ELKO NEW MARKET - PLANNING COMMISSION MEETING

PC Members: Steve Thompson , Brad Smith, Heather Vetter, Nicole Kruckman, Kent Hartzler and Becky Larson
City Staff: City Planner Bob Kirmis, Community Development Specialist Renee Christianson and City Engineer Rich Revering

AGENDA

THURSDAY, FEBRUARY 2, 2017 @ 6:30 PM
COUNCIL CHAMBERS – NEW MARKET AREA HALL
601 MAIN STREET, PO BOX 99, ELKO NEW MARKET, MN 55020

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**
   Consider Approval of the Agenda

4. **PUBLIC COMMENT** (public opportunity to comment on items not listed on the agenda)

5. **ANNOUNCEMENTS**

6. **APPROVAL OF MINUTES**
   Consider Approval of the following:
   A. January 5, 2017 Meeting Minutes

7. **PUBLIC HEARINGS**
   A. Boulder Heights Residential Development - Zoning & Preliminary Plat Application

8. **GENERAL BUSINESS**
   A. Christmas Pines Residential Housing Project/PUD - Concept Plan Review
   B. Avant Park I, Senior Housing Project – Concept Plan Review

9. **MISCELLANEIOUS**
   A. City Staff/Consultant Business Updates & Reports
   B. Planning Commission Questions & Comments

10. **ADJOURNMENT**

BOARD NOTICE:
TO DETERMINE IF A QUORUM WILL BE PRESENT, PLEASE CONTACT ELKO NEW MARKET AREA HALL AT 952-461-2777 IF YOU ARE UNABLE TO ATTEND

PUBLIC NOTICE:
ANYONE SPEAKING TO THE BOARD SHALL STATE THEIR NAME AND ADDRESS FOR THE RECORD

DRAFT

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
January 5, 2017
7:00 PM

1. CALL TO ORDER

Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:01 pm.

Commission members present:	Thompson, Smith, Hartzler, Kruckman, Vetter and ex-officio member Larson
Members absent and excused:	None
Staff Present:	Community Development Specialist Christianson, City Planner Kirmis and City Engineer Revering

2. PLEDGE OF ALLEGIANCE

Chairman Thompson led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Kruckman to approve the agenda as presented. Vote for: Thompson, Smith, Hartzler, Kruckman and Vetter. Against: None. Vote 5-0. Motion carried.

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Hartzler and seconded by Smith to approve the minutes of the following meetings as written:

1. Special Planning Commission meeting on September 22, 2016
2. Regular Planning Commission meeting on October 6, 2016

Vote for: Thompson, Smith, Hartzler, Vetter and Kruckman. Against: None. Abstained: None. Vote 5-0. Motion carried.

7. PUBLIC HEARINGS

There were no public hearings.

8. GENERAL BUSINESS

A. 2040 Comprehensive Plan

Planner Kirmis provided an overview of the 2040 Comprehensive Plan Update, highlighting information included in his memorandum dated January 5, 2017. Kirmis specifically made note of the following:

Comprehensive Plan Background Information

Definition of a Comprehensive Plan

- A Comprehensive Plan is a document that describes a community's vision of itself in the future.
- The Plan is a compilation of policy statements, goals, standards and maps which guide development.
- MN Statutes give cities the authority to plan and manage land use to accomplish objectives.
- A Comprehensive Plan contains the following:
    - Policies, goals, standards
    - Land Use Plan
    - Community Facilities Plan
    - Transportation Plan
    - Sanitary Sewer Plan
    - Water Plan
    - Storm Sewer Plan
    - Recommendations for plan execution (implementation)

Purpose of a Comprehensive Plan

- Guide growth and development
- Document goals and values
- Serves as a communication device
- Provides a legal basis for ordinances and decisions

Mandatory Update

- State Law requires metro area cities and counties to submit a comprehensive plan every 10 years.
- Periodic update ensures consistency with regional system plans.
- Metropolitan Council reviews and approves City plan.
- Plan must be updated by the end of 2018.

Plan Components

The Plan must address the following areas:

- Land Use
- Natural Environment
- Transportation
- Parks & Trails
- Wastewater
- Water Supply
- Stormwater Management

Introduction Chapter

Planner Kirmis then summarized the content of the Plan's "Introduction" chapter as provided to the Planning Commission in draft form. He noted that the intent is to provide background information related to Comprehensive Plan Update work effort and that the chapter is primarily informational.

Kirmis noted that the Introduction summarizes the purpose of the Plan, the Plan update process, the history of the City of Elko New Market and regional planning directives as provided by the Metropolitan Council.

Planning Tactics Chapter

Kirmis then summarized the content of the Plan's "Planning Tactics." Kirmis noted that the chapter involved the collection of input from various City stakeholders with an intent of defining the community's perspective and approach to planning and land use issues. It was noted that, as part of this effort, individual interviews were conducted with local business owners, local developers, residential neighborhood representatives, Chamber of Commerce and school district representatives. Kirmis also stated that surveys were also completed by the Park Commission, Planning Commission and City Council. Further, Kirmis indicated that an online survey, available to Elko New Market residents, was also conducted.

Kirmis noted that survey/interview results were organized in the Plan text by the following topics:

- General perceptions
- Opportunities & Strengths
- Issues & Weaknesses
- Challenges
- Land Uses

  - Residential
  - Commercial
  - Industrial
- Transportation
- Parks & Trails

Planner Kirmis summarized the most common survey/interview responses as provided in the draft Comprehensive Plan text.

Kirmis specifically indicated that a common theme of the received comments was that community stakeholders and residents are fond of Elko New Market's "small town" feel and believe that efforts should be made to retain such feature while accommodating future community growth.

In terms of community issues, Kirmis stated that most interview/survey respondents cited a lack of local commercial goods and services as the most significant concern.

Kirmis asked the Planning Commission if there were any issues identified in the survey/interview results which they feel should be made a community priority. The Commission acknowledged the highlighted concerns but did prioritize various issues. The Commission did however, express specific concern over Xerxes Avenue and questioned its ability to safely and efficiently accommodate increased vehicular and pedestrian traffic associated with future City growth.

Following Planner Kirmis' presentation, Chairman Thompson questioned Planning Staff regarding desired Planning Commission action on the presented Comprehensive Plan materials. Community Development Specialist Christianson stated that the following actions are requested:

1. The forwarding of the draft "Introduction" and "Planning Tactics" chapters of the 2040 Comprehensive Plan Update to the City Council.

2. Distribution of the online survey (Survey Monkey) results to the City Council.

A motion was made by Smith and seconded by Hartzler to forward the preceding materials to the City Council. Vote for: Thompson, Smith, Hartzler and Kruckman. Against: None. Abstained: None. Vote 4-0. Motion carried.

Note: Commissioner Vetter excused herself from the meeting prior to Planning Commission action on the preceding item.

9. MISCELLANEOUS

A. Scott County Housing Needs Analysis

Community Development Specialist Christianson presented her memorandum dated January 5, 2017 which summarized the recently completed Housing Needs Assessment authorized by the Scott County Community Development Agency. Christianson highlighted findings of the assessment which pertained specifically to the City of Elko New Market.

B. Staff Updates

Community Development Specialist Christianson presented her memorandum dated January 5, 2017 which provided a summary of pending development projects in the City. These projects included the following:

- Avant senior housing project
- Old Town commercial building
- Christmas Pines
- Boulder Heights
- Barsness commercial project
- Sylvester Meadows
- Pete's Hill
- Park I-35
- City branding project

C. 2017 Meeting Calendar

Community Development Specialist Christianson described the 2017 meeting calendar which was included the Planning Commission meeting packet for Commission member use/reference.

D. Additional Planning Commission Meetings

In recognition of the volume of anticipated development projects, Chairman Thompson questioned whether additional Planning Commission meetings may be necessary to provide ample time to devote to the Comprehensive Plan Update effort. The Commission concluded that the need for additional meetings will be discussed at a later point when more details are known related to pending development project status and timelines.

10. ADJOURNMENT

A motion was made by Smith and seconded by Hartzler to adjourn the meeting. Vote for: Thompson, Smith, Hartzler and Kruckman. Against: None. Abstained: None. Vote 4-0. Motion carried.

The meeting ended at 8:56 pm.

Submitted by:

Bob Kirmis, City Planner

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION

CC: WARREN ISREALSON, LUKE ISRAELSON

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RICH REVERING, CITY ENGINEER, BOLTON & MENK

RE: APPLICATION TO REZONE 50.7 ACRES FROM URBAN RESERVE TO PLANNED UNIT DEVELOPMENT, AND APPLICATION FOR PRELIMINARY PLAT APPROVAL OF BOULDER HEIGHTS, CONSISTING OF 130 RESIDENTAL LOTS ON 50.7 ACRES.

DATE: FEBRUARY 2, 2017

Background / History

City staff has been working with KJ Walk, Inc. regarding the proposed Boulder Heights development for some time. The Planning Commission reviewed concept plans for the development on both December 2, 2014 and March 3, 2015. The property was officially annexed into the City effective August 19, 2016. During the annexation process, there were substantial negotiations with New Market Township regarding roadways improvements. Ultimately the City and the Town entered into a Joint Powers Agreement (July 12, 2016) that required 275th Street be improved from the proposed development, westerly to Co. Rd. 91, as part of the development approval process.

Submitted for review as part of the application were the following:

The preliminary plat submittal is dated December 30, 2016, contains 11 sheets, and was prepared by KJ Walk, Inc. Also submitted was a wetland delineation report dated September, 2013, and a document titled "PUD Concept" dated December 30, 2016. The preliminary plat submittal shows a total of 130 residential lots on 50.7, with an average 70' lot width.

City staff has referred to the following City adopted ordinances and plans when reviewing the zoning and preliminary plat application:

- 2030 Comprehensive Land Use Plan
- Zoning Ordinance
- Subdivision Ordinance
- Sanitary Sewer Plan
- Water Plan
- Stormwater Plan

Neighborhood Conditions
To the north of the proposed development is the existing Boulder Pointe Golf Course and associated residential development. To the east of the proposed development are large lot (+/- 10 acre) rural residential properties. To the south and west of the proposed development is primarily undeveloped agricultural or preservation properties, with the exception of one rural residential home to the south / southwest.

Legal Description
The proposed development consists of five properties, each containing approximately 10 acres. The legal descriptions are lengthy metes and bounds descriptions and are not being included in this memorandum. The PID #'s are: 08-934004-5, 08-934004-6, 08-934004-7, 08-934004-8, and 08-934004-9.

Comprehensive Land Use Plan
The City's comprehensive land use plan guides the properties to a "Low Density Residential" land use designation. The comprehensive plan contains the following language regarding the Low Density Residential District:

"Objective: This classification is characterized by a low to medium range of residential densities that provide opportunities for a variety of housing options. Single family detached homes at the lowest of the urban densities are typical uses. Lower densities are often required to preserve and protect environmentally sensitive land. Single family attached dwellings such as duplexes, townhomes, and four-plexes should be allowed and may be mixed with detached homes in Planned Unit Developments. Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District.

Development Location Criteria: • The characteristics of a proposed development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development and character of the surrounding area, transportation system access, and market conditions. • Final density and development design will be a function of adopted zoning and subdivision standards and procedures.

Density: The average density is 2.7 dwelling units per net acre, with a range of 2 to 5 units per net acre. Minimum Requirements for Development: • Lot sizes typically are 10,000 – 12,000 square feet, but can be larger or smaller depending on the type of development and the specific property's characteristics. • The minimum area for Planned Unit Developments should be 10 acres in order to provide for the open space and mix of housing styles at higher densities, but may be smaller based on the benefit provided to the City or the objectives of the City. • Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses: Single family detached dwellings; other dwelling designs (townhomes, four-plexes and retirement complexes or other similar residential varieties) by Conditional Use Permit and/or Planned Unit Development; schools, churches, recreational open space, parks and playgrounds, and public buildings."

The proposed use of the property meets the intent of the guided land use for the area. The development does exceed the average guided density of 2.7 dwelling units per net acres. The preliminary plat contains 130 lots on 50.7 gross acres, for a proposed density of 2.56 units per acres.

Zoning
The property is currently located in the City limits and zoned Urban Reserve (UR). The district is intended to preserve areas where urban services are not presently available. The applicant is proposing to extent

municipal utilities into the development and is requesting that the property be rezoned to Planned Unit Development (PUD) at this time.

The City's typical low density residential district is R-1, Suburban Single Family Residential District, and has minimum lot size requirements of 12,000 square feet and minimum lot width requirements of 85'. Because the developer is proposing smaller and narrower lots than would be permitted in the R1 zoning district, the developer has indicated he will be requesting PUD zoning which allows some design flexibility.

The purpose of the PUD district is to provide standards which allow flexibility in the development of residential neighborhoods that would not be possible under a conventional zoning district. The intent of a PUD is to:

A. Provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that complies with the city comprehensive plan.
B. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this title.
C. Provide for variations to the strict application of the land use regulations in this title in order to improve site design and operation, <u>while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the city's standards to offset the effect of any variations.</u>
D. Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
E. Preserve and enhance natural features and open spaces.
F. Maintain or improve the efficiency of public streets and utilities.
G. Ensure the establishment of appropriate transitions between differing land uses.

The following table contains a summary of the variances being sought as part of the PUD application, which primarily relate to lot size and setback requirements:

	ENM R-1 District	**Boulder Heights Request**
Width	85'	70'
Width - Corner Lot	100'	85'
Area	12,000 sq ft	8,400 sq ft
Area - Corner Lot	12,500 sq ft	10,000 sq ft
Front Setback	30'	25'
Rear Setback	30'	30'
Side Setback	10'	7'
Side Setback - Corner Lot	25'	20'
Deck Setback to Storm Pond	35'	25'
Deck Setback to Wetlands	35'	25'

Development of the property as shown on the preliminary plat submittal requires approval of Planned Unit Development (PUD) zoning. To demonstrate how the proposed development will meet the (above) intended goals of the PUD, the developer has submitted the attached document titled "PUD Concept – Boulder Heights" dated 12.30.16. Items proposed by the developer that exceed the City's minimum design standards include the following:

- Identical house colors and elevations will not be allowed on adjacent lots or on lots opposite from each other;
- Front elevation must incorporate stone, brick or stucco;
- Wood will not be allowed as an exterior building material;
- Roof pitch of at least 6/12 for all sides;
- Construction of a walking trail along the south edge of the wetland located on proposed Outlot B.

Lot Size / Width

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The R1 zoning district standards will be used as the most closely related district standards. The minimum lot size in the R1 zoning district is 12,000 square feet, and 12,500 square feet for a corner lot'. The developer is proposing a minimum lot size of 8,400 square feet, and 10,000 square feet for a corner lot. The minimum lot width in the R1 zoning district is 85; the developer is requesting a minimum lot width of 70'. Staff supports the lot sizes as proposed by the developer.

Setbacks

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The R1 zoning district standards will be used as the most closely related district standards. The setback requirements in the R1 zoning district are as follows:

- Front setback – 30'
- Side setback – 10'
- Side setback for corner lot – 25'
- Rear setback – 30'

The developer is proposing setbacks of: 25' front, 7' side, 20' side on corner lot, and 30' rear. Staff supports the setbacks as proposed by the developer.

Height Requirements

Structures shall not exceed 35' in height in the R1 zoning district.

Landscaping

Section 9 of the Subdivision Ordinance requires minimum 20' wide landscaped buffer where lots back onto a major collector street. A 20' wide landscape buffer must be provided for lots abutting 275th Street and Beard Avenue. A landscaping plan and planting schedule have been submitted which depict a double row of 6' coniferous trees along 275th St. & Beard Ave. The rows are spaced 20' apart and the trees within each row are spaced 30' on center. Trees proposed are a combination of 6' balled & burlap Colorado Blue Spruce, Colorado Green Spruce, Norway Spruce, and Black Hills Spruce.

The landscaping plan submitted shows the proposed screening along 275th Street within the proposed road right-of-way. The landscaping plan should be revised to show the required screening along 275th Street located outside of the road-right-of-way. With this change, the landscaping plan meets the landscape buffer requirements along collector roadways, as required in the Subdivision Ordinance.

Tree species proposed for landscape buffer along collector roads

In addition to the above developer obligations for screening along the collector roads, two trees must be planted upon each lot at the time of building permit, sod placed in the front and side yards, and rear yards must be seeded, hyroseeded or sodded. These are builder requirements as opposed to developer requirements and will be enforced at the time of home construction.

Tree Preservation

Section 12-9-9 of the City's Subdivision Ordinance contains Tree Preservation and Replacement regulations, and requires that 40% of the significant trees must be protected as part of the development. A significant tree is defined as follows:

- A hardwood deciduous tree 6" or greater in diameter
- A softwood deciduous tree 12" or greater in diameter
- A coniferous tree 36" in height or greater.

The applicant has submitted a tree/resource inventory showing the approximate diameter of deciduous trees and the height of coniferous trees; however the information regarding softwood / hardwood trees was not provided. Staff has chosen to accept the resource inventory as submitted, err on the conservative side and assume all significant trees identified were hardwoods at 6" and greater. The resource inventory identifies a total of 200 significant trees. Under City Ordinance, 80 significant trees (40%) must be preserved. The applicant is proposing to preserve 63 trees.

The applicant must submit a revised tree/resource inventory which shows that 80 of the identified significant trees are being preserved during development, or show a replacement plan that shows plantings over and above the already required roadway buffer requirement and the two front yard tree requirement, and meeting the requirements of Section 12-9-9-(F) of the City Ordinance.

Easements

Section 12-9-6 of the Subdivision Ordinance requires that 10' wide perimeter easements and 5' wide interior easements be dedicated along all lot lines. The preliminary plat submittal meets this requirement. Additional easements are being granted in many areas to account for additional infrastructure and drainage swales.

Sanitary Sewer

Based on the adopted Sanitary Sewer Plan, sanitary sewer for the development is intended to flow to a lift station on the northerly side of the property, and then flow west primarily by gravity along 275th Street and then northerly along Co. Rd. 91. Because the intended route (to the west) is not yet constructed, a temporary solution has been proposed by the developer.

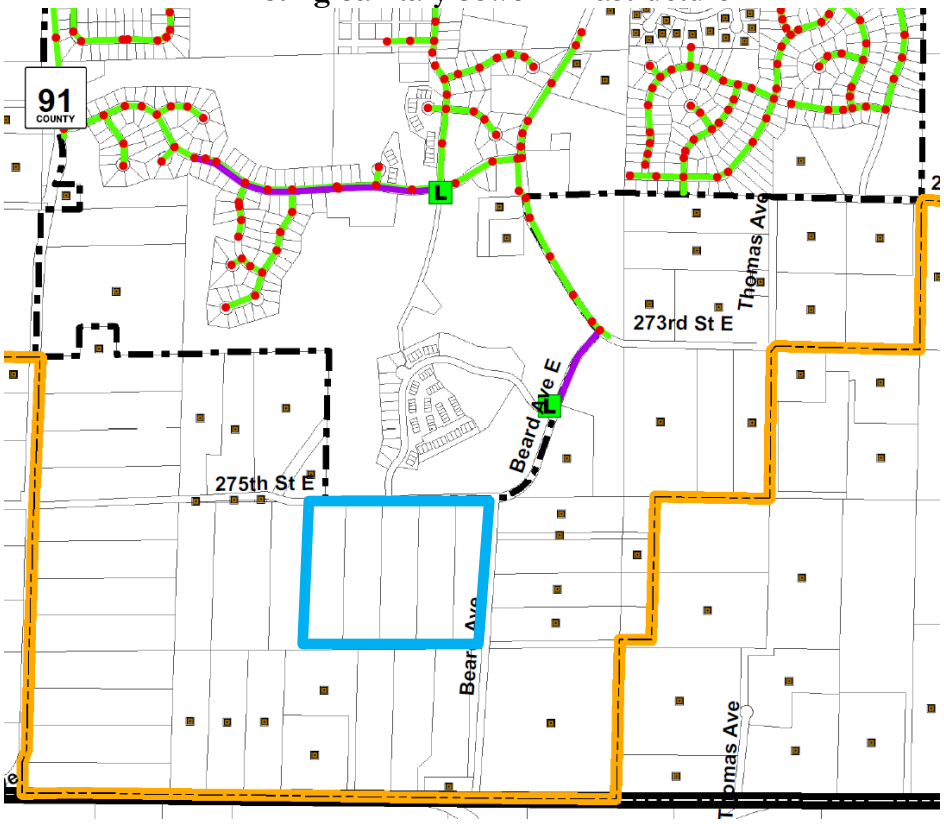
The developer has proposed to serve the entire development with 8" pvc sanitary lateral sewer lines that would gravity flow to a lift station proposed at the southeast quadrant of 275th Street and Oxford Lane (near the north entrance to the development). The sewer would then flow north, temporarily, within the existing Oxford Lane right-of-way, and connect to the sewer system in the Boulder Pointe development. The infrastructure is being designed so that, when infrastructure is constructed to the west, sanitary sewer would flow to the west as planned.

The proposed sanitary sewer lift station is considered a "system" improvement that is included in the City's long range plan. As such, the cost of the lift station would be borne by the City. It is the City's preference that the lift station would be constructed along with the improvements in the development, and the City would reimburse the developer for such improvements.

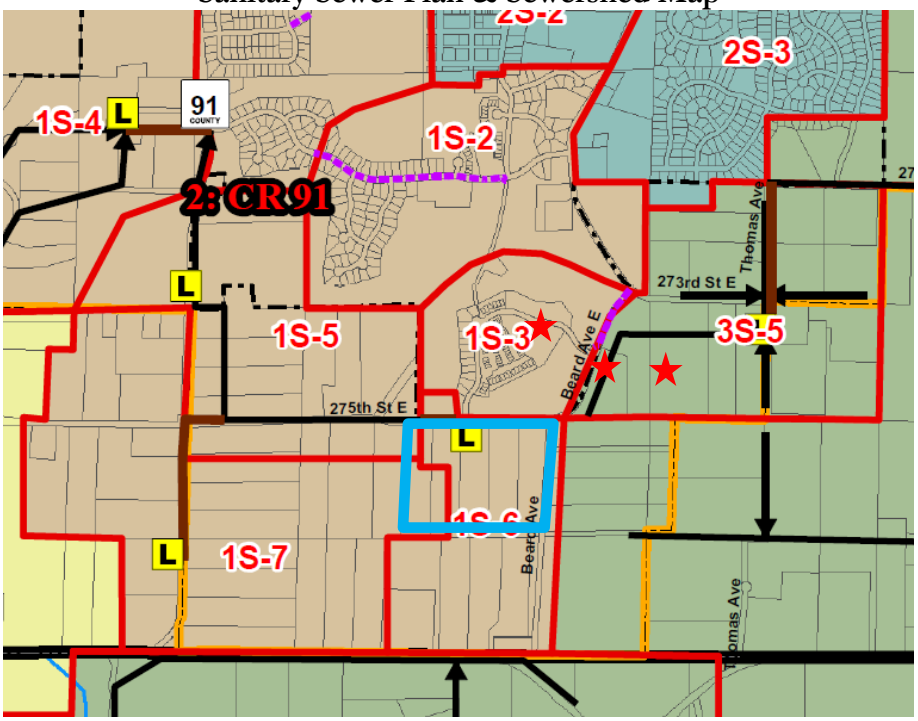
It is also noted that the City's Sanitary Sewer Plan shows a trunk sewer line along the 275th St, from Oxford Lane to the developer's west property line. City staff has opined that it would be premature to require the developer to install this infrastructure at this time.

As a side note, the property owner adjacent to and south of Pete's Hill Park is also proposing an approximate 65 lot development to the northeast of the proposed Boulder Heights development. Development and full build-out of both properties may require downstream system improvements. There is a known bottleneck at Glenborough Drive & Co Rd 91. Additional evaluation of this matter will be required.

Existing Sanitary Sewer Infrastructure



Sanitary Sewer Plan & Sewershed Map



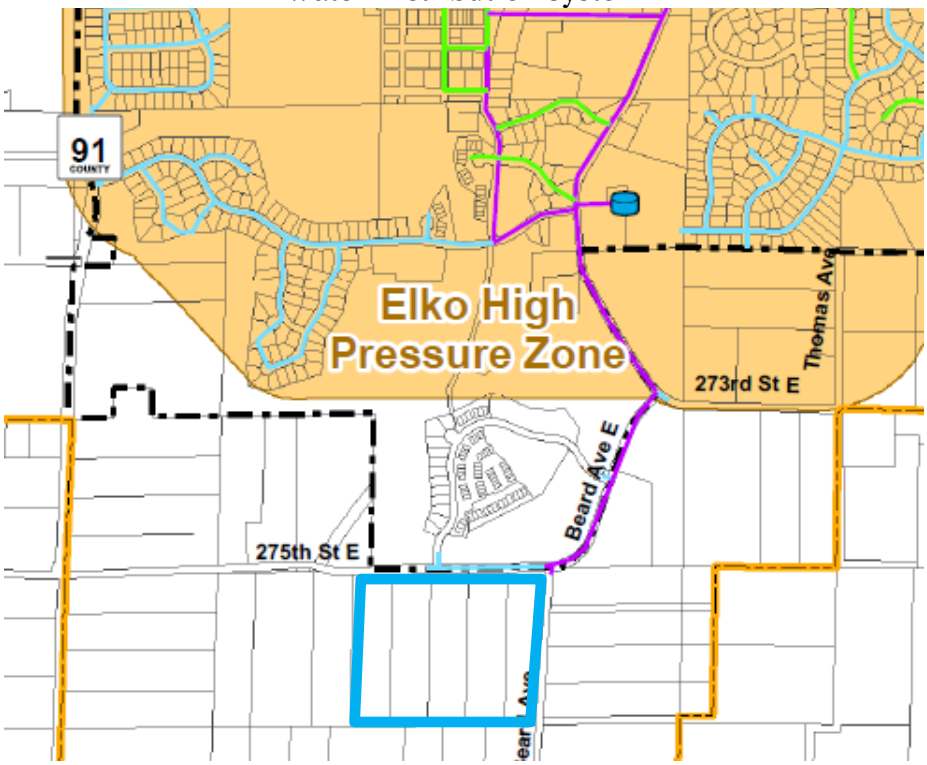
Water

There is an existing 8" ductile iron water line located in 275th Street adjacent to the development. Water is proposed to be looped through the development by connecting to a location at the intersection of 275th and Beard Ave., and at the intersection of 275th and Oxford Ln. The developer has proposed 8" pvc water lines through most of the development, except that 12" pvc lines have been proposed in Andrea Avenue. The 12" lines will serve as trunk lines through the development and connect to the adjacent properties. It is noted that Section 12-9-7 (A) of the City Code, as well as the Engineering Manual, require ductile iron water lines. The City Engineer and City staff are currently evaluating whether an exception to the current material standard could be allowed.

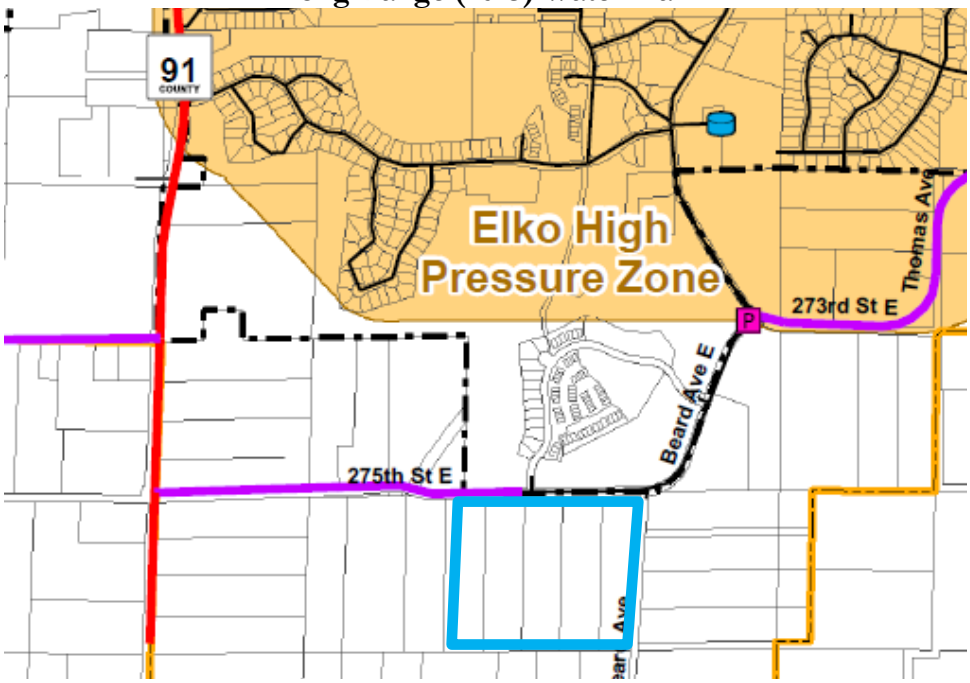
It has been noted in previous engineering review memos that a centralized pressure reducing station needs to be installed to reduce water pressures within the development. The developer has shown this in the current plan submittal but has verbally inquired about the possibility of installing pressure reducing valves in each home rather than the centralized pressure reducing station. The City Engineer and City staff have determined that the individual pressure reducing valves are an acceptable alternative. A condition of final plat approval will be the requirement for individual pressure reducing valves within each home at the time of construction. The City's Public Works Director has tested the existing water pressure at the northeast corner of the development where it was found to be 80 psi.

Fire hydrants should be added at the southerly end of Oxford Ln., and both the easterly and westerly ends of Lydia Ln. to allow for flushing of the dead-end lines.

Water Distribution System



Long Range (2015) Water Plan



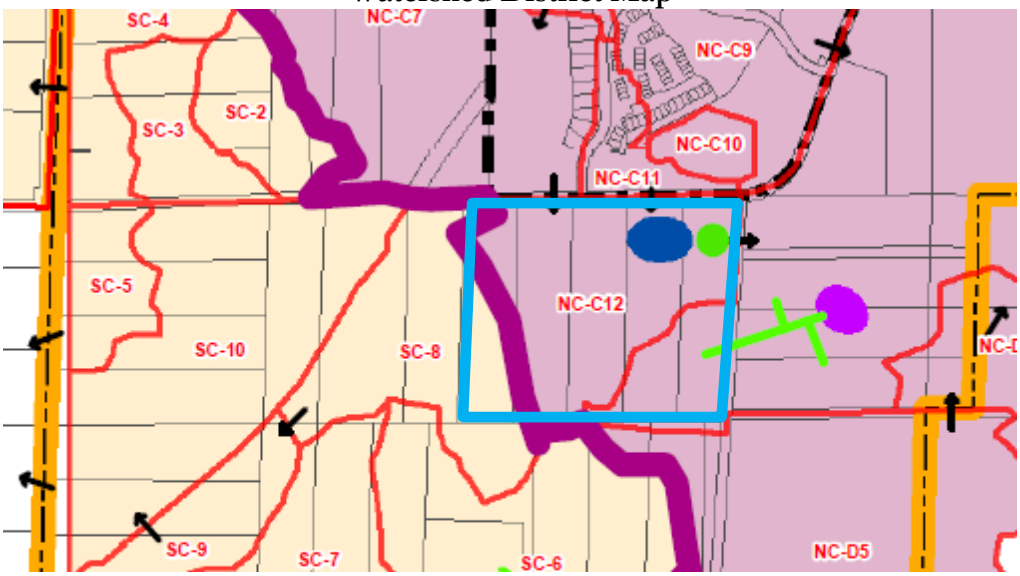
Stormwater

Surface water from the proposed development is proposed to be directed into four separate stormwater ponds before discharging to the wetland complex located along the north side of the subject property. Drainage then flows to the east. The majority of the property is located in the North Cannon Watershed

District, with the exception of the southwesterly portion of the property, which is located in the Sand Creek Watershed District.

The developer must submit a stormwater plan meeting the requirements of Chapter 11 of the Zoning Ordinance and the City's Surface Water Management Plan; the developer has submitted a stormwater plan which is under review by the City Engineer. A 10' wide buffer from the high water level is required around stormwater ponds; this buffer should be clearly identified in the plan set. All structures shall have a minimum 35' setback from the edge of the HWL of stormwater ponds. The 35' building pad setback to HWL should be verified around all stormwater ponds. There is particular concern with the lots adjacent to Pond A and Pond D. The developer has requested that decks be allowed at a 25' setback.

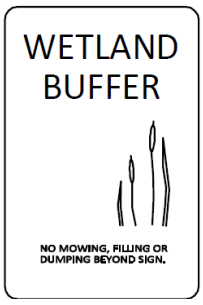
Watershed District Map



Wetlands / Floodplain / DNR Protected Waters

There are known wetlands on the subject property. Wetland buffers are required adjacent to all delineated wetlands; the required buffer width is dependent upon the quality of the wetland. A wetland buffer sign marker, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the buffer location. All structures shall have a minimum setback of 35' from the edge of a delineated wetland. The developer has requested that decks be allowed at a 25' setback. The Subdivision Ordinance requires that wetlands and buffers be contained in Outlots. Wetlands and stormwater pond outlots shall be conveyed to the City upon filing of a plat.

A wetland delineation and MnRAM report is required as part of the development process. The developer did submit a wetland delineation and application to the City on November 17, 2016. The developer was requesting concurrence with the delineated wetland boundary, and also applied for some wetland replacement/mitigation. Unfortunately, the delineation report did not meet the current submittal requirements and for this reason the wetland application was returned as incomplete. Due to the time of year and being outside of the growing season, it is not possible to do site visits and come to an agreement on the wetland boundary.



Sample of sign required by City Code

At this time the developer has chosen to proceed with application for zoning and preliminary plat approval, with the understanding that any potential approvals would be 100% conditioned upon concurrence with the wetland boundary and approval of

the application for replacement plan. The developer is assuming risk in this regard; the risk being that the wetland boundary could differ from the boundary they submitted or that the mitigation may not be approved. If the wetland boundary is different it could change the design of the subdivision. The developer understands the risk being assumed and has chosen to proceed with preliminary plat application at this time.

There are no FEMA designated floodplain areas or DNR Protected Waters or Wetlands on the subject property.

Access / Roads / Transportation Issues

The proposed development borders two existing streets. 275th Street on the north side of the development is currently a paved City maintained street. Beard Avenue on the easterly side of the development is currently an unimproved/gravel township road. As part of the negotiations with New Market Township related to the annexation, a traffic impact study was completed to determine the impacts of the proposed development on the adjacent roadway system. The traffic impact study was used as a basis for negotiation with New Market Township during the annexation process. There were some agreements made as part of the annexation in regards to the proposed roadway system and improvements. Functional classification of the existing roads and design concerns are as follows:

275th Street East, Major City Collector Roadway.. The purpose of a major collector is typically to link neighborhoods together within a city or link neighborhoods to business concentrations. Access to collector roadways should be made via local streets and private access should be avoided. The typical right-of-way width on a major collector street is 100'. The City's adopted street section for a major collector is 56' wide; this includes two travel lanes, a center turn lane and two 8+' shoulders. (Typical section shown below.)

275th Street along the north side of the development is a rural section paved roadway that is 24' in width. The roadway is substandard based on the currently adopted standards for collector roadways. The existing road right-of-way on 275th Street appears to be a total of 72' in width. An additional 17' of right-of-way will need to be dedicated along 275th Street, for a total of 50' adjacent to the developer's property. One access is proposed from 275th Street into the development, an extension of the existing Oxford Lane. Staff supports the location of the proposed access as it meets the minimum spacing requirements of 660' on collector roadways, and it lines up with the road to the north.

As part of the annexation negotiations with New Market Township, the developer will be required to improve the existing gravel section of 275th Street, from the current City limit boundary, westerly to Co. Rd. 91. The agreed upon section will include two twelve foot drive lanes, two foot gravel shoulders, eight inches of gravel base and two inches of asphalt surfacing.

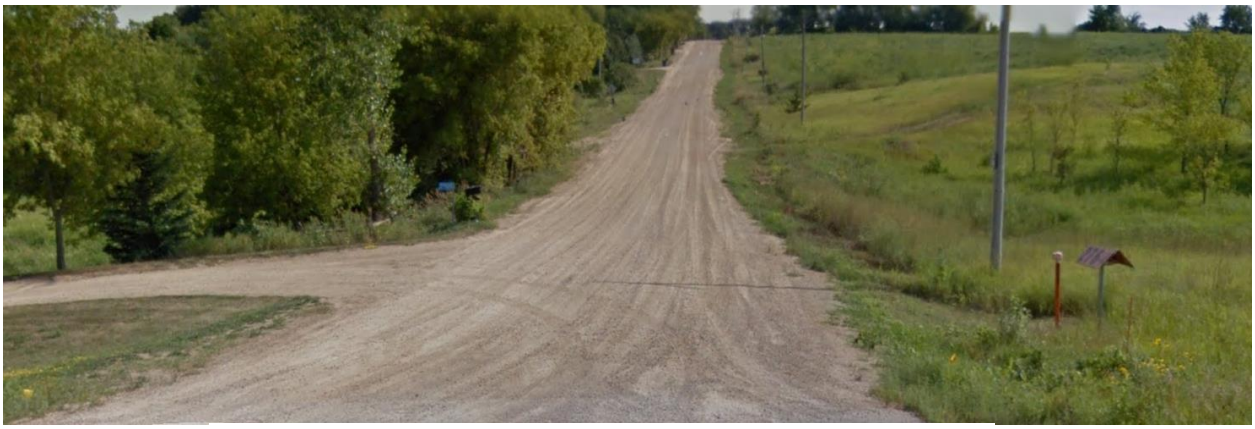
Existing paved section of 275th Street East

Existing gravel section of 275th Street East

Beard Avenue, Major City Collector Roadway. The purpose of a major collector is typically to link neighborhoods together within a city or link neighborhoods to business concentrations. Access to collector roadways should be made via local streets and private access should be avoided. The typical right-of-way width on a major collector street is 100'. The City's adopted street section for a major collector is 56' wide; this includes two travel lanes, a center turn lane and two 8+' shoulders. (Typical section shown in attached exhibits.)

