



4646 Dakota Street SE
Prior Lake, MN 55372

CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 3, 2019
AGENDA #: 6A
PREPARED BY: JEFF MATZKE, PLANNER
PRESENTED BY: JEFF MATZKE

AGENDA ITEM: PRESENTATION OF THE REVISED SPRING LAKE RIDGE
PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN

DISCUSSION: Introduction

The purpose of this agenda item is to review a revised concept plan for a low density residential Planned Unit Development (PUD) on a 65-acre site submitted by the proposed developer, Winkler Land Company LLC. A concept plan review allows the City Council an opportunity to provide informal, non-binding feedback to the applicant.

History

The city's zoning ordinance allows applicants to review their concept plans with the Planning Commission and/or City Council in order to help direct them in the preparation of their land use applications (i.e., Comp Plan Amendment/Rezoning, PUD, and Plat).

The Planning Commission heard the Spring Lake Ridge Concept Plan presentation at their July 8, 2019 meeting. The City Council heard the concept plan on July 15, 2019. Members of the public attended both meetings to listen to the concept plan. At the City Council public forum on July 15th, comments/concerns were made regarding proposed dock slip impacts and traffic/safety along existing Sunset Avenue. The Planning Commission/City Council thanked the developer for their open, collaborative approach in presenting the project at a preliminary level and they offered the following comments at the meetings:

- Consider increasing the PUD benefits identified for the project, particularly other park and infrastructure improvements for the community.
- Consider conducting a traffic analysis regarding Sunset Avenue impacts.
- Asked that the developer continue an open dialogue with the Spring Lake Association and the area residents and seriously consider reducing the proposed dock area impacts.
- Identify a complete timeline in the subdivision application submittal so the City and residents have an expectation of the proposed construction schedule and impacts.

Current Circumstances

In response to the comments/concerns raised at the previous public meetings, Winkler Land Company has submitted a revised concept plan for a 103-lot low-density single family residential Planned Unit Development (PUD) on the “Geister Property” and “Petersen Property” located southeast of the intersection of County Highway 17 and County Highway 12. The site is approximately 65 acres.

The undeveloped property is designated as R-LD (Urban Low Density) on the 2030 Comprehensive Plan Land Use Map and zoned R-1 (Low Density Residential). This proposed residential development will have an overall net density in the range of the R-LD land use designation, which is 0-4 units per acre. The R-LD section in the Comprehensive Plan states that “Typical Uses” include single family detached dwellings and/or other dwelling designs by Conditional Use Permit (CUP) and Planned Unit Development (PUD).

Conclusion

City staff and the developer have discussed their concept plan and housing product type which will be presented at the meeting. A recent wetland delineation report was completed on the property.

The City review process to approve this development project would include:

1. Separate Preliminary and Final PUD applications (if the project proceeds, the developer will request the site be rezoned to PUD after Preliminary PUD approval); and
2. Separate Preliminary and Final Plat applications for the 65 acres to subdivide the property into lots; an approved final plat application would include payment development fees.

ISSUES:

City Staff has reviewed the proposed concept plan and has the following comments:

1. PUD – Subsection 1106.600 of the Zoning Ordinance establishes minimum PUD eligibility requirements. In this section, the City Council may impose additional restrictions or requirements on land developed under the PUD process. Staff refers to this as potential “PUD benefits” received by the City. The developer has identified the following as PUD Benefits:
 - Collector Street – A wider collector street is proposed through the development. The developer is proposing to pay for the additional construction cost of a 36-foot-wide street rather than the City paying for the oversizing of the street as is typical with collector street designs.
 - Dedication of Public Shoreline – The developer has removed the previously proposed neighborhood dock slip system and related surface parking lot from the plan and instead indicates a single-family dwelling at the end of Sunset Avenue with its own private shoreline area. The vast remainder of the shoreline area and

wetlands would be dedicated to the City as a public outlot for open space preservation.

- Right-of-way dedication – The current design of Marschall Road is designed for a 150-foot-wide corridor. In the future the corridor is planned to become an expressway with 200-foot-wide corridor demands (100 feet on each side of the roadway centerline). As a PUD benefit an additional 25 feet width of right-of-way is proposed to be dedicated for the eventual needed expressway corridor. At the time of the County/City construction project in the future this area would otherwise need to be purchase from the adjacent property. City Staff views this right-of-way dedication as a PUD benefit.
 - Stormwater Treatment – The development proposes to accommodate pre-treatment of stormwater within the basins at both ends of Sunset Avenue for not only the Spring Lake Ridge development but also the existing Sunset Avenue residential area which does not have a pretreatment area currently. The amount of space required for the Sunset Avenue pretreatment areas is yet to be determined with the submittal of stormwater specifications along with the plat application. City Staff's view of this item as a PUD benefit will be determined by the amount of pretreatment for areas off site of the development (i.e.- Sunset Avenue area).
 - Preserved Open Space and Trees – The development does offer a larger amount of preserved open space under the PUD plan. The PUD ordinance does require a minimum of 50% open space of which the development does not yet identify (47.8% indicated on the plan). Additional tree preservation will be achieved in the open space areas; however, the exact amount of tree preservation is undetermined until the tree inventory is completed with the plat application. City Staff's view of this item as a PUD benefit will be determined by the amount of tree preservation as determined by the future tree inventory and grading plans.
 - Additional PUD benefits – the City and developer have discussed additional PUD benefit areas such as a street infrastructure payment to support future intersections needed in the area of this development.
2. Docks – The developer has removed the 100-slip dock concept from the plan and instead indicates a single-family dwelling at the end of Sunset Avenue with its own shoreline area.
 3. Traffic / Traffic Study – During their July 15th meeting, councilors had questions about the amount of traffic this development may generate on Sunset Avenue and staff and the developer were encouraged to explore an alternative or additional access point on CH17. City staff and the developer have been in contact with Scott County and an

additional residential access point on CH17 is not supported. Access to this property and future development properties on the west side of Spring Lake are likely to be limited to CH12 and Hwy 13.

The developer is proposing to slightly realign Sunset Avenue to serve as a minor collector street through this development. A new realigned intersection would provide access to most of the current Sunset Avenue properties to the newly created minor collector.

4. South end of Sunset Avenue – The City is exploring possible modifications to the end of Sunset Avenue such as a modified cul-de-sac or turnaround that may decrease environmental impacts in the area.
5. Ghost Plat – A detailed ghost plat will be required along with a plat application which indicates the road connection to the south and east.
6. Natural Features – The site is heavily wooded with a variety of wetlands and varying topography. Wetland delineation has been completed and staff is not anticipating significant wetland impacts with the proposed plan.
7. School District – The area is within the Prior Lake Savage School District (ISD 719).

**RECOMMENDED
MOTION:**

No formal action is required at this time. The City Council should provide the applicant with comments, impressions, and concerns about this concept plan particularly the PUD benefits and dock system. Councilor comments are not binding, and the developer should not rely on any statements made by an individual Councilor as the sentiment of the entire body. However, in the absence of City Council concerns, comments, or suggestions to the contrary, the developer will likely proceed with the development as presented in this concept stage.

ATTACHMENTS:

1. Location Map
2. PUD Revised Concept Plan