

**CITY OF LINO LAKES  
PLANNING & ZONING BOARD MEETING**

Wednesday, May 10, 2017

6:30 p.m.

Council Chambers

*Please be courteous and turn off all electronic devices during the meeting.*

**AGENDA**

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: April 12, 2017
4. OPEN MIKE
5. ACTION ITEMS
  - A. Chavez Preserve
    - a. Variances
    - b. Final Plat
  - B. Lake Amelia Vistas PUD Concept Plan Review
6. DISCUSSION ITEMS
  - A. Project Updates
7. ADJOURN

## **City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES**

**Open Mike** – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

**Public Hearing** - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.  
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

### Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**CITY OF LINO LAKES  
PLANNING & ZONING BOARD MINUTES**

<b>DATE</b>	<b>: April 12, 2017</b>
<b>TIME STARTED</b>	<b>: 6:31 P.M.</b>
<b>TIME ENDED</b>	<b>: 7:04 P.M.</b>
<b>MEMBERS PRESENT</b>	<b>: Dale Stoesz, Lou Masonick, Perry Laden, Paul Tralle (Chair), Neil Evenson, Michael Root, Jeremy Stimpson</b>
<b>MEMBERS ABSENT</b>	<b>: None</b>
<b>STAFF PRESENT</b>	<b>: Michael Grochala, Katie Larsen, Diane Hankee, Mara Strand</b>

**I. CALL TO ORDER AND ROLL CALL:**

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:31 p.m. on April 12, 2017.

**II. APPROVAL OF AGENDA**

The Agenda was approved as presented.

**III. APPROVAL OF MINUTES:**

The February 8, 2017 minutes were amended to reflect that Acting Chair Root did not vote on items. This is consistent with Chair protocol. Mr. Root would like the “yes” votes be revised from 6-0 to 5-0.

Mr. Masonick made a MOTION to approve the February 8, 2017 Meeting Minutes as amended. Motion was supported by Mr. Stoesz. Motion carried 5-0. (Tralle and Root abstained)

The March 8, 2017 minutes were amended to reflect that Mr. Root made the motion to close the public hearing, not Chair Tralle.

Mr. Root made a MOTION to approve the March 8, 2017 Meeting Minutes as amended. Motion was supported by Mr. Masonick. Motion carried 4- 0. (Stoesz, Laden, and Stimpson abstained)

**IV. OPEN MIKE**

Chair Tralle declared Open Mike at 6:35 p.m.

There was no one present for Open Mike.

Mr. Laden made a MOTION to close Open Mike at 6:35 p.m. Motion was supported by Mr. Stimpson. Motion carried 5-0. (Tralle and Root abstained)

## V. ACTION ITEMS

### A. NorthPointe 5<sup>th</sup> Addition Final Plat

NorthPointe is a PUD residential subdivision located northeast of the intersection of Birch Street and 20th Avenue South/CSAH 54. The preliminary plat is 94.09 gross acres and consists of a residential density mix of single family lots and an 88 unit senior multi-family residence. The following is a breakdown of unit development:

- 216 Single Family Units (215 new lots + 1 existing home)
- 11 Future Single Family Units (future development of existing home)
- 88 unit multi-family
- 315 TOTAL UNITS

Mr. Root made a MOTION to recommend approval of NorthPointe 5<sup>th</sup> Addition Final Plat. Motion was supported by Mr. Evenson. Motion carried 5-0. (Tralle and Root abstained)

Council will hear vacation of the drainage and utility easement on April 24<sup>th</sup>, 2017.

### B. Saddle Club 3<sup>rd</sup> Addition Final Plat

Saddle Club is a PUD residential subdivision located south of Birch Street and Old Birch Street. The preliminary plat is 39.4 gross acres and consists of 55 single family residential lots.

The applicant has submitted a land use application for final plat of Saddle Club Third Addition. This review is based on the final plat and prepared by EG Rud & Sons, dated March 15, 2017 and received by the City on March 15, 2017.

Mr. Stoesz expressed concerned around safety and emergency vehicles if Fox Road doesn't get connected. Ms. Larsen stated that there is temporary cul de sac where safety vehicles can turn around.

Mr. Stoesz asked if the property owner has been notified that there will be a new road next to their house. Ms. Larsen confirmed that they have been notified and that there is a blue sign stating "Road to go through" at the end of the cul de sac. With Saddle Club 4<sup>th</sup> Addition, a public hearing is required. Everyone will be formally noticed.

Mr. Stoesz asked if there were any long guard rails being considered for this project. Ms. Larsen confirmed that there are not guard rails in Saddle Club 3<sup>rd</sup> Addition.

Mr. Laden asked if we expect additional lots to be developed. Ms. Larsen said the development of the Comcast property will be called Saddle Club 4<sup>th</sup> Addition and the preliminary plat indicates the potential for 8 lots. Saddle Club 4<sup>th</sup> Addition will stand on its own merits and will be required to go through full preliminary plat and public hearing notices.

Mr. Masonick made a MOTION to recommend approval of Saddle Club 3<sup>rd</sup> Addition Final Plat. Motion was supported by Mr. Stoesz. Motion carried 5-0. (Tralle and Root abstained)

**C. Woods Edge 2<sup>nd</sup> Addition Final Plat**

Woods Edge is part of the Lino Lakes Town Center PUD that was approved in 2004. The development is a 112 unit attached townhome project on 11.2 acres in the Town Center. The Woods Edge 2<sup>nd</sup> Addition Final Plat request is for approval of Phase II of this project. This is the last phase of development.

Chair Tralle stated townhomes are close to the road.

Mr. Stoesz heard that Mr. DeGardner was doing an LED retrofit in that area. Staff confirmed that it got approved and all street lights in Woods Edge are retrofit.

Mr. Laden asked for clarification on the park. Mr. Grochala confirmed that the park will be city maintained but on county land. There is no name for the park at this point.

Mr. Stimpson asked if there has been any input from the YMCA about the park. Mr. Grochala stated that the YMCA has been informed about the park and they will be included as the park planning process starts.

Mr. Stoesz asked if there is any dedicated parking for the park. Mr. Grochala confirmed that there will not be dedicated parking

Mr. Evenson made a MOTION to recommend approval of Woods Edge 2<sup>nd</sup> Addition Final Plat. Motion was supported by Mr. Masonick. Motion carried 5-0. (Tralle and Root abstained)

## **VI. DISCUSSION ITEMS**

### **A. Project Update**

- Distribution Center paint color changes. Changed out gold color for teal accent color. Passed around color samples.

- Ron Mullenbach, DR Horton, stated the townhome model will be open soon for Woods Edge.
- We are getting ready to kick off the Comprehensive Plan process. Landform and WSB will be facilitating the process. Tentatively scheduled for May 15<sup>th</sup> is the All Board City Council meeting. The Planning and Zoning Board will be our primary steering committee. Mid-June is targeted for the first open house for residents. Chair Tralle asked how many meetings we will have. Mr. Grochala stated that Planning & Zoning Board meeting is scheduled for about 12 meeting, we will try to do it in concert with the already scheduled Planning & Zoning Board Meetings. Staff is not anticipating major changes to the Plan. It will be a much more direct and efficient process than last time.
- Mr. Stoesz asked if there is any activity at the 49/J property. Mr. Grochala stated that there is not any activity.
- Mattamy Homes is requesting a final plat extension request from the City Council. Staff anticipates a new developer within the next month – same development plan with perhaps some minor tweaks.

## **VII. ADJOURNMENT**

Mr. Laden made a MOTION to adjourn the meeting at 7:04 p.m. Motion was supported by Mr. Evenson. Motion carried 5-0. (Tralle and Root abstained)

Respectfully submitted,

Mara Strand  
Community Development Assistant

**PLANNING & ZONING BOARD  
AGENDA ITEM 5A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: May 10, 2017

REQUEST: Chavez Preserve  
1. Variances  
2. Final Plat

CASE NUMBER: VR2017-001  
FP2017-005

APPLICANT: Royal Oaks Realty, Inc.  
Attn: Marcel Eibensteiner  
1000 County Road E West  
Shoreview, MN 55126

REVIEW DEADLINE:

Complete Application Date:	April 18, 2017
60-Day Review Deadline:	June 17, 2017
120-Day Review Deadline:	August 16, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	May 10, 2017
Planning & Zoning Board Meeting:	June 14, 2017
City Council Work Session:	TBD
Tentative City Council Meeting:	July 10, 2017

**BACKGROUND**

The applicant submitted a land use application for two (2) variances and final plat for Chavez Preserve. The proposed development is a 6 lot single family residential subdivision. It contains 1 existing parcel (177 White Pine Road) that is approximately 2.18 gross acres.

**RECOMMENDATION**

Staff is tabling this item until the June 14, 2017 Planning & Zoning Board meeting to allow additional time to review the revised preliminary plat, final plat and civil plans.

**ATTACHMENTS**

None



**PLANNING & ZONING BOARD  
AGENDA ITEM 5B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: May 10, 2017

REQUEST: PUD Concept Plan Review  
Lake Amelia Vistas

CASE NUMBER: PC2017-001

APPLICANT: TJB Homes, Inc.  
Attn: Tom Budzynski  
9100 Baltimore Street NE  
Blaine, MN 55449

OWNERS: John & Patricia Commers and Jerry Bauer  
11841 Flanders Circle NE  
Blaine, MN 55449

REVIEW DEADLINE:

Complete Application Date:	March 27, 2017
60-Day Review Deadline:	May 26, 2017
60-Day Extension:	July 25, 2017
Environmental Board Meeting:	April 26, 2017
Park Board Meeting:	May 15, 2017
Planning & Zoning Board Meeting:	May 10, 2017
Tentative City Council Work Session:	June 5, 2017
Tentative City Council Meeting:	June 12, 2017

**BACKGROUND**

The applicant submitted a land use application for PUD Concept Plan and Comprehensive Plan Amendment. The proposed development is a master planned residential community located along CSAH 54/20<sup>th</sup> Avenue just east of Amelia Lake. The site contains 2 parcels totaling approximately 40 gross acres and consists of the following residential density mix:

<b>Residential Type</b>	<b># of Buildings</b>	<b># Units per Building</b>	<b>Total # of Housing Units</b>
Market Rate Apartments	8	24	192
Twin Homes	10	2	20
Senior Assisted-Living Facilities	2	120	240
		<b>Total</b>	<b>452</b>

The proposed comprehensive plan amendment is for the following:

- Amend Future Land Use Map from Urban Reserve to High Density Residential (HDR)
- Amend the Utility Staging Map from Stage 3 to Stage 1B (2015-2020)

Staff has met with the property owners, John and Patricia Commers and Gerald Bauer, several times over the past few years regarding development of their property. At the November 2, 2015 Council Work Session, the owners presented Council with a different residential concept sketch. Per the Work Session Staff Report, staff expressed the following concerns:

- Public utilities including sanitary sewer and water are not currently available to support the development.
- There is enough land currently guided for development, with utilities available, to meet existing housing needs within the City.

These concerns still exist and will be further discussed throughout this staff report.

Future land use applications may include:

- Rezone property from R-X, Rural Executive to PUD, Planned Unit Development
- PUD Development Stage Plan/Preliminary Plat
- PUD Final Plan/Final Plat

The following staff report is based on the following information:

10/11/2016: Certificate of Survey, prepared by Acre Land Surveying  
03/27/2017: Technical Memorandum, prepared by Civil Methods, Inc.  
10/12/016: Geotechnical Explorations, prepared by Independent Testing Technologies  
10/12/2016: Wetland Delineation Report, prepared by Midwest Natural Resources  
12/23/2014: Feasibility Report Draft, prepared by TKDA  
01/25/2015: Market Assessment, prepared by Maxfield Research & Consulting

## **ANALYSIS**

### **Existing Site Conditions**

The 40 acre site is currently vacant, natural open space. Per the MLCCS, land cover includes cattail marsh, deciduous woodlands, oak forest and tall grasslands. It is in the shoreland district of Amelia Lake. Topography contour elevations range from 908.1 OHWL to 930 along CSAH 54 and from 900 on the south end to 950 on the north end. The applicant has submitted an Existing Slopes and Hydrology sheet indicating some slopes exceeding 20% on site. No development is proposed in these areas. The property width tapers from approximately 1,000 feet (north) to 200 feet (south). The property length along CSAH 54 is approximately 3,000 feet. A 66 foot wide utility transmission easement with overhead power lines bisects the parcel north to south.

### **General Site Plan**

The mix of residential buildings (8 market rate apartments, 10 twin homes buildings and 2 senior assisted living apartments) are located throughout the site. A clubhouse and pool are also proposed. The senior assisted-living apartments are centrally located and the twin homes are located on the north half. The market rate apartments are dispersed throughout the site. Two (2) public roads provide to ingress/egress to the site from CSAH 54/20<sup>th</sup> Avenue. These public roads cul de sac and internal 24' wide private roads access the individual buildings. Pedestrian connectivity is provided throughout the development via sidewalks. A linear public park and trail are proposed adjacent to the lake. The development appears to make a conscientious effort to preserve the natural resources by minimizing wetland impacts, providing wetland buffers, protecting significant trees and maintaining the shoreland setback.

### **Land Use and Housing Density**

Per the 2030 Future Land Use Map, the site is guided Urban Reserve. The purpose of the Urban Reserve area is to preserve land for post-2030 urban development. To promote an efficient future development pattern in this area, land use prior to year 2030 in the Urban Reserve area shall be limited to agriculture related uses and single family residential limited to one unit per 10 acres.

A Comprehensive Plan Amendment would be required to re-guide the land use to allow for higher density. In determining the appropriate land use and density, staff analyzed the site's gross area and buildable land.

Per Section 1007.001 Rules and Definitions:

**DENSITY.** The number of families, individuals, dwelling units, or housing structures per unit of land. In this Ordinance, net density shall mean number of dwelling units per acre of buildable land. Gross density shall mean number of units per acre of the total subject property.

**BUILDABLE LAND, CONTIGUOUS.** Land area occurring within the property lines of a parcel or lot excluding wetlands and/or water bodies.

Applying these definitions, the following are the gross and net densities based on the proposed 452 unit development:

<b>PROPOSED DENSITY</b>	
<b>Gross Area (acres)</b>	<b>40.85</b>
Wetlands & Water Bodies	(4.79)
<b>Net Area (acres)</b>	<b>36.06</b>
# of Units	452
<b>Gross Density (units/acre)</b>	<b>11.06</b>
<b>Net Density (units/acre)</b>	<b>12.54</b>

The proposed Lake Amelia Vistas net density is 12.54 units per acre. Per the 2030 Comprehensive Plan, Medium Density Residential (MDR) allows for 4.0 to 5.9 units per net acre and High Density Residential (HDR) allows for 6.0 to 10 units per net acre. The proposed 12.54 units per net acre exceed both allowed MDR and HDR densities.

When considering a land use amendment for Urban Reserve parcels, staff would typically refer to the City’s Full Build Out Future Land Use Map. Per this full build map, the site is guided for low density sewerred residential development that would allow for 1.6 to 3.9 units per net acre. The proposed development exceeds these density standards.

If the City were to consider re-guiding the land use to High Density Residential to allow for 10 units per net acre, the site could potentially allow a total of 361 housing units.

<b>HIGH DENSITY RESIDENTIAL</b>	
<b>Gross Area (acres)</b>	<b>40.85</b>
Wetlands & Water Bodies	(4.79)
<b>Net Area (acres)</b>	<b>36.06</b>
# of Units	361
<b>Gross Density (units/acre)</b>	<b>8.83</b>
<b>Net Density (units/acre)</b>	<b>10.00</b>

Per page 3-16 of the 2030 Comprehensive Plan,

“The City may offer a density bonus if a development project includes elements that meet the City’s goals, supporting the public values expressed in the goals and policies. A project might be allowed to exceed the land use category’s density for providing affordable or life-cycle housing that would not be provided without the incentive. A project that is designed to avoid valued natural features, or that includes a management plan for restoration of a resource, might also qualify for a density bonus.”

Comments:

1. The City would need to evaluate if a density bonus is warranted to allow for the proposed 452 housing units.

It should also be noted that these densities should not be confused with Met Council’s formulas used for calculating post-development density that also subtracts out arterial right-of-way, public parks and conservation easements.

