

ELKO NEW MARKET - PLANNING COMMISSION MEETING

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



AGENDA

TUESDAY, MARCH 27, 2018 @ 7:00 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. March 6, 2018 Meeting Minutes
- 7. PUBLIC HEARINGS**
 - A. Rezoning and Preliminary Plat Approval of (Boulder Heights Outlot) – Bjorn Vogen, applicant
- 8. GENERAL BUSINESS**
 - A. Discussion Regarding Residential Minimum Lot Size Requirements
- 9. MISCELLANEOUS**
 - 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

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
March 6, 2018
7:00 PM**

1. CALL TO ORDER

Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:00 p.m.

Commission members present: Thompson, Kruckman, Smith and Vetter

Members absent and excused: Hartzler and ex-officio member Anderson

Staff Present: City Administrator Terry, Economic 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 Vetter to approve the agenda with the following minor change:

The day of the day of the meeting, as referenced on the agenda, be changed from Thursday, March 6, 2018 to Tuesday, March 6, 2018.

Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None.
Motion carried: (4-0).

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Smith and seconded by Kruckman to approve the minutes of the February 1, 2018 Planning Commission meeting as written. Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None. Motion carried: (4-0).

7. PUBLIC HEARINGS

There were no public hearings.

8. GENERAL BUSINESS

A. Zoning Ordinance Amendment - Commercial Vehicle Parking

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated March 6, 2018 related to the proposed commercial vehicle parking amendment. Christianson explained that the proposed amendment is intended to correct an inconsistency which presently exists in the Ordinance regarding the regulation of commercial vehicle parking in residential zoning districts.

Christianson noted that the proposed amendment was discussed at several past Planning Commission meetings (in May, October and November of 2017). It was specifically noted that the Planning Commission recommended the following at the November meeting:

1. No exceptions be made in the Ordinance for the parking of Class 1 commercial vehicles in residential zoning districts.
2. Staff prepare an Ordinance amendment which makes an allowance for the parking of Class II commercial vehicles in residential zoning districts
3. A public hearing be scheduled to consider the referenced Ordinance an amendment.

Christianson noted that a public hearing was held on January 4, 2018 to formally consider Ordinance changes and that a significant number of comments were received during the public hearing.

It was indicated that persons in favor of the amendment as presented, which would continue to prohibit the parking of Class I vehicles in residential districts, cited the following concerns related the potential allowance of Class I commercial vehicle parking in residential zoning districts:

- Negative impacts the neighborhood appearance
- Negative impacts on property values
- Noise concerns (back-up beepers)
- Street impacts (not designed for commercial vehicles)
- Unsafe conditions (related to the backing of large commercial vehicles)
- Air quality (from diesel truck engines)

Christianson also stated that persons in opposition to the amendment (the prohibition of Class I commercial vehicle parking in residential districts) were primarily represented by persons directly or indirectly involved in towing businesses. In this regard, the following opinions were also expressed at the public hearing:

- An allowance should be made for tow truck parking in residential zoning districts.
- Prompt response times for tow truck drivers are critical and that, for this reason, many towing service employees park their tow trucks at their homes.

- Tow truck services should be considered and permitted as an essential emergency activity in the City (similar to police and fire response calls).
- The prohibition of tow truck parking in residential zoning districts would negatively towing business operations (both in terms of efficiency and financial impacts).
- The parking of work-related commercial vehicles in residential zoning districts reflects the character of the City of Elko New Market.

Having heard the preceding testimony, the Planning Commission closed the public hearing and directed the following:

- Change the registration requirements for Class I commercial vehicles which hold grandfather rights from an annual requirement to a “one-time” registration.
- Allow a maximum of two Class II commercial vehicles to be parked on residentially zoned property.
- Research additional city codes related to the regulation of commercial parking in residential districts.

Christianson summarized the results of the requested city code research for the Planning Commission, stating that all surveyed cities (13 total) include some limitations imposed upon commercial vehicle parking in residential zoning districts. It was noted that the most common means of regulation is by gross vehicle weight rating (GVWR) limits and/or dimensions.

Christianson concluded her presentation recommending that the Planning Commission recommend approval of the amendment (to the City Council) with the changes directed at the January 4, 2018 Planning Commission meeting.

Following Christianson’s presentation, the Planning Commission discussed the possibility of changing the definitions of Class I and Class II commercial vehicles at some future point (to reference gross vehicles weight rating rather than by type). The Commission concluded that it would act on the amendment under consideration (as presently written) and that the commercial vehicle definition issue will be considered at a future Planning Commission meeting when a full Commission is present.

A motion was made by Smith and seconded by Vetter to recommend approval of the commercial vehicle parking amendment as written.

Prior to acting on the motion, Gene Meger, who resides at 71 West Louis Street, raised question as to whether the public hearing was properly noticed as limited information was provided in the City’s official newspaper. It was concluded by City staff that the hearing was properly noticed.

Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None. Motion carried: (4-0).

B. Barsness PUD Sketch Plan Review

Chairman Thompson asked Community Development Specialist Christianson to present her memorandum dated March 6, 2018 related to the Barsness PUD (Planned Unit Development) sketch plan review.

Christianson stated that the City has been working with Warren Barsness regarding a possible commercial development located at the southeast quadrant of County Road 2 and County Road 91 for several years. It was indicated that City staff had received concept plan drawings in July of 2016 and provided staff level comments to Mr. Barsness and his development team at that time.

Christianson stated that Mr. Barsness has formally submitted an application for Sketch Plan review of a proposed Planned Unit Development and is seeking Planning Commission input on the project.

Christianson described the following components of the commercial project:

- A combination gas station and grocery/convenience store containing approximately 7,956 square feet
- A 1,920 square foot car-wash containing two drive-through bays
- An attached 2-story speculative office, retail and storage building containing approximately 19,248 square feet
- Two speculative buildings to be included in future phases

Christianson also stated that a three-lot plat (subdivision) entitled Barsness 1st Addition has also been proposed.

Christianson provided an overview of the purpose PUD, planned unit development and stressed to the Planning Commission that requested ordinance deviations associated with PUD's are intended to be allowed only when a "trade-off" of sorts takes place which results in a higher quality development product than would otherwise be achieved through standard zoning.

Community Development Specialist Christianson summarized her planning report and provided a PowerPoint review of the following issues:

- Consistency with the City's Comprehensive Plan
- Rezoning issues and evaluation criteria
- Summary of requested PUD flexibilities (from B-1, Neighborhood Business District standards)
- Lot size and setback criteria
- Building design requirements
- Pump island, fuel island canopy and commercial car wash design requirements
- Site circulation near the gas station
- Off-street parking and loading requirements

- Trash handling
- Landscaping, lighting and signage requirements
- Easement requirements under City Subdivision Ordinance
- Wetland, floodplain, DNR Protected Water issues
- Utility issues including stormsewer, water and sanitary sewer
- Park and trail requirements
- Access, road and transportation issues
- Future roundabout design, and options for site access

At the conclusion of her presentation, Christianson stated that Staff is supportive of the proposed uses upon the property and suggested that restaurants be included in the allowable uses. Christianson specifically reviewed several Ordinance deviations (PUD flexibilities) that are supported by staff, and stated her belief that there are design-related issues which need to be addressed as the project moves forward. Areas of concern included the following:

- Concerns with proposed building design and materials
- Concern with proposed landscaping around motor fuel station
- Concern with width of proposed drainage and utility easements
- Concern with trails (proposed to be “by others”)
- Concern with lack of vehicle stacking spaces for vehicles entering car wash
- Concern with lack of off-street loading area and area for garbage dumpster
- Concern regarding proposed access and lack of turn lanes into the property

Christianson also reminded the Planning Commission that informal feedback on the project is being requested at this time, for incorporation into the Development Stage PUD and preliminary plat applications.

Following Community Development Specialist Christianson’s presentation, City Engineer Rich Revering described the conceptual roundabout design and outlined options for access to the site.

The property owner (Warren Barsness) and the property owner’s development representative (Dale Runkle) then offered the following comments:

- County Road access-related concerns can be addressed.
- Ample area exists upon the site for the maneuvering of fuel trucks, and the proposed fuel supplier has verified this.
- The layout of the proposed gas pump islands was prepared by motor fuel station professionals.
- A garbage dumpster will be incorporated into future plans
- The building can be designed with many optional finishes, and can be designed to incorporate a brick or stone look.
- The PUD has been requested as a means to accommodate development upon a parcel which has very limited buildable area. It was contended that development of the

parcel likely would not be possible without flexibilities afforded by the PUD, due to wetland and access issues.

Consulting Planner Bob Kirmis noted that it is customary to use 90% net useable floor area when calculating parking requirements, rather than the 80% net useable floor area proposed by the applicant.

Following Community Development Specialist Christianson's presentation and applicant comments, the Planning Commission offered comments/questions related to the following:

- The Planning Commission is generally supportive of the various uses that are proposed on the site.
- The applicant/developer needs to address numerous design-related issues on the site as outlined in the staff report.
- If PUD is used as a development tool, the City should receive some benefits which fulfill the objectives of planned unit development.
- Questions were raised related to the amount of green space which is proposed along County Roads 2 and 91.
- Additional detail related to building finishes is needed.
- Concern exists related to vehicle stacking space provided for the proposed carwash and related impacts on site circulation. In this regard, it was suggested that consideration be given to constructing a freestanding carwash (on an adjacent parcel within the subdivision) or eliminating the carwash altogether.
- Additional landscaping needs to be provided.
- The Commission is generally supportive of narrower planting areas along the two County roads, if the site design and landscaping plan is significantly enhanced.
- Access and trail locations on the site should be coordinated with the design of the County Road 2/County Road 91 roundabout.

Ultimately, the Planning Commission concluded that the following should be considered as part of the forthcoming Development Stage PUD and preliminary plat applications:

The following City Code deviations are supported:

- Building setback deviation for building on Lot 1 – 12' from side
- Wetland setback deviation for buildings on Lot 2 – 10' from wetland
- Side setback deviation for building on Lot 2
- Building setback deviation for building on Lot 3 – 53' from front row
- Stormwater pond setback for building on Lot 3 – 10'
- Wetland setback for building on Lot 3 – 30'
- Wetland buffer setback to 0', as depicted on site plan
- Requirement that 25% of lot be landscaped

The following City Code deviations are **not** supported:

- Deviation for building materials on motor fuel station (gateway to City)

- Deviation for car wash stacking spaces (negatively affects internal site circulation at gas station)
- No off-street loading area (high likelihood that loading space will be needed for convenience store and other deliveries)
- No garbage dumpster area

The following items should be considered as part of the forthcoming Development Stage PUD and preliminary plat applications:

1. The developer must enter into a Planned Unit Development Developer's Contract with the City of Elko New Market, and the Agreement must be approved by the City Council prior to final plat approval of the site.
2. Subject to the City Engineer's memo dated March 6, 2018.
3. Final development, grading and construction plans must be approved by the City Engineer, Public Works Director and Community Development Specialist prior to final plat approval.
4. Additional descriptive information should be provided regarding the meaning of the requested "storage" use.
5. The B1 Neighborhood Business District standards apply to the development, except as specifically noted in the table describing allowable variations.
6. All approvals should be subject to the approval of all wetland applications, including wetland boundary concurrence and approval of the wetland replacement plan.
7. The developer shall submit a letter explaining how the project, as proposed, meets the intended goals of a PUD and how the development will exceed City design requirements to offset the effect of (PUD) variations to required design standards.
8. Cross access easements will be needed to ensure perpetual access to Lot 1.
9. The proposed motor fuel station canopy must be setback 30' from the right-of-way lines and shall meet the design requirements of Section 11-26A-4 of the City Code. Additional details regarding the proposed fuel station canopy should be provided with the PUD application.
10. Brick and/or stone features shall be integrated into the front building façade of the motor fuel station building to meet the requirements of Title 11-26A-4 of the City Code.
11. Buildings will be required to have increased design standards as a "trade-off" for the PUD variations. The building facades visible from public rights-of-way shall incorporate detail using colors, textures, and varying material treatments to break up the facades and provide a high degree of aesthetic treatments. The predominant exterior

building material for the buildings on proposed Lots 2 & 3 shall consist of brick or stone. At least 40% of the front facing façade shall consist of windows.

