

#### CITY OF CORCORAN Corcoran Planning Commission Agenda March 4, 2021 - 7:00 pm March

- 1. Call to Order / Roll Call
- 2. Pledge of Allegiance
- 3. Agenda Approval
- 4. Open Forum

#### 5. Minutes

a. Minutes - February 18, 2021\*

### 6. New Business - Public Comment Opportunity

a. **TABLE TO THE APRIL 1<sup>ST</sup> MEETING -** Site Plan, Conditional Use Permit and Variance for a new NAPA building on the Property located at 19905 75<sup>th</sup> Avenue North (PID 26-119-23-11-0040) (city file no. 21-004) Meeting Held Via Telephone/Other Electronic Means Call-in Instructions

**Call:** +1 312 626 6799 US **Enter Meeting ID:** 881 8491 4893 Press \*9 to speak during the Public Comment Sections in the meeting.

#### Video Link and Instructions:

Join Zoom Meeting https://us02web.zoom.us/j/88184914893 OR visit http://www.zoom.us and enter Meeting ID: 881 8491 4893

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted.

For more information on options to provide public comment visit: www.corcoranmn.gov

- b. Final Planned Unit Development (PUD) for "Tavera" (city file no. 20-042)
  - i. Staff Report
  - ii. Commission Discussion & Recommendation
- c. **Public Hearing.** Rezoning, Preliminary Plat and Preliminary PUD Development Plan for "Cook Lake Highlands" at 19220 County Road 10 (PID 25-119-23-14-0003) (City File 20-047)
  - i. Staff Report
  - ii. Open Public Hearing
  - iii. Close Hearing
  - iv. Commission Discussion & Recommendation
- d. **Public Hearing.** Interim Use Permit for a Conditional Home Occupation License and Conditional Use Permit for building height for a Detail Shop at 23405 CR 30 (PID 07-119-23-42-0003) (city file no. 21-003)
  - i. Staff Report
  - ii. Open Public Hearing
  - iii. Close Hearing
  - iv. Commission Discussion & Recommendation

# 7. Reports/Information

- a. Planning Project Update\*
- b. City Council Report\* Council Liaison Nichols
- c. Other Business

#### 8. Commissioner Liaison Calendar

City Council Meetings

4/8/21	4/22/21	5/13/21	05/27/21	06/10/21	06/24/21
Jacobs	Shoulak	Vehrenkamp	Wu	Jacobs	Shoulak

\*Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by Door.

# 9. Adjournment



#### CITY OF CORCORAN Corcoran Planning Commission Minutes February 18, 2021 - 7:00 pm

The Corcoran Planning Commission met on February 18, 2021, in Corcoran, Minnesota. Pursuant to Minnesota State Statute 13D.021 and due to the COVID-19 pandemic, the Planning Commission meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Present via telephonic or other electronic means were: Chair Jacobs, Commissioner Wu, Commissioner Dickman, Commissioner Shoulak, and Commissioner Vehrenkamp.

Also present via telephonic or other electronic means were: City Planner Lindahl, Planner Davis, and Council Liaison Nichols.

1. Call to Order/Roll Call

Chair Jacobs called the meeting to order at 7:00pm.

2. Pledge of Allegiance

### 3. Agenda Approval

Motion made by Vehrenkamp, seconded by Shoulak, to approve the agenda as presented. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0).

#### 4. Open Forum

Dee Sicora, 6410 Elm Street, asked how fire services in Corcoran are billed. Chair Jacobs explained Ms. Sicora will want to discuss further with the City Administrator, Brad Martens.

## 5. Minutes

a. Minutes – February 4, 2021

Motion made by Vehrenkamp, seconded by Dickman, to approve the minutes. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0).

#### 6. New Business – Public Comment Opportunity

Mike Tobias, 20801 Larkin Road, commented on item 6D stating his support for his neighbor's variance request to protect the rural character of the neighborhood by allowing more space between the homes of the two properties.

- Public Hearing. Request for Preliminary Plat, Variance and Administrative Permit from Wright-Hennepin Cooperative Electric Association at 19835 Larkin Road (PID 25-119-23-32-0001)(city file no. 20-048).
  - i. Staff Report Planner Lindahl presented her staff report.
  - ii. Open Public Hearing Chair Jacobs opened the public hearing.

Mark and Ellen Sanko, 6720 County Road 116, submitted a public comment letter for the record stating their opposition.

Mark Lanterman, 6936 Oak Ridge Road, referenced a letter he submitted explaining his concerns which was previously emailed to the Commission and will be included in the Council packet.

Michelle Friedrich, 6830 County Road 116, requested the Commission to deny the variance and shared concerns about the proposal, including: lack of practical hardship, narrow City Council approval on the wetland delineation waiver, other potential locations, undue hardship on the surrounding neighborhoods, the constant presence of a hum when outside, infringement on open and green space goals, mismatch of zoning for use as a substation, and the impacts from EMF radiation that will increase with a planned addition of another transformer at the substation.