### **Rezoning**

The property is currently zoned R-X, Rural Executive and would require rezoning to PUD-Planned Unit Development. The PUD provides flexibility from the strict standards of the City ordinances to allow for a master planned residential community.

Lake Amelia Vistas compliments the purpose and intent of the PUD district by encouraging:

- Innovations in development that address growing demands for all styles of economic expansion, greater variety in type, design, architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.
- The preservation and enhancement of desirable site characteristics such as existing vegetation, natural topography and geologic features and the prevention of soil erosion.
- An efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

### **Zoning and Land Use**

<b>Current Zoning</b>	R-X, Rural Executive
<b>Current Land Use</b>	Vacant Rural Residential
<b>Future Land Use</b>	Urban Reserve
<b>Utility Staging Area</b>	Post 2030

**Surrounding Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use</b>
North	R-X, Rural Executive	Agricultural	Urban Reserve
South	R-X, Rural Executive	Agricultural	Permanent Rural
East	R-X, Rural Executive	CSAH 54/20 <sup>th</sup> Avenue Rural Residential	Urban Reserve
West	R-X, Rural Executive	Amelia Lake	Amelia Lake

It should be noted the property to the south is guided Permanent Rural and is not ever intended to be developed.

**Building Design Standards**

More information is required regarding the proposed building design standards. The renderings indicate 3 story (30’-35’ height) market rate and senior assisted-living buildings. All housing units shall meet the minimum building design and height standards.

**Subdivision Ordinance**

*Blocks and Lots*

The concept plan generically defines blocks and lots. These will be reviewed in more detail with a preliminary plat.

Comments:

1. Lots shall not extend into the delineated wetland and potentially not into the conservation easement.
2. The total development area shall be included on the Certificate of Survey.

*Streets and Alleys*

CSAH 54/20<sup>th</sup> Avenue is a minor arterial (“A” minor reliever) road. It is a rural undivided 2-lane highway. Per the Comprehensive Plan along this roadway section, existing traffic volume is 2,000 to 4,999 ADT and 2030 traffic forecasts are 10,001 to 20,000. Capacity is 15,000 ADT.

Per the applicant’s technical memo, the development proposes a traffic increase of 2,228 ADT. This would be within the existing roadway capacity.

Two public road access points (cul de sacs) are proposed along CSAH54/20<sup>th</sup> Avenue. Private roads extend from the cul de sacs to internally serve the development.

Comments:

1. Comments from the WSB City Engineer memo dated May 3, 2017 shall be addressed.
2. Comments from Anoka County Highway Transportation Division letter dated April 24, 2017 shall be addressed.
3. A traffic study shall be required.
4. Cross sections will be required for each type of street section that identifies street width, sidewalks, trails, boulevard widths, street tree plantings and utility services.
  - o Sidewalks shall be 5 feet wide.
  - o Trails shall be 8.5 feet wide (10 feet wide if regional trail)
5. CSAH 54 right of way shall be a minimum of 60 feet.
  - o Additional 5 feet of right of way is required.
6. Public access to the parcel on the northwest corner (PID #35-31-22-12-0001) of the development shall be provided for future development.
7. The distance from the existing driveway at 6351 20<sup>th</sup> Avenue and the proposed north access shall be analyzed.
8. Traffic control needs at the intersection of CSAH 54/20<sup>th</sup> Avenue, CR J/Ash Street and I-94 SB ramp shall be analyzed.
9. More connectivity with the private road system shall be made to avoid long cul de sacs, etc.

*Easements*

Drainage and utility easements will be reviewed in more detail upon preliminary plat. A 66 foot wide private UPA utility transmission easement extends north-south across the site. It does not appear any building or facilities are located within the easement.

Comments:

1. Standard drainage and utility easements at least 10 feet wide shall be provided along all lot lines.
2. Drainage and utility easements shall also be dedicated over stormwater management facilities.
3. Conservation easements shall be required over wetlands, greenway corridors and potentially the shoreland setback buffer.

*Stormwater Management and Erosion and Sediment Control*

The concept plan depicts 3 stormwater treatment ponds. The hydrologic characteristics of the soils range from moderately permeable Type B in upland areas, to low-permeability Type C and D in the low areas. Runoff will be retained onsite in a series of rain gardens while larger event runoff will be managed with detention basins as needed.

Comments:

1. The site is subject to VLAWMO stormwater and erosion control regulations.
2. A stormwater management plan and erosion and sediment control plan in accordance with City Ordinance Chapter 1011 shall be required.

*Utilities*

Public water, sanitary and storm sewer utilities are required to serve the development.

Sanitary Sewer

An 8” sanitary sewer main and manhole exist on the south side of CR J approximately halfway between Centerville Road and I-35E. The subject site is in Utility Staging Area 3 (Post 2030). Development around Amelia Lake is staged in a “clockwise” manner starting on the west side. The subject site is intended to be the last stage of development.

The subject site is located in Sanitary Sewer District 4 (Sub-district 4C) and is ultimately served by White Bear Township. The area south of Amelia Lake is a “No Service Area” and will not benefit from utilities. Per Table 7-6 of the Sanitary Sewer Plan, projected 2030 flows in Sub-district 4C are 0.00. No development is anticipated in this district prior to 2030. Per Table 7-7, Ultimate Development (based on full build low density residential development) flows in 4C are 0.027 MGD. This equals approximately 99 REU (residential equivalent units) with one (1) REU = 274 gpd. The proposed 452 unit development far exceeds the anticipated development in this area. Further analysis is required to determine the impacts of this development on District 4 and White Bear Township.

Watermain

Watermain service to this development is proposed from White Bear Township by an existing 8” watermain on the south side of CR J. The City of Lino Lakes Future Water Supply System Plan indicates the subject site to be served by the City of Lino Lakes by a 12” watermain extending from Birch Street south along CSAH 54 to the development.

Feasibility Report

A draft Feasibility Report for Lake Amelia Utility Extension was prepared by TKDA for White Bear Township in December 2014 specifically for this development. The following is a summary of the draft report and technical memo:

- Existing 8” gravity sewer on the south side of County Road J contains adequate capacity for up to 300 residential units
- Current plan contains 452 units
  - 240 of the units are to be assisted living units and are considered 1/3 of a residential equivalency unit (REU)
  - Therefore, the concept plan proposes a total of 302 REUs



- New lift station at the southern end of the property is required
- Roughly 2,000 feet of force main
- Proposed watermain to the project site will be a dead-end 8” line, as providing a looped system will not be feasible due to cost and site limitations.
- Cost of approximately \$750,000 to design and construct the utility connections and lift station, an estimate that remains valid.

Per the Growth Management Policy of the Comprehensive Plan (page 3-26), the following criteria will be used to determine if the city should allow a specific development project to occur early in a ten-year staging area, or five-year phase within a staging area, prior to the timing indicated on the staging plan.

- a. The proposed development must be located within both the current and the next ten-year staging area, or five-year phase, or located adjacent to the current staging area.

*The proposed development is in the Stage 3 (Post 2030) Planned Service Area. The City is currently in Stage 1B (2015-2020) and therefore, does not meet this criteria.*

- b. The proposed development must be master planned. Small, piecemeal developments do not justify redefining the ten-year staging area, or five-year phase.

*The proposed development is master planned.*

- c. The proposed, master planned project must provide discernable public values.

*The proposed, master planned project provides discernable public values such as preserving open space, trails and life-cycle housing.*

- d. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development.

*Further analysis is needed to determine if adequate infrastructure such as sanitary, water and transportation is available to support the development.*

- e. There must be a commitment that the development will pay its proportionate share of infrastructure improvement costs associated with development.

*The developer shall be required to pay its proportionate share of the infrastructure improvements.*

Comments:

1. The proposed development does not meet the criteria of a comprehensive plan amendment.
2. A final (non-draft) Feasibility Report is required.

3. Further analysis is required to determine the impacts of this development on Sanitary District 4 and White Bear Township.
4. The subject site shall be served by City of Lino Lakes municipal water supply.
5. The City needs to seriously analyze the cost efficiency and benefit of extending public utilities to the site.
6. A Joint Powers Agreement between Lino Lakes and White Bear Township would be required for sanitary sewer service.

### *Public Land Dedication*

The concept plan indicates a public trail along the lake which is consistent with the City's Park, Greenway and Trail System Plan. No future neighborhood park is identified per the City's plan. The City will require cash in lieu of land dedication. Trail construction costs may be credited from the total payment in lieu.

The City Park Board will review the concept plan on May 15, 2017 and provide comments.

The Anoka County's Chain of Lakes-Otter Lake Regional Trail Master Plan also indicates a regional trail along CSAH 54 throughout this site. If this development were to proceed, the City and County would work together on their respective trail plans.

Per the Anoka County Park Planner email comments dated April 21, 2017:

- The County's Chain of Lakes – Otter Lake Regional Trail is currently proposed to follow along CSAH 54 through the parcels the proposed project is contained within and according to the concept plan, the Developer has proposed a trail along Lake Amelia.
- The Parks and Recreation Department supports either alignment for the regional trail, but, it should be noted that a change the regional trail's current alignment (from along CSAH 54 to along Lake Amelia) would require a master plan amendment, which must be approved by the City, County and Metropolitan Council, before the County could participate in a cost sharing agreement with the City for the regional trail. The process for a master plan amendment can take up to 12 months.
- If rerouting the trail along Lake Amelia is the direction the City intends to go, the County asks that the City consider requiring the trail to be 10' wide with a 2' clear zone on each side of the trail, which is the County's typical standard for regional trails.

### *Required Screening, Landscaping and Buffer Yards*

The survey indicates several significant trees on the site. The trees within the shoreland setback will be preserved. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two family lots. Townhomes and multi-family properties

require 1 tree per 70 feet of linear feet of road frontage. Open areas shall be landscaped. Landscape screening and buffers shall be installed along CSAH 54/20<sup>th</sup> Avenue.

Comments:

1. The landscape plans shall comply with Section 1007.043 (17), Required Screening, Landscaping and Buffer Yards of the zoning ordinance.
2. Noise mitigation techniques and berms along CSAH 54/20<sup>th</sup> Avenue Road will be required at the time of development.

## **Comprehensive Plan**

### *Resource Management System*

The Resource Management System Plan identifies the following needs in the area:

- Designated Bike Route along CSAH 54/20<sup>th</sup> Avenue
- Proposed trail along Amelia Lake
- Greenway system

The concept plan indicates a public trail along the lake through the greenway system which is consistent with the Resource Management System Plan.

Comments:

1. Conservation easements shall be required to protect the greenway corridor.

### *Land Use Plan*

As discussed previously, the 2030 Future Land Use Map guides the site as Urban Reserve. The Full Build Out Future Land Use Map guides the site for low density sewered residential development. The proposed 12.54 units per net acre exceed allowed High Density Residential (HDR) densities.

Comments:

1. The proposed development is not consistent with the Comprehensive plan for land use density.

### *Housing Plan*

Goals of the Housing Plan are:

- **Goal 3:** Ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities.

- **Goal 5:** Improve availability of affordable and life-cycle housing.
- **Goal 6:** Enhance opportunities for senior housing.

The proposed development is consistent with the goals of the Housing Plan by providing life-cycle and senior housing. Trail corridors and sidewalks shall provide access to natural amenities and commercial nodes.

#### *Economic Development Plan*

The proposed residential development does not negatively impact the Economic Development Plan.

#### *Transportation Plan*

Goals of the Transportation Plan are:

- **Goal 1:** Plan for and achieve required street improvements and connectivity throughout the City of Lino Lakes.
- **Goal 2:** Ensure that streets and roads are as safe as possible.
- **Goal 3:** Improve traffic flow despite increase in traffic numbers.
- **Goal 4:** Ensure that local streets are maintained (or reconstructed to) an acceptable level.
- **Goal 5:** Reduce unnecessary traffic on Lino Lakes' streets and roads.
- **Goal 6:** Promote alternative transportation such as bicycling, walking, transit and rail.
- **Goal 7:** Maintain and coordinate the transportation system with adjacent communities, Anoka County, Washington County, Metropolitan Council and Mn/DOT.

The proposed development is consistent with the Transportation Plan by incorporating sidewalks and trails and connecting public access to CSAH 54/20<sup>th</sup> Avenue; however, a traffic study is required to determine level of service criteria and traffic flows to ensure the roads are safe.

Comments:

1. Traffic control needs at the intersection of CSAH 54/20th Avenue, CR J/Ash Street and I-94 SB ramp shall be analyzed.
2. See addition comments above under Streets and Alleys.

#### *Sanitary Sewer Plan*

Goals of the Sanitary Sewer Plan are:

- **Goal 1:** Identify, protect and preserve the desirable natural areas and ecological and aquatic resources of the community.

- **Goal 2:** Initiate and continue vigorous collaborations and programs to address, restore, and preserve the water quality of the regions lakes, wetlands and other aquatic assets.
- **Goal 3:** Ensure that well-planned, quality residential, commercial, industrial and institutional development to accommodate the City's projected growth needs occurs in a manner that also conserves and enhances the city's natural resources and amenities.
- **Goal 4:** Identify and work cooperatively with the state and other local government entities to develop approaches for addressing potential ecological challenges and threats that could adversely affect Lino Lakes.
- **Goal 5:** Maintain the City's residents and businesses with an affordable and safe sanitary sewer system.

The subject site is in Utility Staging Area 3 (Post 2030). Development around Amelia Lake is staged in a “clockwise” manner starting on the west side. The subject site is intended to be the last stage of development.

The proposed development is not consistent with the Sanitary Sewer Plan in regards to the utility staging areas.

#### *Water Supply System Plan*

Goals of the Water Supply System Plan are:

- **Goal 1:** Provide the City's residents and businesses with affordable potable water that is safe and of high quality for daily consumption and fire demand.

Public water main shall be required to service the development. The proposed development is not consistent with the Future Water Supply System Plan which indicates this area to be served by the City of Lino Lakes by a 12” watermain extending from Birch Street south along CSAH 54 to the development.

#### *Community Facilities Plan*

The only community facilities proposed with the development are possible trails.

#### *Planning Districts*

The development is located in Planning District 4. Overall recommendations include:

- Work with White Bear Township to create Joint Powers Agreements for municipal utility service.
- Pursue a full interchange at I-35E and County Road J (Ash Street).

- Work with Anoka County and Ramsey County to ensure appropriate access management on County Road J (Ash Street).

**Comprehensive Plan Amendment**

The applicant has requested a comprehensive plan amendment for the following:

- Amend Future Land Use Map from Urban Reserve to High Density Residential (HDR)
- Amend the Utility Staging Map from Stage 3 to Stage 1B (2015-2020)

The Planning & Zoning Board will hold a public hearing on June 14, 2017 regarding the comprehensive plan amendment.

**Environmental Review Record**

Per EQB Environmental Review Rules, the following formula is used for development proposing a mixture of residential attached and unattached units:

$S = A/B + C/D$		
A = # of unattached units	<b>20</b>	twinhomes (10 buildings x 2 units each)
B = applicable unattached unit threshold	250	
C = # of attached units	<b>432</b>	240 senior apts + 192 market rate apts
D = applicable attached unit threshold	375	
If S equals or exceeds 1.0, review is required.	<b>1.232</b>	<b>&gt; 1; THEREFORE EAW REQUIRED</b>

The proposed development requires a Mandatory Environmental Assessment Worksheet (EAW).

**Wetlands**

A Wetland Delineation Report was completed in October 2016 by MNR, Midwest Natural Resources. The report indicates 5 wetlands including the fringe of Amelia Lake on the subject site. The concept plan appears to minimally impact the wetlands. The technical memo notes VLAWMO requires wetland buffers ranging from 26 feet to 38 feet in width.

Comments:

1. Wetland buffers and conservation easements consistent with the Lino Lakes Comprehensive Wetland Protection and Management Plan and Rice Creek Watershed District Rule F (e.g. 50 foot buffers) shall be required.

### **Floodplain**

The 2015 FEMA Digital Flood Insurance Rating Map (DFIRM) indicates Zone AE flood plain on the subject site, mostly along the shoreline of Amelia Lake. The Base Flood Elevation is 910.20. The floodplain appears to be within the shore impact zone and will not be impacted.

