



MAYOR & COUNCIL COMMUNICATION

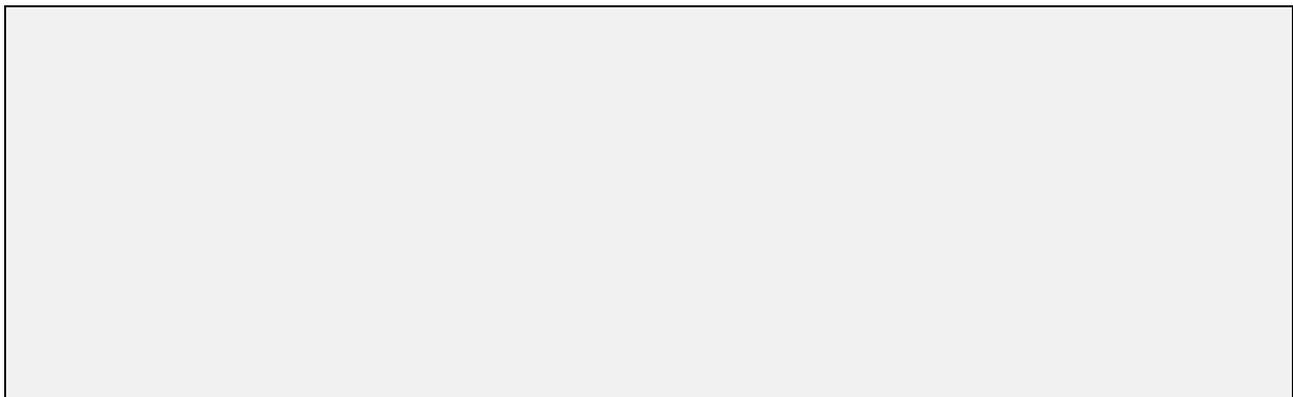
DATE: 9/16/14
REGULAR
ITEM #16
RESOLUTION 2014-072

AGENDA ITEM: Inwood Planned Unit Development – General Concept Plan

SUBMITTED BY: Kyle Klatt, Community Development Director
Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Jack Griffin, City Engineer
Mike Bouthilet, Public Works Superintendent
Greg Malmquist, Fire Chief



POLICY RECCOMENDER: The Planning Commission unanimously recommends approval of a Planned Unit Development (PUD) General Concept Plan for a mixed-used planned development to be named Inwood, located in Stage 1 of the I-94 Corridor Planning Area. In recommending approval of the PUD Concept Plan, the Planning Commission made several findings of fact and recommended 25 conditions of approval.

FISCAL IMPACT: TBD – All costs incurred to the City through the review of the application are reimbursed by land use application fees and a development escrow. The project covers 157 acres of land, and will include the extension of public services (water and sewer) into the site. The developer will be required to prepare a developer's agreement for all phases of the project, at which point all public and private improvements will be identified. The developer is proposing to construct 5th Street as privately as part of the overall improvements.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a new mixed-use development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The concept plan as submitted includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses. The Planning Commission held a public hearing and considered the PUD at its August 25th meeting, and postponed taking action on the concept plan until its September 8th meeting. After further discussion at its September 8th meeting, the Commission is recommending approval of the PUD General Concept Plan with 25 conditions of approval, some of which will require modifications to the plans as presented.

The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution 2014-072, approving the Inwood PUD General Concept Plan.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission considered the PUD plans at its August 25th meeting and conducted a public hearing on the request at this time. There were several comments received from the public at this meeting, and in addition to these statements, Staff also received written communication from the Department of Natural Resources and from a neighboring property owner. Rather than summarizing the public comments in this memorandum, Staff has attached an excerpt of the minutes from the Commission’s meeting concerning the PUD for review by the Council. The letter from the DNR and neighboring property owner is likewise attached. After discussing various aspects of the project suggesting several modifications to the conditions of approval, the Commission ultimately postponed taking action on the PUD.

As part of its ongoing review of the proposed project, the Commission conducted a site visit to a similar development that the applicant is building in Blaine, Minnesota on September 3, 2014. In addition, as a follow-up to the public hearing, the developer submitted a revised site plan in order to address the initial comments and recommendations of the Planning Commission. Staff has included the revised site plan with this report.

The Commission continued its discussion on the PUD Concept Plan (and reviewed the updated concept plan) at its September 8, 2014 meeting, and received additional testimony from members of the public at this time. The City Council has been provided with the draft minutes from this meeting as part of its meeting agenda packet, which includes a summary of the comments that were received. As part of its discussion, the Commission recommending the inclusion of eight additional conditions of approval beyond those drafted by Staff, which included the requirements/conditions as follows:

- 1) All multi-family housing is to be located south of 5th Street.
- 2) Sidewalks will be provided on one side of every street with cul-de-sacs except 9th Street.
- 3) The trail along the Stonegate boundary will be located as far west as possible.

- 4) The lots at the end of cul-de-sacs in neighborhoods E, F, and H will be designed as designer (larger) lots.
- 5) The developer will consider adding a small park to the northwest portion of the site subject to review by the Park Commission.
- 6) The high density housing area will be limited to a maximum of 15 units per acre.
- 7) The design for the commercial and multi-family areas will be consistent with the single-family housing and throughout the development.
- 8) All cul-de-sac will meet the City's maximum length requirements.

Since the Planning Commission meeting, Staff has received comments from the Chair expressing concern that the issues associated with the lot sizes within the development did not receive much discussion at the meeting. As noted in the development plans, the developer is proposing a mix of different lot sizes within the "lifestyle housing" portion of the development, and these lots would be allocated as follows:

- 20% 38 foot wide lots
- 60% 50 foot wide lots
- 20% 58 foot wide lots

It is Staff's expectation, that should the project be approved, that the final development plans will need to follow this general allocation of lots throughout the project. While there was no specific motion at the Planning Commission meeting to regulate the number of each type of lot permitted, at least two Commissioners have indicated that they would prefer a higher percentage of larger lots within the development. At this time, Staff is asking that the Council review this aspect of the project plans as it considers the Planning Commission's recommendation, and would need to request changes to the development plans if it finds the allocation of lot sizes to be unacceptable to the City. Staff is on record as supporting the proposed lot size mix as proposed by the developer.

In order to provide the City Council with a complete description of the information considered by the Planning Commission, Staff has attached the detailed reports submitted for both the meetings at which the Planning Commission considered the PUD. These reports include detailed information concerning the concept plan in addition to the staff review and analysis of the request. As noted earlier, any updated plans that were submitted by the applicant in between Commission meetings have been integrated into the plans attached to this report.

After a lengthy discussion concerning the PUD Concept Plan and the recommended conditions of approval, the Planning Commission adopted a motion to recommend approval of the Inwood PUD General Concept Plan with conditions of approval. The complete list of recommended conditions may be found in Resolution 2014-072 (Attachment #1). The motion passed with a vote of 5 ayes and 2 nays. The dissenting Commissioners did not agree that that the PUD plans were consistent with the City's Comprehensive Plan, and noted that these plans did not meet the minimum standards of the LDR zoning district.

BACKGROUND INFORMATION (SWOT):

- Strengths**
- Approval of the Inwood PUD Concept Plan allows the applicants to move forward with the preparation of a PUD Preliminary Plan and Preliminary Plat application.
 - The Planning Commission and Staff both determined that the proposed Concept Plan is consistent with the City's Comprehensive Plan.
 - The proposed planned development offers unique design that is consistent with the City's desire to promote walkable single family neighborhoods with common open space.
- Weaknesses**
- The project includes several conditions of approval that will need to be met by the applicant.
- Opportunities**
- The PUD will add users to the City's public water and sanitary sewer system (with connection fees).
 - The project includes a major piece of the planned 5th Street minor collector road.
- Threats**
- The City of Oakdale has raised concerns about transportation access issues along Inwood Avenue. Washington County has agreed to assist in the development of an access spacing plan for Inwood Avenue in the near future.

RECOMMENDATION: Based on the above report, background information, and related attachments, the Planning Commission and Staff are recommending that the City Council approve the Inwood PUD Concept Plan with 25 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution 2014-072, approving the Inwood PUD General Concept Plan.”

ATTACHMENTS:

1. Resolution No. 2014-072
2. Planning Commission Staff Report – 9/8/14
3. Planning Commission Staff Report – 8/25/14
4. Location Map
5. Application Form
6. Project Narrative (Revised/Supplement)
7. Project Narrative (Original)
8. Inwood PUD Concept Plan w/Details (Revised)
9. Inwood PUD Concept Planning & Design Booklet (Color Copies)
10. City Engineer's Review Memorandum, dated 8/13/14
11. Fire Chief's Review Memorandum, dated 8/19/14
12. Washington County Review Memorandum, dated 8/20/14
13. Minnesota DNR Review Comments 8/25/14
14. City of Oakdale Review Comments 8/29/14

15. City of Oakdale Email Comments 9/8/14
16. Tom FitzGerald, Email Comments 8/25/14
17. Stonegate Neighborhood Petition 9/8/14
18. Planning Commission Meeting Minutes (Excerpt) 8/25/14

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

RESOLUTION NO. 2014-072

A RESOLUTION APPROVING THE INWOOD PUD GENERAL CONCEPT PLAN

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

WHEREAS, the proposed Concept Plan is for a mixed-use Planned Unit Development development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Concept Plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on August 25, 2014 to consider the request and continued its discussion concerning the request at its September 8, 2014 meeting; and

WHEREAS, on September 8, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Inwood PUD Concept Plan; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Inwood PUD Concept Plan to the City Council as part of a memorandum from the Planning Department dated September 16, 2014; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Inwood PUD Concept Plan at a meeting on September 16, 2014.

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

FINDINGS

- 1) That the procedure for obtaining approval of said PUD Concept Plan is found in the Lake Elmo City Code, Section 154.800.

- 2) That all the requirements of said City Code Section 154.800 related to the PUD Concept Plan have been met by the Applicant.
- 3) That the proposed PUD Concept Plan is for a mixed-use Planned Unit Development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Concept Plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses.
- 4) That the PUD Concept Plan will be located on property legally described on the attached Exhibit "A".
- 5) That the proposed PUD Concept Plan includes exceptions to the City's underlying Zoning District requirements that will be more fully described as part of the Applicant's Preliminary PUD Development Plans.
- 6) That the proposed General Concept Plan for a PUD is consistent with the goals, objectives, and policies of the Comprehensive Plan and that the uses proposed are consistent with the LDR – Urban Low Density Residential, C – Commercial, and HDR – High Density Residential land use designations shown for the area on the official Comprehensive Land Use Plan.
- 7) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts with the exception of the issues identified in the Staff Reports.
- 8) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.
- 9) That the Inwood PUD complies with the City's PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.
- 10) That the Inwood PUD Concept Plan is consistent with the City's engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.
- 11) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

CONCLUSIONS AND DECISION

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

- 1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the

submittal of PUD Preliminary Plan and Preliminary Plat applications.

- 2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.
- 3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.
- 4) The Preliminary PUD plans will include a phasing plan for all portions of the development.
- 5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.
- 6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.
- 7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.
- 8) 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 district prior to the commencement of any grading or development activity on the site.
- 9) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision, and the land is located outside of any restrictive easements.
- 10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.
- 11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.
- 12) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.
- 13) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).
- 14) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design

for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).

- 15) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.
- 16) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.
- 17) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.
- 18) The development plans must be updated so that all multi-family housing is located south of 5th Street. No multi-family residential development will be allowed north of 5th Street.
- 19) Sidewalks shall be provided on one side of every street, including all cul-de-sacs and loop roads within the development with the exception of 9th Street.
- 20) The trail within the eastern buffer area near the property boundary with the Stonegate subdivision shall be located as far west as possible on the site.
- 21) The lots at the far eastern cul-de-sacs in neighborhoods E, F, and H shall be platted as designer (larger) lots in accordance with the lot so designated on the PUD Concept Plan.
- 22) The developer shall consider adding a small park to the northwest portion of the site subject to review and comment by the Park Commission.
- 23) The high density housing area shall be limited to a maximum of 15 units per acre.
- 24) The design for structures within the commercial and multi-family areas shall be consistent with the overall design throughout the development, including the single-family neighborhoods.
- 25) All cul-de-sac streets shall meet the City's maximum length requirements as specified in the City's Subdivision Ordinance.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 9/8/14
AGENDA ITEM: 5B – BUSINESS ITEM
CASE # 2014-42

ITEM: Inwood Planned Unit Development (PUD) – General Concept Plan

SUBMITTED BY: Nick Johnson, City Planner
Kyle Klatt, Community Development Director

REVIEWED BY: Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Ann Pung-Terwedo, Washington County
Matt Moore, South Washington Watershed District
Molly Shodeen, MN DNR
Emily Shively, City of Oakdale

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a new mixed-use development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The concept plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses. Staff is recommending approval of the PUD Concept Plan with 17 conditions of approval as listed in the Staff report. The Planning Commission held a public hearing on at their meeting on 8/25/14 and postponed consideration of the planned development.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN 55432 and Inwood 10 (Tom Scheutte), LLC, 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

Property Owners: Inwood 10, LLC (Tom Scheutte), 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

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

- Request:* Application for Concept Plan approval of a Planned Unit Development (PUD) containing 281 single family lots, 144 townhome units, 150 multi-family units, 120 senior living townhome units and multiple sites intended for commercial uses to be named Inwood of Lake Elmo.
- Existing Land Use and Zoning:* Vacant land used for agricultural purposes. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR – Low Density Residential, HDR – High Density Residential and C – Commercial (all with PUD overlay)
- Surrounding Land Use and Zoning:* North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction;
South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.
- Comprehensive Plan:* Urban Low Density Residential (2.5 – 4 units per acre), Urban High Density Residential/Mixed Use (7.5 – 15 units per acre) and Commercial.
- History:* The site has historically been used for agricultural purposes. The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for publication to the Environmental Quality Board (EQB) on September 15th, commencing the 30-day comment period.
- Deadline for Action:* Application Complete – 8/12/14
60 Day Deadline – 10/10/14
Extension Letter Mailed – No
120 Day Deadline – 12/9/14
- Applicable Regulations:* Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (§154.450)
Article 12 – Commercial Districts (§154.550)
Article 16 – Planned Unit Development (§154.800)
Article 17 – Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received an application from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a mixed-use project that will be located on 157 acres of land located south of 10th Street (CSAH 10) and east of Inwood Avenue (CSAH 13) in Lake Elmo. The proposed project will include 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses, in addition to storm water facilities, trails, and park areas as depicted on the attached site development plan. While the planned uses for the site generally match those shown on the City's future land use map for the property, the applicant is proposing a slightly different configuration of the various land uses. Most notably, the developer is asking

that the commercial area be moved further south along Inwood Avenue to the intersection of 5th Street and that a small area of multi-family development be allowed at the intersection of Inwood Avenue and 10th Street.

The Planning Commission reviewed the request and held a public hearing on 8/25/14. At the public hearing, testimony was received from Nancy Andert (697 Julep Ave. N.), Mike Lancette (832 Jasmine Ave. N.) and Curt Montieth (331 Julep Ave. N.). In addition, the City received letters from MN DNR and Tom Fitzgerald (877 Jasmine Ave. N.), both of which were entered into the public record. For further detail on the content of the testimony during the public hearing, please refer to the draft minutes for the 8/25/14 Planning Commission meeting, which is attached to the 9/8/14 Planning Commission Agenda Packet. In addition to holding the public hearing, the Planning Commission discussed many different elements of the proposed planned development. Over the course of discussion, the Planning Commission made several motions related to review of the Concept Plan. The summary of the Planning Commission review on 8/25/14 can be found in the Planning Commission Review, Analysis and Recommendations Section. After significant discussion of the proposed planned development, the Planning Commission postponed consideration of the Inwood PUD Concept Plan until the next meeting to allow the Planning Commissioners to visit a similar Hans Hagen development containing Lifestyle Homes, The Lakes in Blaine, MN. The site visit was useful in becoming familiar with the requested residential product (Lifestyle Homes) and the requested setbacks.

In response to many of the questions and discussion items at the Planning Commission meeting on 8/25/14, the applicant has submitted an updated Concept Plan and cover letter (Attachment #2) to address many of the questions/discussion. The updated Concept Plan is generally consistent with the original version submitted to the Planning Commission with a couple modifications. The modifications are noted in the Planning and Zoning Issues Section.

PLANNING AND ZONING ISSUES

Staff provided a complete analysis of the proposed planned development from a planning and zoning perspective in a Staff Report dated 8/25/14. The previous Staff Report is attached electronically to this report for reference. In the original Staff Report, staff recommended 18 conditions of approval related to the Inwood PUD Concept Plan. For the purposes of the Planning Commission's second review of the proposed development, it should be noted that staff still supports the originally recommended conditions of approval with one exception. Original Condition # 12 required the applicant to remove two residential lots that encroached on the required 100-foot greenbelt buffer. With the submittal of an updated Concept Plan, no residential lots encroach on the required buffer area. Therefore, Original Condition #12 has been removed as a recommended condition of approval, leaving 17 recommended conditions, all of which are referenced in this Staff Report.

To address some of the questions and discussion topics from the 1st review of the Inwood PUD Concept Plan, the applicants have submitted an updated Concept Plan, an Open Space Plan and a response letter detailing some of the changes and responding to some of the discussion topics. These materials can be found in Attachment #2. Many of the changes or discussion items are identified in the response or cover letter provided with the updated plans. The changes in the updated Concept Plan include the following:

- The updated Concept Plan includes increased park area in the area adjacent to Stonegate Park. The applicants acknowledge that the plan must be reviewed by the Park Commission in advance of solidifying an acceptable design and location of the park areas.
- The single family lot count has been reduced from 281 to 273 to account for additional park space and protection of existing man-made wetlands on the site.
- The updated net density calculation is 3.14 units/acre, as opposed to 3.22 units/acre in the previous plan. As noted in the cover letter, this density calculation does not include any of the larger ponding areas associated with the development. These areas would typically be included according to the City's net density definition, as has been the case in other single family subdivisions. Staff is extremely confident that the single family area proposed in the Inwood PUD Concept Plan is well within the acceptable range required under the City's Comprehensive Plan.
- The applicant provided three notes with regards to lot area, lot width and setbacks that relate to the allowed variations or flexibilities from the Zoning Code that can be achieved through the PUD Ordinance. After reviewing the comments pertaining to the lot area, lot width and setbacks, staff finds that the applicant's analysis of the City's PUD Ordinance is accurate. Therefore, applicants are permitted to request such variations from the Zoning Code as long as they are meeting one or more of the identified objectives for planned developments per the ordinance.
- The applicants have provided an Open Space Plan to demonstrate that they are meeting the 20% open space requirement for PUDs. The Open Space Plan is included in Attachment #2.
- The length of Cul-De-Sac L has been reduced to provide more park area adjacent to Stonegate Park. Staff still has some concern that it may exceed 600 feet in length, the maximum allowed length of cul-de-sac for an urban subdivision. Staff will continue to work with the applicant to ensure conformance to the rules of the City's Subdivision Ordinance.
- The original Concept Plan included two residential lots that encroached on the required 100-foot greenbelt buffer. The updated Concept Plan has corrected this issue, maintaining, and in many cases far exceeding, the 100-foot buffer requirement. As a result, staff would recommend removing the condition related to removing Lots 27 and 28, Block 7 from the greenbelt buffer area (Condition #12 on the 8/25/14 Staff Report).

It should be noted that although the applicant is providing an updated Concept Plan, the recommended conditions of approval in the original Staff Report still apply (with the exception of Original Condition #12). The applicant is providing the updated Concept Plan to be responsive to questions and discussion items posed by the Planning Commission. In addition, the updated plan includes a concept of increased park area adjacent to Stonegate Park. Staff is still recommending that the applicant present these plans to the Park Commission on September 15th. Overall, the updated plan is consistent with the previous plan with the exceptions noted. Given the limited scope of the changes in the updated plan, the previous Staff Report, dated 8/25/14, and conditions (with exception of Condition #12) still apply.

