NOTICE OF MEETING
The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday May 13, 2019
at 7:00 p.m.

AGENDA

1. Pledge of Allegiance

2. Approve Agenda

3. Public Hearings
   a. Preliminary PUD Plan, Preliminary Plat and Zoning Map Change – Springs Apartments - property on the north side of Hudson Blvd, west of Keats Avenue

4. Business Items
   a. None

5. Communications/Updates
   a. City Council Update – May 7, 2019
      1. Easton Village 5th Addition Final Plat

   b. Staff Updates
      1. Upcoming Meetings:
         • May 29, 2019 (Wednesday after Memorial Day)
         • June 10, 2019

6. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.
TO: Planning Commission  
FROM: Ken Roberts, Planning Director  
AGENDA ITEM: Zoning Map Amendment and the Springs Apartments Preliminary Plat and Preliminary Planned Unit Development (PUD) Plans  
REVIEWED BY: Ben Prchal, City Planner, Jack Griffin, City Engineer  

BACKGROUND:  
The City has received land use requests from Continental 483 Fund LLC (c/o Gwyn Wheeler) for approval of:  

1. A Zoning Map Amendment (rezoning) from RT (rural development transitional) to HDR (urban high density residential); and  
2. Preliminary Plat and Preliminary Planned Unit Development (PUD) Plans for a 300 unit multi-family residential development on a 17.01-acre parcel to be called Springs Apartments.  

The City Council reviewed and approved the concept plans for this PUD on March 5, 2019. This approval was documented in Resolution 2019-017 and was subject to 13 conditions of approval.  

ISSUE BEFORE COMMISSION:  
The Planning Commission is being asked to review the proposal, hold a public hearing, provide feedback and make a recommendation to the City Council on the above-mentioned requests.  

GENERAL INFORMATION:  

- Property Owner: DPS-Lake Elmo, LLC of 6007 Culligan Way, Minnetonka, MN 55345  
- Applicant: Continental 483 Fund LLC (c/o Gwyn Wheeler)  
- Location: North of Hudson Blvd. N, west of Keats Avenue  
- Site Area: 17.57 gross acres, 17.33 net acres  
- Existing Zoning: Rural Development Transitional  
- Proposed Zoning: Urban High Density Residential  
- Surrounding Land Use Guidance: Commercial to the East, Urban Medium Density Residential to the North, Commercial to the West, and Hudson Boulevard and I-94 to South.  
- History: The property has been used as rural vacant land and as a homestead. There is a wetland on the site that staff is estimating is about 0.3 acres in size. It is located along the north side of Hudson Blvd about 240 feet west of the east property line of the site (in about the location of proposed Building 15). A large portion of the eastern part of the site is covered in trees.
PROPOSAL DETAILS/ANALYSIS:

Project Overview/Site Plan. The proposed site plan includes 15 buildings with 20 units each. The buildings are a townhouse design, two stories tall with a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units. Many units provide attached, direct-access garages for a total of 120 attached garage spaces for the 300 units. The applicant also is planning to have seven detached garage buildings (with a total of 42 spaces), 399 surface parking spaces, an approximately 4,300 square foot club house (including a large gathering room, fitness center, kitchen area, coffee bar and office space), pool with sun deck, trash enclosure, mail kiosk, and one pet playground all within a fenced, controlled access community.

The site plan shows the primary entrance to the development would be off of Hudson Boulevard and there would be an emergency access drive connecting to the north/south road (Julia Avenue) to the west of the site. The applicant also is proposing to preserve much of an existing wetland on the site that is near Hudson Boulevard.

About the Applicant. Continental 483 Fund LLC. (Applicant) desires to develop a Class A, market-rate apartment community within the City. The company, started in 1979, is based out of Menomonee Falls, WI, and as of 2016 has broken ground on 3,175 apartment homes in 7 states. 65 Springs Apartment communities, similar to this proposed development, have been developed, including three in Minnesota (Apple Valley, Rochester, and Savage). The applicant has indicated in meetings with City that Continental owns and operates all Springs developments and they do not have third party management of their properties.

2040 Comprehensive Plan Update. As the Planning Commission is aware, the City has been working to complete its required 2040 Comprehensive Plan update. The City Council approved the proposed Plan update at its February 5, 2019 meeting and authorized City staff to submit the updated Comprehensive Plan to the Metropolitan Council for their approval. Since then, City staff and the City Planning consultant have been working with the Metropolitan Council to clarify information in the proposed plan and we have submitted additional information to ensure the 2040 Comprehensive Plan will be complete and will meet all the requirements of the Metropolitan Council. This review and approval process by the Metropolitan Council may take up to 120 days. However, staff has been working closely with Metropolitan Council staff and we are confident they will approve the 2040 Comprehensive Plan by August. Once the Metropolitan Council approves the proposed Plan, the City must give the proposed 2040 Comprehensive Plan final approval and then start using and implementing the updated Plan.

Land Use. The proposed land use map in the 2040 Comprehensive Plan update shows this site designated as MU-C (mixed use commercial). The proposed 2040 Plan notes “this designation is a new land use and identifies where a mix of commercial and residential uses may be integrated to benefit from proximity and adjacencies to each other. Commercial uses in this category include service and retail uses such as, but not limited to, restaurants, shops, convenience stores, salons, studios and dry cleaners. Land with this designation is assumed to develop with a minimum of 50 percent residential use with a density ranging from 10-15 dwelling units per acre.”

In this case, the applicant is proposing a development with 300 dwelling units on 17.33 net acres. This calculates to 17.31 dwelling units per net acre thus exceeding the density limits set for this area in the 2040 Comprehensive Plan (without any credit for density bonuses that the City may grant through the PUD process). At 15 dwelling units per net acre, this site could accommodate 260 units. (Please see the Density Analysis below for more information about this.)
With the pending land use designation (MU-C) for this site, the City will not be able to give final approval the proposal until after the Metropolitan Council and the City Council have finalized the 2040 Comprehensive Plan. The City could require the applicant to wait to submit the final plat and final PUD plans for this project after the City has given the 2040 Comprehensive Plan final approval. This timing will ensure that what is proposed for this site is consistent with the 2040 Comprehensive Plan and that the City will get credit for the residential density that the project would bring to this part of Lake Elmo.

Another option would be for the City to require the applicant to wait to submit applications for final PUD and final plat approval until the City has notification from the Metropolitan Council that the proposed Comprehensive Plan is complete for their review. City staff has been working closely with the Metropolitan Council staff since February to submit and resubmit all required data and information to them to ensure the proposed Comprehensive Plan update is complete. Once the City knows the proposed Comprehensive Plan update is complete, we are quite confident that that Metropolitan Council will approve the proposed plan in a timely manner.

No matter when the applicant submits applications for final plat and final PUD approval, the City will need to make any and all final project approvals contingent upon final approvals of the 2040 Comprehensive Plan by the Metropolitan Council and by the City Council.

**Zoning Map Amendment.** In order for this development to proceed, the City will need to approve a zoning map amendment (rezoning) for the property from RT (rural development transitional) to HDR (urban high density residential). According the Lake Elmo Zoning Code, the HDR district is to provide for moderate to high density attached and multi-family housing, designed to present an attractive appearance to neighboring street and adjacent uses, to include sufficient private and semi-private outdoor space and to be well-integrated into their surroundings. Development in this district may occur at densities in excess of seven dwelling units per acre, provided the overall densities are consistent with the net densities specified in the Comprehensive Plan.

**Preliminary Plat/PUD Plans**

**Preliminary Plat.** The proposed preliminary plat shows one parcel for the project site. It does not show the required 100-foot-wide street right-of-way for the north/south street (Julia Avenue) and any additional right-of-way along Hudson Boulevard that might be needed to accommodate the required turn lanes and public trail. The City should require the developer to include all necessary street right-of-way on the final plat as a condition of approval.

**Density Analysis.** The proposed development includes 300 dwelling units. The applicant’s data shows the site with a total of 20.36 acres (including right-of-way for Hudson Boulevard (2.23 acres)) and right-of-way for the north/south road (1.12 acres) with no proposed parkland or arterial right-of-way and a 0.24 acre wetland. The calculation by the developer of net density for the site is as follows: 20.36 acre site – 0.24 acre wetland = 20.12 net acres. 300 units divided by 20.12 acres = 14.91 units per acre. The net project density as calculated by the developer is 14.91 units per acre.

However, the City calculates the site density in this case as follows: Site – 17.01 acres plus 0.56 acres (1/2 right-of-way for north/south road) – 0.24 acres (wetland) = 17.33 net acres. 300 divided by 17.33 acres = 17.31 units per net acre. As noted above, this density would exceed the City’s density requirements for residential development in the mixed use commercial land use designation of 15 unit units per acre (without any credit for density bonuses the City may grant through the PUD process).

**Proposed Unit Breakdown.** The proposed number of dwelling units totals 300. The following provides a breakdown of the proposed unit types and the number of units of each:
<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>120</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>120</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>30</td>
</tr>
</tbody>
</table>

PUD – Overlay and Minimum Requirements.