Planner Lindahl clarified the substation is considered an "essential service" which is an allowed use in all zoning districts. She also confirmed the 35.5-acre outlot received a wetland delineation waiver, but a wetland delineation was completed for the 2.22-acre site.

Diane Walli, 6861 Old Sturbridge Drive, shared additional concerns, including: lack of compliance with the 2040 Comprehensive Plan, wasted tax dollars as location will be where sewer and water are intended to be connected, not in the best interest of the City, impact of desirability to build homes next to a substation, and poor appearance.

Katherine Drivas, 6747 Old Sturbridge Drive, shared additional concerns, including: disservice to the established community, decreased home values, drainage, flooding, and screening along the neighborhood side and southeast corner.

Katie Norha, 1721 Oak Ridge Road, shared concerns with EMF radiation and the impact this may have on vulnerable populations such as newborns.

Gail Waldorf, 20117 Larkin Road, reiterated previous concerns stated for the record and added her concern that the location would utilize valuable land that could be used for a residential development in the future.

Judy Elm, 6970 Oak Ridge Road, shared her opposition to the project and urged the Commission to hear the residents' desire to not locate a substation in their neighborhood.

Scott Gilyard, 7015 Oak Ridge Road, stated his opposition to the request and explained his preference to have utilities located in light industrial areas rather than residential zones.

Bob Sandberg, the spokesperson for Wright-Hennepin, let the Commission know he was available to answer questions.

iii. Close Hearing

Motion made by Vehrenkamp, seconded by Wu, to close the public hearing. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0)

iv. Commission Discussion & Recommendation - The Commission discussed topics, including: rationale behind site selection, appearance, plans for expansion at the proposed substation, desirability of living in adjacent homes, current and future demand for utilities in the City, constant noise, decibel levels and how this may be impacted by traffic and distance, development rights and the administrative permit process for essential services. The Commission considered the relative location of transmission and distribution lines, need for new location rather than expand the current substation, community engagement with Wright-Hennepin, permanence of decision, importance of consistent utilities. They pointed out the lack of practical difficulties other than financial burden of having to purchase the entire lot and the potential alteration of essential character of the area due to the light industrial nature of substations and the size of the lot. The Commission discussed the impact to property values, comparable substations and impacts to surrounding neighborhoods, the site plan, pad mount switch gear, the drainage swale, flooding, the stormwater management plan, impervious area on the site, landscaping, limitations to screening caused by overhead transmission lines, and the engineer's memo indicating the proposed infiltrations basins are not feasible with Corcoran clay. They considerde the zoning district standards regarding minimum lot sizes, the health effects of lowfrequency EMF, psychological impact to the neighborhood, and the performance standards. The Commission recommended utilization of a higher design standard with upgraded building materials for the substation in the event City Council approves the request.

Motion made by Wu, seconded by Vehrenkamp, to recommend denial of the Variance to the minimum lot size in the Urban Reserve allowing a 2.22-acre lot size, the Preliminary Plat for the "Shamrock Addition," and the Administrative Permit. Findings of fact for denial included: no practical difficulties in complying with the zoning ordinance as the primary motivation appears to be financial in nature which doesn't constitute a practical difficulty, the conditions are not unique to the parcel as there are a number of owners who wish to be able to subdivide their lot to a size less than the required 20-acre minimum, and the variance will alter the essential character of the locality because it will allow a use that is not compatible with adjacent residential uses.

Voting Aye: Dickman, Shoulak, Vehrenkamp, and Wu. Voting Nay: Jacobs. (Motion carried 4:1).

- b. **Public Hearing**. Request for Preliminary Plat for "Hunters Place 2<sup>nd</sup> Addition" at 10110 CR 116 (PID 12-119-23-22-0001)(city file no. 20-044).
  - i. Staff Report Planner Lindahl presented her staff report.
  - ii. Open Public Hearing Chair Jacobs opened the public hearing. Garry and Kathy Dickinson, 19725 Hunters Ridge, stated their concerns with a water treatment plan going in near their property including: previously told they were not allowed to subdivide their lot, allowing an industrial use in a residential area, toxic chemicals, covenants, and load on the city's infrastructure.

 iii. Close Hearing Motion made by Vehrenkamp, seconded by Jacobs, to close the public hearing. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenjamp, and Wu. (Motion carried 5:0)

iv. Commission Discussion & Recommendation – The Commission discussion included: the required minimum lot size, tax status of the property, the need for a well in the northeast area of Corcoran, the sewer staging plan, and how this request ties into the 2040 Comprehensive Plan.