In addition to the planning and zoning issues that were outlined in the previous Staff Report, it should be noted that the City of Oakdale submitted a comment letter noting opposition to potential future restrictions of access at Oak Marsh Drive and 9th Street North. As indicate in the letter, staff is meeting with both the City of Oakdale and Washington County on September 12th to continue to work through access related concerns on Inwood Avenue (CSAH 13). As Inwood Avenue is a Washington County facility, the County will continue to take the lead on working with the applicant and both communities on proper access spacing and design. As a condition of approval (Condition #14), staff is recommending that the applicants work with Washington County to address all issues pertaining to street and intersection design for the County roads (CSAH 13 and CSAH 10). In addition, City staff will continue to work with the applicant, Washington County and the City of Oakdale related to access considerations on Inwood Avenue.

PLANNING COMMISSION REVIEW, ANALYSIS AND RECOMMENDATIONS

In addition to holding a public hearing on the proposed Inwood PUD Concept Plan, the Planning Commission discussed the planned development at great length, making multiple motions to add or amend conditions of approval for the development. As these additional or amended conditions were never included in a broader recommendation to the City Council, staff is asking the Planning Commission to reaffirm the following motions:

1. M/S/P: Williams/Kreimer, move to include Condition #19 to require a 5-foot sideyard setback for all of the single family detached housing, **Vote: 4-2, motion carried**, with Larson and Dodson voting no.

The applicants have noted that the requested 4-foot sideyard setbacks are important to making the Lifestyle Home single family product work. Staff is confident that the reduced setback will work from a land use perspective, as long as the site is carefully engineered to properly account for storm water management.

2. M/S/P: Williams/Dodson, move to add to Condition #6 “the location, size and design of the park will be subject to review by the Park Commission. It is recommended that the Park Commission consider the inclusion of a small park area or gathering space in the northwest portion of the development”, **Vote: 6-0, motion carried unanimously**.

If affirmed, planning staff will present the Planning Commission’s recommendation to the Park Commission at the 9/15/14 meeting.

3. M/S/P: Dodson/Lundgren, move to include Condition #20 that the applicant must work with the City to submit their residential design standards to the City as part of the Preliminary PUD Plan application for the City’s use in reviewing building permits, **Vote: 6-0, motion carried unanimously**.

Staff would note that Hans Hagen has identified themselves and the sole builder of the Lifestyle Homes, which is the product that raised greater concern over garage-dominated front elevations.

4. M/S/P: Kreimer/Lundgren (with friendly amendment from Haggard), move to include Condition #20 to change the proposed land use of the area in the northwest corner to Commercial or multi-family with a maximum net density of 15 units per acre, **Vote: 5-1, motion carried**, with Dodson voting no.

In addition to the above approved motions, there was discussion and/or failed motions pertaining to requiring typical single family lots on the east side of the development and incorporating theming elements into the development. There was also discussion about requiring the greenbelt buffer trail to be located within the western portion of the buffer. However, no formal motion was made related to the trail location. Finally, there was general discussion about the proposed findings listed in the 8/25/14 Staff Report. As no formal motions were made, staff has included the same draft findings that were listed in the previous report. However, staff did include recommended language proposed by Chairman Williams to note that the Concept Plan complies with the general intent of the applicable zoning districts “with the exception of the issues identified in the Staff Report.”

Based on the above Staff Report and analysis, as well as the analysis completed on 8/25/14, Staff is recommending approval of the Inwood PUD Concept Plan with 17 conditions intended to address future considerations related to the submission of a PUD Preliminary Plan and Preliminary Plat application. The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the submittal of PUD Preliminary Plan and Preliminary Plat applications.
- 2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City’s Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.
- 3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.
- 4) The Preliminary PUD plans will include a phasing plan for all portions of the development.
- 5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.
- 6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.
- 7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.

- 8) 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 district prior to the commencement of any grading or development activity on the site.
- 9) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision, and the land is located outside of any restrictive easements.
- 10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.
- 11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.
- 12) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.
- 13) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).
- 14) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).
- 15) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.
- 16) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.
- 17) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood PUD Concept Plan:

- 1) That the Inwood PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts with the exception of the issues identified in the Staff Reports.
- 3) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.

- 4) That the Inwood PUD complies with the City’s PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.
- 5) That the Inwood PUD Concept Plan is consistent with the City’s engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.
- 6) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood PUD Concept Plan with the 17 conditions of approval as listed in the Staff Report. Suggested motion:

“Move to recommend approval of the Inwood PUD Concept Plan with the findings of fact and 17 conditions of approval as drafted in the Staff Report.”

ATTACHMENTS:

- 1. Staff Report, dated 8/25/14 (hard copy not included)
- 2. Updated Inwood PUD Concept Plan, Open Space Plan and Cover Letter
- 3. City of Oakdale Review memorandum

ATTACHMENTS FOUND IN 8/25/14 PLANNING COMMISSION AGENDA PACKET:

- 1. Location Map
- 2. Application Form and Project Narrative
- 3. Inwood Concept Planning & Design Booklet
- 4. City Engineer’s Review Memorandum, dated 8/13/14
- 5. Washington County Review Memorandum

ORDER OF BUSINESS:

- Introduction.....Planning Staff
- Report by Staff.....Planning Staff
- Questions from the Commission..... Chair & Commission Members
- Discussion by the Commission..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members



PLANNING COMMISSION
DATE: 8/25/14
AGENDA ITEM: 4B – PUBLIC HEARING
CASE # 2014-42

ITEM: Inwood Planned Unit Development (PUD) – General Concept Plan

SUBMITTED BY: Kyle Klatt, Community Development Director
Nick Johnson, City Planner

REVIEWED BY: Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Ann Pung-Terwedo, Washington County
Matt Moore, South Washington Watershed District
Molly Shodeen, MN DNR

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to hold a public hearing for a request from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a new mixed-use development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The concept plan includes 281 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses. Staff is recommending approval of the PUD Concept Plan with 18 conditions of approval as listed in the Staff report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN 55432 and Inwood 10 (Tom Scheutte), LLC, 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

Property Owners: Inwood 10, LLC (Tom Scheutte), 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

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

Request: Application for Concept Plan approval of a Planned Unit Development (PUD) containing 281 single family lots, 144 townhome units, 150 multi-family units, 120 senior living townhome units and multiple sites intended for commercial uses to be named Inwood of Lake Elmo.

Existing Land Use and Zoning: Vacant land used for agricultural purposes. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR –

Low Density Residential, HDR – High Density Residential and C – Commercial (all with PUD overlay)

Surrounding Land Use and Zoning: North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction; South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.

Comprehensive Plan: Urban Low Density Residential (2.5 – 4 units per acre), Urban High Density Residential/Mixed Use (7.5 – 15 units per acre) and Commercial.

History: The site has historically been used for agricultural purposes. The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for publication to the Environmental Quality Board (EQB) on September 2nd, commencing the 30-day comment period.

Deadline for Action: Application Complete – 8/12/14
60 Day Deadline – 10/10/14
Extension Letter Mailed – No
120 Day Deadline – 12/9/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (§154.450)
Article 12 – Commercial Districts (§154.550)
Article 16 – Planned Unit Development (§154.800)
Article 17 – Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received an application from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a mixed-use project that will be located on 157 acres of land located on south of 10th Street and east of Inwood Avenue in Lake Elmo. The proposed project will include 281 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses, in addition to storm water facilities, trails, and park areas as depicted on the attached site development plan. While the planned uses for the site generally match those shown on the City's future land use map for the property, the applicant is proposing a slightly different configuration of the various land uses. Most notably, the developer is asking that the commercial area be moved further south along Inwood Avenue to the intersection of 5th Street and that a small area of multi-family development be allowed at the intersection of Inwood Avenue and 10th Street.

The overall project can be divided up into three distinct areas on the plans, which includes a multi-family area south of 5th Street, a single-family "lifestyle housing" neighborhood north of 5th Street, and commercial areas with frontage along Inwood Avenue. Within the residential areas, the developer plans a mix of different housing options, including single-family detached housing, townhouses, senior townhomes, senior multi-family, and standard multi-family housing. The planned single-family areas differ from typical residential neighborhoods in that the lots are smaller than otherwise allowed in the LDR zoning district, with reduced setbacks from the LDR standards as

well. The homes to be built in these areas are intended to appeal to a different market than a typical neighborhood by incorporating common open areas, association-maintained lawns and driveways, and other services, and with amenities that are more typical in a townhouse type of development.

As indicated in the application narrative, the developer does not have detailed plans for any of the multi-family portions of the site, and the plans as submitted depict a general development concept for these areas. These structures planned for much of these areas are intended to serve seniors, including a proposed 120-unit senior building that would be located in the southern portion of the site. All of the planned commercial areas are located along Inwood Avenue, and would be separated from the residential development by the internal road system or storm water ponds. At this time, the plans do not call for any vertical mixing of uses; however, the proposed multi-family buildings would be located adjacent to commercial activities, allowing for easy access to goods and services.

As opposed to following the City's normal subdivision procedures, the applicants have determined that a planned development approach offers the best method to achieve their development vision for their property. The purpose of the City's PUD ordinance is to provide flexibility in development and zoning standards for large parcels under unified control with the goal of achieving higher quality development. More specifically, the General Concept Plan phase of the PUD procedure allows the applicant to submit a general plan to the City demonstrating his or her basic intent of the development, including general density ranges, location of residential and nonresidential land uses, and location of streets, paths and open space. The purpose of approving the Concept Plan is to provide the applicant with conceptual approval related to the requested flexibilities or variations from the City Zoning and Subdivision Ordinances, or other City standards, before incurring substantial costs related to submitting a full Preliminary Plat application. In terms of procedure, the planned development path is similar to the normal subdivision process in that Preliminary and Final PUD Plan approvals must follow parallel track to Preliminary and Final Plat. However, one critical difference between the planned development process and standard subdivision process is that the PUD Concept Plan phase requires a public hearing and the approval of the City Council.

The applicant is proposing to develop the site as a large Planned Unit Development, and is requesting flexibility from the underlying zoning in a number of areas including the following:

- The lot sizes and setbacks for the "lifestyle housing" that is planned for most of the single-family detached houses.
- The construction of multi-family buildings on a portion of the site that is presently guided for commercial development. It should be noted that the zoning ordinance does allow multi-family buildings in commercial zoning districts as a conditional use.
- Moving certain land uses and densities across the entire site. The overall densities that are planned, and the overall size of the commercial, multi-family, and single family areas follow closely to the amount indicated in the Comprehensive Plan; however, the applicant is proposing to move the specific locations of these uses in accordance with the submitted plans. For instance, the City's future land use plan depicts approximately 13 acres of commercial land uses at the intersection of Inwood and 10th Street. The developer is proposing to keep the overall size of the commercial area the same but extending it further south along Inwood Avenue as opposed to locating single family residential directly adjacent to the County arterial roadway.
- Allocating the allowed densities across the entire site instead of reviewing densities on a project-by-project basis. This allows the developer to plan for storm water management, parks, and roadways in the appropriate locations, even though a smaller project within the

planning area may exceed underlying zoning. The density projections for the site are reviewed in greater detail in the latter sections of this report.

The flexibility that being requested by the developer is allowed under the City's PUD Ordinance, and the developer has provided a response to the PUD objectives as listed in the Zoning Ordinance as part of the project narrative. The appendix of the submitted Concept Planning & Design Booklet (Attachment #5) also addresses how the proposed planned development is meeting the objectives of the City's PUD Ordinance.

Because the project is located at the intersection of two major roadways in Lake Elmo and includes the proposed construction of another, access issues will play a major role in how the site is able to develop. Internal to the site, the developer intends to connect to the planned extension of the 5th Street minor collector road that will extend through the Boulder Ponds development in the southeastern portion of the site. This road will then turn quickly to the west and eventually intersect Inwood Avenue about 500 feet north of the Eagle Point Business Park. While most of the internal traffic will be accessed via 5th Street, there are multiple planned connections along both Inwood Avenue and 10th Street, which includes a new north/south connection road that will provide a connection between Eagle Point Boulevard and 10th Street. While all of the roads have been designed to comply with City and County requirements, they will be subject to further review and analysis as more detailed plans are prepared for the site.

One of the other major features of the project includes the preservation of the wooded area along the eastern project boundary. This area is guided for a green belt/buffer area between the Stonegate neighborhood and denser urban development on the applicant's site. The developer is also proposing a series of trails within the project, including a trail in the eastern green belt/buffer running north and south along a linear park, an east-west trail running across the entire segment of the development connecting the residential area to the commercial areas, as well as the City's planned regional trail section along 5th Street. In addition to the multiple trail systems, smaller park areas are shown in the southeastern part of the site near the existing Stonegate Park, which are proposed as a logical extension of the existing park area. The other open space areas within the development are predominately being used for storm water management purposes, with larger ponds being located south and east of the commercial area near the intersection of 5th Street and Inwood Avenue.

Regarding next steps, the applicant is proposing to bring forward a Preliminary Plan and Preliminary Plat application upon approval of the Concept Plan. Per the PUD Ordinance, the final approval of the proposed planned unit development will result in a zoning change to a specific PUD zoning district, with specific requirements and standards that are specific to the development. If the application moves forward, the change in the base zoning (LDR, HDR, C) of the property would occur at the time of Preliminary Plan approval, and the final PUD zoning with approved flexibility that is specific to the development would be established at Final Plan approval.

PLANNING AND ZONING ISSUES

The Inwood site is guided for Urban Low Density Residential, Urban High Density Residential and Commercial land uses in the City's Comprehensive Plan. As noted above, the developer is planning to keep the same general mix of uses on the property, but will be moving the specific location of certain elements to better suit the unique circumstances of this property. The most important consideration in this regard is the location of the commercial area, which is shown in the extreme northwest portion of the site in the City's Comprehensive Plan. While the location of this commercial area at the intersection of two major roadways makes sense from a planning perspective,

in reality access to this area is limited due to spacing requirements along and adjacent to a County road. The developer's plans create a new commercial intersection at Inwood and 5th Street, which allows these areas to be accessed via a back road system while avoiding any driveways with direct access to either Inwood or 10th Street. The subsequent arrangement of uses makes logical sense given the access restrictions in place. In addition, it may be problematic to locate single family residential land uses directly adjacent to Inwood Ave. (CSAH 13) as guided by the Comprehensive Plan. Inwood Ave is a County arterial roadway that is anticipated to serve a substantial volume of traffic in the future. From a land use compatibility and noise mitigation standpoint, it makes sense to narrow and extend the commercial uses along Inwood Avenue.

The other major break from the underlying Comprehensive Plan is the siting of two multi-family structures at the intersection of 10th Street and Inwood Avenue. Essentially, the developer is proposing to swap a portion of the high density/mixed use area north of Eagle Point Business Park with commercial development at this intersection. The overall balance of uses is therefore not being changed from the Comprehensive Plan, and the proposed reconfiguration appears to work well given the other site constraints, including storm water retention and infiltration requirements, that need to be addressed on the site. In addition, it should be noted that multi-family housing is allowed in the Commercial zoning district as a conditional use. The applicant is proposing to site the multi-family use in this location through the planned development process as opposed to the Conditional Use Permit process. Staff has reviewed the requested variations from the Comprehensive Plan and found that the master-planning of the 157-acre parcel as proposed in the Inwood PUD represents thoughtful planning and siting of the various uses proposed. After evaluating the master-planned development, Staff finds that the development is meeting the overall intent of the land use guidance of the Comprehensive Plan when considering the overall land use goals for the parcel.

Regarding the density calculations of the Inwood planned development, the developer has provided density calculations at the request of Staff for the entire site using the City's recently adopted net density definition. These calculations are summarized as follows:

Use	Area (in acres)	Units	Net Density (units per acre)
Single Family Detached	87.17	281	3.22
Multi-family (south of 5 th Street)	23.2	264	11.38
Multi-family (corner of 10 th and Inwood)	5.16	150	29.1

The overall net density for all of the residential areas is 6 units per acre, while on a gross basis this number is 4.9 units per acre. However, all of these numbers are misleading because most of the ponding for the development is located on the outlots adjacent to the commercial parcels, which would add additional open space to the residential calculations. The developer has noted that by utilizing the density ranges permitted under the Comprehensive Plan, the maximum number of residential units that could be built on the site would be 812 units, compared to the planned number of 695 included in the Inwood development. On an overall site development basis, the proposed Inwood PUD would be consistent with the overall range of planned growth according to the Comprehensive Plan.

In addition to the requested variation related to the Comprehensive Plan, the other flexibilities requested by the applicant include reduced setback requirements for the single family "lifestyle" housing product offered in the residential neighborhood of the development. The standards for the

LDR zoning district and the requested flexibilities for the Inwood PUD single family lots are as follows:

<u>Setback</u>	<u>LDR Zoning District</u>	<u>Inwood PUD</u>
Front Yard	25 Feet	18 Feet to Principal Structure / 20 Feet to Garage
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	4 Feet
Rear Yard	20 Feet	20 Feet

In addition to setback requirements, the applicants will be requesting flexibility from minimum lot size requirements and lot width requirements, particularly for the Village/Carriage residential product. The Inwood Concept Plan noted that 20% of these homes are slightly under 40 feet in width, while 60% are 50 feet in width and the final 20% are 58 feet in width. The LDR zoning district requires a minimum lot width of 60 feet. By pursuing the PUD process, the applicants are requesting reduced lot sizes, which is allowed under the ordinance. They have noted that the unique housing type, which is completely maintenance free (HOA maintained), requires different design considerations and setbacks. The lot width of the designer product (46 lots in the southeastern portion of the development) are 65 to 85 feet in width, meeting the minimum standards of the LDR district. As an area tabulation of individual lots is not required at Concept Plan level review for a planned development, the applicant has not submitted an area calculation. However, given the size of some of the proposed lots, it is anticipated that many of the lots will be under the LDR zoning district standard of 8,000 square feet. As part of any preliminary PUD plan submittal, staff would require the applicant to submit a complete area tabulation of all the lots proposed in the planned development. Once again, the applicants have noted that in order to achieve a completely HOA maintained neighborhood with a single level product type, flexibility from standard lot width, size and setback requirements are necessary. Based on the residential product presented in the planned development, Staff would offer that the residential product proposed offers a residential product or type that is not currently represented in the Lake Elmo housing market.

With regards to the proposed uses in the Inwood PUD, it should be noted that the master-planned development proposes to integrate low density residential, high density residential and commercial uses all within one development effort. Master-planning the entire development as part of a broad, single effort allows for much greater integration of street and pedestrian networks, providing greater connectivity within the development. In addition, planning the entire site allows for improved planning and utilization of storm water facilities for the area. In reviewing the proposed commercial uses included in the Concept Plan, it should be noted that all are allowed in the Commercial zoning district. However, it is anticipated that these uses may change according to market conditions and demand. It would be Staff's expectation that the uses proposed in the Commercial areas of the development would be allowed under the Commercial zoning district.

Finally, as the Inwood development is utilizing the PUD process, it is the burden of the applicant to explain how the proposed development meets one or more of the City's identified objectives (§154.801) related to planned developments. In order to address this question, the applicant has provided a thorough explanation of which objectives are met within the back section of the Project Narrative (Attachment #3 – Also found in PUD Design Planning & Concepts Booklet). In the judgment of Staff, the proposed development meets the criteria for the following identified

objectives: A) Innovation in land techniques, B) Promotion of integrated land uses, D) Accommodation of housing of all types with convenient access to employment and/or commercial facilities and H) Creation of more efficient provision of public utilities and services, lessened demand on transportation, etc. Arguments could be made for additional objectives being achieved. Staff was most confident in the aforementioned objectives being met.

Per the City's Subdivision Ordinance, the applicant is required to provide parkland dedication in an amount equal to 10% of land developed residentially, fees equal to the market value of 10% of the land, or some combination thereof. The acceptable parkland solution is at the discretion of the City. Based on the submitted area calculations on the Inwood PUD Concept Plan, there is 78.1 acres of single family residential area and 29.5 acres of multi-family residential area, totaling 107.6 acres. Therefore, the required land dedication for the residential areas would be 10.7 acres. The applicants have noted that 12.2 acres of public parkland is provided, going above the required dedication amount. However, the outlots containing area labeled park also contain storm water facilities and one smaller wetland. In advance of preliminary plat and preliminary PUD plan, it is recommended that the applicant work with Staff to clarify the correct amount of parkland provided given the City's criteria for eligible parkland. In addition to the land dedication requirements for the residential areas of the Inwood planned development, the applicant would be required to submit a fee of \$4,500 per acre of land developed for commercial purposes. Based on the area calculations, there is currently 27.7 acres of land being developed commercially, which would result in a parkland fee of \$124,650. In developing more detailed plans for the Inwood development in the future, staff will work with the applicant to determine the correct parkland dedication amounts.