Consistency with Planned Unit Development Regulations. Staff has reviewed the proposed plan for its consistency with requirements of Article XVII: Planned Unit Development (PUD) Regulations and has found the following:

- **Intent.** The intent of a PUD is to provide for flexibility in the use of land and the placement and size of buildings in order to better utilize site features and obtain a higher quality of development. A PUD is required for the proposed development, as more than one principal building is proposed to be placed on a platted lot, there is a proposed reduce building setback from the west property line and the proposed detached garage buildings are larger than the maximum-allowed 1,000 square feet in size.

- **Identified Objectives.** When reviewing requests for PUDs, the City is to consider whether one or more objectives as outlined in Section 154.751: Identified Objectives of the Zoning Code will be served or is achieved. Staff has found that the proposed development would meet the following objectives:

  A. *Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.*
      - The proposed development is not a typical, multi-story apartment building and instead proposes a townhouse design two stories in height with private, ground-level entrances to each unit.

  C. *Provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.*
      - The proposed development is proposing a number of recreational amenities to residents within the PUD including pet playgrounds, clubhouse, and pool.

  D. *Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.*
      - The proposed development will provide additional housing opportunities within the City, as there are currently very few multi-family buildings within the City.

  G. *Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.*
      - The townhouse design will be compatible in design those of the nearby Savona townhomes and with the future Pulte townhomes to the north of the site.
H. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

- The City does not currently have standards for single family housing. As such, the City cannot impose guidelines and standards set forth with the Lake Elmo Design Guidelines & Standards Manual on single family homes. However, the City may impose such guidelines on high density residential development such as this proposal.

- **Minimum Requirements.** PUDs must meet the following minimum requirements:

  A. **Lot Area.** A PUD must include a minimum of 5 acres for undeveloped land or 2 acres for developed land within the approved development.

  - The proposed development exceeds this requirement with a proposed 20.36 acre development.

  B. **Open Space:** For all PUDs, at least 20% of the project area not within street rights-of-way to be preserved as protected open space. Other public or site amenities may be approved as an alternative to this requirement. Any required open space must be available to the residents, tenants, or customers of the PUD for recreational purposes or similar benefit. Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement. Open space shall be designed to meet the needs of residents of the PUD and the surrounding neighborhoods, to the extent practicable, for parks, playgrounds, playing fields and other recreational facilities.

  - The applicant indicated in their project narrative that there will be 5.77 acres of open space with this development. This is 28 percent of the gross project site area including the pet area, green spaces and landscaped areas.

  C. **Street Layout...** In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.

  - The new north/south road connecting 5th Street to Hudson Blvd meets this requirement. It is a recommended condition of approval that the developer address all the comments outlined in the Engineering memo dated May 8, 2019 before submitting plans for a final plat and final PUD approval for this site.

**Proposed Amenities.** The City’s PUD ordinance provides that developers may provide amenities with their projects for increased density of up to 20 percent. In this case, because the applicant is proposing a housing density of 17.31 units per net acre, the developer will need to provide amenities with the project to justify the increased housing density above the expected allowed density range 10-15 units per acre of the future MU-C land use designation. In addition, a PUD should offer the City (and future residents) amenities in exchange for the flexibility of allowing a reduced setback to the westerly property line, more than one building on a parcel as well as allowing detached garages larger than 1,000 square feet.

In this case, the developer is proposing the following site amenities that may qualify for amenity points:

- **Underground or structure parking.** The narrative of the application indicates that many units provide attached, direct-access garages. It has not been indicated that this will reduce the surface parking area outside the footprint of the principal structure by 25%, however, as required by the PUD Code. (5-10 points possible)
• **Contained Parking.** By proposing 162 garage spaces for its residents, the proposed development limits the amount of visible surface parking. (5 points possible)

• **Pedestrian Improvements.** By proposing a site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and /or around the site. The improvements shall use a combination of trails, landscaping, decorative materials, access control and lighting to create safe, clear and aesthetically pleasing pedestrian facilities through and/or around the site that comply with ADA accessibility requirements. In this case, the developer is proposing a series of trails and sidewalks in and around their site that will provide many places for pedestrians to move about without having to walk on the streets or on the driveways. (5 points possible)

• **Plaza.** The applicant is proposing a pool, an approximately 4,300 square foot club house (including a large gathering room, fitness center, a kitchen area, coffee bar and office space) and the pet play area (dog park) within the development. The clubhouse/pool area could serve as a plaza within this development as the PUD ordinance indicates that plazas are landscaped or paved open areas of a minimum of 1,000 square feet and wholly or partially enclosed by a building or buildings. The PUD ordinance requires that plazas within commercial or mixed-use development shall be open to the public during daylight hours. The PUD ordinance does not require that plazas within residential PUDs be open to the public. It also should also be noted that the proposed development is providing a dog park that Staff believes in and of itself warrants an additional amenity point. (5 total points possible)

• **Providing theming.** Significant use of various elements of theming consistent with the 2013 Lake Elmo Branding and Theming Project, including but not limited to signage, fencing, landscaping lighting and site furnishings. The City will award amenity points based upon the quality and magnitude of the Theming elements integrated into the project.

In this case, the City could award the developer amenity points for the use vehicular and pedestrian lighting in and around their site, increasing their landscaping and tree planting well above the minimums set by the Code, (especially along Hudson Boulevard), adding several benches within their site and using a white, ornamental-style fence (instead of chain link) around their site.

It is a recommended condition of approval that the applicant provide the City specific examples of proposed development fencing, landscaping, lighting and site furnishings, including the clubhouse that will meet the standards outlined in the Lake Elmo Branding and Theming Study. (1-3 points possible)

• **Additional Amenities?** Additionally, the City also may consider the allotment of amenity “points” for site amenities that are not otherwise specified within the ordinance.

For this site, with a maximum of 15 dwelling units per acre, a 20 percent increase in density would bring the maximum density to 18 dwelling units per acre. At 17.33 net acres, the site could have up to 312 dwelling units if the City approved the maximum amount amenity points to increase the project density.

**In summary**, the Planning Commission should consider and make a recommendation to the City Council as to what design elements in the development should receive amenity points (and how many points) so Staff can memorialize these amenities within the findings of fact in the Resolution.

**Consistency with Proposed Urban High Density Zoning District.** As noted earlier, the proposed development will require City approval of a Zoning Map Amendment to rezone the property to Urban High Density Residential (from the current RT (rural development transition)) zoning designation. As
such, staff reviewed the proposed PUD Plans against the standards including setbacks, impervious coverage, etc. of the Urban High Density Residential zoning district, as shown below.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface Maximum</td>
<td>75 percent</td>
<td>66 percent</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>1,800 square feet per unit</td>
<td>2,469 square feet per unit (average)</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>60 feet</td>
<td>1,085 feet on Hudson Blvd.</td>
</tr>
<tr>
<td>Front Yard Setback (Hudson Blvd)</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Interior Side Yard</td>
<td>10 feet</td>
<td>55 feet</td>
</tr>
<tr>
<td>Corner Side Yard</td>
<td>15 feet</td>
<td>10 feet (to north/south road)</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Accessory Building Setbacks</td>
<td>10 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>50 feet</td>
<td>35 feet (to roof peak)</td>
</tr>
<tr>
<td>Detached Structures</td>
<td>1,000 square feet maximum</td>
<td>3,000 square feet</td>
</tr>
</tbody>
</table>

Parking

Not to be located in the front yard or between the front façade and street.
Parking is located in front of the proposed club house, though this parking lot design is consistent the design of parking lots for commercial/office buildings and would not be parking for the residential buildings on the site.

Open space

200 square feet of common open space provided per unit. In this case, at least 60,000 square feet.
251,449 square feet = 5.77 acres (830 square feet per unit)

Site Plan Review

**Streets and Access.** The proposed site plan shows a primary access driveway into the site from Hudson Boulevard. After their initial submittal, the applicant submitted a revised site plan showing the secondary site access (at least for emergency vehicles) moved from Hudson Boulevard to the planned north/south street (Julia Avenue) on the west side of the site. They made this change to the access based on early staff comments about the proposal. The new north/south street is a planned public street connection between 5th Street North and Hudson Boulevard North. The developer should either construct the portion of the north/south street adjacent to the development with a temporary turnaround on the north end or work with the proposed development to the north to construct the entire planned north/south street to make a continuous street connection from 5th Street North to Hudson Boulevard North.

**Issues with the proposed setbacks.** The applicant is asking the City to approve a 10-foot side yard setback (instead of the required 15-foot setback) from the west property line for the buildings along the north/south road. As a condition of approval, the City is requiring the developer to dedicate a 100-foot-wide right-of-way for this road, consistent with the requirements the City made for the Bentley Village development to the north. The applicant notes that because of this right-of-way requirement, they need the reduce setback to make their proposed site plan work.