Comments:

1. The floodplain BFE line shall be shown on the plans.

### **Shoreland District**

The subject site is located within the Shoreland Management Overlay District of Amelia Lake. This lake has been established as a natural environment lake by the DNR. The regulations of Chapter 1102, specifically Section 1102.13 Shoreland Planned Unit Development (PUD), will apply to this development. Key regulations include:

- Impervious surface coverage must not exceed 35%
- Maximum allowed structure height is 36 feet
- Property owners association is required
- Deed restrictions preserving 50% open space are required
- Access to public sanitary sewer and water
- 200 foot setback from OHWL
- Structures must be treated to reduce visibility as viewed from public water

When the City amended the Shoreland Management Ordinance in 1995, it replaced the complicated DNR tiering density calculations with lot area per unit requirements. The current shoreland ordinance requires 5,000 s.f. per unit for townhomes and 2,900 s.f. per unit for apartments. Per the applicant's Technical Memo, this yields a potential for 513 units (20 townhome + 493 apartments). However, the shoreland ordinance states that where the requirements of the underlying zoning district are more restrictive, the more restrictive standards shall apply. If the property were to be re-guided to High Density and rezoned to R-4, High Density Residential, the allowed density (6.0 to 10.0 units per net acre) would yield 361 units.

The proposed development shows a 150 foot OHWL setback, preserves 59% open space, creates impervious surface of 27.5% and proposes building heights to 30-35 feet.

Comments:

1. The setback from the OHWL shall be revised to 200 feet per Shoreland PUD requirements.
2. Building architecture and exterior materials will require further review.

**Housing Study**

Maxfield Research and Consulting prepared an Initial Market Assessment Report in January 2015 to evaluate the potential to develop a market rate rental housing and service based senior living community on the 40 acre site. The Primary Market Area (PMA) includes that portion of Lino Lakes southeast of I-35W, the City of Hugo and portions of North Oaks, Shoreview, White Bear Lake and Vadnais Heights.

The following chart provides Maxfield’s recommendation of 316 total housing units based on PMA demographics, growth and the existing competitive market and a comparison to the proposed Lake Amelia Vistas 452 total housing units.

<b>Product Type</b>	<b>Maxfield Study Total Units</b>	<b>Proposed Development Total Units</b>
Apartment (detached garages)	50	
Apartment (underground parking)	80	
<b>Total Market Rate Apartments</b>	<b>130</b>	<b>192</b>
<b>Total Rental Townhomes</b>	<b>50</b>	<b>20</b>
Independent Living	74	
Assisted Living	38	
Memory Care	24	
<b>Total Senior Assisted-Living Facilities</b>	<b>136</b>	<b>240</b>
<b>Total</b>	<b>316</b>	<b>452</b>

The Lake Amelia Vistas development proposes 136 more housing units than the Maxfield study suggests.

When analyzing the 2030 Future Land Use Map and the portion of Lino Lakes within Maxfield’s PMA, there are over 350 acres of land currently guided for medium, high or mixed use with utilities available by 2030, to meet the City’s existing housing needs. In March 2016, the City reviewed a PUD Concept Plan for a 206 unit mixed residential development from North Oaks Company, LLC for their 46 acre parcel at the intersection



CR J/Ash Street and CSAH 21/Centerville Road. This development is in the current 1A (2008-2015) utility staging area (the start of the clockwise development around Amelia Lake) and guided appropriately for density.

Comments:

1. The applicant shall explain the need for 136 more housing units.
2. The City currently has enough land guided and within the utility staging area for medium to high density development.

### **Growth Management Policy**

Per the Comprehensive Plan (page 3-27), an annual average of 230 units per year over each 5 year phasing period not to exceed 345 units in any 1 year is allowed. At the end of the 5 year phasing period unallocated units will be averaged out over the next 5 years.

Additionally, the establishment of staged growth areas, including the urban reserve, is a key component of the City's growth management strategy. Adding additional land for development purposes runs counter to that strategy.

Comments:

1. A phasing plan shall be required.

### **PUD Development Stage Plan/Preliminary Plat**

The City's review and comments on the concept plan's relation to the Comprehensive Plan and development regulations does not grant any rights to the applicant to develop the property as depicted by the concept plan.

A land use application for PUD Development Stage Plan/Preliminary Plat shall be required.

### **Environmental Board Comments**

The Environment Board reviewed the concept plan on April 26, 2017. See attached memo. General comments include:

- EAW required
- Shoreland District requirements
  - Visibility of structures
  - Setbacks
  - Vegetation protection
  - Conservation easements
- VLAWMO requirements
- Regionally significant ecological area

- Gravel pit safety concerns
- Tree preservation
- Drinking Water Service Management Area (DWSMA)

### **Premature Subdivision**

Section 1001.013 Premature Subdivision states that any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council:

- (a) Consistency with the Comprehensive Plan.

*Whereas the proposed development meets several goals of the City's Resource Management Plan and Housing Plan, it does not meet the goals of the Land Use, Sanitary and Water Plan.*

- (b) Consistency with infill policies.

*The proposed development is not with the current utility staging area.*

- (c) Roads or highways to serve the subdivision.

*A complete traffic study is required to determine the level of service along CSAH 54/20<sup>th</sup> Avenue especially at the intersection of CSAH 54/20th Avenue, CR J/Ash Street and I-94 SB ramp shall be analyzed.*

- (d) Water supply.

*The proposed development is not consistent with the Future Water Supply System Plan which indicates this area to be served by the City of Lino Lakes by a 12" watermain extending from Birch Street south along CSAH 54 to the development.*

- (e) Waste disposal systems.

*The proposed development is not consistent with the Sanitary Sewer Plan in regards to the utility staging areas.*

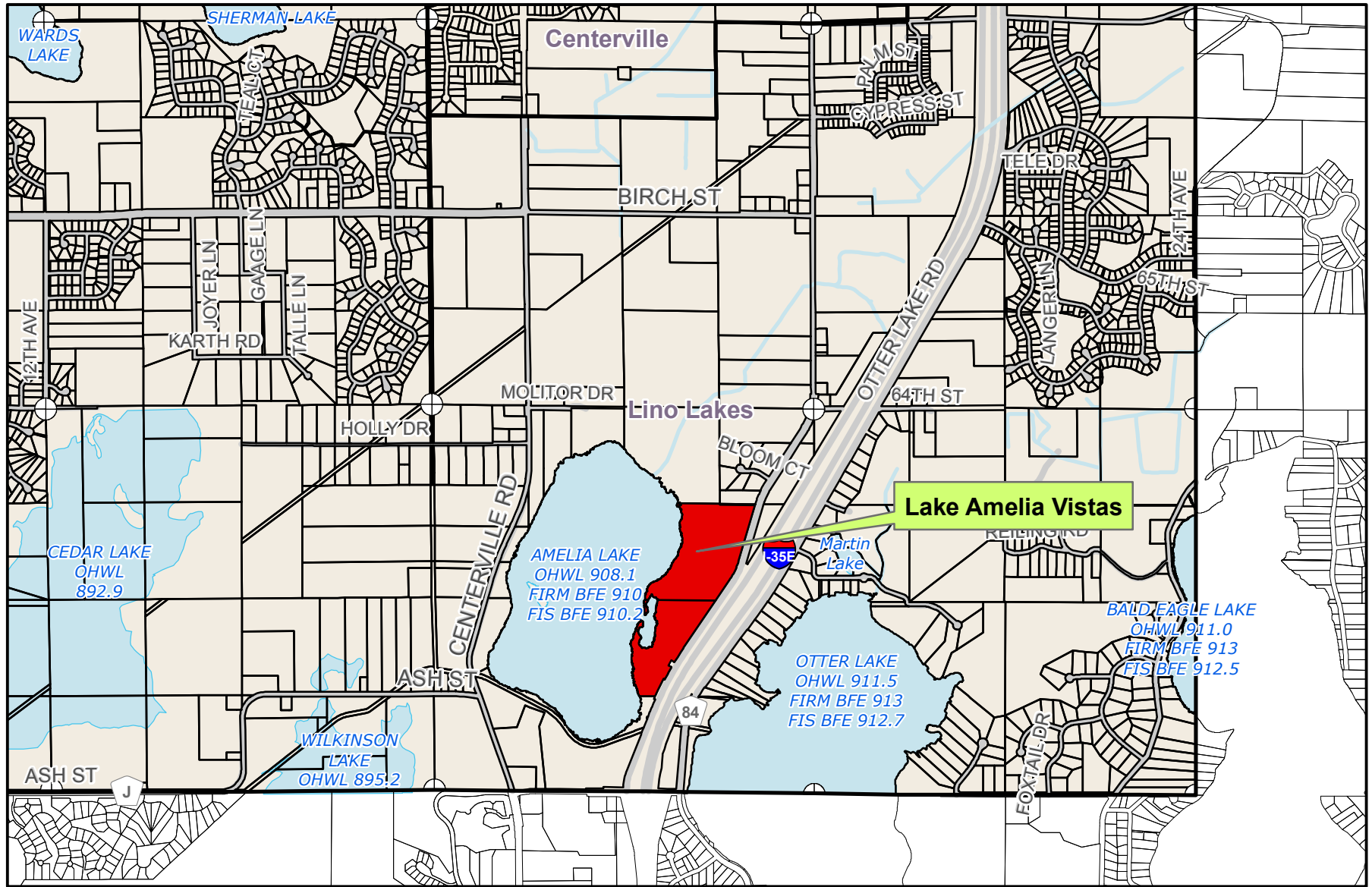
The concept plan fails to meet the above criteria and should be deemed premature.

### **RECOMMENDATION**

Staff acknowledges that the proposed development meets several goals of the City's Resource Management Plan and Housing Plan. However, it does not meet the goals of the Land Use, Sanitary and Water Plan and it does not meet the criteria of a comprehensive plan amendment. For the reasons stated above, the development should be deemed premature.

## **ATTACHMENTS**

1. Site Location Map
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Full Build Future Land Use Map
6. Utility Staging Area Map
7. Applicant Technical Memorandum dated March 27, 2017
8. Certificate of Survey, Existing Slopes & Hydrology and Trunk Utility Maps
9. Concept Plan
10. WSB City Engineer memo (To Follow)
11. Environmental Coordinator letter memo May 4, 2017
12. Anoka County Transportation Division letter dated April 24, 2017



# Site Location Map



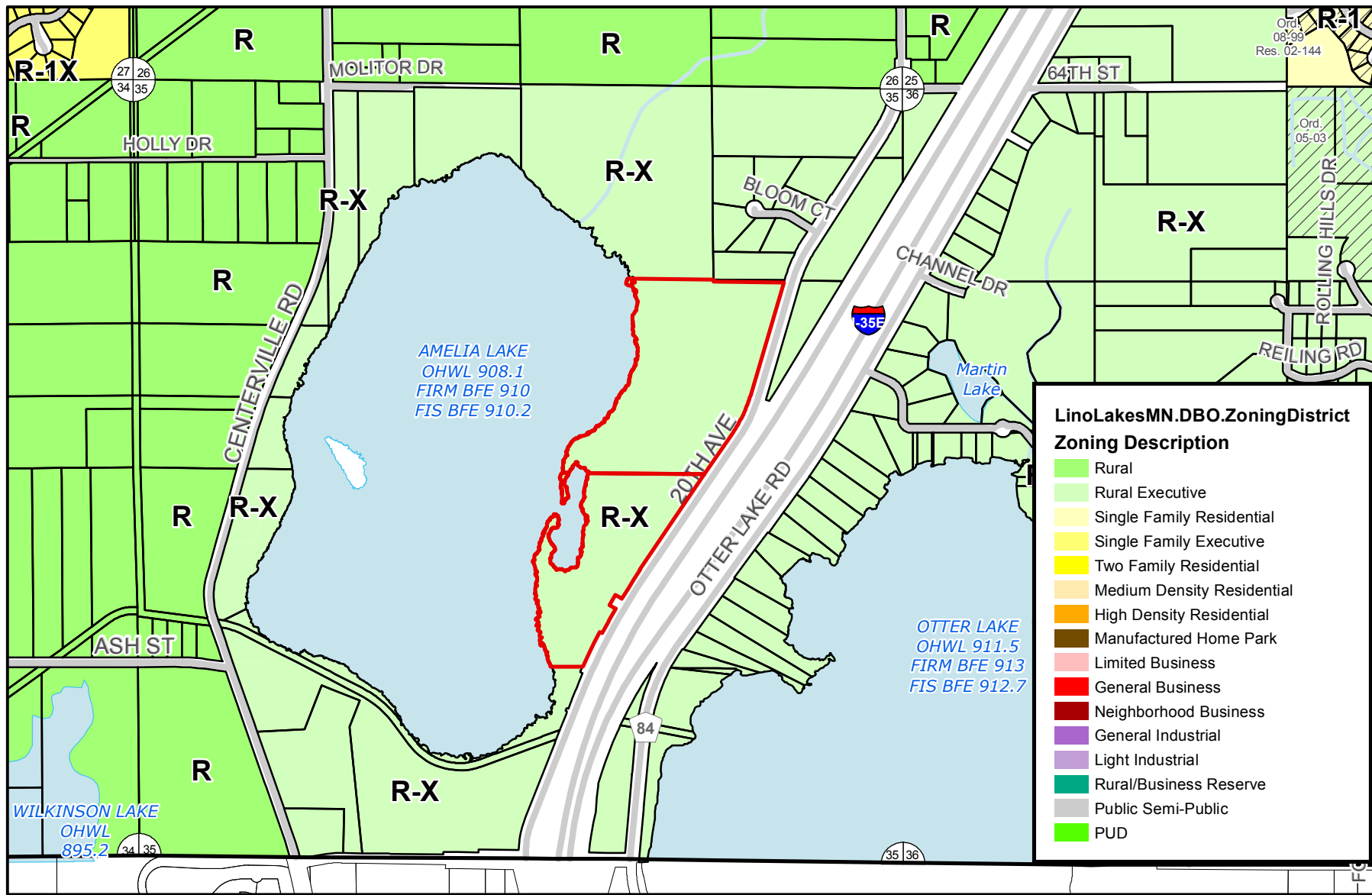
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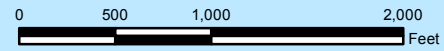
# Aerial Map Lake Amelia Vistas