In terms of the parkland provided in the Inwood planned development, the majority of the park areas are found in the southeast corner of the site adjacent to existing Stonegate Park and on the east side of the development with the linear greenbelt park. It should be noted that there is park proposed on both sides of the 5th Street minor collector road. The smaller park area on the southern side of the collector is intended to serve the townhome area immediately to the west. The park area north of the collector, along with the linear greenbelt park, could easily serve the single family residential portion of the development. While at this time it appears that the total required parkland dedication amount has been met by the applicant, Staff would recommend enlarging the park area north of 5th Street adjacent to existing Stonegate Park to an overall size of 5-10 acres. Increased park area in this location would give the City the ability to design more usable recreation space where organized recreation activities, such as baseball or soccer, could be held. Given the number of residential units proposed in the development, Staff believes that a larger park area is appropriate in this case. In addition, it is likely that the park should be served by an access off of 5th Street with a small parking area to serve the overall park. If the applicants have indeed met their land dedication requirements, Staff would recommend that the applicants be given credit or compensated for any parkland provided above the dedication amount. Credit and compensation could be achieved by reducing the parkland dedication fees due related to commercial development on the site by the equal market value of the land the City receives above the dedication amount. In order to get further direction regarding the appropriate park area for the development, Staff is recommending that the applicant present their plans to the Park Commission at their next regularly scheduled meeting, which is on September 15th, 2014.

It should also be noted that two portions of the site are subject to shoreland rules. The northwest corner of the site is located within the shoreland district of Armstrong Lake, which is located in the jurisdictions of both Oakdale and Lake Elmo. In addition, an unnamed stream or tributary exists in the southwest corner of the site running towards Eagle Point Business Park. To review the proposed

development in and around these areas, Staff completed a review of the Concept Plan against the City's Shoreland Management Overlay District (Article 17 of Zoning Code). Regarding the northwest portion of the site, the proposed structures are not in close proximity to the Ordinary High Water Level (OHWL) of Armstrong Lake. In terms of impervious surface, sewered lots without riparian dedication are subject to a maximum amount of impervious surface of 30% of lot area. This standard would apply to the commercial and multi-family residential uses proposed in the northwest and western portion of the site, as the shoreland district boundary is depicted on the Concept Plan with a bold dashed black line. In addition, Staff does have some concern about the amount of impervious coverage in Lots 7-14, Block 11. These lots may need to be revised to comply with the City's shoreland standards. In addition to Armstrong Lake, the unnamed tributary flowing through the southeastern portion of the site, which travels to Wilmes Lake in Woodbury, is considered a protected water under DNR classification. The applicants have provided a significant buffer around the unnamed tributary. The City's shoreland provisions require a structure setback of 75 feet from tributaries for sewered lots with no riparian buffering requirement. However, the MN DNR and South Washington Watershed District may provide additional review on this area. There may be a concern about the proximity of the commercial use labeled "pharmacy". Regarding all the shoreland issues, Staff would recommend that the applicant work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR as a condition of approval (Condition #18).

REVIEW AND ANALYSIS

City Staff has reviewed the proposed Inwood PUD Concept Plan, which has gone through multiple iterations in advance of the formal application being made to the City. In general, the proposed plan will meet all applicable City requirements for PUD Concept Plan approval, and any deficiencies or additional work that is needed is noted for the purpose of inclusion in the review record. In addition there are several things happening in and around the Inwood planned development that will have an impact on the project, including the construction of 5th Street with appropriate access spacing and alignment, as well as the potential siting of a future water tower on the site. Given that some of these efforts are still underway, Staff recognizes that some modifications will be necessary from PUD Concept Plan phase to PUD Preliminary Plan phase.

The City has received a detailed list of comments from the City Engineer and Fire Chief, in addition to comments by the Washington County Public Works, all of which are attached for consideration by the Commission.

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

- ***Comprehensive Plan.*** In the judgment of Staff, the proposed planned development is consistent with the land use categories guided for this site as planned in the Lake Elmo Comprehensive Plan. The proposed amount of residential growth is consistent with the range of residential development as guided by the Comprehensive Plan. In addition, the land uses as proposed are generally consistent with the Urban Low Density Residential - LDR and Urban High Density Residential - HDR zoning districts. Finally, the total area intended for commercial uses on the site matches the amount planned under the Comprehensive Plan, with the locational changes noted as an acceptable variation through the PUD process. Other aspects of the Comprehensive Plan relate to the Inwood PUD Concept Plan as follows:

- **Transportation.** The City's transportation plan calls for the construction of a minor collector road (5th Street) that will connect the eastern and western portions of the I-94 Corridor. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. The applicant has incorporated the right-of-way at the width necessary to construct the minor collector as part of its PUD Concept Plan. As proposed, the provided segment of 5th Street will connect from Inwood Avenue (CSAH 13) to the Boulder Ponds development southeast of the site, eventually leading through the Savona subdivision to Keats Avenue (CSAH 19). Completion of this segment of the minor collector road will provide the infrastructure needed to properly distribute automobile traffic throughout Stage 1 of the I-94 Corridor Planning Area.
- **Parks.** The City's Park Plan identifies the subject property as a needed location for a neighborhood park. Given the amount of residential growth proposed for the site, it makes sense to provide enough parkland to adequately serve this portion of the I-94 Corridor Planning Area. In addition to a neighborhood park as guided by the Comprehensive Plan, it should also be noted that the eastern portion of the site is guided for a 100-foot linear park known as the greenbelt buffer. The greenbelt trail provided on the eastern portion of the development is consistent with the guidance of the Comprehensive Plan.
- **Water.** Water will eventually be provided to this area via a future extension of the municipal system along Inwood Avenue. The Inwood planned development will be able to be served under the City's current agreement with the City of Oakdale until the Inwood watermain extension is completed in 2015. It also must be noted that the subject property is identified as a future location for one of the two water towers needed to serve the I-94 Corridor Planning Area. As a condition of approval (Condition #5), Staff recommends that the applicant provide a location that meets the approval of the City Engineer within the development to site the necessary water tower. As an alternative, the applicant can provide the City with an alternative site, as long as the location works from a hydrological standpoint and meets the approval of the City Engineer.
- **Sanitary Sewer.** The Inwood planned development will be able to connect into the existing sanitary sewer system within the Eagle Point Business Park. While this area is presently served via an interconnected system with the City of Oakdale, all of Section 34 will eventually be connected to the regional interceptor located immediately south of the business park. As noted in the City Engineer's memo, the proposed sanitary sewer connection will need to be evaluated for capacity and overall system design.
- **Phasing.** The Inwood planned development is located within the Stage 1 phasing area of the I-94 Corridor Planning Area. Therefore, the proposed development is consistent with the City's anticipated phasing of growth.
- **Zoning.** The proposed base zoning for the Inwood site will be split between the Urban Low Density Residential – LDR, the Urban High Density Residential – HDR, and Commercial – C zoning districts. However, approval of PUD Final Plan will result in a zoning change to a specific PUD Zoning District, recording all of the permitted variations, such as minimum lot size and setbacks, from the Zoning requirements of the base zoning district.

- **Subdivision Requirements.** The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. The City will work with the applicant to ensure that all standards specified in the Subdivision Ordinance are met, or that the appropriate variation is requested through the PUD Preliminary Plan.
- **Concept Phasing.** The developer has indicated that the first phases of the project will be the single-family areas, with the multi-family and commercial areas proceeding based on market conditions. The narrative notes that Hans Hagen Homes will be the exclusive builder of the single family area, while Inwood 10, LLC will develop the commercial and multi-family areas as the market permits. In addition, Staff is requesting that the developer will be asked to provide a more specific phasing plan with the preliminary plat and preliminary PUD submissions (Condition #4).
- **Infrastructure.** The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development. Storm water facilities should be platted as outlots and deeded to the city for maintenance purposes. Adequate access to public storm water facilities must be provided.
- **Tree Preservation and Protection.** Based upon the limited tree cover of the site, it is possible that the applicant may not be required to complete a Tree Preservation Plan. If the applicant can demonstrate that significant trees on the site will not be negatively impacted by development activity, they would be allowed to submit a Woodland Evaluation Report in lieu of a Tree Preservation Plan. In addition to the trees along the eastern boundary, there are only two relatively small stands of trees on the site, located in the southwest and southeast corners of the site respectively. The Inwood PUD Concept Plan does not show development activity over these areas. However, potential impacts to existing trees will be better understood at the preliminary plat level with the submission of a grading plan for the development. Overall, the details at the preliminary plat stage will require a greater level of detail concerning trees on the site.
- **Green Belt/Buffer.** The Comprehensive Plan identifies the area on the east side of the Inwood planned development adjacent to the Stonegate residential subdivision as a green belt/buffer space with a minimum width of 100 feet. As proposed in the Inwood PUD Concept Plan, the applicant is utilizing this space for the continuation of trail corridor from the Boulder Ponds planned development in the south. As proposed, the design of the greenbelt trail is consistent with City planning efforts to date. In addition, it should be noted that the applicants are proposing to maintain a significant amount of existing trees along the eastern boundary of the site, adding to the value and aesthetic of the proposed linear park area. The existing trees include a significant amount of evergreen species, which should provide ample year round screening to many portions of the development. It should be noted that the distance maintained between private lots and the Stonegate neighborhood exceeds 100 feet in many areas, where separation distances of 140 to over 200 feet are common. However, it should be noted that Lots 27 and 28, Block 7 do encroach on the minimum 100-foot buffer area. As a condition of approval (Condition #12), Staff would recommend that the two lots noted be revised to maintain the 100-foot buffer requirement. With the exception of the two lots noted, Staff believes that that green belt/buffer requirements of the Comprehensive Plan have been met, and often exceeded, by the applicant.

- **Streets and Transportation.** The Inwood PUD Concept Plan includes a substantial portion of the 5th Street minor collector road, as well as an extensive internal street network proposed to serve the mixed-use development. From a conceptual level review of the street system, it appears that the proposed internal public streets meet the City's baseline subdivision requirements and City engineering standards. The right-of-way of local streets are 60 feet in width and local roads are 28 feet in width from curb to curb. In addition to the local road provided, the Inwood planned development includes a series of private streets and driveways to serve multi-family and commercial properties. The private streets and driveways as proposed are primarily accessed off 5th Street and Street D. Significant information regarding the proposed transportation network can be found in the City Engineer's memo (Attachment #6). In addition to the Engineer's review comments, staff offers the following additional comments related to streets:
 - **5th Street.** The City Engineer presents a significant amount of design requirements related to the 5th Street minor collector road in his review memorandum. In addition to his comments, Staff would highlight the following:
 - **Alignment.** The proposed alignment should meet Washington County's specifications for the touchdown on Inwood Ave. (CSAH 13). However, the alignment at the Boulder Ponds development includes slight additional impact to the Bremer Bank property, necessitating an additional 2,967 square feet of right-of-way from the Bremer site. In order to proceed with the alignment as shown, the applicant will need written permission from Bremer Bank (Condition #1).
 - **5th Street and Inwood Avenue Signalization.** Washington County will require signalization for the 5th Street and Inwood Ave. intersection at some point in the future. Given the anticipated traffic volumes generated by the Inwood planned development, Staff would recommend that the City require the applicant to participate financially in the City's share of the traffic signal costs. As a condition of approval (Condition #14), Staff is recommending that the applicant work with the City to determine a fair and reasonable cost share for the City's portion of the costs to signalize the 5th Street and Inwood intersection.
 - **Residential Streets.** For the single family neighborhood, the applicant is proposing unique street designs. The streets of the single family areas include Low Impact Development (LID) techniques of utilizing center islands and medians to incorporate infiltration and storm water management facilities allowing for enhanced and innovative storm water management within close proximity to streets and residential lots. The center medians will also allow for additional landscaping and pedestrian spaces, as demonstrated in the Concept Planning and Design Booklet (Attachment #5). It should also be noted that the islands would include a one way street design, requiring vehicle traffic to move in circular direction around the island. Due to the unique design of these streets, the City will require additional geometric details and exhibits demonstrating successful turning movements throughout the neighborhood streets. As a condition of approval (Condition #7), Staff is recommending that these details be submitted as part of the Preliminary PUD Plan. Additional details needed for review must address the review comments from the City Engineer documented in the review memorandum dated 8/13/14 (Attachment #6). Finally, it should be noted that Street C and Cul-De-Sac L exceed the maximum length of cul-de-sac for

sewered developments (600 feet) per the City's Subdivision Ordinance. The Engineer has recommended that this road section be revised to connect interior to the development. This could most likely be accomplished by connecting Street C to Neighborhood Street E.

- ***Sidewalks and Trails.*** The proposed Inwood planned development offers a substantial amount and variety of pedestrian and bicycle facilities in the form of sidewalks and trails, offering alternative modes of transport throughout the development. Staff has the following comments pertaining to sidewalks and trails:
 - ***Sidewalks.*** All of the major streets serving the single family residential area have sidewalks on at least one side of the streets, and in some case both sides. In addition, the applicant is planning unique street design with center medians. The Concept Planning and Design Booklet note that these median areas include additional pedestrian facilities to access residential homes. However, this level of detail is not currently provided for all the individual islands and medians at the Concept Plan stage. Staff would recommend that this detail be provided to better understand how these residential areas are being served. In addition, one recommendation (Condition #16) that Staff would make is to include sidewalks on both sides of Street B, as this street is serving as a neighborhood collector for the single family residential neighborhood. Finally, the mutli-family and commercial areas often have direct sidewalk access to the streets. Staff would recommend that the applicant provide pedestrian access to the best extent possible to both mutli-family and commercial uses, as one of the benefits of a master-planned development is to ensure broad connectivity in between the various land uses included in the plan.
 - ***Trails.*** The applicants are proposing an effective system of trails to serve the planned development. In addition to the greenbelt linear park trail on the east side of the development, the applicant is planning a central east-west trail contained mostly in open space areas across the entire development. This should allow the development to achieve residential neighborhoods with easy access to employment and commercial services, resulting in an integrated development with a mix of uses. In order to augment the proposed trails provided in the Concept Plat, staff recommends that additional trail segments be provided within the Inwood Avenue and 10th Street right-of-ways (Condition #17). Staff recommends that the Inwood Avenue trail segment on the east side of the road extend from 5th Street to 10th Street (CSAH 10). In addition, the 10th Street (CSAH 10) trail segment should connect from Inwood Avenue (CSAH 13) to the Greenbelt Buffer Trail at the northeast corner of the development. These trail segments would ensure proper connection of the proposed trails and offer increased connectivity and access.
- ***City Engineer Review.*** The City Engineer has provided the Planning Department with a detailed comment letter (Attachment #6) dated August 13, 2014 as a summary of his review of the Inwood PUD Concept Plan. Staff has incorporated the more significant issues identified by the Engineer as part of the recommended conditions of approval, and has also included a general condition (Condition #10) that all issues identified by the City Engineer must be addressed by the applicant prior to approval of a the PUD Preliminary Plan and Preliminary Plat.
- ***Washington County Public Works Review.*** Ann Pung-Terwedo of Washington County Public Works has submitted a review memorandum that focuses on the proposed street

connections of the Inwood PUD to the surrounding arterial street network. Given that both Inwood Avenue (CSAH 13) and 10th Street (CSAH 10) are County arterial roadways that will directly serve the development, there are many considerations related to access management and intersection design that the applicants must consider in planning out the internal street system. The review memorandum from Washington County is found in Attachment #8. Staff is recommending that the applicants work with Washington County to address all review comments in the memo as a condition of approval (Condition #15). Finally, it should be noted that the Inwood planned development site is within proximity to one of the planned stations for the planned Gateway Corridor transit facility. In the judgment of Staff, the development as proposed would be compatible with elements or characteristics of transit-oriented development (TOD), offering further support for the Inwood Concept Plan.

- **Fire Chief Review.** The Lake Elmo Fire Chief, Greg Malmquist, submitted a review letter for the proposed planned development. In the letter, he highlights the importance of an effective street naming system that follows the County system and has been utilized by the City. In addition, there are comments submitted on the proper location of fire hydrants and proper street design to allow for effective turning movements for fire apparatus and other emergency vehicles. Finally, he notes that many of the structures included in the plan may be subject to fire sprinkling requirements per State Building and Fire Codes.
- **Watershed Districts.** The project area lies within the South Washington Watershed District. The applicants have started working with Matt Moore, the SWWD engineer, on preparing a stormwater management plan that will meet the treatment, rate and volume requirements for the proposed development. As a condition of approval (Condition #8), all specific development projects will need to comply with applicable watershed district requirements. As proposed, the project will impact man-made constructed wetlands on the site that were created related to agricultural activity. The applicant is currently working through the mitigation requirements for these impacts with the watershed district (which is the responsible government unit for wetland issues).
- **Environmental Review.** Based upon the proposed scope of the Concept Plan, the project will meet the threshold for a mandatory Environmental Assessment Worksheet (EAW), as the proposed development will exceed the threshold of 300 residential units. The developer has prepared a draft EAW that will be distributed for public comment starting on September 2, 2014. No subdivision of land can occur until this review is complete; however, the developer may proceed with simultaneous reviews at its own risk.
- **Design Review.** Based on the proposed uses within the PUD Concept Plan, multiple structures within the Inwood Development will be subject to design and architectural review, including all multi-family residential (apartments, condos, senior living) and commercial buildings. Design and architectural review will be performed at Preliminary and Final PUD Plan stage for all applicable structures.
- **Theming.** Staff has distributed the Branding and Theming Study completed by Damon Farber and Associates to the applicants previously. In completing a preliminary landscape plan for the site, staff would recommend that the applicants consider the inclusion of various theming elements and amenities identified in the plan for various locations within the development. For example, the 5th Street and Inwood Avenue Intersection presents a gateway opportunity for the City. Utilizing some of the elements described in the theming study would help the development and City achieve unique design that is consistent with the theme that the City is attempting to augment and achieve as private development moves forward.

Based on the above Staff Report and analysis, Staff is recommending approval of the Inwood PUD Concept Plan with multiple conditions intended to address future considerations related to the submission of a PUD Preliminary Plan and Preliminary Plat application. The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the submittal of PUD Preliminary Plan and Preliminary Plat applications.
- 2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.
- 3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.
- 4) The Preliminary PUD plans will include a phasing plan for all portions of the development.
- 5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.
- 6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.
- 7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.
- 8) 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 district prior to the commencement of any grading or development activity on the site.
- 9) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision, and the land is located outside of any restrictive easements.
- 10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.
- 11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.
- 12) Lots 27 and 28, Block 7 must be revised to maintain the minimum 100-foot greenbelt buffer requirement along the eastern portion of the planned development.