**Impervious Surfaces.** As noted by the applicant in the project narrative and in the table above, the proposed plan is 66 percent impervious, well below the maximum impervious surface standard in the HDR zoning district of 75 percent.
Streets, Sidewalks and Trails. The City will be requiring the applicant to reconstruct Hudson Boulevard along the frontage of their site to an “Urban Section” (with curb and gutter, turn lanes and a bituminous trail along the north side of the road). The City also will be requiring the applicant to design and construct the north/south road (Julia Avenue) adjacent to their western property line from Hudson Boulevard north to Bentley Village. This road section will be in a 100-foot-wide right-of-way to accommodate drive lanes, a center turn lane, turn lanes, a bituminous trail on one side of the road and a concrete sidewalk on the other side. This right-of-way width and design is consistent with the City requirements for the new north/south road in the Bentley Village development to the north of the site. (Please see the attached design cross section for Road G (now known as Julia Avenue)).

The Comprehensive Plan’s Trail Plan shows a planned trail down the proposed north/south street along the west side of the development. The proposed site plan does not show the future road or a trail or a sidewalk along the future road. The City should require the developer to show the north/south road on all project plans and to install the planned trail(s) along Hudson Boulevard and along the north/south street and crosswalks with pedestrian ramps where needed as part of this development.

Within the development site itself, the developer will be constructing 4 and 5-foot-wide concrete sidewalks along the private driveways and between the buildings to provide pedestrian access throughout the site.

Easements. The City will require the applicant to dedicate 10-foot-wide drainage and utility easements along all property lines and drainage and utility easements for watermains and fire hydrants as they will become public infrastructure. The City also may require other easements as the applicant refines their project plans – especially around the wetland and the wetland buffer and in regards to the stormwater management system.

Architecture/Proposed Design. The proposed design of the development is a townhouse design with the residential buildings being two stories in height with private, ground-level entrances to each unit. The building elevations provide architectural interest with use of exterior accents, a large percentage of windows, and high quality materials including fiber cement board siding and stone masonry. The
buildings create additional high architectural value with use of varied roof lines, and vertical and horizontal articulation. These features will give the buildings a more attractive appearance than buildings with flat facades and consistent or straight facades and roof lines. The proposed color pallets for the buildings include slate, gray, beige and browns. I have included several images of the proposed building elevations for your review.

The typical interiors of the units include dark wood colored cabinets, stainless steel appliances, granite countertops in all kitchens and wood laminate flooring. Select units will be upgraded to include enhanced finishes, painted access walls, granite countertops throughout, among other features.

Adherence to Lake Elmo Design Guidelines and Standards.

The proposed development adheres to the Lake Elmo Design Guidelines and Standards in that:

- The proposed structures are located and oriented in a manner that allows for pedestrian accessibility and provides visual interest from the public right-of-way.
- The buildings are located as close to the public street as possible, easily accessible from the street; setbacks are varied slightly; recreational and common spaces are located at the interior or rear of the site.
- The parking areas do not account for more than 50% of street frontage.
- The trash enclosure is located away from most of the residential buildings.
- Examples of past developments adhere to building design requirements. It is a recommended condition of final PUD approval that the applicant include a detailed architectural plan proposal (with a listing of colors, materials, etc) for the all the buildings in the development for City approval.

All of the building exterior designs and materials will need to conform to the design standards in the Lake Elmo Design Guidelines and Standards Manual including those regarding building facades, rooflines, colors entries, lighting and exterior building materials. At first review, it appears that all the building styles and materials will meet or exceed the City’s design standards for multiple-family structures. City staff will need to verify the proposed exterior designs and materials will meet the City’s design standards before issuing building permits for the clubhouse or for the residential buildings.

Garages. The proposed plans include 120 attached garages and 7 detached garage buildings with 6 garage stalls in each building. There also is a proposed maintenance garage building for the residents to perform minor service to their vehicles and to wash their vehicles.

Wetland and Buffers. The site has a 0.4 acre wetland on the south side of the property along Hudson Boulevard. The applicant had proposed with the Concept Plan for the site to fill the entire wetland. The latest project plans show the applicant preserving much of the wetland and providing a 25-foot-wide buffer around the wetland on their site. The only filling of the wetland is the part along Hudson Boulevard to accommodate the City- required turn lane and trail on the north side of the road. The City requires the applicant to put easements on the final plat to accommodate the wetland and the wetland buffer.

Tree Removal, Preservation and Replacement. There is an area of about 300,000 square feet (6.9 acres) of tree cover on the site. The applicant provided a tree inventory that documented the significant or specimen trees on the property. They include several large spruce trees in the southeast corner of the site, along with elms, oaks, maples and aspen trees on the property. The proposed project would remove all the existing trees on the site. Their proposed tree replacement plan meets all City requirements.
Landscaping. The applicant has provided the City with a landscaping plan for the site. The City’s Landscape Architect has reviewed these plans and has found that they do not meet all City requirements. I have attached his review comments for your review. He noted that the applicant is not proposing to plant enough trees (184 versus 233) and the proposed composition or types of trees do not meet the City requirements. He also noted that the applicant is proposing to plant trees near proposed utility lines where the City wants to have new trees placed at least 10 feet from the nearest utility. In addition, he noted that the proposed screening along the north side of the site (with a proposed single, row of evergreen trees), is inadequate to meet the City’s screening requirements. The City will require the applicant to revise the landscaping and screening plans to meet or exceed the City’s Landscape Requirements for the replanting of trees and for screening.

Landscape Walls. The applicant is proposing several landscape (retaining) walls around much of the perimeter of the site. The proposed grading plans show these walls ranging in height from 3 feet to 12 feet. Any such wall that is taller than 4 feet requires a separate building permit from the City and must be designed by a licensed Minnesota engineer or architect.

Parkland Dedication. The Parks Commission reviewed the proposed development at its February 20, 2019 meeting. At that meeting they recommended that the developer pay the City cash in lieu of land dedication to meet the City’s park dedication requirements. The Parks Commission may need to reaffirm this recommendation at their May 20 meeting. The proposed development does not propose a public park but does provide recreation for its residents through the club house, pool and open space. This area is already served by Savona Park.

The proposed development site (include road right-of-ways) consists of 17.57 acres, and the required parkland dedication for the Urban High Density Residential zoning district is 10%. The required amount of fees would be 10% of the purchase price of the property, which has yet to be determined.

Subdivision Signs. Section 154.212(G) (1) (c) of the Zoning Code allows each residential subdivision to have one subdivision identification sign per entrance. The maximum size for subdivision identification
The developer submitted a drawing for an entrance monument sign with the PUD plans that has 52.1 square feet of sign face. They will need to reduce the size of this sign to a maximum of 32 square feet of sign face to meet the City Code standards. Any signs would require a permit from the City.

**Parking.** The City’s Zoning Code requires one parking space per studio and 1 bedroom unit, two parking spaces per 2 and 3 bedroom units and at least one visitor space per four units. With the proposed mix of 300 units, the City Zoning Code requires the developer to provide at least 525 parking spaces on site. In this case, the developer is proposing a total of 562 parking spaces – including attached garage and detached garage spaces (163 total) and 399 surface parking spaces. The proposed plans include 17 parking spaces to the west of the main entrance drive aisle for the clubhouse. This computes to a unit parking ratio of 1.87 spaces per unit – above the 1.75 parking spaces per unit required by the City Code.

The proposed width and length of parking stalls is compliant with code, and the proposed width (estimated to be 24’) is adequate for a 2-way drive aisle width according to the Zoning Code. Of these parking spaces, a total of 22 spaces are proposed to be Americans with Disabilities Act (ADA)-accessible. The ADA requires 2% of parking spaces totaling over 501 to be ADA-accessible, and so the proposed number of ADA parking spaces is compliant, provided they are built with adequate width and access aisle spacing.

**Engineering Comments.** The City Engineer has provided a detailed review memo (dated May 8, 2019) regarding the proposed General Preliminary Plat/Plans. I have attached this memo for reference. Staff would like to highlight the following comments in summary:

- **Streets and Transportation**
  - *Hudson Boulevard Right-of-Way.* Additional right-of-way on Hudson Blvd must be dedicated to the City as needed to accommodate the Hudson Boulevard improvements, including turn lanes and a 10-foot-wide utility easement.
  - *Hudson Boulevard Improvements.* Hudson Boulevard must be improved along the frontage of the proposed development in accordance with the Hudson Boulevard design Standards, with an Urban Section along the north boulevard and a bituminous trail. The developer will be required to construct right turn lanes at both the entrance to the proposed development and at the intersection with the new north-south collector street, and a left turn lane at the development entrance.
  - *New North-South Collector Street Improvements.* The developer must construct new north-south collector street along the west side of the development, from Hudson Boulevard to the northerly plat line of the Springs of Lake Elmo. The new street shall be designed and constructed as an urban collector street consistent with City design standards and within a 100-foot-wide right-of-way, including a bituminous trail along one side and a concrete sidewalk along the other side.
  - *New North-South Collector Street right-of-Way Dedication.* The property owner or developer must dedicate a 100-foot-wide right-of-way/roadway easement to the city for the new north-south collector street. The proposed perimeter fencing must be located outside of the 10-foot-wide drainage and utility easement.
  - *Site Access.* The proposed site plan proposes a single primary access to the site on Hudson Boulevard approximately 660 feet east of the proposed new north-south collector street. This proposed access spacing from the new collector street meets the City minimum spacing of 660 feet.
  - *Secondary/Emergency Access.* The latest site plan shows a secondary access to the new north-south collector street (to the west) and is called out a proposed emergency access point.
Perimeter Decorative Fence. As shown, this fence encroaches the 10 foot utility easement, and so the fence location must be revised to preserve the City standard 10-foot-wide drainage and utility easement.

