October 14, 2019

TO: Chairperson Cauley, Planning Commission Members, and Administrator Meyer

FROM: Cynthia Smith Strack, Community Development Director

SUBJECT: Resolution 19–026: A Resolution Recommending Conditional Approval Of A Concept Plan For Crosby's WCD Subdivision

Gary and Lynn Crosby propose development of a residential subdivision (assigned working title WCD Subdivision) consisting of phased medium density common interest development planned for 16 acres abutting Commerce Drive West. Concept plan review is requested.

LAND USE REVIEW

Crosby's WCD Subdivision will be a planned unit development with concurrent plat review. Flexibility in performance standards is proposed as a means of accommodating a planned development consisting of condominiums in a common interest community.

Consistency with Comprehensive Plan

- The proposed plat appears to be largely consistent with goals, objectives, and policies contained in the Destination Belle Plaine 2040 and associated system plans.
- Under Destination 2040, the subject property is planned for medium density residential use with an allowable density range of 3-22 dwelling units per acre (du/ac). The projected density of the proposed development is 7.125 du/ac.
- The site is on the periphery of the "Suburban Residential Neighborhood" planning area in a location transitioning from lower residential densities to higher capacity streets and higher intensity uses. As such, the lot is suitable for higher intensity uses.
- The site is within the corporate limits and the municipal urban service area. Public utilities are adjacent to the property.
- The site fronts on Commerce Drive West, a collector street. Internal local streets will serve individual lots.

Proposed Land Use

The concept includes two development phases. Phase I (East) includes 13 lots with 50 units. Phase II (West) includes 16 lots with 64 units. The property is zoned R-7 Mixed Housing, performance standards required and proposed follow.

Standard	Required	Proposed
Minimum lot size	10,500 sf for up to four units (2,625 sf/du if quad)	Lot sizes generally scale to 2,800 sf/du
Minimum lot width corner	100 feet	> 100 feet
Minimum lot width interior	75 feet	> 75 feet
Front setback	30 feet	20 feet
Corner side setback	20 feet street side	20 feet* (scaled)
Interior side	10 feet or zero if common wall (one & two family); Height of bldg. if more than two family	10 feet
Rear yard	Greater of 20 feet or height of the building	20 feet

Project Timing
The Applicant intends to pursue preliminary and final platting at this time; Phase I construction 2020.

Financial Impact
Private financing of the development is proposed. Development fees apply as defined in the fee schedule. Development costs, applicable fees, financial guarantees, and other applicable information will be memorialized in a development agreement filed in conjunction with the final plat and recorded against all resulting parcels.

Resource Preservation
The subject parcel is flat with soils conducive to urban development. No apparent wetlands, bluffs, watercourses, steep slopes, or significant trees are present on the site. The site is external to the drinking water supply management area.

Transportation
Trip generation analysis is not envisioned due to the limited scale of the proposed development. Internal streets are proposed 60’ right-of-ways meeting the minimum width requirements for public streets. A platted 30’ right-of-way is proposed on the north property line intended to provide for potential future local east-west street centered on the property line.

Pedestrians/Bicyclists
Both proposed north-south streets are intended as eventual through-streets. As such sidewalk is proposed on one side of the street. It is noted under code minimum sidewalk width is five feet.

Bike trails and/or bike lanes are not incorporated in the concept plan.

Lots/Blocks
Lot orientation and block lengths appear consistent with Subdivision Code standards. Block length scales to over 800 feet. As such a mid-block easement to accommodate east-west pedestrian traffic to/from the proposed park may be beneficial.

Open Space, Parkland Dedication
Park land dedication is contemplated. Parkland proposed would accommodate amassing of one larger park area as adjacent parcels develop. Proposed park land is 1.6 acres. Parkland dedication should likely be adjusted to accommodate platted 30’ right-of-way on the northern boundary.

Utilities
Municipal drinking water and sanitary sewer infrastructure will be extended throughout the plat (in two construction phases). The City Engineer will design public improvements.

Environmental
The project is not large enough to necessitate formal environmental review under state thresholds.