The existing Beard Avenue is under the jurisdiction of New Market Township; it is a rural gravel section approximately 22' to 24' in width. The roadway is substandard based on the currently adopted standards for collector roadways. The existing road right-of-way on Beard Avenue appears to be a total of 66' in width. The developer is proposing to dedicate additional right of way, for a total of 50' adjacent to the developer's property, which meets City requirements. One access is proposed from Beard Avenue into the development, at Lydia Lane. It was negotiated during the annexation process that Beard Avenue would remain gravel for the time being, and that the Lydia Lane access would be constructed but would be gated off so that the general public would not be able to utilize the access until such time that Beard Avenue is improved. The proposed access at Lydia Lane meets the minimum access spacing requirements of 660' on collector roadways.

Pursuant to Minnesota Statute 414.038 and 164.14, maintenance of Beard Avenue adjacent to the development can be negotiated by the City and the Town. In similar situations, the Township has continued to maintain the gravel roadway sections, with an annual bill-back to the City. The City's Public Works Director will coordinate with New Market Township regarding this matter.



Existing gravel section of Beard Avenue

There are a number of local roads proposed within the development that will serve as access to the residential lots. The City's Subdivision Ordinance currently requires that 60' of right of way be dedicated for local roads, and they be constructed at a 32' pavement width. Staff is planning to bring a proposed amendment to the Planning Commission which reduces the required street width to 28'. The developer is proposing a 28' street width within a 60' right-of-way for the local roads which is supported by City staff. Comments regarding the individual roads are as follows:

Oxford Lane. The road is proposed to run through the entire development, beginning at 275th Street on the north and ending at the south property line. It will ultimately extend into the property to the south owned by Daniel Cronen. A "future road extension" sign must be placed at the southern end of Oxford Lane. It is noted that driveways will not be allowed onto Oxford Lane from Lot 11 Block 4 and Lot 1 Block 8. The City will not plow the section of roadway located south of Lydia Lane until such time that it is extended into the property to the south. Staff has no other comments or concerns about Oxford Lane.

Andrew Avenue. The road is proposed to run through much of the development, connecting to Lydia Lane on the south, and ending at the west property line. It will ultimately extend into the property to the west owned by Joyce Osborn. There is a concern about snow storage and plowing at the westerly end of the street. Staff proposes one of the following options: a) the developer acquire a temporary easement over the adjacent property to allow for snow storage, or b) building permits would not be allowed on Lot 1 Block 1 and Lot 1 Block 2 until such time that the road is extended to the property to the west. A "future road extension" sign must be placed at the westerly end of Andrew Avenue.

Andrew Court. The cul-de-sac is approximately 280' in length. The Subdivision Ordinance requires that cul-de-sacs have a 45' radius. Staff has no concerns about Andrew Court.

Lydia Lane. The road is proposed to run east/west through the development, running from Beard Avenue to the westerly property line. It will ultimately extend into the property to the west owned by Joyce Osborn. There is a concern about snow storage and plowing at the westerly end of the street. Staff proposes one of the following options: a) the developer acquire a temporary easement over the adjacent property to allow for snow storage, or b) building permits would not be issued Lot 1 Block 4 until such time that the road is extended.

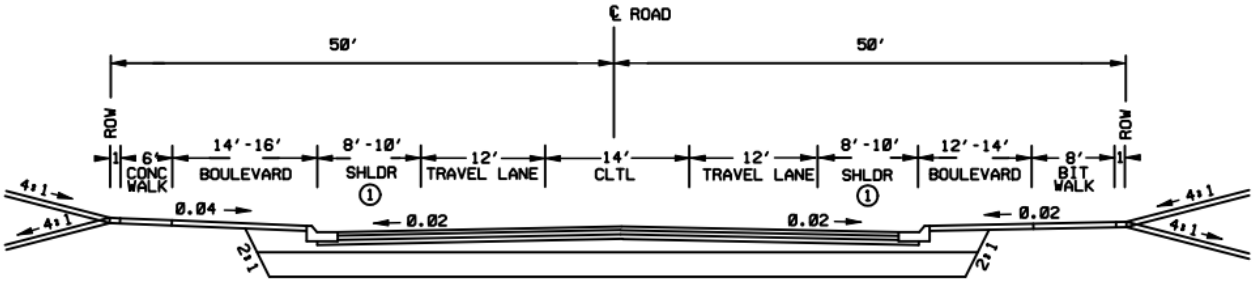
The connection of Lydia Lane to Beard Avenue would only be permissible by emergency responders at this time. The developer must submit a design that shows Lydia Lane ending just shy of Beard Avenue, with some type of break-away barricade that would still allow access for emergency responders but deter residents from using the route.

Kaden Street. The street is approximately 650' in length. Staff has no concerns about Kaden Street.

Jada Way. The street is approximately 800' in length. Staff has no concerns about Jana Way.

Jada Court. The cul-de-sac is approximately 130' in length. The Subdivision Ordinance requires that cul-de-sacs have a 45' radius. Staff has no concerns about Jada Court.

Sample Future Road Extension Signs



Roadway Section Typical City Collector

Sidewalks & Trails

The City's Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line. The preliminary plat indicates sidewalks on one side of all streets, except for the two cul-de-sacs (Jada Court & Andrew Court).

The City's Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways. Based on this, a 10' wide bituminous trail should be constructed along one side of both 275th Street and Beard Avenue. It is noted that Beard Avenue will remain gravel at this time so construction of the trail may be considered premature. Further input from the Parks Commission will be sought regarding this matter and whether the trails should be constructed now, or cash in lieu of trail construction should be required.

The City's Park & Trail Plan also identifies a possible City trail corridor running along the north side of the property, and following the Minnesota Pipeline corridor. The Plan states "Although not yet identified by other Minnesota communities which are affected by the pipeline location, it has been indicated by the City of Elko New Market that this pipeline corridor offers opportunity to be included in the proposed trail system network as a passive recreational trail." and "With the implementation of this Plan, the City will continue to pursue this 3.24 mile trailway corridor potential." (See maps below in the Parks Related Comments section of this report.) Staff recommends that the developer incorporate a trail along 275th Street into the subdivision plan.

Parks Related Comments

The City's Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the City's park and trail fund. If no

land dedication is required the park fee is $2,000 per residential unit. A combination of land dedication and cash contribution may also be applied. The Parks Commission shall make a recommendation to the Planning Commission and City Council in regards to park land dedication.

There are no public parks in close proximity to the proposed development. The closest parks are Pete's Hill Park which is approximately .7 miles and Windrose Park which is approximately 1 mile (walking distance) from the proposed development. A description of these park facilities which are closest to the proposed development is as follows:

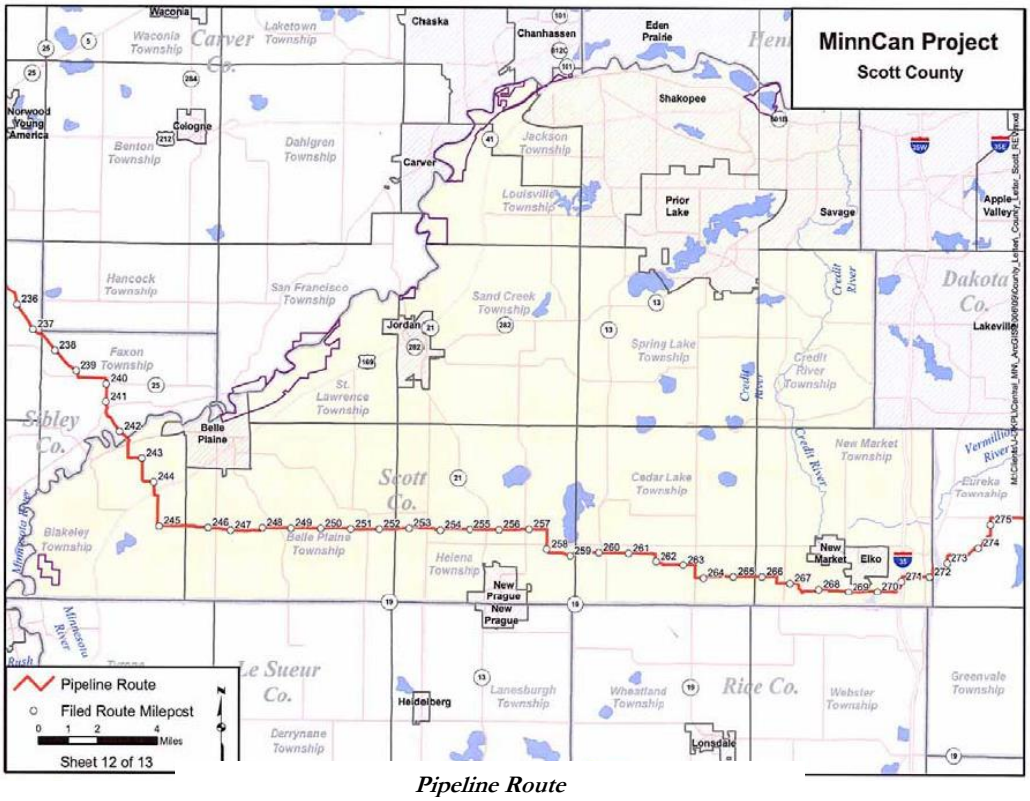
> Windrose Park East (1 mile) is currently designated as a Community Park. A Community Park is intended to provide both park and playfield facilities for more intensive recreation activities such as ball fields, tennis courts, ice skating, picnicking. Their service area is typically 1 mile and is intended to serve the City as a whole rather than a particular neighborhood. Staff would argue that today, Windrose Park East serves more as a neighborhood park, due to the absence of playfield facilities. It does include playground equipment and a picnic shelter. The service area for a Neighborhood Park is typically ½ mile.
>
> Windrose Park West (1 mile) is currently designated as a Conservation Area / Greenway. These areas are set in natural areas of the community where preservation of the environment is the primary emphasis as opposed to active recreation and play.
>
> Pete's Hill Park (.7 miles) is currently designated as a Special Use Park. This designation includes facilities which provide special activities, unique built environments, historical sites or single purposes.

By applying a ½ mile neighborhood park service area buffer to all of the above mentioned parks, none of the proposed development area is currently served by City park facilities. The developer is proposing to dedicate an upland area adjacent to the wetland complex for park purposes, and the remainder by cash contribution. The acreage is approximately 1.47 acres; however, the developer will need to confirm that this acreage is above any wetland or buffer areas. The Park's Commission reviewed the proposed plat at their May 10, 2016 meeting and made the following recommendations:

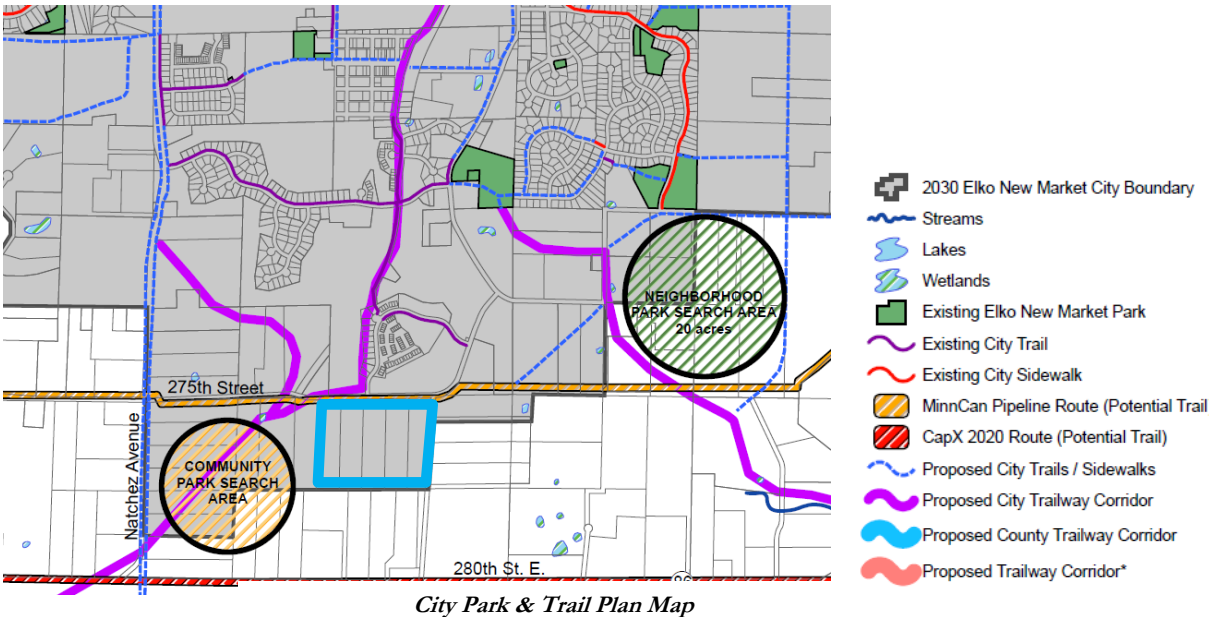
- There is a preference for land, rather than money, for a neighborhood park;
- The park land be deeded in the first phase of the project;
- The park dedication fees above the value of the land should be paid in cash;
- A paved walking trail should be constructed around the wetland ponding area; and
- A sidewalk should be constructed from the parkland to 275th Street on the park side of the street.

The Park Board is supportive of the developer's proposal to dedicate 1.47 acres of park land and the remainder in cash contribution.

As noted earlier in this report (in the Sidewalk/Trail section), the City's Park & Trail Plan identifies a City trail corridor running east/west along the north side of the subject property. Staff recommends that the developer incorporate a trail into the subdivision plans that meets this intent.



Pipeline Route



City Park & Trail Plan Map

City Engineer Comments

The City Engineer's comments are contained in the attached engineering review memo dated January 19, 2017

Public Works Director Comments

The Public Works Director has reviewed the submittal and has the following comments:

"I see an issue with plowing and snow storage at the end of Andrew Ave and Lydia Ln. We have the same issue in a couple other developments around the community and have been dealing with them for 10 plus years. If the adjacent properties do not develop in a timely fashion we could be stuck with dead ends for a long time. Ideally, I would like to see a temporary cul-de-sac for snow storage on the ends of those two streets; an easement on the adjacent property would work too. At a minimum, the driveways would have to be on the east side of the lots. There should also be fire hydrants at the southerly end of Oxford Lane, and both the easterly and westerly ends of Lydia Lane."

Fire Chief Comments
The Fire Chief has reviewed the submittal and has no comments.

Police Chief Comments
The Police Chief has reviewed the submittal and has the following comments:

"When discussing this project when it was originally presented to the City, the City was informed that there would not be a permanent access/street to the development off of Beard Ave initially. I voiced my concern about only having one access to the development in case, if for some reason, the one and only access ever became blocked or impassible and emergency vehicles could not gain access to the development. I believe it was decided that a break- away access would be added. My concern is, at what point will a break-away access for emergency responders be constructed? My opinion is that the break-away access needs to be in place prior to the first home being occupied for the reasons I have already mentioned."

In the phasing plan submitted by the developer, the referenced roadway connection would be made during the fourth and final phase of the project.

The Police Chief has also verified that he has no concern with the City's emergency warning system sirens being audible throughout the development.

Building Official Comments
The Building Official has reviewed the submittal and has no comments at this time.

Scott County Highway Department Comments
Not applicable.

School District Impacts
The proposed development is in the Lakeville School District. According to the Superintendent of Schools, the City of Elko New Market has an average of .75 students per household within the district. Using this statistic, the proposed development would add 98 students to the school system once fully developed. The District will provide student transportation from the development to the various Lakeville schools.

New Market Township Comments
At the time of writing of this report, no comments had been received from New Market Township.

Staff Recommendation:
Staff finds the layout and proposed land use acceptable. Staff would recommend approval of the request for PUD zoning and preliminary plat approval of Boulder Heights, consisting of 130 lots on 50.7 gross acres for the following reasons:

1) The proposed plat of the property meets the purpose and intent of the Comprehensive Plan.
2) The development does exceed the average guided density of 2.7 dwelling units per net acres. The preliminary plat contains 130 lots on 50.7 gross acres, for a proposed density of 2.56 units per acres.

3) The proposed plat meets the purpose and intent of PUD zoning as outlined in Section 11-28C-1 of the City Code.

And noting the following variances being allowed in conjunction with the PUD:

1) Minimum lot size is approved at 8,400 square feet.
2) Minimum lot width is approved at 70'.
3) Structure setbacks are approved as follows: 25' front, 7' side, 20' side on corner lot, and 30' rear.
4) Local street width is being allowed at 28'.

	ENM R-1 District	**Approved for Boulder Heights**
Width	85'	70'
Width - Corner Lot	100'	85'
Area	12,000 sq ft	8,400 sq ft
Area - Corner Lot	12,500 sq ft	10,000 sq ft
Front Setback	30'	25'
Rear Setback	30'	30'
Side Setback	10'	7'
Side Setback - Corner Lot	25'	20'
Deck Setback to Storm Pond	35'	25'
Deck Setback to Wetlands	35'	25'

And noting the following improved subdivision design elements:

1) Identical house colors and elevations will not be allowed on adjacent lots or on lots opposite from each other;
2) Front elevation must incorporate stone, brick or stucco;
3) Wood will not be allowed as an exterior building material;
4) Roof pitch of at least 6/12 for all sides;
5) Construction of a walking trail along the south edge of the wetland located on proposed Outlot B.

And with the following conditions:

1) Preliminary plat approval is subject to the approval of all wetland applications, including wetland boundary concurrence and approval of the wetland replacement plan. The developer assumes all risk associated with preparing the preliminary plat application in advance of the required wetland application approvals. If the wetland boundary is determined to be different than the boundary shown in the preliminary plat submittal, the preliminary plat application will need to be revised to show the accurate wetland boundary.
2) Preliminary plat approval is subject to the conditions of the Predevelopment Agreement between the City of Elko New Market and KJ Walk, dated July 14, 2016.
3) The developer shall submit construction plans for the improvement of 275th Street as required by the predevelopment agreement, and the plans shall be approved by the City Engineer.
4) The preliminary plat is issued in accordance with the preliminary plat drawings dated 12/30/16, and the preliminary grading plan dated 12/30/16 on file with the Elko New Market Community Development Department.
5) The preliminary plat is issued for a period of six months, and shall become null and void without further action from the Planning Commission or City Council unless the final plat is filed within size months of the date of City Council granting preliminary plat approval.

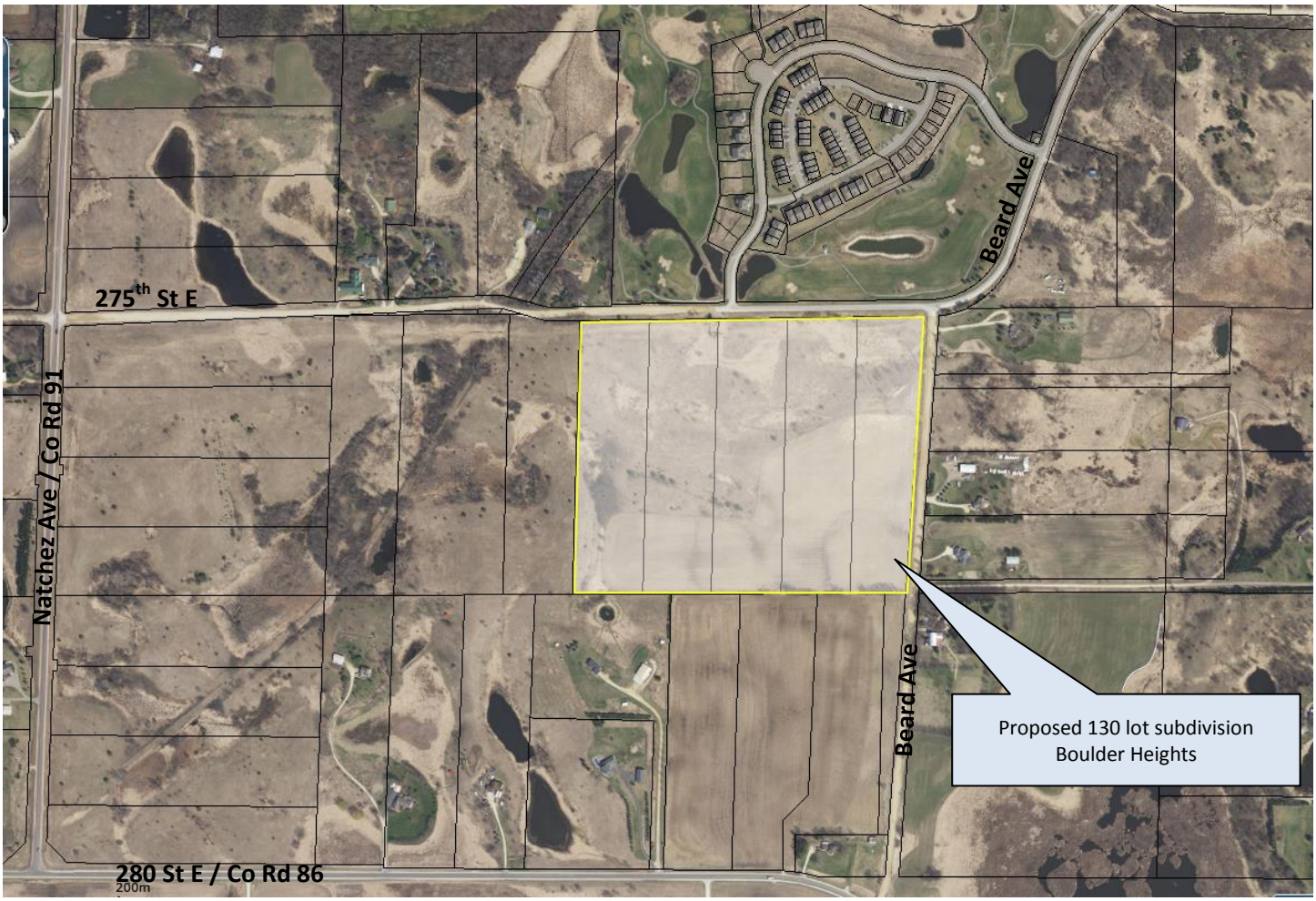
6) KJ Walk, Inc. must enter into a Developer's Agreement with the City of Elko New Market, and the Agreement must be approved by the City Council prior to final plat approval.
7) Approval is subject to all recommendations of the City Engineer and Public Works Director.
8) Grading and construction plans must be approved by the City Engineer, Public Works Director and Community Development Specialist prior to final plat approval.
9) Final plat approval is subject to the utility extension permits from the Pollution Control Agency and the Minnesota Department of Health.
10) Drainage and utility easements must be dedicated at the time of final plat.
11) The delineated wetland boundary must be shown on the final plat.
12) The landscaping plan should be revised to show the required 20' landscape buffer along 275th Street located outside of the road-right-of-way.
13) A revised tree/resource inventory must be submitted which shows that 80 of the identified significant trees are being preserved during development, or show a replacement plan that shows plantings over and above the already required roadway buffer requirement and the two front yard tree requirement, and meeting the requirements of Section 12-9-9-(F) of the City Ordinance.
14) Development and full build-out of both properties may require downstream sanitary sewer system improvements. Additional evaluation of this matter will be required.
15) A condition of final plat approval will be the requirement for individual water pressure reducing valves within each home at the time of home construction.
16) Fire hydrants should be added at the southerly end of Oxford Ln., and both the easterly and westerly ends of Lydia Ln.
17) A 10' wide buffer from the high water level is required around stormwater ponds. A revised preliminary plat submittal must be submitted which shows the 10' stormwater pond buffer.
18) All structures shall have a minimum 35' setback from the edge of the HWL of stormwater ponds except that decks will be allowed at a 25' setback. A revised preliminary plat submittal must be submitted which clearly shows the 35' stormwater pond setback requirement.
19) All structures shall have a minimum 35' setback from the delineated edge of a wetland except that decks will be allowed at a 25' setback. A revised preliminary plat submittal must be submitted which clearly shows the 35' wetland setback requirement.
20) 50' of right-of-way shall be dedicated along 275th Street. Approximately 17' of additional right-of-way will need to be dedicated along 275th Street.
21) A "future road extension" sign must be placed at the southern end of Oxford Lane, at the westerly end of Andrew Avenue, and the westerly end of Lydia Lane.
22) In regards to the westerly terminus of Andrew Avenue, the following conditions are imposed: a) the developer must acquire a temporary easement over the adjacent property to allow for snow storage, <u>or</u> b) building permits would not be allowed on Lot 1 Block 1 and Lot 1 Block 2 until such time that the road is extended to the property to the west.
23) In regards to the westerly terminus of Lydia Lane, the following conditions are imposed: a) the developer must acquire a temporary easement over the adjacent property to allow for snow storage, <u>or</u> b) building permits would not be issued Lot 1 Block 4 until such time that the road is extended.
24) The developer must submit a design that shows Lydia Lane ending just shy of Beard Avenue, with some type of break-away barricade that would still allow access for emergency responders but deter residents from using the route.
25) A 10' wide bituminous trail is required along one side of both 275th Street and Beard Avenue.
26) The developer will need to confirm the acreage of the park area. Park dedication must be located outside of any wetland, stormwater pond, or buffer areas.

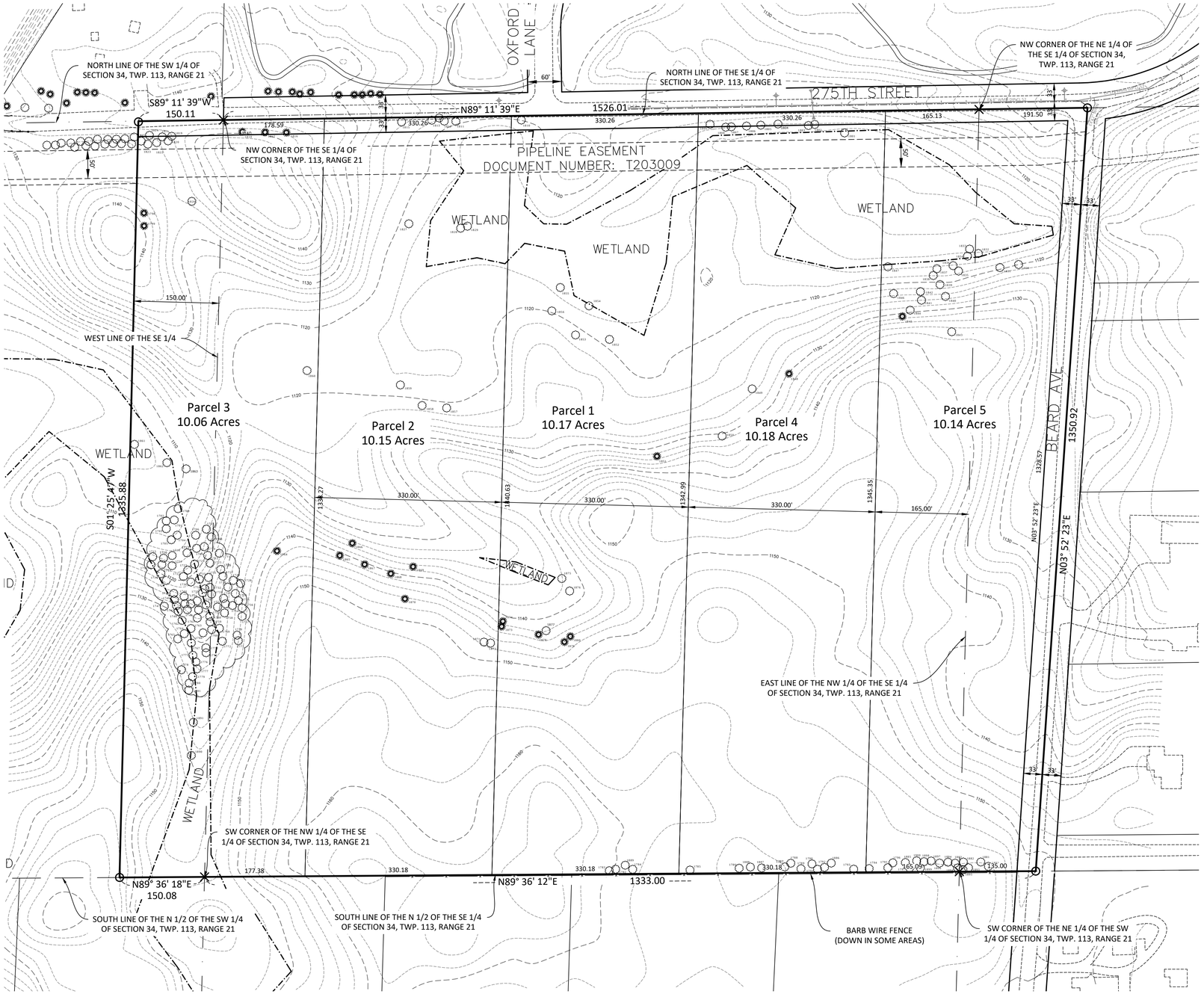
And noting the following:

1) Street names will be approved as part of the final plat approval.

Attachments:
Location map
Boundary survey dated 12.30.16
Preliminary plat submittal dated 12.30.16
City Engineer review memo dated January 19, 2017
PUD Concept narrative dated 12.30.16

Location Map
Boulder Heights
Proposed 130 lot residential subdivision





Legal Description:

Parcel 1: The West 330.00 feet of the East 825.00 feet of the Northwest Quarter of the Southeast Quarter of Section 34, Township 113, Range 21, Scott County, Minnesota.

Parcel 2: The West 330.00 feet of the East 1155.00 feet of the Northwest Quarter of the Southeast Quarter of Section 34, Township 113, Range 21, Scott County, Minnesota.

Parcel 3: The East 150.00 feet of the Northeast Quarter of the Southwest Quarter of Section 34, Township 113, Range 21, Scott County, Minnesota. Together with that part of the Northwest Quarter of the Southeast Quarter of said Section 34, lying West of the East 1155.00 feet of said Northwest Quarter of the Southeast Quarter.

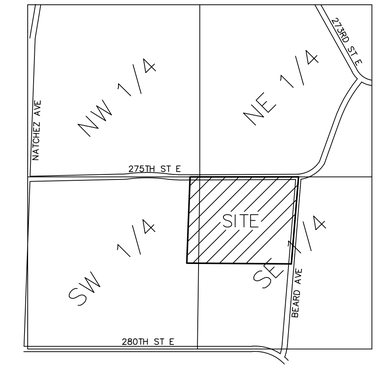
Parcel 4: The West 330.00 feet of the East 495.00 feet of the Northwest Quarter of the Southeast Quarter of Section 34, Township 113, Range 21, Scott County, Minnesota.

Parcel 5: The East 165.00 feet of the Northwest Quarter of the Southeast Quarter of Section 34, Township 113, Range 21, Scott County, Minnesota. Together with that part of the Northeast Quarter of the Southeast Quarter of said Section 34, lying west of the following described line:

Beginning at a point on the north line of said Northeast Quarter of the Southeast Quarter distant 191.50 feet East of the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence Southwesterly to a point on the South line of said Northeast Quarter of the Southeast Quarter distant 135.00 feet East of the Southwest corner of said Northeast Quarter.