Private Streets. Private streets are proposed within the development that would remain privately owned and maintained. The interior street and driveway design may require revisions to ensure the adequacy of fire lanes and safety access.

- **Municipal Sanitary Sewer**
  - The plans include a sanitary sewer utility plan that proposes 300 REC units plus additional facilities such as a fitness center, swimming pool and a car care center.
  - Sanitary sewer is available to the site. The applicant or developer will be responsible for connecting to the city’s 10-inch sanitary sewer system and extend sanitary sewer in to the property at the applicant’s sole cost.

- **Municipal Water Supply**
  - The existing water system has sufficient capacity for domestic service for the proposed 300 REC units and additional facilities.
  - The applicant will be responsible to place fire hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.
  - Any watermain lines and fire hydrants placed within the development will require 30-foot-wide utility easements centered over the pipe. These easements must be dedicated to the city and provided in the city’s standard form of easement agreement.

- **Stormwater Management**
  - The storm water management plan is not complete. The proposed development is subject the construction of a storm water management plan and system that meets State, Valley Branch Watershed District (VBWD) and City rules. All stormwater facilities need to be designed and installed in accordance with City and Valley Branch Watershed District (VBWD) requirements. The storm water management plan must be revised to incorporate storm water management for the Hudson Boulevard and Julia Avenue Street improvements.
  - All stormwater facilities constructed for this development and are internal to the site are to remain privately owned and maintained. The City will require the applicant or developer to execute and record of a Stormwater Maintenance and Easement Agreement with the City in its standard form.
  - Even as privately owned and maintained facilities, the City requires the developer to provide maintenance access roads or drives that meet City engineering design standards for all storm water facilities.

**Valley Branch Watershed District Review.** The City has not yet seen any comments from the Watershed District about this proposal.

**North/South Road (Julia Avenue) Design.** The City Engineer noted the City standards for this road in his comments. I have attached the typical cross-section for this road for your review.

**Development Phasing/Grading Phasing.** The project narrative notes that the developer intends to grade the entire site and install the public improvements in a single phase with each building gaining occupancy in sequential order starting with the Clubhouse. Their hope is start site work this fall (pending City approvals) with final completion of the entire development by the fall of 2021.

**Stormwater Management and Storm Sewer System Improvements.** The proposed development site is in the Valley Branch Watershed District (VBWD). The design of the storm water management systems must be compliant with the requirements of the State, VBWD, the City of Lake Elmo Storm
Water Management Ordinance, and the City of Lake Elmo design standards manual. The applicant is advised to fully read and comprehend the City’s storm water and erosion control ordinance since these standards are different, and in some cases more stringent, than the watershed district.

In his project review, the City Engineer noted the following:

The storm water facilities will be privately owned and maintained so no outlots will be required for the underground storm water facilities. The storm water management plan must incorporate storm water management for the Hudson Boulevard and Julia Avenue Street improvements.

The City will require drainage and utility easements over all 100-year high water level areas and to protect all overland emergency overflow paths.

The City Engineer’s review memo further addresses the stormwater management considerations and requirements for this development.

**Utilities – Municipal Water Supply and Municipal Sanitary Sewer.** The City Engineer’s review memo provides a review of the municipal sewer and water considerations for this development. Public water and sanitary sewer service are available in this area of Lake Elmo and the developer will be extending them into and through the site. He noted the following:

The applicant will be responsible for extending municipal water into the development at its sole cost and will be required to construct a looped watermain network with multiple connection points. This includes a connection to the future watermain in the Bentley Village development to the north.

The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.

All utility plans will be subject to the final approval of the City Engineer.

Staff has reviewed the plans based on the assumption that the sanitary sewer extended internal to the site will be privately owned and maintained by the applicant.

**Fire Chief Comments.** The Fire Chief reviewed and commented on the preliminary project plans. He notes that the fire hydrant will have to be spaced and placed in the development according to code and that access to the buildings must be maintained in all weather conditions. I have attached his comments for your reference.

**RECOMMENDED FINDINGS:**

**Recommended Finding for Rezoning:**

That the proposed rezoning will be consistent with the proposed land use classification for the site as designated in the 2040 Comprehensive Plan.

**Recommended Findings for Preliminary Plat/Preliminary PUD.** Staff recommends approval of the Preliminary Plat and Preliminary PUD Plan for the Springs Apartments based on the following findings:

1. That if the 2040 Lake Elmo Comprehensive Plan Update and updated Land Use Map are approved in 2019, that the new land use designation for the site of the proposed planned development will be MU-C (mixed use commercial); and that the preliminary PUD Plan would be consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.

2. That the preliminary PUD Plan complies with the general intent of the Urban High Density Residential zoning district with PUD modifications.
3. That the preliminary PUD Plan generally complies with the City’s Subdivision regulations.

4. That the preliminary PUD Plan must be revised to be consistent with the City’s engineering standards as noted in the City Engineer’s memorandum dated May 8, 2019.

5. That the preliminary PUD Plan meets the minimum requirements for a PUD including minimum lot area, open space and street layout.

6. That the preliminary PUD Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: innovation in land development techniques that may be more suitable for a given parcel than conventional approaches; provision of a more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques; accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing; coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses; and higher standards of site and building design than would otherwise be provided under conventional land development technique.

7. That the preliminary PUD Plan includes several amenities that may be worthy of amenity points to increase the overall housing density in the development. These amenities include: Underground or structure parking, contained parking, pedestrian improvements, a plaza (gathering area) and the use of design elements consistent with the 2013 Lake Elmo Branding and Theming project.

**FISCAL IMPACT:**

There would be no fiscal impact to the City at this time, as the developer will be required to pay for any amendments needed to accommodate the increase in REC units. The Concept Plan approval did not afford the applicant development rights. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like that the developer and/or contractors will pay.

**RECOMMENDATIONS:**

**Recommended Conditions of Approval.** Staff recommends the Planning Commission recommend to the City Council approval of the requested Preliminary Plat and preliminary PUD plans for the Springs Apartments on Hudson Boulevard subject to the following conditions:

1. That the Metropolitan Council give final approval of a City’s 2040 Comprehensive Plan Update and adoption of the final version of the 2040 Comprehensive Plan by the Lake Elmo City Council. The City’s final plat approval will be good for 120 days after the Met Council’s approval of the City’s 2040 Comprehensive Plan update or for 120 days after the City Council’s approval of the final plat, whichever comes first.

2. That the City approves a Zoning Map Amendment to rezone the site from RT (Rural Development Transitional) to HDR (Urban High Density Residential).

3. That the applicant prepare the final plat and final PUD plans showing all of the site perimeter property lines - including any revisions necessary for including the right-of-way for the north-south street and all additional right-of-way needed for Hudson Boulevard as the proposal only includes a portion of the parcel with the PID# 34.029.21.43.0003.

4. That the final plat and final PUD Plans submittal identify all requests for flexibility from the Zoning Code.
5. That the applicant address all comments and conditions of approval in the City Engineer’s Memorandum dated May 8, 2019 with revised project plans for the future final plat and final PUD Plans submittal.

6. That the final Plat and final PUD Plans submittal include a revised tree preservation/replanting and revised landscape plans to address all the comments and changes noted in the memo from the City’s Landscape Architect dated May 7, 2019. These final plans must be reviewed and approved by the City’s Landscape Architect before the applicant submits applications for final plat and final PUD approval.

7. That the final Plat and final PUD Plans submittal include accurate open space and impervious surface calculations.

8. That the final plat show a drainage and utility easement over the wetland and the wetland buffers, including the 100-year high water level.

9. That a bituminous trail be installed along Hudson Boulevard and along the future north/south road as part of this development.

10. That the applicant provide the City fees in lieu of park land dedication as required by Section 153.14 with future final plat.

11. That the applicant provide the City for staff approval specific examples of proposed development fencing, landscaping, lighting and site furnishings, including the clubhouse that will meet the standards outlined in the Lake Elmo Branding and Theming Study.

12. That the final plat and final PUD Plans submittal include detailed architectural plans for the exterior of the buildings for staff review and approval.

13. That the applicant receive a permit from the Valley Branch Watershed District for the construction of the proposed development.

14. All storm water facilities internal to the site shall be privately owned and maintained. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat for all 100-year high water level areas and to protect all overland emergency flow paths.

15. That all comments of the Fire Chief be addressed with any future final plat plans and final PUD plan submittal.

16. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.