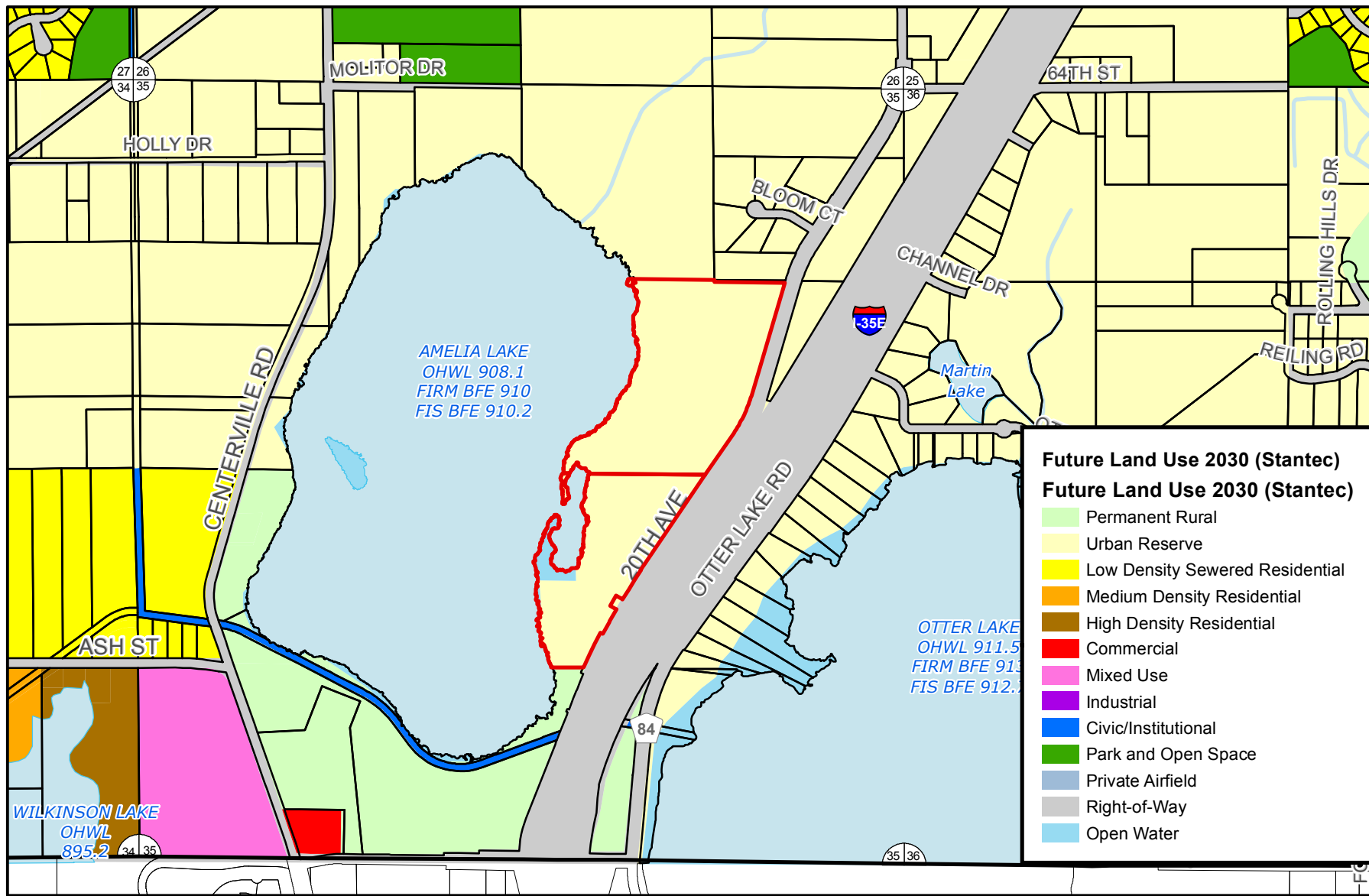
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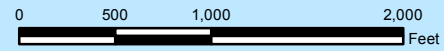
# Zoning Map Lake Ameila Vistas



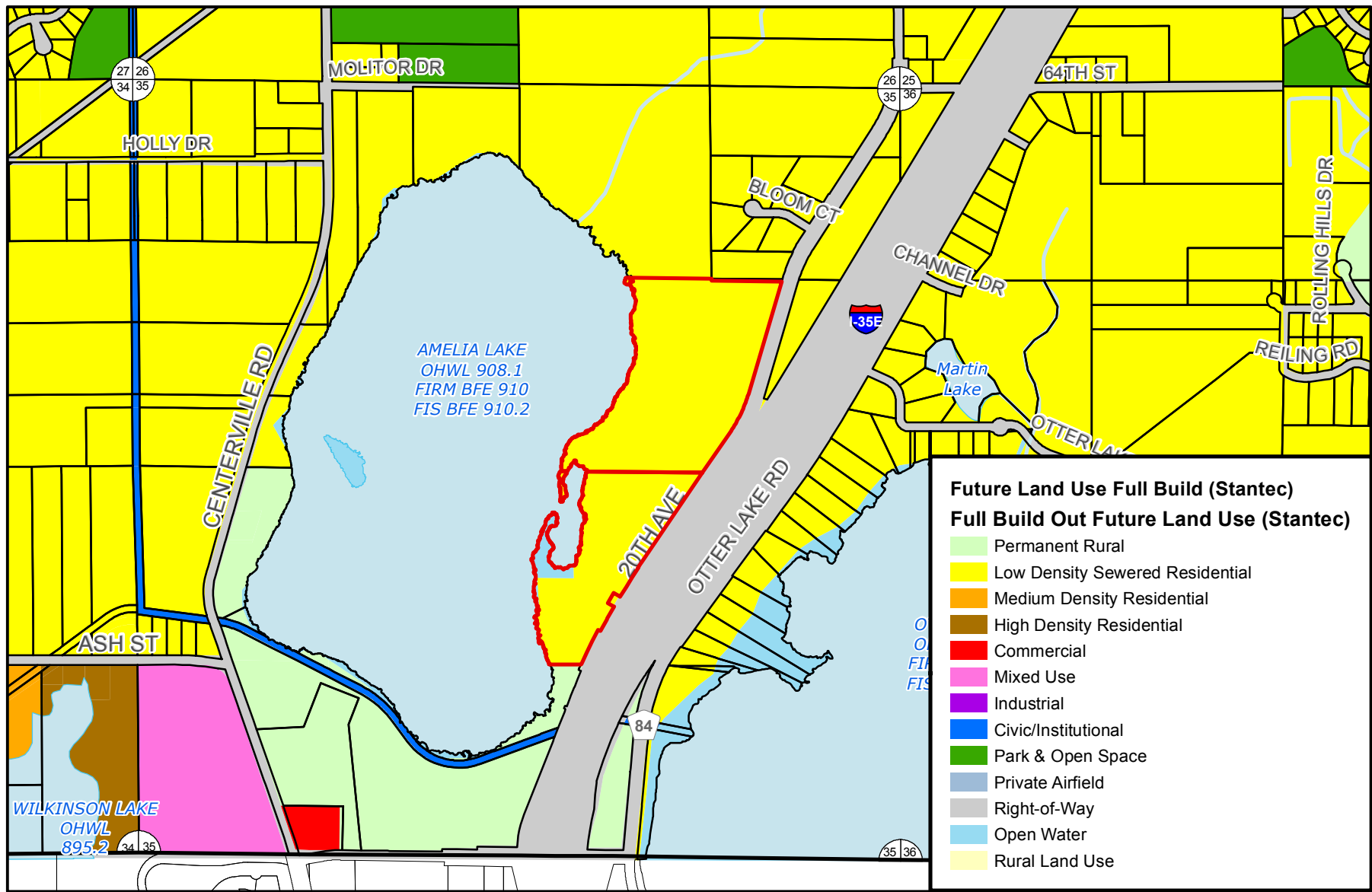
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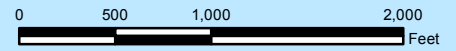
# Future Land Use Map Lake Ameila Vistas



Date: 5/3/2017

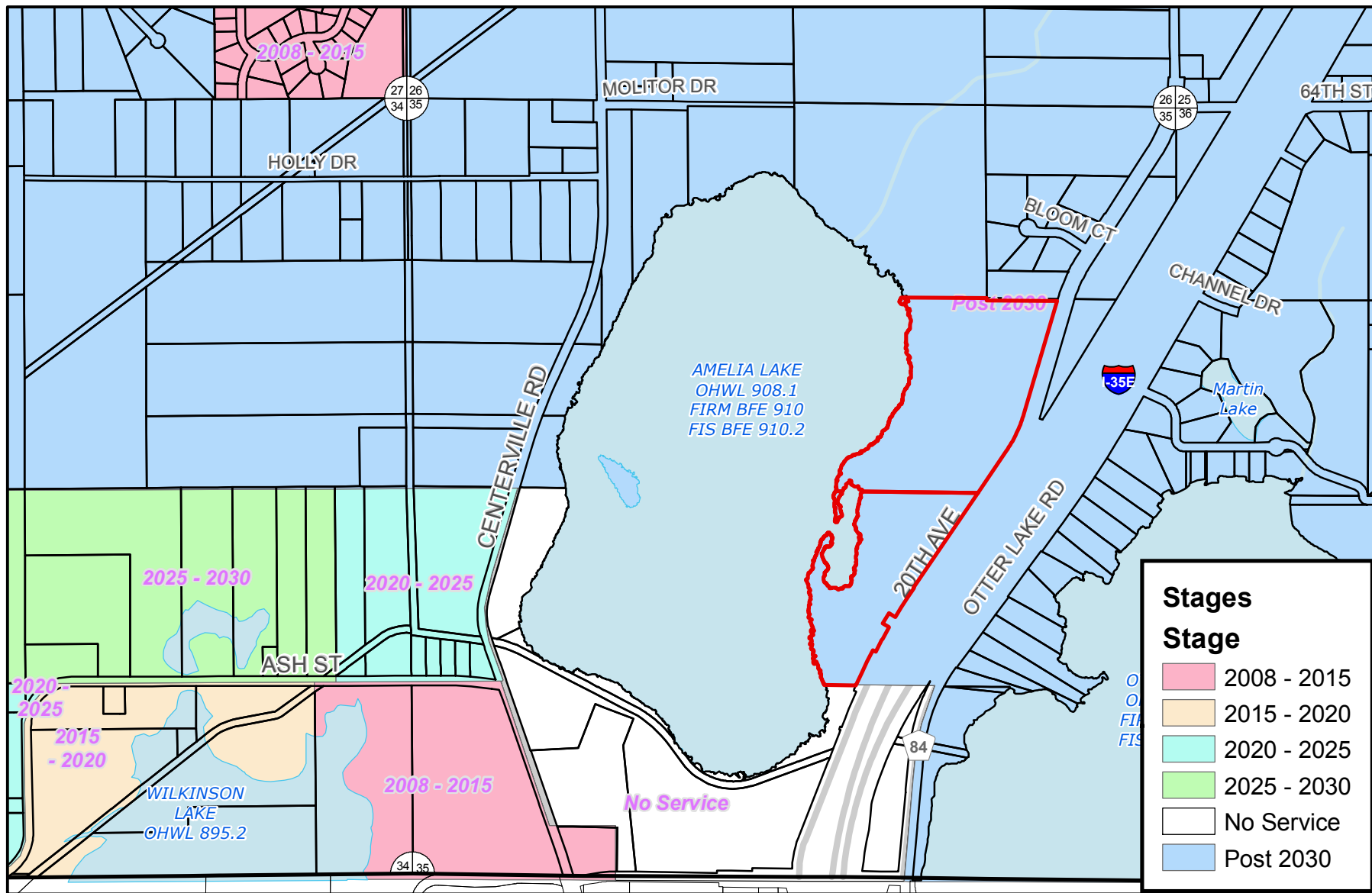


# Full Build FLUM Lake Ameila Vistas



Date: 5/3/2017





# Utility Staging Area Map Lake Ameila Vistas



Date: 5/3/2017

**TECHNICAL MEMORANDUM**

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**Date:** March 27, 2017  
**Subject:** Lake Amelia Vistas Development: Concept PUD Submittal and Comprehensive Plan Amendment Materials  
**Prepared For:** Tom Budzynski, TJB Homes, Inc.  
**Prepared By:** Dave Poggi, PE

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**1. Introduction**

This Technical Memorandum (including accompanying Attachments) provides the information required by the City of Lino Lakes "PUD Concept Plan" and "Concept Plan" Application Checklists, with regard to the Lake Amelia Vistas development project. The checklists, as well as the concept plan application and associated fees, have been submitted for review. The proposed project will also require a Comprehensive Plan Amendment (CPA), due to the associated proposed changes to zoning, sewer staging, etc., and additional related information is provided in the following sections.

**2. Inventory of Documents, Items Submitted, and Submittal Criteria**

A number of the line items in the checklists indicate specific items that must be submitted, or simply identify headings and general statements regarding the application. A code has been placed in the appropriate box indicating where the corresponding materials can be located (either M# to denote a memo section, or simply an Attachment number).

The following is a summary list of the included Attachments:

- A. Plan Sheets
  - i. S01: Certificate of Survey
  - ii. L01-L04: Layout and renderings
  - iii. C01: Waters, slope analysis and drainage patterns, soil borings
  - iv. C02: Utility connection
- B. Photos & Imagery
- C. Soil Investigation Report
- D. Wetland Delineation Report
- E. Utility Connection Feasibility Report
- F. Market Assessment Report
- G. Property Title

**3. General Location**

The proposed project is to be located on two properties along County Road 54, CSAH 54, adjacent and to the east side of Amelia Lake, in Lino Lakes, Minnesota. A Certificate of Survey, including a legal description of the property, has been completed for the project (**Sheet S01**).

**4. Project Team**

The following team members are involved with the PUD Concept plan submission. Anoka County tax information indicating property ownership is included as **Attachment G**.

Landowner:

Patricia & John Commers (CB Property, LLC)

PID: 35-31-22-42-0001 (Southern Property)

Gerald Bauer

PID: 35-31-22-13-00004 (Northern Property)

Applicant:

Tom Budzynski

TJB Homes, Inc.

9100 Baltimore St. NE

Blaine, MN 55449

Consultants:

**Engineer, Civil:**

Civil Methods, Inc.

Dave Poggi, PE

1551 Livingston Ave., Ste 104

West St. Paul, MN 55118

**Engineer, Geotechnical:**

Independent Testing Technologies, Inc.

Pat Johnson, PE

337 31<sup>st</sup> Avenue South

Waite Park, MN 56387

**Engineer, Feasibility Study:**

TKDA

James Studenski, PE

444 Cedar St., Ste 1500

Saint Paul, MN 55101

**Market Analyst:**

Maxfield Research & Consulting

Matt Mullins

7575 Golden Valley Rd, Ste 385

Golden Valley, MN 55427

**Site Designer:**

Rick Harrison Site Design Studio

Rick Harrison

8832 7<sup>th</sup> Ave N

Minneapolis, MN 55427

**Surveyor:**

Acre Land Surveying

Josh Schneider, PLS

9140 Baltimore St. NE, Ste 100

Blaine, MN 55449

**Wetland Specialist:**

Midwest Natural Resources  
Ken Arndt  
1032 West 7<sup>th</sup> St, Ste 150  
St. Paul, MN 55102

**5. Land Use and Zoning**

The existing zoning classification of the property is Vacant Rural Residential, as indicated in Figure 3-1 of the City's Comprehensive Plan (CP). The full build-out future zoning is currently defined as Low Density Residential (CP, Figure 3-1) and a Comprehensive Plan Amendment (CPA) is requested to re-zone the area as high-density residential use for the proposed concept. The present use of the subject properties is open space and natural areas, primarily woods and wetlands, and is within the Shoreland Overlay Zone. The wooded area is a mix of deciduous and coniferous trees of various maturity levels. In general, the condition of the vegetation is good. Aerial imagery of the properties, including land cover and adjacent streets are shown in **Attachment B**.

The land within five hundred (500) feet of the subject property consists of Amelia Lake, 20<sup>th</sup> Avenue South (CSAH 54), Highway I-35E, wooded/agricultural, rural residential, and single-family residential land use (**Sheet S01**).

**6. Project Narrative and Conformance with Comprehensive Plan**

The proposed Planned Unit Development (PUD) concept, Lake Amelia Vistas, consists of a variety of multifamily residential housing, including apartments, townhomes, and senior assisted-living facilities. The concept is consistent with the overall goals of the City's Comprehensive Plan, particularly those related to PUDs and natural resource protection as stated in the Residential section of Chapter 3. The layout (see Section 8) has been designed using low-impact methods to work in harmony with the existing topography to the extent practicable, including clustered development allowing for increased open space and preservation of wetlands and significant trees.

Although a CPA will be required to modify the Utility Staging, Land Use Classification, and other specific items in the Plan, the proposed Project is feasible and beneficial. Transportation and utility staging impacts are discussed in further detail in Sections 9 and 10, respectively, and a market analysis is described in Section 11.

The project is within the jurisdiction of the Vadnais Lake Area Watershed Management Organization (VLAWMO), and will be required to meet their development standards, including those for stormwater management, wetland protection, and erosion control. Of course, additional agency approvals will be required at various stages of the development.

**7. Existing Site Conditions and Resources**

The Certification of Survey (**Sheet S01**) is at a scale of one (1) inch equals one hundred (100) feet and depicts the subject property, the surrounding land, and the precise location of existing streets. It also shows existing property lines, easements, utilities, 2' contours, and tree cover. Trees of significance are located, with size and type noted.

The Existing Slopes and Hydrology sheet (**Sheet C01**) depicts the existing drainage patterns, the results of the slope analysis performed on the topography, and the location of water bodies, wetlands, and streams within 300' of the property. The property does not contain any bluff areas.

Soils at the site range from poorly graded sands and silts to sandy lean clays and some highly plastic clays, with most of the clays being concentrated at the north end of the site. Fill was identified in many of the borings, likely a result of previous quarry activities. The hydrologic characteristics of the soils range from moderately permeable Type B in upland areas, to low-permeability Type C and D in the low areas. The soils are generally suitable for the proposed development, though some correction will likely be needed. The report on the soil investigation is included as **Attachment C**.