Legend

- ● Survey Monument Found
- ○ Survey Monument to be Set
- × Quarter Corner



SECTION 34, TWP. 113, RGE. 21
LOCATION MAP
NO SCALE

N

0 100 200 300

KJWalk INC
6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

Luke Warren Israelson
Registration #: 51362 Date: 12/30/2016

Date:	Revision:
03/02/16	Original
05/23/16	Revised
07/22/16	Revised
08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

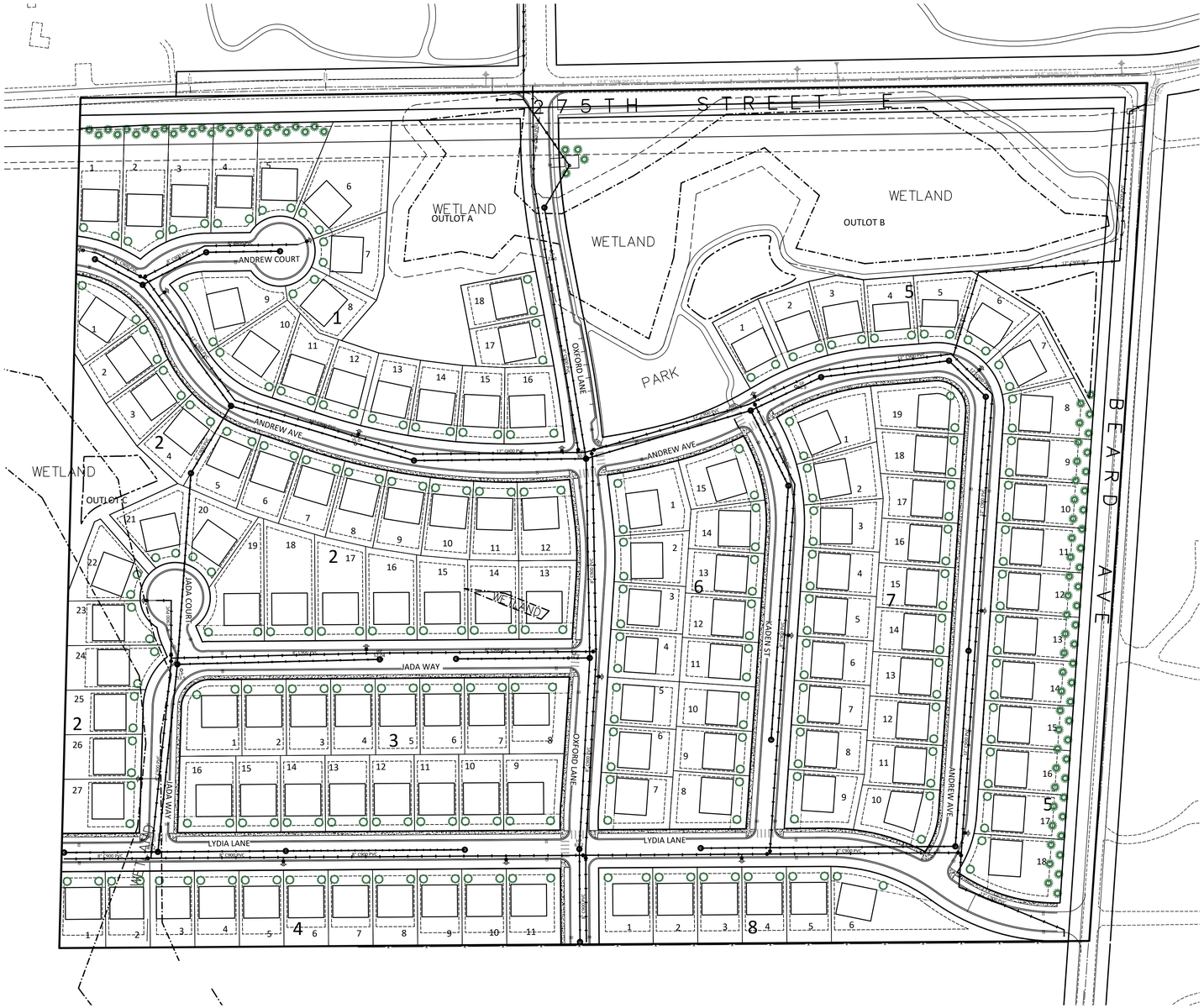
BOULDER HEIGHTS

For Review
December 30, 2016

Boundary Survey

SHEET 1 of 1

BOULDER HEIGHTS



SHEET INDEX

1 - Cover
2 - Phasing Plan
3 - Preliminary Plat (West)
4 - Preliminary Plat (East)
5 - Preliminary Grading/Erosion Control (West)
6 - Preliminary Grading/Erosion Control (East)
7 - Drainage Areas
8 - Preliminary Utilities (West)
9 - Preliminary Utilities (East)
10 - Resource Inventory
11 - Landscaping

OWNER / DEVELOPER / DESIGNER:
KJ Walk, Inc.
Warren Israelson, PE
Reg #: 40175
6001 Egan Drive, Suite 100
Savage, MN 55378
(952) 226-3200
luke@kjwalk.com
warren@kjwalk.com

PLAT SUMMARY:

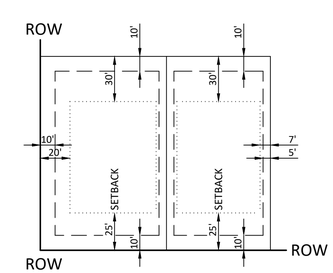
130 Lots Total

50.70 Acres Gross Area
12.17 Acres ROW Area
38.53 Acres Net Area

Property is Proposed to be PUD

MINIMUM LOT REQUIREMENTS:

Standard Lot:
Width: 70' / Area: 8,400 sf
Corner Lot:
Width: 85' / Area: 10,200 sf



TYPICAL LOT
SETBACKS AND EASEMENTS

N

0 100 200 300

KJWalk INC
6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

Luke Warren Israelson
Registration #: 51362 Date: 12/30/2016

Date:	Revision:
03/02/16	Original
05/23/16	Revised
07/22/16	Revised
08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Preliminary Plat Set
Cover

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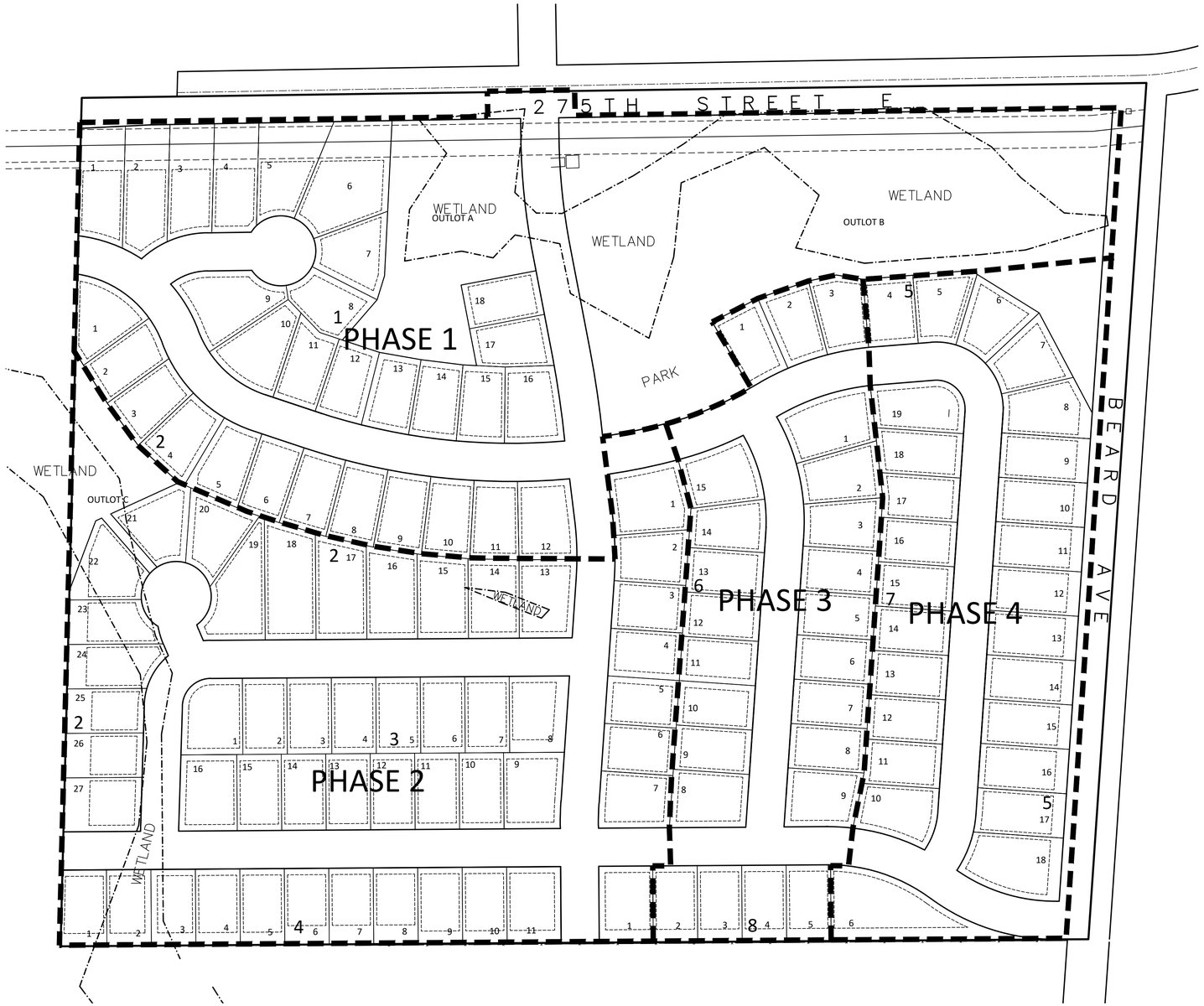

NOTES:
*PHASE 1 - 18.82 ACRES
*PHASE 2 - 15.88 ACRES
*PHASE 3 - 7.07 ACRES
*PHASE 4 - 8.93 ACRES

N

0 100 200 300

KJWalk INC
6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

Luke Warren Israelson
Registration #: 51362 Date: 12/30/2016

Date:	Revision:
03/02/16	Original
05/23/16	Revised
07/22/16	Revised
08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Preliminary Plat Set
Phasing Plan

SHEET 2 of 11

LAST SAVED: December 30, 2016

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Block	Lot	Area (sf)	Area (Ac.)	Block	Lot	Area (sf)	Area (Ac.)
1	1	12993	0.298	3	1	11030	0.253
	2	14193	0.326		2	8400	0.193
	3	12543	0.288		3	8400	0.193
	4	12229	0.281		4	8400	0.193
	5	13739	0.315		5	8400	0.193
	6	19998	0.459		6	8400	0.193
	7	10454	0.240		7	8400	0.193
	8	10754	0.247		8	10874	0.250
	9	13529	0.311		9	10981	0.252
	10	11286	0.259		10	8400	0.193
	11	8775	0.201		11	8400	0.193
	12	8486	0.195		12	8400	0.193
	13	8485	0.195		13	8400	0.193
	14	8569	0.197		14	8400	0.193
	15	8575	0.197		15	8400	0.193
	16	10482	0.241		16	10809	0.248
	17	8594	0.197				
	18	8400	0.193	4	1	8533	0.196
					2	8400	0.193
2	1	9777	0.224		3	8400	0.193
	2	8726	0.200		4	8400	0.193
	3	8784	0.202		5	8400	0.193
	4	9578	0.220		6	8400	0.193
	5	9383	0.215		7	8400	0.193
	6	8680	0.199		8	8400	0.193
	7	8957	0.206		9	8400	0.193
	8	8946	0.205		10	8400	0.193
	9	8935	0.205		11	10200	0.234
	10	8925	0.205				
	11	8958	0.206	OUTLOT A		81340	1.867
	12	10996	0.252	OUTLOT C		23365	0.536
	13	10794	0.248				
	14	9980	0.229				
	15	10365	0.238				
	16	11229	0.258				
	17	12556	0.288				
	18	14359	0.330				
	19	15109	0.347				
	20	9790	0.225				
	21	10272	0.236				
	22	9848	0.226				
	23	9200	0.211				
	24	9985	0.229				
	25	8598	0.197				
	26	8541	0.196				
	27	10334	0.237				

KJWalk INC
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Registration #: 51362 Date: 12/30/2016

Date:	Revision:
03/02/16	Original
05/23/16	Revised
07/22/16	Revised
08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Preliminary Plat Set
Preliminary Plat (West)

SHEET 3 of 11

0 50 100 150

LAST SAVED: December 30, 2016

FILE PATH: C:\Users\Skills\Documents\Projects\Elko\Boulder Heights\Engineering\CAD\DWGs\BH.dwg

Block	Lot	Area (sf)	Area (Ac.)	Block	Lot	Area (sf)	Area (Ac.)
5	1	8799	0.202	7	1	12557	0.288
	2	8937	0.205		2	9784	0.225
	3	8826	0.203		3	9117	0.209
	4	8435	0.194		4	8400	0.193
	5	8960	0.206		5	8400	0.193
	6	9361	0.215		6	8400	0.193
	7	9361	0.215		7	8400	0.193
	8	10680	0.245		8	8400	0.193
	9	9800	0.225		9	10201	0.234
	10	9800	0.225		10	10269	0.236
	11	9800	0.225		11	8418	0.193
	12	9800	0.225		12	8400	0.193
	13	9800	0.225		13	8400	0.193
	14	9800	0.225		14	8400	0.193
	16	9800	0.225		15	8400	0.193
	17	9820	0.225		16	8400	0.193
	18	13949	0.320		17	8538	0.196
					18	9338	0.214
6	1	12321	0.283		19	10686	0.245
	2	9139	0.210				
	3	8469	0.194	8	1	8911	0.205
	4	8469	0.194		2	8400	0.193
	5	8469	0.194		3	8400	0.193
	6	8469	0.194		4	8400	0.193
	7	9725	0.223		5	8400	0.193
	8	10514	0.241		6	20206	0.464
	9	8400	0.193				
	10	8400	0.193	OUTLOT B		311364	7.148
	11	8400	0.193				
	12	8400	0.193				
	13	8400	0.193				
	14	8700	0.200				
	15	10577	0.243				

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12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Preliminary Plat Set
Preliminary Plat

SHEET 4 of 11

LAST SAVED: December 30, 2016

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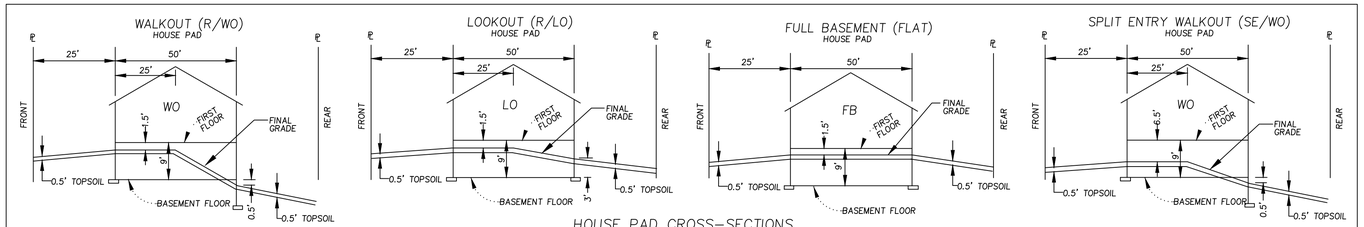
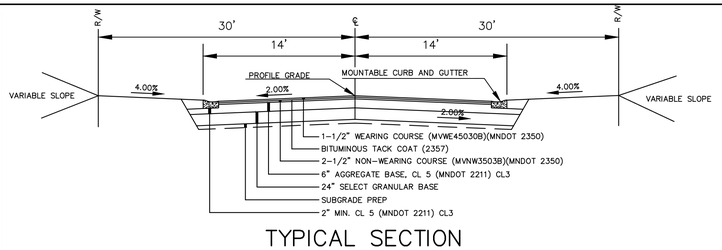


HOUSE PAD CROSS-SECTIONS
NO SCALE



TYPICAL SECTION
NOT TO SCALE

LEGEND

- CB & DROP IN INLET PROTECTORS
- SEED & BLANKET
- RIP RAP
- SILT FENCE

NOTES:

MAXIMUM ALLOWABLE SLOPE 3:1

RETAINING WALLS MAY NOT BE CONSTRUCTED IN CITY EASEMENTS

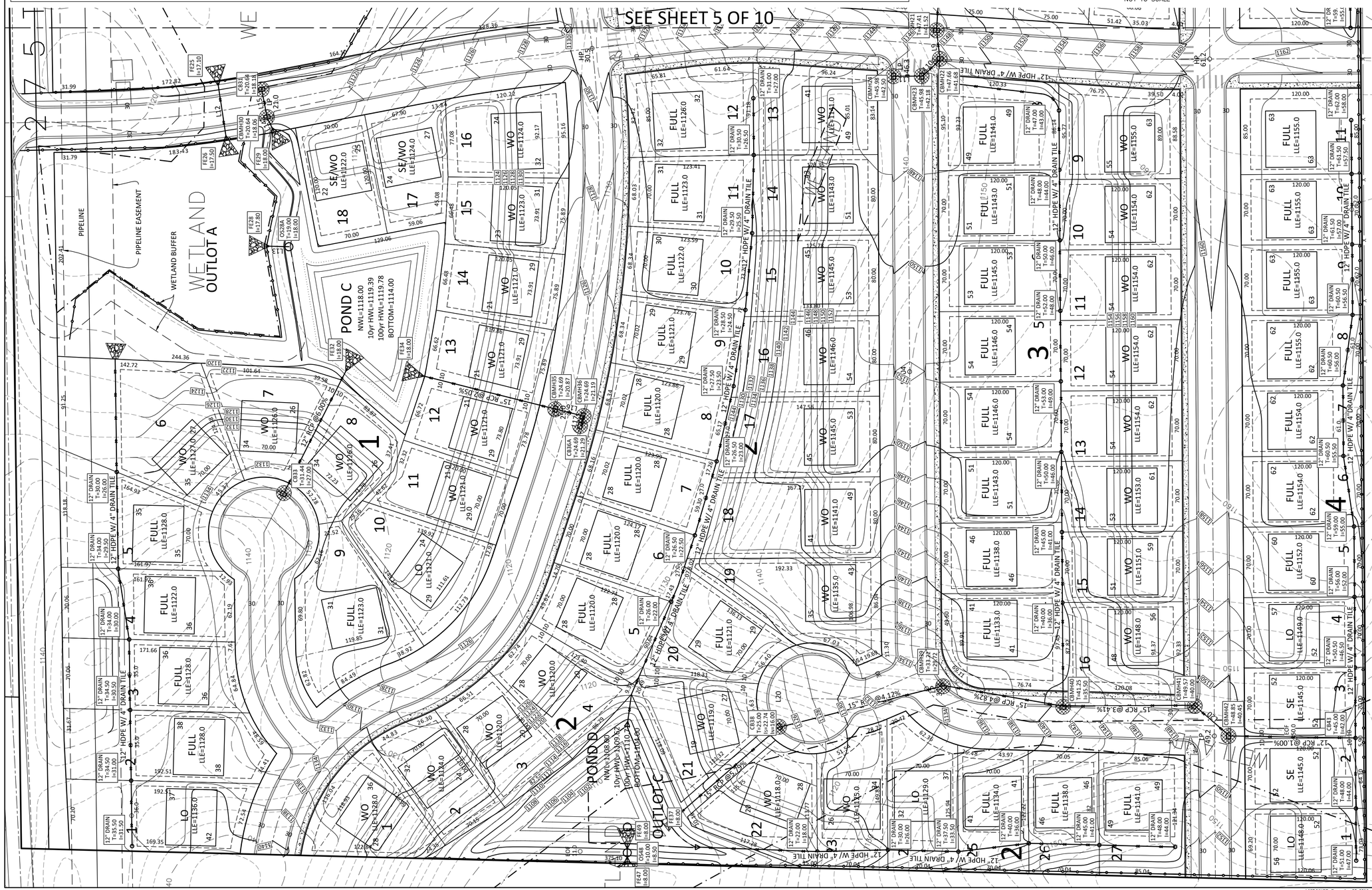
PONDS MAY BE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, IF A POND IS USED AS A TEMP. SED. BASIN IT MUST BE CLEANED OUT PRIOR TO BEING PUT INTO SERVICE.

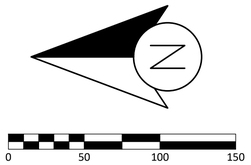
DRAINAGE TO THE TEMPORARY SEDIMENTATION BASINS MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

SEED MIXES AS SHOWN IN LEGEND , WHERE NOT SPECIFIED USE MN DOT MIX 250 AS GENERAL SITE STABILIZATION.

STOCKPILES TO BE STABILIZED IF NOT UTILIZED FOR MORE THAN 7 DAYS.

SILT FENCE TO BE INSTALLED ALONG PERMETER OF CONSTRUCTION AREA PRIOR TO THE START OF WORK





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BOULDER HEIGHTS

ELKO, MN

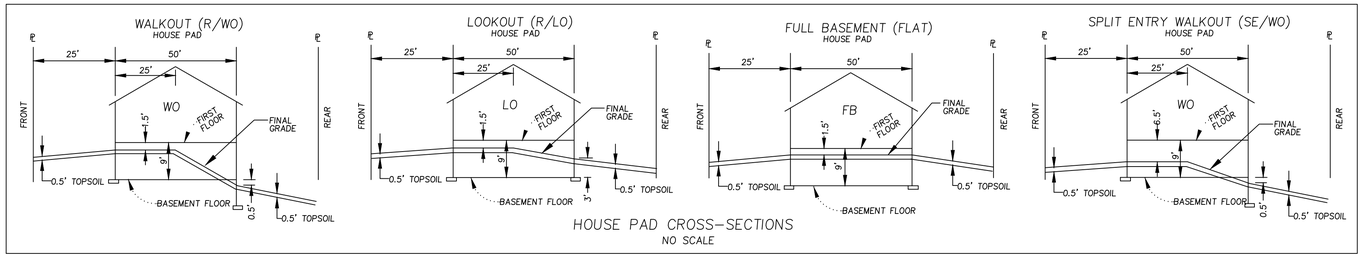
BOULDER HEIGHTS

For Review
December 30, 2016

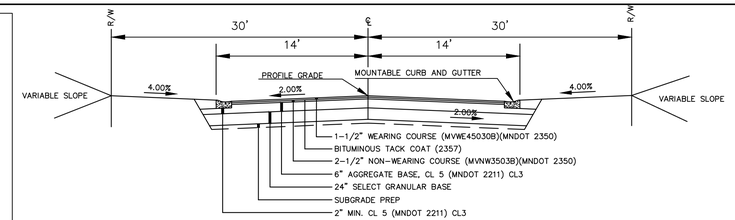
Preliminary Plat Set
Grading and
Erosion Control (West)

SHEET 5 of 11

LINE	SIZE(")	PIPE	SLOPE %
L1	12	RCP	12.00
L2	15	RCP	2.00
L3	12	RCP	1.00
L4	21	RCP	2.00
L5	24	RCP	0.80
L6	18	RCP	2.20
L7	18	RCP	1.60
L8	12	RCP	1.00
L9	15	RCP	0.50
L10	12	RCP	1.00
L11	12	RCP	1.00
L12	18	RCP	0.50
L13	18	RCP	1.00
L14	12	RCP	0.37
L15	12	RCP	0.37
L16	15	RCP	1.00
L17	15	RCP	1.00
L18	15	RCP	1.00



HOUSE PAD CROSS-SECTIONS
NO SCALE



TYPICAL SECTION
NOT TO SCALE

LEGEND

- CB & DROP IN INLET PROTECTORS
- SEED & BLANKET
- RIP RAP
- SILT FENCE

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0 50 100 150

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11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

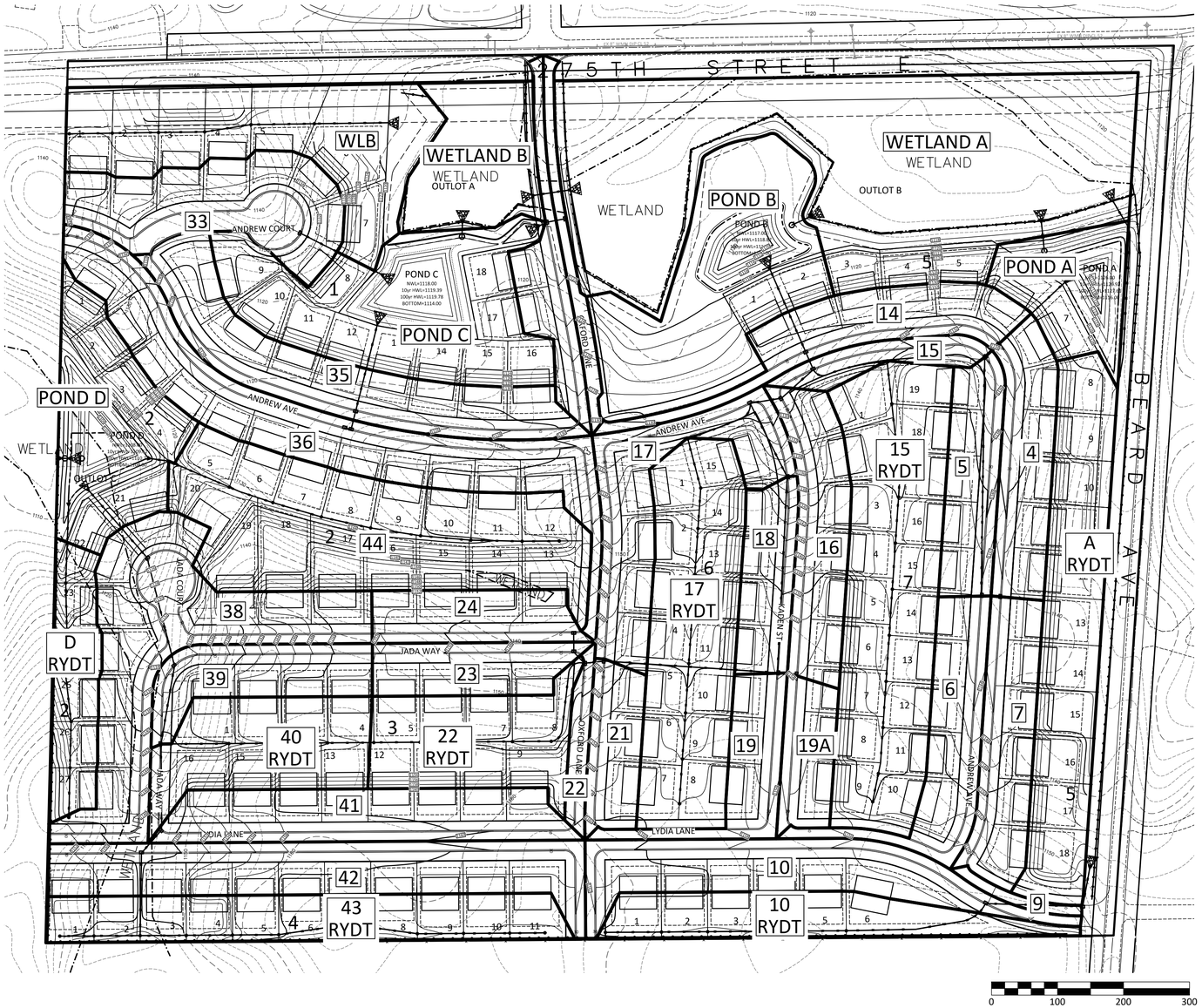
For Review
December 30, 2016

Preliminary Plat Set
Grading and
Erosion Control (West)

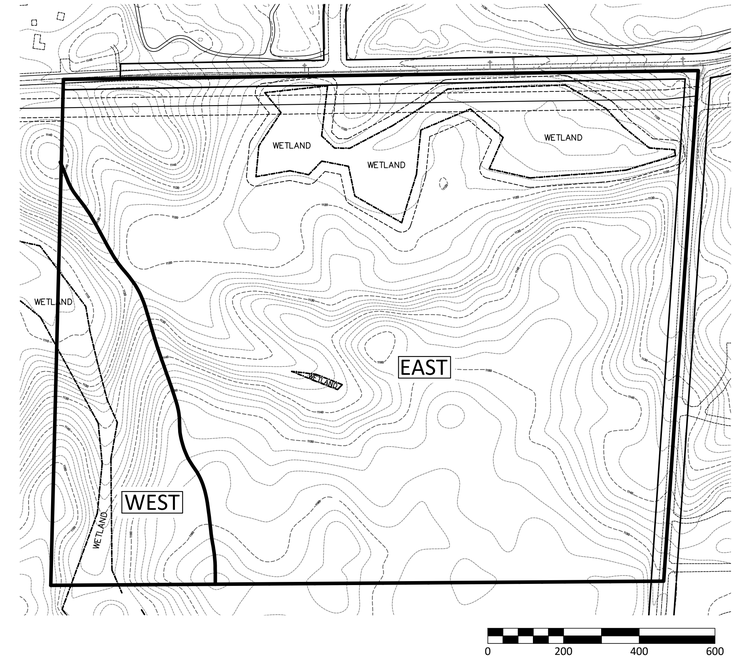
SHEET 6 of 11

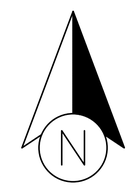
LINE	SIZE(")	PIPE	SLOPE %
L1	12	RCP	12.00
L2	15	RCP	2.00
L3	12	RCP	1.00
L4	21	RCP	2.00
L5	24	RCP	0.80
L6	18	RCP	2.20
L7	18	RCP	1.60
L8	12	RCP	1.00
L9	15	RCP	0.50
L10	12	RCP	1.00
L11	12	RCP	1.00
L12	18	RCP	0.50
L13	18	RCP	1.00
L14	12	RCP	0.37
L15	12	RCP	0.37
L16	15	RCP	1.00
L17	15	RCP	1.00
L18	15	RCP	1.00

PROPOSED DRAINAGE AREAS

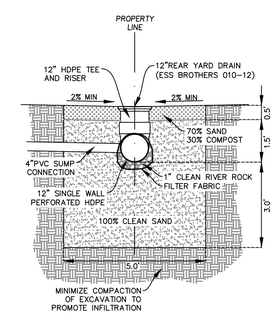


EXISTING DRAINAGE AREAS





REAR YARD INFILTRATION DRAIN DETAIL
NOT TO SCALE



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07/22/16	Revised
08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

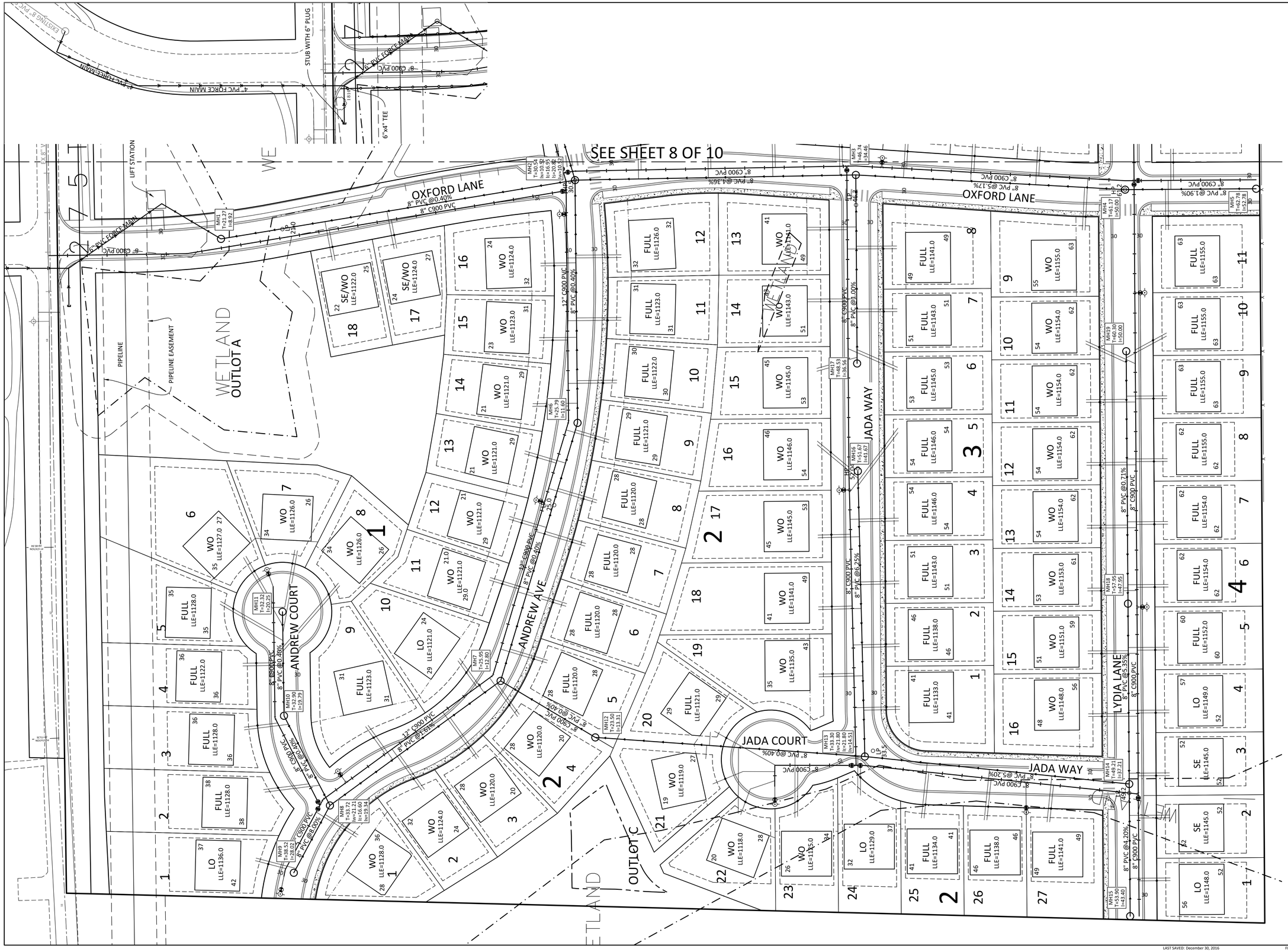
ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Preliminary Plat Set
Drainage Areas

SHEET 7 of 11



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11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

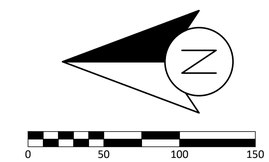
ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Utilities (West)

SHEET 8 of 11



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08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

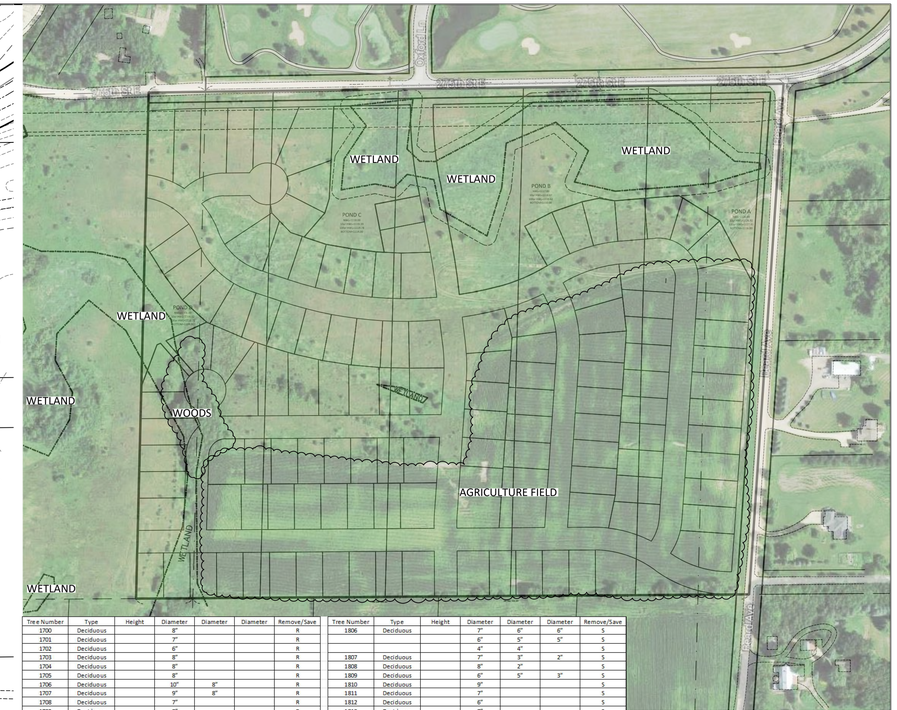
For Review
December 30, 2016

Utilities (East)

SHEET 9 of 11

LAST SAVED: December 30, 2016

FILE PATH: C:\Users\Skills\Documents\Projects\Elko\Boulder Heights\Engineering\CAD\DWGs\BH.dwg



LEGEND

- EXISTING DECIDUOUS TREE AND TAG NUMBER
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- SPOT ELEVATION

0 100 200 300

Tree Number	Type	Height	Diameter	Diameter	Diameter	Remove/Save
1700	Deciduous		8"			R
1701	Deciduous		7"			R
1702	Deciduous		6"			R
1703	Deciduous		8"			R
1704	Deciduous		8"			R
1705	Deciduous		8"			R
1706	Deciduous		10"	8"		R
1707	Deciduous		9"	8"		R
1708	Deciduous		7"			R
1709	Deciduous		8"			R
1710	Deciduous		10"	8"		R
1711	Deciduous		8"			R
1712	Deciduous		14"			R
1713	Deciduous		10"	10"		R
1714	Deciduous		11"	11"		R
1715	Deciduous		11"			R
1716	Deciduous		11"			R
1717	Deciduous		10"			R
1718	Deciduous		7"			R
1719	Deciduous		8"			R
1720	Deciduous		6"			R
1721	Deciduous		22"			R
1722	Deciduous		8"	7"		R
1723	Deciduous		6"			R
1724	Deciduous		21"			R
1725	Deciduous		24"			R
1726	Deciduous		8"			R
1727	Deciduous		7"			R
1728	Deciduous		7"			R
1729	Deciduous		6"			R
1730	Deciduous		8"			R
1731	Deciduous		11"			R
1732	Deciduous		10"			R
1733	Deciduous		7"			R
1734	Deciduous		6"			R
1735	Deciduous		15"			R
1736	Deciduous		8"			R
1737	Deciduous		8"			R
1738	Deciduous		6"			R
1739	Deciduous		7"			R
1740	Deciduous		7"			R
1741	Deciduous		6"			R
1742	Deciduous		6"			R
1743	Deciduous		6"			R
1744	Deciduous		6"			R
1745	Deciduous		10"	8"	7"	R
1746	Deciduous		7"			R
1747	Deciduous		7"			R
1748	Deciduous		8"			R
1749	Deciduous		7"			R
1750	Deciduous		7"			R
1751	Deciduous		7"			R
1752	Deciduous		6"			R
1753	Deciduous		7"			R
1754	Deciduous		7"			R
1755	Deciduous		8"			R
1756	Deciduous		7"			R
1757	Deciduous		8"			R
1758	Deciduous		6"			R
1759	Deciduous		6"			R
1760	Deciduous		7"			R
1761	Deciduous		6"			R
1762	Deciduous		7"			R
1763	Deciduous		6"			R
1764	Deciduous		7"			R
1765	Deciduous		6"			R
1766	Deciduous		7"			R
1767	Deciduous		9"			R
1768	Deciduous		9"			R
1769	Deciduous		11"	6"		R
1770	Deciduous		6"	6"		R
1771	Deciduous		10"	6"		R
1772	Deciduous		6"			R
1773	Deciduous		13"	8"		R
1774	Deciduous		9"			R
1775	Deciduous		7"	6"		R
1776	Deciduous		10"			R
1777	Deciduous		7"			R
1778	Deciduous		9"	8"		R
1779	Deciduous		7"	7"		R
1780	Deciduous		8"			R
1781	Deciduous		8"			R
1782	Deciduous		8"			R
1783	Deciduous		9"			R
1784	Deciduous		10"	4"		R
1785	Deciduous		21"			S
1786	Deciduous		8"			S
1787	Deciduous		6"	6"		S
1788	Deciduous		9"			S
1789	Deciduous		10"	9"	6"	S
1790	Deciduous		13"			S
1791	Deciduous		7"			S
1792	Deciduous		14"	14"		S
1793	Deciduous		8"			S
1794	Deciduous		15"			S
1795	Deciduous		11"	5"		S
1796	Deciduous		8"			S
1797	Deciduous		11"			S
1798	Coniferous	12'				R
1799	Coniferous	10'				R
1800	NA		NA	NA		NA
1801	Deciduous		22"	14"		S
1802	Deciduous		6"			S
1803	Deciduous		6"			S
1804	Deciduous		10"			S
1805	Deciduous		9"	5"	5"	S