Stormwater/Grading/Drainage
Stormwater management, grading, and erosion control to be designed and designated by the City Engineer and reviewed at the preliminary plat stage of development review. The parcel is contained in the South Creek watershed.

Common Area/Association Documentations
The planned unit development requires creation of association documents. The documents shall be submitted to the City for review and comment prior to final plat approval.

REVIEW TEAM RECOMMENDATION

Department heads have worked closely with the Applicant to define a concept that largely accommodates planned goals, existing policies, and most code provisions. As such, approval subject to the following conditions is recommended:

1. Concept plan approval pertains specifically to a residential subdivision adjacent to Commerce Drive West as proposed by Gary and Lynn Crosby and assigned a working title of "Crosby's WCD Subdivision" which is a planned unit development with concurrent subdivision consisting of platted lots with 114 condominium units proposed for PID 209120013.

2. The overall conceptual entitlements* for the PUD are as follows:

Entitlements	**PUD**
Planned Use	Medium Density Residential
Base Zone	R-7 Mixed Residential
Residential Density	7.5 dwelling units/acre, maximum
Residential Uses	Condominium units, three to four units per structure
Financing	Developer financed
Open space, Park Dedication	Parkland dedication, subject to adjustment to accommodate street right of way
Performance Standards	Flexibility in setback requirements to accommodate planned development.

* Conceptual entitlements only, demonstrated compliance with other code standards required

3. Consideration of a mid-block east-west pedestrian easement to accommodate non-motorized access to parkland. Consideration of adequacy of proposed sidewalk width.

4. Review of proposed park dedication by the Park Board.

5. The concept plan, exhibits accompanying the concept plan, all correspondence, all reports, and all conditions and restrictions placed upon the concept and phasing plans by the Belle Plaine Planning Commission shall be made a part of this Resolution.

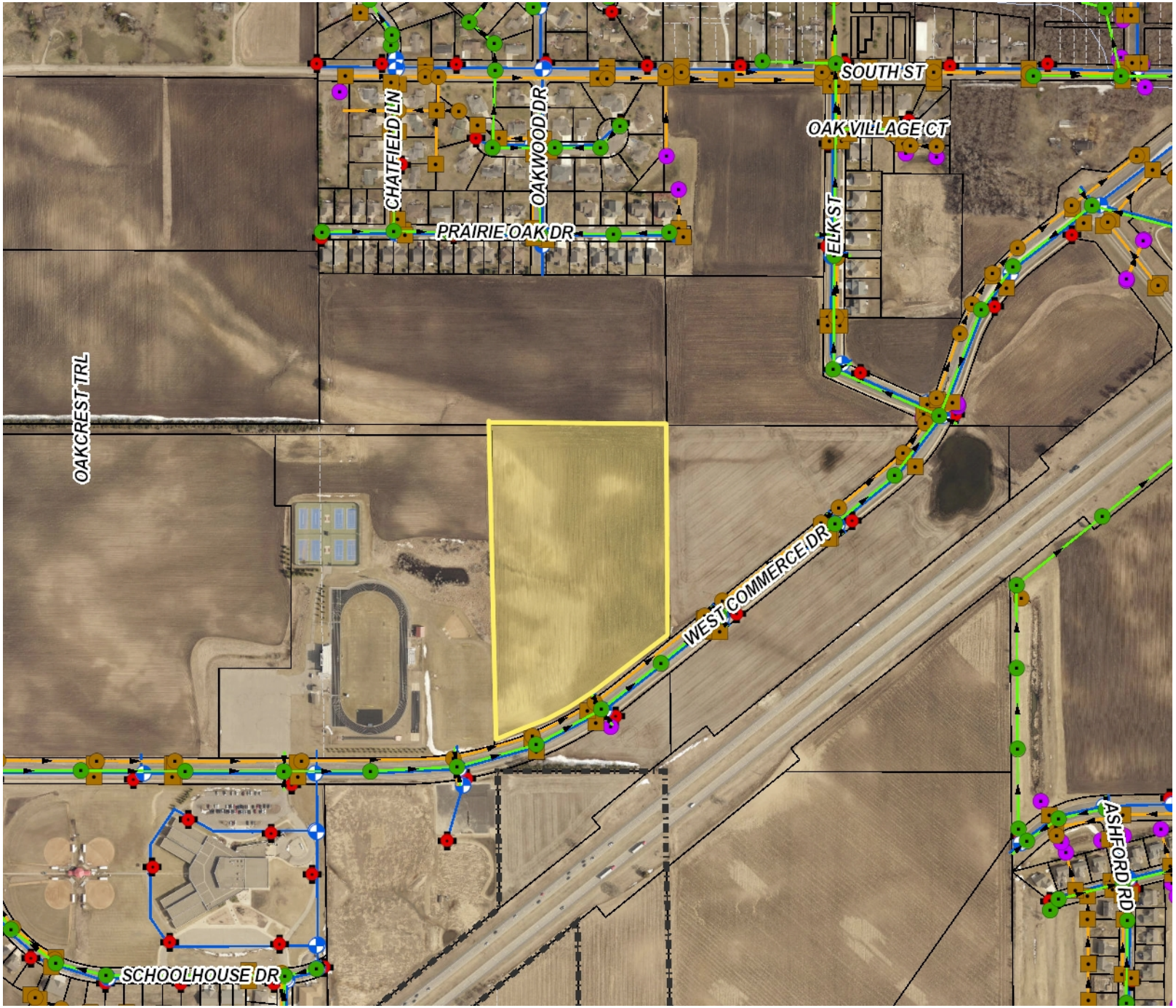
6. The Applicant shall submit concurrent applications for development stage planned unit development plan and preliminary plat review/approval. The Applicant shall submit concurrent applications for final planned unit development plan and final plat review/approval. The Applicant shall submit construction plans for approval, pay all necessary fees/costs, and enter into a development agreement at the time of final plat approval.