- 13) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.
- 14) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).
- 15) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).
- 16) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.
- 17) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.
- 18) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood PUD Concept Plan:

- 1) That the Inwood PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts.
- 3) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.
- 4) That the Inwood PUD complies with the City's PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.
- 5) That the Inwood PUD Concept Plan is consistent with the City's engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.
- 6) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood PUD Concept Plan with the 18 conditions of approval as listed in the Staff Report. Suggested motion:

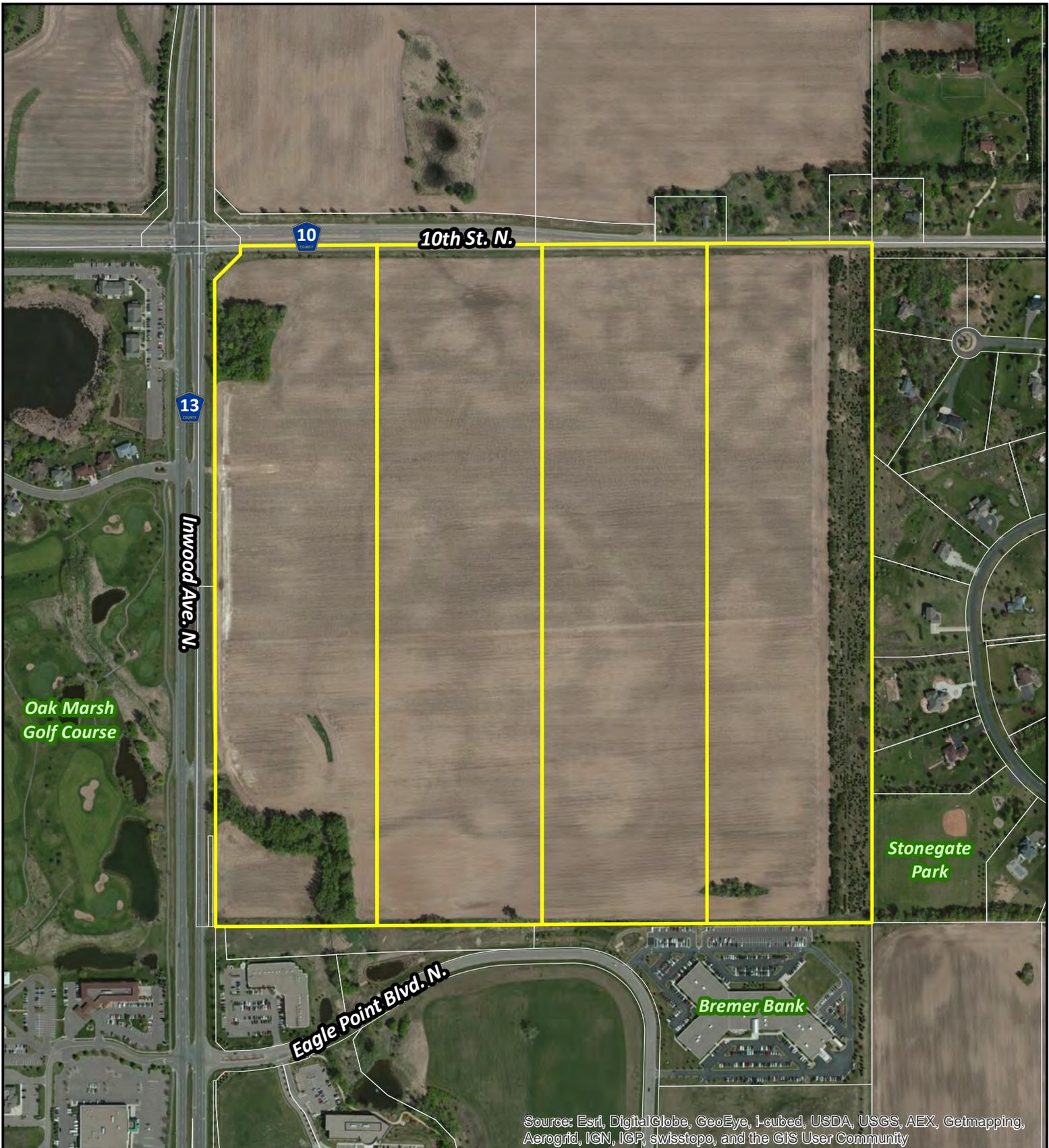
“Move to recommend approval of the Inwood PUD Concept Plan with the findings of fact and conditions of approval as drafted in the Staff Report.”

ATTACHMENTS:

- 1. Location Map
- 2. Application Form
- 3. Project Narrative
- 4. Inwood PUD Concept Plan w/Details
- 5. Inwood PUD Concept Planning & Design Booklet
- 6. City Engineer’s Review Memorandum, dated 8/13/14
- 7. Fire Chief’s Review Memorandum, dated 8/19/14
- 8. Washington County Review Memorandum, dated 8/20/14

ORDER OF BUSINESS:

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



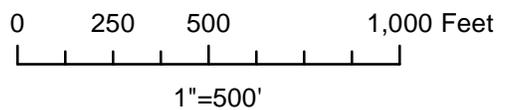
Location Map: Inwood 10 PUD



Data Source: Washington County, MN
8-15-2014



Inwood 10 PUD



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



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

LAND USE APPLICATION

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

Applicant: Hans Hagen Homes & Inwood 10 LLC
Address: 941 NE Hillwood Rd, Suite 300 Fridley, MN 55432
Phone # 763-586-7202
Email Address: grask@hanshagenhomes.com

Fee Owner: Inwood 10 LLC
Address: 95 S. Quasso Blvd W St. Paul, MN 55117
Phone # 651-486-3452
Email Address: Schvette@azureproperties.com

Property Location (Address and Complete (long) Legal Description): NE 1/4, Section 33 T29 R21.

Detailed Reason for Request: See attached

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

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

Signature of applicant: [Signature] Date: 7/18/14

Signature of fee owner: _____ Date: _____

Hans Hagen Homes

September 4, 2014

Kyle Klatt
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: InWood – Response to Planning Commission Comments

Dear Mr. Klatt,

In follow up to the Planning Commission meeting on August 25, 2014, we would like to respond to comments regarding density, lot size, and setbacks. The following table summarizes our response:

Issue	Response
Single Family Lots	The lot count has been reduced from 281 to 273 to preserve wetlands and provide more parkland.
Single Family Density	Gross Density is 2.58 units per acre. Net density is 3.14 units per acre excluding ponds and City parkland. Including parkland, the density is 2.7 units per acre.
Comprehensive Plan Density	The City's Plan allows a density of 2.5 to 3.99 units per acre. The midpoint of the density range is 3.25 u/a. InWood is on the lower end of the density range.
PUD Lot Size Standards	Section 154.802 F. of the PUD Ordinance states that the Council may reduce the lot area and width of individual lots from the base zoning district, provided an equal amount of open space or amenities is provided elsewhere.
Lot Size	Average lot size in InWood is 11,677 square feet when you include all the open space areas (excluding public parks and right-of-way). Standard zoning minimum lot size is 7,500 square feet.
Setbacks	Section 154.802 E. of the PUD Ordinance states that the PUD may provide for a reduction or elimination of required setbacks.
Open Space	PUD Ordinance Requires 20 percent open space. InWood provides 31% open space.

As outlined in our application and the information provided above, the InWood neighborhood meets the criteria necessary for the City to approve a PUD. The project is consistent with the City's Land Use Guide Plan and the PUD zoning ordinance.

If you have any questions on our project, please feel free to contact me at (763) 586-7202, or at jrask@hanhagenhomes.com.

Sincerely,



John Rask
Vice President of Land Development



August 11, 2014

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: Inwood Creek Mixed Use Neighborhood

Dear Honorable Mayor and City Council,

Inwood 10 LLC and Hans Hagen Homes are proposing a mixed use development on approximately 157 acres located at the southeast corner of Inwood Avenue and 10th Street. The project will be known as Inwood Creek and will consist of a mix of single family homes, townhomes, multi-family, and commercial.

Inwood Creek blends different housing styles and commercial uses in a coordinated approach. The neighborhood design provides the convenience of retail goods, services, and jobs in a walkable community. The sustainable community design includes efficient utilization of public infrastructure, Low Impact Development (LID) techniques, including the reuse of storm water, and open spaces consisting of linear parks and trail system.

Land Use Guide Plan

The City's Land Use Guide Plan identifies a mix of Commercial, Urban Low Density, and Urban High Density land uses on the subject property. The City of Lake Elmo's 1-94 Corridor Development Staging Plan map (July 2012) places the subject property in the first phase of development.

Inwood Creek will include approximately: 1) 281 single family lots (Lifestyle Homes), 2) 144 townhomes, 3) 150 multi-family units, and 4) 120 senior townhome units. The commercial uses will consist of approximately 63,814 square feet of commercial/office uses.

Commercial Neighborhood

The commercial portion of the neighborhood is a key component in creating the neighborhood identity, as well as providing residents with convenient access to goods and services. Residents of the Inwood Creek neighborhood will be able to walk to shopping, restaurants, and other retail establishments.

Conceptual buildings and site designs are included on the concept plan to provide an illustration of how the commercial district could be developed. Final building plans for the commercial property will be customized to meet the needs of each occupant. A final PUD plan will be submitted to the City prior to construction of any of the commercial uses.

Multi-Family Neighborhood

The multi-family areas of the neighborhood will consist of a mix of townhomes, apartments, and senior housing. These housing options are located in areas designated for higher density in the City's Land Use Plan. The Inwood Creek neighborhood is ideally located for multi-family housing because of its proximity to nearby jobs, transportation, and convenient neighborhood shopping.

There are no specific plans for the multi-family portion of the neighborhood at this time. Conceptual buildings and site designs are illustrated on the concept plan to give an idea of how the multi-family neighborhoods could be developed. A final PUD plan would be submitted to the City prior to construction of any of the multi-family land.

Single Family Neighborhood

The single family neighborhood includes "Lifestyle Homes" that meet the increasing demand for one-level living with association maintenance. The Lifestyle Homes provide the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. Inwood Creek homeowners may select "ale-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will be the exclusive builder of the single family neighborhood, and will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

The Lifestyle Homes feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. While the yard areas are maintained by the association, these homes sit on individual lots. This type of home with association maintenance requires flexibility from standard single family zoning requirements. The setbacks for these homes are: 1) 20-foot front yard, 2) 4-foot side yard, and 3) 20-foot rear yard. A minimum separation of 22 feet will be provided between the garage door and any sidewalk to accommodate the parking of vehicles without interfering with the use of the sidewalk. The association is responsible to maintain the yards, and has easements over the adjacent lots for access and maintenance of homes.

PUD Zoning

The Inwood Creek neighborhood will be processed as a PUD. The PUD provides flexibility necessary for the construction of the Lifestyle Homes. The PUD will also permit the mixing of the commercial and multi-family uses. Currently, the northwest corner of the property is guided for Commercial. Because of access limitations onto Inwood Avenue (CSAH 13) and 10th Street, the commercial is being moved to the south adjacent to 5th Street.

PUD Zoning Objectives

Section 154.801 of the Zoning Ordinance states that the City should consider whether one or more of the objectives listed below is being achieved when approving a Planned Unit Development (*the applicant's response is provided after each objective in italics.*).

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

The City's Land Use Guide Plan calls for a mix of uses on the Inwood Creek property. Inwood Creek arranges commercial, multi-family and single family uses in a manner that provides for appropriate vehicle access, pedestrian connections, and transitions between uses. Berms, water features, public parks, opens spaces, and landscaping will establish transitions between different land uses. The PUD also incorporates Low Impact Development (LID) street designs that provide for enhanced storm water management.

- B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.

Lifestyle Homes on single family lots are located north of proposed 5th Street on the eastern side of the neighborhood. A public park lies between the Lifestyle Homes and existing single family homes in Stonegate. The west side of the property adjacent to Inwood Avenue is designed for multifamily and commercial uses. Significant water features, berms, and landscaping lie between the Lifestyle Homes and the multifamily and commercial uses. Townhomes and a senior residential facility are planned between 5th Street and the Eagle Point Office Park with the property adjacent to Inwood planned for commercial uses. The requested PUD provides for the integration of these compatible land uses.

- C. Provision of 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 Inwood Creek neighborhood incorporates a variety of open space and recreational amenities. The linear park on the east side of Inwood Creek provides open space between the Stonegate single family neighborhood and Inwood Creek, as well as a trail connection to existing Stonegate public park. The linear park and trail system extends through the neighborhood to the commercial district of Inwood Creek. Trails and sidewalks are also provided along 5th Street with connections to the linear park.

- 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 Inwood Creek neighborhood provides convenient access to existing employment opportunities located in the adjacent Eagle Point Office Park, as well as nearby locations in Oakdale, Woodbury, and Lake Elmo. As discussed earlier, the neighborhood will provide townhouses, multifamily, senior, and single family homes.

- E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

The property consists almost entirely of tilled agricultural fields and contains no significant environmental features. The trees along the east property line will be saved and incorporated into a buffer/park area.

- F. Preservation of historic buildings, structures or landscape features.

There are no historic buildings or significant landscape features found on the property.

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

As discussed above, the purpose of the PUD is to provide for the appropriate mixing and intergration of land uses. The architecture of the Lifestyle Homes will be controlled through standards imposed by Hans Hagen Homes. The opportunity for the buyer to choose from a verity of architectural styles, features, colors, and materials will create visual interest and establish the unique neighborhood character of Inwood Creek.

Final building plans for the commercial or multi-family properties will be completed as occupants of Inwood Creek are designated. Future buildings on these parcels would conform to applicable City standards.

- H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

Master planning this neighborhood provides for the efficient layout and design of public utilities and services. The neighborhood will provide important connections to Eagle Point Boulevard, Inwood Avenue, and 10th Street. It will also provide the connection of 5th Street through the project site.

- I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.

The project does not include any redevelopment.

- J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

As discussed above, the neighborhood provides for the efficient layout and extension of public infrastructure and the integration of land uses. Low Impact Development (LID) street designs also provide an attractive streetscape while minimizing storm water runoff. PUD flexibility is needed to establish housing choices that are not currently available in Lake Elmo.

Conclusions

The Inwood Creek neighborhood meets the criteria necessary for the City to approve a PUD for the project. The project is consistent with the City's Land Use Guide Plan and the objectives of the PUD zoning ordinance.

If you have any questions on our project, please feel free to contact me at (763) 586-7202, or at jrask@hanhagenhomes.com.

Sincerely,



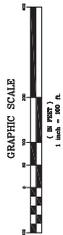
John Rask
Vice President of Land Development

OPEN SPACE PLAN: INWOOD

-for- HANS HAGEN HOMES, INC.

NORTH

OPEN AREA PER CALCULATIONS



I hereby certify that this survey, plan, or map was prepared by myself or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
 Daniel W. Grud
 DANIEL W. GRUD
 Date: 6/25/24 License No. 23241

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55114
 Tel: (651) 361-8200 Fax: (651) 361-4701



EAGLE POINT BUSINESS PARK 2ND ADDITION

OPEN AREA CALCULATIONS

TOTAL SITE AREA = 197.18 ACRES (100%)
 PUBLIC PARK (SINGLE FAMILY AREA) = 13.18 ACRES (6.70%)
 PUBLIC PARK (MULTI-FAMILY AREA) = 1.74 ACRES (0.88%)
 OUTLOT A = 1.39 ACRES (0.69%)
 OUTLOT B = 0.34 ACRES (0.17%)
 OUTLOT C = 3.79 ACRES (1.91%)
 OUTLOT D (OPEN AREA) = 5.28 ACRES (2.68%)
 OUTLOT E (OPEN AREA) = 1.06 ACRES (0.53%)
 OUTLOT F (OPEN AREA) = 0.86 ACRES (0.43%)
 OUTLOT G (OPEN AREA) = 8.72 ACRES (4.42%)
 OUTLOT H (OPEN AREA) = 1.56 ACRES (0.79%)
 OUTLOT I (OPEN AREA) = 1.56 ACRES (0.79%)
 REMAINING UNDEVELOPED SITE NOT IN OUTLOT = 4.33 ACRES (2.19%)
 TOTAL OPEN AREA FOR ENTIRE SITE = 48.54 ACRES (24.62% OF SITE)

EAGLE POINT BUSINESS PARK 3RD ADDITION

NOTES

- Field survey was conducted by E.G. Rud and Sons, Inc. on 4/7/24.
- Boundaries shown are on the Washington County Coordinate System.
- Each block area taken at the top and back of each.
- This survey was prepared without the benefit of title work. Additional easements, restrictions, and/or encroachments may exist other than those shown.
- Parcel No. 13-029-21-11-0001, 13-029-21-11-0002, 13-029-21-11-0004, 13-029-21-11-0005, 13-029-21-11-0006, 13-029-21-11-0007, 13-029-21-11-0008, 13-029-21-11-0009, 13-029-21-11-0010, 13-029-21-11-0011, 13-029-21-11-0012, 13-029-21-11-0013, 13-029-21-11-0014, 13-029-21-11-0015, 13-029-21-11-0016, 13-029-21-11-0017, 13-029-21-11-0018, 13-029-21-11-0019, 13-029-21-11-0020, 13-029-21-11-0021, 13-029-21-11-0022, 13-029-21-11-0023, 13-029-21-11-0024, 13-029-21-11-0025, 13-029-21-11-0026, 13-029-21-11-0027, 13-029-21-11-0028, 13-029-21-11-0029, 13-029-21-11-0030, 13-029-21-11-0031, 13-029-21-11-0032, 13-029-21-11-0033, 13-029-21-11-0034, 13-029-21-11-0035, 13-029-21-11-0036, 13-029-21-11-0037, 13-029-21-11-0038, 13-029-21-11-0039, 13-029-21-11-0040, 13-029-21-11-0041, 13-029-21-11-0042, 13-029-21-11-0043, 13-029-21-11-0044, 13-029-21-11-0045, 13-029-21-11-0046, 13-029-21-11-0047, 13-029-21-11-0048, 13-029-21-11-0049, 13-029-21-11-0050, 13-029-21-11-0051, 13-029-21-11-0052, 13-029-21-11-0053, 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CROSS SECTION
LAKE ELMO PROPERTY
Lake Elmo, Minnesota