Tree Number	Type	Height	Diameter	Diameter	Diameter	Remove/Save
1806	Deciduous		7"	6"	6"	S
			6"	5"	5"	S
			4"	4"		S
1807	Deciduous		7"	3"	2"	S
1808	Deciduous		8"	2"		S
1809	Deciduous		6"	5"	3"	S
1810	Deciduous		9"			S
1811	Deciduous		7"			S
1812	Deciduous		6"			S
1813	Deciduous		7"			S
1814	Deciduous		6"			S
1815	Deciduous		6"	4"	4"	S
1816	Coniferous	11'				S
1817	Coniferous	9'				S
1818	Coniferous	14'				S
1819	Deciduous		6"			S
1820	Deciduous		7"			S
1821	Deciduous		11"			S
1822	Deciduous		11"			S
1823	Deciduous		7"			S
1824	Deciduous		15"			S
1825	Deciduous		7"			S
1826	Deciduous		8"			R
1827	Deciduous		6"	5"	2"	R
1828	Deciduous		8"			S
1829	Deciduous		9"			S
1830	Deciduous		6"			R
1831	Deciduous		6"			R
1832	Deciduous		8"			S
1833	Deciduous		7"			S
1834	Deciduous		7"			S
1835	Deciduous		8"	6"	6"	R
1836	Deciduous		8"	6"		R
1837	Deciduous		8"			R
1838	Deciduous		10"			R
1839	Deciduous		7"	7"	7"	R
			7"	4"		R
1840	Deciduous		6"			R
1841	Deciduous		8"			R
1842	Deciduous		10"			R
1843	Deciduous		11"			R
1844	Deciduous		6"			R
1845	Coniferous	8'				R
1846	Deciduous		10"	6"		R
1847	Deciduous		9"			S
1848	Coniferous	14'				R
1849	Deciduous		6"			R
1850	Deciduous		6"	4"		R
1851	Coniferous	17'				R
1852	Deciduous		7"			S
1853	Deciduous		7"			R
1854	Deciduous		9"			S
1855	Deciduous		10"			R
1856	Deciduous		7"			R
1857	Deciduous		8"			R
1858	Deciduous		8"			R
1859	Deciduous		9"			R
1860	Deciduous		6"			R
1861	Deciduous		8"	6"		R
1862	Deciduous		7"			R
1863	Deciduous		7"			R
1864	Coniferous	24'				R
1865	Coniferous	23'				R
1866	Coniferous	14'				R
1867	Coniferous	24'				R
1868	Coniferous	20'				R
1869	Coniferous	15'				R
1870	Coniferous	13'				R
1871	Deciduous		7"	6"		R
1872	Deciduous		10"			R
1873	Coniferous	20'				R
1874	Coniferous	16'				R
1875	Deciduous		7"	6"		R
1876	Deciduous		8"	3"		R
1877	Deciduous		6"			R
1878	Coniferous	22'				R
1879	Coniferous	20'				R
1880	Coniferous	20'				R
1881	Deciduous		6"			R
1882	Deciduous		10"			R
1883	Deciduous		10"			S
1884	Deciduous		11"			S
1885	Deciduous		12"			S
1886	Deciduous		9"			S
1887	Deciduous		8"			S
1888	Deciduous		10"			S
1889	Deciduous		8"			S
1890	Deciduous		7"	6"	4"	S
			3"	2"		S
1891	Deciduous		12"	8"		S
1892	Deciduous		10"			R
1893	Deciduous		9"			S
1894	Deciduous		11"	10"		S
1895	Deciduous		13"			S
1896	Deciduous		8"			S
1897	Deciduous		7"			S
1898	Deciduous		12"			S
1899	Deciduous		11"	7"		S
1900	Deciduous		6"			S

Deciduous	
Total "	1880"
Removed "	985"
Allowed Removal "	1128"
Required Replacement "	-143"
Planned Replacement "	650"

Coniferous	
Total '	326'
Removed '	292'
Allowed Removal '	196'
Required Replacement '	96'
Planned Replacement '	498'

FOR TREE REPLACEMENT SEE SHEET 11 OF 11

KJWalk INC
6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

Luke Warren Israelson
Registration #: 51362 Date: 12/30/2016

Date:	Revision:
03/02/16	Original
05/23/16	Revised
07/22/16	Revised
08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

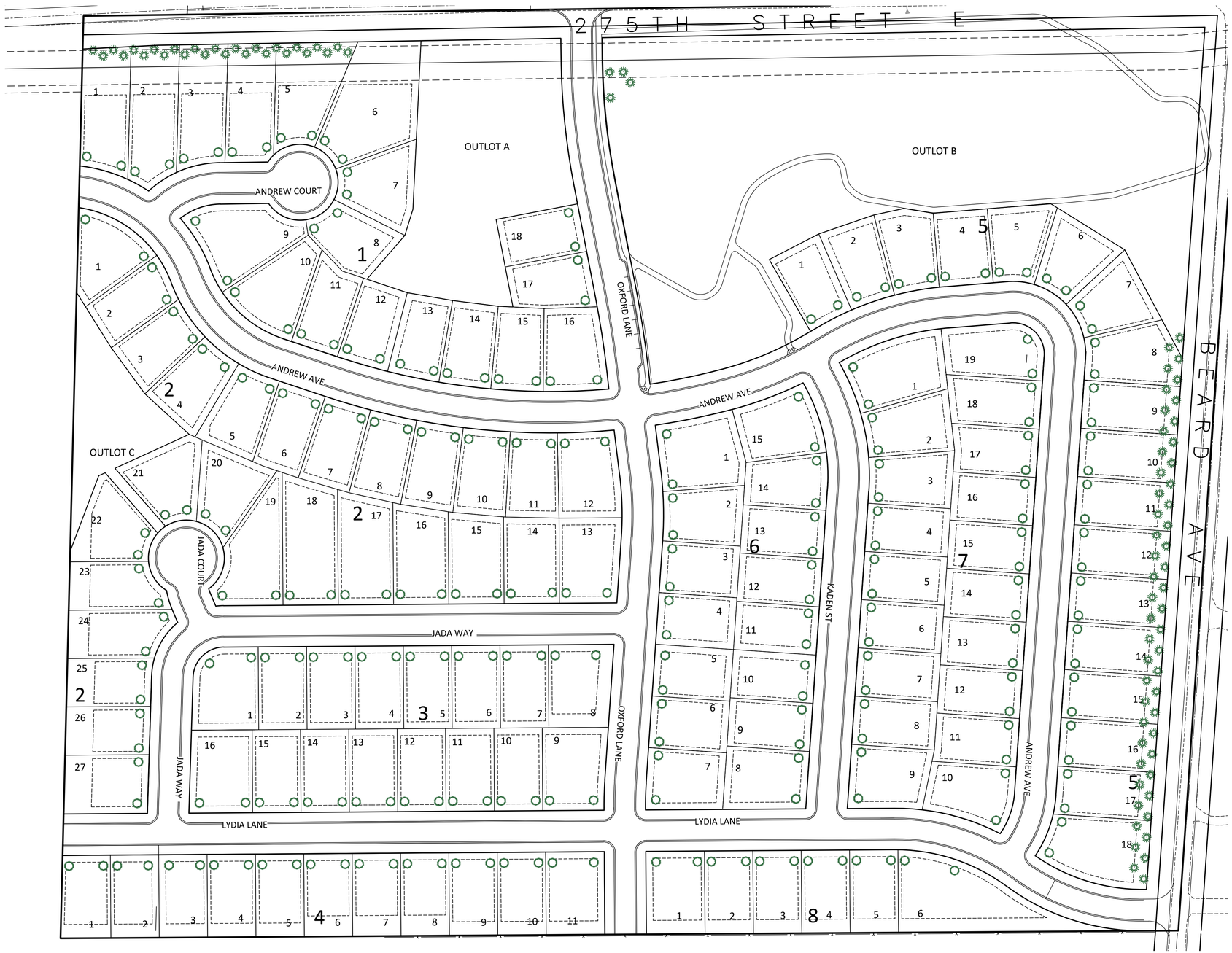
ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Resource Inventory

SHEET 10 of 11



LEGEND

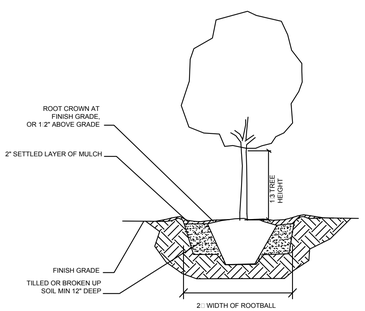
CONIFEROUS(GROUPS OF 3-83 TREES)
6' BALL AND BURLAP
COLORADO BLUE
COLORADO GREEN
NORWAY SPRUCE
BLACK HILLS SPRUCE

DECIDOUS BOULEVARD (260 TREES)
INSTALLED BY BUILDERS

NOTES:
*TREES MINIMUM 5' FROM PROPERTY LINE
*TREES STAGGERED WITH 15' SPACING

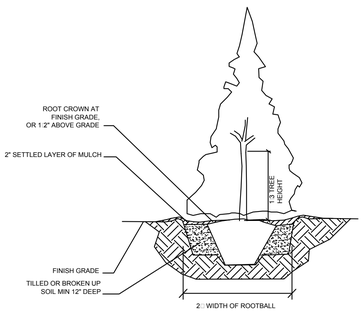
N

0 80 160 240



TREE PLANTING

SCALE: NOT TO SCALE



TREE PLANTING

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08/31/16	Revised
11/09/16	Revised
12/30/16	Revised

BOULDER HEIGHTS

ELKO, MN

BOULDER HEIGHTS

For Review
December 30, 2016

Preliminary Plat Set
Landscaping

SHEET 11 of 11

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: January 19, 2017

To: Planning Commission Chair and Members of the Commission

Honorable Mayor and Members of the City Council of Elko New Market, Minnesota

From: Rich Revering, PE – City Engineer

Subject: Engineer's Review – Preliminary Plat Application – Boulder Heights
Elko New Market
Project No.: T15.107611

BACKGROUND

The Planning Commission and City Council are being asked to consider an application for Preliminary Plat at the Boulder Heights subdivision. This memo provides findings and recommendations from the City Engineer's office's review of the application.

DISCUSSION

Refer to the Community Development Specialist's memo dated February 2, 2017 for additional background on the submittal. Approval from an engineering standpoint is recommended subject to the following conditions:

1. City Engineer review and approval of final construction plans for all infrastructure to be turned over to the City.
2. Protect and maintain or reroute and maintain flow for any agricultural tile encountered unless benefitting landowners consent to removal.
3. Monitor site vegetation and immediately remove or control as necessary any noxious weeds per applicable laws.
4. The City cannot authorize disturbance or activity on neighboring property. Developer is at risk for any claims of damages or trespass across property lines.
5. It appears access will be possible during grading via Beard Avenue, which is a gravel road maintained by New Market Township. Notify township officials of the intent to gain access via this road and provide any information requested by them such as contact numbers to address tracking or other impacts on the road.
6. Prevent equipment from operating in areas intended for infiltration. Equipment traffic can compact soils and reduce infiltration capacity. Areas subject to equipment traffic will be disqualified for use in infiltration zones. Excavation in these areas must be with equipment bearing on soil remote to the infiltration zone such as a track-mounted hoe. Show these areas on the plan with call-outs to make it clear to operators and inspectors where these limits apply.
7. Developer is responsible for balanced excavation and embankment. Notify the Engineer if it becomes apparent excess soil exceeds what can be stockpiled in accordance with the plan, or if

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borrow from offsite or elsewhere on site will be needed. The City Engineer must approve any changes in design needed to account for imbalanced earthwork.

8. Schedule a preconstruction conference to include the City Engineer, Developer Engineer, and Site Superintendent to review the plan and applicable conditions if grading beyond current permitted areas is intended based on the preliminary plat.
9. Provide contact information for the person responsible for NPDES permit inspections to the City Engineer's office.
10. Sanitary MH 13, and other manholes where inlet pipe elevations are two feet or more above the outlet elevation will require an outside drop.
11. Provide a forcemain connection detail to the existing MH at Oxford Lane for City comment. An inside drop will be considered as this is not intended to be a permanent connection; however, worker access and safety needs must be met as well as minimizing undue maintenance.
12. Use sanitary sewer pipe thicknesses based on bury depth per 7.03A in the Engineering Manual.
13. Safety benches appear to be provided for ponds per 7.05R1 of the Engineering Manual. Dimension the bench width on the drawings.
14. Depict access routes to the safety shelf and outlet structure for each pond and provide easements accordingly.
15. Several sanitary sewer manholes appear to be located off centerline. This is contrary to designer rules in the Engineering Manual, but more importantly, reduces ride quality of the roadways and can increase risks to maintenance worker safety and maintenance needs. The resulting pipe locations also makes it impractical to place watermain in City standard locations (north or east of centerline), so some watermain locations do not conform to designer rules. This can increase the time needed to locate waterlines in the future, especially in inclement weather. Resubmit sanitary sewer and water layouts that conform to rules set forth in the Engineering Manual.
16. Hydrants at temporary dead-ends must be located to allow future water extensions, but must also not hinder snow removal operations or pose a traffic hazard.
17. Show hydrants in the right of way. Placement in an easement on private property will only be considered if practical difficulties prevent placement in the right of way.
18. Construction plans must detail how sewer and water intended to be extended on the neighboring properties will be installed so pipes are accessible with minimal rework of streets and minimal expense to future developers or the City. Extension into easements obtained by the developer and at his expense are preferred.
19. City code requires B618 curb and gutter. The code supercedes a provision in the Manual allowing mountable curb.
20. City code and the Engineering Manual require Ductile Iron watermain pipe. The City Engineer recommends trunk watermain be permitted by the City Council only under the following conditions:
    a. with the consent of the Public Works Superintendent and Planning Commission
    b. the pipe is "upsized" so internal diameters match or exceed that of 12-inch Pressure Class 350 Ductile Iron Pipe.
    c. tracer wire meeting layout and specifications approved by the City is provided to aid future locations of the main
    d. the pipe have external dimensions per DIP of the same nominal size
21. Provide for City Engineer review and approval a Stormwater Pollution Prevention Plan (SWPPP) with the construction plans or prior to any grading. The SWPPP must comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm

water Permit for Construction Activity administered by the MPCA. This permit will be required prior to performing any grading on the site.

22. It appears the perimeter silt fence may divert runoff to one or more low points. Indicate drainage will be maintained at these low points to avoid backing up runoff and/or sediment on adjacent property.
23. Indicate emergency overflow location, elevation, and measures to protect the overflow from erosion at each basin or impoundment where water has the potential to pool if a pipe or structure is obstructed.
24. One or more slopes in rear yards appear to exceed the maximum 4:1 slope cited in the Engineering Manual for maintained areas. These slopes in some cases occupy most of the rear-yard, reducing residents' use and enjoyment and leading to later alterations. These alterations have the potential to disrupt drainage patterns and/or affect adjacent parcels or City drainageways and facilities. Reduce these slopes and ensure all slopes do not exceed 4:1 or provide an alternative solution that provides maintainable slopes and a reasonable amount of usable backyard.
25. Drainage swales, including rear-yard swales, must be protected per 7.02F of the engineering manual. Indicate on the plans where this will occur and provide a detail or call out the protection specification.
26. The NRCS Soil Survey shows that over 80 percent of the on-site soils consist of C or C/D soils. Adjust the following to reflect these soils conditions or provide evidence that type B soils are correct and submit calculations for each infiltration feature:

    a. Hydrologic Soil Group C should be used for determining the runoff curve numbers for both the existing and proposed conditions in the HydroCAD model.

    b. An exfiltration rate of 0.15"/hr was used for the exfiltration rate in the HydroCAD model. This should be changed to 0.07"/hr to reflect type C soils.

    c. The Minnesota Stormwater Manual referenced by the required NPDES permit requires infiltration facilities infiltrate the required volume within 48 hours of a storm. As submitted, the facilities did not comply. Using the infiltration rate for type C soils will further diminish the workable "depth" of storage areas. Revise the designs accordingly.

27. Recognizing the challenges of this rule and soils information, we are willing to meet at your request to share our thoughts on ways to gain compliance.
28. In the HydroCAD model all of the proposed catchments have a direct entry time-of-concentration (Tc) of 15 minutes. Use the sheet/shallow concentrated flow method for both the existing and proposed condition for calculating the Tc.
29. Verify and show the size, material, and invert elevations of existing culverts allowing run-on to the site along 275th and draining the site at Beard Avenue. Include this information in stormwater models so HWL elevations of existing wetlands and proposed culvert sizes can be properly reviewed.
30. Depict proposed street light locations on the landscaping and utility plans.
31. Other conditions as may be identified at the Council meeting.

End of Memo

Date: September 22nd, 2016

PUD Concept

BOULDER HEIGHTS

BY:

KJWalk INC

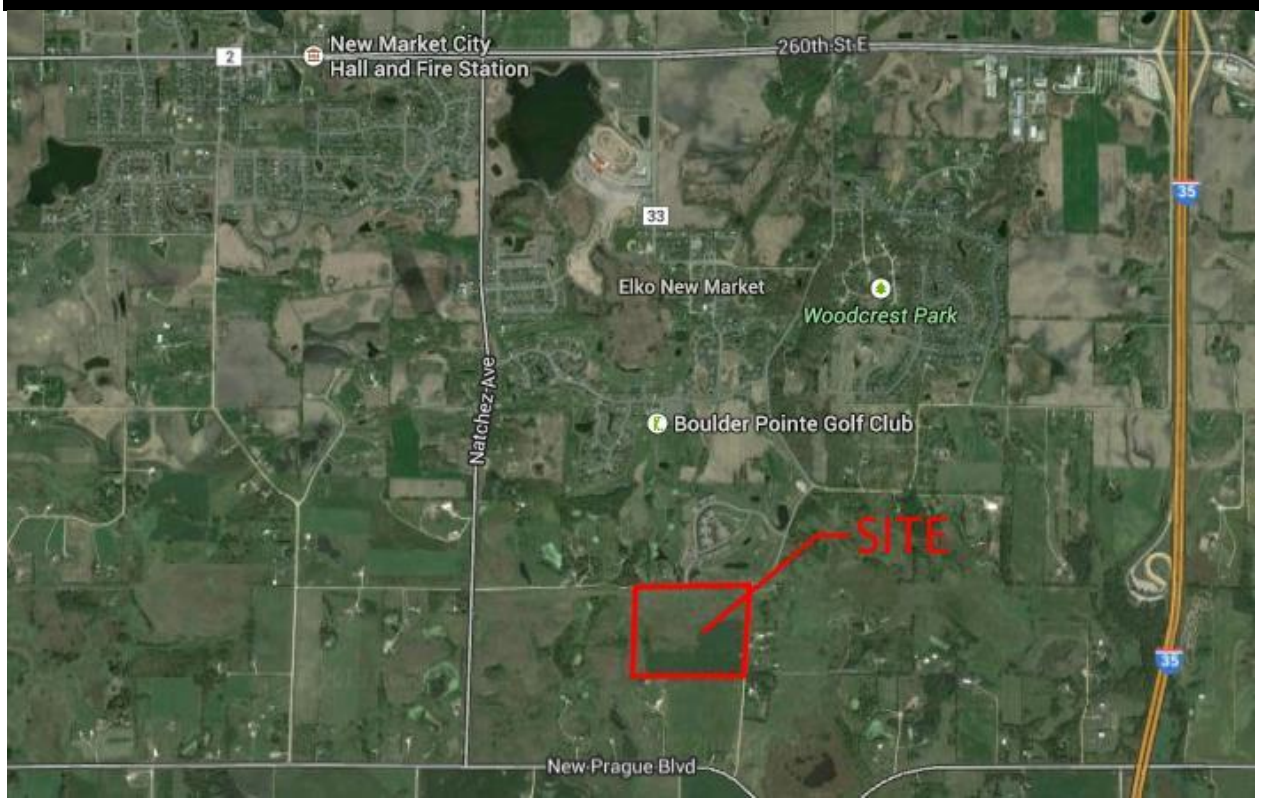
Prepared on November 10, 2014

Updated December 30, 2016

INTRODUCTION

KJ Walk, Inc. is a local development company owned and operated by Warren Israelson with more than 30 years of experience in land development, we also own and operate Boulder Pointe Golf Course here in Elko. We are proposing a multi-phase 130 lot single family development on the south edge of the current Elko New Market city limits adjacent to Boulder Pointe Golf Course. The subject property is approximately 50 acres and is outside the current city limits and would therefore need to be annexed. We would like to propose a PUD on the property with lot dimensions and setbacks that would be very similar to a zoning district in the city of Lakeville in which we've had great success over the last several years. Utilizing these dimensions will allow us to sell to a group of builders that we have established relationships with and who have a wide variety of high quality home plans already drawn and ready to build. We have attached pictures at the end of this document displaying some of the different homes which have been built recently on lots in Lakeville matching the lot standards proposed for Boulder Heights. These pictures illustrate the quality and variety we aim for in our neighborhoods. Additionally, we establish architectural standards to ensure that regardless of who builds in the neighborhood it will consist of varied and attractive homes.

LOCATION MAP



LOT STANDARDS

The following are the standards that we would propose for the lots, which are very similar to the city of Lakeville RS-4 zoning district.

	Standard Lot	Corner Lot
Width (ft)	70	85
Area (sq ft)	8,400	10,000
Front Setback (ft)	25	25
Rear Setback (ft)	30	30
Side Setback (ft)	7	7 (internal), 20 (ROW)

(Lot width is measured at the front setback)

ARCHITECTURAL CONTROL

It is standard practice in our developments to establish architectural control to ensure that the builders maintain the house size and quality of building materials we feel is necessary to ensure a high quality neighborhood. The following is an overview of the standards we are proposing for Boulder Heights:

- Identical house colors and elevations will not be allowed on adjacent lots or on lots opposite from each other on a street;
- Driveways must be paved in asphalt, concrete or brick pavers at 10% max. grade;
- Lot Survey, floor plans and exterior colors must be submitted to Developer for approval;

- Required Minimum House Size: (all sizes are the main level of the house)
  - Two story 900 Sq Ft
  - Modified Two Story 1000 Sq Ft
  - Split Entry/Multi Level 1100 Sq Ft
  - Rambler 1200 Sq Ft
- Exterior Building Standards:
  - Front elevation must incorporate stone, brick or stucco;
  - Siding must be maintenance free - vinyl, cement board, aluminum, brick, stone or stucco;
  - Roof pitch of at least 6/12 for all sides;
  - Colors and exterior designs to be approved by Developer Architectural Control;
  - 2-Car garage minimum with room for 3rd stall to be added in the future, to be located on high side of the lot.

HOME ELEVATIONS

21341

21401

21358
21358

21421

21339

CONCEPT PLAN

Please see the attached concept plan.

Boulder Heights
Aerial Overlay

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION

CC: GARRY TUPY, ON-SITE MARKETING

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST

RE: CONCEPT PLAN REVIEW OF PROPOSED CHRISTMAS PINES RESIDENTIAL DEVELOPMENT (PROPOSED PUD ZONING AND PRELIMINARY PLAT), CONSISTING OF 21 RESIDENTIAL LOTS ON 5 GROSS ACRES / 3.75 NET ACRES.

DATE: FEBRUARY 2, 2017

Background / History

Garry Tupy with On-Site Marketing has submitted a concept plan for the property located at the southwest quadrant of Co Rd 2 and Co Rd 91. He is proposing a development of twenty-one detached townhome lots. The proposed development will require a rezoning of the property from B1, Neighborhood Business District, to PUD, Planned Unit Development. It will also require a preliminary and final plat approval.

Submitted for concept plan review were the following (all prepared by Probe Engineering Co.):

- Site plan dated 9/22/16
- Concept Plan D dated 12/15/16
- Concept Plan D-Estimated Wetland Impacts dated 12/15/16

City staff has referred to the following City adopted ordinances and plans when reviewing the zoning and preliminary plat application:

- 2030 Comprehensive Land Use Plan
- Zoning Ordinance
- Subdivision Ordinance
- Sanitary Sewer Plan
- Water Plan
- Stormwater Plan

Neighborhood Conditions

To the south and west of the proposed development is the existing Kelly Glen residential development. To the north, northeast, and east of the proposed development is undeveloped land and rural residential properties. Development of the property as residential is compatible with the adjacent land uses.

Legal Description
The proposed development consists of one property which contains 5 gross acres. The PID # is 23-928002-0. The legal description is "The North 466.70 feet of the East 466.70 feet (as measured at right angles to the North and East lines of the Northeast Quarter of the Northeast Quarter) of Section 28, Township 113, Range 21, Scott County, Minnesota."

Comprehensive Land Use Plan
The City's comprehensive land use plan guides the properties to a "Town Center" land use designation. The comprehensive plan contains the following language regarding the Town Center District:

Objective: This classification is a special designation for the recognized traditional Town Centers which have retained attributes of a "downtown" and provide a sense of place based on historic nature and character elements, which include awnings, street lighting, signage, etc.

This classification strives to balance the civic center and contemporary commercial features with new cultural focused institutions and enterprises, and redevelopment potential of retail and service uses. The Town Center may be characterized as a service hub with limited retail shopping convenience. Pedestrian circulation within, as well as to the area will be a distinguishing feature.

New development can provide for limited residential uses, excluding single family detached dwellings, and can be integrated with the commercial and service environment. Convalescent care facilities and congregate senior citizen housing are appropriate uses at selected locations.

Density: Average density is 8 units per net acre with a range between 5 to 10 units per net acre.

Minimum Requirements for Development:

- *Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planning Unit Development or similar agreement.*
- *Uses and structural designs shall be found to preserve and enhance the "sense of community' broadly defined in the Downtown Master Plan. This does not require rigid use patterns, but does require a demonstration that the relatively unique character of the Town Center is evident.*

Typical Uses: Town Center Planned Unit Developments may include residential, commercial, and institutional developments, but by and large will consist of a mix of multi-family homes and commercial uses. The goal for the Town Center District is to maintain average land use distributions of 50% attached and multi-family homes, 45% commercial land uses and 5% single family homes.

Although new single family home development is primarily discouraged in the Town Center area, the district does specifically call out a preferred residential density range of 5 to 10 units per net acre. The proposed development of 21 units on 3.75 net acres meets the Town Center density objectives, being 5.6 units per acre. The proposed development is more compatible with the adjacent land uses than commercial development of the site, which it is currently zoned for.

All lots within the proposed development would be part of a townhome association. Attached townhomes would be a permitted use within the Town Center area; the proposed detached townhome development is a very similar concept as most traditional attached townhome developments. The detached townhome concept was not a typical housing product seen at the time of the Comprehensive Plan development in the early 2000's. The City Attorney has given the opinion that, although not ideal, allowance of the single

family detached townhome units in the Town Center land use designation is a defensible use. Also to note is the fact the City staff intends to re-guide the property to a residential land use during the upcoming 2040 Comprehensive Plan amendment.

Zoning

The property is currently located in the City limits and zoned Neighborhood Business District (B1). The purpose of the B1 district is to provide for the establishment of local centers for convenient, limited office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The applicant is proposing to rezone the property to Planned Unit Development (PUD), to allow for a residential use of the property.

The use of the property as a business use is not currently supported by staff for two reasons: a) access to the site from the two adjacent county roadways is not permitted by Scott County, therefore commercial access to the site would need to come off of the local road – Dorthy Lane. This unusual type of access makes it difficult for the majority of businesses to be successful; and b) creating a business use which uses Dorthy Lane as the required access could create conflicts with the adjacent residential neighborhood. It is also important to note that the property has been actively marketed for commercial use for several years, with no interest, largely due to the access constraints.

Because the developer is proposing a development and use that is not permitted in the B1 zoning district, the developer has indicated he will be requesting a rezoning to PUD which allows some design flexibility. The purpose of the PUD district is to provide standards which allow flexibility in the development of residential neighborhoods that would not be possible under a conventional zoning district. The intent of a PUD is to:

A. Provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that complies with the city comprehensive plan.
B. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this title.
C. Provide for variations to the strict application of the land use regulations in this title in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that **exceed** the city's standards to offset the effect of any variations.
D. Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
E. Preserve and enhance natural features and open spaces.
F. Maintain or improve the efficiency of public streets and utilities.
G. Ensure the establishment of appropriate transitions between differing land uses.

The following table contains a summary of the variances being sought as part of the PUD application

	Christmas Pines Request
Lot Width	36.1'
Lot Width - Corner Lot	42’
Lot Area	3,390 sq ft (average); 3,009 sq ft (minimum)
Front Setback	25’
Rear Setback	10’ minimum
Side Setback	5’
Side Setback - Corner Lot	10’

Sidewalk Construction	Waiver of sidewalk requirement along local roads
Trail Construction	Waiver of trail requirement along arterial roadways
Land dedication	Allow wetland in an easement rather than conveyed to City
Land dedication	Allow stormwater pond in an easement rather than conveyed to
Local Road Right-of-Way	Allow local road within a 50' right-of-way
Wetland Buffer Width	? Possible variance from wetland buffer requirement for trail ?
Landscape Buffer Witdth	? Possible variance from landscape buffer requirement for trail ?

Development of the property as proposed requires approval of Planned Unit Development (PUD) zoning. To demonstrate how the proposed development will meet the (above) intended goals of the PUD, the developer is proposing the following items that exceed the City's minimum design standards:

- Homes within the development will be designed in a similar fashion; front facades will generally be matching, to create a cohesive neighborhood feel;
- Front elevation will incorporate stone, brick or stucco;
- Exterior finishes will exceed minimum City requirements;
- Roof pitch of at least 6/12 for all sides;
- Incorporation of community garden area;
- A passive park area will be created around the wetland, to include benches.

At the time of this report, the developer has not yet submitted proposed building elevation but is working on building elevations and sample photographs, which will be available at the Planning Commission meeting.

Lot Size / Width

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The R3 (Medium Density Residential) zoning district standards will be used as the most closely related district standards. The minimum lot area in the R3 zoning district is 7,500 square feet per dwelling unit. The developer is proposing individual lot sizes ranging from 3,009 square feet to 4,633 square feet. The average lot size is 3,390 square feet. To be noted is that there is additional common space surrounding each of the lots that will be owned and maintained by a townhome association.

There is no minimum lot width in the R3 zoning district. The developer is proposing lots that are approximately 36.1' wide; a couple of lots are approximately 42' wide.

Staff supports the lot sizes as proposed by the developer.

Setbacks

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The R3 zoning district standards will be used as the most closely related district standards. The setback requirements in the R3 zoning district are as follows:

- Front setback – 25'
- Side setback – 10'
- Side setback for corner lot – 25'
- Rear setback – 20'

The developer is proposing setbacks of: 22' front, 5' side, and 10' rear. Staff recommends that for all lots fronting on the proposed public street (Dorthy Lane) a 25' front setback from the right-of-way be required. Staff recommends that for all lots fronting on the proposed private drives, a 25' front setback from the curb be required. Staff supports the proposed 5' side setbacks and the rear setbacks as shown on the concept plan dated 12-15-16. It is noted that Lots 1-3 will double front on both Private Drive C and Dorthy Lane. The proposed Dorthy Ln setback is approximately 14' from the right-of-way.

Height Requirements

Structures shall not exceed 35' in height in the R3 zoning district.

Landscaping

Section 9 of the Subdivision Ordinance requires minimum 20' wide landscaped buffer where lots back onto a major collector street. A 20' wide landscape buffer must be provided for lots abutting Co. Rd. 2 & Co. Rd 91. A landscaping plan and planting schedule will need to be submitted which depict a minimum 20' landscape buffer.

In addition to the above developer obligations for screening along the collector roads, two trees must be planted upon each lot at the time of building permit, sod placed in the front and side yards, and rear yards must be seeded, hyroseeded or sodded. These are builder requirements as opposed to developer requirements and will be enforced at the time of home construction.

Tree Preservation

Section 12-9-9 of the City's Subdivision Ordinance contains Tree Preservation and Replacement regulations, and requires that 40% of the significant trees must be protected as part of the development. A significant tree is defined as follows:

- A hardwood deciduous tree 6" or greater in diameter
- A softwood deciduous tree 12" or greater in diameter
- A coniferous tree 36" in height or greater.

The applicant must submit a tree/resource inventory and preservation plan meeting the requirements of Section 12-9-9 of the City Code. The resource inventory must include the approximate diameter and type of deciduous tree (hardwood or softwood), and the approximate height of coniferous trees. If removing more than 60% of the significant trees, a tree replacement plan must be submitted.

Easements

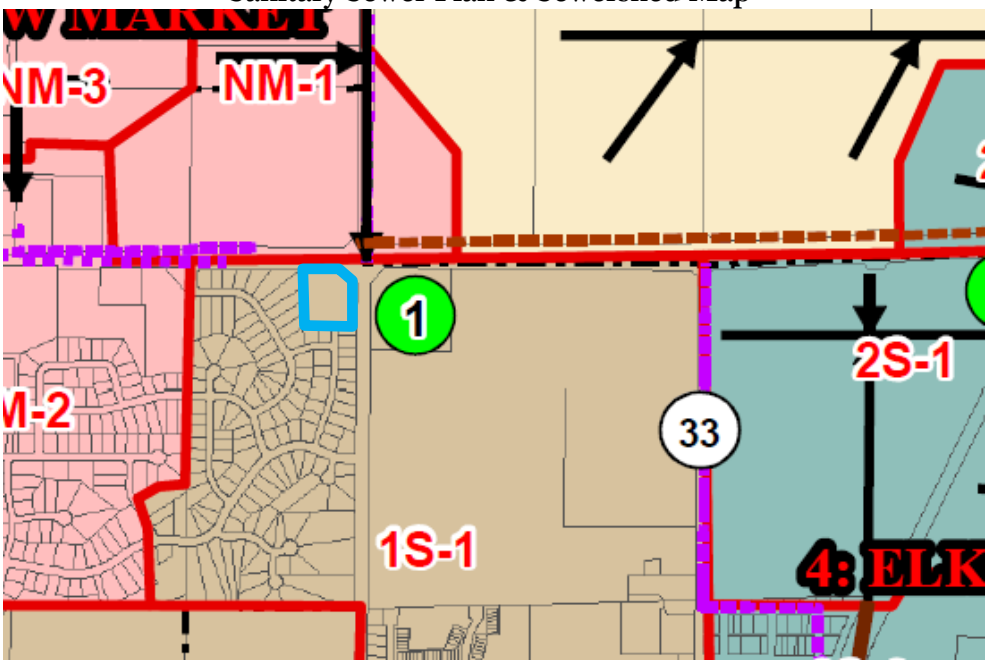
Section 12-9-6 of the Subdivision Ordinance requires that 10' wide perimeter easements and 5' wide interior easements be dedicated along all lot lines. Easements must also be provided for wetlands and stormwater ponds. Proposed easements must be shown on the preliminary plat submittal.

Sanitary Sewer

There is an existing 8" sanitary sewer line along the south side of Co Rd 2 and at the north end of Dorthy Lane. There is a 12" sanitary sewer line along the west side of Co Rd 91. The property is located within the Co Rd 91 Sanitary Sewer District. The applicant has not yet indicated how he proposes to extend sanitary sewer into the development but there appear to be several options. Utility plans will be required with the preliminary plat application.

Existing Sanitary Sewer Infrastructure

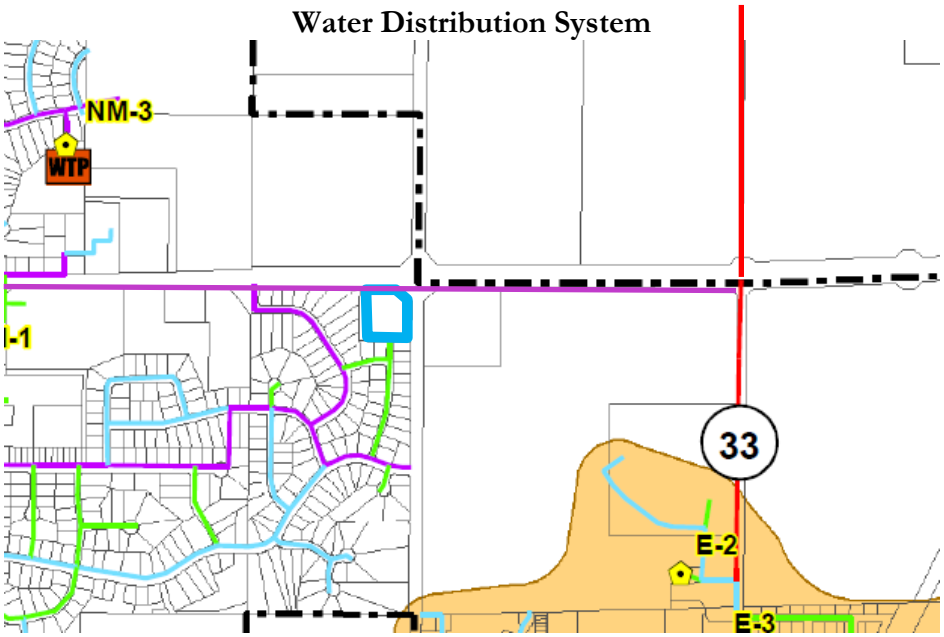
Sanitary Sewer Plan & Sewershed Map



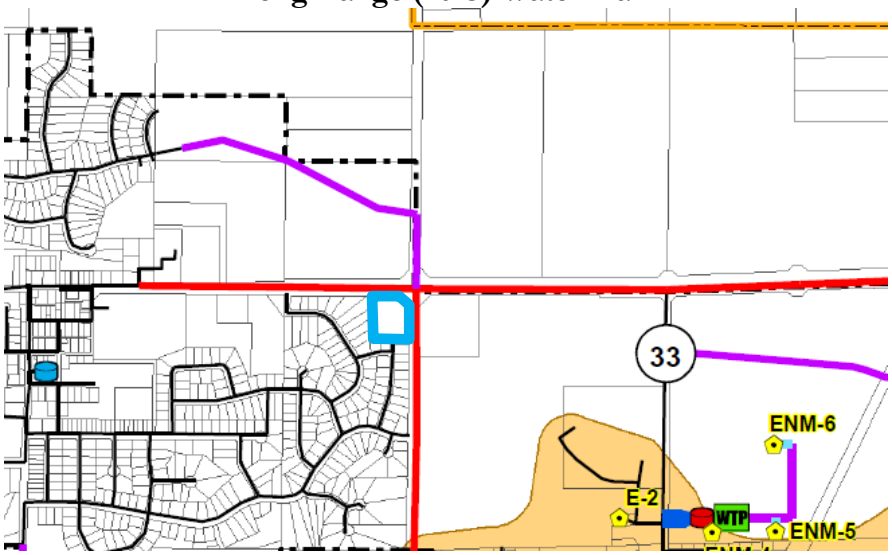
Water

There is an existing 6" water line located in Dorthy Lane, and also a 12' watermain along the south side of Co Rd 2. The City Engineer and Public Works Director are recommending that water be looped through the site, connecting to both the Dorthy Lane and Co Rd 2 water lines. There are no known water stubs off of the Co Rd 2 main. The applicant has not yet indicated how he proposes to extend water into the development. Utility plans will be required with the preliminary plat application.