12. The site plan shall be revised to show 24' between the pump islands, as required by Title 11-26A-4 of the City Code.
13. The building renderings shown on the "Concept Elevation" drawing dated 11/29/17 should be revised to clearly reflect single fueling stations, or the rendering should be removed from the plans.
14. The plans shall be revised so that the required car wash stacking spaces are provided and clearly identified, and do not create any conflicts with the traffic circulation on the site.
15. The plans shall be revised to depict the required off-street loading space as required by Title 11-9-11 of the City Code.
16. The developer shall submit WB-62 and other truck turning movement templates / diagrams to ensure that there is adequate space within the site for large trucks and fuel suppliers to maneuver.
17. Future submittals should incorporate the location for a garbage dumpster which meets the requirements of Section 11-4-3 of the City Code.
18. The developer must provide calculations for the amount of proposed green space located outside of the wetland area to determine the percentage of proposed green space / landscaped area within the site.
19. The landscape plan shall be amended to remove the proposed willow trees located near the stormwater ponds, add trees in possible parking lot bump-out areas, and add flowering perennials throughout the site.
20. The lighting plan shall be amended to meet the requirements of Title 11-4-7 of the City Code; the plan submitted exceeds the allowable 1 foot-candle reading at the property line.
21. The Planning Commission is open to a reduced drainage and utility easement along the perimeter of the site if the site can be significantly enhanced in terms of design and landscaping, and it is demonstrated that the site and surrounding area can function with the reduced easement area.
22. The proposed public street access into the property shall be redesigned to address the comments of the City Engineer and Public Works Director.
23. The Planning Commission is open to considering a reduced setback for the perimeter parking lot curbing (15' standard requirement) if the site can be significantly enhanced in terms of design and landscaping.

24. The developer will be required to provide for turn-lanes into the site. Turn lanes include an east-bound right turn lane on Co Rd 2, and both a north-bound right turn lane and a south-bound left turn lane from Co Rd 91. Two possible options for design and construction of the turn lanes into the site include:
 - a. The developer may design and construct the turn lanes into the site, as required by Scott County.
 - b. The east-bound right turn lane, a north-bound right turn lane, and a south-bound left turn lane into the site could be designed and constructed in conjunction with the proposed roundabout project, with all costs associated with the turn lanes being placed in escrow with the City by the developer. The turn lane will benefit the subject property and therefore the developer/property owner should bear costs associated with the proposed turn lane. (This method would need to be approved by Scott County and would require timing coordination.)
25. The plans shall be amended to depict a 10' trail along the north and west sides of the property. The Planning Commission recommends that, if the City Council is proposing a larger trail project as part of the future roundabout project construction, the trails adjacent to the subject property be incorporated into the roundabout project, with the cost being borne by the developer. If the City Council elects not to construct a larger trail project with the roundabout project, the trails should be constructed by the developer at the time of development of the site.
26. The plans shall be amended to clearly depict a pedestrian route from the perimeter trail/sidewalk system into the proposed motor fuel station building.
27. Stormwater calculations must be approved by the City Engineer and Scott County.
28. The plans shall be amended to show the existing wetland areas and proposed stormwater ponds in outlots, to be dedicated to the City, rather than in easements as currently depicted.
29. The developer shall contribute cash in-lieu-of park land dedication, as recommended by the Parks Commission.
30. An emergency /rapid access system will be required on the proposed commercial buildings at the time of construction.

9. MISCELLANEOUS

A. City Staff / Consultant Business Updates and Reports

Project Updates. Community Development Specialist Christianson provided updates on various City projects as provided in her memorandum dated March 1, 2018. Specific discussion took place regarding the following projects:

- Boulder Pointe 7th Addition
- Syndicated Properties Townhome Project
- Dakota Acres (City-owned property)
- Christmas Pines
- Kwik Trip inquiry

B. Planning Commission Questions and Comments

It was noted by Staff that an open house was held on March 6, 2018 for the proposed County Road 2/County Road 91 roundabout.

10. ADJOURNMENT

A motion was made by Vetter and seconded by Kruckman to adjourn the meeting at 9:55 p.m. Vote for: Thompson, Kruckman, Smith and Vetter. Against: None. Abstained: None. Motion carried: (4-0).

Submitted by:



Renee Christianson
Community Development Specialist



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

MEMORANDUM

TO: PLANNING COMMISSION
CC: BJORN VOGEN, RAV HOLDINGS & GRANT JACOBSON, JACOBSON ENGINEERS & SURVEYORS
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE: REQUEST FOR AMENDMENT TO APPROVED PUD #5, AMENDING THE APPROVED LAYOUT FOR EXISTING OUTLOT B TO INCLUDE 11 SINGLE-FAMILY LOTS AND AMENDING THE APPROVED LAYOUT FOR OUTLOT A TO INCLUDE 8 SINGLE-FAMILY DETACHED TOWNHOME LOTS.
REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL OF BOULDER POINTE SEVENTH ADDITION, AS PROPOSED BY RAV HOLDINGS, LLC
DATE: JUNE 1, 2017

PLANNING COMMISSION MEETING: MARCH 27, 2018

CITY COUNCIL MEETING: APRIL 26, 2018

60-DAY REVIEW DEADLINE: MAY 11, 2018

Background / History

Bjorn Vogen with RAV Holdings owns two outlots within Boulder Pointe 6th Addition, as depicted on the attached location map. Mr. Vogen has made application to the City to amend the currently approved Planned Unit Development, and also for preliminary and final plat approval of Boulder Heights 7th Addition consisting of 19 residential lots on 4.823 acres.

The Boulder Pointe PUD was originally approved by the City of Elko in 2000 and was subsequently amended several times to accommodate a number of housing product changes. The Boulder Pointe 6th Addition plat and PUD were approved by the City of Elko New Market in 2009 and was comprised of 37 detached dwelling units, 15 of which were platted in the development's initial phase. The remaining townhouse units were to be platted as part of a future phase. Future phases (Outlots A & B) must be platted prior to issuance of building permits. The applicant is now proposing to plat these future phases, with some slight modifications from what was originally approved.

In August of 2017 Mr. Vogen and other owners applied for, and were granted, an amendment to the Boulder Pointe 6th Addition PUD. The PUD amendment, adopted as Ordinance #162, is attached. This amendment primarily removed the requirement which mandated specific house designs (allowing flexibility), reduced the required separation between buildings, and contained changes to the allowable exterior building material on front building facades.

Submitted for review were the following documents all prepared by Jacobson Engineers & Surveyors:

Boulder Pointe 7th Addition – PUD Amendment, Preliminary & Final Plat Application

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March 27, 2018

- Topographic Survey dated March 2, 2018
- Preliminary Plat dated March 2, 2018
- Final Plat dated March 2, 2018
- Grading, Drainage & Utility Plan dated March 2, 2018

Existing Outlot A – Outlot A is currently approved for nine detached townhome units. Mr. Vogen is proposing that the layout for Outlot A be amended to include eight detached townhome units (rather than nine) as shown on the attached plans dated 3/2/18. Setbacks proposed for existing Outlot A are 20’ from front (St. Andrews Drive), 15’ between buildings, and 20’ rear (Oxford Lane), 8’ from the side for proposed Lot 1, and 20.5’ from the side street yard.

Existing Outlot B - Outlot B is currently approved for thirteen detached townhome units. Mr. Vogen is proposing that the layout for Outlot B be amended to include eleven single family home lots (as shown on the attached plans dated 3/2/18) and removing them from the townhome association. The lots proposed for Outlot B will still require approval of a planned unit development because the lots do not meet the minimum lot width criteria or setbacks. Setbacks proposed for Outlot B are 25’ from front (Oxford Lane), 15’ between buildings (5’ one side and 10’ the other side), and 5’ from the side for proposed Lot 1.

To be noted is that the area was most recently approved for 22 housing units, and the current revised proposal is for approval of 19 housing units.

Attached for reference are the following:

- Exhibit A - Site location map
- Exhibit B - Currently approved lot layout
- Exhibit C - Currently approved landscape plan
- Exhibit D - Ordinance #162 Amending & Restating the Planned Unit Development (2017)
- Exhibit E – Plans dated 3/2/18
 - Topographic Survey
 - Preliminary Plat
 - Final Plat
 - Grading, Drainage & Utility Plan
- Exhibit F - City Engineer memo dated March 2, 2018

Neighborhood Conditions

To the north of the subject property is a large wetland / low area. To the west of Outlot B is a 3-plex building. To the west of Outlot A is a townhome development. To the south is primarily undeveloped property with the exception of two detached townhome units. To the east is golf course property. **Development of the property as residential is compatible with the adjacent land uses.**





Comprehensive Land Use Plan

The City’s comprehensive land use plan guides the properties to a low density residential land use, with a development density of up to 5 units per acre. The proposed 19 residential units on 4.8 acres complies with the use and density requirements of the Comp Plan. As part of previous City approvals, it was also determined that the location and number of detached townhomes proposed within the 6th Addition were conducive to the creation of the overall neighborhood. Staff has no concern with the proposed reduction in the number of units.

Zoning

The subject property is currently zoned Planned Unit Development (PUD). The applicant is proposing to rezone the property to amend the currently approved PUD to accommodate a different lot layout. Currently, as shown in the attached Ordinance #162, the property is subject to the R-3 Medium Density Zoning District regulations except as follows:

Front Yard	25 feet from public right of way 20 feet from private streets
Side Yard	10 feet between buildings (building wall to building wall separation)
Rear Yard	30 feet from rear lot line of the base lot

And approved in accordance with the following plans:

- Plan A – Boulder Pointe Sixth Addition plans dated December 3, 2009 containing the following four sheets: Utility Plan, Grading Plan (North), Grading Plan (South), Erosion Control Plan
- Plan B – Landscape Plan

And the currently approved PUD must comply with the following requirements:

1. Exterior Finishes:
 - a. Low or no maintenance trim shall be required on windows and doors on the front elevation of the home.
 - b. A minimum front façade of 20% brick or stone or equivalent substitute (excluding windows, doors and garage doors) shall be required. Vinyl siding shall not be permitted on the front facing building façade. Acceptable building materials on the front facing façade include stucco, fiber cement siding, engineered wood siding (i.e. LP Smartside), stone (natural or artificial) and brick. Building plans must demonstrate architectural themes and features such as, but not limited to, varied textures, window boxes, shutters, architectural trim.
2. All homes or units with space below grade shall be constructed with a drain tile system and sump pump or other equivalent suitable means of controlling groundwater seepage. The sump pumps shall discharge in accordance with City-provided construction details to a drain tile system, if available. For homes with no available tile system, the discharge shall be to the rear yard in a manner that does not impact neighboring homes or creates an erosion control maintenance nuisance.