HANS HAGEN HOMES
941 NE Hillwind Rd., Suite 300
Fridley, MN 55432

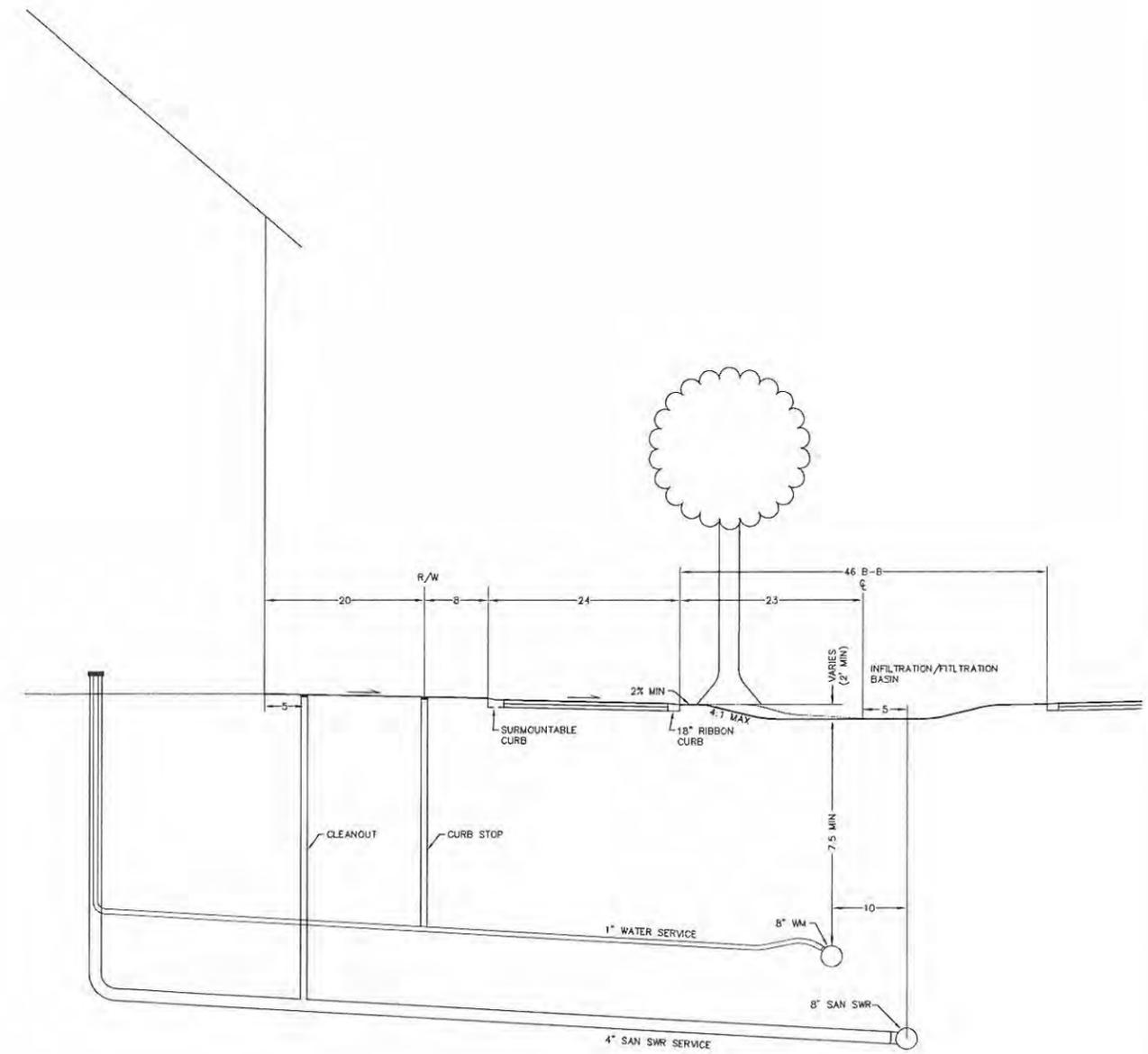
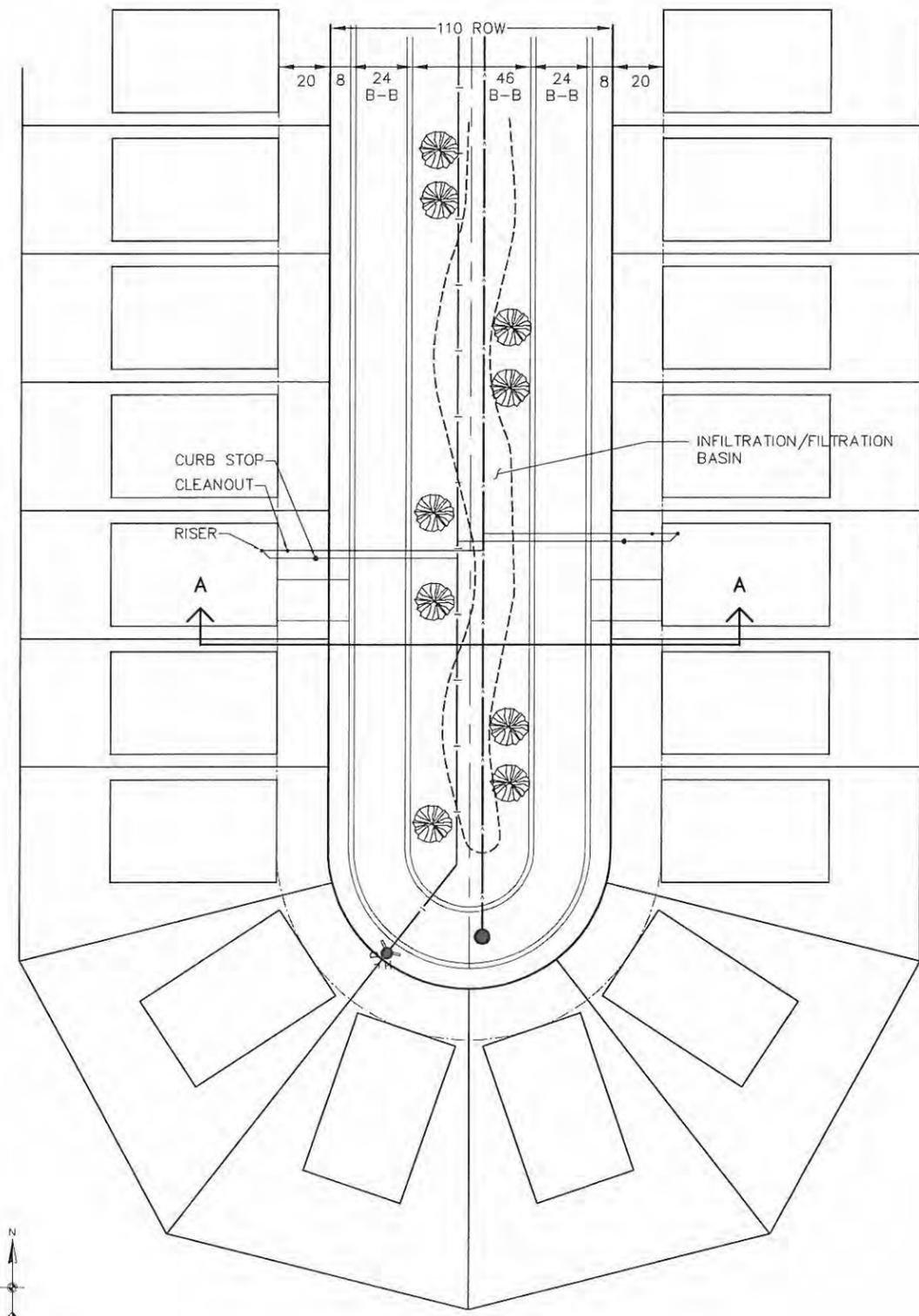
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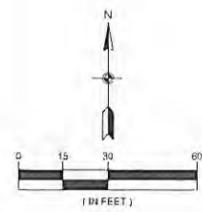
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 06/23/14

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

Name: Brian J. Krystofak, P.E.
Signature: _____
Date: _____ License #: _____



CROSS SECTION A-A
NO SCALE

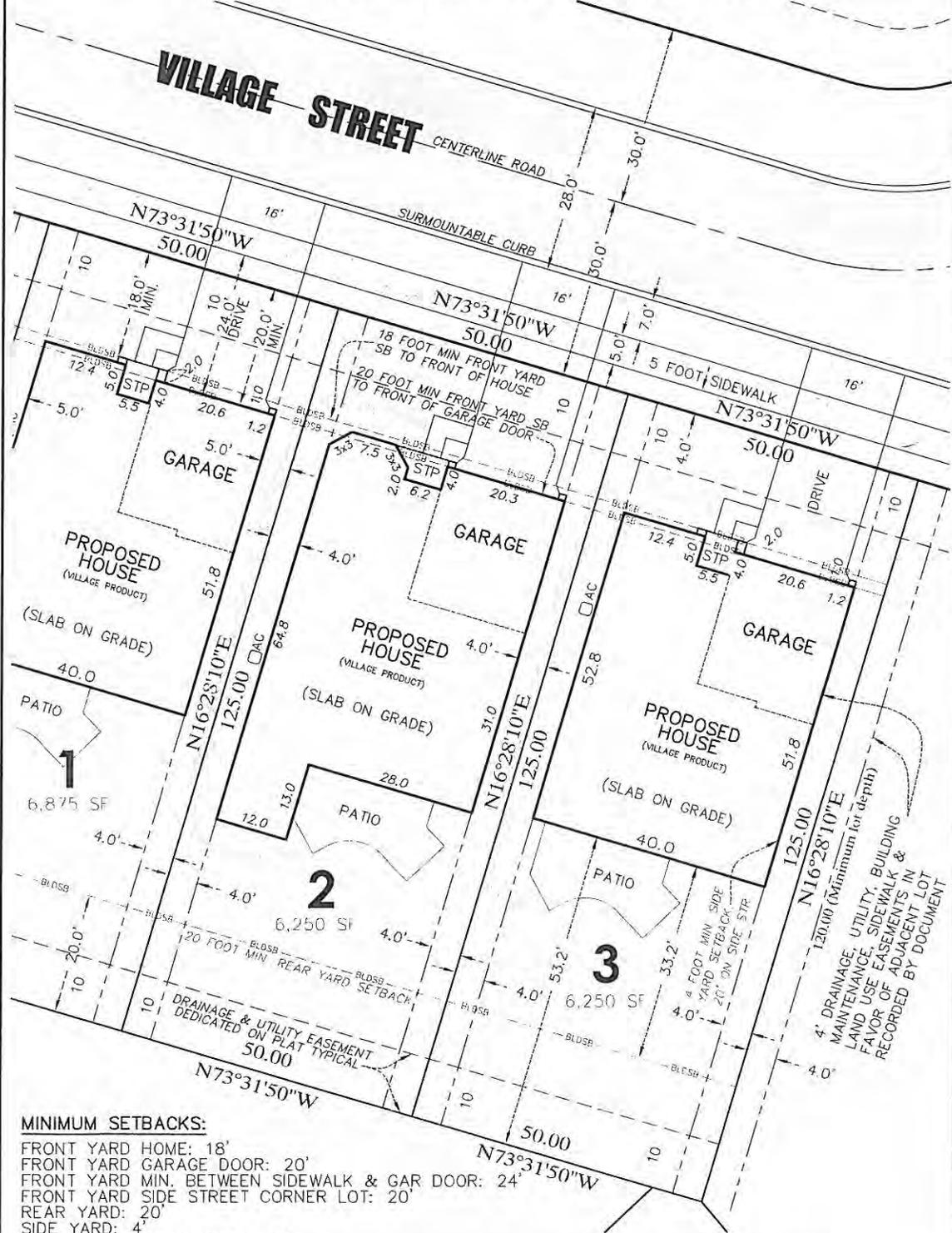


DETAIL SHEET VILLAGE PRODUCT TYPICAL

LOT STANDARDS:

MINIMUM LOT DEPTH = 120'
STANDARD LOT WIDTH = 50'
STANDARD LOT WIDTH CORNER LOT=65'
MINIMUM LOT SIZE 6,000 SF.

A Single Family development by HANS HAGEN HOMES



MINIMUM SETBACKS:

FRONT YARD HOME: 18'
FRONT YARD GARAGE DOOR: 20'
FRONT YARD MIN. BETWEEN SIDEWALK & GAR DOOR: 24'
FRONT SIDE STREET CORNER LOT: 20'
REAR YARD: 20'
SIDE YARD: 4'
DISTANCE BETWEEN HOMES: 8'

Scale 1" = 20' • Denotes Iron Monument Bearing Datum: Assumed Job No. 13400 Drwg By DW0

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

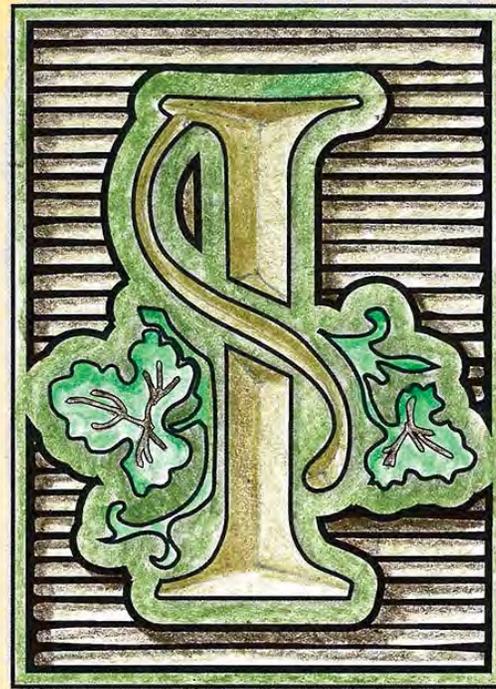
By: *Daniel W. Oremiller*

Dated this 29th day of July 2013, Minnesota License No. 25341

E. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MINNESOTA 55014
TEL. (651) 361-8200
FAX (651) 361-8701
www.egrud.com

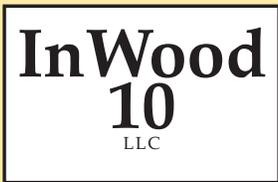


INWOOD PLACE: MULTIFAMILY
INWOOD SHOPS: RETAIL & SERVICES
INWOOD MARKET: RETAIL & SERVICES
INWOOD COVE: SENIOR HOUSING
INWOOD SOUTH: TOWNHOMES



INWOOD VILLAGE:
 SINGLE FAMILY DETACHED HOMES
 WOOD BUFFER, TRAIL SYSTEM & GREEN SPACES

CONCEPT PLANNING & DESIGN



August 21st, 2014

- CONTACT: JOHN RASK •
- Hans Hagen Homes •
- ph. 763.586.7202 •



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August 20, 2014

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: InWood Neighborhood

Dear Honorable Mayor and City Council,

Hans Hagen Homes and Inwood 10 LLC are partnering to build a mixed use neighborhood consisting of single family homes, townhomes, multi-family, and commercial. The neighborhood design provides a variety of homes with the convenience of retail goods and services in a walkable community.

The City's Land Use Guide Plan identifies a mix of Commercial, Urban Low Density, and Urban High Density for the property. These land uses will complement the adjacent Eagle Point Office Park, Oak Marsh Golf Course, and nearby commercial. Access to Inwood Avenue and 10th Street provides direct connections to both I-94 and I-694.

InWood Village - Single Family

InWood Village includes "Lifestyle Homes" that meet the increasing demand for one-level living with association maintenance. Lifestyle Homes provide the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. InWood homeowners may select "a-la-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

InWood Village will feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. Lush landscaping in the front yards and center medians provide a park like atmosphere on every street.

InWood Place, InWood Cove, and InWood South – Multi-Family

The multi-family areas of the neighborhood will consist of a mix of townhomes, apartments, and senior housing. InWood Place is a multi-family neighborhood located in the northwest corner of the property near the intersection of Inwood Avenue and 10th Street. InWood Cove is planned for a senior housing campus south of 5th Street and adjacent in InWood Market. InWood South will be a rental townhome community located south of 5th Street and north of the Eagle Point Office Park. The multi-family portions of the InWood neighborhood are ideally located adjacent to nearby jobs, transportation, and convenient neighborhood shopping.

InWood Market and Shops

InWood Market and Shops are a key component in creating the neighborhood identity, as well as providing residents with convenient access to goods and services. Residents of InWood will be able to walk to shopping, restaurants, and other retail establishments. These retail goods and services will also serve surrounding neighborhoods in Lake Elmo.

InWood Trails and Open Space

The InWood neighborhood incorporates a variety of open space and recreational amenities. The linear park on the east side of the neighborhood provides open space, as well as a buffer between InWood and the Stonegate neighborhood. This linear park will include a trail corridor that connects InWood to the existing Stonegate public park. A linear park and trail system also extends through the neighborhood connecting to the commercial district.

Summary

For over 50 years Hans Hagen Homes has been building award winning communities and homes. Our experience, integrity, and quality are the reason thousands of customers have selected Hans Hagen Homes.

We look forward to working with the City of Lake Elmo in the creation of this exciting new neighborhood.

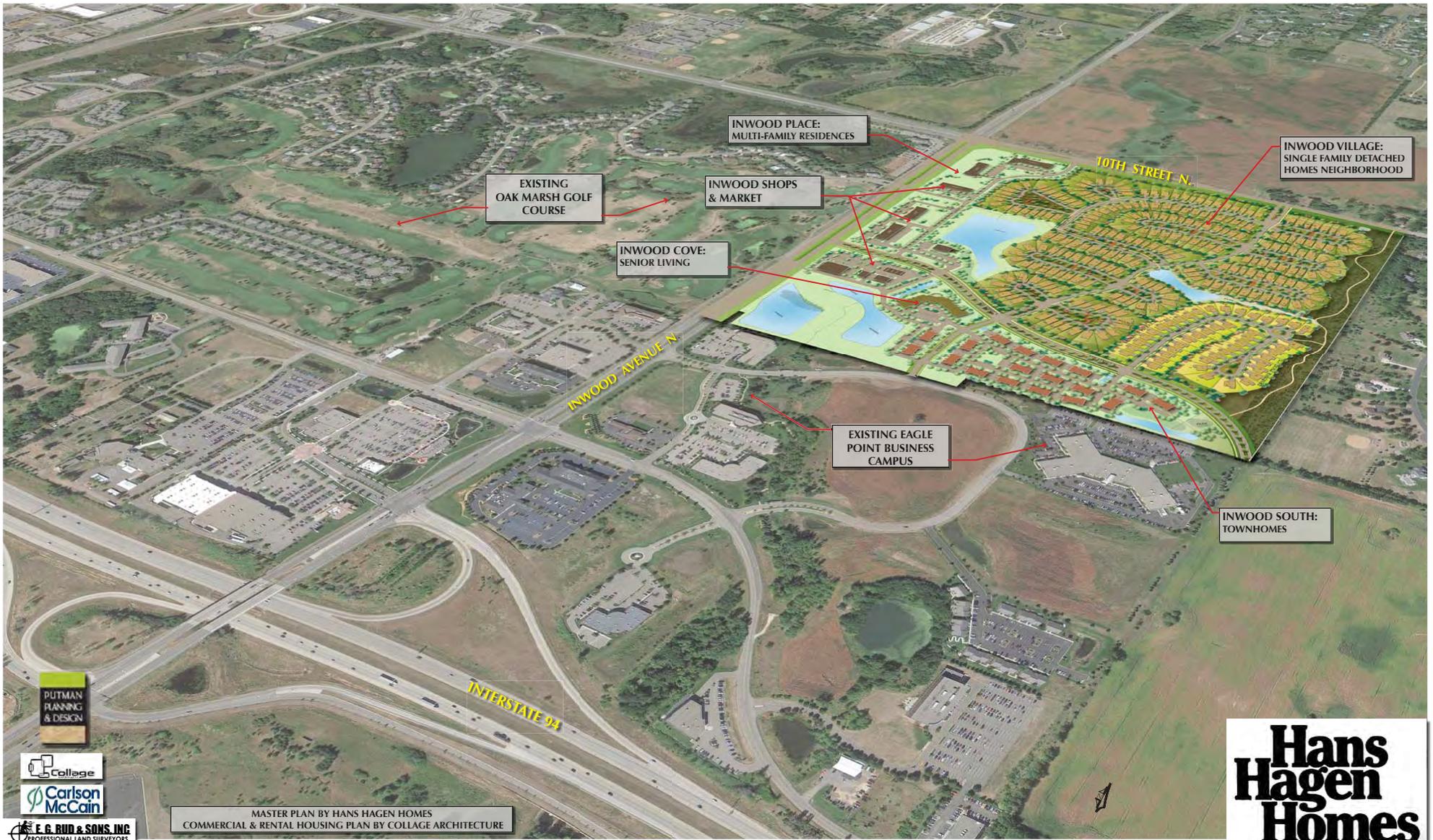
Sincerely,

Hans T. Hagen, Jr.



InWood

INWOOD AERIAL PERSPECTIVE LOOKING NORTH WEST



PUTMAN
PLANNING
& DESIGN

Collage

Carlson
McCain

F. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS

MASTER PLAN BY HANS HAGEN HOMES
COMMERCIAL & RENTAL HOUSING PLAN BY COLLEGE ARCHITECTURE

LANDSCAPE ARCHITECTURE & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

**Hans
Hagen
Homes**

INWOOD AERIAL PERSPECTIVE LOOKING SOUTH



**Hans
Hagen
Homes**

INWOOD LAKE ELMO, MINNESOTA



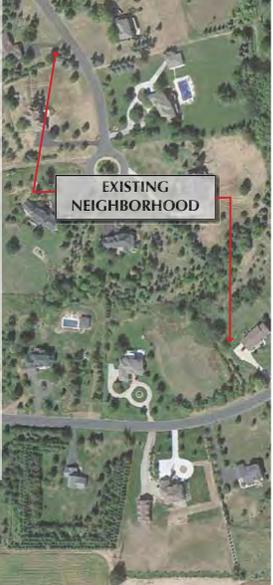
Trail system adding new trees to an existing preserved woods. Master Plan shows preservation of 100 ft.+ wide preserved wooded buffer. Photo from an existing Hans Hagen Homes neighborhood.



Extensive parkway boulevard planting. Photo from an existing Hans Hagen Homes neighborhood.



Berm at left provides additional scenic beauty to drive, where thru streets are adjacent to homes. Photo from an existing Hans Hagen Homes neighborhood.