17. That the PUD overlay zoning allow for the following:

   a. Setbacks:

      **Springs Apartments at Lake Elmo Minimum Building Setbacks**

      |                         |       |
      |-------------------------|-------|
      | Front (Hudson Blvd.)    | 20 ft.|
      | Interior Side           | 10 ft.|
      | Corner Side (Julia Ave.)| 10 ft.|
      | Rear (north property line) | 20 ft.|

   b. Attached Garages: That the attached garages shall not exceed 1,000 sq. ft. in area at the ground floor level except by conditional use permit.
c. Detached Garages: That the detached garages shall not exceed 3,000 sq. ft. in area at the ground floor level.

18. The Final Plat shall include all necessary public right-of-way and easements for Hudson Boulevard and for the new north/south road (Julia Avenue North).

19. The Final Plat submittal must include a complete storm water management plan and construction plans that provide all design details for the proposed underground storage systems including details regarding building roof drainage connections. These plans also must incorporate storm water management for the Hudson Boulevard and Julia Avenue Street improvements including the future east bound left turn lane along Hudson Boulevard at Julia Avenue and must meet all VBWD requirements.

20. Before the city issues any building permits, the developer shall delineate and identify all wetland buffers via staking, fencing and/or signage that is acceptable to the City.

21. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts before the commencement of any grading or development activity on the site.

22. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.

23. That the Final Plat include Valley Branch Watershed District preliminary review comments and that the applicant provide the City evidence that all conditions attached to a Valley Branch Watershed District permit will be met before the starting any grading activity on the site.

24. The applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat application.

25. That the applicant or developer address all the comments of the Fire Chief and the Building Official with final PUD, site and building plans including the placement of buildings and fire hydrants, street and driveway design, parking and emergency vehicle access within the site.

26. That the applicant revise the project plans to show watermain easements and effective maintenance areas with a minimum width of 30 feet with a minimum of 15 feet of clearance from the pipe centerline and easement agreements are included with the final plat application and plans.

27. That there shall be no encroachments into drainage and utility easements and corridors other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement. Prohibited encroachments include, but are not limited to trees, landscaping, fences, retaining walls, buildings and storm water retention.

28. That the developer prepare exhibits for City staff approval that clearly identifies the property lines, easements, proposed locations of retaining walls, fences and accessory buildings and the required and proposed setbacks for each building site within the development.

29. The Applicant(s) or developer shall submit a photometric plan for the development for staff review and approval. All lighting must meet the requirements of Sections 150.035-150.038 of the City Code.

30. Before to the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City. The proposed monument entrance sign submitted with the preliminary PUD plans is not approved as it exceeds the City size limit of 32 square feet.

31. That the applicant provide the City a detailed construction and staging plan with the construction plans and final plat for the development. These plans are to clearly indicate the phasing of the site grading, the phasing of the construction of each public infrastructure component (including required streets, turn lanes, trails and sidewalks) and shall address access to that phase of the development for construction purposes and for residents. The City may require temporary cul-de-sacs at the end of streets or driveways.
32. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer’s Agreement with the City. The Developer’s Agreement must be approved by the City Attorney and by the City Council. Such Developer’s Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore.

33. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.

34. That the applicant shall submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. The revised applicant/developer project plans shall meet all of the above conditions before the City will accept a final plat application for any phase of the development and before the start of any clearing or grading activity on the site.

35. That the City’s preliminary plat approval is good for one year from the date of City Council action, unless the applicant requests and the City Council approves a time extension.

Motions:

Staff recommends that the Planning Commission recommend to the City Council approval of the Preliminary Plat and Preliminary PUD Plans for the Springs Apartments to be located on Hudson Boulevard with the following motion (the City Council cannot give this development final approval until the Metropolitan Council approves the Lake Elmo 2040 Comprehensive Plan update):

“Motion to recommend approval of the preliminary plat and preliminary PUD Plans as requested by Continental 483 Fund LLC for PID# 34.029.21.43.0003 for the project to be known as the Springs Apartments located on the north side of Hudson Boulevard, subject to recommended conditions of approval.”

Staff recommends the Planning Commission recommend approval of the zoning map amendment (rezoning) of the site of the proposed Springs Apartments from RT (rural development transitional) to HDR (urban high-density residential) after final approval of the 2040 Comprehensive Plan with the following motion:

“Move to recommend approval of the rezoning of site of the Springs Apartments on Hudson Boulevard from RT (rural development transitional) to HDR (urban high density residential) after final approval of the 2040 Comprehensive Plan based on the findings listed in the Staff report.”

ATTACHMENTS:

1. Project Narrative dated May 1, 2019
2. 2 City Maps
3. Aerial Photo 2
4. Overall Plan and Revised Site Plan
5. Density Exhibit
6. Project Plans (#21654)
7. N/S Road Typical Section
8. Building Elevations
9. Fire Chief comments
10. City Engineer’s comments dated May 8, 2019
11. Landscape Architect comments dated May 7, 2019
12. Neighbor comments dated May 4, 2019
LAND USE REQUEST

Continental 483 Fund LLC ("Continental") formally requests consideration of a Zoning District Amendment as well as a Preliminary Plat/PUD application for its proposed Springs at Lake Elmo (the “Springs”) from the City of Lake Elmo. The proposed site for the Springs apartment community is generally located west of Keats Avenue on the north side of Hudson Boulevard, as shown on the enclosed site plan. Continental proposes an up-scale, market-rate apartment community on the 20.36-acre site (17.01 acres excluding right of way), see enclosed Density Exhibit.

The Springs includes 300 homes within 15 residential buildings. The buildings will offer a townhouse design featuring two stories with private, ground-level entrances to each unit. Residents will have a choice between attached, direct-access garages, detached garages and ample surface parking to best fit their needs. There will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, as broken down in the chart to the right.

The proposed land use is consistent with the 2040 Comprehensive Plan Future Land Use designation of Mixed Use-Commercial (MU-C). The subject site requires a rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HDR-PUD). The Future Land Use designation of MU-C allows for residential densities up to 15 units per acre; with greater densities allowed through the PUD process. Continental’s request proposes a density of 14.73 du/acre gross and 14.91 du/acre net (excluding preserved wetland area).

The existing RT district zoning is an interim holding zone. Rezoning to HDR is required for the proposed density and a PUD is necessary to have more than one principal building per parcel of land. Continental’s proposal meets or exceeds the criteria of the base HDR zoning district, with the exception of the interior corner building setback and the size of the detached garages (see Dimensional Standards on page 4). Additionally, the Springs will be a high-quality apartment community that is compatible in architecture and scale to existing land uses. Continental would like the opportunity to provide a unique, upscale rental housing option in this very fitting location to support Lake Elmo's growth.
Continental has reached a private agreement with the current land owner to design and construct June Avenue North. The new connector road will be complete prior to completion of the Springs community. The City of Lake Elmo has determined the necessary width of the June Avenue right of way is to be 100’ instead of the originally planned 80’. Continental agrees to dedicate a 10’ strip along June Ave. to achieve the 100’ right of way width however, a reduced setback on that frontage is needed in order to accommodate the City’s requirement for the additional right of way area.

Continental has received approval for a partial fill of the existing wetland from the Valley Branch Watershed District. The project has gone through a number of site plan revisions in order to minimize the impact to the wetland. However, a portion of the wetland will need to be impacted in order to provide the multiuse bituminous trail required by the City. The existing wetland is approximately 0.4 acres and the remaining area after the impact is 0.24 acres. A 25’ minimum wetland buffer will be maintained around the remaining portion of the wetland, apart from the required trail on the south side along Hudson Blvd.

The proposed Springs community is anticipated to break ground in late summer of 2019, pending municipal approvals. Construction is to be completed in a single phase with each building gaining occupancy in sequential order starting with the Clubhouse. All public improvements will occur with initial sitework early in the project. Occupancy of the Clubhouse is expected in Spring of 2020, with the residential buildings coming online every 2-3 weeks thereafter and final completion of the community to be achieved by late summer of 2021.

Along with the submitted site plan, elevations, sign package and associated documents, the following is a list of the project standards to be considered as a part of the PUD:

- Architectural Standards:
  - Maximum 2 stories or 35’ to top of roof peak
  - Minimum 25’ principal building separation
- Exterior Materials:
  - Mix of stone masonry and fiber cement siding on all four facades of the primary buildings.
  - The percentage of each material will be provided as shown in the enclosed elevations.
Resident amenities to include:
- Minimum 4,000 sf clubhouse
- Pool with outdoor seating
- Grill area
- Fitness center
- Pet playground
- Car care center with Pet Spa

- Signage:
  - 3 illuminated clubhouse tower building signs
    - Maximum of 20 SF each
  - 1 illuminated double faced monument sign with electronic reader board
    - Sign to be setback from property line a minimum of 5’
    - Gross sign area may be 60 SF per side maximum (sign area plus electronic reader board)
    - Maximum 12’ tall from adjacent grade

- Accessory Structures:
  - The design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to and compatible with the main building.
  - The structure shall meet the required yard setbacks for a principal structures.
  - Detached garages shall not exceed 3,000 square feet at ground floor level and shall not exceed a height of 22 feet.