The applicant is not proposing any changes to the allowable exterior finishes. He is proposing that the approved plans and the allowable setbacks for the subject property (Outlots A & B) be amended as follows:

- Topographic Survey dated March 2, 2018
- Preliminary Plat dated March 2, 2018
- Final Plat dated March 2, 2018
- Grading, Drainage & Utility Plan dated March 2, 2018
- (Remove currently approved landscape plan)

	R-3 District Requirements	Approved for Boulder Pointe 7th Addn PUD Lots 1 – 11 Block 1	Approved for Boulder Pointe 7th Addn PUD Lots 1 – 9 Block 2
Minimum Lot Area	Base lot - 15,000 sq ft Unit lot – 7,500 sq ft	As depicted on approved plans	As depicted on approved plans
Front Yard Setback	25'	25'	20'
Side Yard Setback	10'	5' on one side & 10' on the opposite side	5' on one side & 10' on the opposite site
Side Yard / Corner Setback	25'	25'	20'
Minimum Distance Between Homes	NA	15'	15'
Rear Yard Structure Setback	20'	20'	20'
Rear Yard Abutting Street Structure Setback	25'	25'	20'
Rear Yard Deck Setback	20'	20'	20'
Lot Width / Base Lot	100'	As depicted on approved plans	As depicted on approved plans
Stormwater Pond Structure Setback	35'	?? (waiting for documentation of pond HWL from engineer)	35'

Setbacks

The plans submitted with the application dated March 2, 2018 depict varying setbacks depending on the individual lot configuration and width. The plans also depict a specific home footprint for Block 1, and another specific home style for Block 2. Staff would suggest, rather than approving the very specific setbacks as depicted on the March 2, 2018 drawings, that the City consider approving standard setbacks for each block. Staff suggests 5' on one side and 10' on the other, and requiring a minimum of 15' between each building. Staff suggests a 25' front setback for Block 1 and a 20' front setback for Block 2. Staff notes the following concerns with the setbacks drawings submitted:

Lots 8 & 9 Block 1 – As described later in this report, the City Code requires that the stormwater pond be dedicated to the City in fee rather than easement, as depicted. This will result in shorter lots (approximately 105' to 110' deep). Accordingly, the proposed building envelope for these lots will be shorter than typical and houses will need to be designed accordingly.

Lot 3 Block 2 – The home is shown at 14.7' from the front property lines; staff suggests the front setback be a minimum of 20'.

Landscaping

As part of the 2009 PUD, a “typical” landscape plan was approved. The landscape plan calls for sixteen unspecified potted plants (6”) around the front and sides of the units, a 3 ½” maple tree and a birch clump.

The developer would like to remove this currently approved drawing from the approved plan set, and instead, describe any landscaping obligations by adding a text description of the requirements. The reason for this request is because the home designs will not all be the same. There is design flexibility so not all homes and front entrances will look the same.

Staff supports the requested approach. Staff suggests the approved landscaping plan (drawing) be removed from the approved plan set and the following language be added as a condition of approval in regards to landscaping:

“Each home shall be required to have landscape plantings around the front of the home and in the front yard. Each home shall plant a minimum of three shrubs, ten 6” potted plants, and two trees in the front yard. Trees shall be a minimum of 2 ½ ” diameter deciduous trees or minimum 6’ high coniferous trees. Allowable tree species shall be as allowed in the City Code. All landscaping shall comply with applicable landscaping requirements of the City Code.”



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 final plat drawing submitted complies with the Subdivision Ordinance in this regard, except on proposed Lots 1 & 11 Block 1, and Lot 1 Block 2, where 5’ perimeter easements are proposed rather than the required 10’. Staff suggests that the drawings be amended to show 10’ perimeter plat easements on Lots 1 & 11 Block 1, and Lot 1 Block 2. **Note: this will affect the proposed building envelope on Lot 1 Block 1 and Lot 1 Block 2.

An easement is also proposed over the existing stormwater pond, and covering the existing stormsewer line that runs between Lots 9 & 10, Block 1. The City Code requires that stormwater ponds be dedicated to the City in fee title. Staff suggest that the stormwater pond be shown on an outlot to be dedicated to the City, rather than easement. **Note: the stormsewer line running between Lots 9 & 10, Block 1 can continue to be covered in an easement.

Sanitary Sewer

The sewer service connections are already in place and were installed to serve 29 townhome units. Only 19 single family units are proposed at this time. See recommendations in the City Engineer’s memo dated March 9, 2018 regarding extra connections.

Lot 7 Block 1 appears to be the only proposed lot that would not have a sewer stub directly in front of the property. Staff notes that the sewer service line serving proposed Lot 7 Block 1 should have a direct route from the right-of-way into the lot. If the service crosses another lot in any fashion, an easement will be needed across that portion of the adjacent lot covering the route of the sewer line.

Water

The water service connections are already in place and were installed to serve 29 townhome units. Only 19 single family units are proposed at this time. See recommendations in the City Engineer's memo dated March 9, 2018 regarding extra water connections.

Lot 7 Block 1 appears to be the only proposed lot that would not have a water stub directly in front of the property. Staff notes that the sewer service line serving proposed Lot 7 Block 1 should have a direct route from the right-of-way into the lot. If the service crosses another lot in any fashion, an easement will be needed across that portion of the adjacent lot covering the route of the sewer line.

Stormwater

The original development was designed to drain into an existing stormwater pond located on Outlot B (proposed Block 1). This existing pond is sufficient to handle to new / proposed lot layout with no modifications to the pond. To note is that there is an existing stormsewer line that will be located between Lots 9 & 10 Block 1. Please see recommendations in the City Engineer's memo dated March 9, 2018. The construction plans should be revised to include a rear-yard drain tile system and tile connection stubs that can be used for sump pump connections. The construction plans should be revised to show the normal and high water level of the existing stormwater pond.



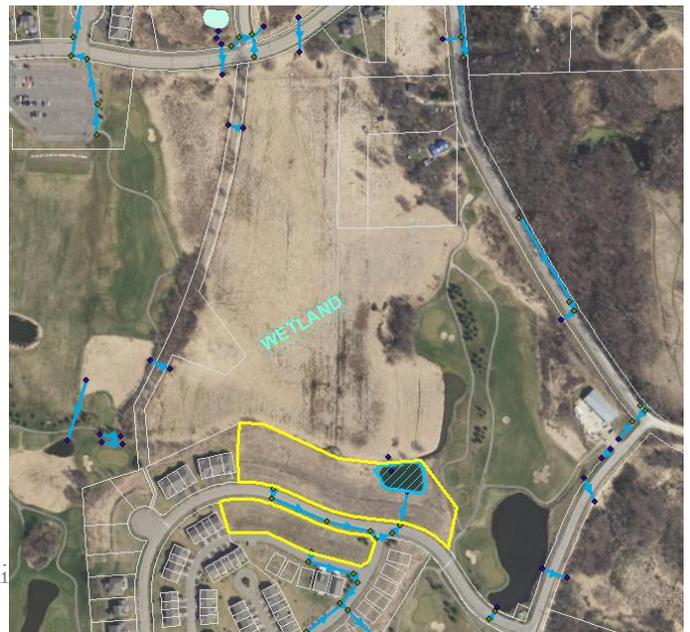
To be noted is that a 10' wide vegetative buffer from the high water level is required around the stormwater ponds. All structures shall have a minimum 35' setback from the edge of the HWL of stormwater ponds, and the low floor shall be at least one foot (1") above the high water level of the adjacent pond, which may affect Lots 8-11, Block 1.

Wetlands / Floodplain / DNR Protected Waters

There is a large wetland area located north of proposed Block 1.

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'). All structures shall have a minimum setback of 35' from the edge of a delineated wetland.

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



Access / Roads / Transportation Issues

The proposed development borders three existing streets, one local City street and two private streets. Block 1 fronts on Oxford Lane, a public street. Block 2 fronts on St. Andrews Drive and Pinehurst Drive, both private streets. Proposed Block 2 will be required to be part of a homeowners association in order to address road maintenance issues; Block 1 will not. See additional advisory comments in City Engineer memo dated March 9, 2018.



Miscellaneous Design Requirements

The City’s medium density zoning district contains certain design requirements which would typically apply to properties in that district. Examples include requirements for exterior building materials, guest parking, and garage stalls, etc. It is noted that the developer is not proposing any changes to the design standards that were approved as part of the PUD amendment in 2017. The applicant requests, and staff concurs, that the currently approved design standards (as shown below) be approved for the proposed PUD amendment and plat approval.

1. Exterior Finishes:
 - a. Low or no maintenance trim shall be required on windows and doors on the front elevation of the home.
 - b. A minimum front façade of 20% brick or stone or equivalent substitute (excluding windows, doors and garage doors) shall be required. Vinyl siding shall not be permitted on the front facing building façade. Acceptable building materials on the front facing façade include stucco, fiber cement siding, engineered wood siding (i.e. LP Smartside), stone (natural or artificial) and brick. Building plans must demonstrate architectural themes and features such as, but not limited to, varied textures, window boxes, shutters, architectural trim.
2. All homes or units with space below grade shall be constructed with a drain tile system and sump pump or other equivalent suitable means of controlling groundwater seepage. The sump pumps shall discharge in accordance with City-provided construction details to a drain tile system, if available. For homes with no available tile system, the discharge shall be to the rear yard in a manner that does not impact neighboring homes or creates an erosion control maintenance nuisance.

Sidewalks & Trails

There is an existing trail located along the south side of Oxford Lane. No changes are proposed or required in terms of trails or sidewalks.

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.

The park dedication requirements for the development were agreed to during the original approvals of the Boulder Pointe plat, and will be in the form of a cash contribution. The nearest City park is Pete's Hill Park which is located approximately 1/3 mile northeast of the site.

City Engineer Comments

The City Engineer's comments regarding the submittal are contained in the attached memorandum dated March 9, 2018. Concerns primarily regarding extra utility connections, rear-yard drain tile system, pond dedicated in outlot, and resident understanding of private streets.

Public Works Director Comments

The Public Works Director has reviewed the submittal and notes that the un-used (extra) water and sewer connections should be located marked (perhaps painted) to indicate they are not in use, and the pond should be dedicated in an outlot.

Fire Chief Comments

The Fire Chief has not review the submittal.

Police Chief Comments

The Police Chief has not reviewed the submittal.

Building Official Comments

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

City Attorney Comments

The City Attorney has reviewed the application and notes that the Declaration for the current homeowners association will need to be amended to add the additional real estate (proposed Block 2). She is also in the process of reviewing the title opinion for final plat.

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 14 students to the school system once fully developed.

Staff Recommendation:

Staff would recommend approval of the request to amend the current PUD zoning for the existing Outlots A & B, Boulder Pointe 6th Addition, and the request for preliminary and final plat approval of Boulder Pointe 7th Addition, consisting of 19 lots on 4.8 acres, as proposed by RAV Holdings, LLC, for the following reasons:

- 1) The proposed development meets the intent of the Comprehensive Plan.

- 2) The proposed PUD amendment and plat are consistent with the original PUD approved for the Boulder Pointe development.

And noting that the lots shall be subject to the requirements of the R-3 Medium Density Residential Zoning District except as follows:

Boulder Heights 7th Addition Minimum Lot Requirements			
	R-3 District Requirements	Approved for Boulder Pointe 7th Addn PUD Lots 1 – 11 Block 1	Approved for Boulder Pointe 7th Addn PUD Lots 1 – 9 Block 2
Minimum Lot Area	Base lot - 15,000 sq ft Unit lot – 7,500 sq ft	As depicted on approved plans	As depicted on approved plans
Front Yard Setback	25'	25'	20'
Side Yard Setback	10'	5' on one side & 10' on the opposite side	5' on one side & 10' on the opposite site
Side Yard / Corner Setback	25'	25'	20'
Minimum Distance Between Homes	NA	15'	15'
Rear Yard Structure Setback	20'	20'	20'
Rear Yard Abutting Street Structure Setback	25'	25'	20'
Rear Yard Deck Setback	20'	20'	20'
Lot Width / Base Lot	100'	As depicted on approved plans	As depicted on approved plans
Stormwater Pond Structure Setback	35'	?? (waiting for documentation of pond HWL)	35'

And noting the following improved subdivision design elements:

- 1) Exterior Finishes:
 - a. Low or no maintenance trim shall be required on windows and doors on the front elevation of the home.
 - b. A minimum front façade of 20% brick or stone or equivalent substitute (excluding windows, doors and garage doors) shall be required. Vinyl siding shall not be permitted on the front facing building façade. Acceptable building materials on the front facing façade include stucco, fiber cement siding, engineered wood siding (i.e. LP Smartside), stone (natural or artificial) and brick. Building plans must demonstrate architectural themes and features such as, but not limited to, varied textures, window boxes, shutters, architectural trim.
- 2) All homes or units with space below grade shall be constructed with a drain tile system and sump pump or other equivalent suitable means of controlling groundwater seepage. The sump pumps shall discharge in accordance with City-provided construction details to a drain tile system, if available.
- 3) Each home shall be required to have landscape plantings around the front of the home and in the front yard. Each home shall plant a minimum of three shrubs, ten 6" potted plants, and two trees in the front yard. Trees shall be a minimum of 2 ½ " diameter deciduous trees or minimum 6' high coniferous trees. Allowable tree species shall be as allowed in the City Code. All landscaping shall comply with applicable landscaping requirements of the City Code.