PUTMAN PLANNING & DESIGN

Collage

Carlson McCain

F. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS

MASTER PLAN BY HANS HAGEN HOMES
COMMERCIAL & RENTAL HOUSING PLAN BY COLLAGUE ARCHITECTURE
LANDSCAPE ARCHITECTURE & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

INWOOD STREETScape EXAMPLE

- Home - dominant streetscapes • traffic calmed... • with homes of high quality design, detail and materials



ILLUSTRATION & PHOTOGRAPHY BY PUTMAN PLANNING & DESIGN



INWOOD STREETScape EXAMPLE

- with extensive greenspace & boulevard planting • augmented by home-owner landscaping



ILLUSTRATION & PHOTOGRAPHY BY PUTMAN PLANNING & DESIGN

SCALE IN FEET
0 2 4 6 8 16



**Hans
Hagen
Homes**

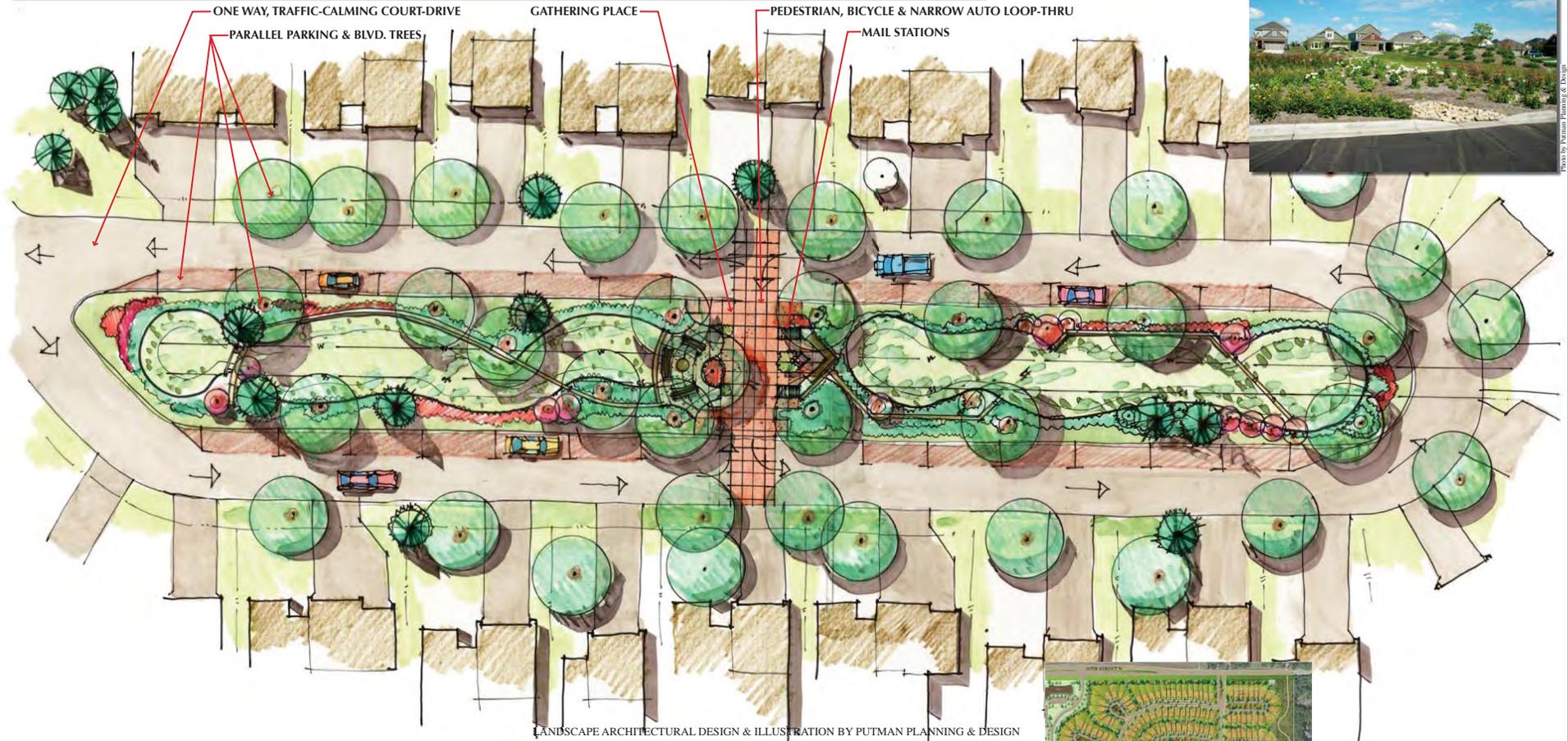
PUTMAN
PLANNING
& DESIGN

Carlson
McCain

F. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS

ISLAND GREEN SPACE: EXAMPLE I (NHD.E) CONCEPT DESIGN

Car traffic speeds are "calmed" by use of one way travel, signage, parallel parking, paving texture changes, and classic boulevard tree planting



CENTRAL ISLAND GREEN SPACE: Concept above shows traffic calming one way traffic + parallel parking & central greenspace that integrates rain gardens, mail stations, neighborhood sitting area & gathering place, overstory canopy trees, ornamental trees, flowers and ground covers.

The landscape concepts illustrate the general planting and screening plans for the neighborhood. Hans Hagen Homes will provide a base landscape package with each home, install boulevard trees, infiltration islands, and establish berming and screening. Homeowners will be responsible for the final design and planting plans of individual lots.

Homeowners will have the option of working with a professional landscape designer to install the landscape options identified in this booklet. A homeowners association will be responsible for the maintenance of the landscape plantings. The Association will have easements over each lot and common areas for the purpose of maintaining the yards and landscape planting.



AMENITY LOCATION WITHIN NEIGHBORHOOD



**Hans
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Homes**

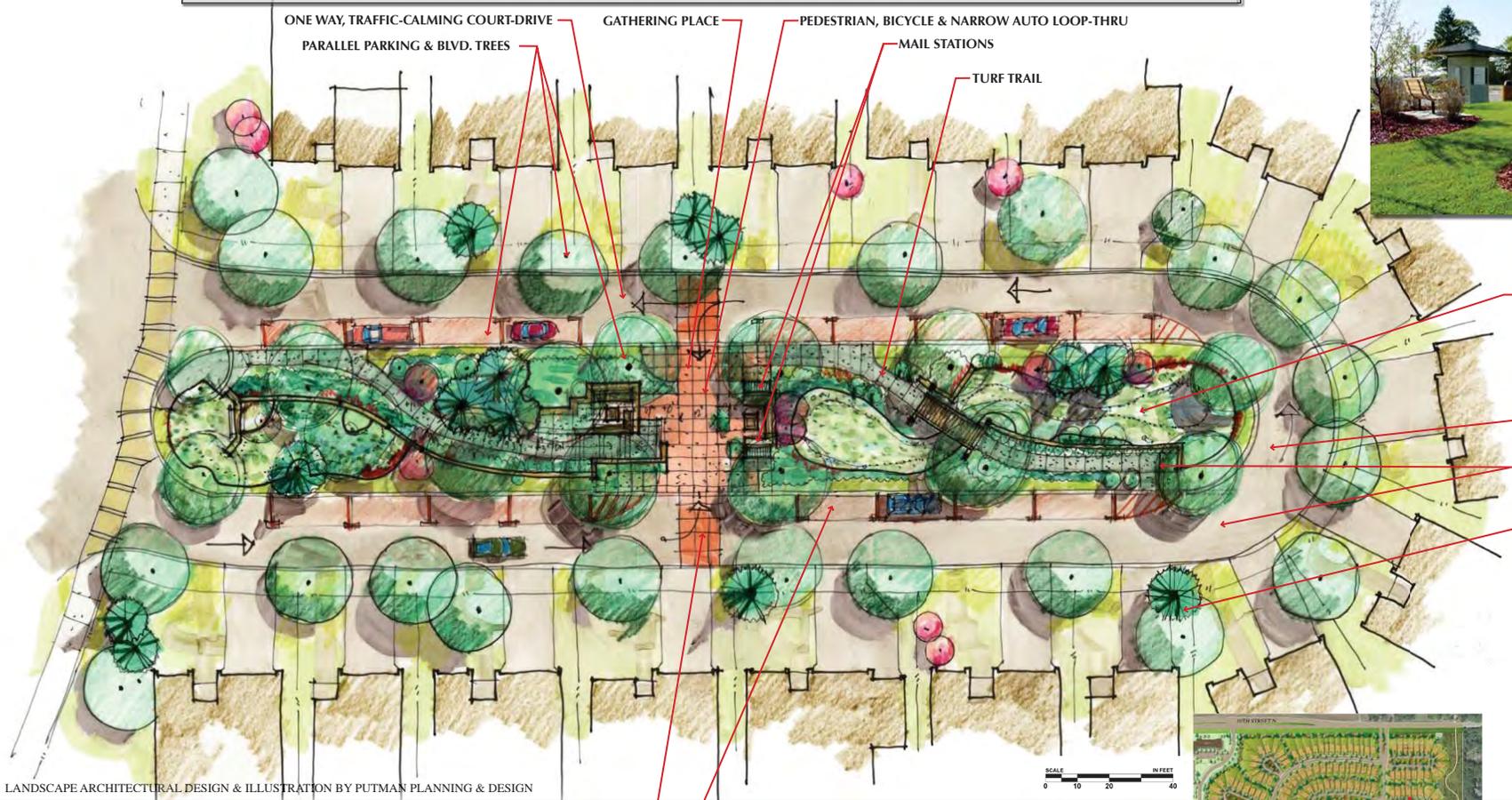
PUTMAN
PLANNING
& DESIGN

Carlson
McCain

F. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS

ISLAND GREEN SPACE: EXAMPLE II (NHD.F) CONCEPT DESIGN

Car traffic speeds are "calmed" by use of one way travel, signage, parallel parking, paving texture changes, and classic boulevard tree planting



- RAIN GARDEN
- PEDESTRIAN - FRIENDLY STREETSCAPES
- TRAFFIC CALMING BY DESIGN MAKES STREETSCAPES MORE INVITING FOR WALKING
- FRONT YARD STREET TREES AUGMENTED BY OWNER-SELECTED ADDITIONAL PLANTING



AMENITY LOCATION WITHIN NEIGHBORHOOD

CENTRAL ISLAND GREEN SPACE: Concept above shows traffic calming one way traffic + parallel parking & central greenspace that integrates rain gardens, turf trails, mail stations, neighborhood sitting area & gathering place, overstory canopy trees, ornamental trees, flowers and ground covers.

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ISLAND GREEN SPACE: EXAMPLE III (NHD.A) CONCEPT DESIGN

Car traffic speeds are "calmed" by use of one way travel, signage, parallel parking to the island side of the street, paving texture changes, and classic boulevard tree planting

- MAIL STATIONS
- GATHERING PLACE
- ONE WAY, TRAFFIC-CALMING COURT-DRIVE
- TURF WALK



- PEDESTRIAN - FRIENDLY STREETSCAPES
- TRAFFIC CALMING BY DESIGN MAKES STREETSCAPES MORE INVITING FOR WALKING
- FRONT YARD STREET TREES AUGMENTED BY OWNER-SELECTED ADDITIONAL PLANTING
- PRIVACY IS ENHANCED BY A MULTI-PURPOSE AMENITY FEATURE THAT ENCOURAGES NEIGHBORING AND HELPS CALM TRAFFIC

STREET / NEIGHBORHOOD NAME

- TURF WALK
- RAIN GARDEN
- PRIVACY IS ENHANCED BY A MULTI-PURPOSE AMENITY FEATURE THAT ENCOURAGES NEIGHBORING AND HELPS CALM TRAFFIC

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LANDSCAPE ARCHITECTURAL DESIGN & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

CENTRAL ISLAND GREEN SPACE: Concept above shows traffic calming one way traffic + parallel parking & central greenspace that integrates rain gardens, turf trails, mail stations, neighborhood sitting area & gathering place, overstory canopy trees, ornamental trees, flowers and ground covers.



AMENITY LOCATION WITHIN NEIGHBORHOOD



COORDINATED REAR YARD PRIVACY SCREENING & "MENU" OF PATIO + PLANTING CONCEPT DESIGNS



Rear privacy accomplished with evergreen & deciduous tree and shrub plantings. Photo is from an existing Hans Hagen Homes neighborhood.

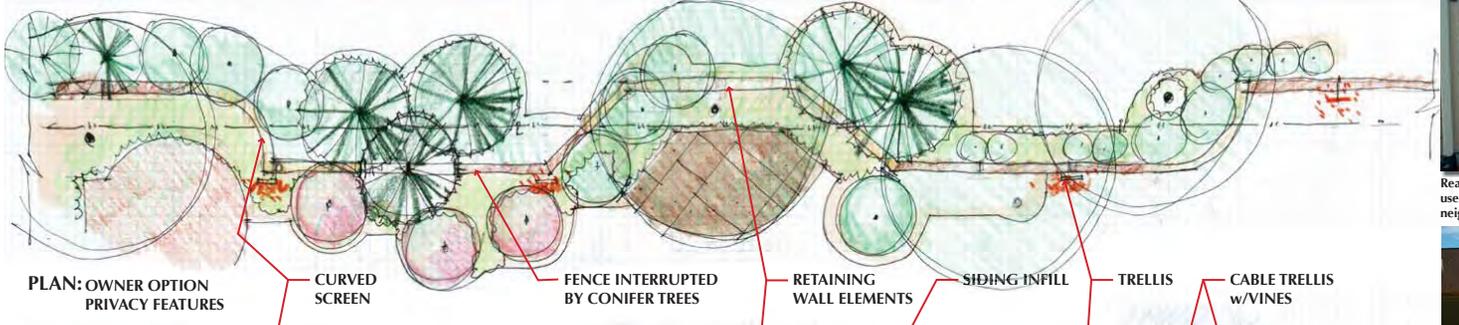


PATIO SHAPE SELECTION CHOICES

PRIVACY SCREEN VIA DEVELOPER PLANTING AND BUYER SELECTED SCREENING



LANDSCAPE ARCHITECTURAL DESIGN & ILLUSTRATION BY PUTMAN PLANNING & DESIGN



PLAN: OWNER OPTION
PRIVACY FEATURES

CURVED SCREEN

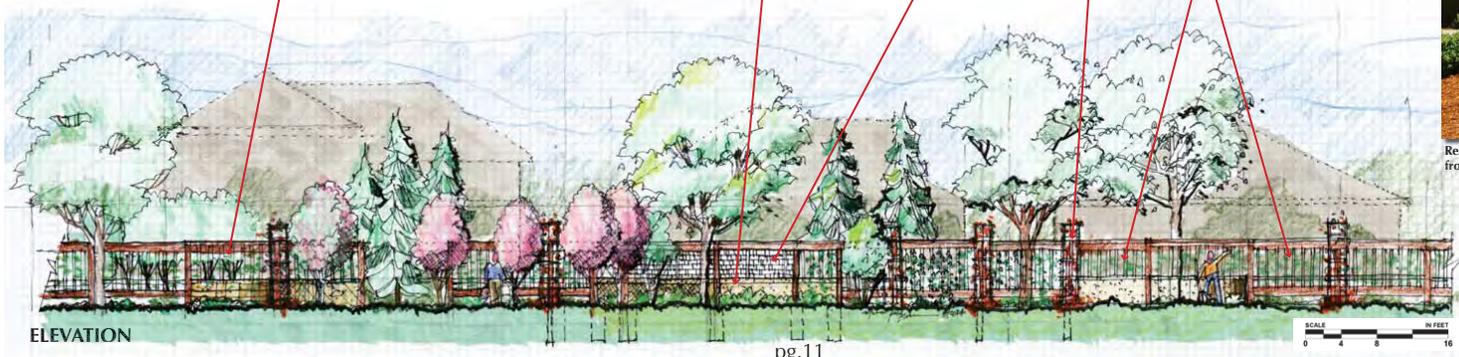
FENCE INTERRUPTED BY CONIFER TREES

RETAINING WALL ELEMENTS

SIDING INFILL

TRELLIS

CABLE TRELLIS w/VINES



ELEVATION



Rear yard patio with extensive deciduous & coniferous planting used for screening. Photo from an existing Hans Hagen Homes neighborhood



Rear yard privacy accomplished by fencing and planting. Photo from an existing Hans Hagen Homes neighborhood

The landscape concepts illustrate the general planting and screening plans for the neighborhood. Hans Hagen Homes will provide a base landscape package with each home, install boulevard trees, infiltration islands, and establish herring and screening. Homeowners will be responsible for the final design and planting plans of individual lots.

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EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Putman Planning & Design



Photo by Hans Hagen Homes or by John Rask

**Hans
Hagen
Homes**

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Putman Planning & Design



Photo by Hans Hagen Homes or by John Rask



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EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Hans Hagen Homes or John Rask



Photo by Hans Hagen Homes or John Rask

**Hans
Hagen
Homes**

APPENDIX



August 11, 2014

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: InWood Neighborhood

Dear Honorable Mayor and City Council,

InWood 10 LLC and Hans Hagen Homes are proposing a mixed use development on approximately 157 acres located at the southeast corner of Inwood Avenue and 10th Street. The project will be known as InWood and will consist of a mix of single family homes, townhomes, multi-family, and commercial.

InWood blends different housing styles and commercial uses in a coordinated approach. The neighborhood design provides the convenience of retail goods, services, and jobs in a walkable community. The sustainable community design includes efficient utilization of public infrastructure, low impact development techniques, including the reuse of storm water, and open spaces consisting of linear parks and trail system.

Land Use Guide Plan

The City's Land Use Guide Plan identifies a mix of Commercial, Urban Low Density, and Urban High Density land uses on the subject property. The City of Lake Elmo's I-94 Corridor Development Staging Plan map (July 2012) places the subject property in the first phase of development.

InWood will include approximately: 1) 281 single family lots (Lifestyle Homes), 2) 144 townhomes, 3) 150 multi-family units, and 4) 120 senior townhome units. The commercial uses will consist of approximately 63,814 square feet of commercial/office uses.

InWood Market and InWood Shops

The commercial portion of the neighborhood is a key component in creating the neighborhood identity, as well as providing residents with convenient access to goods and services. Residents of the InWood neighborhood will be able to walk to shopping, restaurants, and other retail establishments.

Conceptual buildings and site designs are included on the concept plan to provide an illustration of how the commercial district could be developed. Final building plans for the commercial property will be customized to meet the needs of each occupant. A final PUD plan will be submitted to the City prior to construction of any of the commercial uses.

InWood - Multi-Family

The multi-family areas of the neighborhood will consist of a mix of townhomes, apartments, and senior housing. These housing options are located in areas designated for higher density in the City's Land Use Plan. The InWood neighborhood is ideally located for multi-family housing because of its proximity to nearby jobs, transportation, and convenient neighborhood shopping.

There are no specific plans for the multi-family portion of the neighborhood at this time. Conceptual buildings and site designs are illustrated on the concept plan to give an idea of how the multi-family neighborhoods could be developed. A final PUD plan would be submitted to the City prior to construction of any of the multi-family land.

InWood Village - Single Family

The single family neighborhood includes "Lifestyle Homes" that meet the increasing demand for one-level living with association maintenance. The Lifestyle Homes provide the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. InWood homeowners may select "a-la-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will be the exclusive builder of the single family neighborhood, and will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

The Lifestyle Homes feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. While the yard areas are maintained by the association, these homes sit on individual lots. This type of home with association maintenance requires flexibility from standard single family zoning requirements. The setbacks for these homes are: 1) 20-foot front yard, 2) 4-foot side yard, and 3) 20-foot rear yard. A minimum separation of 22 feet will be provided between the garage door and any sidewalk to accommodate the parking of vehicles without interfering with the use of the sidewalk. The association is responsible to maintain the yards, and has easements over the adjacent lots for access and maintenance of homes.

PUD Zoning

The InWood neighborhood will be processed as a PUD. The PUD provides flexibility necessary for the construction of the Lifestyle Homes. The PUD will also permit the mixing of the commercial and multi-family uses. Currently, the northwest corner of the property is guided for Commercial. Because of access limitations onto Inwood Avenue (CSAH 13) and 10th Street, the commercial is being moved to the south adjacent to 5th Street.

PUD Zoning Objectives

Section 154.801 of the Zoning Ordinance states that the City should consider whether one or more of the objectives listed below is being achieved when approving a Planned Unit Development (*the applicant's response is provided after each objective in italics.*).

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

The City's Land Use Guide Plan calls for a mix of uses on the InWood property. InWood arranges commercial, multi-family and single family uses in a manner that provides for appropriate vehicle access, pedestrian connections, and transitions between uses. Berms, water features, public parks, opens spaces, and landscaping will establish transitions between different land uses. The PUD also incorporates low impact development street designs that provide for enhanced storm water management.

- B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.

Lifestyle Homes on single family lots are located north of proposed 5th Street on the eastern side of the neighborhood. A public park lies between the Lifestyle Homes and existing single family homes in Stonegate. The west side of the property adjacent to Inwood Avenue is designed for multifamily and commercial uses. Significant water features, berms, and landscaping lie between the Lifestyle Homes and the multifamily and commercial uses. Townhomes and a senior residential facility are planned between 5th Street and the Eagle Point Office Park with the property adjacent to InWood planned for commercial uses. The requested PUD provides for the integration of these compatible land uses.

- C. Provision of 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 InWood neighborhood incorporates a variety of open space and recreational amenities. The linear park on the east side of InWood provides open space between the Stonegate single family neighborhood and InWood, as well as a trail connection to existing Stonegate public park. The linear park and trail system extends through the neighborhood to the commercial district of InWood. Trails and sidewalks are also provided along 5th Street with connections to the linear park.

- 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 InWood neighborhood provides convenient access to existing employment opportunities located in the adjacent Eagle Point Office Park, as well as nearby locations in Oakdale, Woodbury, and Lake Elmo. As discussed earlier, the neighborhood will provide townhouses, multifamily, senior, and single family homes.