- Overall Parking Standards:
  - Parking will meet the City Ordinance.
**Dimensional Standards:**

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<tr>
<th><strong>ZONING CODE COMPARISON</strong></th>
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<tr>
<td><strong>URBAN HDR ZONING DISTRICT</strong></td>
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<td><strong>MINIMUM LOT AREA</strong></td>
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<td><strong>OPEN SPACE REQUIREMENT</strong></td>
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<td><strong>BUILDING SETBACK- FRONT (Hudson Blvd)</strong></td>
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<td><strong>BUILDING SETBACK- REAR</strong></td>
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<td><strong>BUILDING SETBACK- CORNER SIDE (June Ave N)</strong></td>
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<td><strong>BUILDING SETBACK- INTERIOR SIDE</strong></td>
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<td><strong>BUILDING HEIGHT</strong></td>
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<td><strong>LANDSCAPING</strong></td>
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<td><strong>LIGHTING</strong></td>
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FUTURE BENTLEY VILLAGE

SITE
IMPROVEMENTS SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, CONTAHR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY SUBSURFACE UTILITY DATA.” THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED

10. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS “GUTTER IN" CURB.


4. REFER TO FLOOR PLAN FOR LOT HOMESITES, LOT NUMBER, LOT SIZE AND LOT SHAPES/DIRECTIONS.

 Allegations on Proposed Plan is the way to ensure that a minimum of conditions.slope

grass, plant and tree cover. In addition, the boundary between the proposed construction and the minimum conditions to ensure that a minimum of conditions.slope

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Preliminary Site Development Plans
for Springs at Lake Elmo
Lake Elmo, Minnesota
Presented by:
Continental Properties
SECTION A'-A'

COLLECTOR ROAD SECTION
"ROAD G" - SECTION C'-C'

TOPSOIL & SOD
6" CONCRETE WALK (TYP.)
5" CONCRETE
4" MNDOT 3149 2.B
SELECT GRANULAR BASE

2' CLEAR ZONE FROM R/W

10'
14'
6'
19.5'
19.5'
30'
10'
10'
10'
10'
10'
9.5'
8'
8'
2.5%
4%
2%
4%
6'

8' BIT TRAIL
2"-2 1/4" BIT
8" CLASS 6, AGG

2"-MNDOT MAX AGGR
TACK COAT
2"-MNDOT MAX AGGR

8" AGGREGATE BASE CLASS 5, 100% CRUSHED STONE AGGREGATE (SPEC 3138)
12" GRANULAR BORROW (SPEC 3149.2B)

COLLECTOR PAVEMENT SECTION
Board and Batten
"Phantom"
PPG 1036-6

Door
"Phantom"
PPG 1036-6

Lap
"Sharkskin"
PPG 1025-4

Stone
"Texas Rubble"
Coronado CT501

Flat Panel
"Sharkskin"
PPG 1025-4

Trim
"Crushed Silk"
PPG 1024-3

"Slate Tile"
SW 7624

"Slate Tile"
SW 7624

"Gray Area"
SW 7052

"Gray Area"
SW 7052

"Accessible Beige"
SW 7052

"Accessible Beige"
SW 7052
Right Elevation

Left Elevation
May 3, 2019

This is a follow up review, based on the limited drawings provided, for the revised plans of the SPRINGS APARTMENTS dated 5/1/19. The applicant has addressed some of the items from the previous review dated April 17, 2019. I have also added items, more specific, under the final bullet based on the revised drawing.

- FDC (Fire Department Connection) locations for each building to be approved by Fire Chief. **Incomplete.**

- Locations and spacing of fire hydrants to meet requirements of 300’ spacing by road. **Incomplete.**

- Clubhouse lockbox location to be approved. **Incomplete.**

- Ensure roads are built to current standards with proper turning radius. **Engineering to confirm.**

- Revise current secondary Fire Apparatus Access Road to meet requirements of MN State Fire Code Appendix D 104.3 Remoteness. Per code spacing between access points should be approximately 700’. **Addressed.**

- Address Section D105 AERIAL ACCESS ROADS, which is determined by the height of the buildings. **Incomplete.**

- Chemical storage for pool. **Incomplete.**

- All applicable codes from the MN State Fire Code 2015.
  - Meet requirements for security gates pertaining to width and emergency access.
  - Ensure year around, maintained access to all sides of structures.

Greg Malmquist, Fire Chief

“Proudly Serving Neighbors & Friends”
MEMORANDUM

Date: May 8, 2019

To: Ken Roberts, Planner Director
Cc: Chad Isakson, Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Springs at Lake Elmo (Continental Properties)
Preliminary Plat/Plan Review

We have reviewed the Springs at Lake Elmo Preliminary Plat/Plans received April 12, 2019 and revised plans received May 1, 2019 consisting of the following documentation:

- Preliminary Site Development Plans, Sheets C1.01 – C9.01, dated March 21, 2019.
- Revised Preliminary Site Development Plans, Sheets C2.06 and C3.01, dated May 1, 2019.
- Land Use Request Narrative dated April 12, 2019
- Supplemental Narrative and application memorandum, undated, received May 1, 2019.
- Traffic Impact Study dated and received April 26, 2019.

STATUS/FINDINGS: Engineering has prepared the following review comments based on the plans submitted.

PRELIMINARY PLAT AND EASEMENTS

- The Preliminary Plat creates one lot (Lot 1, Block 1) with 10-foot drainage and utility easements on all sides of the lot, except no easement is proposed along the west property line. The City is requiring a 100-foot right-of-way along the proposed North-South Collector Road along this west property line and has agreed that the small utility corridor may be placed within the road right-of-way.
- The preliminary plans show several retaining wall and fencing encroachments to the Lot 1 Block 1, 10-foot drainage and utility easements.
- The plat must be revised to include a drainage and utility easement over the wetland and wetland buffers, and must include the 100-year high water level.
- North-South Collector Street (Julia Avenue) Right-of-Way Dedication. A 100-foot Right-of-way/Roadway Easement must be dedicated to the City along Julia Avenue to allow for the construction of this improvement as part of this development project. The dedicated right-of-way must be identified and made a part of the Final Plat. If roadway easement is proposed along the west half of Julia Avenue the easement must be provided in the City standard form of easement agreement and a fully signed and executed easement agreement must be submitted with the final plat application. The 100-foot right-of-way/easement must be centered over the existing sanitary sewer pipe and aligned with the right-of-way provided in the Bentley Village preliminary plat.
- Hudson Boulevard Right-of-Way Dedication. Additional right-of-way may need to be dedicated to the City along Hudson Boulevard to accommodate the Hudson Boulevard Improvements, including turn lanes and trail. The existing conditions plan and preliminary plans/plat are incomplete in regards to showing the existing Hudson Boulevard roadway centerline and right-of-way. A minimum right-of-way of 50 feet to the north from existing centerline is required. Additional right-of-way may be needed at turn lanes to meet the Hudson Boulevard design standards.
• There are no Outlots proposed or needed for the privately owned and maintained underground storm water facilities. Drainage and utility easements will be required over all 100-year high water level areas and to protect all overland emergency overflow paths. For any privately owned and maintained storm water facilities, the applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City’s standard form of agreement.

• The storm water management plan was incomplete. Stormwater management is required for all project improvements including Julia Avenue and Hudson Boulevard. Additional storm water facilities must be located in Outlots or easements that are part of the Final Plat or within drainage and utility easements provided in the City standard form of easement agreement. Fully signed and executed easement agreements must be submitted with the final plat application.

• Watermain utility easements. The proposed watermain interior to the site will be owned and maintained by the City. Drainage and utility easements are required over the watermain and hydrants, 30-feet in width, centered over the watermain/hydrant. The easements must be shown on the grading, watermain, storm sewer and site plans, and must be provided on the Final Plat.

• Sanitary sewer utility easements. The proposed sanitary sewer interior to the site will be privately owned and maintained. Drainage and utility easements are NOT required.

• Written landowner permission must be submitted as part of the final plat applications for any off-site grading work and storm water discharges to adjacent properties. The proposed off-site easements must be shown on the preliminary site plans, grading plans, and utility plans. Fully signed and executed easement agreements must be submitted with the final plat application.

STORMWATER MANAGEMENT PLAN

• The Stormwater Management Plan is incomplete. Preliminary Plat approval must be contingent upon a complete storm water management plan meeting State, VBWD and City rules. Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.

  • The storm water management plan must be revised to incorporate storm water management for the Hudson Boulevard and Julia Avenue Street improvements.

  • Permitting requirements will require rate control from all points of discharge from the site and will require volume control. Overland emergency overflows or outlets are required as part of the site plan for flood protection. The storm water management plan must be revised to demonstrate that the pre and post discharges are reduced at ALL site locations rather than one combined location.

  • The storm water management must be revised to relocate the outfall pipe to avoid conflicting with the urbanization of the north boulevard of Hudson Boulevard and must be redesigned to control outfall velocities and erosion.

  • The Final Plat submittal must include a complete storm water management plan and construction plans that provide all design details for the proposed underground storage systems including details regarding building roof drainage connections.

  • Preliminary plan review and comments from the VBWD must be submitted with the Final Plat application.

  • Maintenance access roads meeting the City engineering design standards must be provided for all storm water facilities, including privately owned and maintained facilities.