And with the following conditions:

- 1) PUD and Preliminary plat approval is granted in accordance with the following drawings prepared by Jacobson Engineers & Surveyors and dated March 2, 2018: Topographic Survey, Preliminary Plat, Final Plat, Grading, Drainage & Utility Plan, all on file with the City of Elko New Market Community Development Department, except that building setback requirements shall be as shown in the table of “Boulder Heights 7th Addition Minimum Lot Requirements”.
- 2) Approval is subject to conditions and recommendations contained in the City Engineer’s memo dated March 2, 2018.
- 3) Approval is subject to the recommendations of the City Attorney.
- 4) The developer must enter into a development contract with the City of Elko New Market at the time of final plat approval.
- 5) Proposed Block 2 will be required to be part of a homeowners association that addresses, at a minimum, road maintenance obligations for the St. Andrews Drive and Pinehurst Drive. The revised Declaration shall be subject to review and approval by City Attorney.
- 6) The drawings must be revised to show 10’ wide perimeter easements on Lots 1 and 11, Block 1 and Lot 1 Block 2.
- 7) The sanitary sewer and water service line serving proposed Lot 7 Block 1 should have a direct route from the right-of-way into the lot. If the service lines cross another lot in any fashion, an easement will be needed across that portion of the adjacent lot covering the route of the sewer and water lines.
- 8) Unused sanitary sewer and water stubs must be clearly identified in the field.
- 9) The construction plans must be revised to include a rear-yard drain tile system and tile connection stubs that can be used for sump pump connections.
- 10) The construction plans should be revised to show the normal and high water level of the existing stormwater pond.
- 11) The plans must be revised to show the stormwater pond located within an outlot, to be dedicated to the City.

And noting that:

- 1) A park dedication fee will be required in lieu of the park land dedication requirements of the City Code / Subdivision Ordinance.

Attachments:

Exhibit A - Site location map

Exhibit B - Currently approved lot layout

Exhibit C - Currently approved landscape plan

Exhibit D - Ordinance #162 Amending & Restating the Planned Unit Development (2017)

Exhibit E – Plans dated 3/2/18

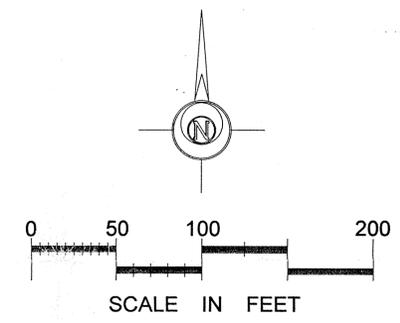
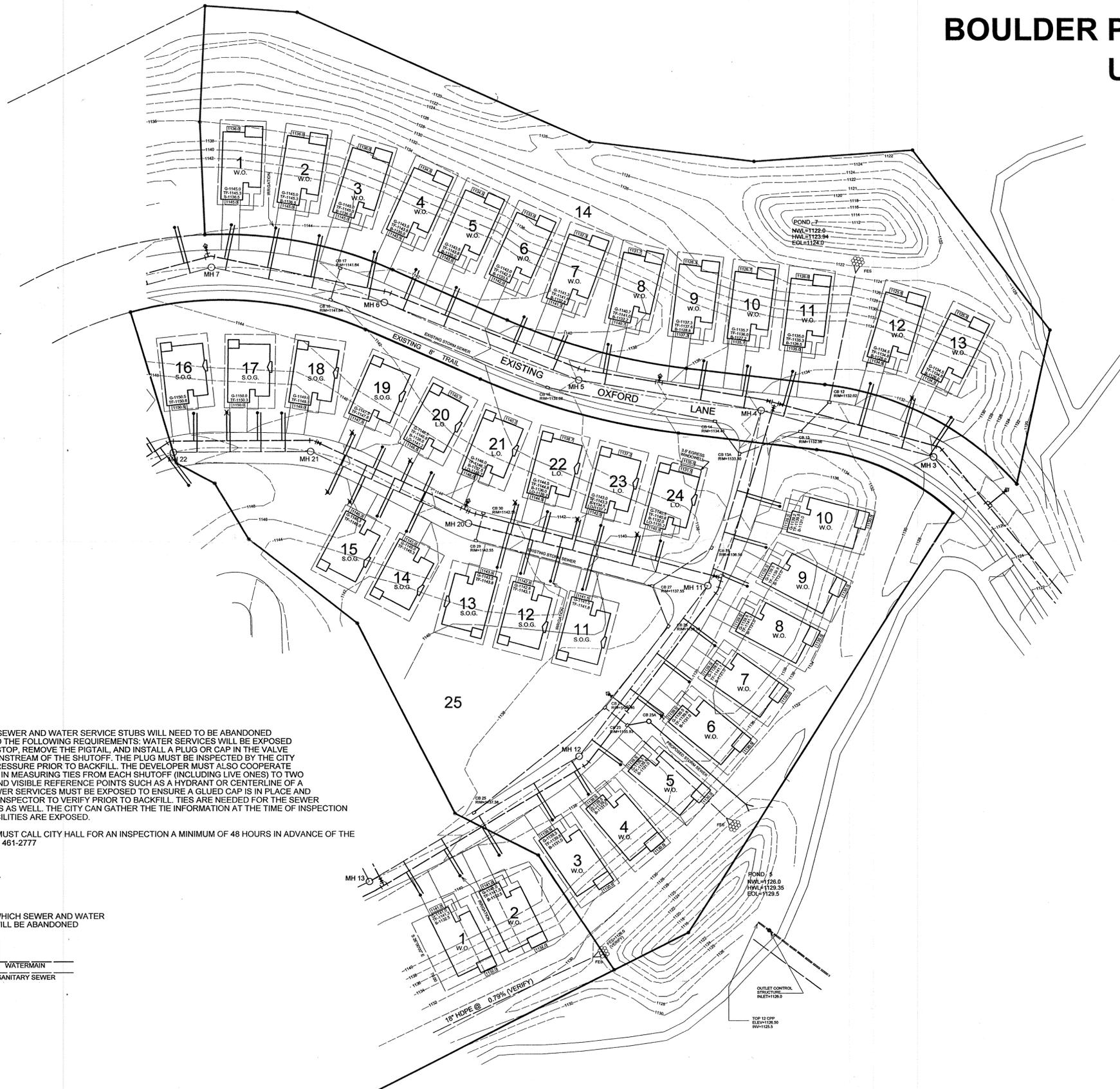
- Topographic Survey
- Preliminary Plat
- Final Plat
- Grading, Drainage & Utility Plan

Exhibit F - City Engineer memo dated March 2, 2018

Location Map
Boulder Pointe Seventh Addition
Request to Amend Approved Planned Unit Development



BOULDER POINTE SIXTH ADDITION UTILITY PLAN



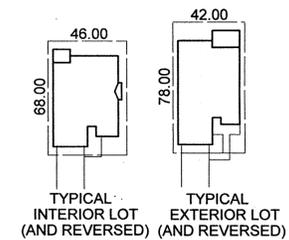
LEGAL DESCRIPTION OF PREMISES:
Lots 10, 11, and 12, Block 2, and
Outlots A and B, all in BOULDER POINTE FIFTH ADDITION

- : Iron marker found
 - - - : Existing contour line
- Bearings shown are based upon an assumed datum

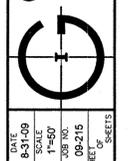
NOTE: ANY UNUSED SEWER AND WATER SERVICE STUBS WILL NEED TO BE ABANDONED ACCORDING TO THE FOLLOWING REQUIREMENTS: WATER SERVICES WILL BE EXPOSED TO THE CURB STOP, REMOVE THE PISTIL, AND INSTALL A PLUG OR CAP IN THE VALVE HOUSING DOWNSTREAM OF THE SHUTOFF. THE PLUG MUST BE INSPECTED BY THE CITY UNDER LINE PRESSURE PRIOR TO BACKFILL. THE DEVELOPER MUST ALSO COOPERATE WITH THE CITY IN MEASURING TIES FROM EACH SHUTOFF (INCLUDING LIVE ONES) TO TWO PERMANENT AND VISIBLE REFERENCE POINTS SUCH AS A HYDRANT OR CENTERLINE OF A MANHOLE. SEWER SERVICES MUST BE EXPOSED TO ENSURE A GLUED CAP IS IN PLACE AND ALLOW A CITY INSPECTOR TO VERIFY PRIOR TO BACKFILL. TIES ARE NEEDED FOR THE SEWER SERVICE STUBS AS WELL. THE CITY CAN GATHER THE TIE INFORMATION AT THE TIME OF INSPECTION WHEN THE FACILITIES ARE EXPOSED.

CONTRACTOR MUST CALL CITY HALL FOR AN INSPECTION A MINIMUM OF 48 HOURS IN ADVANCE OF THE WORK AT: (952) 461-2777

DETAIL OF WHICH SEWER AND WATER SERVICES WILL BE ABANDONED



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



DATE	8-31-09
SCALE	1"=50'
JOB NO.	09-215
SHEET NO.	1

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

Michael J. Gronberg
DATE: 8-31-09 MINN. LICENSE NUMBER: 122557

DESIGNED		DRAWN		CHECKED	
DATE	BY	DATE	BY	DATE	BY
10-14-09	MAH				
11-12-09	MAH				
12-3-09	MAH				

BOULDER POINTE SIXTH ADDITION GRADING PLAN (SOUTH)

GRONBERG & ASSOCIATES, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 445 N. WILLOW DRIVE LONG LAKE, MN 55356
 PHONE: 952-473-4141 FAX: 952-473-4435

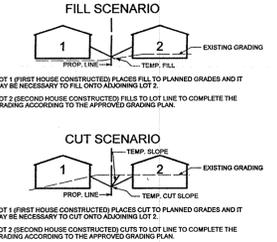
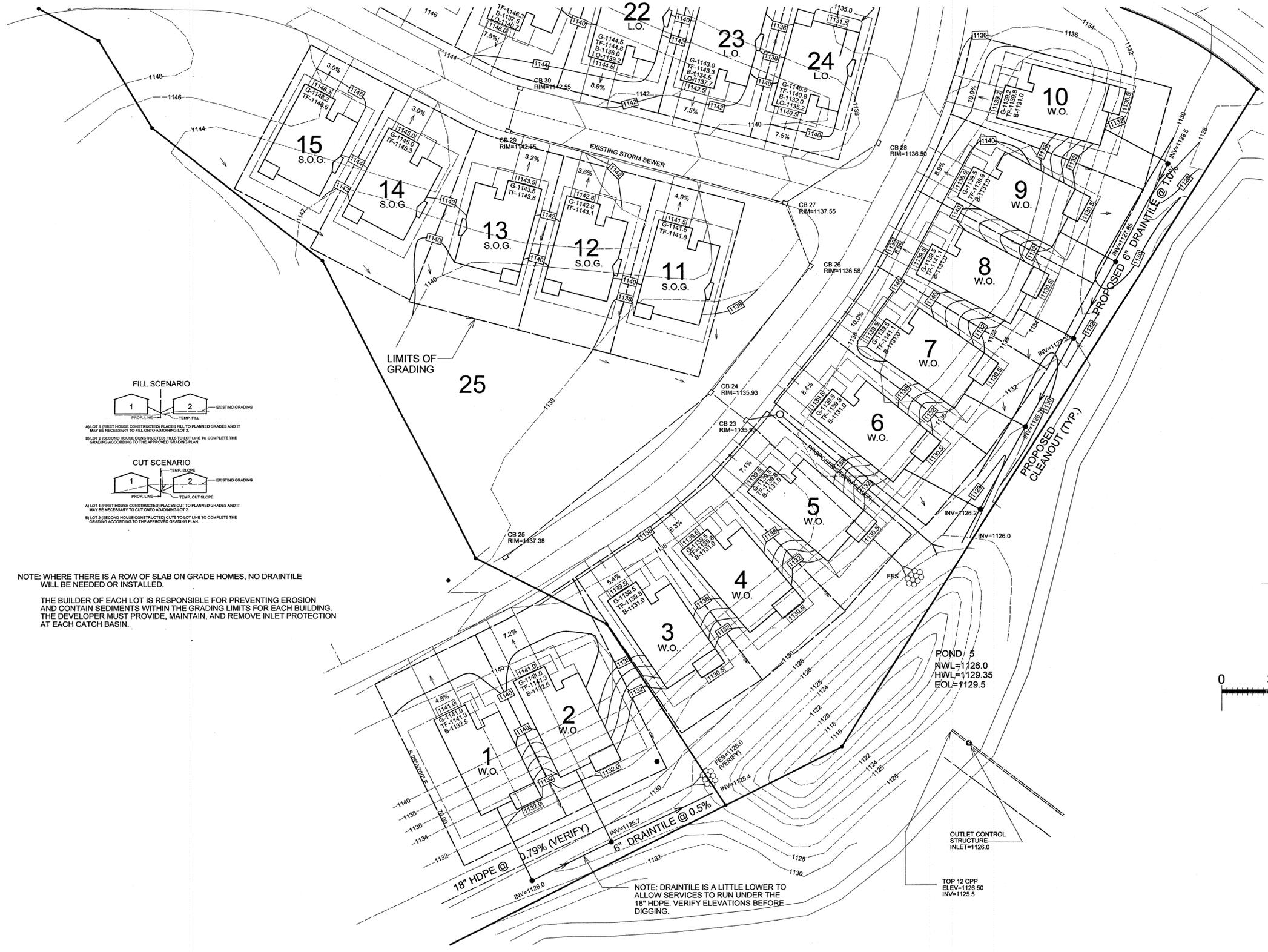