Water Distribution System



Long Range (2015) Water Plan

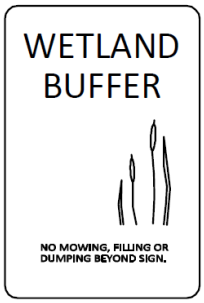


Stormwater

The applicant has had high level discussions with City staff which indicate he plans to enlarge the adjacent stormwater pond (to the west) to accommodate drainage from the development. The property is located in the Vermillion River Watershed District. The developer must submit a stormwater plan meeting the requirements of Chapter 11 of the Zoning Ordinance and the City's Surface Water Management Plan. A 10' wide vegetative buffer from the high water level is required around stormwater ponds. All structures shall have a minimum 35' setback from the edge of the HWL of stormwater ponds, and low openings shall be at least one foot (1") above the emergency overflow. Future plan submittals should clearly identify the 10' buffer and the 35' building pad setback to HWL around all stormwater ponds.

Wetlands / Floodplain / DNR Protected Waters

There are known wetlands on the southeast portion of the property. The concept plan submitted depicts wetlands that were delineated on June 28, 2016 by Wenck Associates. The applicant must submit the wetland delineation report along with an application for wetland boundary concurrence and any proposed wetland mitigation to the City for approval. Wetland buffers are required adjacent to all delineated wetlands; the required buffer width is dependent upon the quality of the wetland (range of 16.5' to 50'). A MnRAM report should be completed to determine the quality of the wetland and subsequent buffer width. All structures shall have a minimum setback of 35' from the edge of a delineated wetland. The applicant should submit the wetland application prior to preliminary plat, so the official wetland boundary and amount of approved mitigation are known prior to platting.



Sample of sign required by City Code

Wetland buffer sign markers, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the buffer location. The Subdivision Ordinance requires that wetlands and buffers be contained in Outlots, and should be conveyed to the City upon filing of a plat. The applicant may wish to retain the property underlying the wetland in this development, to keep as an amenity for the townhome association. Because there is will be an association to maintain the common area, staff supports the wetland being in an easement rather than conveyed in fee.

There are no FEMA designated floodplain areas or DNR Protected Waters or Wetlands on the subject property.

Access / Roads / Transportation Issues

The proposed development borders two existing streets. Co Rd 2 on the north side of the development and Co Rd 91 on the east side of the development. There is also a City street at the south property line of the proposed development. Future functional classification of the existing roads and design concerns are as follows:

Co Rd 2 / Main Street, A Minor Arterial Roadway.. This roadway is identified as an A Minor Arterial in both the City and County Transportation Plans. The purpose of a Minor Arterial roadway is to link urban areas to larger towns. Minor Arterials service medium length trips and their emphasis is on mobility as opposed to access. They connect with Principal Arterials (I35), other Minor Arterials and

Collector streets. Local street connections should be avoided and private access prohibited. Minor Arterials are responsible for accommodating thru-trips, as well as trips beginning or ending outside the area.

Co Rd 2 adjacent to the site is a 4-lane urban-section divided highway that was reconstructed by Scott County in approximately 2005-2008. Traffic volumes along this section of Co Rd 2 are 6,400 vehicles per day (2014). There is an existing curb cut into the property from Co Rd 2; this will be removed as a condition of development. The developer is proposing to dedicate an additional 17' of right-of-way during the platting process, for a total of 50' south of the section line.

Existing section of Co Rd 2

Co Rd 91 / Natchez Ave, B Minor Arterial Roadway.. This roadway currently functions as a major collector but is identified as an B Minor Arterial in both the City and County Transportation Plans. The purpose of a Minor Arterial roadway is to link urban areas to larger towns. Minor Arterials service medium length trips and their emphasis is on mobility as opposed to access. They connect with Principal Arterials (I35), other Minor Arterials and Collector streets. Local street connections should be avoided and private access prohibited. Minor Arterials are responsible for accommodating thru-trips, as well as trips beginning or ending outside the area.

Co Rd 91 adjacent to the site is a 2-lane rural section roadway that is under the jurisdiction of Scott County. Traffic volumes along this section of C Rd 91 are 4,050 vehicles per day (2013). No access is proposed to Co Rd 91. The developer is proposing to dedicate an additional 25' of right-of-way during the platting process, for a total of 75' west of the section line.

Existing section of Co Rd 91

Dorthy Lane, Local Roadway. The purpose of a local roadway is to provide direct property access, and facilitate the collection of local traffic and convey it to collectors and Minor Arterials. The developer is proposing to extend Dorothy Lane into the property with a cul-de-sac. The existing Dorthy Lane to the south is within a 50' right-of-way.

Existing Dorthy Lane, leading to development site

Access to the individual lots is proposed via the one proposed local street (Dorthy Lane), and three private drives.

Dorthy Lane. The road is proposed to extend north approximately 290' into the subject property within a 50' right-of-way, and will cul-de-sac on the north end. The road is proposed to be 34' in width at the south end, and 22' in width in the cul-de-sac area. The cul-de-sac is proposed to have a large center island that can be used for snow storage. The total cul-de-sac length, with both the existing and future roadway section, will be approximately 450' in length, meeting the City's maximum cul-de-sac length. The City's Subdivision Ordinance currently requires that 60' of right of way be dedicated for local roads, and they be constructed with a minimum 32' pavement width. Staff supports the proposed 50' right-of-way as it matches the right-of-way width in the Kelly Glen subdivision to the south. The current concept plan shows that seven of the twenty-one lots will have direct access to Dorthy Lane (Lots 9, 10, 15, 16, 19, 20, 21). Staff has no concerns about Dorthy Lane as proposed.

Private Drive A. The road is proposed to serve access to four homes (Lots 11-14), be 22' in width and approximately 150' in length. It will be maintained by the townhome association.

Private Drive B. The road is proposed to serve access to two homes (Lots 17-18), be 22' in width and approximately 60' in length. It is also identified as a designated trail leading from the Co Rd 2 sidewalk though the development. It will be maintained by the townhome association. Staff would suggest the trail route be clearly identified in some fashion, by either using a different surface material or pavement markings.

Private Drive C. The road is proposed to serve access to eight homes (Lots 1-8), be 22' in width and approximately 175' in length. It will be maintained by the townhome association.

Sidewalks & Trails

The City's Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line. The concept plan shows a small section of 5' sidewalk along the cul-de-sac portion of Dorthy Lane, and an 8' "pedestrian access" sidewalk/trail connecting to the adjacent sidewalk system along Co Rd 2. There are no sidewalks on the section of Dorthy Lane in Kelly Glen (to the south). Unfortunately, implementation of a sidewalk within the 50' right-of-way for such a small section of street (290') seems impractical, particularly since there is no sidewalk extension to the south. Staff recommends that this section of sidewalk along the Dorthy Lane cul-de-sac be removed as it is unlikely to be used, based on its location. Staff also recommends that the sidewalk requirement for the proposed development be waived because there is no sidewalk located to the south. Finally, staff also suggests the proposed pedestrian access route be clearly identified in some fashion.

The City's Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways. Based on this requirement staff would typically recommend that a 10' wide bituminous trail should be constructed along one side of both Co Rd 2 and Co Rd 91.

The City's Park & Trail Plan also identifies a trail / sidewalk corridor running along the south side of Co Rd 2 and the west side of Co Rd 91. It is noted that there is an existing concrete sidewalk, approximately 5' in width, along the south side of Co Rd 2. It is impractical to require a trail when the sidewalk already exists in the same location. The sidewalk extends to the west through the downtown area. It is further noted that both the topography and wetland issues along the west side of Co Rd 91 (between Main Street and Aaron Drive) make it difficult to construct a 10' trail along Co Rd 91 within the County road right-of-way.

Staff has recommended there be a trail connection from leading from the development / Dorthy Lane to the adjacent sidewalk system. The developer has proposed a trail connection from the adjacent sidewalk system to Dorthy Lane, which would coincide with Private Drive B for approximately 60'. Staff doesn't see this as ideal and has sketched a possible alternative on the attached drawing labeled "Staff Comments / Trail Alternatives". Staff has sketched an optional trail option "B". Option B is also not ideal as it would require a variance on the City's required wetland buffer regulations, and would reduce the landscape buffer requirement from 20' to approximately 10'. Grading issues will also need to be further evaluated for Option B. Staff is requesting Planning Commission feedback on the location of the proposed trail connection.

Further input from the Parks Commission will also be sought regarding this matter of trails. The Park Board will not meet again before the City's Planning Commission meeting. Staff will be recommending to the Parks Commission that the requirement for bituminous trails adjacent to the development be waived.

Wetland / grade issues along the west side of Co Rd 91

Parks Related Comments

The City's Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the City's park and trail fund roughly related to the anticipated effect of the plat on the park and trail system. If no land dedication is required the park fee is $2,000 per residential unit. A combination of land dedication and cash contribution may also be applied. The Parks Commission shall make a recommendation to the Planning Commission and City Council in regards to park land dedication.

The closest public park is the Kelly Glen Park which has a play structure and picnic table. It is designated as a mini-park, having a service area of ¼ mile. The proposed development is within the ¼ mile service area of Kelly Glen Park.

The City's 2030 Park and Trail Plan does not identify any planned park facilities within the development area.

Further input from the Parks Commission will be sought regarding this matter of park land dedication. The Park Board will not meet again before the City's Planning Commission meeting. Staff will be recommending to the Parks Commission that cash in-lieu-of park land dedication be accepted. The currently adopted fee is $2,000 per residential unit.

City Engineer Comments

The City Engineer's preliminary comments are that looping of water through the development will be required, and that an acceptable stormwater management plan must be submitted.

Public Works Director Comments

The Public Works Director has reviewed the submittal and his only concern at this point is who would be responsible for maintenance of the sidewalk/trail through the development.

Fire Chief Comments

The Fire Chief has reviewed the submittal and has no comments.

Police Chief Comments

The Police Chief has reviewed the submittal and has no comments at this time.

Building Official Comments

The Building Official has reviewed the submittal and has no comments at this time.

Scott County Highway Department Comments

Scott County comments are contained in the attached letter dated January 26, 2017 from Transportation Planner Craig Jensen. Scott County does not support the trail as currently proposed through the development.

School District Impacts

The proposed development is in the New Prague School District. According to the New Prague Superintendent of Schools, the City of Elko New Market has an average of .55 students per household within the district. Using this statistic, the proposed development would add 12 students to the school system once fully developed. It is noted that the developer has mentioned initially marketing the lots to those 55+ but this may change.

Staff Recommendation:

Staff finds the layout and proposed land use acceptable. Staff would recommend general approval of the concept plan dated 12.15.16, containing 21 lots on 5 gross acres, for the following reasons:

1) The proposed development of 21 units on 3.75 net acres meets the intent of the Comprehensive Plan Town Center land use density objectives, being 5.6 units per acre.

2) The proposed development is more compatible with the adjacent land uses than commercial development of the site, which it is currently zoned for.

And noting the following variances being allowed in conjunction with the PUD:

	Christmas Pines Request
Lot Width	36.1'
Lot Width - Corner Lot	42'
Lot Area	3,390 sq ft (average); 3,009 sq ft (minimum)

Front Setback	25'
Rear Setback	10' minimum
Side Setback	5'
Side Setback - Corner Lot	10'
Sidewalk Construction	Waiver of sidewalk requirement along local roads
Trail Construction	Waiver of trail requirement along arterial roadways
Land dedication	Allow wetland in an easement rather than conveyed to City
Land dedication	Allow stormwater pond in an easement rather than conveyed to
Local Road Right-of-Way	Allow local road within a 50' right-of-way
Wetland Buffer Width	? Possible variance from wetland buffer requirement for trail ?
Landscape Buffer Witdth	? Possible variance from landscape buffer requirement for trail ?

And noting the following improved subdivision design elements:

1) Homes within the development will be designed in a similar fashion; front facades will generally be matching, to create a cohesive neighborhood feel;
2) Front elevation will incorporate stone, brick or stucco;
3) Exterior finishes will exceed minimum City requirements;
4) Roof pitch of at least 6/12 for all sides;
5) Incorporation of community garden area;
6) A passive park area will be created around the wetland, to include benches.

And with the following conditions:

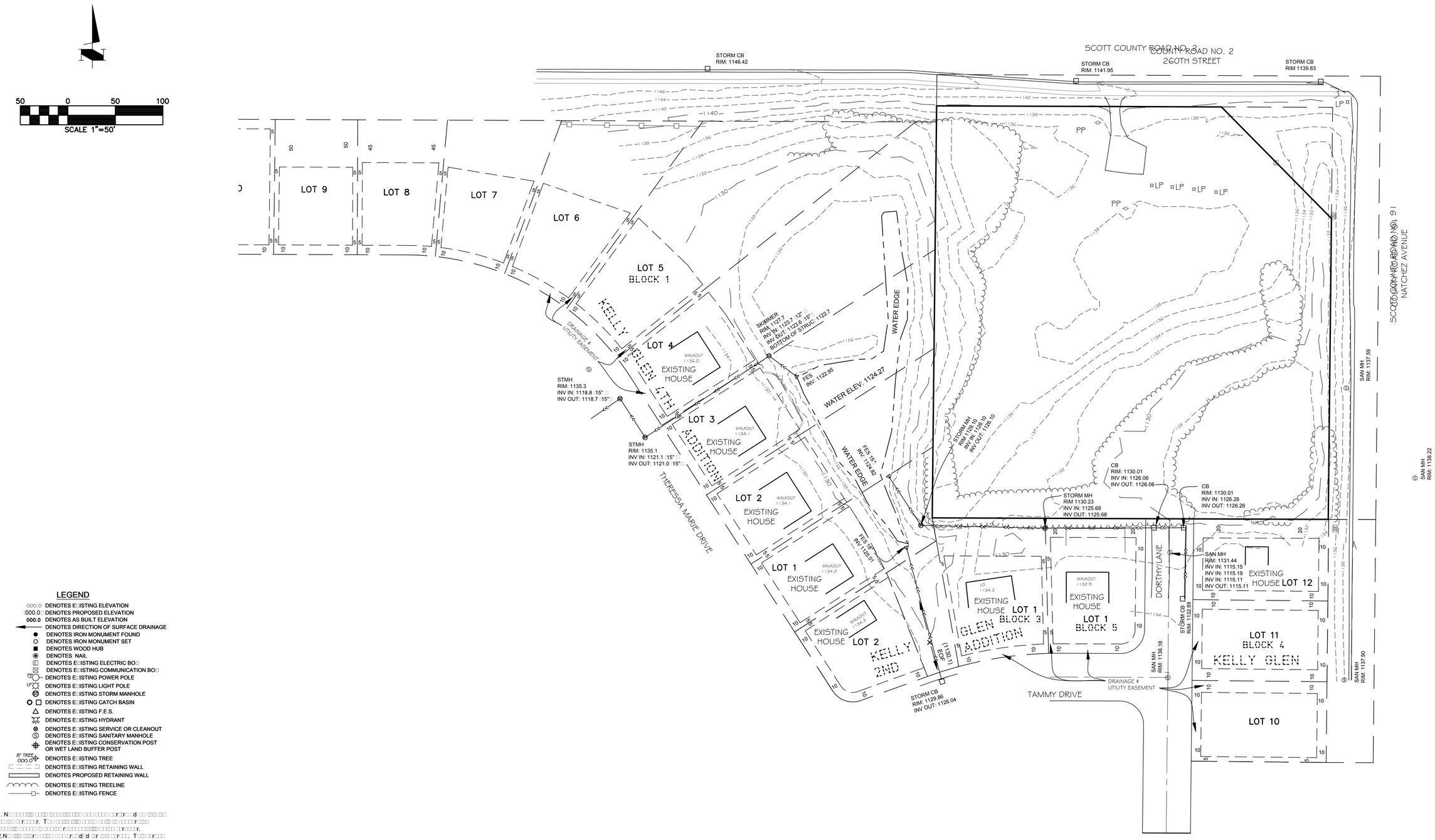
1) The concept plan recommendation for approval is subject to approval of all wetland applications, including the wetland boundary concurrence and approval of the wetland replacement plan. If the wetland boundary is determined to be different than the boundary shown in the concept plan submittal, future applications will need to be revised to show the accurate wetland boundary.
2) The recommendation for concept plan approval is granted in accordance with the Concept Plan D drawings dated 12.15.16 on file with the Elko New Market Community Development Department.
3) For all lots fronting on the proposed public street (Dorthy Lane) a 25' front setback from the right-of-way shall be required.
4) For all lots fronting on the proposed private drives, a 25' front setback from the back of curb shall be required.
5) A 20' wide landscape buffer must be provided for lots abutting Co. Rd. 2 & Co. Rd 91.
6) The applicant must submit a tree/resource inventory and tree preservation plan meeting the requirements of Section 12-9-9 of the City Code. If the applicant proposes to remove more than 60% of the significant trees, a tree replacement plan must be submitted.
7) 10' wide perimeter easements and 5' wide interior easements must be dedicated along all lot lines. Proposed easements must be shown on the preliminary plat submittal.
8) Easements must be provided for wetland and proposed stormwater pond. Proposed easements must be shown on the preliminary plat submittal.
9) Water must be looped through the site, connecting to both the Dorthy Lane and Co Rd 2 water lines. Public drainage and utility easements are needed over proposed route.
10) The developer must submit a stormwater plan meeting the requirements of Chapter 11 of the Zoning Ordinance and the City's Surface Water Management Plan.
11) A 10' wide vegetative buffer from the high water level is required around stormwater ponds. Future applications must clearly depict the 10' vegetative buffer.

12) All structures shall have a minimum 35' setback from the HWL of stormwater ponds, Future plan submittals should clearly identify the 35' building pad setback to HWL from all stormwater ponds.
13) All structures shall have a minimum 35' setback from the delineated edge of a wetland. Future plan submittals should clearly identify the 35' wetland setback requirement.
14) Wetland buffer sign markers, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the buffer location and locations surrounding the wetland.
15) The existing curb cut into the property from Co Rd 2 must be permanently closed upon development of the property. No access to the property will be permitted from Co Rd 2 or Co Rd 91.
16) If trail Option A is chosen as the preferred trail/pedestrian route, the proposed route must be clearly identified in the area where it coincides with the proposed Private Drive B, by either using a different surface material or pavement markings. If trail Option B is chosen as the preferred trail/pedestrian route, the proposed route should be incorporated into future plan submittals.
17) All advertising signs currently existing on the property must be removed as a condition of development.
18) The section of sidewalk proposed along the Dorthy Lane cul-de-sac shall be removed as it is unlikely to be used, based on its location.

And noting that:

1) Staff supports the lot sizes as proposed by the developer as part of the PUD because the overall density is consistent with the Comprehensive Plan.
2) Staff supports the proposed 5' side setbacks and the rear setbacks as shown on the concept plan dated 12-15-16.
3) Staff supports the sidewalk requirement for the proposed development being waived because there is no sidewalk located to the south along Dorthy Lane.
4) Staff supports the trail requirement adjacent to Co Rd 2 be waived because there is an existing sidewalk along Co Rd 2.
5) Staff supports the trail requirement adjacent to Co Rd 91 be waived because the topography and wetland issues along the west side of Co Rd 91 between Main Street and Aaron Drive make it difficult to construct a trail in this location.
6) Staff supports the wetland being covered by a drainage and utility easement rather than conveyed in fee to the City.
7) Staff supports the stormwater pond being covered by a drainage and utility easement, rather than being conveyed in fee to the City.
8) Staff supports the proposed 50' right-of-way for Dorothy Lane because it matches the right-of-way width in the adjacent Kelly Glen subdivision to the south.
9) Maintenance responsibility for the proposed pedestrian access will need to be determined.

Attachments:
Location map
Christmas Pines survey drawing dated 9.22.16
Concept D dated 12.15.16
Concept D-Estimated Wetland Impacts dated 12.15.16
Staff Comments / Trail Options
Letter from Scott County dated 1.26.17



LEGEND

- 000.0 DENOTES EXISTING ELEVATION
- 000.0 DENOTES PROPOSED ELEVATION
- 000.0 DENOTES AS BUILT ELEVATION
- DENOTES DIRECTION OF SURFACE DRAINAGE
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES WOOD HUB
- DENOTES NAIL
- DENOTES EXISTING ELECTRIC BOX
- DENOTES EXISTING COMMUNICATION BOX
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING STORM MANHOLE
- DENOTES EXISTING CATCH BASIN
- DENOTES EXISTING F.E.S.
- DENOTES EXISTING HYDRANT
- DENOTES EXISTING SERVICE OR CLEANOUT
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES EXISTING CONSERVATION POST OR WET LAND BUFFER POST
- 8" TREE 000.0 DENOTES EXISTING TREE
- DENOTES EXISTING RETAINING WALL
- DENOTES PROPOSED RETAINING WALL
- DENOTES EXISTING TREELINE
- DENOTES EXISTING FENCE

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2. N[illegible]
3. S[illegible]

PROBE ENGINEERING COMPANY, INC.

CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ REG. NO._____

REVISIONS

PREPARED FOR:

ON SITE MARKETING
PO BOX 1028
PRIOR LAKE, MN 55372

DESIGNED	CHECKED
DRAWN DEF	DATE 9-22-16
SCALE 1"=50'	
JOB NO. 15923.00	

CHRISTMAS PINES

ELKO NEW MARKET, MN

SHEET 1 OF 1 REV.

PROPOSED BUILDING SETBACKS:

35 FT MINIMUM FROM COUNTY ROAD 2

50 FT MINIMUM FROM COUNTY ROAD 91

10 FT MINIMUM FROM SOUTH AND WEST PLAT LINES

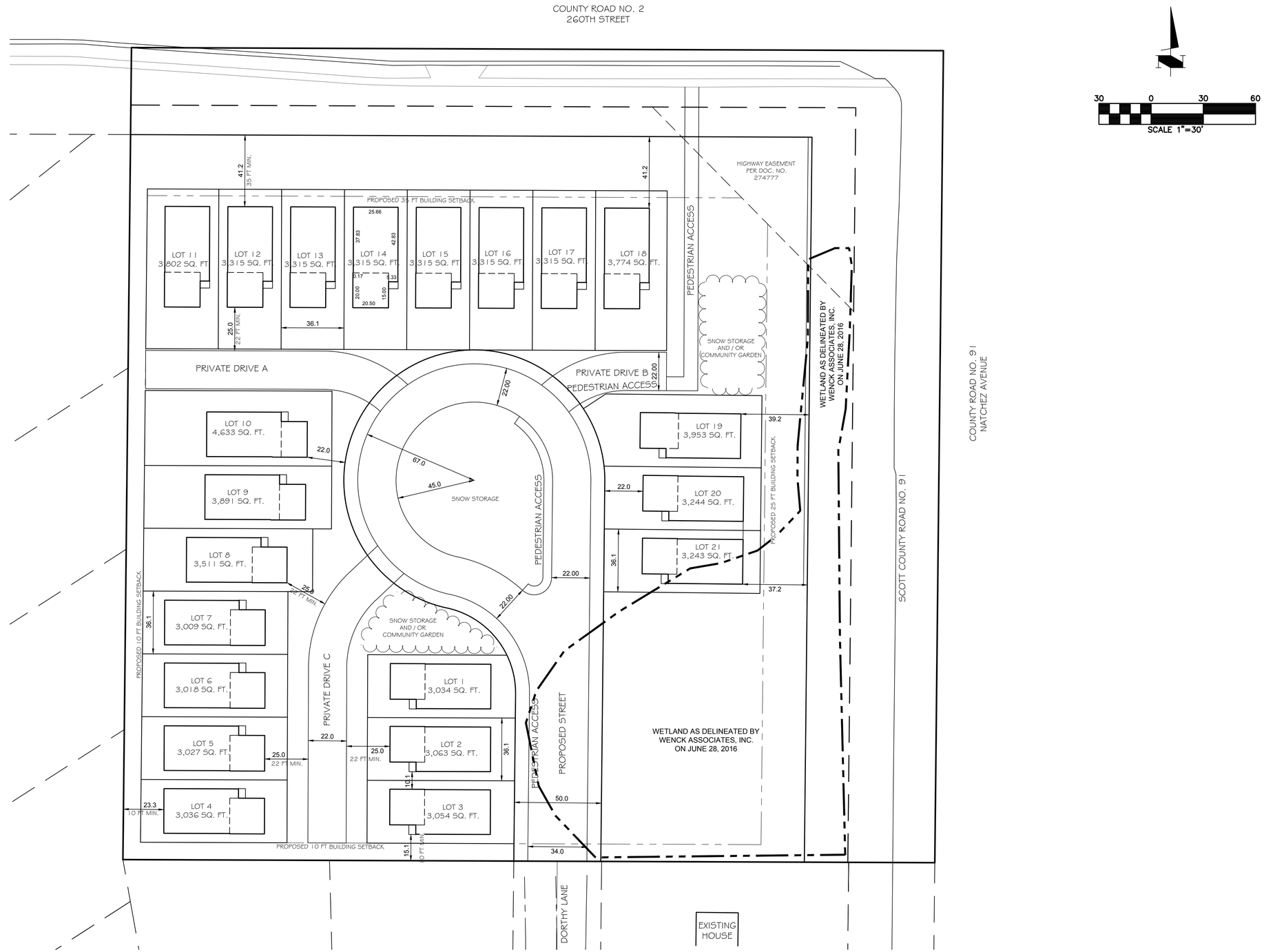
22 FT MINIMUM FRONT SETBACK FROM CURB OR RIGHT OF WAY

10 FT 1 INCH BETWEEN BUILDING FOUNDATIONS*

*NO SIDE LOT LINE SETBACK

HSE = 1,407 * 21 = 29,547 SQ. FT.
DRIVEWAY = 580 (AVG.) * 21 = 12,1809,737 SQ. FT.
PORCH = 22 * 21 = 462 SQ. FT.
PRIVATE DRIVE A = 3,040 SQ. FT.
PRIVATE DRIVE B = 1,302 SQ. FT.
PRIVATE DRIVE C = 3,670 SQ. FT.
PROPOSED STREET = 16,109 SQ. FT.
TOTAL IMPERVIOUS AREA = 66,310 SQ .FT.

TOTAL PLAT AREA : 217,813 SQ. FT. (5.00 Ac)
EXISTING COUNTY RIGHT OF WAY : 37,087 SQ. FT.
PROPOSED COUNTY RIGHT OF WAY : 17,502 SQ. FT.
PROPOSED SITE RIGHT OF WAY : 26,487 SQ. FT.
COMMON SPACE : 65,554 SQ. FT.
(INCLUDES PRIVATE DRIVES)



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1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

REVISIONS

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ON SITE MARKETING
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PRIOR LAKE, MN 55372

DESIGNED	CHECKED
DRAWN PM	DATE 12-15-16
SCALE 1"=30'	
JOB NO. 15923.00	

CONCEPT D
CHRISTMAS PINES

ELKO NEW MARKET, MN

SHEET 1 OF 1 REV.

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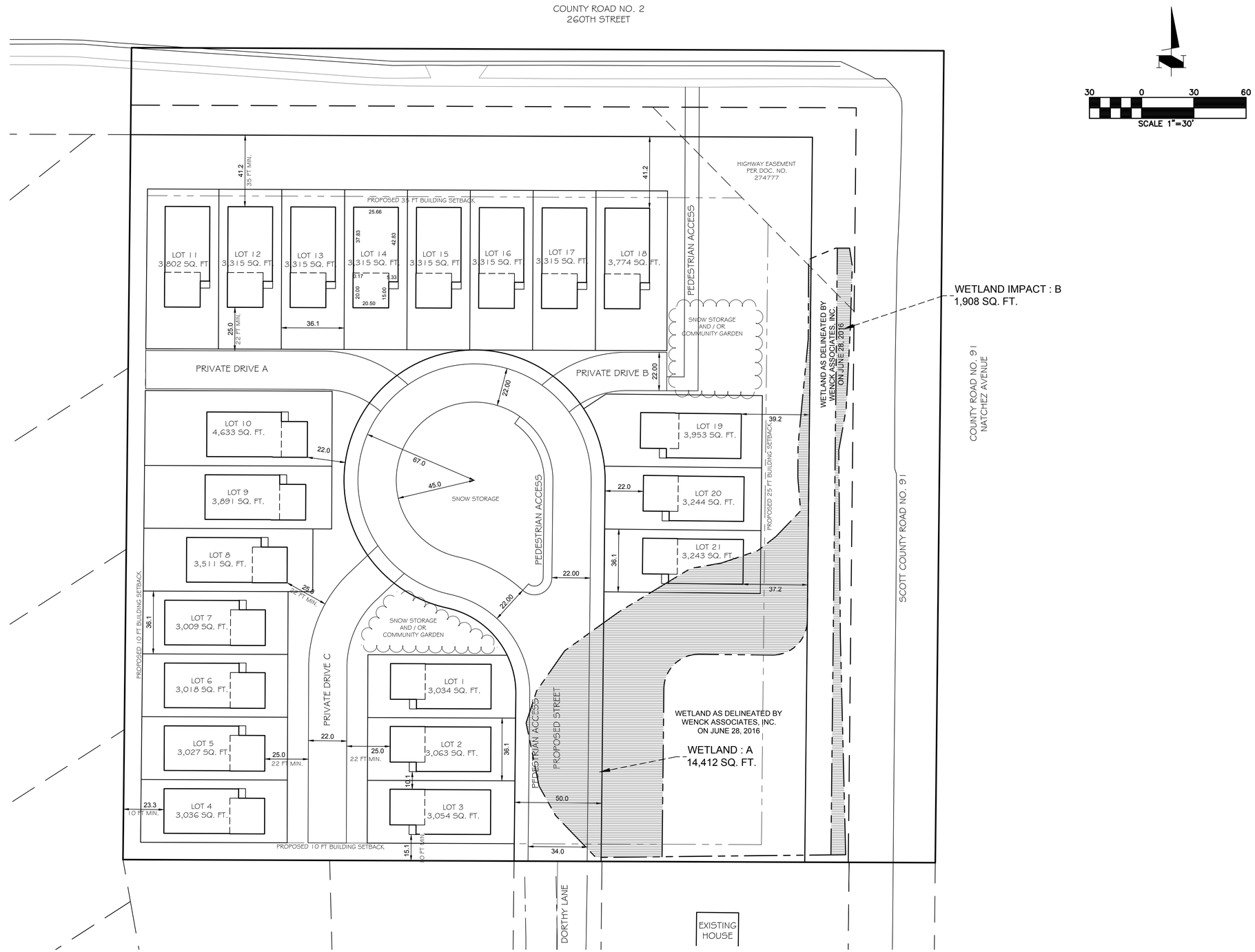

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CONCEPT D–ESTIMATED WETLAND IMPACTS
CHRISTMAS PINES

ELKO NEW MARKET, MN

SHEET 1 OF 1 REV.

"STAFF COMMENTS – TRAIL ALTERNATIVES"

PROPOSED BUILDING SETBACKS:

35 FT MINIMUM FROM COUNTY ROAD 2

50 FT MINIMUM FROM COUNTY ROAD 91

10 FT MINIMUM FROM SOUTH AND WEST PLAT LINES

22 FT MINIMUM FRONT SETBACK FROM CURB OR RIGHT OF WAY

10 FT 1 INCH BETWEEN BUILDING FOUNDATIONS*

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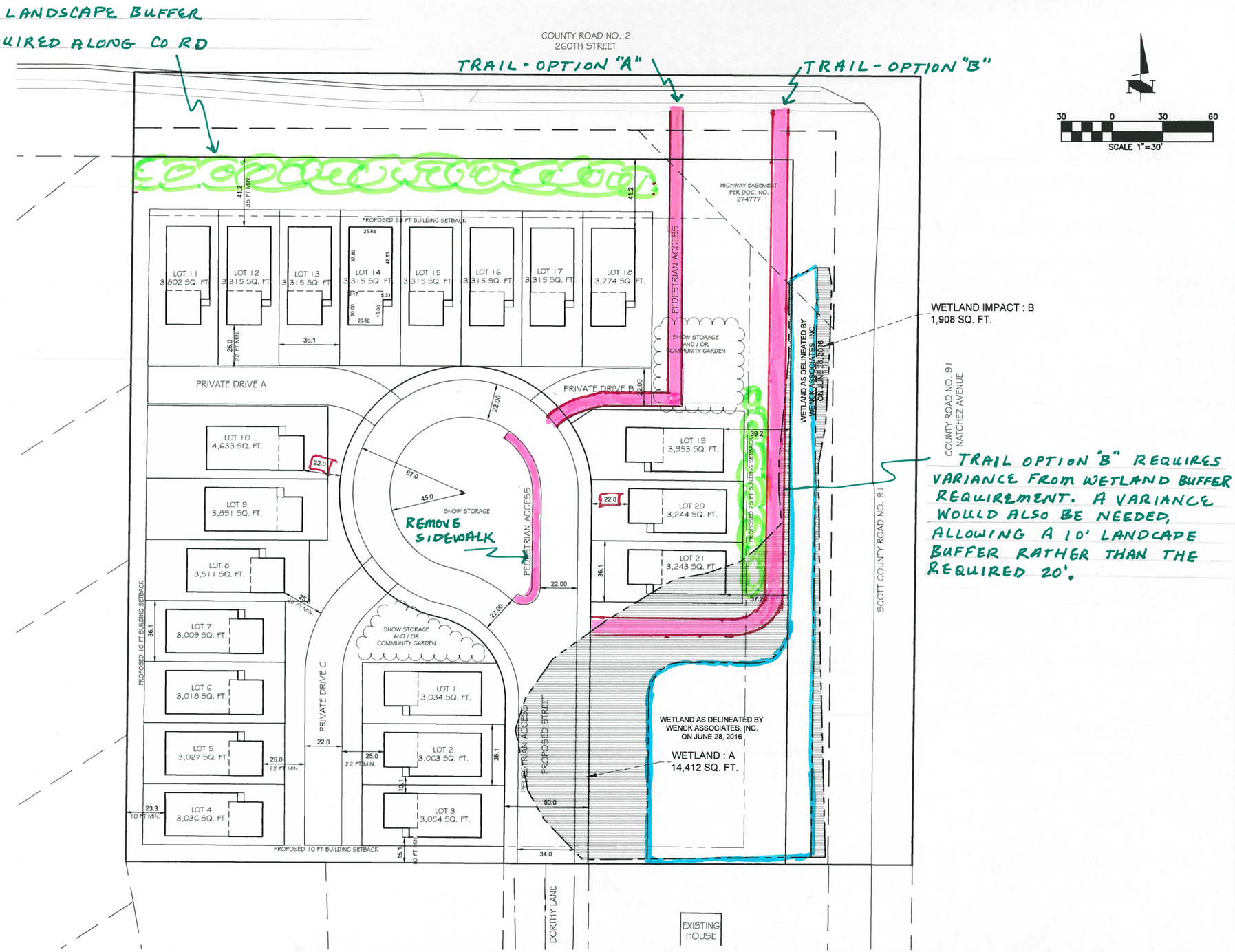

TRAIL OPTION "B" REQUIRES VARIANCE FROM WETLAND BUFFER REQUIREMENT. A VARIANCE WOULD ALSO BE NEEDED, ALLOWING A 10' LANDCAPE BUFFER RATHER THAN THE REQUIRED 20'.

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

REVISIONS

PREPARED FOR:
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CONCEPT D–ESTIMATED WETLAND IMPACTS
CHRISTMAS PINES
ELKO NEW MARKET, MN

SHEET 1 OF 1 | REV.

SCOTT COUNTY COMMUNITY SERVICES DIVISION

HIGHWAY DEPARTMENT · 600 COUNTRY TRAIL EAST · JORDAN, MN 55352-9339
(952) 496-8346 · Fax: (952) 496-8365 · www.co.scott.mn.us

January 26, 2017

Renee Christianson
City of Elko New Market
601 Main Street
P.O. Box 99
Elko New Market, MN 55054

RE: Concept Plan – Christmas Pines
CH 2 and CH 91

Dear Renee:

We have reviewed the Concept Plan and offer the following comments:

- The City was recently selected to receive funding for a roundabout at the CH 2 and CH 91 intersection. As the plat moves forward, the City should be coordinating any potential roundabout needs with the proposed development, such as grades, stormwater, etc.