  • To the extent adjacent properties are impacted by storm water management discharges, written permission from those properties must be submitted as part of the Final Plat application.

  • The storm water management plan must be certified by a MN registered professional engineer.

PRELIMINARY SITE PLANS

• Hudson Boulevard Improvements. Hudson Boulevard must be improved along the frontage of the proposed development in accordance with the Hudson Boulevard Design Standards, with an Urban section along the north boulevard and bituminous trail. An east bound right turn lane and must be
constructed along Hudson Boulevard at both the entrance to the proposed development and at the intersection with Julia Avenue. Storm water management for a future west bound left turn lane at Julia Avenue must be accommodated or it must be demonstrated that storm water management can be readily addressed with a future project. These improvements must be submitted as part of the Final Plat and construction plans.

- **North-South Collector Street (Julia Avenue) Improvements.** Julia Avenue must be constructed along the west side of the development, from Hudson Boulevard to the northly plat line of the Springs at Lake Elmo. Julia Avenue shall be designed as an urban collector street consistent with City design standards and within a 100-foot right-of-way, including a bituminous trail along one side and a sidewalk along the other side. The street alignment must accommodate the existing sanitary sewer and trunk watermain such that manholes are not within wheel paths. These improvements must be submitted as part of the Final Plat and construction plans.

- **The vertical profile for Julia Avenue and its relation to the existing sanitary sewer and watermain facilities must be submitted and approved by the City Engineer prior to the development of Final Plat Construction Plans and submittal of Final Plat. The profile plan must extend the full length from 5th Street North to Hudson Boulevard, and show existing grade, existing utilities and proposed street profile with vertical curve design data.**

- **Sheet C3.01 Revised Site Plan.** A revised site plan was received that among other changes, relocates the secondary (emergency) access to Julia Avenue. This new location is a requirement for City approval. Design details for the emergency access will need to be further reviewed once the remaining grading and utility plan revisions are received.

- **Sheet C3.01 Revised Site Plan.** The typical section dimensions shown for Hudson Boulevard are not consistent with the Hudson Boulevard design standards and appear to create a centerline shift to the south. This design/alignment may not be an approvable design. Information provided is incomplete to facilitate a full review. The Final Plat application must include a revised Hudson Boulevard design that is consistent with the City design standards.

- **Sheet C3.01 Revised Site Plan.** Perimeter Fence. A perimeter decorative fence is shown around most of the proposed site and often encroaches the easement or right-of-way by 1-2 feet. The fence locations must be revised to reside 1-foot inside the property lines or easement lines as applicable.

- **Sheet C3.01 Revised Site Plan.** Retaining walls are shown around the perimeters for most of the site. The retaining wall locations must be revised to reside on or inside of the property lines or easements as measured at the wall footing to preserve the full use of the easement or right-of-way.

- **Sheet C4.01 Grading Plan.** The grading plan is incomplete.

  - All localized 100-year HWL elevations and HWL contours must be shown on the grading plans.
  - The wetland NWL and HWL must be shown on the plans.
  - The overland emergency overflow path must be shown on the plans.
  - Building pad elevations must be a minimum of 2-feet above all adjacent 100-year HWL elevations and at least 1-foot above all adjacent emergency overflow elevations.
  - Proposed grading contours must be labeled more frequently to facilitate plan review.
  - All 100-year HWL areas and EOFs must be fully protected by drainage and utility easements.
  - The wetland and wetland buffers must be fully protected by drainage and utility easements.
  - All easements must be shown on the Preliminary Plat, site plan, grading and utility plans.

- **Sheets C5.01 – C5.03 Erosion Control Plans.** The erosion control plans must be revised to be consistent with the City of Lake Elmo Design Standards manual including use of City Standard erosion control plan notes and details. Conflicting or redundant plan notes and details should be removed from the plans.

- **Sheet C6.01. Sanitary Sewer and Watermain Plan.** This plan is incomplete.

  - The utility plan must include the minimum 30-foot utility easements centered over all watermain and hydrants. The easements must also be shown on the grading, storm sewer and site plans.
• The existing utilities along Hudson Boulevard have been shown incorrectly and are not complete. A field survey must be completed to verify utility locations along Hudson Boulevard and Julia Avenue and the plans revised accordingly. The existing pressure reduction valve (PRV) located along Hudson Boulevard is a critical component of the City’s infrastructure and must be accurately shown on the plans to facilitate staff review and to demonstrate no encroachments.

• The proposed watermain plans must be revised to connect to the City’s existing high-pressure zone in three locations. 1) Connect to the existing 12-inch watermain along Julia Avenue as shown on the plans along the emergency secondary access. 2) Connect to the existing 12-inch high pressure zone watermain in Hudson Boulevard with the connection located west of the existing PRV station. 3) Coordinate 12-inch watermain loop connection with Bentley Village located approximately 1,050 feet east from the Julia Avenue centerline. Remove the 12-inch watermain connection to the low pressure zone along Hudson Boulevard, east of the wetland.

• The sanitary sewer plans must be revised to replace approximately 160 feet of existing 8-inch sanitary sewer located in the Julia Avenue right-of-way with 10-inch sanitary sewer with a new manhole directly west of the Springs sewer connection location. A public 8-inch sewer stub must then extend east to a second manhole placed at the right-of-way edge to terminate the public sanitary sewer. The private sanitary sewer will then extend east into the site from this manhole.

• The plans must clearly identify utilities to be owned by the City and to be owned by Springs.

• No watermain pipe oversizing is anticipated at this time. Further review will be completed with the Final Plat application.

• The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.

• Sheet C6.02. Storm Sewer Plan. The storm sewer plan is incomplete.
  • The storm sewer improvements along Hudson Boulevard and Julia Avenue must be incorporated into the construction plans for City review.
  • The plans must clearly identify storm sewer to be owned by the City and to be owned by Springs. All storm sewer to be owned and maintained by the City and all storm sewer located in City right-of-way must be design and constructed in accordance with the City Design Standards Manual.
  • The plans must include a storm sewer structure chart showing structure type, number, build, rim, invert, pipe cover and structure casting.
  • Storm sewer calculations must be submitted with the storm sewer plans to show pipe velocities meeting City design standards.

• Sheet C9.01. Civil Details. Civil details and construction plans must be revised to include the City Standard Plan Notes and Details for all infrastructure components that are to be owned and maintained by the City and for grading and erosion control. City Standard Plan Notes are to be placed on the applicable plan sheet depicting City owned infrastructure and the City Standard Details are to be shown on a detail sheet and identified for use with public owned infrastructure (see City standard plan format requirements).

• Private Streets. The streets interior to the development are proposed to remain privately owned and maintained. Interior street design is required to provide adequate fire lanes and safety access. The plans must include turning templates to demonstrate adequate turning radius for fire safety apparatus.

• Due to the high density of this development it is strongly recommended that plan details for grading and utility plans be submitted using a 1” = 20 scale.

TRAFFIC IMPACT STUDY, prepared by Swing Traffic Solutions, dated April 26, 2019

• The Traffic Impact Study concludes that the proposed development has appropriate access to the site and surrounding roadway network and the roadway network will function well with the project. However, this conclusion assumes that the CSAH19-Hudson Boulevard Traffic Signal is constructed as planned by the City prior to the completion of the development and that dedicated left and right turn lanes are constructed at both the Hudson Boulevard and Julia Avenue intersection and at the development entrance.
To: Ken Roberts, City of Lake Elmo Planning Director

From: Lucius Jonett, Wenck Landscape Architect

Date: May 7, 2019

Subject: City of Lake Elmo Landscape Plan Review
Springs at Lake Elmo, Review #1

Submittals

- Tree Preservation Plan, dated April 12, 2019, received April 12, 2019.
- Landscape Plans, dated April 12, 2019, received April 12, 2019.

Location: North of Hudson Boulevard North, West of Keats Avenue North in Lake Elmo, MN

Land Use Category: Rural Development Transitional being rezoned to Urban High Density Planned Unit Development

Surrounding Land Use Concerns:

The property to the north (Bentley Village) is Urban Medium Density Residential and is less intensive land use than the proposed Urban High Density Residential. Screening is required on the north boundary.

The property’s use to the west (Rural Development Transitional) is unknown at the moment and east (Commercial) is a zone that is more intensive land use than this proposed Urban High Density Residential. Screening is not required on the east or west boundaries. To the south is Interstate 94 where screening is suggested to help with noise abatement.