DATE	09	SHEETS	11
SCALE	1"=30'	JOB NO.	09-215
		SHEET OF	11

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

Michael J. Gronberg
 DATE: 11-3-09 MINN. LICENSE NUMBER: 227207

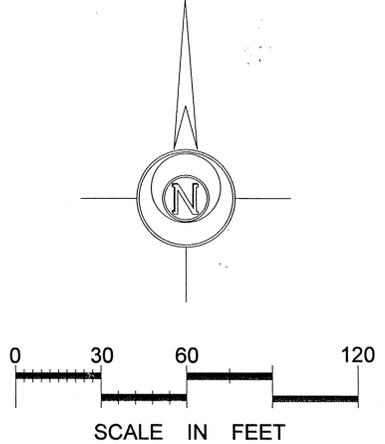
DATE	BY	REVISIONS
11-12-09	MAH	REVISION
12-3-09	MAH	REVISION



NOTE: WHERE THERE IS A ROW OF SLAB ON GRADE HOMES, NO DRAINTILE WILL BE NEEDED OR INSTALLED.

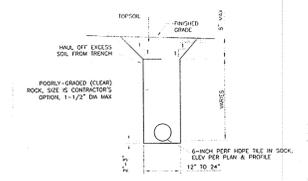
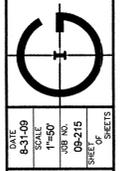
THE BUILDER OF EACH LOT IS RESPONSIBLE FOR PREVENTING EROSION AND CONTAIN SEDIMENTS WITHIN THE GRADING LIMITS FOR EACH BUILDING. THE DEVELOPER MUST PROVIDE, MAINTAIN, AND REMOVE INLET PROTECTION AT EACH CATCH BASIN.

NOTE: DRAINTILE IS A LITTLE LOWER TO ALLOW SERVICES TO RUN UNDER THE 18" HDPE. VERIFY ELEVATIONS BEFORE DIGGING.

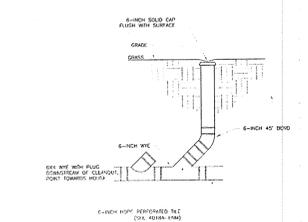


BOULDER POINTE SIXTH ADDITION EROSION CONTROL PLAN

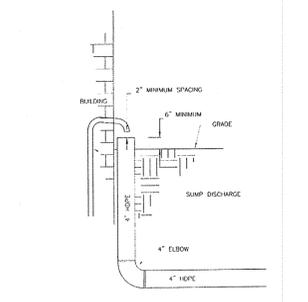
GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



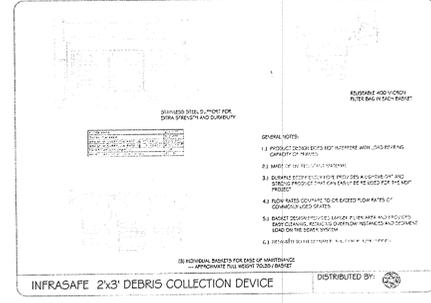
STANDARD DETAIL
6-INCH YARD-AREA DRAIN TILE
CITY OF ELKO NEW MARKET
NO. 2018A-12W
DATE: JUNE 2008



STANDARD DETAIL
YARD-AREA DRAIN TILE
CITY OF ELKO NEW MARKET
NO. 2018B-12W
DATE: JUNE 2008



STANDARD DETAIL
HOUSE PUMP CONNECTION
CITY OF ELKO NEW MARKET
NO. 2018C-12W
DATE: JUNE 2008



INFRASAFE 2'x3' DEBRIS COLLECTION DEVICE
DISTRIBUTED BY

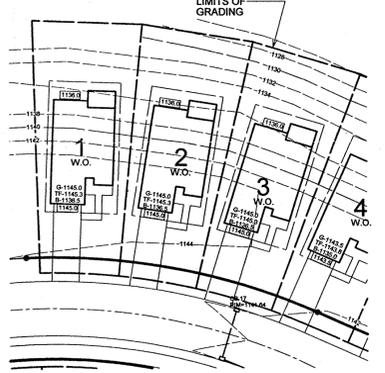
- NOTES**
1. DEVELOPER'S CONTRACTOR TO INSTALL MAIN DRAIN TILE LINE AND CLEANOUT, INDIVIDUAL BUILDINGS TO CONNECT FROM THE CLEANOUT TO THE HOUSE.
 2. LOCATE UTILITIES BEFORE DIGGING, ESPECIALLY THE GAS LINE NEAR THE PROPOSED DRAIN TILE. ADJUST DRAIN TILE TO MISS THE GAS LINE IF NECESSARY.

NOTE: DRAIN TILE IS A LITTLE LOWER TO ALLOW SERVICES TO RUN UNDER THE 18\"/>

STORM WATER POLLUTION PREVENTION PLAN BEFORE AND DURING CONSTRUCTION

1. The following storm water pollution prevention measures are shown on the plans and shall be implemented prior to construction:
 - * Install silt fence around the perimeter of areas to be graded as shown on the storm water pollution plan.
 - * All temporary stockpiles must have silt fence around them to trap sediment.
 - * Construct rock construction entrance at field entrance to site.
 - * Phase grading work to minimize the duration that any disturbed soil is exposed.
 - * Seed and mulch must be applied within 72 hours after rough grading is complete.
 - * Locate stockpiles a minimum of 50 feet from ponds and site drainage routes.
 - * Remove any sediment that has been tracked onto public or private streets within hours.
 - * Remove any spill of fuel, oil, or other chemical immediately upon detection.
 - * Store construction materials in an orderly manner.
 - * Repair silt fences, rock construction entrances, and other erosion and sediment controls as needed.
2. Storm Water Pollution Prevention After Construction
 - * The contractor shall implement the following storm water pollution prevention measures after construction:
 - * All disturbed areas without permanent impermeable surfaces will be vegetated for final stabilization.
 - * Silt fence and other erosion and sediment control devices will be removed after vegetation is established.
 - * Contractor shall maintain a construction activity log with dates of major grading activities, dates grading stops and spills.
3. Notification
 - * If the rock construction entrance is filled with sediment the contractor shall either replace the entrance or add additional rock with 24 hours of detection or notification.
 - * If sediment from the site is observed on adjacent streets or other properties, the contractor shall remove the sediment within 24 hours of detection or notification.
 - * If sediment from the site is observed on adjacent streets or other properties, the inspector shall identify the source and discharge location of the sediment and instruct the contractor to implement additional erosion and sediment controls at those locations to prevent future discharges.
 - * If building materials, chemicals, or general refuse is being used, stored, disposed of, or otherwise managed inappropriately, the contractor shall correct such defects within 24 hours of detection or notification.
 - * If excessive sediments or debris are observed at the flared end section outfalls, the inspector shall determine the source and discharge locations of such materials. If the discharge has occurred on the property, the contractor shall remove the sediments and debris within 24 hours of notification and correct the source of such materials as directed by the inspector.

EROSION CONTROL GRADING DETAIL



THE BOX ENCOMPASSING EACH LOT IS THE GRADING LIMIT FOR EACH LOT. THE BUILDER MUST NOT EXCEED THE STATED GRADING LIMITS DURING GRADING/CONSTRUCTION. THE FOLLOWING IS TO BE ADOPTED BY EACH BUILDER CORRESPONDING TO EACH LOT AS WELL.

Temporary Erosion Control and Sequencing

1. Install perimeter control fencing per the standard detail plates. No more than 500 linear feet of silt fence should be continuous and collecting at one point. Undulate the silt fence or use "silmex" or crescents of silt fence.
2. Install a rock construction entrance per the standard detail plate. Rock pads exits are needed where the site exits to the private drive. Rock pads should be 3 inch rock, 6 inches deep, and 75 feet long and span the full width of the exit. Geotextile fabric should be placed under the rock.
3. Use horizontal slope grading.
4. Install erosion control around any temporary dirt stockpile areas.
5. The contractor for the project shall inspect all erosion control BMP's after each rainfall and repair as necessary and remove sediment from silt fences if it reaches 1/3 capacity.
6. The contractor shall schedule his operations to minimize the amount of disturbed area at any given time. The contractor shall limit his activities to the grading limits as shown.
7. Install Erosion Control blanket between the NWL and HWL of proposed pond.
8. Remove all temporary BMP's once the site has reached final stabilization (a uniform perennial vegetative cover with a density of 70 percent over all previous surface areas).

Permanant Erosion Control

1. All exposed soils on site must be stabilized with in 3 days:
 - a. Stabilization on slopes flatter than 4:1 consists of disc-anchored mulch and seed; stabilization on slopes flatter than 4:1 and in areas of concentrated flows consists of erosion blankets and seed.
2. Temporary mulch and seed is needed for exposed areas which sit fallow for 3:1 or steeper in 7 days, 3:1 to 10:1 in 14 days, and flatter than 10:1 in 21 days. Also open stockpiles need to have temporary stabilization if they are to remain inactive for more than 7 days.