Wetlands have been delineated on the property, and a wetland delineation report is included in **Attachment D**. The VLAWMO requires wetland buffers with an average width dependent on the wetland management classification. The base width for a Manage 1 wetland is 40 feet, while a Manage 2 wetland is 30 feet; these base widths can be reduced marginally depending on soils and slopes. The wetland management classifications have been determined based on the functional value assessment (MnRAM assessment) completed by Midwest Natural Resources, resulting in the following average buffer widths:

Wetland B: Manage 2, Buffer Width = 26'

Wetland C: Manage 2, Buffer Width = 26'

Wetland D: Manage 1, Buffer Width = 38'

Wetland E: Manage 2, Buffer Width = 30'

The property is within a zone designated as a Regionally Significant Ecological Area (RSEA) in Figure 2-3 of the City's Comprehensive Plan. These areas have been identified by the MnDNR and are based on the presence of natural vegetation and wetlands.

Figure 2-6 of the CP indicates the subject properties are "highly suitable" for development, a designation indicating the land does not include any sensitive natural resource areas. Aside from the power easement, there are no other known encumbrances on the property.

## **8. Proposed Layout Information**

The concept layout (**Sheet L01**) includes the general location of major streets and pedestrian ways, the extent of public and common open space, and residential and non-residential land uses. The layout is in line with the open space design / conservation development model key objectives as indicated in Figure 2-4 of the City's Comprehensive Plan, including minimizing impervious area and preserving natural areas. Preliminary renderings of various proposed views from within and around the development are displayed on **Sheets L02 – L04**.

The proposed layout incorporates the required 150-foot setback for Natural Environment Lakes, and minimizes impacts to wetlands and significant trees. Required wetland buffers are shown with their anticipated average width; however, they will be reduced by as much as 50% (as permitted) in some areas, while being increased elsewhere to maintain the required overall buffer area. The layout must also account for the power easement existing on the property.

The layout incorporates a large network of trails and walks to enable residents to easily connect with the preserved natural amenities. Local walks will connect to a larger trail along the lake, which is indicated in the City's Resource Management System Plan (CP, Figure 2-7).

The two cul-de-sac connections to CSAH 54 will be City streets, while the remainder of the drives and parking areas will be privately owned and maintained through associations. It is proposed that the main trail to and along the lake also be publicly owned and operated.

The project shall meet the temporary and permanent stormwater management and erosion control requirements of the City, VLAWMO, and the MPCA NPDES Permit. Requirements include stormwater

management best management practices (BMPs) capable of restricting site runoff discharge rate and volume, as well as providing treatment. A volume equal to the runoff from 1.1" over new impervious areas will be retained onsite in a series of rain gardens, while larger events will be attenuated with detention basins as needed. Preliminary water quality and rate control basins are indicated on the concept layout, one in an existing low area (non-wetland) in the central portion of the site, and another in the northeast corner adjacent to existing wetland area (final location and sizing of the system will vary). Runoff will be conveyed to the basins via overland swales and a storm sewer system.

Area Calculations:

A breakdown of the proposed preliminary areas and use types is included on the **Sheet L01**.

A preliminary suitable area and yield calculation for the proposed concept property is as follows, per the area requirements listed in the City's Shoreland Management Code, Subsection 1102.13(4):

(a) Suitable Area:

- a. Total Property: 40.848 ac
- b. Wetland: 4.793 ac
- c. Street ROW: 0.939 ac
- d. Suitable (a – b – c): 35.116 ac**

(b) Yield Potential - PUD Density, Shoreland R4, NE Lake:

- a. Suitable Area: 35.116 ac
- b. Townhome Units: 5,000 ft<sup>2</sup> / Unit x 20 Units = 2.296 ac
- c. Remaining Area (a – b): 32.820 ac (1,429,639 ft<sup>2</sup>)
- d. Potential Apartment Units: 1,429,639 ft<sup>2</sup> / 2,900 ft<sup>2</sup>/unit = 493 units
- e. Total Yield Potential: 513 units (20 townhome + 493 apartment)**

(c) Concept Units Planned:

- a. Senior Housing Apartments: 240 each x 2,900 ft<sup>2</sup> = 15.978 ac
- b. Townhome / Twinhome: 20 each x 5,000 ft<sup>2</sup> = 2.296 ac
- c. Market Rate Apartments: 192 each x 2,900 ft<sup>2</sup> = 12.782 ac
- d. Total Units: 452; Suitable Area = 31.056 ac (< 35.116)**

(d) Open Space:

- a. Total Property: 40.848 ac
- b. Residential: 13.516 ac
- c. Street ROW: 0.939
- d. Drives / Parking: 2.121 ac
- e. Open Space (a – b – c – d): 24.271 ac (59.4%)**

**9. Transportation System**

CSAH 54 is a rural undivided 2-lane highway classified as a minor reliever highway, providing relief for I-35E traffic. This type of roadway can generally handle up to an ADT of 15,000, while the existing traffic volume of the roadway is 2,000 to 4,999 (CP, Figure 6-7).

A preliminary ITE trip generation calculation performed for the proposed concept layout results in a traffic increase of 2,228 ADT. Adding this increase to the existing traffic volume does not exceed the existing capacity of the roadway. Turn lanes meeting County requirements will be required at the CSAH 54 intersections.

The 2030 traffic forecast indicates an expected ADT of 10,000 to 20,000 (CP, Figure 6-10), exceeding the capacity of the roadway. The CP recommends that in a full build-out condition, CSAH 54 should be upgraded to a four-lane divided roadway to relieve the anticipated traffic congestion. The four-lane divided roadway can generally accommodate an ADT of up to 32,000.

## 10. Utility Connection

The current Utility Staging Map included in the City's Comprehensive Plan indicates the property is in the "Stage 3" zone, or the post-2030 timeline for receiving utility service. The properties are within Sanitary Sewer District 4C (CP, Figure 7-2), where under the current plan, zero units are expected to be added before 2030. Ultimately, service is expected to be extended from a point west of Amelia Lake (CP, Figure 7-3); however, given that the ultimate sewer layout is not feasible at the current time, a study has been completed to determine the feasibility of providing sanitary and water service to the property for immediate development.

A feasibility study was completed in December 2014 by TKDA, and is included as **Attachment E**. The study indicated that an existing 8" gravity sewer on the south side of County Road J contains adequate capacity for up to 300 residential units on the subject property. Although the current plan contains 452 units, 240 of the units are to be assisted living units and are therefore considered 1/3 of a residential equivalency unit (REU). Overall, the concept plan proposes a total of 302 REUs. The average daily flow (ADF) and average daily high flow (ADHF) expected from these REUs is as follows:

$$\text{ADF} = 302 \text{ units} \times 274 \text{ GPD} = 0.083 \text{ MGD} = 59.1 \text{ GPM}$$

$$\text{ADHF} = w/ \text{ peaking factor} = 3.5, \text{ } Q_p = 59.1 * 3.5 = 207 \text{ GPM}$$

Conveying the proposed flow to the existing sewer in Co. Rd. J will require a new lift station at the southern end of the property and roughly 2000 feet of force main. The 6" plastic force main would be installed alongside new 8" plastic watermain within the CSAH 54 right-of-way (**Sheet C02**). Both lines would be installed using trenchless technology, with directional drilling up to the County Road, and crossings that are jacked and cased. Air relief manholes and hydrants would be installed as required.

The proposed watermain to the project site will be a dead-end 8" line, as providing a looped system will not be feasible due to cost and site limitations.

The Feasibility report estimates a cost of approximately \$750,000 to design and construct the utility connections and lift station, an estimate that remains valid.

## 11. Staging, Time Schedule, and Other Required Information or Criteria for Development

The current goal for the Project is to begin grading operations in spring 2018, and have the site prepared for individual lot construction by the end of the season. It is anticipated that the Project will be completed in multiple phases, including:

- 1) Mass site grading and stormwater management
- 2) Site and offsite utility installation
- 3) Building construction

Final phasing and project timeline will depend on the CPA, permitting, final design details, and other considerations.

## **12. Market Feasibility**

An initial market assessment report for rental housing and service-based senior housing has been prepared by Maxfield Research & Consulting, and is included as **Attachment F**.



# CERTIFICATE OF SURVEY

FOR: PATRICIA COMMERS

## VICINITY MAP



LINO LAKES, MN NO SCALE



NORTH  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100ft.

BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

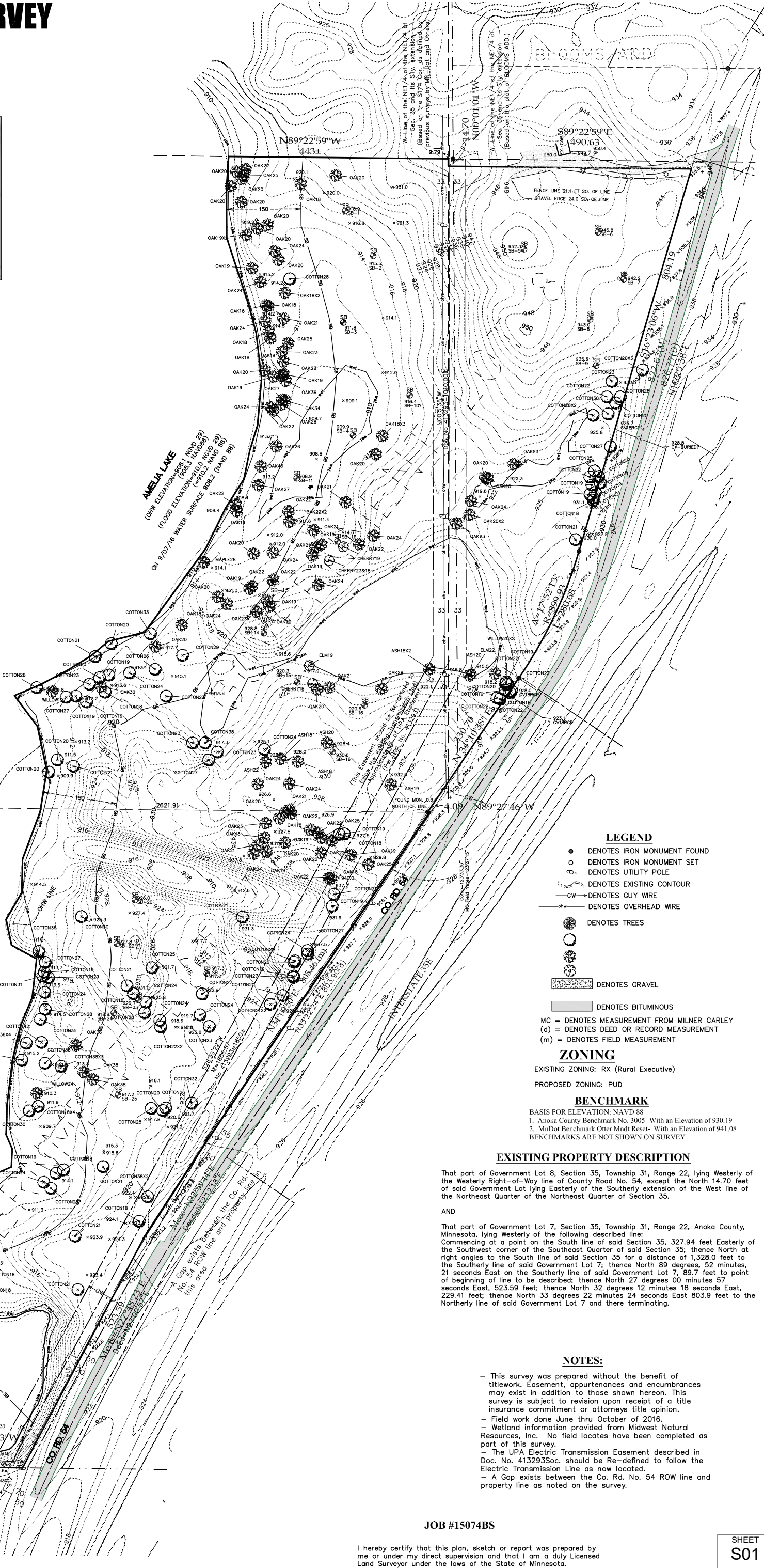
W 1/4 Cor. Sec. 35-31-22 (East Iron Monument)  
N 89°27'46"W  
E-W 1/4 Line Derived from Milner/Carley Surveys

N 89°27'46"W

SHORELINE OF AMELIA LAKE LOCATED FROM JUNE - SEPTEMBER OF 2016

W 1/4 Cor. Sec. 35-31-22 (East Iron Monument)  
S 89°12'41"E 2611.13  
S 89°12'41"E 327.94

S 89°12'41"E 2611.13  
S 89°12'41"E 327.94



- ### LEGEND
- DENOTES IRON MONUMENT FOUND
  - DENOTES IRON MONUMENT SET
  - ⊕ DENOTES UTILITY POLE
  - DENOTES EXISTING CONTOUR
  - GW— DENOTES GUY WIRE
  - OH— DENOTES OVERHEAD WIRE
  - ⊗ DENOTES TREES
  - ⊙ DENOTES GRAVEL
  - ▨ DENOTES BITUMINOUS
  - MC = DENOTES MEASUREMENT FROM MILNER CARLEY
  - (d) = DENOTES DEED OR RECORD MEASUREMENT
  - (m) = DENOTES FIELD MEASUREMENT
- ### ZONING
- EXISTING ZONING: RX (Rural Executive)  
PROPOSED ZONING: PUD
- ### BENCHMARK
- BASIS FOR ELEVATION: NAVD 88  
1. Anoka County Benchmark No. 3005- With an Elevation of 930.19  
2. MnDot Benchmark Other Mndt Reset- With an Elevation of 941.08  
BENCHMARKS ARE NOT SHOWN ON SURVEY

### EXISTING PROPERTY DESCRIPTION

That part of Government Lot 8, Section 35, Township 31, Range 22, lying Westerly of the Westery Right-of-Way line of County Road No. 54, except the North 14.70 feet of said Government Lot lying Easterly of the Southerly extension of the West line of the Northeast Quarter of the Northeast Quarter of Section 35.

AND

That part of Government Lot 7, Section 35, Township 31, Range 22, Anoka County, Minnesota, lying Westerly of the following described line: Commencing at a point on the South line of said Section 35, 327.94 feet Easterly of the Southwest corner of the Southeast Quarter of said Section 35; thence North at right angles to the South line of said Section 35 for a distance of 1,328.00 feet to the Southerly line of said Government Lot 7; thence North 89 degrees, 52 minutes, 21 seconds East on the Southerly line of said Government Lot 7, 89.7 feet to point of beginning of line to be described; thence North 27 degrees 00 minutes 57 seconds East, 523.59 feet; thence North 32 degrees 12 minutes 18 seconds East, 229.41 feet; thence North 33 degrees 22 minutes 24 seconds East 803.9 feet to the Northerly line of said Government Lot 7 and there terminating.

### NOTES:

- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- Field work done June thru October of 2016.
- Wetland information provided from Midwest Natural Resources, Inc. No field locates have been completed as part of this survey.
- The UPA Electric Transmission Easement described in Doc. No. 4132935oc. should be Re-defined to follow the Electric Transmission Line as now located.
- A Gap exists between the Co. Rd. No. 54 ROW line and property line as noted on the survey.