- E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

The property consists almost entirely of tilled agricultural fields and contains no significant environmental features. The trees along the east property line will be saved and incorporated into a buffer/park area.

- F. Preservation of historic buildings, structures or landscape features.

There are no historic buildings or significant landscape features found on the property.

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

As discussed above, the purpose of the PUD is to provide for the appropriate mixing and intergration of land uses. The architecture of the Lifestyle Homes will be controlled through standards imposed by Hans Hagen Homes. The opportunity for the buyer to choose from a verity of architectural styles, features, colors, and materials will create visual interest and establish the unique neighborhood character of InWood.

Final building plans for the commercial or multi-family properties will be completed as occupants of InWood are designated. Future buildings on these parcels would conform to applicable City standards.

- H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

Master planning this neighborhood provides for the efficient layout and design of public utilities and services. The neighborhood will provide important connections to Eagle Point Boulevard, Inwood Avenue, and 10th Street. It will also provide the connection of 5th Street through the project site.

- I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.

The project does not include any redevelopment.

- J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

As discussed above, the neighborhood provides for the efficient layout and extension of public infrastructure and the integration of land uses. Low impact development street designs also provide an attractive streetscape while minimizing storm water runoff. PUD flexibility is needed to establish housing choices that are not currently available in Lake Elmo.

Conclusions

The InWood neighborhood meets the criteria necessary for the City to approve a PUD for the project. The project is consistent with the City's Land Use Guide Plan and the objectives of the PUD zoning ordinance.

If you have any questions on our project, please feel free to contact me at (763) 586-7202, or at jrask@hanhagenhomes.com.

Sincerely,



John Rask
Vice President of Land Development



InWood

InWood
10
LLC

Hans
Hagen
Homes

• DEVELOPMENT • DETACHED HOMES MASTER PLANNING
• CONTACT: JOHN RASK • ph. 763.586.7202



• COMMERCIAL, SENIOR & TOWNHOME
SITE PLANNING



• SURVEYING, GRADING DESIGN



• CIVIL ENGINEERING



• LANDSCAPE ARCHITECTURE
• AMENITY DESIGN & PLANTING
• IDENTITY & GRAPHIC DESIGN
• PHOTO GRAPHICS
• REPRESENTATION ILLUSTRATION
• ph. 877.381.8291

MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: August 13, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner
From: Jack Griffin, P.E., City Engineer

Re: Inwood – PUD Concept Plan Review

An engineering review has been completed for the Hans Hagen Homes Inwood PUD Concept Plan. A PUD Concept Plan was received on August 12, 2014. The submittal consisted of the following documentation prepared by E.G. Rud & Sons, Inc.:

- Inwood PUD Concept Plan dated August 11, 2014.
- Graphic Illustration, not dated.

We have the following review comments:

MUNICIPAL WATER SUPPLY

- Municipal water service is readily available for the Inwood development proposal. The applicant is responsible to extend the municipal water to the development site at developer's cost and to extend future connection stubs to all adjacent properties as directed by the City.
- The Comprehensive Water System Plan, dated April 2009 requires the placement of Water Tower No. 4 within the area planned as Inwood PUD. The specific site for Water Tower No. 4 must be addressed as part of this development proposal, either reserving the appropriate property dedicated for the Water Tower or the City must verify that an alternative site has been acquired prior to excluding the Water Tower from this development plan.
- Multiple watermain connection points and stubs must be incorporated as part of the development. At least two connections will be required along the south edge of the development; either two connections to the Eagle Point Business Park water system or one connection to Eagle Point Business Park and one connection to Boulder Ponds at 5th Street.
- A trunk watermain stub shall be installed to the northeast corner of the development for potential future extension along 10th Street.
- The City will be constructing trunk watermain along Inwood Avenue in 2015, from 10th Street to Eagle Point Blvd. This main could be incorporated interior to this development if the development application has progressed sufficiently to accommodate the Inwood Trunk Watermain project schedule. The design of the Inwood Trunk Watermain Improvements is already complete. Project bidding for the final alignment will occur no later than January 2015.
- Watermain stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing routes may need to be changed as part of the final construction plans, in particular to oversize pipe to and from the Water Tower site. Watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer service is readily available for the Inwood development proposal. The applicant is responsible to extend the municipal sanitary sewer to the development site at developers cost.
- The applicant must provide a total estimated number of residential equivalent units to be located within the plat so that staff may review the downstream sewer capacity limits. The Inwood development may need to connect at multiple sewer service locations to divide the flow to separate downstream sewer mains. The City is in the process of evaluating the downstream sewer capacity limitations.
- Sanitary sewer pipe stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward. Revisions may need to be incorporated as part of the final construction plans. Sewer main oversizing is paid by the City as a reimbursement addressed within the development agreement.
- No lift station has been planned for this area. It appears that the area can be served without a lift station.

STORMWATER MANAGEMENT

- The site plan is dependent upon and subject to a storm water management plan meeting State, SWWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet SWWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual available on the City website.
- The general drainage system should mimic the natural topography of the site in order to ensure a drainage system that provides positive storm water drainage across the development. Overland emergency overflows or outlets will need to be incorporated as part of the site plan.
- The ultimate discharge rate and location will be an important consideration to avoid negative impacts to downstream properties. The storm water management plan will need to address changes to the downstream drainage system to the extent alterations are proposed. To the extent adjacent properties are impacted, written permission from those properties must be submitted as part of the development applications.
- Per City requirements, all storm water facilities, including infiltration basins, must be placed in Outlots deeded to the City for maintenance purposes. The Stormwater Facility Outlots must fully incorporate the 100-year HWL and maintenance access roads. It is unclear from the concept plan submitted if all the proposed ponding and infiltration is on Outlots that will be dedicated to the City.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.5 feet. Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width.

TRANSPORTATION IMPROVEMENTS

- Access along Inwood Avenue and 10th Street must be reviewed and approved by Washington County. This approval should be pursued prior to preliminary plat submittal to avoid significant rework. It appears that the proposed access is consistent with Washington County guidelines with the exception of the additional access proposed south of 5th Street. This access should ne eliminated.
- Improvements required by Washington County at the intersections along Inwood Avenue and 10th Street should be the responsibility of the applicant and should be incorporated as part of the preliminary plat submittal documents.

5TH STREET NORTH: 5th Street North seeks to become the backbone of future development along the I94 corridor, essentially becoming the primary access in and out of the future neighborhoods. The street is required for the sole purpose to support the growth and development within the corridor. The quality of the street and its connections are critically important. The purpose of the proposed street standards are to 1)

improve the function and appearance of the street, 2) encourage pedestrian and bicycle use, and 3) reduce the potential for speeding.

- The plan indicates a minimum 100 foot R/W as required.
- The proposed 2-lane collector parkway street (5th Street) design and geometrics must meet all Municipal State Aid design standards for urban streets (8820.9936) for ADT > 10,000; 40 mph design speed; and must be consistent with the detailed parkway cross section installed throughout the remaining corridor segments and as outlined in the 5th Street Collector Design Guidelines as prepared by City staff.
- The proposed alignment appears to be consistent with this design intent. However, the proposed plan indicates additional impacts to the adjacent Bremer Financial Services property as noted on the Concept Plan. The proposed alignment requires permission and R/W acquisition from Bremer Financial Services.
- Access spacing to 5th Street is allowed at 1/8 mile intervals for non-continuous local streets, at ¼ mile intervals for continuous local streets and collector streets, and at ½ mile intervals for streets with higher classification.
 - The intersection with Street B/D (a minor collector) is currently shown at 575 feet from the westerly commercial driveway access. This intersection should be moved approximately 85 feet to the east.
 - Street D accesses 5th Street as a RI/RO only with a commercial property access located just 300 feet to the east. Street D should be realigned to meet the full access guidelines of 660 feet to avoid cut through traffic through the commercial property.
 - The private RI/RO driveway along the south of 5th Street should be moved further east to maintain a minimum 330 feet from Inwood Avenue.
- Right and left turn lanes must be incorporated along 5th Street North per the City design standards to maintain mobility along the Parkway since there is only one travel lane in each direction.
- Additional streetscape amenities are required along 5th Street consistent with the remaining corridor segments and the preliminary design that was provided to the City by Damon Farber. 5th Street Amenities include a north side off-road bituminous trail, minimum 10 foot width with 5 foot clear zone; a south side concrete sidewalk, minimum 6 foot width with 2 foot clear zone; landscaping elements including a center landscape median; and theming elements including street and ornamental lighting, banner poles at primary gateway intersections, and white post & rail fencing.

RESIDENTIAL STREETS

- Turn lanes must be added on all interior development streets at the intersections with 10th Street, Inwood Avenue, and 5th Street.
- Street C is a proposed cul-de-sac extending over 1100 feet in length with an additional street cul-de-sac extension of another 560 feet. This exceeds the maximum allowable cul-de-sac length. This street must be revised to connect interior to the development.
- 9th Street and Neighborhood Street E should align to create a full intersection rather than offset intersections along a minor collector road. As proposed, the intersections do not meet the minimum 330 foot access spacing for a minor neighborhood collector road.
- Staff has preliminarily reviewed the unique street layout for the “Neighborhood” street segments proposed in this concept plan and believes the general concept is a workable design. However, there are several design details that must be addressed as the development progresses through the process. Some revisions should be expected.
- All R/W widths, pavement widths and turning radii need to be further detailed to allow staff to review the proposed street geometrics. The turning radii shown in Neighborhood C and A do not appear to meet acceptable standards.
- The R/W Boulevard along the “Neighborhood” street segments appears insufficient including a proposed reduced house setback. It is unclear where the private utilities will be installed.
- Ten (10) foot utility easements are required on either side of all right-of-ways.

- Six (6) foot sidewalks must be provided along all continuous residential streets and along other streets as may be required for connectivity. Sidewalk and Trail locations should be jointly addressed with the applicant since the proposed sidewalk layouts vary from the City standard requirements.
- All streets must be designed to meet the City's Engineering Design Standards including R/W width, street width and cul-de-sac radii. Surmountable concrete curb and gutter shall be installed in single family residential areas and B618 curb in commercial and multi-family areas. All street intersections must be at 90 degrees and maintain 100 feet of tangent with maximum slopes of 2% for first 100 feet. Residential maximum longitudinal grade is 8% with no sidewalks, 6% where there are sidewalks.
- For any street and R/W design variance from the City Standard residential street section, additional detail must be submitted for staff review and consideration. This review should be completed prior to preliminary plat submission to avoid significant rework.

COMMERCIAL AND MULTI-FAMILY AREA STREETS/DRIVEWAYS

- Turn lanes must be added on all interior development streets at the intersections with 10th Street, Inwood Avenue, and 5th Street.
- The commercial and multi-family area access roads and driveways require more detail to facilitate staff review including all R/W widths, pavement widths and turning radii. Additional clarification is requested to delineate public street R/W from proposed commercial or multi-family private driveway access. If private streets are proposed, staff should review to determine where private streets will and will not be allowed.

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006



Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

August 19, 2014

INWOOD PUD CONCEPT PLAN

I have no immediate concerns with this proposed project. However moving forward, we will need to address the following:

- Proper naming of streets and address numbering to follow City standards.
- Proper road width to allow access of fire apparatus. This shall include addressing the multiple "islands" shown on concept drawings.
- Proper placement and adequate number of fire hydrants in both the residential and commercial areas.
- Fire Sprinklers as required per code.
- Any additional Fire Safety items as we move through the process.

Greg Malmquist, Fire Chief

"Proudly Serving Neighbors & Friends"



Public Works Department

Donald J. Theisen, P.E.
Director

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

August 20, 2014

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

RE: Washington County comments on the concept plan for Inwood Creek PUD concept plan, City of Lake Elmo

Dear Kyle:

Thank you for submitting the Inwood Creek PUD concept plan located southeast of the CSAH 10/CSAH 13 intersection in Section 33, Township 29, Range 21 in the City of Lake Elmo. From the project narrative, the proposed site is planned to have a mix of residential and commercial/office land uses. The residential uses proposed are 272 single family homes, 12 townhome units, 176 rental townhome units, 120 senior housing units in one building and two, 75 unit apartment buildings. The commercial uses include 6,000 square feet of office, a 12,000 square foot pharmacy, a 2,000 square foot coffee/food shop, a 3,000 square foot gas station, a 5,000 square foot daycare, two 12,500 square foot retail buildings and a 20,000 square foot office showroom. In total, the proposal includes 730 residential units and 73,000 square feet of commercial/office uses.

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

- The proposed CSAH 13/5th Street intersection should be designed as a full access intersection with an exclusive southbound left turn lane, a northbound right turn lane, a westbound left turn lane and a westbound right turn lane. Traffic Signals may be necessary at this location in the future, so the intersection should be designed to accommodate a future signal.
- The proposed site access at CSAH 13/9th Street be designed with a $\frac{3}{4}$ intersection with vehicles exiting only able to make right turns.
- The proposed first access on CSAH 10/10th Street past CSAH 13 should be designed for right in - right out only.
- The Eastern Site Access on CSAH 10/10th Street should be designed as a full access intersection with a westbound left turn lane, an eastbound right turn lane, a northbound left turn lane and a northbound right turn lane. The intersection should be designed to accommodate a possible future traffic signal.

Other comments and recommendations include the following:

- The right-of-way requirements for both CSAH 10/10th Street and CSAH 13/Inwood Avenue is 184 feet (92 feet from the centerline of the roadway). The formal PUD application for this development should include the necessary right-of-way dedication.

- The Washington County Comprehensive Plan 2030, Planned Trail System, does not identify a trail corridor along CSAH 13/Inwood Avenue but does identify a Planned County Trail along CSAH 10/10th Street. Even though CSAH 13 is not identified as a trail, there is currently a trail along the west side of CSAH 13 extending from Woodbury to Oakdale. It is important to consider the development of trails on both sides of this CSAH 13/Inwood Avenue since it is an "A" Minor Arterial Roadway in an urban area. We recommend that the city require trails along CSAH 13/Inwood Avenue and CSAH 10/10th Street as part of this development. The city is also encouraged to develop their local trails in the area to connect with the county and regional trail system.
- The access spacing on the 5th Street from CSAH 13/Inwood Avenue to the new local Street D may be too close. 5th Street will be an important local, collector roadway that will provide local connections for all the future residents and employees along this corridor. Other factors include Washington County's access spacing guidelines, future traffic volumes on 5th Street and CSAH 13/Inwood Avenue, future land uses on this property and properties to the east, and the intersection of CSAH 13/Inwood Avenue may be a candidate for future signalization. This close access spacing may cause traffic to back into the intersection and constrain the ability to construct necessary turn lanes. Also queues from any future traffic signal may sometimes extend into the intersection of 5th Street and Street D.

It is recommended that the Street D at 5th Street be realigned to the east. Right and left turn lanes on 5th Street should also be incorporated into the plan.

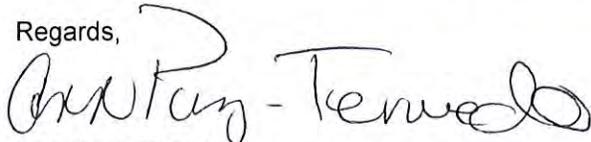
- The proposed access drive from 5th Street to the Pharmacy/Gas station does not meet County access spacing guidelines. This should be eliminated and access provided at the new intersection of 5th Street with Street D.
- No direct access to CSAH 13/Inwood Avenue is allowed from the Pharmacy/Gas Station site and the median break on CSAH 13 should be removed.
- Similar to the 5th Street/Street D roadway spacing from CSAH 13/Inwood Avenue, the access spacing of the Street B extension from CSAH 10/10 Street to Street A is too close. This is based on factors including Washington County's access spacing guidelines, future traffic volumes on CSAH 10/10 Street, future residential land uses on this property and properties to the south, the intersection of CSAH 110/10th Street and Street B may be a candidate for future signalization. This close access spacing may cause traffic to back into the intersection and constrain the ability to construct necessary turn lanes. Also, queues from any future traffic signal may sometimes extend into the intersection of Street B with Street A. The access spacing of Street A to CSAH 10/10th Street should be a minimum of 300 feet.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a

exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

- All roadway improvements and any grading within County right-of-way will require a Washington County Right of Way Permit.
- A Washington County Access permit will be required for all new access points on CSAH 13/Inwood Avenue and CSAH 10/10th Street.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.
- Washington County, as a part of the Gateway Corridor Commission, is preparing a Draft Environmental Statement (DEIS) for a proposed transitway through the I-94 "Gateway Corridor" from St Paul to the Lake Elmo / Woodbury area. One of the potential stops would be in the general vicinity of this project area near CSAH 13/Inwood Avenue. The transit alternative may have impacts to adjacent roadways which will be dependent on a number of factors that have yet to be determined. The distance of this site from the station location chosen, the location of bicycle and pedestrian connections and the presence of transit supportive uses within the area may compliment this development.

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

Regards,



Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

R/Plat Reviews/City of lake Elmo/Inwood PUD

Minnesota Department of Natural Resources

Ecological and Water Resources Division
Central Region Headquarters
1200 Warner Road, Saint Paul MN 55106
Telephone: (651) 259-5845
Fax: (651) 772-7977



August 25, 2014

Nick Johnson
City Planner
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Re: Comments on Inwood PUD Concept Plan

Dear Nick,

The MNDNR has three comments regarding the Inwood PUD Concept Plan:

1. The City of Elmo's shoreland ordinance does not comply with the State's shoreland rules that limit the level of impervious surface to 25 percent (MR 6120.3300 Subp. 11). The MNDNR has not approved the City's recent shoreland ordinance (adopted June 11, 2014). We have several concerns with the current ordinance, including that the impervious surface limit of 30 percent, and how the language regarding water-oriented accessory structures and the 150-foot riparian dedication requirement in the ordinance are being applied by the City.
2. Integrate greater natural vegetative cover in the open space area to achieve the intent of the open space design criteria of the PUD provisions (MR 6120.3800 Subp 6. B.).
3. Retain and enhance the existing vegetative buffer along the stream to maintain natural drainage hydrology.

DNR has the authority to approve PUDs until a local government has adopted shoreland ordinance provisions consistent with the state shoreland rules (MR6120.3800 Subp 1). We would prefer to not have this approval authority and would instead encourage the city to adopt shoreland rules that comply with the statewide shoreland rules. We would like to meet at your earliest convenience to discuss the concerns we have with the shoreland ordinance and to continue the process of ordinance approval by MNDNR.

Sincerely,

Molly Shodeen
Area Hydrologist

mndnr.gov
An Equal Opportunity Employer



Community Development Department
1584 Hadley Avenue North
Oakdale, MN 55128

August 29, 2014

Nick M. Johnson
City Planner
City of Lake Elmo, MN
3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

Ann Pung-Terwedo
Senior Planner
Washington County
11660 Myeron Road North
Stillwater, MN 55082-9573

RE: Inwood PUD General Concept Plan

Dear Mr. Johnson and Ms. Pung-Terwedo:

Thank you for providing the Inwood PUD general concept plan for the City of Oakdale's review. We have not had sufficient time to review the plan, however we would like to share our initial reaction to the concept plan.

We do not support the restricted accesses proposed along Inwood Avenue at both Oak Marsh Drive and 9th Street North. However, we look forward to discussing this proposal on September 12 at our access management meeting.

Sincerely,

Emily Shively
City Planner
City of Oakdale
(651)730-2720
emily@ci.oakdale.mn.us

Kyle Klatt

From: Dean Zuleger
Sent: Monday, September 08, 2014 12:19 PM
To: Kyle Klatt
Subject: FW: Lake Elmo-Hans Hagen Homes

Please read into the record of the Planning Commission tonight per the Mayor of Oakdale's request.

From: Bob Streetar
Sent: Monday, September 08, 2014 12:19 PM
To: Dean Zuleger
Cc: Carmen Sarrack; Stan Karwoski; Paul Reinke; Lori Pulkrabek; Kent Dotas; ted.bearth@co.washington.mn.us
Subject: Lake Elmo-Hans Hagen Homes

To Honorable Lake Elmo Mayor and City Council, and Planning Commission Members:

I am writing on behalf of the Mayor and City Council of Oakdale to convey our very serious concern with the potential reduced access to 9th Street north, and Oak Marsh Drive that is being considered as a result of the Han Hagen Home development. At this time we do not agree with reducing access at either location. However, we are very willing to work with your staff and the County staff towards a mutually agreeable solution. Please include this email in the official Planning Commission meeting record on September 8 and the City Council meeting record on September 16. Thank you for your consideration.