INLET PROTECTION MUST BE PROVIDED BY THE BUILDER FOR THE FOLLOWING CATCH BASINS WHILE CERTAIN LOTS ARE DISTURBED:

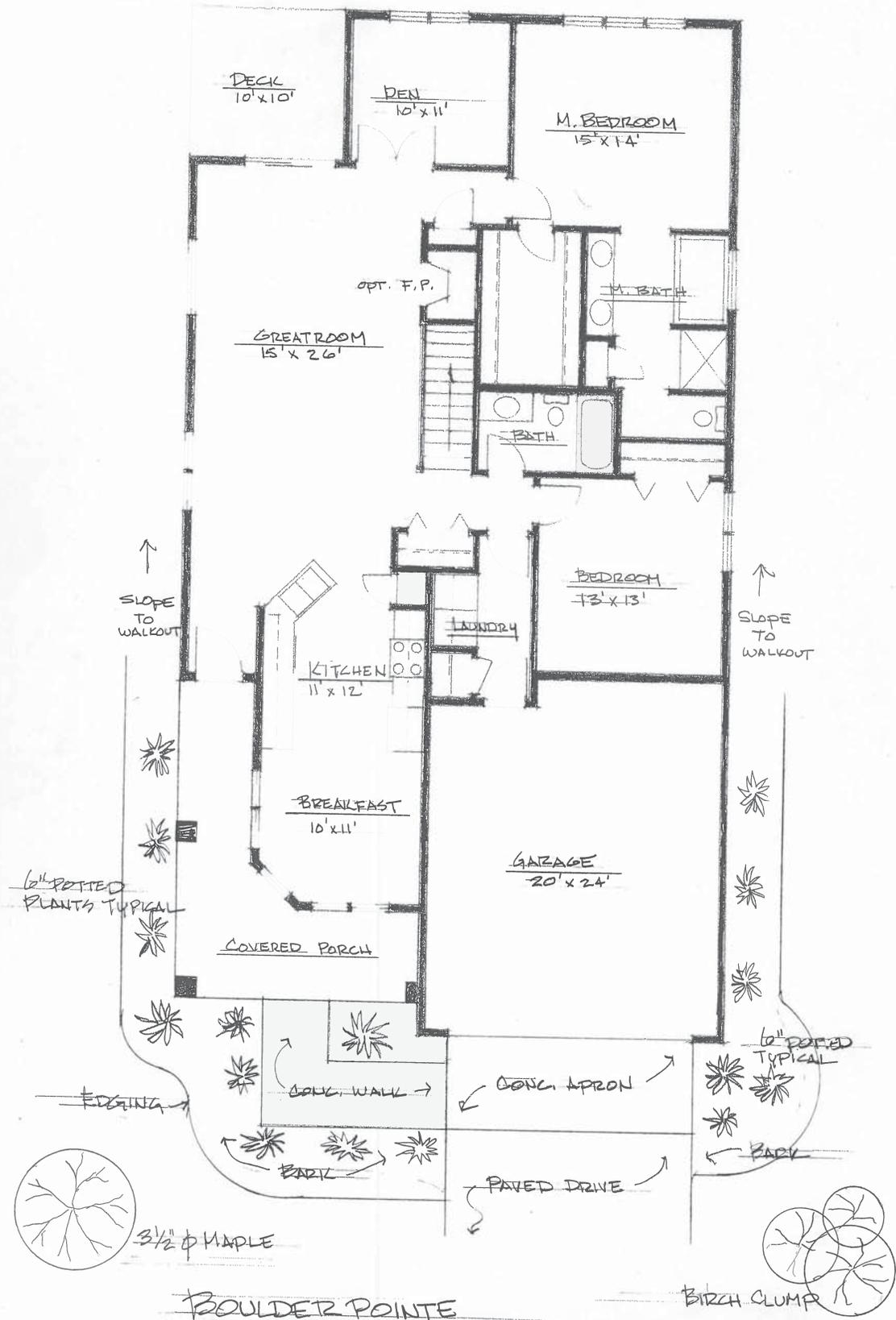
- CB 12: LOTS 1 - 11
- CB 14: LOTS 16 - 24
- CB 15: LOTS 16 - 22
- CB 16: LOTS 16 - 18
- CB 17: LOTS 1 - 3
- CB 18: LOTS 16 - 24
- CB 20: LOTS 11 - 15
- CB 21: LOTS 13 - 15
- CB 23A: LOTS 1 - 6
- CB 23: LOTS 1 - 5
- CB 30: LOTS 16 - 21
- CB 27: LOTS 11 - 15
- CB 29: LOTS 13 - 15
- CB 23A: LOTS 1 - 6
- CB 23: LOTS 1 - 5

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

Michael J. Gronberg
DATE: 12-3-09 MINN. LICENSE NUMBER: 12727

DESIGNED	DRAWN	CHECKED

REVISIONS	REMARKS
DATE	BY
10-14-09	MAH
11-12-09	MAH
12-3-09	MAH



BOULDER POINTE
 TYPICAL LANDSCAPE PLAN (VERIES W/ MODEL)
 1692 # SHOWN



ORDINANCE NO. 162

**CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING AND RESTATING THE PLANNED UNIT
DEVELOPMENT DISTRICT ZONING OF CERTAIN PROPERTY WITHIN THE
BOULDER POINTE 6TH ADDITION**

THE CITY COUNCIL OF THE CITY OF ELKO NEW MARKET ORDAINS:

Section 1. Legal Description. The following described property located within the City of Elko New Market, Scott County, Minnesota is hereby zoned PUD, Planned Unit Development:

Lots 1 & 2, Block 1, Lots 1-8, Block 2, Lots 11-13, Block 2, Outlot A and Outlot B, Boulder Pointe Sixth Addition, according to the recorded plat thereof, Scott County, MN (“Property”).

Section 2. PUD Zoning. The City hereby amends the Planned Unit Development District, PUD for the Property, in its entirety, as provided in this Section. The Property shall be subject to the requirements of the R-3 Medium Density Residential District for the detached townhome units, except as follows:

Front Yard	25 feet from public right of way 20 feet from private streets
Side Yard	10 feet between buildings (building wall to building wall separation)
Rear Yard	30 feet from rear lot line of the base lot

B. Development Plans. The plat shall be developed in accordance with the following plans. The plans shall not be attached.

Plan A – Boulder Pointe Sixth Addition plans dated December 3, 2009 containing the following four sheets: Utility Plan, Grading Plan (North), Grading Plan (South), Erosion Control Plan

Plan B – Landscape Plan

C. Regulations. The PUD must be maintained and comply with the following conditions:

1. Exterior Finishes:

- a. Low or no maintenance trim shall be required on windows and doors on the front elevation of the home.
 - b. A minimum front façade of 20% brick or stone or equivalent substitute (excluding windows, doors and garage doors) shall be required. Vinyl siding shall not be permitted on the front facing building façade. Acceptable building materials on the front facing façade include stucco, fiber cement siding, engineered wood siding (i.e. LP Smartside), stone (natural or artificial) and brick. Building plans must demonstrate architectural themes and features such as, but not limited to, varied textures, window boxes, shutters, architectural trim.
2. All homes or units with space below grade shall be constructed with a drain tile system and sump pump or other equivalent suitable means of controlling groundwater seepage. The sump pumps shall discharge in accordance with City-provided construction details to a drain tile system, if available. For homes with no available tile system, the discharge shall be to the rear yard in a manner that does not impact neighboring homes or creates an erosion control maintenance nuisance.

Section 3. Section 11-28C-21 of the Elko New Market City Code is amended to add the following:

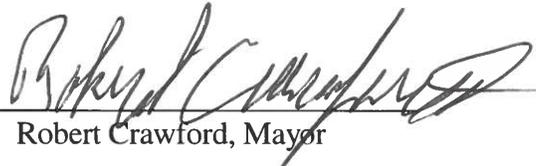
PUD-5: Boulder Pointe Sixth Addition, Ordinance No. 162

Section 4. **Zoning Map.** The zoning map of the City of Elko New Market shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 5. **Effective Date.** This ordinance shall be effective upon its passage by the City Council.

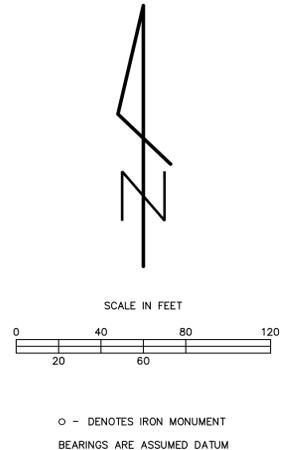
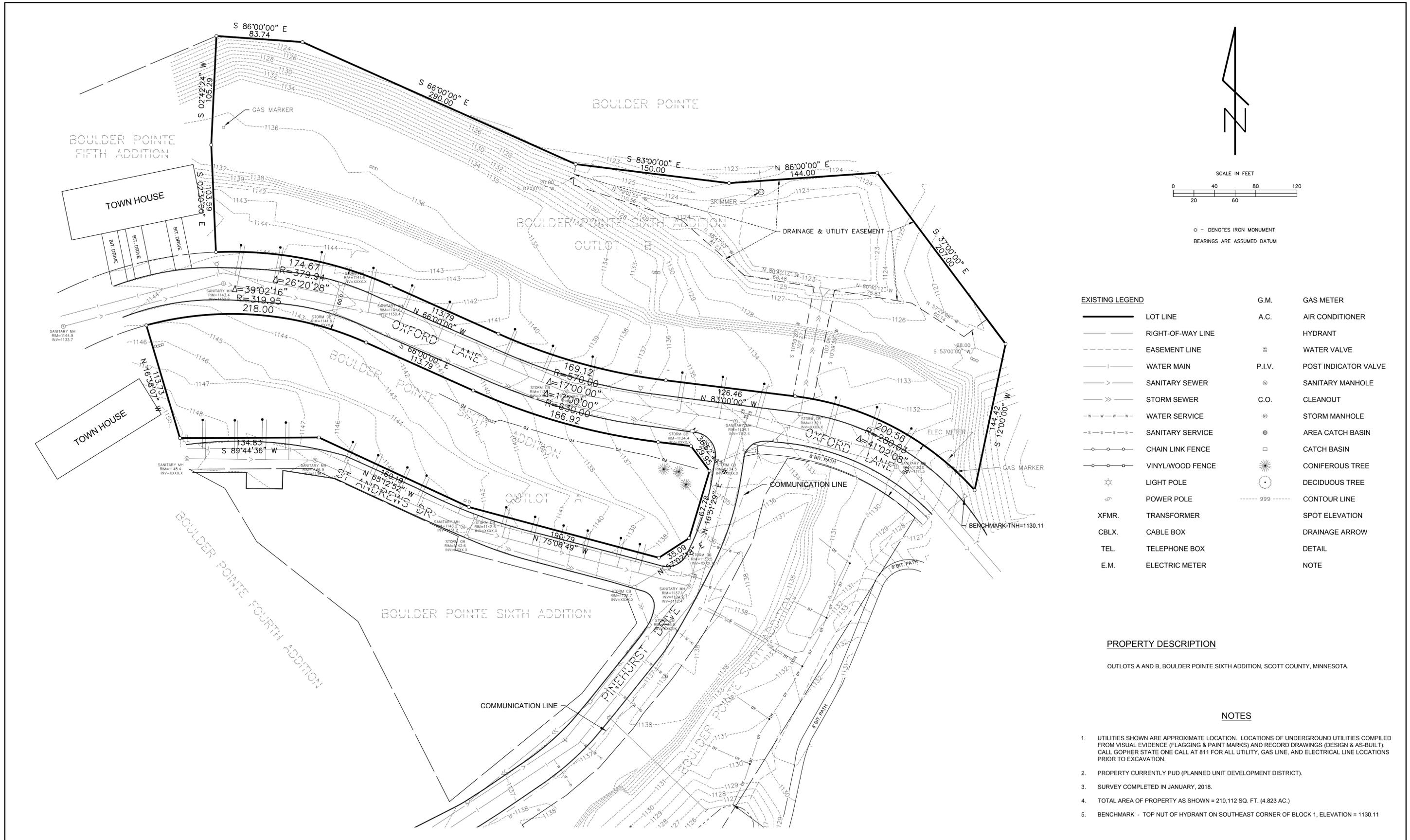
PASSED AND ADOPTED this 24th day of August, 2017, by the City Council of the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: 
Robert Crawford, Mayor

ATTEST:


Sandra Green, City Clerk

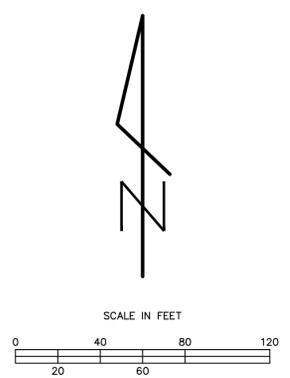


EXISTING LEGEND		PROPERTY DESCRIPTION	
	LOT LINE	G.M.	GAS METER
	RIGHT-OF-WAY LINE	A.C.	AIR CONDITIONER
	EASEMENT LINE		HYDRANT
	WATER MAIN		WATER VALVE
	SANITARY SEWER	P.I.V.	POST INDICATOR VALVE
	STORM SEWER		SANITARY MANHOLE
	WATER SERVICE	C.O.	CLEANOUT
	SANITARY SERVICE		STORM MANHOLE
	CHAIN LINK FENCE		AREA CATCH BASIN
	VINYL/WOOD FENCE		CATCH BASIN
	LIGHT POLE		CONIFEROUS TREE
	POWER POLE		DECIDUOUS TREE
	TRANSFORMER		CONTOUR LINE
	CABLE BOX		SPOT ELEVATION
	TELEPHONE BOX		DRAINAGE ARROW
	ELECTRIC METER		DETAIL
			NOTE

PROPERTY DESCRIPTION
 OUTLOTS A AND B, BOULDER POINTE SIXTH ADDITION, SCOTT COUNTY, MINNESOTA.

