the process.

Kent Grandlienard asked whether there are exemptions for airports with wetlands at the ends of runways, as the proposed alternative would move the runway end closer to an existing wetland. His understanding was that this is undesirable for safety reasons. He asked further questions about waterfowl and wildlife attractants, and stated that the pond in the new development across Manning Avenue is a significant wildlife attractant. Chad Leqve said that a wildlife hazard assessment will be developed and wildlife hazards will be evaluated during the environmental process in accordance with Federal Aviation Administration (FAA) guidance.

Mary Vierling stated that the Metropolitan Council submitted a comment during the LTCP process mentioning the MAC had 36 acres of wetland on the airport. She asked if it was possible to get an overview of where these wetlands are. Neil Ralston answered that there is a map in the LTCP in Figure 2-10 on Page 2-31 that shows the wetland locations.

A CEP member asked how the environmental review will address affected farmlands. The MAC leases land some of the Airport's land to farmers and could at any time make a business decision to stop leasing that land. Joe Harris replied that the MAC may need to reduce or eliminate some of the agricultural rentals as part of this project.

A CEP member asked about the LTCP showing a re-routing of County Highway 15 (Manning Avenue) for one of the rejected alternatives. This highway is slated for expansion from two lanes to four lanes. Ann Pung-Terwedo said the highway expansion project is currently planned for some time after 2020.

A CEP member asked whether the Manning Avenue expansion issues played into the decision to move the runway. Neil Ralston said that removing Manning Avenue from the Runway Protection Zone (RPZ) is a benefit of relocating the runway, but is not the impetus for the decision. However the expansion of Manning Avenue will likely trigger FAA review if it is not removed from the RPZ.

A CEP member asked if there was a chance the FAA would not require Manning Avenue to be re-routed if the runway were to remain in its existing location. Neil Ralston answered that it is possible, but it is difficult to predict exactly what the FAA's response would be in that scenario.

Meeting Minutes

Melissa Scovronski asked if she and her team, which will be designing and managing the project website, could use the CEP for feedback on website materials as they are developed. Chad Leque and the CEP responded that was a great idea and they would be happy to review materials.

Next Steps

Mead & Hunt will finalize the Scope of Work based on feedback received from the CEP and agencies. The CEP will reconvene approximately two weeks after the first public meeting, which will provide an introduction to the environmental process. The MAC intends to schedule these meetings with ample advance notice as described in the Stakeholder Engagement Plan.

The meeting adjourned at approximately 8:00 p.m.