- To connect a public pedestrian sidewalk/trail to CH 2, this pedestrian facility should be clearly delineated and separate from the private driveway to ensure this is a public connection for public use.

- The County recommends pedestrian accommodations along County roads be constructed with development in the urban/urbanizing areas. Currently there is no trail or sidewalk along CH 91 in this area. Since no pedestrian accommodations are shown along CH 91 with this concept plan, is the intent to construct a trail/sidewalk along CH 91 with the future CH 2/91 roundabout project?

- The driveway apron on CH 2 shall be completely removed from the County right-of-way.

- Any work within the County right-of-way shall require a County permit.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me.

Sincerely,

Craig Jenson
Transportation Planner

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION

CC: CRAIG NORENBERG, AVANT PRIVATE COMMUNITIES
PABLO MURILLO, AVANT PRIVATE COMMUNITIES

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST

RE: CONCEPT PLAN REVIEW OF AVANT PARK I, A MIXED USE DEVELOPMENT CONSISTING OF A 90 UNIT SENIOR HOUSING BUILDING, 112 UNIT INDEPENDENT LIVING BUILDING, A COMMERCIAL DAYCARE FACILITY AND A RESTAURANT BUILDING, PROPOSED ON APPROXIMATELY 6.35 ACRES.

DATE: FEBRUARY 2, 2017

Background / History

Craig Norenberg and Pablo Murillo with Avant Private Communities have submitted a concept plan for development of portions of the Dakota Acres plat located at the southwest quadrant of Dakota Avenue and James Parkway. They are interested in acquiring two outlots currently owned by the City, 13 platted townhome lots/units currently owned by the City, and some common space currently owned by the Dakota Acres Townhome Association. Implementation of the concept plan requires acquisition of properties not currently owned or under contract with the developer. They are proposing a phased - mixed use development consisting of the following:

- 3-story / 90 unit senior housing building (PHASE I)
  - 14 memory care units
  - 30 assisted living units
  - 46 independent living units
  - 90 underground parking spaces
  - 42 at-grade parking spaces
  - 34,985 square feet per floor x 3 = 104,955 square feet

- 4-story / 112 unit independent living building (FUTURE PHASE)
  - Daycare facility within the 4-story building, designed for 100 students and 15 employees, square footage unknown
  - 46 1-bedroom and efficiency units
  - 66 'larger' units
  - 112 underground parking spaces
  - 50 + 34 = 84 at-grade parking spaces

- Restaurant building (FUTURE PHASE)
    - 6,800 square feet
    - 45 parking spaces

- Proof of Parking for an additional 40 parking stalls

Phase I one of the project would include the 3-story / 90 unit senior housing building. Submitted for concept plan review were the following (all prepared by Trossen Write Plutowski Architects):

- Site Plan(Color) (undated and emailed to city on 1.5.17)
- Site Plan (undated and emailed to city on 1.5.17)
- Building 1 (phase 1 building) – Lower Level Plan (undated and emailed to city on 1.5.17)
- Senior Housing (phase 1 building) – 1st Floor Plan (undated and emailed to city on 1.5.17)
- Senior Housing (phase 1 building) – 2nd Floor Plan (undated and emailed to city on 1.5.17)
- Senior Housing (phase 1 building) – 3rd Floor Plan (undated and emailed to city on 1.5.17)
- Senior Housing (phase 1 building) – Roof Plan (undated and emailed to city on 1.5.17)
- Senior Housing (phase 1 building) – Exterior Elevations (undated and emailed to city on 1.5.17)
- Restaurant Building (future phase) – Plans / Elevations (undated and emailed to city on 1.5.17)
- 3-Story / 4-Story Building Profile (undated and emailed to city on 1.5.17)
- Summary of Parking Data (dated 1.4.17)

The property would need an approved PUD zoning, and the property would also need to be replatted to accommodate the proposed development. City staff has referred to the following City adopted ordinances and plans when reviewing the concept plan application:

- 2030 Comprehensive Land Use Plan
- Zoning Ordinance
- Subdivision Ordinance
- Sanitary Sewer Plan
- Water Plan
- Stormwater Plan

Neighborhood Conditions

In the northeast corner of the development site there are eight existing townhome units that were constructed as part of the original Dakota Acres development. To the east of proposed development are single family homes (Whispering Creek North). To the south is vacant/undeveloped land that had previously been approved for townhome development. To the west is a rural residential home.

Legal Description

The proposed development consists of multiple properties which would need to be replatted / reconfigured to accommodate the proposed development. The property legal descriptions are:

- Outlots C & D, Dakota Acres
- Lots 1-5, Block 5, Dakota Acres
- Lots 1-4, Block 4, Dakota Acres
- Lots 1-2, Block 2, Dakota Acres
- Additional undescribed real estate owned by Dakota Acres Townhome Association

Comprehensive Land Use Plan

The city's comprehensive land use plan guides the property to a "Residential Mixed Use" land use designation. The comprehensive plan contains the following language regarding Residential Mixed Use:

"This "Residential Mixed Use" development pattern is based on the Low Density Residential District. However, this District is characterized by a greater proportion of non-single family detached homes at higher densities than the Low Density Residential District. This District is intended to provide an opportunity to create population centers and to accommodate the demand for lifecycle and affordable housing located near activity areas and transportation corridors. The dominant housing form will be single family detached homes (75%). Single family attached homes and multi-family residences are expected to represent 25% of the housing opportunities within the development, and may include townhomes, apartments, and senior residential facilities. Single family attached dwellings will be allowed as permitted uses. Dwellings containing over 4 units should be allowed as conditional uses and may be mixed with detached homes in Planned Unit Developments. Commercial uses will be allowed in a Planned Unit Development if the use provides a service to the neighborhood, or creates a buffer between a residential area or public space and a road or more intensive use. Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District. The guided density in this land use designation is 8 units per net acre, with a range between 5 and 15 units per net acres."

The proposed use of the property meets the intent of the guided land use for the area (residential use, and commercial uses that provide service to the neighborhood). The development does exceed the guided density of up to 15 units per net acre. The current concept plan indicates 202 total housing units on approximately 6.35 net acres (31.8 units per acre). It exceeds the density for this particular site by slightly over double the maximum guided density. If the surrounding land to the north and west, which is also guided to Residential Mixed Use, develops at lower densities it may help balance the overall density issue.

There is some interpretation needed by the Planning Commission and City Council in regards to the overall density issue. A) Is the City to make a more conservative interpretation and not allow developments that exceed the stated guided density of 15 units per net acre?; or B) Is the City to allow flexibility with the notion that other areas within the Residential Mixed Use category may develop at densities of less than 5 units per acre, and therefore balance the density issue in the overall land use category? Staff is requesting feedback from the Planning Commission regarding the density issue. The final interpretation will be used by City staff in evaluating future development proposals in the Residential Mixed Use district and can be further clarified during the upcoming Comprehensive Plan amendment process.

Zoning

The property is currently zoned PUD. A brief description of the currently approved PUD is as follows:

> In 2006 the City approved a PUD on Outlots C & D, Dakota Acres, and additional property, to allow a 71 unit townhouse development, of which only eight units were constructed. (A copy of the approved layouts is shown at the end of this memo.)

Redevelopment of the property as depicted by the developer will require a rezoning of the property or an amendment to the approved PUD. The purpose of a PUD zoning district is to provide flexibility in the development of residential and non-residential areas that would not be possible under a conventional zoning district. The intent of a PUD is to:

A. Provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that complies with the city comprehensive plan.
B. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this title.

C. Provide for variations to the strict application of the land use regulations in this title in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that **exceed** the city's standards to offset the effect of any variations.
D. Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
E. Preserve and enhance natural features and open spaces.
F. Maintain or improve the efficiency of public streets and utilities.
G. Ensure the establishment of appropriate transitions between differing land uses.

The City Code requires that use, lot size, setbacks, building height requirements, etc. of the most closely related conventional zoning district be considered appropriate. For the purposes of reviewing and commenting on the Avant Park I concept plan, staff will refer to standards of the most closely related conventional zoning district, which is the R4 – High Density Residential District. Staff will also refer to the B1 - Neighborhood Business District when determining commercial uses that may be appropriate.

Multiple family dwellings containing more than 8 units and residential care facilities are both permitted uses in the R4 zoning district. Restaurants are permitted uses within the B1 zoning district, and commercial daycare facilities are allowed by conditional use permit in both the R4 and B1 zoning district.

The following table contains a summary of the flexibilities/variances being sought as part of the PUD application:

	Avant Park 1 Request
Density (Comprehensive Plan)	Increase maximum guided density from 15 units per acre to 31.8 units per acre
Internal Setbacks Section 11-25D-9 (D)	Allow buildings less than 30' from private drives and parking areas
Building Height	Allow buildings to exceed the maximum 35' height requirement
Garage Requirement (Section 11-25D-8)	Waive the requirement that all dwellings shall have a garage at least 20' wide and at least 540 square feet
Private Drive Width (Section 11-25D-8)	Allow private drive to be 24' in width rather than the 28' width required by code.
Access (Transportation Plan)	Allow private access on Major City Collector Street / Dakota Ave
Access (Transportation Plan)	Allow deviation from access spacing guideline of one public access per 660' on Major City Collector Street

To demonstrate how the proposed development will meet the intended goals of the PUD (stated above), the developer is proposing the following items that exceed the City's minimum design standards:

- Exterior finishes will exceed minimum City requirements;
- Landcaping / plantings over and above the minimum City requirements;

Lot Size / Width

The total development contains approximately 6.35 acres. The exact acreage can be calculated after a survey or the property is completed.

- Outlot C, Dakota Acres is 2.88 acres in size. Outlot C is proposed as residential use.

- Outlot D, Dakota Acres is 2.41 acres in size. Outlot D is proposed as residential use.
- Staff estimates that the additional real estate that is included in the concept plan contains approximately 1.06 acres. A portion of the additional real estate is owned by the City of Elko New Market and a portion is owned by the Dakota Acres Townhome Association.

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The minimum lot size in the R4/RH zoning district is 15,000 square feet. The minimum lot size in the B1 zoning district is 20,000 square feet. Information regarding any future/planned property lines has not been submitted; however, staff believes that any potential lots will meet minimum lot size requirements.

Setbacks

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The required setbacks in the R4 zoning district are 30' from all periphery property lines. For lots bordering a major collector street (Dakota Ave) an additional 20' is required. Therefore, the required setback from Dakota Avenue is 50' and all other setbacks are 30'.

All buildings shown on the concept plan meet the setback requirements of the R4 zoning district, with the exception of the restaurant building which is shown at 20' from the northerly property line. It is noted that the side setback requirement in the B1 district is 20'. If the overall lot is further subdivided it is possible that some building setbacks may be less than 30'. Staff supports the property line setbacks as shown on the concept plan.

Section 11-25D-9(D) of the City Code requires that buildings be setback a minimum of 30' from the back of the curb line of private drives, guest parking areas and public rights-of-way. This requirement is not being met with the site plan submitted and the applicant is requesting a variance from this section of the City Code.

Height Requirements

Structures shall not exceed 35' in height in both the R4 and B1 zoning districts. Proposed building heights have not been submitted with the application materials. The phase 1 senior housing building is proposed at 3-stories in height with a pitched-roof, and the future-phase residential building is proposed at 4-stories in height with a flat roof. The plan set submitted shows a profile sheet showing both the 3 and 4-story building. With one building having a flat roof and one building having a pitched roof, the building heights are very similar. It is believed that the two housing buildings exceed the City's height restrictions. The applicant should identify the proposed building height in future plan submittals. Staff requests Planning Commission feedback on variations to allowable building heights in this location.

Building Façade / Design Requirements

Section 11-25D-8 of the City Code contains design requirements for the R4 District and requires that "A minimum of 25% of the area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone." The building elevations for the phase 1 senior housing building indicate exterior finishes of concrete board and batten, stucco, face brick, and cultured stone. Area calculations for each finish have not been provided.

Section 11-5-1 of the City Code requires that the primary exterior building façade for commercial buildings consist of brick, concrete

composite board, stone, precast concrete panels, rock face block, wood, glass, stucco or EIFS, steel, aluminum or cement siding. Exterior finishes for the proposed restaurant building have not been identified; however, they appear to meet the code requirements.

It is noted that the buildings elevations submitted for the phase 1 senior housing building depict an attractive building with enhanced architectural features including a drive-thru roof extension on the north side of the senior housing building, cultured stone arches on all sides of the senior housing building and window boxes.

Commercial Daycare Facilities

Section 11-5-14 of the City Code regulates commercial daycare facilities. There are no specific concerns about the design of the daycare facility other than identification of an outdoor play area. The Minnesota Department of Human Services, who licenses child care centers, has minimum space requirements for outdoor play areas.

Landscaping

The site plan submitted by the developer depicts numerous trees located throughout the project area. Trees are shown along the private drive, within the parking area, and numerous other areas surrounding the building. Detailed information regarding plantings has not been furnished at this time.

Section 11-5-4 (A) of the City Code requires a 20' wide greenbelt strip where commercial uses abut residential uses. Based on this requirement, a 20' landscape buffer of 'sufficient density to provide a visual screen 6' in height' should be provided between the proposed restaurant building and the existing townhomes to the north. A landscape plan and planting schedule which shows compliance Section 11-5-4 (A) of the City Code should be submitted with future submittals

Lighting – Chapter 4

A lighting plan must be submitted which complies with Section 11-4-7 of the city code. Exterior lighting shall not exceed .5 foot-candles at the property line when adjoining residential properties, and 1 foot-candle at the property line when adjoining a similar zone and land use.

Signage – Chapter 12

A comprehensive plan for signage must be submitted for review and approval. Staff understands that it is not possible to submit detailed sign information at this time, however, the general location, size and type of proposed signs should be included in formal PUD applications. Additional information regarding the sign regulations can be found in Section 11-12 of the city code.

Tree Preservation

Section 12-9-9 of the City's Subdivision Ordinance contains Tree Preservation and Replacement regulations, and requires that 40% of the significant trees must be protected as part of the development. A significant tree is defined as follows:

- A hardwood deciduous tree 6" or greater in diameter
- A softwood deciduous tree 12" or greater in diameter
- A coniferous tree 36" in height or greater.

There does not appear to be any trees on the subject property other than a few scrub trees. Prior to the townhome development in the mid-2000's the property had primarily been farmed.

Easements

Section 12-9-6 of the Subdivision Ordinance requires that 10' wide perimeter easements and 5' wide interior easements be dedicated along all lot lines. Easements must also be provided for wetlands and stormwater ponds. Proposed easements must be shown on the preliminary plat submittal. Upon replatting of the property, 10' perimeter easements and 5' wide interior easements must be dedicated.

There is also a 70' wide easement in favor of Northern Natural Gas (NNG) that runs east/west along the southerly property line. The easement appears to be accurately depicted on the site plan, and will be verified when the property is surveyed. Any improvements proposed within the easement must be approved by NNG and do not involve the City.

Sanitary Sewer

There appears to be an 8" gravity sanitary sewer line located in James Parkway, with two sewer stubs into the property. There is also an 8" gravity sewer line in Dakota Avenue; there does not appear to be any sewer stubs to the property from Dakota Avenue. Sewer service to the property has been planned from James Parkway on the north side of the site. Utility plans will be required with the preliminary plat application.

Water

There is an existing 12" watermain located in both Dakota Avenue and James Parkway. There appears to be two 8" stubs into the property from James Parkway. Water will need to be be looped through the site, connecting to both water stubs. Utility plans will be required with the preliminary plat application.

Stormwater

Stormwater from the site is currently designed to drain to a pond located on the north side of James Parkway. It is noted that this pond was designed under previous stormwater management requirements. The developer must submit a stormwater plan meeting the requirements of Chapter 11 of the Zoning Ordinance and the City's Surface Water Management Plan. The property is located in the Vermillion River Watershed District.

Wetlands / Floodplain / DNR Protected Waters

There are no known wetlands on the subject property. There are no FEMA designated floodplain areas or DNR Protected Waters or Wetlands on the subject property.

Parking

Section 11-9 of the City Code regulates parking. Parking areas must have a concrete curb barrier and be setback 5' from the property line (or entirely outside of drainage and utility easement areas). Parking stalls shall be striped with white or yellow paint not less than 4" wide. Parking areas shall be surfaced with concrete, bituminous or pavers. Parking stalls shall be a minimum of 9' x 18' and drive aisles shall be a minimum of 24' in width. It appears that the proposed parking areas meet the requirements stated above.

The number of required parking spaces is based on the proposed use of the building. Below are parking requirements for uses shown on the concept plan:

Residential:

- Assisted living facility – ½ space per unit

- Daycare / nursery –1 space per teacher/employee on the largest shift plus 1 space per 6 sudents.
- Elderly/senior citizen housing(55+) – 1 space per unit.
- Multiple family dwelling/apartment buildings – 1 ½ spaces per 1 bedroom unit, 2.25 spaces per 2 bedroom+ units. A minimum of 1 space per unit shall be an enclosed garage space.
- Multi-family guest parking – ½ space per townhouse or apartment unit.
- Nursing home (other than assisted living) – 1 space per 6 patient beds plus 1 space per employee on the largest work shift.
- Townhomes – 2 enclosed garage spaces per unit and 2 driveway spaces per unit. Minimum garage size of 440 square feet for units with a basement, and 540 square feet for units without a basement. Garages shall be a minimum of 20' wide.

Commercial:

- Restaurant (fast food) – 1 space per 50 square feet plus 1 space per employee on the largest shift.
- Restaurant (sit down) – 5 spaces per 1,000 square feet.
-

The below tables summarizes the requirements under the Zoning Ordinance, and the spaces proposed by the developer:

Use		**Spaces Required per Code**	**Proposed by Developer**	**Total Required per City Code**	**Parking Spaces Shown on Site Plan**
Housing:					
	Efficiency & 1 bdrm units	1.5 per unit	46 units	69	
	2 or more bdrm units	2.25 per unit	66 units	149	
	Guest parking	.5 per unit	112 units	56	(274 required / 164 shown on site plan)
Senior Housing:					
	Assisted living	.5 per unit	44 units	22*	
	Independent living	1 per unit	46 units	46*	(68 required / 132 shown on site plan)
Daycare:					
	Student	1 per 6 students	100 students	17	
	Teacher/Employee	1 per teacher/employee	15 employees	15	(32 required / 32 shown on site plan)
Restaurant					
	Sit down restaurant	5 per 1,000 sq ft	6800 sq ft	34	(34 required / 45 shown on site plan
TOTAL PARKING REQUIRED:					
	Spaces Required During Construction:			**374**	**373**
	Proof of Parking Spaces Required:			**34**	**42**
	Total Spaces to Be Shown on Plan:			**408**	**415**

*half of the required stalls may be provided at initial development for projects with occupancy restricted to 55 and older. The development shall include a proof of parking area sufficient to meet the parking requirements.

The proposed development meets total the number of parking spaces required under the code. It is noted, however, that the proposed 112 unit independent living building would require a total of 274 parking spaces. Staff believes that these spaces should be provided in reasonably close proximity to the building itself. In convenient proximity to the independent living building are: 112(underground)+34(at grade)+18(at grade)=164 spaces. Although total number of spaces on the site meets the requirements, the proximity of the parking spaces to the independent living building is lacking. Some flexibility could be given based on the fact that the daycare facility spaces (32) will likely not be used 24 hours per day, and could provide cross- parking for the independent living facility. Even with allowing full cross-parking flexibility with the daycare center, the proposed independent living building is short of the required parking spaces by 78 parking spaces. It is noted that other areas of the site have more parking spaces than required by City Code.

Access / Roads / Transportation Issues

The proposed development borders on two existing streets. Dakota Avenue on the east side of the development and James Parkway on the north side of the development. There is also an existing private street, Oriole Street, which would be affected by the development. Future functional classification of the existing roads and design concerns are as follows:

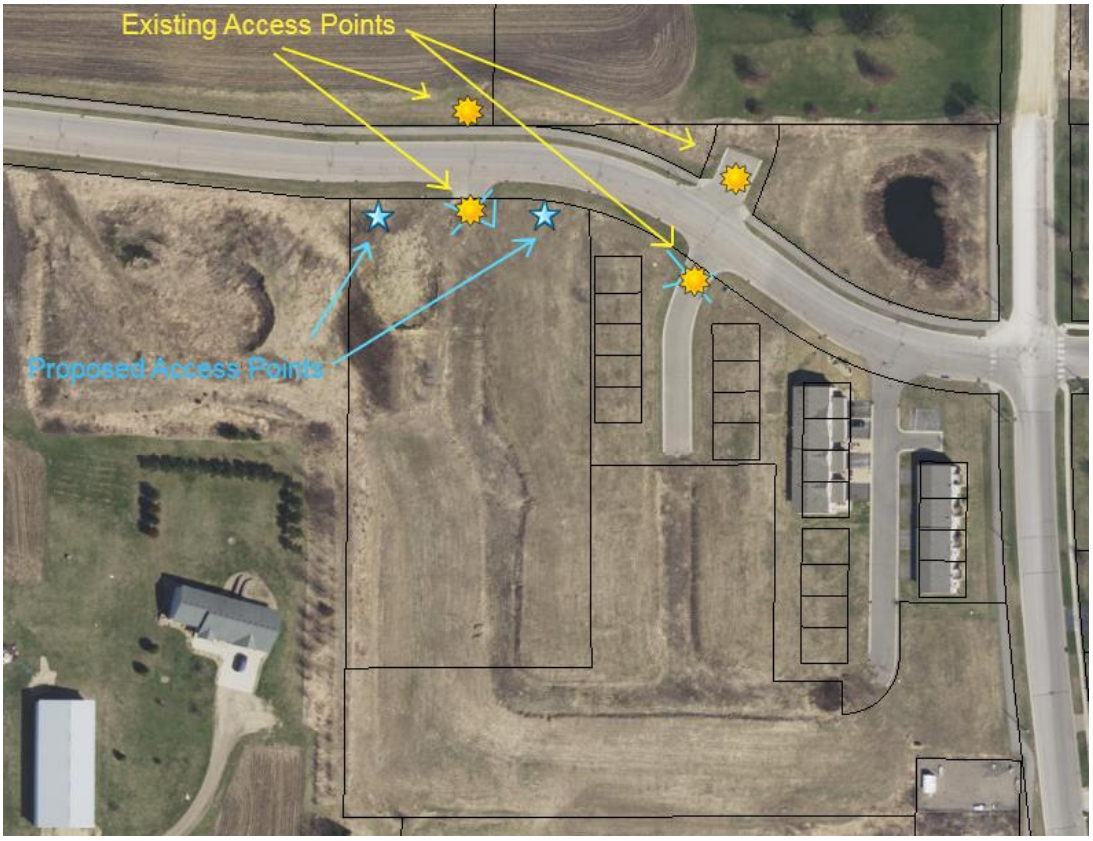
Dakota Avenue, Major City Collector Road. The purpose of a major collector is typically to link neighborhoods together within a city or link neighborhoods to business concentrations. Access to collector roadways should be made via local streets and private access should be avoided. The typical right-of-way width on a major collector is 100'. The existing right-of-way on Dakota Avenue is 70'. Additional right-of-way dedication along Dakota Avenue should be considered at this time. Traffic volumes on Dakota Avenue are unknown. The City's access spacing guidelines do not allow private access onto Major Collector Roads. Access is only permitted through public street connections spaced 660' apart. The applicant is proposing two private access points onto Dakota Ave. The southerly private access point is shown on property owned in fee by Northern Natural Gas. This southerly access onto Dakota Avenue cannot be permitted because it is shown on property owned in fee by Northern Natural Gas. The Planning Commission could consider a variance for one access point to Dakota Avenue although it is not recommended by the City Engineer. If a variance is to be considered for access onto Dakota Avenue, the applicant should reconfigure the proposed access altogether.

Existing section of Dakota Avenue (looking north)

James Parkway – Minor City Collector Roadway. The purpose of a minor collector is to collect local traffic and convey it to major collectors and minor arterials. Minor collectors serve short trips at relatively low speeds. Their emphasis is focused on access rather than mobility. Traffic volumes on James Parkway are unknown. There are two existing curb cuts onto James Parkway which were

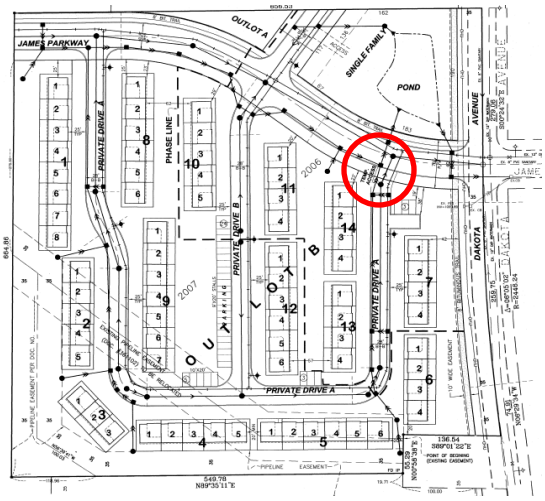
intended to serve the currently approved townhome development. These access points also lined up with roads that had been planned to serve properties across the street to the north.

There are two new curb cuts proposed on James Parkway; both are proposed as private streets that would serve the housing projects. These two existing curb cuts would be eliminated with this proposed plan for the two new curb cuts. One concern with relocating the two existing access points is that they were strategically located and lined up with future access points for properties on the north side of James Parkway. Allowing the new accesses as proposed would create off-set intersections and potentially remnant lots n the north side of the road.



Existing section of James Parkway (looking west)

<u>Cardinal Street, Private Roadway.</u> This private roadway serves the eight existing townhome units. The road currently connects with James Parkway on the north, but the original plan required that this access to James Parkway be removed as the townhome project progressed. The current access point onto James Parkway is too close to the James Parkway/Dakota Avenue intersection. The plan submitted by the developer shows the removal of the roadway as required by the City. The private roadway is approximately 24' in width.



Currently Approved Townhouse Development

Access to the site is primarily proposed by two private street connections, one onto James Parkway and one onto Dakota Avenue. These proposed connections allow a flow of traffic through the site via a private street. As noted earlier in this report, the proposed access onto Dakota Avenue will need to be reconfigured because it is shown on property owned by Northern Natural Gas. This access would also require a variance from the City's access spacing guidelines.

In addition to the proposed private street connections, there are two additional access points shown which would serve access to private parking areas, one on James Parkway and one on Dakota Avenue. Staff recommends that the proposed access to the restaurant from James Parkway be eliminated altogether.

Sidewalks & Trails

The City's Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line.

The City's Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways. There is an existing trail along the north side of James Parkway and the west side of Dakota Avenue.

The City's Park & Trail Plan does not identify any additional trail / sidewalk corridors at the subject property, other than those already existing.

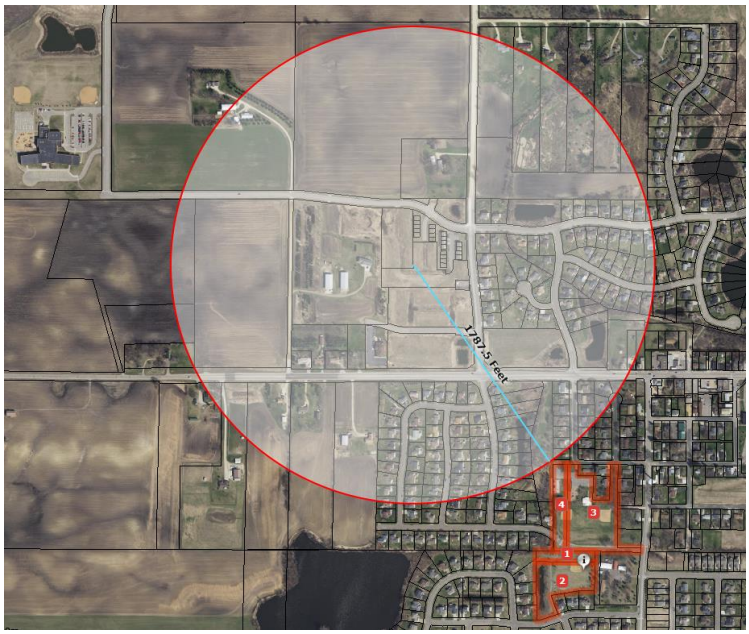
The developer has proposed a number of 5' sidewalks throughout the site. The proposed concrete sidewalks and other concrete areas are shown in tan color on the colored site plan. They provide pedestrian circulation around nearly all residential buildings on the site, other than the southwest corner of the 112-unit building. The Parks Commission has not commented on the concept development plan.

Open Space Requirements:

Section 11-25D-8 (R4 district requirements) requires that *"In addition to the park dedication requirements stipulated by the Subdivision Ordinance, a minimum of 10% of the gross development project area shall be in usable open space and recreational use for the project residents. Such areas shall be specifically designed for both the active and passive use by the project residents and may include swimming poos, trails, nature areas, tot lots, exercise equipment, saunas, etc. Said areas and facilities shall be private..."* Private park area requirements required under Section 11-25D-8 of the City Code should be integrated into and identified in the development plan.

Parks Related Comments

The City's Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the City's park and trail fund roughly related to the anticipated effect of the plat on the park and trail system. If no land dedication is required the park fee is $2,000 per residential unit, and $2,800 per acre for commercial. The Parks Commission reviewed a previous concept development plan submitted by the developer at their June 4, 2016 meeting. The Parks Commission has recommended to the City Council that cash



in lieu of land be required for the proposed development. The reason for their recommendation is that there is no future public park identified in the City's 2030 Park & Trail Plan.

It is noted that the closest public park is Wagner Park which is classified as a Community Park. Community Parks serve the City as a whole. Wagner Park is the City's most developed park. The park is approximately .34 miles from the proposed development (.45 miles walking distance), and is separated by from the proposed development by Co Rd 2, an A minor arterial roadway.

City Engineer Comments

The City Engineer's preliminary comments are:

1) The Dakota Avenue accesses do not conform to City access guidelines prohibiting private access to major collectors and limiting spacing. Limit access to James Parkway unless coordinated with parcel to south for a connection to Old Town Road.

2) The dual accesses to James Parkway should be further reviewed – private accesses are to be allowed only as needed and reviewed on other factors. Providing access to the existing townhomes will require at least one public road, thus a discussion as to public versus private streets or some combination should be had with City staff.

3) Stormwater volume control will be a challenge with the proposed development.

Public Works Director Comments

The Public Works Director has reviewed the submittal and has no specific concerns regarding utility or Public Works items at this time. He noted a concern about the Dakota Avenue access crossing property owned by Northern Natural Gas.

Fire Chief Comments

The location of fire hydrants will need to be reviewed once a utility plan has been submitted. The fire chief will need to ensure adequate access for fire trucks around the buildings.

Police Chief Comments

The Police Chief reviewed the submittal and has no concerns or issues with the concept plan. He noted that at a future date, consideration should be given as to how Public Safety Personnel would gain access to the building after normal business hours (perhaps via a key fob as in other areas of the City).

Building Official Comments

The Building Official has reviewed the concept plans and finds them generally acceptable.

Scott County Highway Department Comments

Staff did no solicit comments from the Scott County Highway Department regarding the proposed development.

School District Impacts

The proposed development is in the New Prague School District. According to the New Prague Superintendent of Schools, the City of Elko New Market has an average of .55 students per household within the district. Using this statistic, and applying it to only the 112-unit independent living building, the proposed development would add 62 students to the school system once fully developed. It is noted that the developer may be marketing this building to older ages residents.

Staff Comments / Concerns:

Staff sees pros and cons associated with the development proposal. Staff sees the following potential benefits:

1) Density - The density proposed on the site will help the City achieve the density objectives encouraged by the Metropolitan Council. The Metropolitan Council encourages Elko New Market to provide a density of 3-5 units per acre as a "Rural Center".

2) Housing Options - The concept plan provides multiple housing options which are not currently available to area residents. City residents do not currently have assisted living opportunities or the large variety of rental housing options proposed by the developer.

3) Commercial Daycare - The concept plan provides commercial daycare opportunities, which are not currently available within the City.

4) Tax Base – The project will increase tax base within the City.

Staff has identified the following concerns regarding the concept plan, many related to density on the site and/or overall design of the project:

1) Density – Development of the site is proposed at very high densities, exceeding the guided density requirements of the Comprehensive Plan by more than double. Staff is seeking feedback from both the Planning Commission and City Council regarding interpretation of the guided density.

2) Lack of Open Space – The concept plan identifies some 'plaza' type recreational area where residents could congregate and enjoy the outdoors. There is not a significant amount of greenspace or playground which would provide alternative open space within the development. It is not known whether the concept plan meets the requirement of providing 10% private open space for the residents of the project. Staff is requesting Planning Commission feedback on whether the plaza area can be used in the open space requirement calculation. The applicant will need to demonstrate that this requirement is being met.

3) Inadequate Parking for Independent Living Building – City Code requires 274 parking stalls for the proposed independent living building. Parking for the independent living building, within reasonable proximity of the building, is insufficient based on the standard.

4) Site Access – The proposed access into the site from Dakota Avenue would require deviation from the City regulations. The City Engineer continues to express concern over access proposed onto Dakota Avenue and does not support the townhome access connection through the restaurant parking lot. The proposed site access from James Parkway will result in off-set intersection on the north side of the street and potential remnant parcels. Staff is requesting Planning Commission feedback on both the Dakota Avenue and James Parkway accesses.

5) Townhome Access - Access to the existing townhome development through a restaurant parking lot is not ideal and is not recommended. The current access to the townhomes was intended to be temporary in nature and rerouted during future phases of the townhome development. Ideally access to the townhomes would be provided by connection to a public street, or at a minimum, not through a commercial parking lot. The access as proposed could cause conflicts between the restaurant use and townhome development.

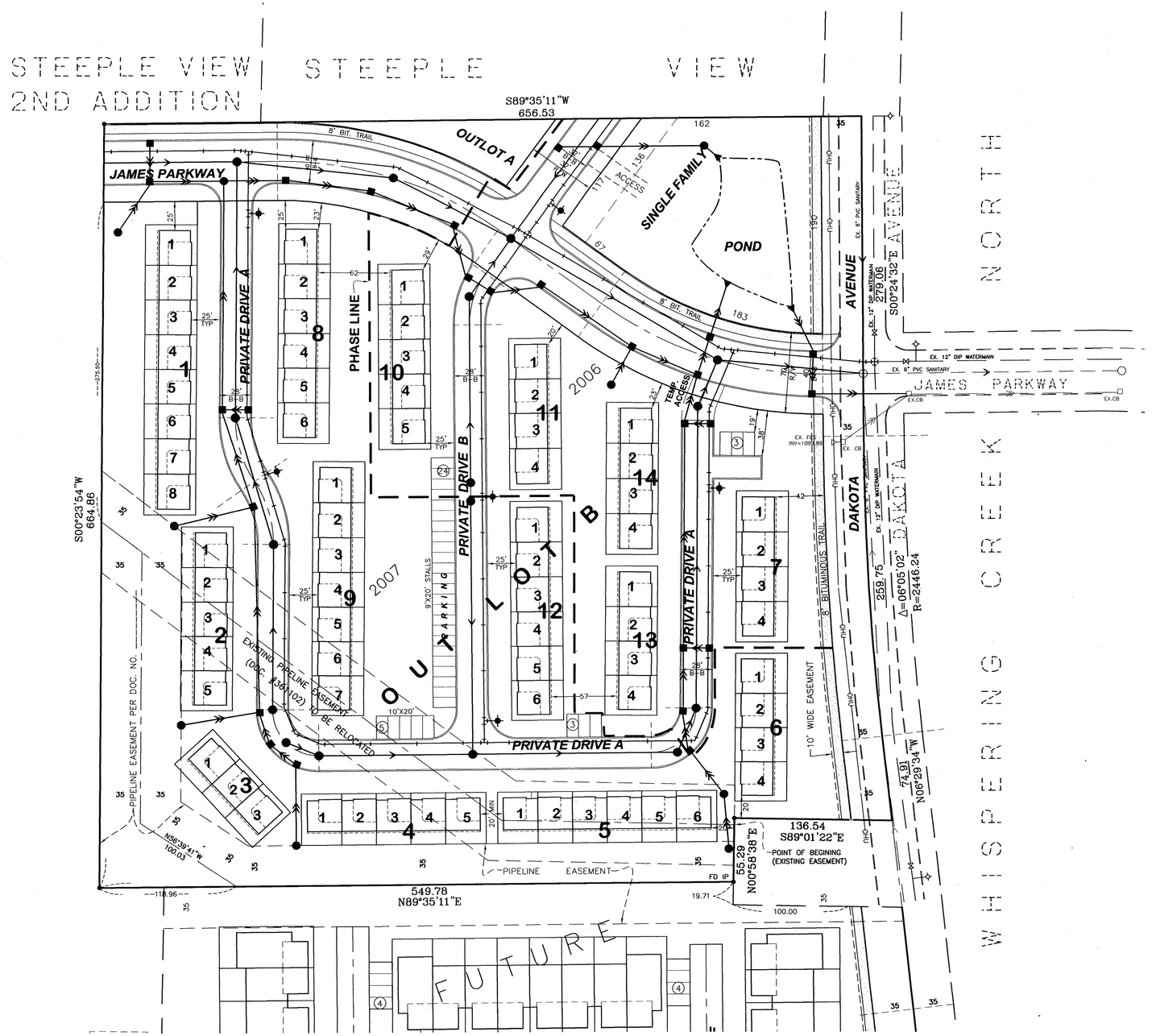
6) Reduction in Townhome Units – The proposed development replaces a previously approved 71-unit townhome development, and would limit the existing Dakota Acres townhome association to the 8 (existing) units. Smaller associations with limited number of units, in staff's experience, are not as stable over the long term as larger scale townhome developments with more contributing association members. The overall reduction in the number of townhome units for the Dakota Acres development could have a negative effect on the overall viability of the association.