7. Homeowners association documents shall be submitted to the City for review and comment prior to final plat approval.

8. Concept plan approval is limited to major development issues and not intended as or construed to be: preliminary or final plat approval; approval of construction plans; nor any other required approval or acceptance of the proposed residential subdivision assigned a working title of “Crosby’s WCD Subdivision”.

ACTION
Resolution 19-026 is attached for consideration following discussion.

ATTACHMENTS
The following items are attached:
- Aerial photo
- Concept plan
- Resolution 19-026 A Resolution Recommending Conditional Approval of a Concept Plan for Crosby’s WCD Subdivision



Belle Plaine

Legend

- City Limits
- MUSA 2040
- Lift Stations
- Sanitary Manholes
- Sanitary Casing
- Sanitary Pipe
- Sanitary Forcemain
- Sanitary System Facilities
- Sanitary Ponds
- Storm Manholes
- Storm Catch Basins
- Storm Culverts
- Storm Pipes
- Water Valves
- Water Hydrants
- Watermain Casing
- Watermain
- Water System Facilities
  - WTF
  - Elevated Water Storage
  - Ground Storage Reservoir
  - Booster Station
  - Wells
- Parcels (5/7/2019)
- Lot Lines
- Minnesota River
- Protected Waters
  - Public Water Basin
  - Public Water Wetland
- Protected Waters - Watercourse
- Boundary
- Footprint
- Image
  - Red: Red
  - Green: Green

Crosby's WCD Subd Area

Disclaimer:

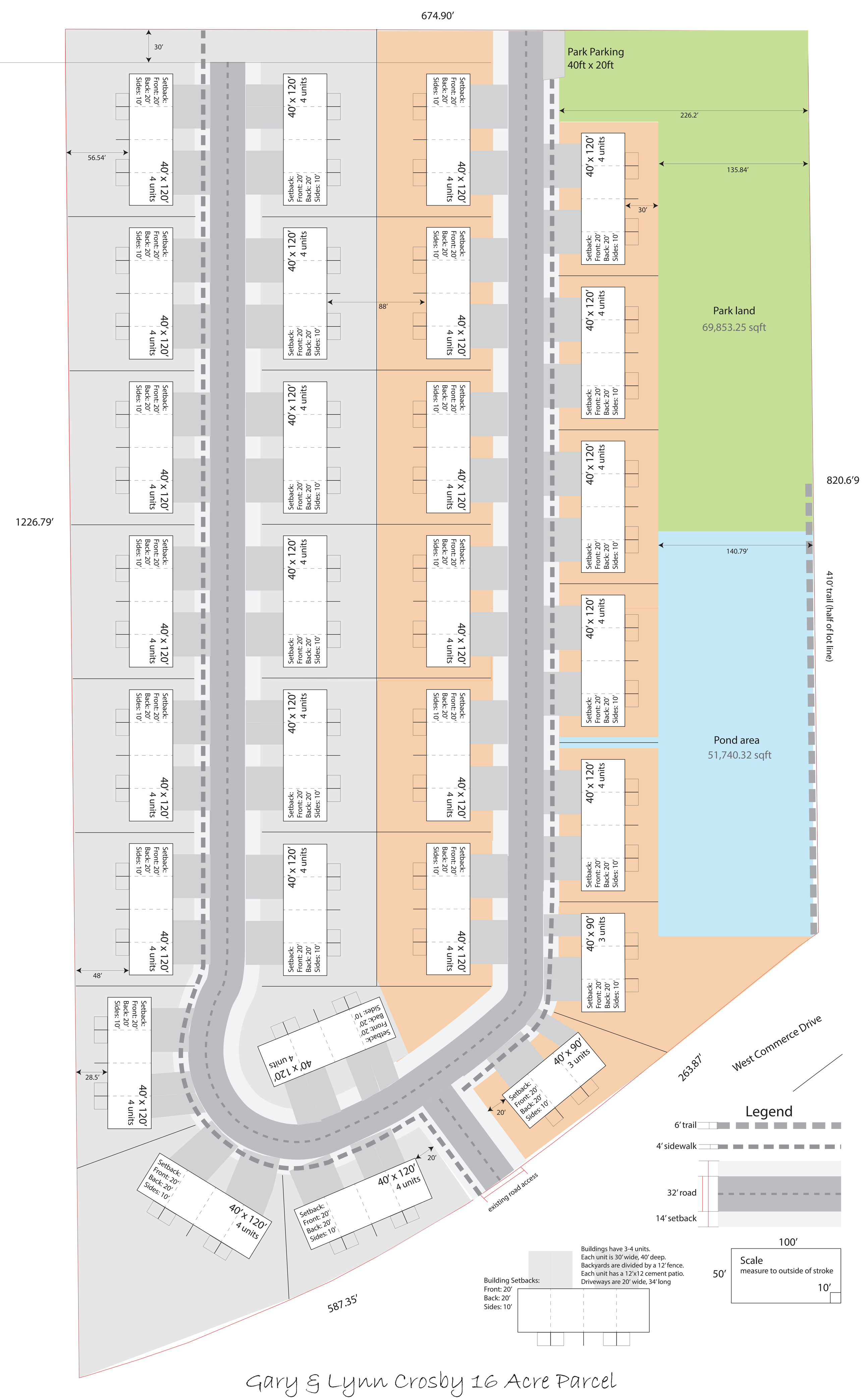
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

0 527 Feet

© Bolton & Menk, Inc - Web GIS 10/8/2019 8:43 AM

BOLTON & MENK

Real People. Real Solutions.



Gary & Lynn Crosby 16 Acre Parcel

BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 19-026

A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF A CONCEPT PLAN FOR CROSBY'S WCD SUBDIVISION

PID: 209120013

Legal: All that part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 113, Range 25, Scott County, Minnesota, which lies northerly of the northerly line of platted West Commerce Drive in the plat of CITY OF BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1, said plat being of record and on file in the Scott County Recorder's Office, Scott County, Minnesota, EXCEPT the West 656.13 feet thereof. This tract contains 16.40 acres of land and is subject to any and all easements of record.