Special landscape provisions in addition to the zoning code:

None.
Tree Preservation:

A. A tree preservation plan has been submitted that does meet all requirements.

<table>
<thead>
<tr>
<th>Entire Site</th>
<th>1050 Cal Inches</th>
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<tbody>
<tr>
<td>Common Trees</td>
<td>489</td>
</tr>
<tr>
<td>Conifer/Evergreen Trees</td>
<td>303</td>
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<tr>
<td>Hardwood Trees</td>
<td>258</td>
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<tr>
<td>Nuisance Trees</td>
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<table>
<thead>
<tr>
<th>Significant Inches Removed On-Site</th>
<th>1050 Cal Inches</th>
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<tr>
<td>Common Trees</td>
<td>489</td>
</tr>
<tr>
<td>Conifer/Evergreen Trees</td>
<td>303</td>
</tr>
<tr>
<td>Hardwood Trees</td>
<td>258</td>
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<tr>
<td>Nuisance Trees</td>
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<thead>
<tr>
<th>30% Tree Removal Limits (Cal. Inches)</th>
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<th>Proposed</th>
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<tr>
<td>Subtract Common Tree Removals</td>
<td>146.7</td>
<td>489</td>
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<tr>
<td>Subtract Conifer/Evergreen Tree Removals</td>
<td>90.9</td>
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<td>Subtract Hardwood Tree Removals</td>
<td>77.4</td>
<td>258</td>
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<table>
<thead>
<tr>
<th>Removals in excess of 30% allowances</th>
<th>142.0 Cal Inches</th>
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<tbody>
<tr>
<td>Common Removals in Excess of 30% Allowance</td>
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<tr>
<td>Conifer Removals in Excess of 30% Allowance</td>
<td>212.1</td>
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<tr>
<td>Hardwood Removals in Excess of 30% Allowance</td>
<td>180.6</td>
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<table>
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<tr>
<th>Common Tree Replacement Needed (1/4 the dia inches removed)</th>
<th>85.6 Cal Inches</th>
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<tbody>
<tr>
<td>Conifer Tree Replacement Needed (1/2 the dia inches removed)</td>
<td>106.1 Cal Inches</td>
</tr>
<tr>
<td>Hardwood Tree Replacement Needed (1/2 the dia inches removed)</td>
<td>90.3 Cal Inches</td>
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</table>

<table>
<thead>
<tr>
<th>Common Tree Replacement Required @ 3” per Tree</th>
<th>29 # Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conifer Tree Replacement Required @ 3” per 6’ Tall Tree</td>
<td>36 # Trees</td>
</tr>
<tr>
<td>Hardwood Tree Replacement Required @ 3” per Tree</td>
<td>31 # Trees</td>
</tr>
</tbody>
</table>

B. There are 37 specimen trees identified in the tree inventory. The following tree ID numbers are defined as specimen, 3501-3534, 3557, 3561, and 3563. All specimen trees are proposed for removal.

C. Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.

D. Tree replacement calculations does follow the required procedure.

E. This project is residential development; therefore, mitigation replacement trees shall be in addition to landscape required tree counts.
Landscape Requirements:

The preliminary landscape plans do not meet the code required number of trees. The preliminary plans show fewer than the code required tree quantities.

<table>
<thead>
<tr>
<th>Master Plan (Code Required)</th>
<th>Master Plan Proposed</th>
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<tbody>
<tr>
<td>Street frontage 1100 Lineal Feet</td>
<td></td>
</tr>
<tr>
<td>Lake Shore 0 Lineal Feet</td>
<td></td>
</tr>
<tr>
<td>Stream Frontage 0 Lineal Feet</td>
<td></td>
</tr>
<tr>
<td>Total Linear Feet 1100 Lineal Feet</td>
<td></td>
</tr>
<tr>
<td>/50 Feet = Required Frontage Trees 22 Trees</td>
<td></td>
</tr>
</tbody>
</table>

| Development or Disturbed Area - SF | |
| Development or Disturbed Area 17 Acres | |
| *5 = Required Development Trees 85 Trees | |

| Interior Parking Lot Spaces* 36 Spaces | |
| /10 = Required Parking Lot Trees 4 Trees | |

| Perimeter Parking Lot Frontage Length* 1286 Lineal Feet | |
| /50 = Required Frontage Strip Trees 26 Trees | |

| Required Mitigation Trees 96 | |

**Required Number of Trees** 233

**Total Trees to Date** 184

* Residential development - mitigation replacement trees are in addition to landscape required tree counts.

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans do meet the minimum compositions of required trees:
- At least 25% of the required number of trees shall be deciduous shade trees
- At least 25% of the required number of trees shall be coniferous trees
- Up to 15% of the required number of trees may be ornamental tree

<table>
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<tr>
<th>Master Plan</th>
<th>Qty</th>
<th>% Composition</th>
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<tbody>
<tr>
<td>Deciduous Shade Trees</td>
<td>125</td>
<td>74%</td>
<td>&gt;25% required</td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td>44</td>
<td>26%</td>
<td>&gt;25% required</td>
</tr>
<tr>
<td>Ornamental Trees</td>
<td>15</td>
<td>9%</td>
<td>&lt;15% required</td>
</tr>
</tbody>
</table>

**Tree Count** 169

A. A landscape plan has been submitted that does not include all requirements.
   1. The landscape plan does not include required City standard notes and details.
B. The landscape plan does not meet the landscape layout requirements.
   - No utility conflicts; Prefer that the trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot.

C. Interior Parking Lot Landscaping – The development does include several interior parking lots. Only one meets the threshold of 30 parking spaces and does not meet the following landscape requirements.
   1. At least 5% of the interior area of parking lots with more than 30 parking spaces is devoted to landscape planting areas. The parking lot is measured at approximately 8,650 square feet and a planting bed measuring approximately 0 square feet separates the parking lot from the circle drive/drop-off area. The planting area is approximately 0% of the interior of the parking lot area.
   2. The planting area includes 1 shade tree and does not satisfy the minimum required 4 tree planted to meet the requirements for this interior parking lot.

D. Perimeter Parking Lot Landscaping – The development does include perimeter parking lots and does not meet the following landscape requirements.
   1. Alongside and rear property lines abutting residential properties or districts, screening shall be provided, consisting of either a masonry wall, fence or berm in combination with landscape material that forms a screen a minimum of four (4) feet in height, a maximum of six (6) feet in height, and not less than ninety percent (90%) opaque on a year-round basis. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per forty (40) linear feet along the property line.

E. Screening – The landscape plan does not meet screening requirements.

   Screening is required by City code. Screening shall be used to provide visual and noise separation of intensive uses from less intensive uses. Where screening is required in the City Code between uses or districts, it shall consist of either a masonry wall (chain link will not suffice) or fence in combination with landscape material that forms a screen at least six (6) feet in height, and not less than ninety percent (90%) opaque on a year-round basis. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per forty (40) linear feet along the property line. Additional landscape material such as shade trees or trellises may be required to partially screen views from above.

   A single, straight row of evergreen trees is inadequate for screening. Vegetative screening should consist of more than one row of evergreen trees and include a row of other trees or native shrubs in front of the evergreens to soften the “development wall” effect.
Findings:

1. Tree calculations for mitigation and landscape requirements are based on 3” DBH trees. This diameter exceeds the minimum size required and provides fewer trees at a larger diameter.
2. Tree replacement calculations do not follow the required procedure. We are not able to follow the math of how the common, conifer, and nuisance species were tabulated. Please provide tabulations.
3. Preliminary landscape sheets do not include required City standard notes and details. Update details using City standard notes and details.
4. There are some landscape conflicts with utility lines. Please refer to attached document for problem areas. Please correct tree spacing so the trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot.
5. The preliminary landscape plans do not calculate interior parking lot and perimeter parking lot tree plantings. Please refer to attached document for identified issues. Please update landscape plan to provide the required plantings.
6. The north side of the property will need to satisfy both screening and perimeter parking lot requirements.

Recommendation:

It is recommended that a condition of approval include submitting a revised landscape plan addressing findings 2-6 listed above.

Sincerely,

Lucius Jonett, PLA (MN)
Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect
Good Evening Lake Elmo Planning Commission,

My family and I have lived in the Savona Neighborhood for a year now. I’ve seen the videos of past Council meetings of my neighbors fighting to stop Continental from building apartments along this entire stretch of 5th St. & Hudson Road. Here are a few key points from what I brought to the discussion at the February meeting where I spoke up.

If these are going to truly be marketed as “high end” apartments, then the standard for the inside, outside, and surrounding landscapes should be required to look “high end”.

A few key points that the Planning Commission and City should request Continental revise in their plan before making a firm consideration:

1. **No Chain Link Fences** - We as a Savona Neighborhood are required to have aluminum fences - Please keep a higher standard for design. Require that Continental have a 6 to 8 foot metal/split rail fence. This will keep the area looking aesthetically pleasing and hold a higher standard for design on future apartments that want to build in Lake Elmo
   a. From their plans they have “decorative fencing” in certain areas
   b. The entire property should be surrounded by 6 to 8 foot metal fencing
   c. Nicer townhomes will be built behind these apartments, I bet those residents would appreciate nicer fencing when they have to look out at those apartments

2. **Green Space** - why is there no designated green space for kids and families? For this large of a complex, there should be a section for people and not just pets.

3. **Have an emergency exit for residents** - I know in the February meeting there was yet to be a decision on a 2nd exit for residents. Has this been determined and figured out?

Please hold Continental to a higher standard as Lake Elmo’s first apartment complex.

Thank You for your time and consideration.

Sincerely,

Annie Daugherty
553 6th St. Ln N.
Lake Elmo, MN 55042