Bob Streetar

Community Development Director
City of Oakdale
651-730-2806 (o)
612-834-3056 (c)
Bob.streetar@ci.oakdale.mn.us

Nick Johnson

From: Tom FitzGerald <tfitzgerald@carbonair.com>
Sent: Monday, August 25, 2014 6:24 PM
To: Nick Johnson
Subject: Fwd: Hans Hagen Homes proposed PUD on 157 acres of land on the SE Corner of Inwood and 10th Street
Attachments: image001.jpg

Please see below

Thanks

Tom Fitzgerald

Sent from my iPad

Begin forwarded message:

From: Tom FitzGerald <tfitzgerald@carbonair.com <mailto:tfitzgerald@carbonair.com> >
Date: August 25, 2014 at 5:07:59 PM CDT
To: "'kklatt@lakeelmo.org <mailto:kklatt@lakeelmo.org>' " <kklatt@lakeelmo.org <mailto:kklatt@lakeelmo.org> >
Subject: Hans Hagen Homes proposed PUD on 157 acres of land on the SE Corner of Inwood and 10th Street

Mr Klatt,

I am going to try to make the planning commission meeting this evening but may not be able to attend. I am a resident of Stone Gate. I live at 877 Jasmine Ave Place North, Lake Elmo, MN 55042.

I am opposed to this planned development based on the density being requested, the types of dwellings proposed (town homes and apartments) and the requested reduced set backs. I think we all realize that this land will be developed and we have accepted that. However, I don't feel that we should accept any developments that are more dense than the density specified in the memorandum of understanding with the Met Council. The homes in Stone Gate are mid to upper level homes with large lots and a development of any kind adjacent to it with lower valued properties will negatively effect the property values in Stone Gate. A development with apartments, which I assume will be rentals, will have a particularly negative effect on our homes' values. I also don't feel a development of this type is consistent with Lake Elmo's traditional rural feel.

Those of us that live in Stone Gate have accepted that the bulk of the new development required by the Met Council was going to happen on land directly adjacent to our development. We are in effect bearing the burden of all this new development for all the residents of the city. I do not think that it is unreasonable to ensure that these developments are no more dense than they have to be and that the planning commission only approve those developments that will not negatively effect the values of already existing homes in Stone Gate.

I hope to see you at the meeting this evening. If I can't make it, I wanted you to know my thoughts.

Thanks

Thomas M. FitzGerald

President and CEO

Carbonair Environmental Systems, Inc.

1480 County Road C West

Roseville, MN 55113

(651) 202-2953 Direct

(612) 599-3752 Mobile

tfitzgerald@carbonair.com <<mailto:tfitzgerald@carbonair.com>>

95 total

September 8, 2014

To the Lake Elmo Planning Commission and City Council:

As the most personally impacted residents of Lake Elmo, we strongly oppose the Hans Hagen development proposed for 157 acres West of our homes for the following reasons:

- 1) The Metropolitan Council dropped the number of expected residents of Lake Elmo from 24,000 by 2030 to 20,500 by 2040; a 14.5% decline, which should result in a 14.5% decline in the amount of housing units.
- 2) The residents of Stonegate do not want any more housing allowed in our city than is mandated by the Metropolitan Council.
- 3) The Future Land Use Map submitted with our last Comprehensive Plan update showed 464 REC Units for the residential portion of the 157 acres. The Hans Hagen proposal reflects 695 REC Units for the residential portion, an increase of 50%. With the elimination of the Memorandum of Understanding, there is no reason to increase the density of housing South of 10th Street from the Future Land Use Map.
- 4) The Future Land Use Map was put in place less than 2 years ago. This is a recent document that had many hours of resident, staff, elected official and developer input. There is no reason to increase numbers from the Plan, rather the numbers should decrease by at least 14.5% due to the decreased residential forecast.
- 5) The Future Land Use Plan called for medium and high density development to be located South of 5th Street in order to keep excess traffic off of 10th Street. This road is already extremely busy, and creates safety hazards today for Stonegate residents exiting the neighborhood.

We respectfully ask that the Planning Commission recommend denial, and the City Council confirm denial of the Inwood PUD Concept Plan as it is inconsistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for this area.

Signed, The following residents of Stonegate:

① Name: Pam Morreale Signature: Pam Morreale

Address: 785 Jasmine Ave N, Lake Elmo

② Name: Tony Bonf Signature: [Signature]

Address: 854 Jasmine Ave N.

③ Name: Michael Luncette Signature: Michael Luncette

Address: 832 Jasmine Ave N, Lake Elmo MN 55042

Signature Page for Stonegate Petition dated 9/8/2014

4 Name: MARK Hohenwald Signature: [Signature]
Address: 755 Jasmine Ave N8 LAKE ELMO

5 Name: Kay Yang Signature: [Signature]
Address: 770 Jasmine Ave N. Lake Elmo

6 Name: Randall Henderson Signature: [Signature]
Address: 820 Jasmine Ave N. LAKE ELMO

7 Name: Gloria A Henderson Signature: [Signature]
Address: 820 Jasmine Ave N, Lake Elmo

8 Name: Kevin Intihar Signature: [Signature]
Address: 829 Jasmine Ave. N. Lake Elmo, MN 55042

9 Name: Windy Intihar Signature: [Signature]
Address: 829 Jasmine Ave N Lake Elmo, MN 55042

10 Name: Debra Monteith Signature: [Signature]
Address: 331 Julep Ave. N., Lake Elmo, MN 55042

11 Name: Don [Signature] Signature: [Signature]
Address: 371 Julep Ave. Lake Elmo mn. 55042

12 Name: Rick Schallhorn Signature: [Signature]
Address: 418 Julep Ave N. Lake Elmo mn 55042

13 Name: Cathy Schallhorn Signature: [Signature]
Address: 418 Julep Ave. N. Lake Elmo 55042

14 Name: Jim Stueckeh Signature: [Signature]
Address: 561 Julep Ave N, Lake Elmo 55042

Name: _____ Signature: _____
Address: _____

September 8, 2014

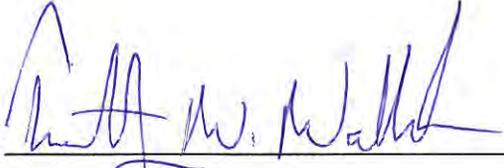
To the Lake Elmo Planning Commission and City Council:

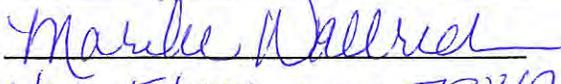
As the most personally impacted residents of Lake Elmo, we strongly oppose the Hans Hagen development proposed for 157 acres West of our homes for the following reasons:

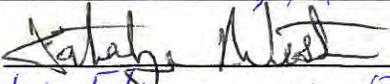
- 1) The Metropolitan Council dropped the number of expected residents of Lake Elmo from 24,000 by 2030 to 20,500 by 2040; a 14.5% decline, which should result in a 14.5% decline in the amount of housing units.
- 2) The residents of Stonegate do not want any more housing allowed in our city than is mandated by the Metropolitan Council.
- 3) The Future Land Use Map submitted with our last Comprehensive Plan update showed 464 REC Units for the residential portion of the 157 acres. The Hans Hagen proposal reflects 695 REC Units for the residential portion, an increase of 50%. With the elimination of the Memorandum of Understanding, there is no reason to increase the density of housing South of 10th Street from the Future Land Use Map.
- 4) The Future Land Use Map was put in place less than 2 years ago. This is a recent document that had many hours of resident, staff, elected official and developer input. There is no reason to increase numbers from the Plan, rather the numbers should decrease by at least 14.5% due to the decreased residential forecast.
- 5) The Future Land Use Plan called for medium and high density development to be located South of 5th Street in order to keep excess traffic off of 10th Street. This road is already extremely busy, and creates safety hazards today for Stonegate residents exiting the neighborhood.

We respectfully ask that the Planning Commission recommend denial, and the City Council confirm denial of the Inwood PUD Concept Plan as it is inconsistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for this area.

Signed, The following residents of Stonegate:

15 Name: Tim Wallrich Signature: 
Address: 790 JASMINE AVE N. LAKE ELMO MN 55042

16 Name: Marilee Wallrich Signature: 
Address: 790 Jasmine Ave. N, Lake Elmo, MN 55042

17 Name: Katelyn West Signature: 
Address: 790 Jasmine Ave. N, Lake Elmo, MN 55042

Signature Page for Stonegate Petition dated 9/8/2014

- 18 Name: James West Signature: James West
Address: 790 Jasmine Ave. N., Lake Elmo, MN 55042
- 19 Name: Sheri Celski Signature: Sheri Celski
Address: 5408 Marquess Tr. N. Lake Elmo, MN 55042
- 20 Name: John Celski Signature: John Celski
Address: 5408 Marquess Tr. N Lake Elmo, MN 55042
- 21 Name: Phyllis A. Wallrich Signature: Phyllis A. Wallrich
Address: 5067 Linden Tr. N., Lake Elmo, MN 55042
- 22 Name: WILLIAM T. WALLRICH Signature: William T. Wallrich
Address: 5067 LINDEN TR. N LAKE ELMO MN 55042
- 23 Name: Pam Pardo Signature: Pam Pardo
Address: 6526 Stillwater Blvd, Oakdale, MN 55128
- 24 Name: Vicki & Richard Vaseka Signature: Vicki Vaseka
Address: 5063 Linden Trl N, Lake Elmo, MN 55042
- 25 Name: Tim Henriks Signature: Tim Henriks
Address: 820 Jasmine Ave N
- 26 Name: Andrea Stuecken Signature: Andrea Stuecken
Address: 561 Julep Ave N Lake Elmo mn 55042
- 27 Name: ~~558 Julep Ave N~~ Signature: William Ruetten
Address: 558 Julep Ave N
- 28 Name: CHRIS SCHUR Signature: Chris Schur
Address: 521 Julep Ave LAKE ELMO, MN.

Signature Page for Stonegate Petition dated 9/8/2014

- 29 Name: Gino Monaco Signature: Gino Monaco
Address: 9251 9th St No LAKE ELMO MN 55042
- 30 Name: Pengi MONICO Signature: Pengi MONICO
Address: 9251 9th St North LAKE ELMO MN 55042
- 31 Name: Dale Meyer Signature: Dale Meyer
Address: 9391 9th St N. Lake Elmo, MN. 55042
- 32 Name: Berniece Meyer Signature: Berniece Meyer
Address: 9391 9th St N. Lake Elmo, MN. 55042
- 33 Name: Autumn Hammerding Signature: Autumn Hammerding
Address: 9386 9th St. N. Lake Elmo MN 55042
- 34 Name: Greg Milnar Signature: Greg Milnar
Address: 9073 9th ST N Lake Elmo, MN 55042
- 35 Name: Ben Milnar Signature: Ben Milnar
Address: 9073 9th St. N. Lake Elmo, MN 55042
- 36 Name: Michelle Sherritt Signature: Michelle M. Sherritt
Address: 9023 9th St N. Lake Elmo MN 55042
- 37 Name: Dao G Yang Signature: Dao G Yang
Address: 974 Jasmine Avenue North, Lake Elmo MN
- 38 Name: David M Nelson Signature: David M Nelson
Address: 9123 5th St. N LAKE ELMO, MN 55042
- 39 Name: Colleen Iscubon Signature: Colleen Iscubon
Address: 9314 9th St. N LAKE ELMO MN 55042

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40 Name: Ron Israelson Signature: Ron Israelson
Address: 9314 9th St N, Lake Elmo, MN 55042

41 Name: TCHUNENG VU Signature: TCHUNENG VU
Address: 9106 9TH ST N LAKE ELMO, MN 55042

Name: _____ Signature: _____

Address: _____

Signature Page for Stonegate Petition dated 9/8/2014

- 42 Name: WAYNE PROUSE Signature: Wayne Prouse
Address: 697 JULEP AVE N. LAKE ELMO. STONEGATE
- 43 Name: NANCY ANDERT Signature: Nancy Andert
Address: 697 JULEP AV N, LAKE ELMO STONEGATE
- 44 Name: LES FEYMA Signature: Les Feyma
Address: 921 JEWEL AVE No, LK. ELMO
- 45 Name: CINDY FEYMA Signature: Cindy Feyma
Address: 921 JEWEL AVE No, LK ELMO
- 46 Name: Christopher Dreis Signature: Christopher G Dreis
Address: 975 Jewel Ave N. Lake Elmo MN 55042
- 47 Name: Barb Olfert Signature: Barb Olfert
Address: 914 Jewel Ave. N Lake Elmo, MN 55042
- 48 Name: Tami Fahay Signature: Tami Fahay
Address: 876 Jewel Ave Lake Elmo MN 55042
- 49 Name: Kevin Fahay Signature: Kevin Fahay
Address: 876 Jewel Ave LAKE ELMO MN 55042
- 50 Name: Scott Ellingson Signature: SE
Address: 665 Julep Ave Lake Elmo, MN. 55042
- 51 Name: Jan Krueger Signature: Jan Krueger
Address: 694 Jewel Ave N Lake Elmo Mn 55042
- 52 Name: Walt KRUEGER Signature: Walt Krueger
Address: 694 Jewel Ave N, Lake Elmo

Signature Page for Stonegate Petition dated 9/8/2014

- 53 Name: Wendy Kremer Signature: Wendy Kremer
Address: 772 Jewel Ave. N. Lake Elmo, MN
- 54 Name: Nancy Plunkett Signature: TRACY PLUNKETT
Address: 820 Jewel Ave N, Lake Elmo, MN
- 55 Name: Paul Varhol Signature: Paul Varhol
Address: 747 Julop Ave N. Lake Elmo, MN
- 56 Name: Cindy Varho Signature: Cindy Varho
Address: 747 Julop Ave N. Lake Elmo, MN
- 57 Name: Fred Pomeroy Signature: Fred Pomeroy
Address: 687 Jewel Ave N. Lake Elmo, MN
- 58 Name: Carol Pomeroy Signature: Carol Pomeroy
Address: 687 Jewel Ave N. Lake Elmo, MN
- 59 Name: Michael O. Anderson Signature: Michael O. Anderson
Address: 655 Jewel Ave N Lake Elmo, MN
- 60 Name: Kathy Anderson Signature: Kathy Anderson
Address: 655 JEWEL AVE N. LAKE ELMO, MN
- 61 Name: Jennifer Gore Signature: Jennifer Gore
Address: 585 Julop Ct. N Lake Elmo, MN 55042
- 62 Name: Scott Gore Signature: Scott Gore
Address: 585 Julop Court N Lake Elmo
- 63 Name: Edmund Klein Signature: Edmund Klein
Address: 50 Irvine Park St MN 55702

Signature Page for Stonegate Petition dated 9/8/2014

- 64 Name: Anmarie Ellingson Signature: Annie Ell
Address: 665 Julep Ave N Lake Elmo, MN Stonegate
- 65 Name: JOHN SAROS Signature: John
Address: 429 JULEP AVE N, LAKE ELMO, MN STONEGATE
- 66 Name: MARY SAROS Signature: Mary Jane
Address: 429 JULEP AVE N, LAKE ELMO, MN
- 67 Name: Todd Ptacek Signature: Todd Ptacek
Address: 812 Julep Ave N Lake Elmo MN
- 68 Name: Michael F. Doyle Signature: Michael F. Doyle
Address: 723 Jewel Ave No
- 69 Name: Mary C. Doyle Signature: Mary C. Doyle
Address: 723 Jewel Ave No.
- 70 Name: JOHN OLFELT Signature: John Olfelt
Address: 914 JEWEL AVE N
- 71 Name: 555 Jewel Ave N Signature: John
Address: Kaubitz Faubank
- 72 Name: Lois Heinrichs Signature: Lois Heinrichs
Address: 781 Jewel Ave N
- 73 Name: David Heinrichs Signature: David Heinrichs
Address: 781 Jewel Ave N.
- 74 Name: Tom Kreimer Signature: Thomas Kreimer
Address: 772 Jewel Ave N

Signature Page for Stonegate Petition dated 9/8/2014

75 Name: Lynne Enright Signature: Lynne M. Enright
Address: 724 Julep Ave. N. Lake Elmo, MN

76 Name: R. MARK ENRIGHT Signature: R. Mark Enright
Address: 724 JULEP AVE N LAKE ELMO MN

77 Name: Terry Smorch Signature: Terry Smorch
Address: 9323 9th St N Lake Elmo, MN

Name: _____ Signature: _____

Address: _____

September 8, 2014

To the Lake Elmo Planning Commission and City Council:

As the most personally impacted residents of Lake Elmo, we strongly oppose the Hans Hagen development proposed for 157 acres West of our homes for the following reasons:

- 1) The Metropolitan Council dropped the number of expected residents of Lake Elmo from 24,000 by 2030 to 20,500 by 2040; a 14.5% decline, which should result in a 14.5% decline in the amount of housing units.
- 2) The residents of Stonegate do not want any more housing allowed in our city than is mandated by the Metropolitan Council.
- 3) The Future Land Use Map submitted with our last Comprehensive Plan update showed 464 REC Units for the residential portion of the 157 acres. The Hans Hagen proposal reflects 695 REC Units for the residential portion, an increase of 50%. With the elimination of the Memorandum of Understanding, there is no reason to increase the density of housing South of 10th Street from the Future Land Use Map.
- 4) The Future Land Use Map was put in place less than 2 years ago. This is a recent document that had many hours of resident, staff, elected official and developer input. There is no reason to increase numbers from the Plan, rather the numbers should decrease by at least 14.5% due to the decreased residential forecast.
- 5) The Future Land Use Plan called for medium and high density development to be located South of 5th Street in order to keep excess traffic off of 10th Street. This road is already extremely busy, and creates safety hazards today for Stonegate residents exiting the neighborhood.

We respectfully ask that the Planning Commission recommend denial, and the City Council confirm denial of the Inwood PUD Concept Plan as it is inconsistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for this area.

Signed, The following residents of Stonegate:

78 Name: Krist Taylor Signature: [Signature]
Address: 9179 9th St N, Lake Elmo, MN

79 Name: Brian Roloff Signature: [Signature]
Address: 9179 9th St N, Lake Elmo, MN

80 Name: DAN STADICK Signature: [Signature]
Address: 9034 9th ST N. LAKE ELMO, MN 55042

- 78 Name: Jill Olson Signature: Jill Olson
Address: 881 JASMINE AVE PL N LAKE ELMO MN 55042
- 79 Name: Jim Leam Signature: James Leam
Address: 887 JASMINE AVE N LAKE ELMO MN 55042
- 80 Name: Juan Leam Signature: Juan Leam
Address: 887 JASMINE AVE LAKE ELMO MN 55042
- 81 Name: George Johnson Signature: GEORGE JOHNSON
Address: 867 JASMINE AVE PL N LAKE ELMO
- 82 Name: Linda Larson Signature: Linda Larson
Address: 871 JASMINE AVE PL N LAKE ELMO, MN 55042
- 83 Name: Sean Larson Signature: Sean Larson
Address: 871 JASMINE AVE PL N LAKE ELMO, MN 55042
- 84 Name: Barbara Koller Signature: Barbara Koller
Address: 873 JASMINE AVE PL N LAKE ELMO, MN 55042
- 85 Name: Dan Koller Signature: Dan Koller
Address: 873 JASMINE AVE PL N LAKE ELMO, MN 55042
- 86 Name: Tom Fitzgerald Signature: Tom Fitzgerald
Address: 877 JASMINE AVE PL N, LAKE ELMO, MN 55042
- 87 Name: Amy Mansur Signature: Amy Mansur
Address: 883 JASMINE AVE PL N LAKE ELMO MN
- 88 Name: Dan Howland Signature: Dan Howland
Address: 883 JASMINE AVE PL N LAKE ELMO MN

Signature Page for Stonegate Petition dated 9/8/2014

89 Name: Rob Olson Signature: [Signature]
Address: 881 Jasmine Ave, Place No

90 Name: Mary Fitzgerald Signature: [Signature]
Address: 877 Jasmine Ave Place No. Lake Elmo MN 55042

91 Name: John Heili Signature: [Signature]
Address: 875 Jasmine Ave Pl No. Lake Elmo, MN 55042

92 Name: Patty Skarda Signature: [Signature]
Address: 868 Jasmine Ave N, Lake Elmo

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____