JOB #15074BS

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

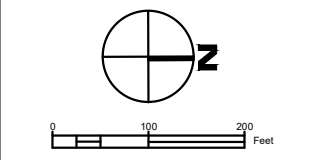
*Joshua P. Schneider*  
JOSHUA P. SCHNEIDER

Date: 10/11/16 Reg. No. 44655

ACRE LAND SURVEYING  
Blaine, MN 55449  
763-238-6278 ja.acrelandsurvey@gmail.com

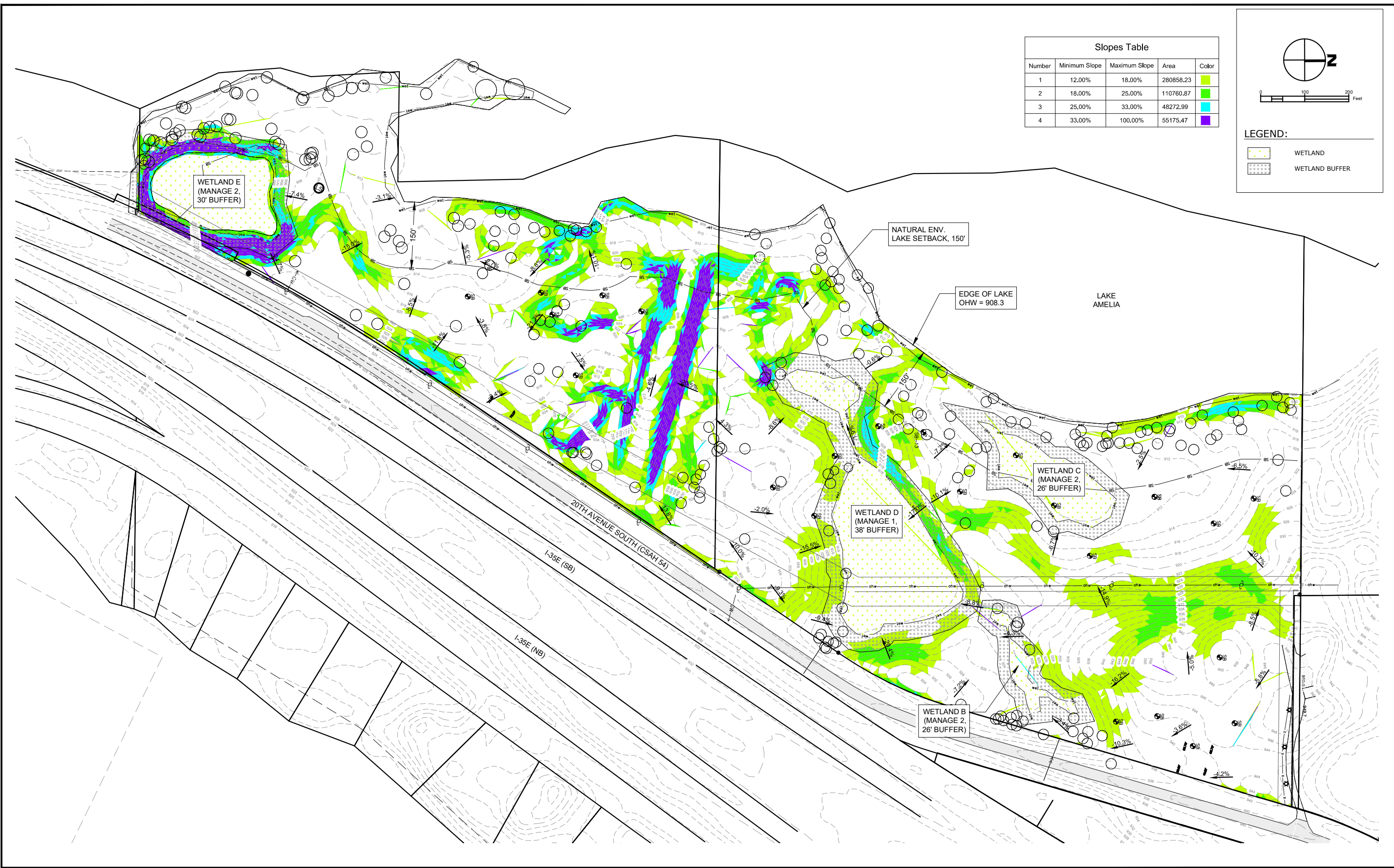
SHEET  
S01

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	12.00%	18.00%	280858.23	Light Green
2	18.00%	25.00%	110760.87	Medium Green
3	25.00%	33.00%	48272.99	Dark Green
4	33.00%	100.00%	55175.47	Purple



**LEGEND:**

- WETLAND
- WETLAND BUFFER



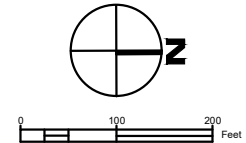
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**CIVIL METHODS, INC.**  
 1551 Livingston Avenue, Suite 104  
 West St. Paul, MN 55118  
 o:763.210.5713 | www.civilmethods.com

OWNER:  
**TJB HOMES, INC.**  
 BLAINE, MN

TITLE:  
**EXISTING SLOPES & HYDROLOGY**  
 LAKE AMELIA VISTAS  
 LINO LAKES, MN

SHEET NO:  
**C01**



**LEGEND:**

	WETLAND
	PROPOSED 8" WATERMAIN
	PROPOSED 6" FORCEMAIN
	PROPOSED LIFT STATION



Print Date: 3/22/2017 9:38 PM  
 File Loc: D:\CivilMethods\37\_Proj\Lake Amelia Vistas\CAD\Info\_LAV\_2.dwg

**CIVIL METHODS, INC.**  
 1551 Livingston Avenue, Suite 104  
 West St. Paul, MN 55118  
 o:763.210.5713 | www.civilmethods.com

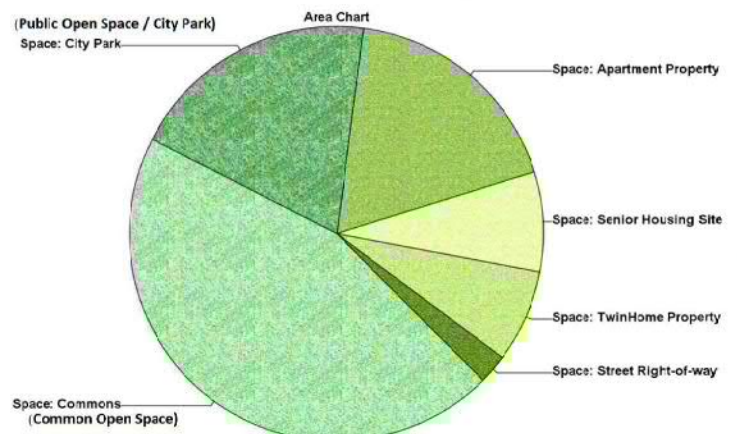
OWNER:  
**TJB HOMES, INC.**  
 BLAINE, MN

TITLE:  
**TRUNK UTILITY CONNECTION**  
 LAKE AMELIA VISTAS  
 LINO LAKES, MN

SHEET NO:  
**C02**



# Land Use Space



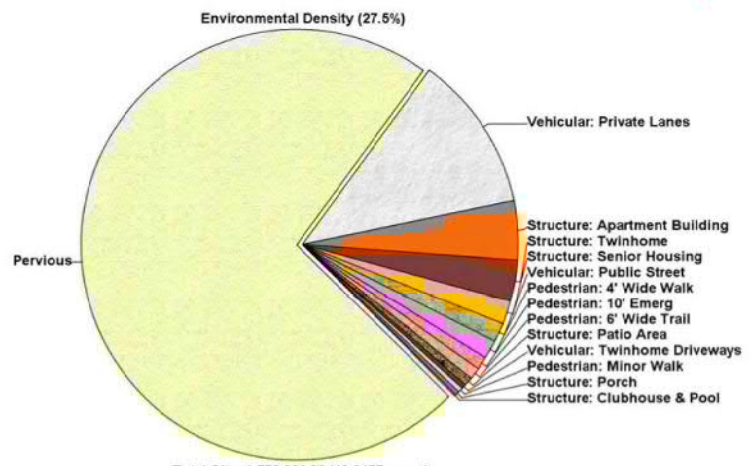
**Total Area: 1,779,328 ft² (40.8478 acres)**

Space: Street Right-of-way	2.3%	40,920 ft²	(0.9394 acres)
Space: TwinHome Property	7.2%	128,761 ft²	(2.9546 acres)
Space: Senior Housing Site	7.8%	138,617 ft²	(3.1822 acres)
Space: Apartment Property	18.1%	321,438 ft²	(7.3792 acres)
Space: City Park	19.6%	348,343 ft²	(7.9969 acres)
Space: Commons	45.0%	801,309 ft²	(18.3955 acres)

**Neighborhood Information:**

Total Area (Net)	40.848 Acres
Senior Housing Apartments	240
Market Rate Apartments	192
Townhome /Twinhome Units	20
<b>Total Units</b>	<b>452</b>

**Notes:**  
 Apartment units served with underground parking – thus surface parking is for guests.  
 Private drive lanes shown are 24' wide.  
 Senior housing is intended to be both assisted and non-assisted services.  
 A Video presentation can be seen at:  
[www.rhsdplanning.com/TIB.mp4](http://www.rhsdplanning.com/TIB.mp4)



**Total Site: 1,779,326 ft² (40.8477 acres)**

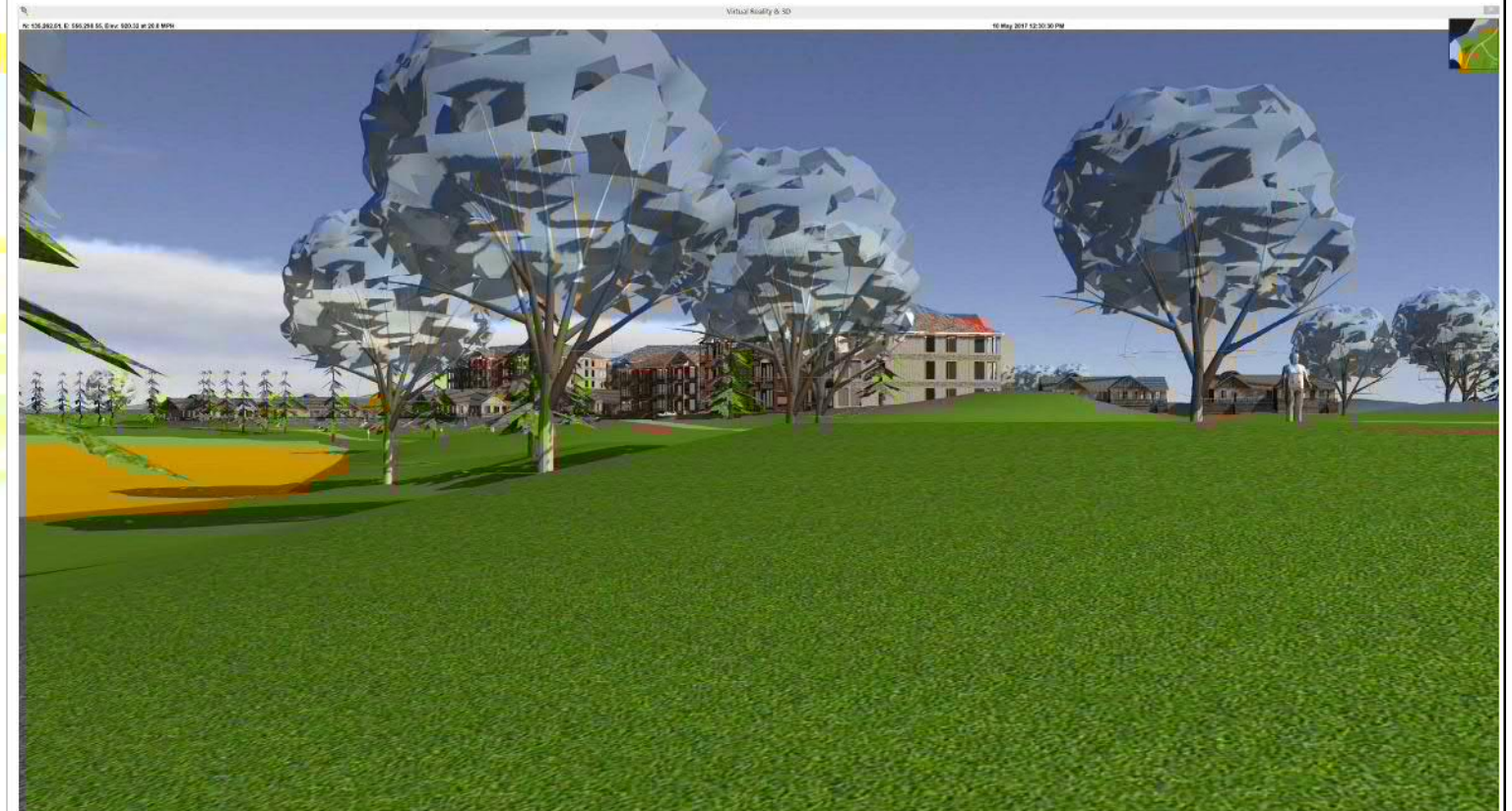
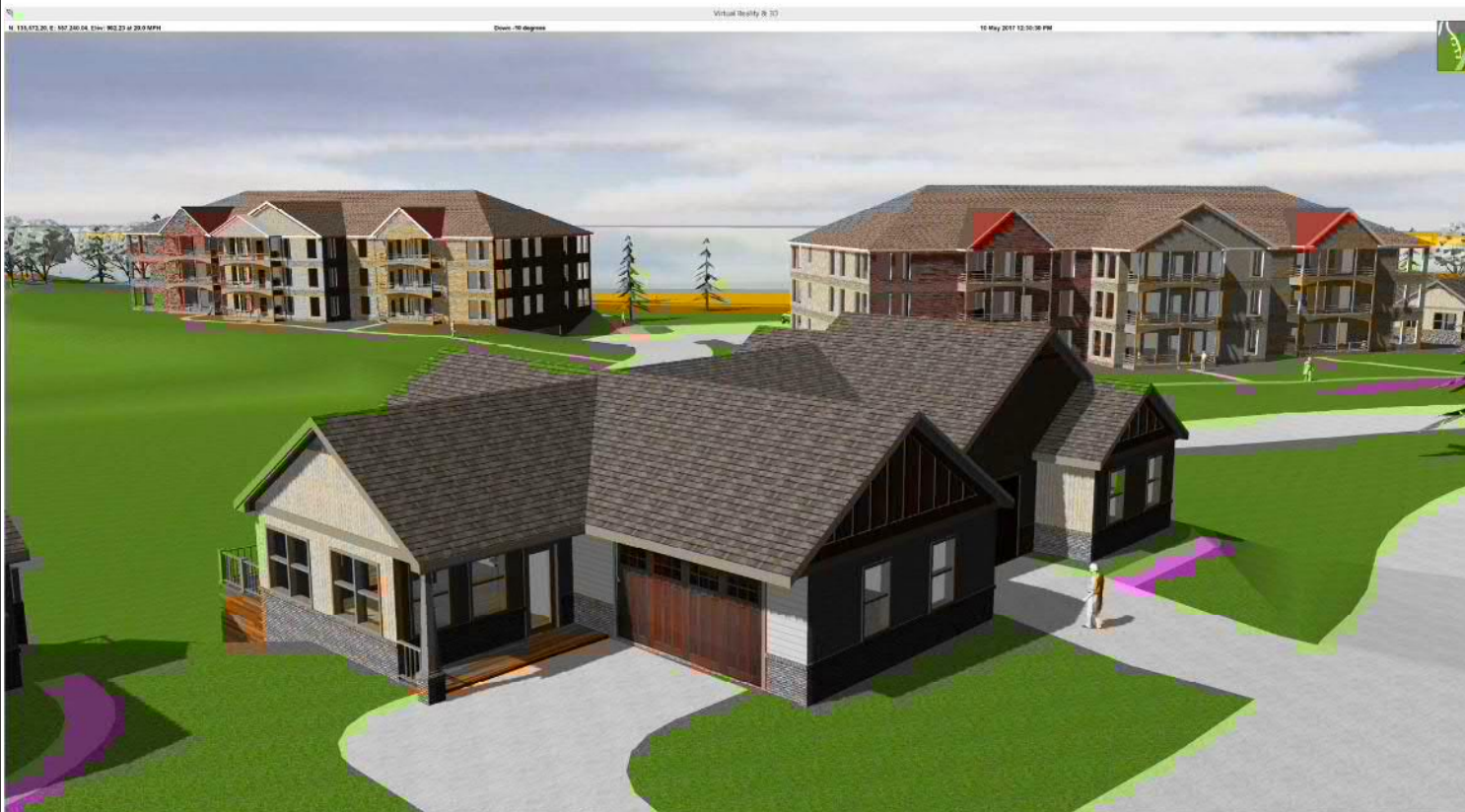
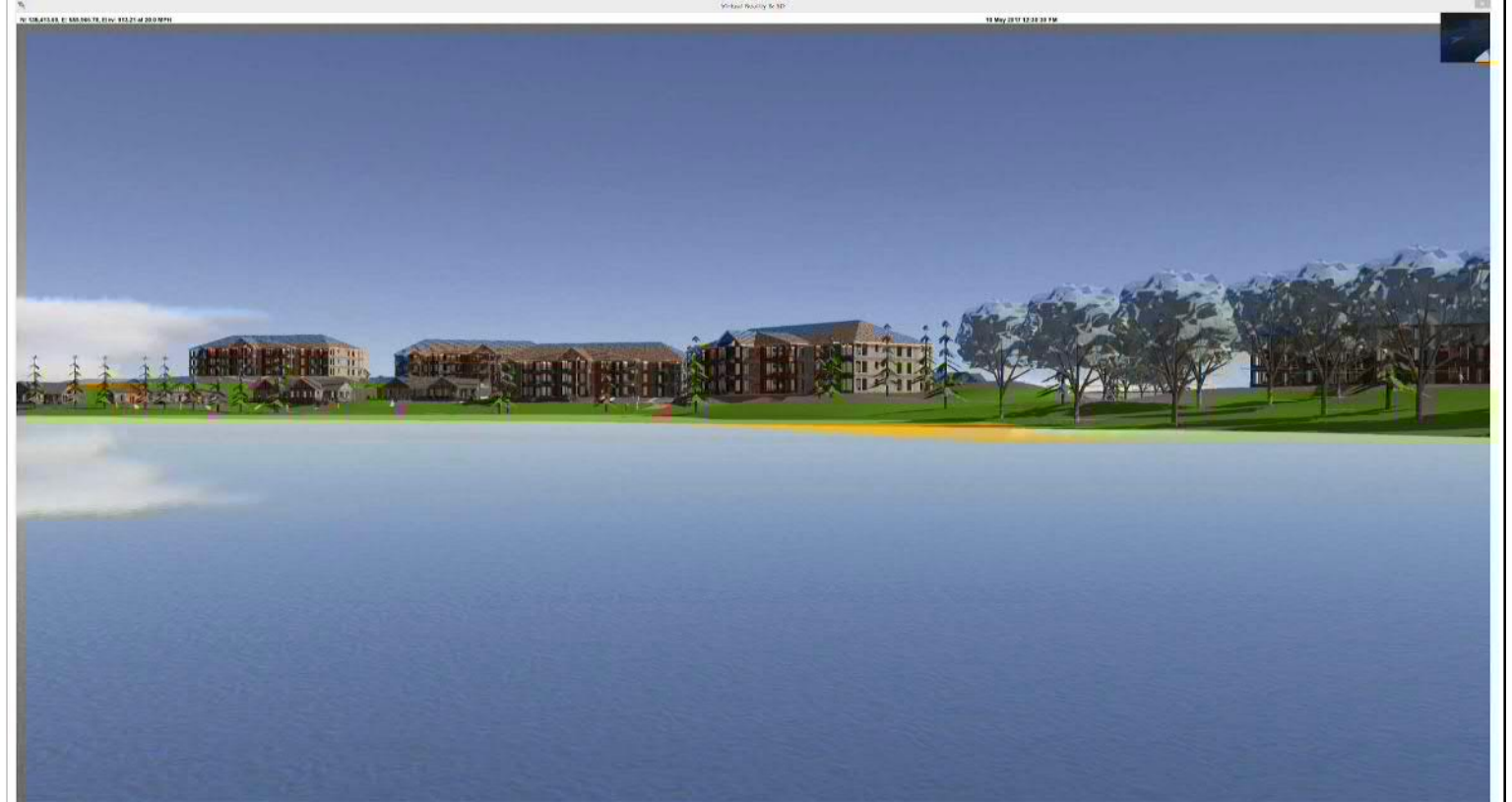
Structure: Clubhouse & Pool	0.1%	2,157 ft²	(0.0495 acres)	Structure: Porch	0.3%	5,661 ft²	(0.1300 acres)
Pedestrian: Minor Walk	0.3%	6,116 ft²	(0.1404 acres)	Vehicle: Twinhome Driveways	0.4%	6,565 ft²	(0.1507 acres)
Structure: Patio Area	0.6%	11,534 ft²	(0.2648 acres)	Pedestrian: 6' Wide Trail	0.5%	15,376 ft²	(0.3530 acres)
Pedestrian: 10' Emerg. Trail	1.0%	17,274 ft²	(0.3966 acres)	Pedestrian: 4' Wide Walk	1.4%	24,438 ft²	(0.5610 acres)
Vehicle: Public Street	1.5%	26,072 ft²	(0.5985 acres)	Structure: Senior Housing	1.8%	31,218 ft²	(0.7167 acres)
Structure: Twinhome	3.1%	54,821 ft²	(1.2585 acres)	Structure: Apartment Building	4.5%	79,536 ft²	(1.8259 acres)
Vehicle: Private Lanes	11.7%	208,657 ft²	(4.7901 acres)	Pervious	72.5%	1,289,901 ft²	(29.6121 acres)