- NOTES**
- UTILITIES SHOWN ARE APPROXIMATE LOCATION. LOCATIONS OF UNDERGROUND UTILITIES COMPILED FROM VISUAL EVIDENCE (FLAGGING & PAINT MARKS) AND RECORD DRAWINGS (DESIGN & AS-BUILT). CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
 - PROPERTY CURRENTLY PUD (PLANNED UNIT DEVELOPMENT DISTRICT).
 - SURVEY COMPLETED IN JANUARY, 2018.
 - TOTAL AREA OF PROPERTY AS SHOWN = 210,112 SQ. FT. (4.823 AC.)
 - BENCHMARK - TOP NUT OF HYDRANT ON SOUTHEAST CORNER OF BLOCK 1, ELEVATION = 1130.11

REVISIONS	PROJ. NO:	218013	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota. Signature: <i>Grant D. Jacobson</i> License No: <u>23189</u> Print Name: <u>GRANT D. JACOBSON</u> Date: <u>03/02/18</u>	JACOBSON ENGINEERS & SURVEYORS jacobson@engrsurv.com 21029 HERON WAY LAKEVILLE, MN 55044 (952) 469-4328 FAX (952) 469-4624	PREPARED FOR: RAV Holdings, LLC 8159 190th Street West Lakeville, MN 55044 612-363-2126	TOPOGRAPHIC SURVEY	BOULDER POINTE SEVENTH ADDITION ELKO NEW MARKET, MN	SHEET NO. C-1 5
	DRAWN:	GDJ						
	CHECKED:	GDJ						
	SCALE:	AS SHOWN						
	FIELD BOOK:	A						
DATE:	02/19/18							



○ - DENOTES IRON MONUMENT
BEARINGS ARE ASSUMED DATUM

- PROPOSED LEGEND**
- |— WATER MAIN
 - s-s-s-s- SANITARY SEWER
 - >>> STORM SEWER
 - w-w-w-w- WATER SERVICE
 - s-s-s-s- SANITARY SERVICE
 - o-o-o-o- CHAIN LINK FENCE
 - x-x-x-x- VINYL/WOOD FENCE
 - LIGHT POLE
 - HYDRANT
 - ⊕ WATER VALVE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - x x x x SILT FENCE
 - - - - GRADING LIMITS
 - 9999 CONTOUR LINE
 - SPOT ELEVATION
 - DRAINAGE ARROW
 - DETAIL
 - NOTE

NOTES

- UTILITIES SHOWN ARE APPROXIMATE LOCATION. LOCATIONS OF UNDERGROUND UTILITIES COMPILED FROM VISUAL EVIDENCE (FLAGGING & PAINT MARKS) AND RECORD DRAWINGS (DESIGN & AS-BUILT). CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
 - PROPERTY CURRENTLY PUD (PLANNED UNIT DEVELOPMENT DISTRICT).
 - SURVEY COMPLETED IN JANUARY, 2018.
 - TOTAL AREA OF PROPERTY AS SHOWN:
 - A. AREA OF PROPERTY TO BE PLATTED: 210,112 SQ. FT. (4.823 AC.)
 - B. PROPOSED BLOCK 1 = 152,299 SQ. FT. (3.496 AC.)
 - C. PROPOSED BLOCK 2 = 57,813 SQ. FT. (1.327 AC.)
- BENCHMARK - TOP NUT OF HYDRANT ON SOUTHEAST CORNER OF BLOCK 1, ELEVATION = 1130.11

REVISIONS 	PROJ. NO: 218013 DRAWN: GDJ CHECKED: GDJ SCALE: AS SHOWN FIELD BOOK: A DATE: 02/19/18	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota. Signature: <i>Grant D. Jacobson</i> License No: 23189 Print Name: GRANT D. JACOBSON Date: 03/02/18	JACOBSON ENGINEERS & SURVEYORS jacobson@engrsurv.com 21029 HERON WAY LAKEVILLE, MN 55044 (952) 469-4328 FAX (952) 469-4624	PREPARED FOR: RAV Holdings, LLC 8159 190th Street West Lakeville, MN 55044 612-363-2126	PRELIMINARY PLAT	BOLDER POINTE SEVENTH ADDITION ELKO NEW MARKET, MN	SHEET NO. C-2 5 <small>Mar. 12, 18 218013</small>
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BOULDER POINTE SEVENTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That RAV Holdings, LLC, a Minnesota limited liability company, fee owner, and Roundbank, a Minnesota banking corporation, mortgagee of the following described property situated in the County of Scott, State of Minnesota, to wit:

Outlots A and B, Boulder Pointe Sixth Addition, Scott County, Minnesota.

Have caused the same to be surveyed and platted as BOULDER POINTE SEVENTH ADDITION and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said RAV Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____; and said Roundbank, a Minnesota banking corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

RAV Holdings, LLC, a Minnesota limited liability company

By _____, its President

Roundbank, a Minnesota banking corporation

By _____, its _____

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____, by Bjorn A. Vogen, its President, of RAV Holdings, LLC, a Minnesota liability company, on behalf of the company.

Signature

Printed
Notary Public, _____ County, _____
My Commission expires _____

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____, by _____, its _____, of Roundbank, a Minnesota banking corporation, on behalf of the corporation.

Signature

Printed
Notary Public, _____ County, _____
My Commission expires _____

SURVEYORS CERTIFICATE

I Grant D. Jacobson do hereby certify that this plat, BOULDER POINTE SEVENTH ADDITION was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____.

Grant D. Jacobson, Licensed Land Surveyor
Minnesota License No. 23189

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ by Grant D. Jacobson.

Signature

Printed
Notary Public, _____ County, _____
My Commission expires _____

CITY ATTORNEY, ELKO NEW MARKET, MINNESOTA

I hereby certify that I have examined this plat and hereby recommend this plat for approval by the City Council of Elko New Market, Minnesota this ____ day of _____, 20 ____.

City attorney, City of Elko New Market, Minnesota

CITY COUNCIL OF ELKO NEW MARKET, MINNESOTA

This plat of BOULDER POINTE SEVENTH ADDITION was approved and accepted by the City Council of Elko New Market, Minnesota, at a regular meeting thereof this ____ day of _____, 20 ____.

Mayor

City Clerk

COUNTY SURVEYOR, SCOTT COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 1, as amended, this plat has been reviewed and approved this ____ day of _____, 20 ____.

By: _____
Scott County Surveyor

SCOTT COUNTY AUDITOR / TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and transfer is entered this ____ day of _____, 20 ____.

Scott County Auditor

Scott County Treasurer

Signed by: _____, Deputy

SCOTT COUNTY RECORDER

I hereby certify that this plat was recorded in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____M. as Document Number _____.

Scott County Recorder

SHEET NO.
C-3
5
Mar. 1, 18
12:00:00

BOULDER POINTE SEVENTH ADDITION

BOULDER POINTE FIFTH ADDITION

BOULDER POINTE

BOULDER POINTE SIXTH ADDITION

OUTLOT B

OXFORD LANE

BOULDER POINTE SIXTH ADDITION

OUTLOT A

OXFORD LANE

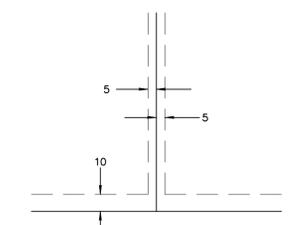
BOULDER POINTE FOURTH ADDITION

BOULDER POINTE SIXTH ADDITION

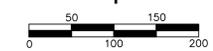
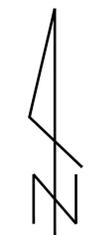
PINEHURST DRIVE

BOULDER POINTE SIXTH ADDITION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH ADJOINING FRONT AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT



SCALE IN FEET

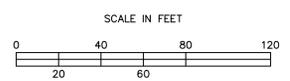
- DENOTES IRON PIPE MONUMENT FOUND
 - DENOTES 1/2" X 1/4" IRON MONUMENT SET, MARKED BY MINNESOTA LICENSE NO. 23189
- THE EAST LINE OF THE NE 1/4 OF SECTION 31, TOWNSHIP 114 NORTH, RANGE 21, IS ASSUMED TO HAVE A BEARING OF SOUTH 00°54'14" WEST

LOCATION MAP
NO SCALE



SEC. 34-1113-R21
SCOTT COUNTY, MINNESOTA

SHEET NO.
C-4
5



○ - DENOTES IRON MONUMENT
BEARINGS ARE ASSUMED DATUM

PROPOSED LEGEND

— — —	WATER MAIN	●	STORM MANHOLE
- - - - -	SANITARY SEWER	■	CATCH BASIN
—>—>—>	STORM SEWER	x x x	SILT FENCE
- w - w - w -	WATER SERVICE	- - - - -	GRADING LIMITS
- s - s - s -	SANITARY SERVICE	999	CONTOUR LINE
○ ○ ○ ○ ○	CHAIN LINK FENCE		SPOT ELEVATION
○ ○ ○ ○ ○	VINYL/WOOD FENCE		DRAINAGE ARROW
●	LIGHT POLE		DETAIL
●	HYDRANT		NOTE
⊕	WATER VALVE		
●	SANITARY MANHOLE		

NOTES

- 1) UTILITIES SHOWN ARE APPROXIMATE LOCATION. LOCATIONS OF UNDERGROUND UTILITIES COMPILED FROM VISUAL EVIDENCE (FLAGGING & PAINT MARKS) AND RECORD DRAWINGS (DESIGN & AS-BUILT). CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- 2) INSTALL SILT FENCE PRIOR TO EXCAVATION AS NEEDED.
- 3) RE-VEGETATE THE SITE WITHIN 48 HOURS OF FINAL GRADING.
- 4) THE STREET MUST BE CLEARED OR DEBRIS AT THE END OF EACH DAY. ADDITIONAL SWEEPING WILL BE REQUIRED DURING THE HAULING PROCESS. ALL STREETS MUST BE MAINTAINED TO SAFE DRIVING CONDITIONS.
- 5) ALL DOWNSTREAM EXISTING CATCH BASINS MUST HAVE INLET PROTECTION.
- 6) CONTRACTOR SHALL DETERMINE STOCK PILE AREAS PRIOR TO EXCAVATION AND PROVIDE NECESSARY EROSION CONTROL.
- 7) PROPOSED SLOPES AS SHOWN ARE NOT GREATER THAN 3:1.
- 8) USE "CITY OF ELKO NEW MARKET UTILITY AND STREET CONSTRUCTION STANDARDS AND SPECIFICATIONS".
- 9) THE INFILTRATION/SEDIMENTATION BASIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC. INSTALL EROSION CONTROL TO PROTECT BASIN.
- 10) BASEMENT FOUNDATION SHALL BE 8'-4" POURED WALL FOR ALL GRADED LOTS SHOWN.