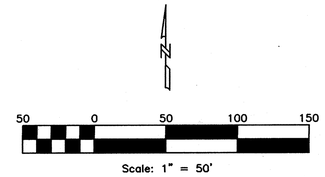
7) Land Use Conflicts – The current concept plan which shows cross access to the existing townhome units through a restaurant parking lot. Staff envisions potential land use conflicts with this scenario and suggests a redesign of this plan. Staff is requesting Planning Commission feedback on the townhome access through the commercial portion of the development.

8) Building Height – It is believed that both housing buildings will exceed the maximum building height requirement of 35'. Staff request Planning Commission feedback regarding the proposed building height.

Attachments:
Location map
PUD approved in 2006 – townhome development
Avant Park I plan set (undated and submitted 1.5.17)

Location Map
Avant Park I
Proposed Mixed Use Development



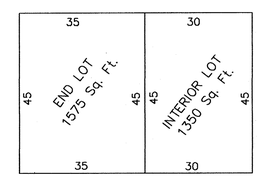


LEGEND

- DENOTES EXISTING WATERMAIN & HYDRANT
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SANITARY SEWER
- DENOTES PROPOSED WATERMAIN
- DENOTES PROPOSED DRAIN TILE
- P.P. DENOTES EXISTING UTILITY POLE

INDEX	
1	PRELIMINARY SITE PLAN
2	PRELIMINARY PLAT/PUD
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING PLAN
5	DETAIL PLAN
6	LANDSCAPE PLAN
7	BOUNDRY SURVEY

Typical Lot Size and Area



Scale: 1" =20'

Setbacks

Multi Family Front	25' From Back of Curb
Multi Family Side	20' Between Building Foundations or 20' From Back of Curb on Private Drive
Multi Family Rear	30' From Boundry Line or R.O.W. on Dakota Avenue (20' to Deck)
Multi Family	20' from R.O.W. on James Pkwy (Building Foundation or Deck)

File Name: G:\Autocad\projdwgs\Drawings\TCCONST\NewMarket\dakota acres pre\Dakota Acres Pre-Site.dwg

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ REG. NO. 40112

REVISIONS

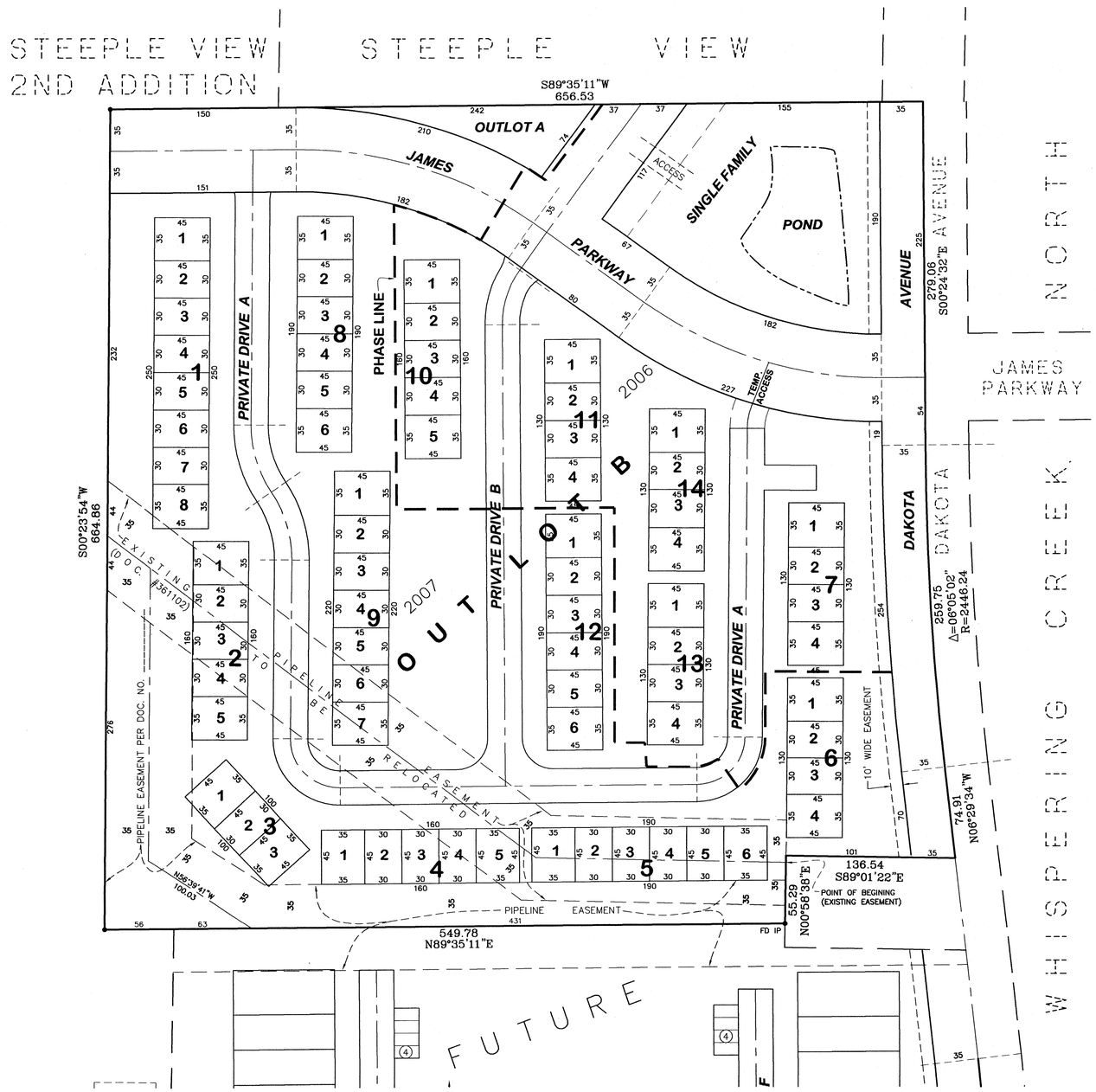
PREPARED FOR:
Giles Properties
P.O. BOX 51
ELKO, MINNESOTA 55020

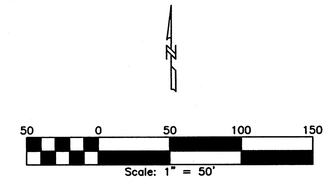
DESIGNED	CHECKED
DRAWN	DATE 6/15/05
SCALE 1"= 50'	
JOB NO. 11176.02	

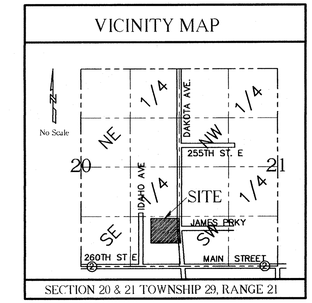
Preliminary Site Plan
DAKOTA ACRES

SCOTT COUNTY, MINNESOTA

SHEET 1 OF 7 REV.







PRELIMINARY SITE DATA

FEE OWNER/DEVELOPER: GILES PROPERTIES

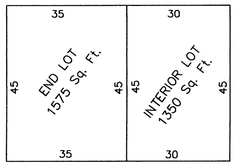
CONSULTANT: PROBE ENGINEERING CO., INC.
1000 E.146TH STREET
SUITE 240
BURNSVILLE, MN. 55337

Setbacks

Multi Family Front	25' From Back of Curb
Multi Family Side	20' Between Building Foundations or 20' From Back of Curb on Private Drive
Multi Family Rear	30' From Boundry Line or R.O.W. on Dakota Avenue (20' to Deck)
Multi Family	20' from R.O.W. on James Pkwy (Building Foundation or Deck)

Dakota Acres Total Area = 435,853 Sq. Ft. = 10.00 Acres
71 Multi-Family Units Area = 324,376 Sq. Ft. = 7.45 Acres
1 Single Family Unit Area = 32,294 Sq. Ft. = 0.74 Acres

Typical Lot Size and Area



Scale: 1" =20'

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1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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DATE_____ REG. NO. 40112

REVISIONS

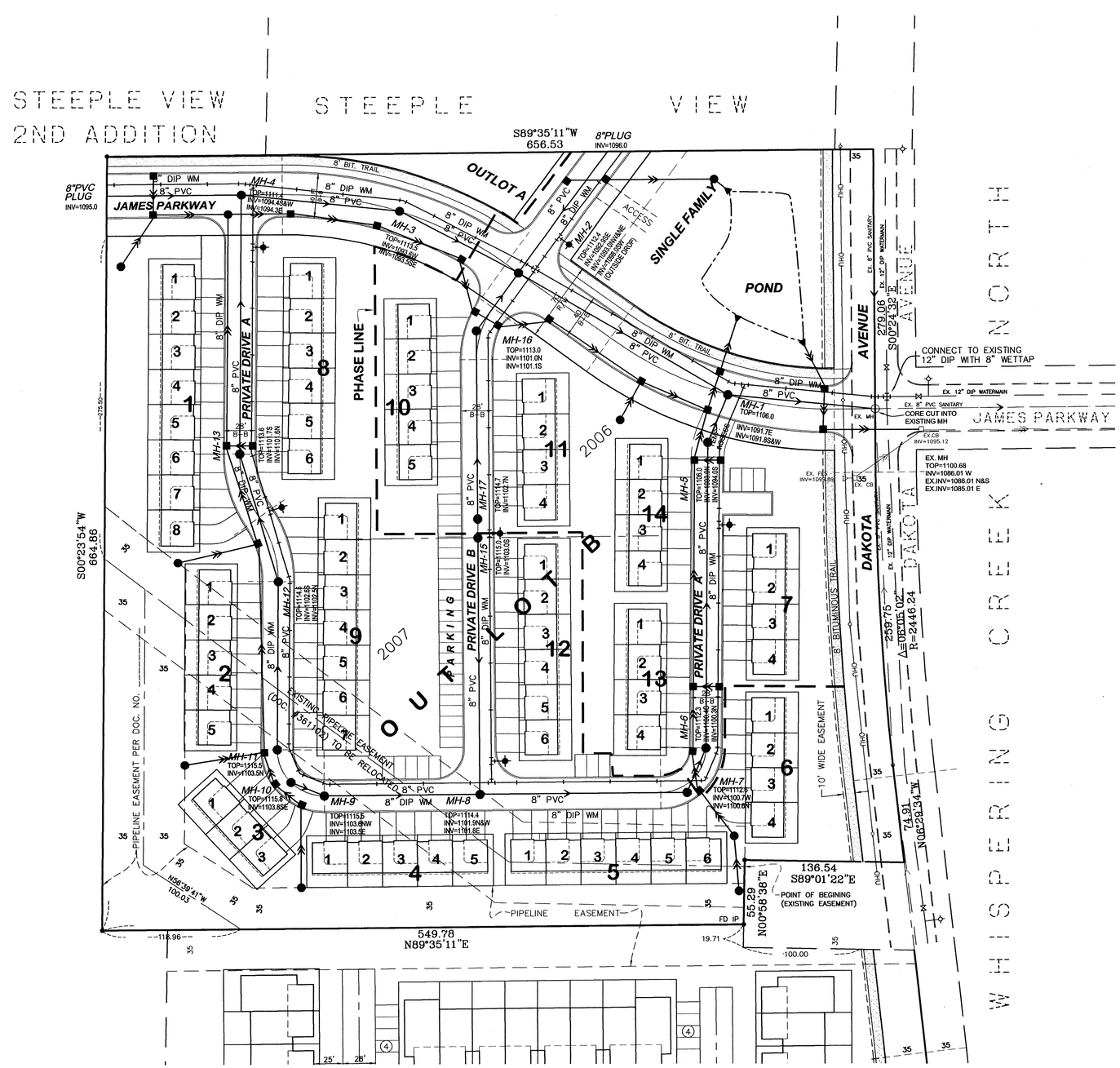
PREPARED FOR:
Giles Properties
P.O. BOX 51
ELKO, MINNESOTA 55020

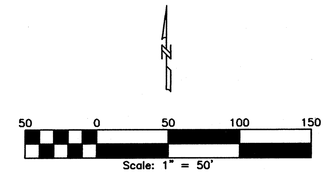
DESIGNED	CHECKED
DRAWN	DATE 6/15/05
SCALE 1"= 50'	
JOB NO. 11176.02	

Preliminary Plat/PUD
DAKOTA ACRES

SCOTT COUNTY, MINNESOTA

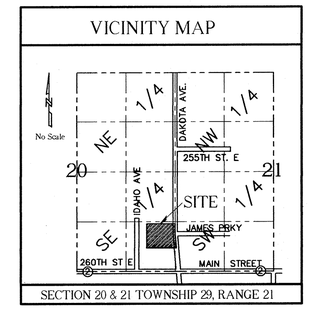
SHEET 2 OF 7 REV.





LEGEND

- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES PROPOSED SANITARY SEWER
- DENOTES EXISTING WATERMAIN & HYDRANT
- DENOTES PROPOSED WATERMAIN
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING TREE LINE



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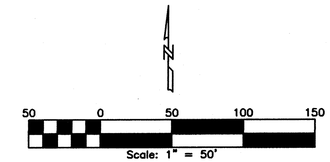
JOB NO. 11176.02	

Preliminary Utility Plan
DAKOTA ACRES

SCOTT COUNTY, MINNESOTA

SHEET 3 OF 7 REV.

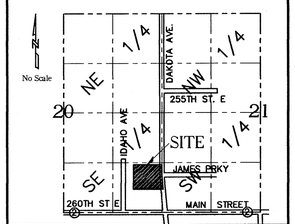


LEGEND

- 1110 — DENOTES EXISTING INDEX CONTOUR
- 1108 — DENOTES EXISTING INTERMEDIATE CONTOUR
- 1110 — DENOTES PROPOSED INDEX CONTOUR
- 1108 — DENOTES PROPOSED INTERMEDIATE CONTOUR
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATERMAIN & HYDRANT
- SPT-1 972.77 — DENOTES SOIL BORING & EXISTING ELEV.
- E.O.F. × 916.1 — DENOTES EMERGENCY OVERFLOW SWALE LOCATION
- DENOTES EXISTING TREE LINE
- 6" PINE — DENOTES EXISTING TREE
- DENOTES EXISTING FENCE
- DENOTES EXISTING STOCK PILE.

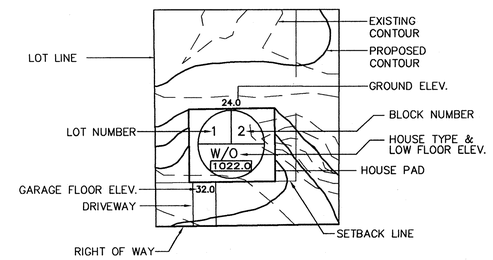
EXISTING STOCK PILE AREA = 3,700 CU. YDS.

VICINITY MAP



SECTION 20 & 21 TOWNSHIP 29, RANGE 21

ILLUSTRATION KEY



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CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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DATE_____ REG. NO. 40112

REVISIONS

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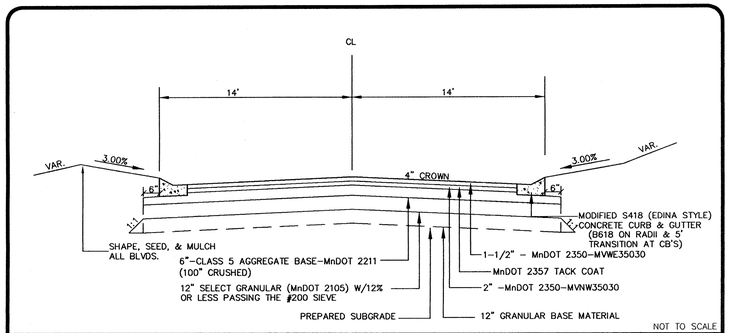
Giles Properties
P.O. BOX 51
ELKO, MINNESOTA 55020

DESIGNED	CHECKED
DRAWN	DATE 6/15/05
SCALE 1"= 50'	
JOB NO. 11176.02	

Preliminary Grading Plan
DAKOTA ACRES

SCOTT COUNTY, MINNESOTA

SHEET 4 OF 7 REV.



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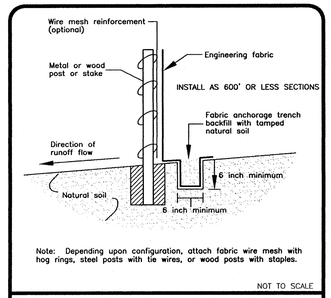
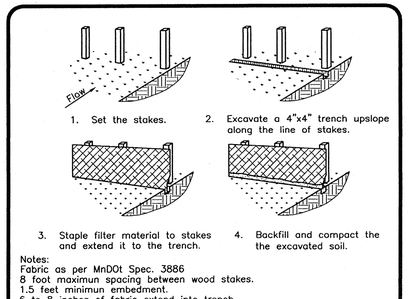
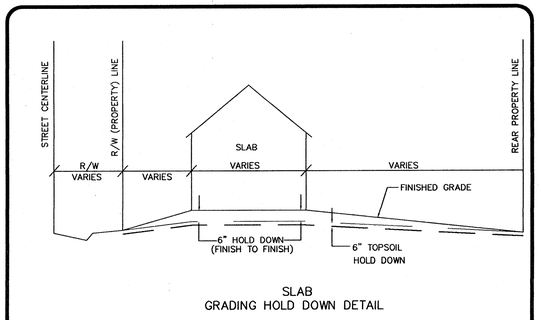


TYPICAL INSTALLATION FOR SILT FENCE

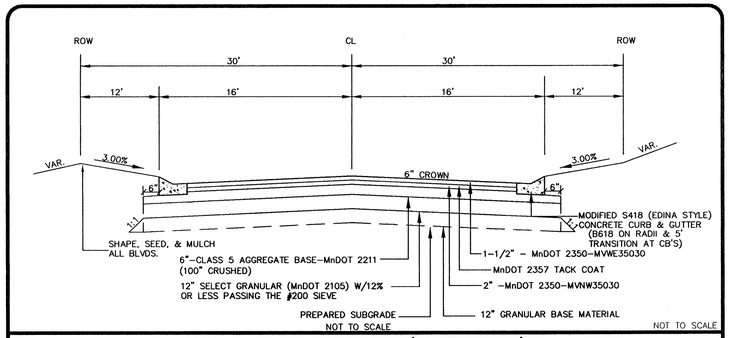


SILT FENCE-WOOD POST CONSTRUCTION



HOUSE TYPE

NOT TO SCALE



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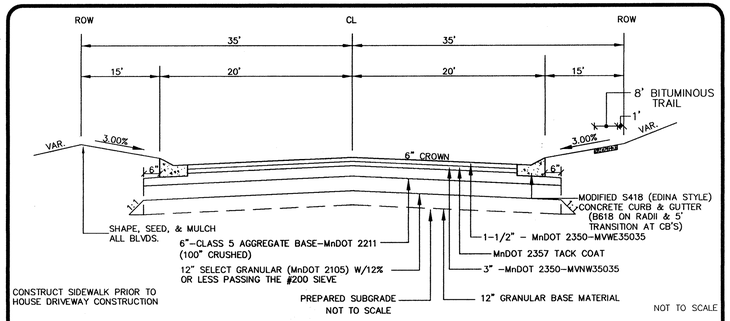

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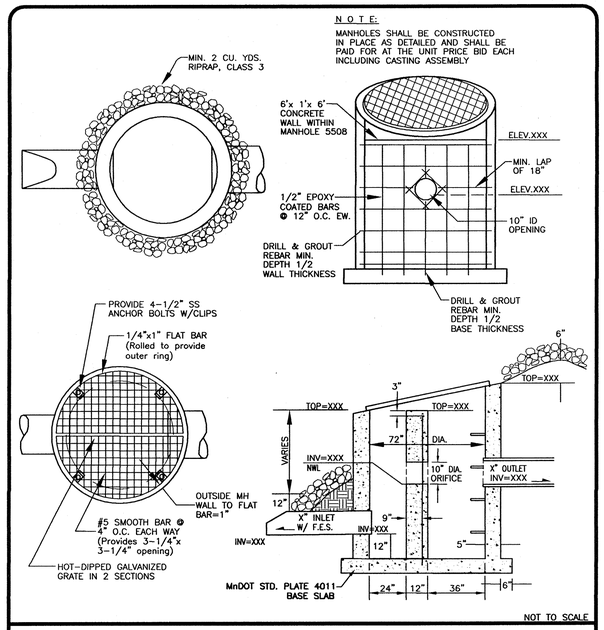
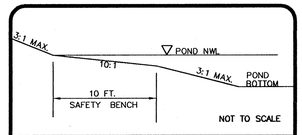
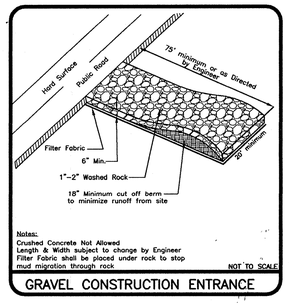


POND OUTLET SKIMMER AND CONTROL DEVICE



POND DETAIL



GRAVEL CONSTRUCTION ENTRANCE

NOTE:

1. Green areas disturbed during construction & ponding areas above NWL to receive topsoil, seed and mulch within 2 weeks of grading completion.
2. Upon completion of site grading, topsoil shall be spread on all disturbed areas of site excluding roadways according to the MPCA's protecting water quality in urban areas, best management practices for Minnesota
3. Any area which has been disturbed but will be left idle for more than 21 calendar days should be stabilized
4. Heavy Duty Silt Fence shall be placed as shown on this plan and at other locations as directed be the engineer and shall be in place and inspected be the City of Northfield prior to any construction / excavation. Heavy Duty Silt shall be maintained until viable turf or ground cover has been established. Payment for Heavy Duty Silt Fence shall be on a per linear foot basis and shall include the installation, removal and offsite disposal thereof at the direction of the Engineer. Additional erosion control such as temporary ponding, dikes, haybales, etc. may be required during construction by the City of New Market, and the Contractor shall install or construct these measures incidental to the grading.
5. Soil stockpiles shall be stabilized and protected with sediment trapping measures to prevent soil loss. These measures shall be incidental to the grading.
6. All construction shall conform to local and state rules.
7. The Contractor in to contact Gopher State One Call at 651-454-0002 prior to any excavation.
8. Refer to the final plat for current horizontal site dimensions, layout and lot and block numbers.
9. The site must be kept in well-drained condition at all times. The Contractor shall be responsible for temporary ditches, piping or other means enquired to insure proper drainage during construction. Low points in roadways must be provided with positive outflow. All runoff shall be treated before being discharged to waters of the state or offsite and any areas of canalized flow shall incorporate adequate velocity controls & energy dissipation devices.
10. All streets disturbed during working hours must be cleaned at the end of each working day. A rock construction entrance to the site must be provided and maintained by the contractor.
11. All graded areas, temporary and final, excepted the buffer area, shall be seeded with MnDOT 3876 mixture no. 250 in accordance with Mndot 2575 at the application rate of 70 pounds per acre, Type 1 mulch, disc anchored, at the rate of 2 tons per acre. Seeding, mulching and fertilizing shall occur within 48 hours of temporary and final grading. Contractor shall maintain seeding and mulching until satisfactory turf establishment.
12. Wire backed silt fence is required at wetland margins.
13. Contractor must re-vegetate the site within 48 hours of rough and final grading.
14. All 3:1 slopes must be seeded and stabilized with fiberblanket or if sodding, the sod must be staked.

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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DATE_____ REG. NO._____

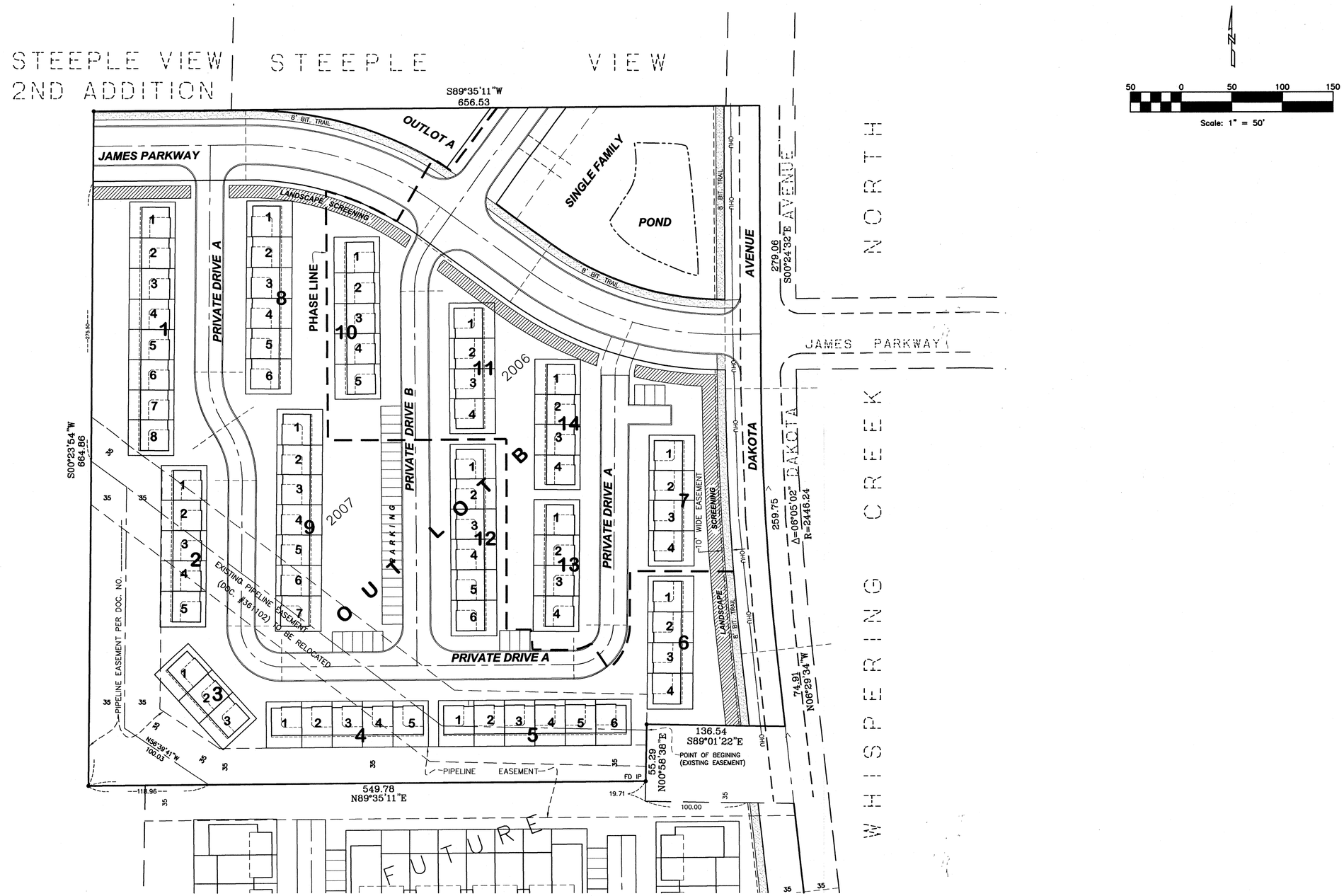
REVISIONS

PREPARED FOR:
Giles Properties
P.O. BOX 51
ELKO, MINNESOTA 55020

DESIGNED	CHECKED
DRAWN	DATE 6/15/05
SCALE 1"= 50'	
JOB NO. 11176.02	

Preliminary Detail
DAKOTA ACRES
SCOTT COUNTY, MINNESOTA

SHEET 5 OF 7 REV.



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PROBE ENGINEERING COMPANY, INC.
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DATE _____ REG. NO. _____

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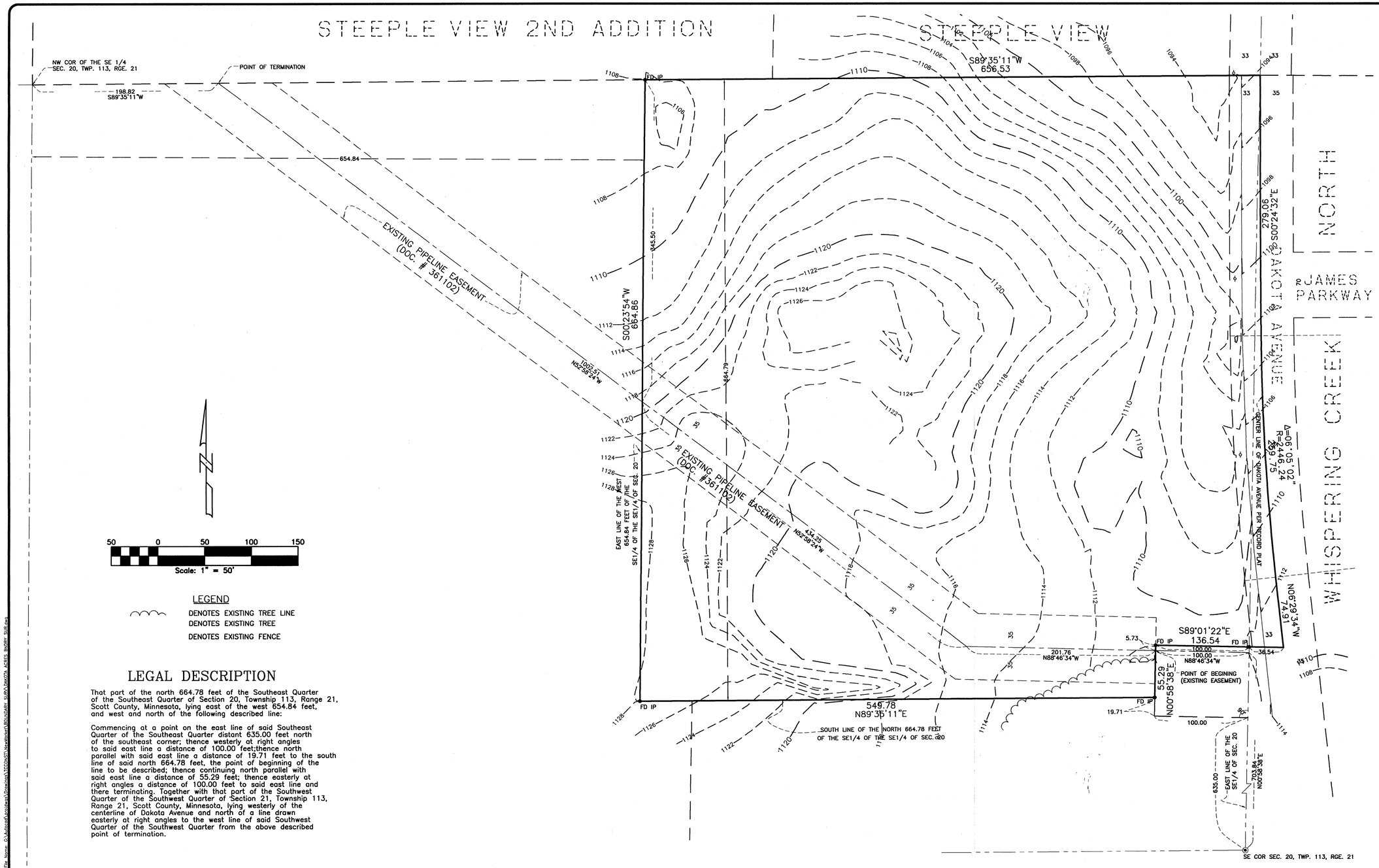
Preliminary Landscape Plan
DAKOTA ACRES

SCOTT COUNTY, MINNESOTA

SHEET 6 OF 7 REV.



LEGEND

DENOTES EXISTING TREE LINE

DENOTES EXISTING TREE

DENOTES EXISTING FENCE

LEGAL DESCRIPTION

That part of the north 664.78 feet of the Southeast Quarter of the Southeast Quarter of Section 20, Township 113, Range 21, Scott County, Minnesota, lying east of the west 654.84 feet, and west and north of the following described line:

Commencing at a point on the east line of said Southeast Quarter of the Southeast Quarter distant 635.00 feet north of the southeast corner; thence westerly at right angles to said east line a distance of 100.00 feet;thence north parallel with said east line a distance of 19.71 feet to the south line of said north 664.78 feet, the point of beginning of the line to be described; thence continuing north parallel with said east line a distance of 55.29 feet; thence easterly at right angles a distance of 100.00 feet to said east line and there terminating. Together with that part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 113, Range 21, Scott County, Minnesota, lying westerly of the centerline of Dakota Avenue and north of a line drawn easterly at right angles to the west line of said Southwest Quarter of the Southwest Quarter from the above described point of termination.

File Name: G:\Autocad\projects\Drawings\TXCONSTR\New&Work\BOUNDARY SURV\DAKOTA ACRES BNDRY SUR.dwg

PROBE ENGINEERING COMPANY, INC.
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1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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DATE_____REG. NO._____

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Giles Properties
P.O. Box 51
Elko, MN 55020

DESIGNED	CHECKED
DRAWN	DATE 6/15/05
SCALE 1"= 50'	
JOB NO. 11176.02	

Boundary Survey/ Existing Conditions
DAKOTA ACRES

SCOTT COUNTY, MINNESOTA

SHEET 7 OF 7 REV.