8832 7th Ave N  
 Golden Valley, MN 55427  
 763-595-0055  
[www.rhsdplanning.com](http://www.rhsdplanning.com)  
[www.neighborhoodinnovations.com](http://www.neighborhoodinnovations.com)

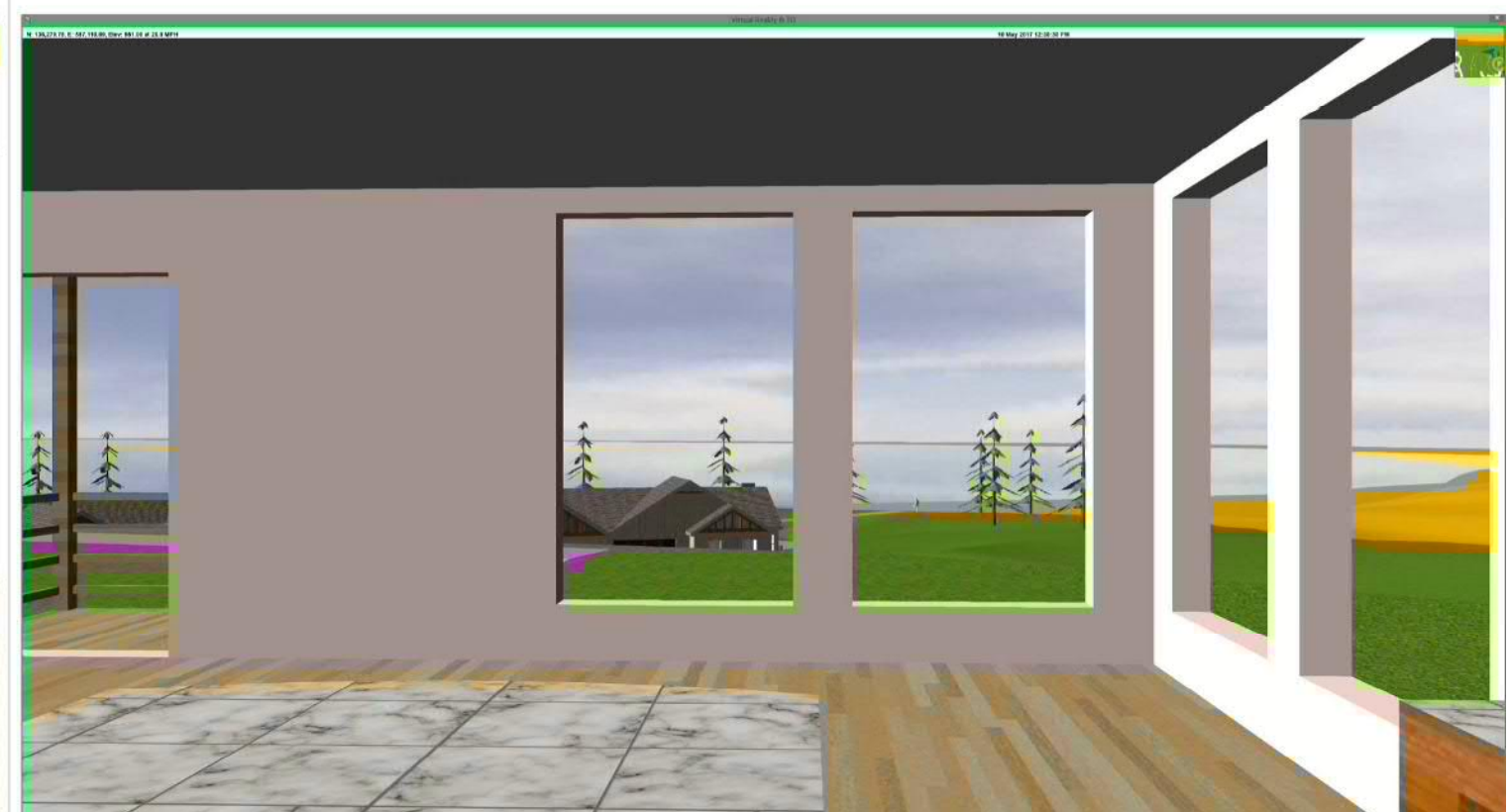
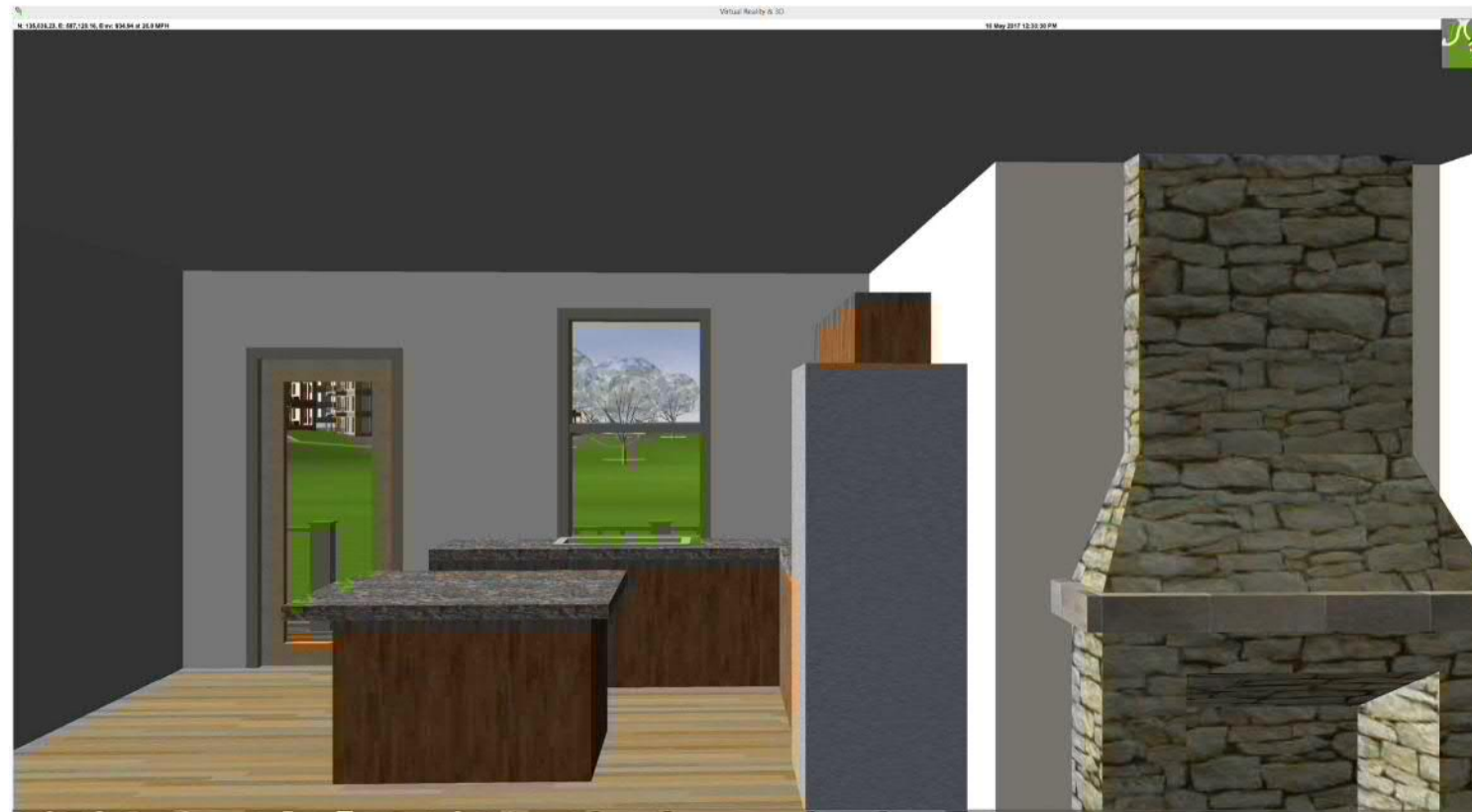
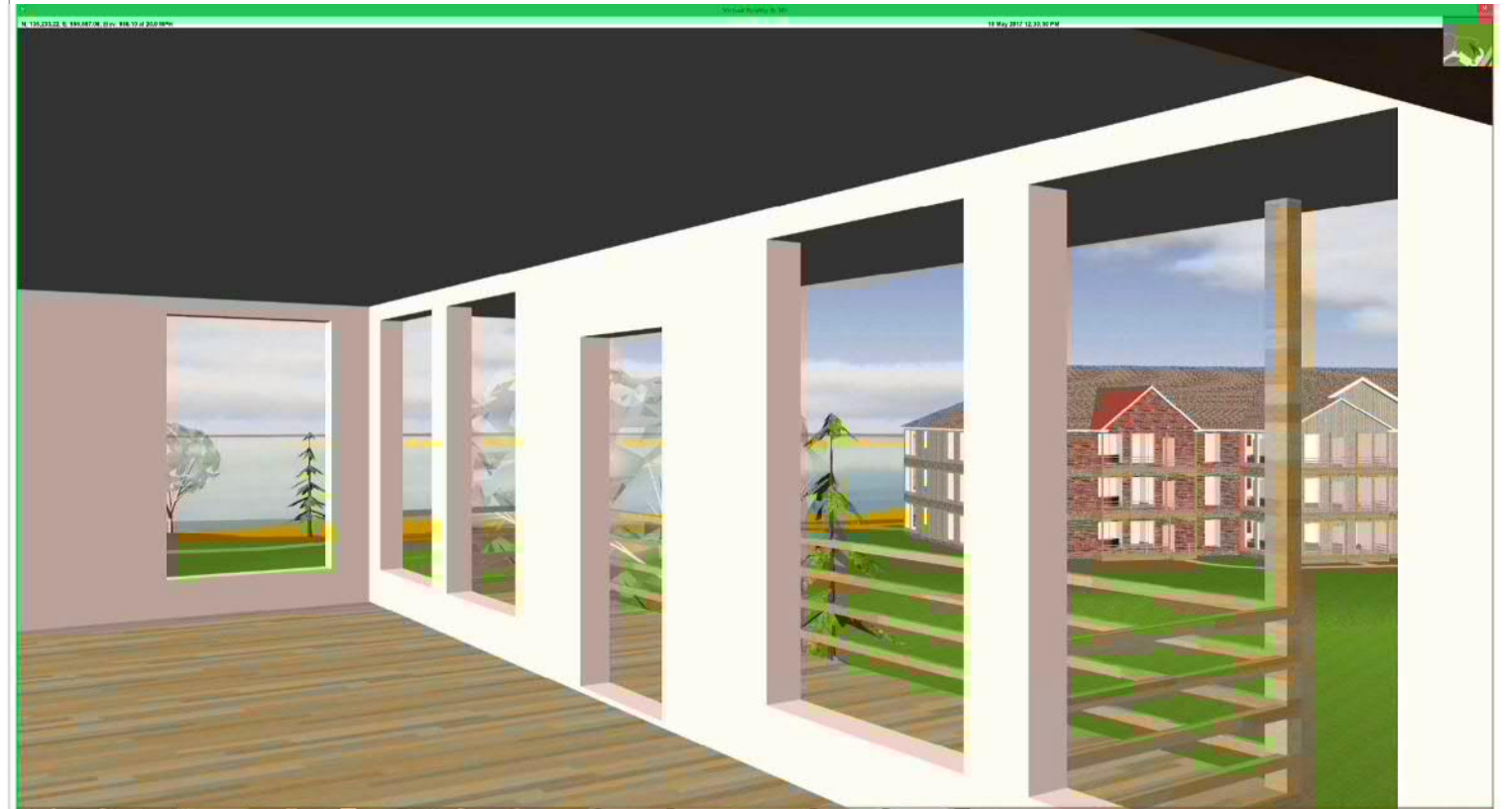


1"=100'  
 SHEET NO.  
**L01**





SHEET NO.