<p>REVISIONS</p>	<p>PROJ. NO: 218013 DRAWN: GDJ CHECKED: GDJ SCALE: AS SHOWN FIELD BOOK: A DATE: 02/19/18</p>	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.</p> <p>Signature: <i>Grant D. Jacobson</i> License No: 23189 Print Name: GRANT D. JACOBSON Date: 03/02/18</p>	<p>JACOBSON ENGINEERS & SURVEYORS</p> <p>Jacobson@engrsurv.com 21029 HERON WAY LAKEVILLE, MN 55044 (952) 469-4328 FAX (952) 469-4624</p>	<p>PREPARED FOR:</p> <p>RAV Holdings, LLC 8159 190th Street West Lakeville, MN 55044 612-363-2126</p>	<p>GRADING, DRAINAGE, AND UTILITY PLAN</p>	<p>BOULDER POINTE SEVENTH ADDITION ELKO NEW MARKET, MN</p>	<p>SHEET NO. C-5 5</p>
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Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

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

MEMORANDUM

Date: March 9, 2018
To: Renee Christianson, Community Development Coordinator
From: Rich Revering, PE – City Engineer
Subject: Review of Grading Drainage and Utility Plan – Boulder Pointe 7th Addition
Elko New Market
Project No.: T17.115956

BACKGROUND

The City Engineer's Office was asked to review the above-referenced plan set on March 1, 2018. Our findings and recommendations to the City are provided in the following sections:

DISCUSSION

Grading and Stormwater Pollution Prevention

It appears some mass grading may be required to create pads for the single-family units instead of attached units. The following would apply:

- Provide an erosion/sediment control plan as required by City code and/or the MPCA General Stormwater Permit for Construction Activity showing management practices and locations
- Include measures for keeping city streets clean and require daily cleanup (or more frequent if ordered by the public works or police department) of city streets affected by any grading work.
- Include restoration requirements for the period between completion of mass grading and home construction.

Access

Block 1 homes will access Oxford Lane. Oxford Lane is a public street and is maintained by the City, including snow plowing of the road, but not clearing or opening snow windrows at driveways. This practice is consistent with the snow removal practice on other public streets. Block 2 homes will access St. Andrews Drive. St. Andrews Drive is a private street and is not maintained by the City. The City does not plow or remove snow on St. Andrews Drive or private driveways. The following potential conflicts should be addressed with the applicant:

- It is assumed Block 2 residents will be required to be part of an HOA responsible for maintenance of St. Andrews Drive.
- Block 2 residents may expect City snow removal based on seeing Block 1 residents' street getting plowed by city equipment. Consider ways to create appropriate expectations to avoid repeated calls to City Hall about this issue.
- Block 1 residents and/or association contractors might assume Oxford Lane is cleared by the association and that it is therefore ok to push snow and/or leaves into Oxford Lane. Neither are true. Consider ways to inform residents so violations/citations are avoided.

Date: January 11th, 2018

- Block 2 residents may, in the future, petition the City to “take over” St. Andrews Drive. Consider ways to inform new residents that similar petitions in the past have been denied and that they should expect St. Andrews Drive will remain a private road maintained by the HOA at its cost indefinitely.

Vehicle Maneuvers and Circulation

Examination of the plans indicates a potential for the following maneuver and circulation problems:

- Driveways, especially on St. Andrews Drive, appear to be 20 feet or less from the property line/curb. Longer vehicles or vehicles with accessories or trailers may encroach into the roadway, posing a hazard or obstructing traffic. Refer to Planning comments for required setback.

Stormwater Management and Wetlands

The following comments are offered relative to storm water management and wetlands:

- A rear-yard drainage system with sump and/or tile connection stubs per the City’s Engineering Manual is required for both blocks due to the potential for basement sump pumps to create chronic wetness in the backyards. Homes backing directly onto the open water portion of the existing storm water pond are exempt from this requirement.
- Dedicate an outlot for the existing pond and associated buffer in in the plat in lieu of the existing easement. Place signs to be obtained from the city at the developer’s cost or approved by the city at each property corner intersecting the outlot and at PIs in the outlot boundary that do not coincide with a lot corner. It is the intent of the outlot requirement that rear-yard setbacks or minimum lot areas not be affected. It is the intent that the signs be visible to homeowners to provide information that prevents encroachment into the outlot and pond buffer.
- The existing pond will be adequate to address storm water rate and quality requirements. The single family homes have an equal or lesser impact on volume than the previously approved townhomes for which storm water facilities were constructed. No additional volume control requirements will apply based on this past approval.
- The existing pond is designed to temporarily store and treat storm water runoff. The perimeter safety shelf and emergent vegetation are integral to the function and create a safety feature. Prospective homeowners should be advised the pond may naturally lead to views, odors, or sounds that homeowners find objectionable, but that homeowner alteration of the vegetation, wildlife, or water quality/appearance is not permitted and that the pond will not be “fenced” by the city or allowed to be by the HOA.

Sanitary Sewer and Water Service

The following comments apply to sanitary sewer and water distribution plans for the site:

- The existing sewer and water services were installed to serve 28 townhome units. Only 19 single family units are proposed. This leaves 9 service stubs as “extra.” Ideally, these would be removed and the connections at the mains shut off or sealed and abandoned to avoid long-term maintenance activities. To avoid this expense, disruption, and reduction in pavement integrity, it is recommended the services be left in place until future roadway reconstruction creates an opportunity for permanent removal. It is recommended the estimated cost in 2018 dollars to remove and abandon the services (assuming no pavement removal or restoration is required) be

Date: January 11th, 2018

collected as a cash contribution with the proceeds deposited in appropriate sewer and water funds. For the interim, the unused water valve box tops shall be painted with a durable grey paint suitable for cast iron that clearly contrasts with the existing black color of the boxes and the location of unused services shall be indicated on record drawings with ties in at least two directions to permanent site features visible at the surface such as hydrants, manholes and/or building corners.

RECOMMENDATION

A recommended overall condition of approval is that revised site-work plans be submitted and approved by the City Engineer prior to any disturbance of the site.

End of Memo



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
RE: RESIDENTIAL LOT SIZE REQUIREMENTS
DATE: MARCH 27, 2018

Background / History

Staff would like to begin a discussion with the City Council regarding the City's minimum residential lot size requirements. Our code currently contains one residential zoning district intended for new single family residential development (R-1) and one residential zoning district intended to cover those existing smaller lots in older areas of the City (R-2). The R-1 district standards are as follows:

Minimum lot size:	12,000 sq ft
Minimum lot width:	85'
Front setback:	30'
Side setback:	10'
Rear setback:	30'

More recently, staff has repeatedly heard from residential developers that market is going to smaller lots. Some preliminary research has been conducted in this regard to determine the minimum standards imposed by other communities. This research is attached, and does show that Elko New Market, for the most part, requires larger and wider lots than many of our peer communities. Belle Plaine and Prior Lake have similar minimum requirements, although they do have options for smaller single-family residential lots by utilizing other zoning district option.

Because of our City's larger lot size requirements, we are commonly seeing developer's asking to develop their properties using PUD zoning, rather than utilizing or standard R-1 zoning district requirements. This was the case with Boulder Heights and Boulder Pointe 7th Addition. There are at least three other residential developments that are currently under consideration by developers, and all have verbally stated their intent to request smaller / narrower lots, should those developments move forward.

This information is provided for informational purposes only at this time. Staff would like some preliminary feedback from the Planning Commission on this item.

5 Traffic-Related Mistakes to Avoid when Developing Convenience Stores

Making Convenience Stores Convenient



By Bryant Ficek, PE, PTOE

Convenience stores are expected to be exactly that – convenient. Take a look at various convenience stores, gas stations, and similar developments and you are likely to see some common themes about their location: highly visible locations, directly adjacent to a very busy road or intersection (often both), and generally multiple ways to drive into the site. After all, making sure customers can quickly and easily get to the front door can be the difference between an average year and a great year for the owner.

Working with various convenience store developments, we work on the balance between making their site convenient while protecting the operations on the public roads. On a couple recent projects, these two factors were out-of-balance requiring more in-depth conversations and a look at various options.

<http://www.mikeontraffic.com/wp-content/uploads/2015/10/5-Traffic-Related-Mistakes-V2.jpg>) A first case involved access to a right-in/right-out only intersection, just upstream from a busy signalized intersection. The new proposed development wanted to maintain the existing connection while the city wanted to close the access. In our review, we identified the potential risks of traffic using the right-in/right-out and completed a queuing analysis on the road. Based on this review, we recommended allowing right-out movements only and shifting the driveway away from the signalized intersection another 100 feet.

The second case also involved a right-in/right-out only access, only this time it was located on a major highway. Our evaluation of the site revealed that the access could not be closed due to it being to only access to several other residential properties. With the access being open, the new development would

likely increase traffic on this limited-access intersection, although the increase would be minimal. In addition, our analysis showed the operations would remain about the same as today. However, the state traffic personnel would have preferred the access closed if possible. For this project, the politics of the situation overruled any traffic information we could provide. Based on standard access management guidelines and the potential risk associated with this access, projecting a similar level of service to today's operations was not enough reason to maintain the status quo in the state's eyes. They therefore demanded changes in the site access eliminating their access to the highway through this right-in/right-out only access.

Both cases resulted in changes to the site plans and a shock to the developers who expected their access to be exactly where they wanted it. This represents one of the top five traffic-related mistakes we see regarding convenience-type store developments: Assuming you can put your driveway(s) anywhere you want on the public street under the type of control you want.

You can see the entire list in the [September 2015 issue of Convenience Store Decisions](#)

(<http://bit.ly/CStoreDecision>) in their article titled *Dealing with Real Estate* (page 98). We provided this list to them based on our experience working with convenience stores and other similar development. You can view our Kwik Trip case study on the [Spack Consulting](http://bit.ly/KwikTripCaseStudy) (<http://bit.ly/KwikTripCaseStudy>) website. The bottom line is to be sure and bring in a respected traffic engineer early in the process to help avoid these mistakes and make sure your project balances convenience with overall traffic operations in the area.

(<http://www.mikeontraffic.com/wp-content/uploads/2017/04/Author-Bio-Bryant-625-x-175.jpg>).

5 TRAFFIC-RELATED MISTAKES TIED TO CONVENIENCE STORE DEVELOPMENTS

Bryant Ficek, PE, PTOE and Vice President of Spack Consulting has worked with various c-stores, including La Crosse, Wisc.-based Kwik Trip. Part of Spack Consulting's expertise is determining how a store project will affect traffic, and in turn, how traffic patterns might affect the success of that c-store.

Ensuring customers can easily get to the front door can be a key measure of success. Here are the top five mistakes planners make when prepping for a new location.

- 1.** Mistakenly assuming you can put your driveway(s) anywhere you want on the public street under the type of control you want (such as a traffic signal).
- 2.** Ignoring the traffic concerns of your neighbors (whom may show up at public meetings to rally against you).
- 3.** Forgetting that "traffic" also includes transit, bicycles, and pedestrians.
- 4.** Assuming traffic studies are a straight science – politics are often involved with traffic planning (politicians rarely question the size of a recommended sewer pipe, but often have detailed opinions on traffic recommendations).
- 5.** Assuming a government agency will pay for the infrastructure needed to get traffic smoothly in and out of your site. Bringing in a respected traffic engineer early in the process can help avoid these mistakes and start a project off on the right foot.

Source: Sep 2015
Convenience Store Decisions



Bryant Ficek, PE, PTOE

Bryant is Vice President of Spack Consulting, an engineering services company, which is part of the Spack Enterprise family of companies.

He is widely known in the transportation industry, and is an expert in Synchro, SimTraffic, Vistro and Vissim traffic modeling software. He is a regular contributor to MikeOn Traffic, a presenter for Traffic Corner Tuesday webinars, and published author of industry guides.

Related

Convenience Stores – Balancing Mobility and Access Management

(<http://www.mikeontraffic.com/convenience-stores-mobility-access-management/>)

March 30, 2017

In "Design"

Traffic Impact Study Process – Part 5: Prepare Traffic Forecasts

(<http://www.mikeontraffic.com/traffic-impact-study-process-part-5-prepare-traffic-forecasts/>)

March 15, 2018

In "Analysis"

The Dos and Dont's of Access Management

(<http://www.mikeontraffic.com/dos-donts-access-management/>)

February 10, 2015

In "Design"