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AVANT PRIVATE COMMUNITIES

AVANT PARK I

ELKO NEW MARKET, MINNNESOTA

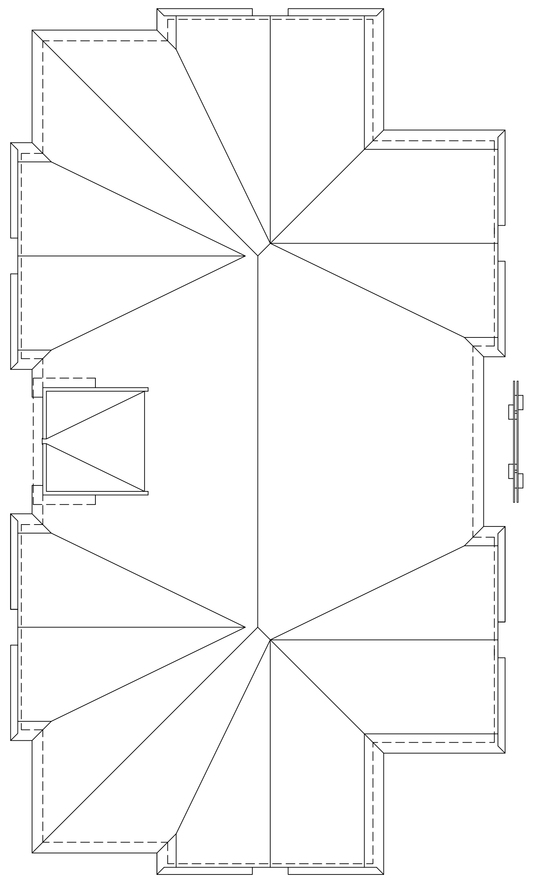
SITE PLAN

0 5 15 30 60 120

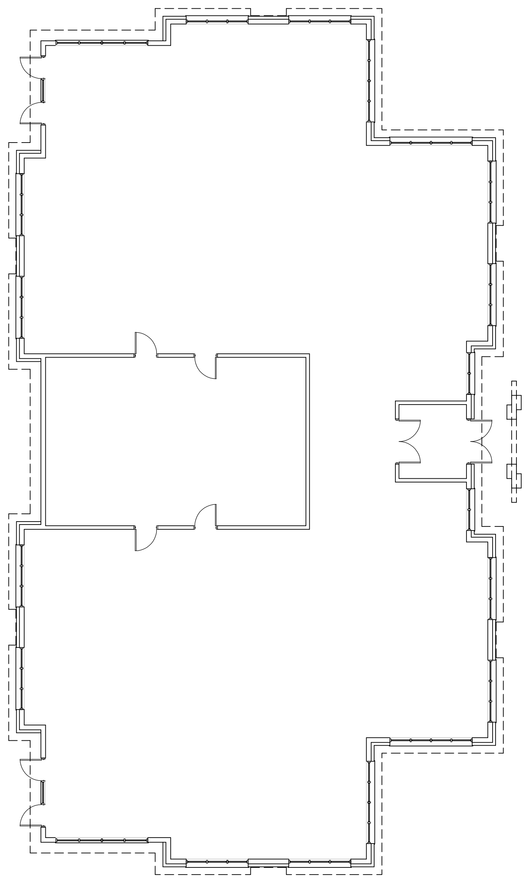
NORTH

AMERICAS DEVELOPMENT
612.840.3497
pablo_429@msn.com
1660 S HWY 100, Ste 500
Minneapolis, MN 55416

TROSSEN WRIGHT PLUTOWSKI
ARCHITECTS, PA

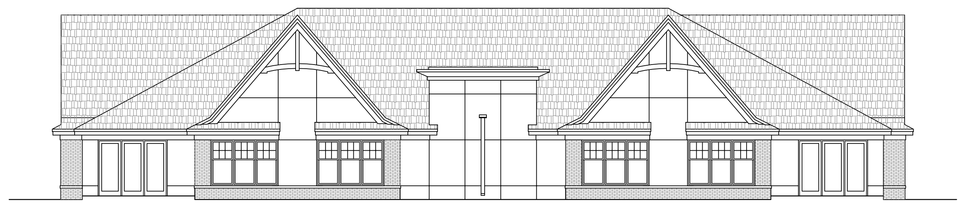


ROOF PLAN



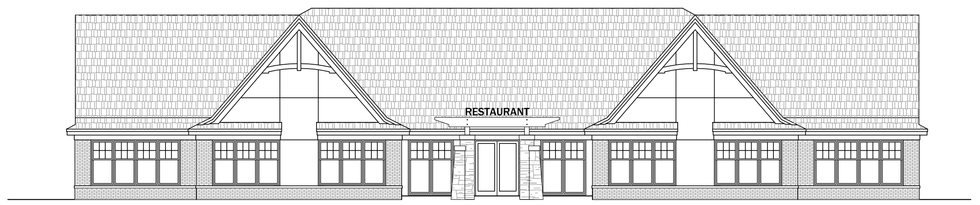
FLOOR PLAN

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

AVANT PRIVATE COMMUNITIES

RESTAURANT

ELKO NEW MARKET, MINNNESOTA

PLANS / ELEVATIONS

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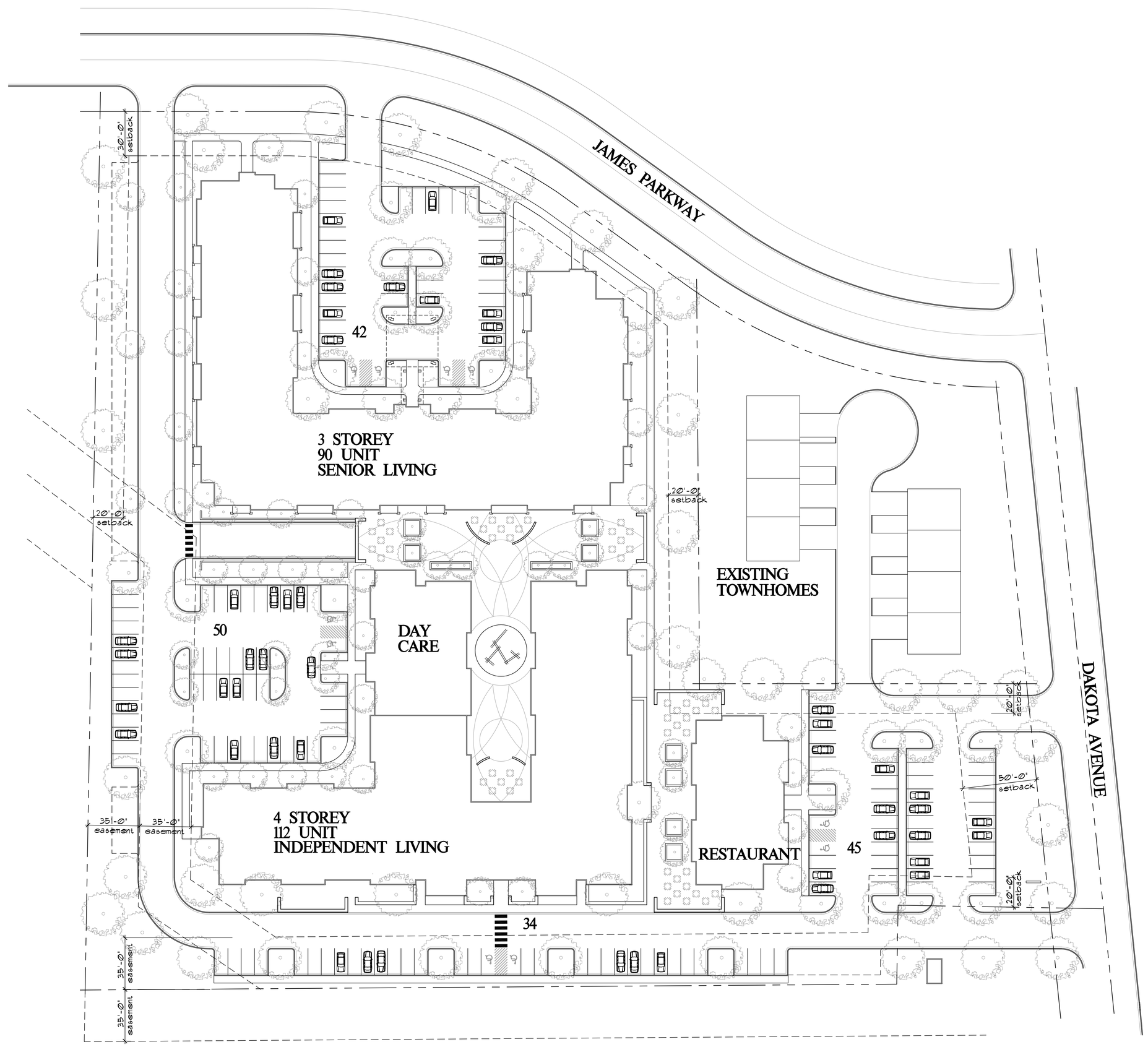
0 5 10 20 40

NORTH

AMERICAS DEVELOPMENT
612.840.3497
pablo_429@msn.com
1660 S HWY 100, Ste 500
Minneapolis, MN 55416

TROSSEN WRIGHT PLUTOWSKI
ARCHITECTS, PA



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AVANT PRIVATE COMMUNITIES

AVANT PARK I

ELKO NEW MARKET, MINNNESOTA

SITE PLAN

0 5 15 30 60 120

NORTH

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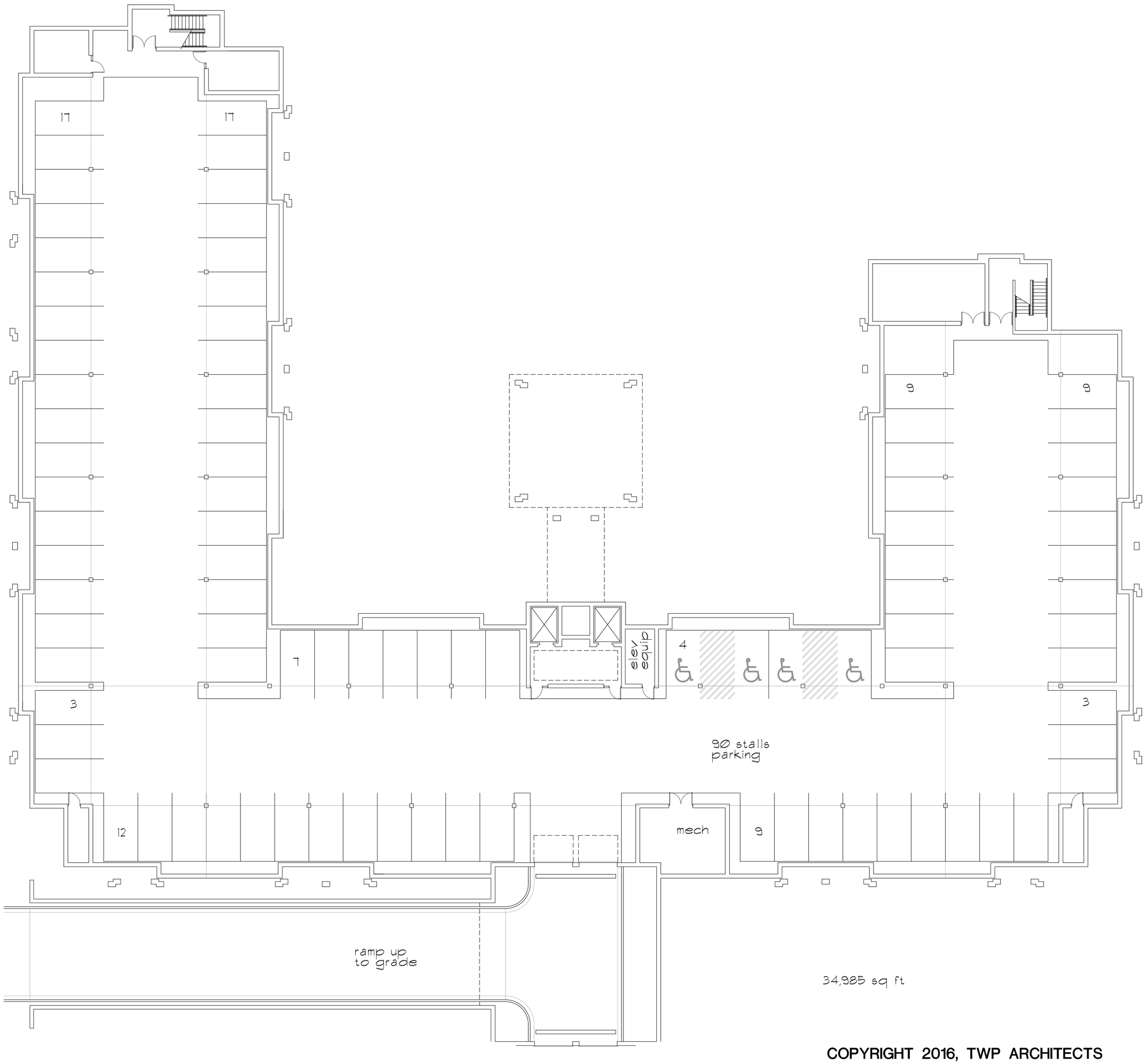

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AVANT PRIVATE COMMUNITIES

SENIOR HOUSING

ELKO NEW MARKET, MINNNESOTA

LOWER LEVEL PLAN

0 5 10 20 40

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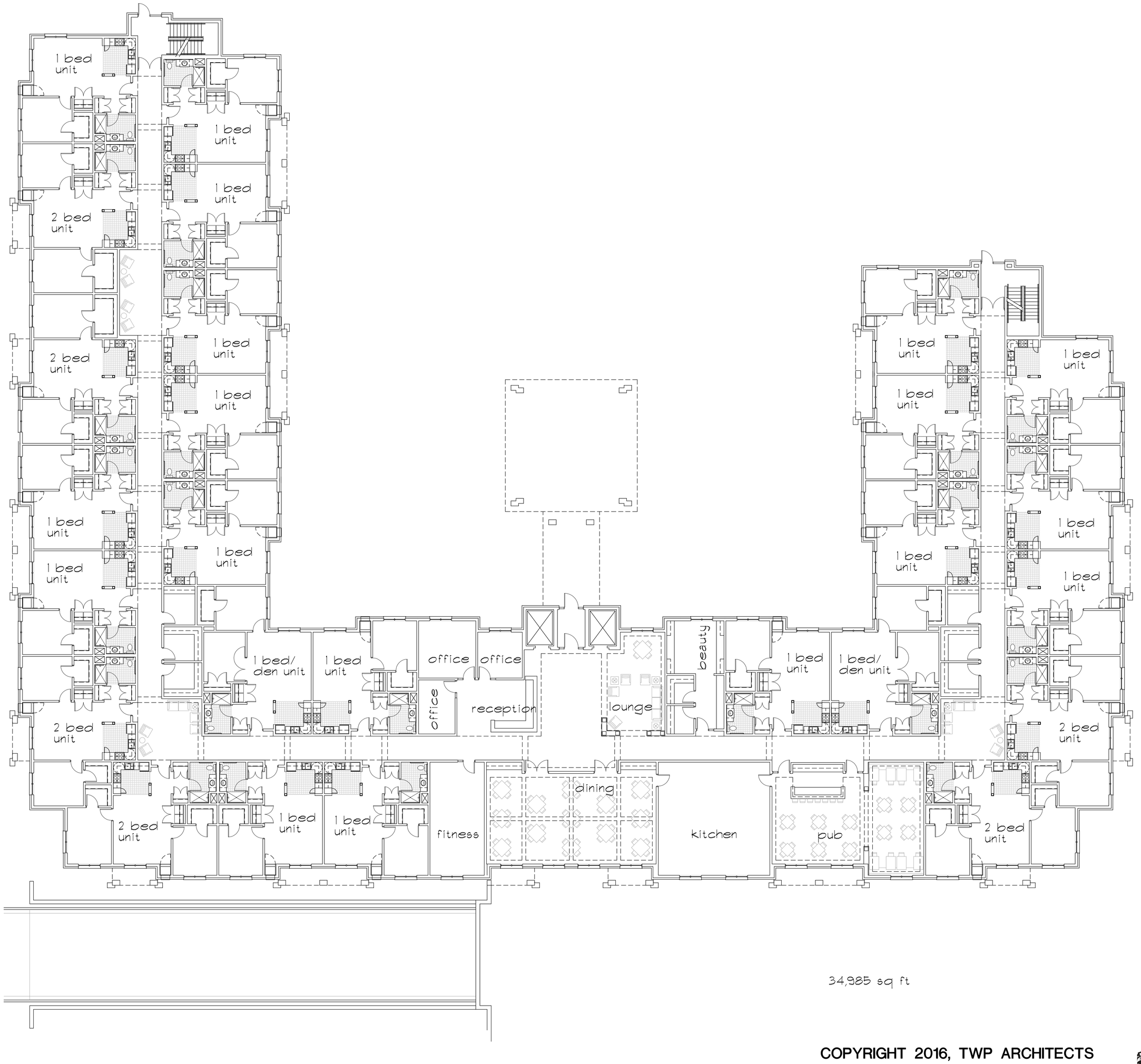

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AVANT PRIVATE COMMUNITIES

SENIOR HOUSING

ELKO NEW MARKET, MINNNESOTA

1st FLOOR PLAN

0 5 10 20 40

NORTH

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612.840.3497
pablo_429@msn.com
1660 S HWY 100, Ste 500
Minneapolis, MN 55416

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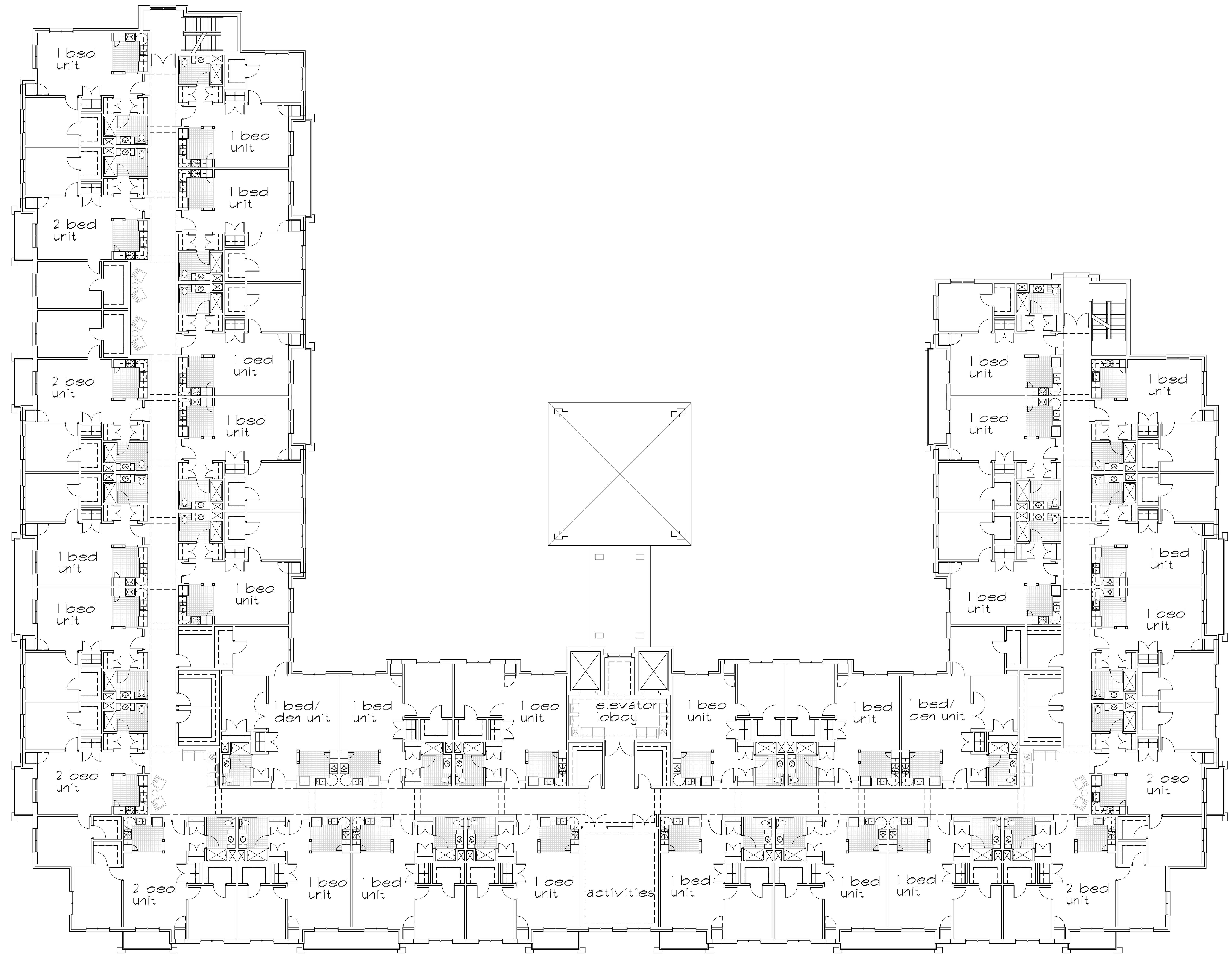

34,985 sq ft

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AVANT PRIVATE COMMUNITIES

SENIOR HOUSING

ELKO NEW MARKET, MINNESOTA

2nd FLOOR PLAN

AMERICAS DEVELOPMENT
612.840.3497
pablo_429@msn.com
1660 S HWY 100, Ste 500
Minneapolis, MN 55416

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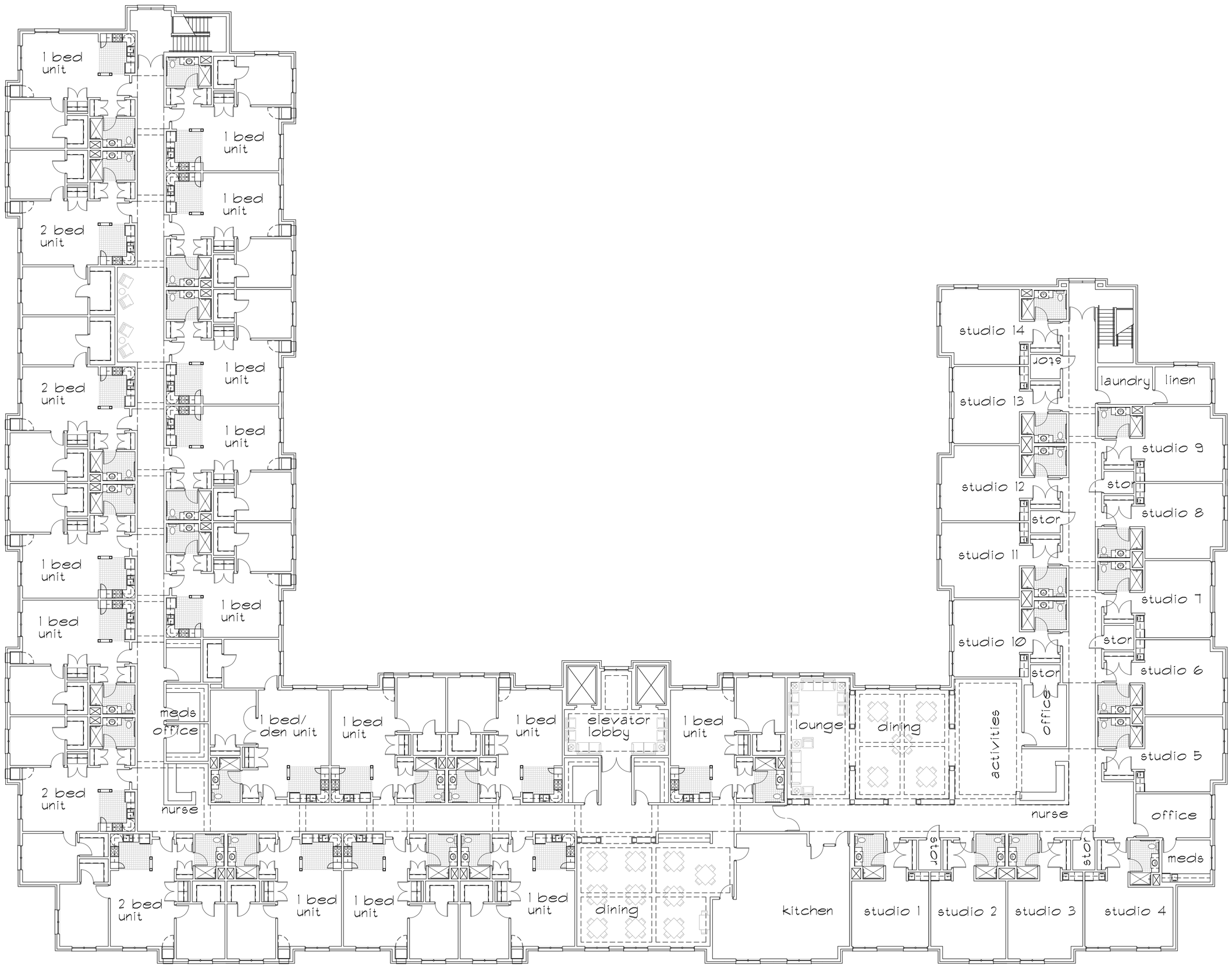

34,985 sq ft

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AVANT PRIVATE COMMUNITIES

SENIOR HOUSING

ELKO NEW MARKET, MINNNESOTA

3rd FLOOR PLAN

0 5 10 20 40

NORTH

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pablo_429@msn.com
1660 S HWY 100, Ste 500
Minneapolis, MN 55416

TROSSEN WRIGHT PLUTOWSKI
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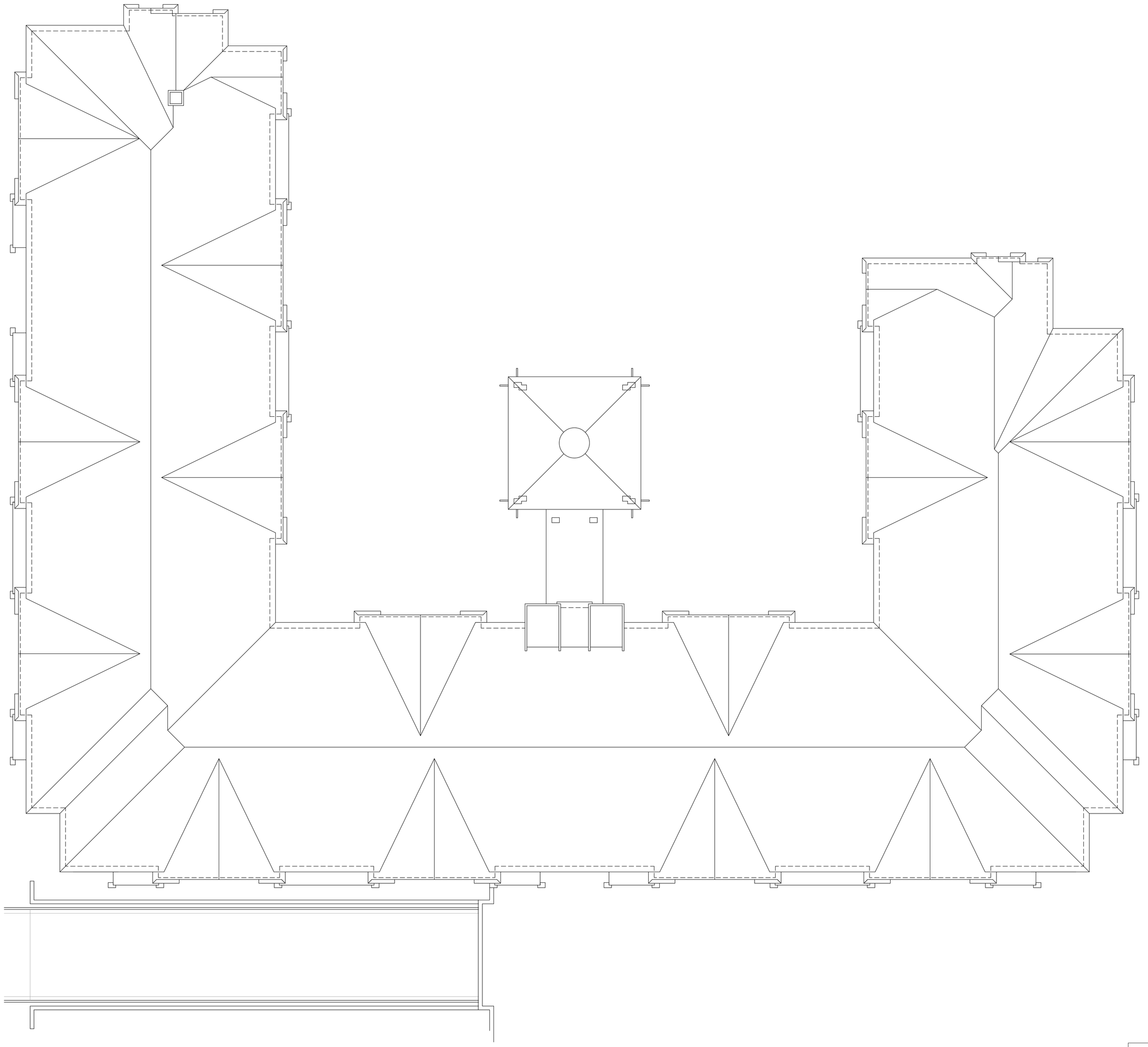

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AVANT PRIVATE COMMUNITIES

SENIOR HOUSING

ELKO NEW MARKET, MINNNESOTA

ROOF PLAN

0 5 10 20 40

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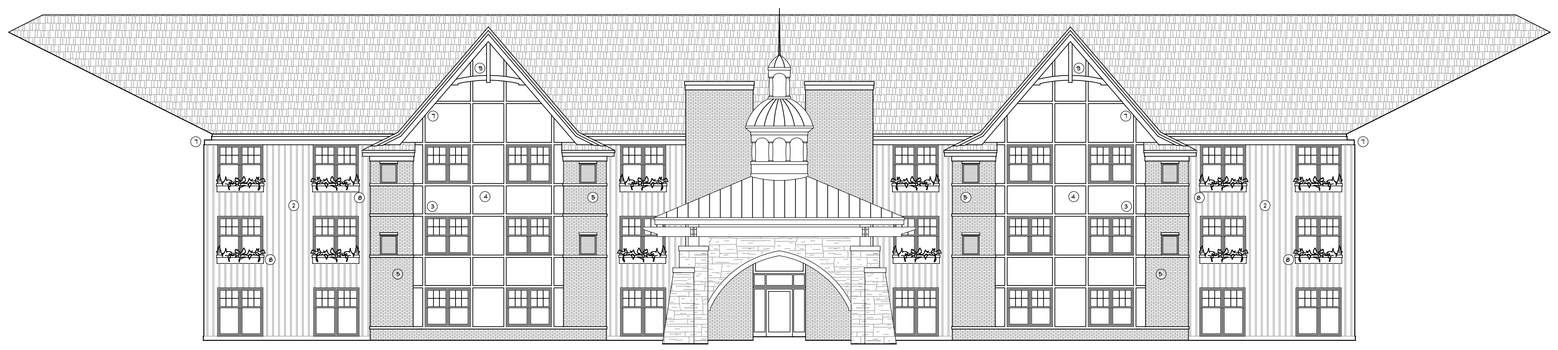
pablo_429@msn.com
1660 S HWY 100, Ste 500
Minneapolis, MN 55416

TROSSEN WRIGHT PLUTOWSKI
ARCHITECTS, PA



NORTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

GENERAL ELEVATION NOTES:

1. FIBERGLASS ROOF SHINGLES
2. 5" VERTICAL BOARD AND BATTEN CONCRETE SIDING
3. 7x4" WOOD TRIM
4. STUCCO SIDING
5. FACE BRICK
6. CULTURED STONE SIDING & CAPS
7. PREFINISHED METAL FASCIA AND SOFFITS
8. DECORATIVE WOOD BOX
9. DECORATIVE WOOD TRIM
10. PREFINISHED METAL ROOFING
11. METAL DECK RAILINGS

EAST ELEVATION

NORTH ELEVATION

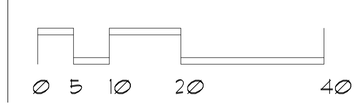
WEST ELEVATION

AVANT PRIVATE COMMUNITIES

SENIOR HOUSING

ELKO NEW MARKET, MINNNESOTA

EXTERIOR ELEVATIONS



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1660 S HWY 100, Ste 500
Minneapolis, MN 55416

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PARTIAL EAST ELEVATION

4 storey flat roof

3 storey sloped roof

memory care

unit	type	bath	area	quanity	
A	studio	1	460 sf	6	
B	studio	1	500 sf	6	
C	studio	1	515 sf	2	
total					14

assisted living

D	one bedroom	1	800 sf	23	
E	one bedroom / den	1	995 sf	2	
F	two bedroom	1	1050 sf	5	
total					30

independent living

G	one bedroom	1	800 sf	26	
H	one bedroom / den	1	995 sf	6	
J	two bedroom	1	1050 sf	14	
total					46
total					90

area:

1st floor	34,985 sf
2nd floor	34,985 sf
3rd floor	34,985 sf
total	104,955 sf
garage (90 parking stalls)	34,985 sf
total	139,940 sf

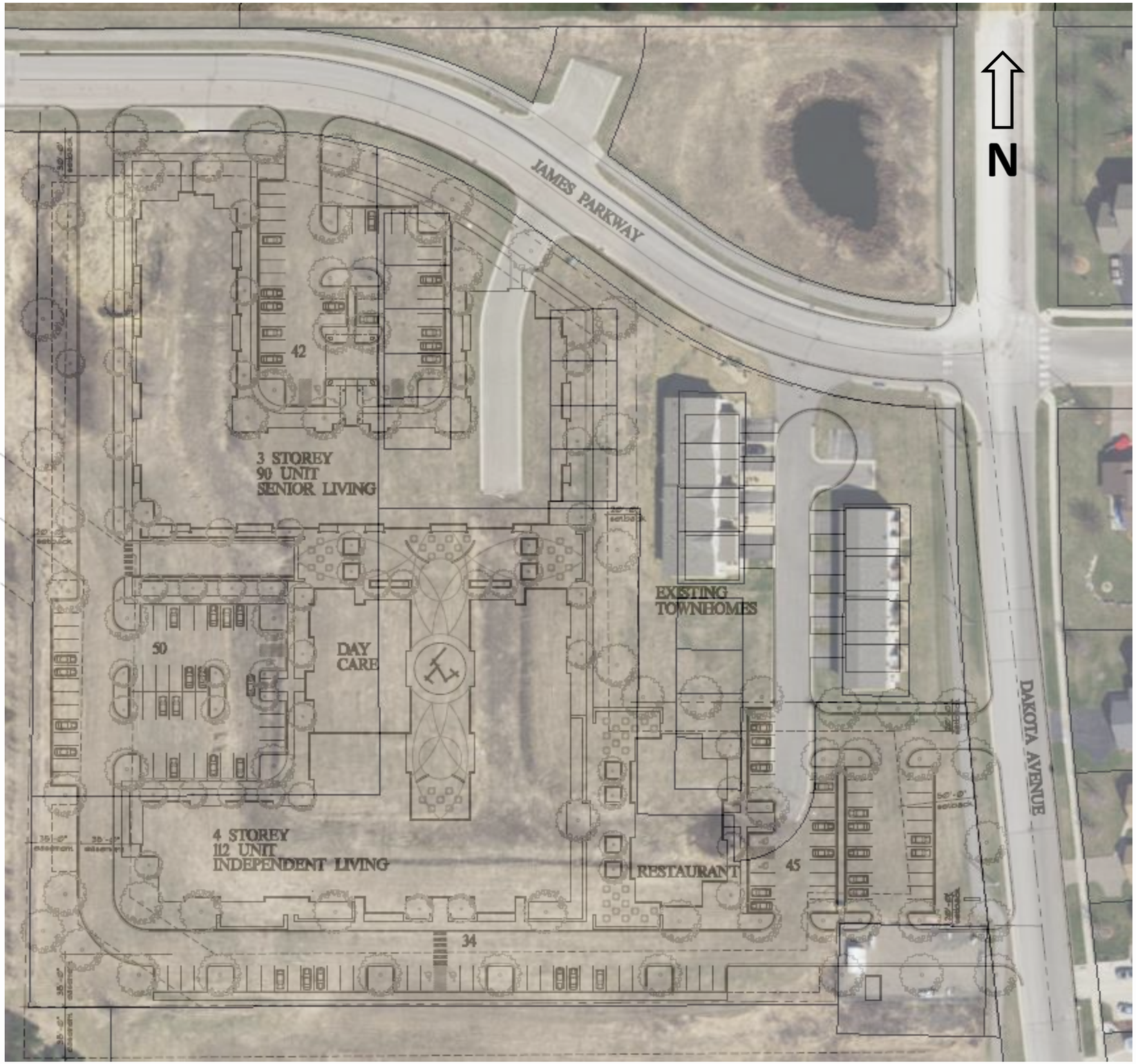
Parking Required:

Housing:		
eff & 1 bedroom units	1.5 x 46	69
larger units	2.25 x 66	149
guest spaces	.5 x 112	56
total		274 stalls
Senior Housing:		
assited	.5 x 44	22
independent	1 x 46	46
total		68 stalls
Day Care:		
1 per 6 students	100/6	17
1 per teacher/employee		15
total		32 stalls
Restaurant:		
5 per 1000 sq ft		
6800 / 1000	5 x 6.8	34
total		34 stalls

Total Required: 408 stalls

Parking Provided:

Housing:	52
Housing underground:	112
Senior Housing:	42
Senior housing underground:	90
Day Care:	32
Restaurant:	45
Proof of Parking:	42
total	415 stalls



Proposed Development Plan Overlaid onto Aerial Photo
Avant Park I – Elko New Market
Avant Private Communities

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
SUBJECT: STAFF UPDATES
DATE: FEBRUARY 2, 2017

Background / History

The purpose of this memo is to provide the Planning Commission with updates regarding on-going miscellaneous projects and activities being worked on by Planning Department staff. Below is a summary of projects that are currently being worked on, inquiries received, and miscellaneous information:

1. Learned that investment group is still determining feasibility of the Pete's Hill residential development, containing 65 lots located south of Pete's Hill Park.
2. Received application for zoning and preliminary plat approval of Boulder Heights. Reviewed plans and completed a staff report / review memo for Planning Commission. Scheduled public hearing. Met with developer to review the report.
3. Met with Avant Private Communities and received application for concept plan review for senior housing mixed use development. Working on staff report for Planning Commission. Worked on Letter of Understanding extension (to 2/28/17).
4. Corresponded with investor/developer looking at New Market Bank commercial property near Firehouse Grille. Met with civil engineer designing project. Reviewed concept plans submitted by developer and provided preliminary feedback.
5. Corresponding with (second) investor/developer looking at New Market Bank commercial property near Firehouse Grille. Investor looking for additional tenants.
6. Received application for concept plan review for a 21 lot residential development. Reviewed plans and completed a staff report / review memo for Planning Commission.
7. Met with property owner / investor considering residential development project in northwest area of town. Property owner interested in development using MN Stat. 429/assessment method.
8. Corresponded with Subway franchisee about opportunity to locate in potential development.
9. Continue to coordinate and monitor wetland replacement plan application for Warren Barsness commercial development. Meeting of technical experts to review application will occur in the near future.

10. Staff is working with Bolton & Menk and property owner regarding easement acquisition for sanitary sewer lift station needed to serve Park I-35 industrial development.
11. Met with Doug Loeffler, Loeffler Construction and Consulting, who is looking for opportunities in Elko New Market.
12. Responded to DEED request for detailed site information for Park I-35.
13. Reviewed Scott County Housing Needs Analysis and forwarded to City Council.
14. Responded to inquiry from company who builds and owned gas stations. Prepared and provided demographic and consumer expenditure information.
15. Submitted grant reimbursement request to Scott County CDA for Branding project. Reimbursement received.
16. Met with Warren Barsness project team to review wetland mitigation for proposed commercial development.