## *Memorandum*

**To:** *Katie Larsen, City Planner*

**From:** *Ed Youngquist, WSB*  
*Diane Hankee PE, City Engineer*

**Date:** *May 8, 2017*

**Re:** *Lake Amelia Vistas*  
*Concept Plan Review*  
*WSB Project No. 2988-54*

---

We have reviewed the Lake Amelia Vistas PUD Concept Plan documents dated March 27, 2017 proposed within Lino Lakes, MN prepared by Civil Methods, Inc. The proposed development is located on a 40.85 acre parcel along the east shore of Lake Amelia, north of County Road J and East of 20<sup>th</sup> Avenue South (CSAH 54). The Lake Amelia Vistas development concept consists of a variety of multifamily residential housing, including apartments, townhomes, and senior assisted-living facilities.

### **Engineering**

- **Grading, Erosion and Sediment Control**

A certificate of survey was provided and includes existing grades and wetland information. A proposed grading plan was not provided in the submittal packet.

Comments:

1. The existing site has remnants of past grading that may pose challenge with earthwork balance.
2. The existing wetland on the south end has very steep slopes and will need to be addressed for safety in the design.
3. Anoka County lidar data shows the bottom of the large depression in the middle of site to be 908 on both sides, while the certificate of survey shows 908 on the east and 916 on the west. It appears that the site has been modified or there is an error on the grades.
4. Soil borings indicate that infiltration maybe possible on the site, however borings are not located where the proposed BMPs are shown. Groundwater appears to be at ~903.



- **Stormwater Management**

The proposed stormwater management for the Lake Amelia Vistas development consists of a series of raingardens and detention basins. One basin is an existing low area in the central portion of the site. A second basin is located in the northeast corner of the site, adjacent to and existing wetland. Conveyance to these basins will be through an internal storm sewer system and overland swales.

Comments:

1. The City's stormwater ordinance shall apply. The plan does not appear to provide enough stormwater management on site. It is unclear if the large south wetland is proposed as stormwater treatment, it should be noted that existing wetlands may not be used to treat stormwater.

- **Water Supply**

The Lake Amelia Vistas development is being proposed well in advance of the City's Water Supply Plan. The development plan shows connection to the White Bear Lake Township water system on the south side of County Road J. A feasibility study was drafted by the White Bear Lake Township engineer and is not currently approved by White Bear Lake Township.

Comments:

1. It has not been determined that White Bear Lake Township has the ability to provide municipal water to the Lake Amelia Vistas development.
2. It is not recommended to connect into an adjacent community's water system. Rather the proposal should be in conformance with the City of Lino Lakes Water Supply Plan. This requires extending 12" watermain from the intersection of Birch Street / 20<sup>th</sup> Street south to the south boundary of the site. This extension is premature based on existing utility staging.

- **Sanitary Sewer**

The City of Lino Lakes Comprehensive Plan for Sanitary Sewer shows this area being in Sewer District 4C. The Lake Amelia Vistas development plan proposes connection to the White Bear Lake Township sanitary sewer system on the south side of County Road J. A feasibility study was drafted by the White Bear Lake Township engineer and is not currently approved by White Bear Lake Township.

Comments:

1. Sanitary sewer is not scheduled to service District 4C until post 2030.
2. The 2030 Lino Lakes Comprehensive Plan has established the maximum flow for District 4C (Urban Reserve) at ultimate development to be 0.108 MGD flow.

3. A change in Land Use to Residential High Density for this parcel would result in the estimated maximum flow of District 4C to be 0.550 MGD.
4. The proposed maximum flow from Lake Amelia Vistas alone is estimated to be 0.483 MGD.
5. Sewer District 4 does not have the capacity to include the proposed increased flow. An alternative design to accommodate additional capacity would need further evaluation.
6. Coordination and authorization through White Bear Township will be required and a Joint Powers Agreement executed.

- **Transportation**

The Lake Amelia Vistas development proposes to extend two (2) public cul de sacs into the development off CSAH 54. Private interior roads are proposed to extend from these cul de sacs to access residential units and parking areas. Interior drives and parking areas are proposed to be privately owned and maintained. A publicly owned and maintained pedestrian trail is proposed to and along the lake is proposed as well.

Comments:

1. A Traffic Study should be completed to document the impacts to CSAH 54 at the two site access intersection and impact to Ash Street at I-35E.
2. Access spacing with Bloom Ct should be reviewed in conjunction with connectivity to adjacent parcels and efforts to create through roadways.
3. The driveway connections in each cul-de-sac needs to be further reviewed. Concerns are; turning radii, location of driveways, amount of traffic at each driveway, operations getting to each driveway (is the cul-de-sac two way or one way), etc.
4. The internal roadway intersection near the townhomes should be reviewed and a roundabout considered.
5. The trail through the site could be a regional trail in coordination with the Anoka County and Lino Lakes Comprehensive Plans.

- **Environmental**

Based on the housing threshold, an Environmental Assessment Worksheet is required.

- **Floodplain**

Zone AE Floodplain is present on the Lake Amelia Vistas development and will need to be shown on the plans.

1. FEMA 100-year elevation for Lake Amelia is 910.2 [NAVD88], portions of the site are in the floodplain and the project may require a CLOMR/LOMR-F.

- **Wetlands and Mitigation Plan**

The project is along Amelia Lake and the City's Shoreland ordinance shall apply. Amelia Lake is the northernmost lake in the VLAWMO watershed. Amelia Lake is part of a chain

that flows into Wilkinson Lake and eventually into East Vadnais Lake. There is a channel at the north end of Amelia Lake that flows into the lake, and at the south end there is an outflow channel that eventually connects to Wilkinson. There is no public access and the lake.

There are wetlands on the Lake Amelia Vistas development site. The proposed layout includes setbacks and wetland buffers from Lake Amelia.

Comments:

1. A wetland impact and mitigation plan will be required at the time of Preliminary Plat submittal.

- **Drainage and Utility Easements**

The Lake Amelia Vistas development has several stormwater features that cross private property. It also appears that the internal drainage basins would receive stormwater from the proposed public streets (cul de sacs).

Comments:

1. The city will require drainage and utility easements over storm sewer systems that convey drainage from public right of way (including ponds and detention basins).
2. The city will require drainage and utility easements over sanitary sewer and water systems.

- **Development Agreement**

The Lake Amelia Vistas development will require a development agreement.

- **Stormwater Maintenance Agreement**

The Lake Amelia Vistas development will require a Stormwater Maintenance Agreement with the City of Lino Lakes.

- **Permits Required**

Permits from governing agencies will be required and determined through the preliminary plat process.

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or [diane.hankee@ci.lino-lakes.mn.us](mailto:diane.hankee@ci.lino-lakes.mn.us).

# Memo



To: Katie Larsen  
From: Marty Asleson  
Date: May 4, 2017  
Re: Lake Amelia Vistas/Environmental Board Comments and Recommendations

---

The following Comments and Recommendations apply to Amelia Lake Vistas review by the Environmental Board on April 26, 2017:

1. The Environmental Board would look at this project again, if and after an EAW is performed.
2. The project would have to meet Shoreland Overlay District requirements. The visibility of structures and other facilities as viewed from the lake must be limited. No cutting of vegetation within the protective areas of Shoreland setbacks will be allowed. Homeowners must be educated on this matter through information given to them at time of closing. Proper design renderings should reflect this vegetation screening (they show open visibility from the lake, giving the impression the view would be the same from the project).

Open Space and setback requirements must be met.

The project would have to meet VLAWMO standards. They should open up discussions with VLAWMO. They had not done so as of the meeting time.

The types, uses and numbers of watercraft that the project will generate and compatibility to public waters safety to accommodate the watercraft.

Special provisions for the location, design, and use of structures, watercraft and launching and docking areas and parking areas must be provided in the plan and permitted for.

3. The project should strive to achieve the Park, Open Space, and Resources Management Plan Goals.
4. A Brochure must be prepared and given to home-owners describing the natural resources lake, Shoreland Protection rules, unique features in and around the Lake (Water Willow, Blanding's Turtle, Trumpeter swan, Forester's Tern, Eastern Pipistrelle), and Conservation Easement rules. . Information on these species, conservation buffers, the city greenway system, and lake water quality for Amelia Lake should be in an information handout for residents.
5. The project is in a regionally significant ecological area. Regionally significant resources are those areas that were selected by the DNR in a seven-county landscape scale assessment to identify ecologically significant terrestrial and wetland areas. This area is classified as "Outstanding" with "High" and "Moderate" being below this classification.
6. A soil Survey map should be part of the Preliminary Plat Resources Inventory.
7. Work needs to be done on pond design, and more detailed information concerning subsurface infiltration and pollution possibilities should be looked into. The "gravel pit is dangerous, with 100% slope in some cases. The gravel pit should be made safe and include a bench area in the design. The gravel pit should have all polluting features, including cars that were disposed of in the pond removed.
8. A conservation easement would be needed if the buffer area and greenway/trail area is on non-publically owned land.
9. The Plan shows surveyed trees. Trees must be mapped for removal and saving. Grade changes will dictate tree save/removal areas. Tree save areas must be fenced off. Any work done in the oak wilt season must contain a plan to prevent, and /or mitigate oak-wilt. Ash trees in all areas must be removed. Ash trees in any part of the project east of the floodplain line must be removed.
10. It appears the Floodplain elevation is set at 910. The floodplain elevation should be an overlay so that proposed features can be displayed in relation to the floodplain. The buffer is generally east of the existing floodplain.

11. The NE corner of the proposed site falls within a Drinking Water Service Management Area (DWSMA) with established ratings of Highly Vulnerable, and Moderately Sensitive. The developers should check with the Minnesota Department of Health and get guidance for developing in this area.

A well head is located in the NE corner of this project. It's probable that this mapped wellhead is really on the property at 6351-20<sup>th</sup> Ave. This should be verified. If this well is on the property and servicing the residence at 6351 20<sup>th</sup> Ave, the well should not be disturbed, or abandoned and sealed.

12. The conceptual landscape drawings show a general idea of replanting trees and grassland throughout the proposal. The drawings do not really reflect the view from the lake or the residences in terms of no-cut and screening intentions of the shoreland overlay requirements. The Shoreland Ordinance requires the view from the Lake be screened and buffered by vegetation.
13. This is a bit premature, but is worth mentioning from the first look. Before any ground breaking occurs, a complete Stormwater Pollution Prevention Plan, (SWPPP) must be accepted by the city. At the time of ground breaking, all of the concerns of the Minnesota Pollution Control permit issuance must be met. A certified inspector must be in contact with the City. All weekly and post rainfall inspection reports and follow up corrections made must be emailed to the City in a timely manner. Failure to do so could result in a "Stop Work Order".



# Anoka County

## TRANSPORTATION DIVISION

### Highway

Douglas W. Fischer, PE  
County Engineer

April 24, 2017

Katie A. Larsen, AICP  
City Planner  
City of Lino Lakes  
600 Town Center Pkwy  
Lino Lakes, MN 55014-1182

RE: Review – Lake Amelia Vistas Plan

Dear Katie,

Thank you for providing us the opportunity to comment on Lake Amelia Vistas development proposed for the area generally located along CSAH 54 east of Lake Amelia in Lino Lakes. Anoka County has received and reviewed the material provided by the City, which included the technical memorandum entitled: Lake Amelia Vistas Development: Concept PUD Submittal and Comprehensive Plan Amendment Materials (March 17, 2017).

In the memo, it is stated in the Lino Lakes Comprehensive Plan that in a full build-out condition, CSAH 54 should be upgraded to a four-lane divided roadway to relieve the anticipated traffic congestion. However, in our 2030 Anoka County Transportation Plan, CSAH 54 was not identified as a roadway to be expanded.

In addition to the question of whether CSAH 54 would be expanded in the future, we believe that the size of this proposed development warrants a traffic study to assess impacts and potential mitigation measures. Specifically, we are concerned whether the proposed access points to CSAH 54 would function adequately as stop-controlled intersections or if there should be roundabouts or traffic signals with turn lanes constructed in conjunction with the development. We are also concerned with how the additional traffic would impact the operation of the intersection of CSAH 54 with CR J as well as the entire I-35E/CR J interchange area. To answer these questions, we are recommending that a traffic study and an intersection control evaluation (ICE) report be prepared.

The traffic study should also incorporate applicable information from the traffic study/ICE report that the city recently completed for CR J and CSAH 21 (Centerville Road) intersection area.

For the proposed Lake Amelia Vistas development, we suggest that traffic analysis analyze existing 2017 and projected 2040 p.m. peak hour traffic conditions for the following roadways and intersections:

**Our passion is your safe way home!**

1440 Bunker Lake Blvd. NW ▲ Andover, MN 55304-4005  
Office: 763-862-4200 ▲ Fax: 763-862-4201 ▲ [www.anokacounty.us/highway](http://www.anokacounty.us/highway)

**Affirmative Action / Equal Opportunity Employer**

April 24, 2017

Roadways:

- CSAH 54 from CR J to CSAH 34 (Birch Street)
- CR J from CSAH 21 (Centerville Road) to CR 84 (Otter Lake Road)

Intersections:

- CSAH 54 at the planned access points
- CSAH 54 at CSAH 34 (Birch Street)
- CSAH 54 at CR J / I-35E southbound on-ramp
- CR J at CSAH 21 (Centerville Road)
- CR J at I-35E northbound off-ramp

The traffic study should specify appropriate assumptions (i.e., trip generation rates, traffic distribution/assignment, intersection geometry and traffic control, etc.) and an operational analysis using Synchro/SimTraffic should be performed.

Output for each of the scenarios (2017 Existing Conditions Traffic, 2040 Background Traffic, 2040 with Background + Development Traffic), should include information to determine impacts (i.e., turning movement volumes, congestion levels, queue lengths, intersection control and geometry, etc.).

If improvement measures are necessary to provide an acceptable level of service (LOS D or better), please identify them in the report.

Supplemental Steps in the Review Process

The ACHD Engineering Plan Review process as outlined in the [ACHD Development Review Process](#) will apply to this site. Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, critical design storm. Contact Nicholas Dobda, Engineer III, via telephone at 763-324-3118, or via e-mail [NicholasDobda@co.anoka.mn.us](mailto:NicholasDobda@co.anoka.mn.us), for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications and the applicable engineering plan review fee to Mr. Dobda for his review and approval.

Following completion of the ACHD Engineering Plan Review process, the ACHD Permit process can begin. Pending the final access scheme, 1-2 Commercial Access Permits (fee = \$250.00/each) along with a Permit for Work within the County Right of Way (fee = \$150.00) are required and must be obtained prior to the commencement of any construction. License Permit Bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact the ACHD Permit Office at 763-324-3176 for further information regarding the permit process.

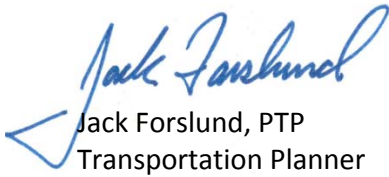


April 24, 2017

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

If you have any questions, please contact me at (763) 324-3179 or by email at [jack.forslund@co.anoka.mn.us](mailto:jack.forslund@co.anoka.mn.us).

Sincerely,



Jack Forslund, PTP  
Transportation Planner

cc:

- File copy I:\Planning\PLANS\Plan Reviews\Lino Lakes\2017\
- Douglas W. Fischer, County Engineer
- Joe MacPherson, Assistant County Engineer
- Jane Rose, Traffic Engineering Manager
- Randy Bettinger, Traffic Engineering Coordinator
- Nicholas Dobda, Engineer III