WHEREAS, Gary and Lynn Crosby, 15966 West 263rd Street, Belle Plaine Minnesota, the Fee Owners of the aforementioned parcel request concept plan approval for a medium density planned unit development with concurrent subdivision providing for the establishment of a phased development consisting of 29 lots and 114 condominium units; and,

WHEREAS, the subject property is planned for medium density residential use and zoned R-7 Mixed Housing District; and,

WHEREAS, the Applicant represents, and the City accepts as a good faith representation:

1. The concept plan for a planned unit development assigned a working title of Crobsy's WCD Subdivision, attached as Exhibit A, illustrates 29 lots with 114 condominium units.
2. Flexibility under planned unit development standards is requested to accommodate proposed setbacks, including shared wall condominium units.
3. The proposed subdivision will include public street and utility extension and be a fully improved development.
4. Improvements will be privately financed. The City Engineer's office will design improvements as per City policy.
5. The proposed subdivision will be fully platted but constructed in two phases. Construction of improvements in Phase I is anticipated in late 2020.
6. Access to the development will be from Commerce Drive West.
7. Parkland dedication is proposed.

WHEREAS, The Planning Commission has reviewed the concept plan and finds:

1. The subject property, under Destination Belle Plaine 2040, is planned for medium density residential development with densities from 3-22 dwelling units per acre. Proposed density is 7.125 dwelling unit per acre, consistent with the 2040 plan.
2. The subject property is zoned R-7 Mixed Housing to accommodate medium density residential uses.
3. One family dwellings are not allowed in the R-7 District.
4. Parkland dedication is proposed and will be reviewed by the Park Board.
5. Improvements are to be privately financed by the Applicants. Payment of trunk, administrative, and miscellaneous development fees apply.
6. Ingress/egress to the subdivision will be from Commerce Drive West. Illustrated internal local north-south streets will provide continuity to property north of the subject parcel. All streets to be designed to City specifications and dedicated to the public following acceptance.
7. Lot orientation and block length appear consistent with subdivision code requirements.
8. Public improvements are to be designed by the City Engineer as per City policy.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a concept plan for Crosby's WCD Subdivision, subject to the following conditions:

1. Concept plan approval pertains specifically to a residential subdivision adjacent to Commerce Drive West as proposed by Gary and Lynn Crosby and assigned a working title of "Crosby's WCD Subdivision" which is a planned unit development with concurrent subdivision consisting of platted lots with 114 condominium units proposed for PID 209120013.

2. The overall conceptual entitlements* for the PUD are as follows:

Entitlements	**PUD**
Planned Use	Medium Density Residential
Base Zone	R-7 Mixed Residential
Residential Density	7.5 dwelling units/acre, maximum
Residential Uses	Condominium units, three to four units per structure
Financing	Developer financed
Open space, Park Dedication	Parkland dedication, subject to adjustment to accommodate street right of way
Performance Standards	Flexibility in setback requirements to accommodate planned development.

* Conceptual entitlements only, demonstrated compliance with other code standards required

3. Consideration of a mid-block east-west pedestrian easement to accommodate non-motorized access to parkland. Consideration of adequacy of proposed sidewalk width.

4. Review of proposed park dedication by the Park Board.

5. The concept plan, exhibits accompanying the concept plan, all correspondence, all reports, and all conditions and restrictions placed upon the concept and phasing plans by the Belle Plaine Planning Commission shall be made a part of this Resolution.

6. The Applicant shall submit concurrent applications for development stage planned unit development plan and preliminary plat review/approval. The Applicant shall submit concurrent applications for final planned unit development plan and final plat review/approval. The Applicant shall submit construction plans for approval, pay all necessary fees/costs, and enter into a development agreement at the time of final plat approval.

7. Homeowners association documents shall be submitted to the City for review and comment prior to final plat approval.

8. Concept plan approval is limited to major development issues and not intended as or construed to be: preliminary or final plat approval; approval of construction plans; nor any other required approval or acceptance of the proposed residential subdivision assigned a working title of "Crosby's WCD Subdivision".

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 10th day of October, 2019.

_____	_____
Ashley Cauley	Cynthia Smith Strack
Planning Commission Chairperson	Community Development Director