Motion made by Vehrenkamp, seconded by Dickman, to recommend approval of the Preliminary Plat for "Hunters Place 2<sup>nd</sup> Addition." Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0).

- c. **Public Hearing**. Request for Interim Use Permit for an Accessory Dwelling Unit at 6330 Snyder Road (PID 35-119-23-43-0002)(city file no. 20-045).
  - i. Staff Report Planner Lindahl presented her staff report.

ii. Open Public Hearing – Chair Jacobs opened the public hearing. George Gmach, 22600 Oakdale Drive, submitted a public comment letter of

support for the record that was included in the agenda packet. Dee Sicora, 6410 Elm Street, stated her concerns, including: the impact to water drainage in the neighborhood, abiding by the recommended and required wetland buffers, the footprint calculations being based on the lot size instead of the buildable area, historical pattern of flooding on the property, and impediments to natural ponds and the function of culverts.

Kevin Henn, 6330 Snyder Road, (the applicant) assured the Commission the wetland system was extensively considered with soil reports, the help of a civil engineer, and his own experience as a landscape architect. He stated they would

develop an effective grading plan, and that the builder is his neighbor to the south who successfully constructed a similar detached structure on similar soil conditions.

- iii. Close Hearing Motion made by Shoulak, seconded by Vehrenkamp, to close the public hearing. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkemp, and Wu. (Motion carried 5:0).
- iv. Commission Discussion & Recommendation The Commission discussion included: potential for problems to neighboring properties from run-off and flooding; possible protections or assurances for neighbors; compliance with state, watershed, and local requirements; wetland delineation; site elevation as compared to the adjacent wetlands; the standards for accessory dwelling units in the City's Zoning Ordinance; impact of allowing rental units in single family districts; ability of neighborhood to accommodate increased density; definition of gross building area; interpretation of 1040.020 in the City Zoning Ordinance; and square footage of the other detached structures on the property.

Motion made by Jacobs, seconded by Shoulak, to recommend approval of the Interim Use Permit for an Accessory Dwelling Unit at 6330 Snyder Road. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0).

- d. Request for variance for a front yard setback reduction at 20795 Larkin Road (PID 27-119-23-41-0013)(city file no. 20-046).
  - i. Staff Report Planner Lindahl presented her staff report.
  - ii. Commission Discussion & Recommendation The Commission discussion included: the setbacks, the applicant's role in creating the conditions of the site, similar conditions for other parcels in the area that complied with the City's Zoning Ordinance, and whether the variance would allow for more space from the house of the neighboring property.

Motion made by Shoulak, seconded by Vehrenkamp, to recommend denial of the variance for a front yard setback reduction at 20795 Larkin Road. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0).

# 7. Reports/Information

- a. Planning Project Update None.
- b. City Council Report Council Liaison Nichols updated the Commission on Council activities, including: priorities identified in the Council's goal setting session, approval of updates to the Nelson International project; discussion with Pulte regarding the Bellwether development; review of the Appaloosa Woods paving project; authorization of a feasibility study for the east and west loops of the Corcoran Trail; evaluation of long-term costs of implementing water towers versus a tank system; water-softening of city water contracted from Maple Grove; and the intention to bring K9 Zeke back into the police force. Mayor McKee also added comments regarding broadband and T-Mobile data service to improve internet access across Corcoran.
- c. Other Business None.

#### 8. Commissioner Liaison Calendar

**City Council Meetings** 

02/25/21	03/11/21	03/25/21	04/08/21	04/22/21	05/13/21
Shoulak	Vehrenkamp	Wu	Jacobs	Shoulak	Vehrenkamp

# 9. Adjournment

Motion made by Vehrenkamp, seconded by Shoulak, to adjourn the February 18, 2021 Planning Commission meeting. Voting Aye: Jacobs, Dickman, Shoulak, Vehrenkamp, and Wu. (Motion carried 5:0). Meeting adjourned at 11:23pm.

Submitted by Natalie Davis Planner

#### Agenda Item: 6a.



- **TO:** Corcoran Planning Commission
- FROM: Kendra Lindahl, Landform
- **DATE:** February 25, 2021 for the March 4, 2021 Planning Commission Meeting
- **RE: TABLE TO THE APRIL 1<sup>ST</sup> MEETING -** Site Plan, Conditional Use Permit and Variance for a new NAPA building on the Property located at 19905 75<sup>th</sup> Avenue North (PID 26-119-23-11-0040) (city file no. 21-004)

60-DAY REVIEW DEADLINE: N/A - Incomplete

#### 1. Description of Request

The applicant is requesting approval of a site plan, conditional use permit and variance for a new NAPA at 19905 75<sup>th</sup> Avenue North. Staff published a public hearing notice in the paper, but the application remains incomplete. Notice was not sent to adjacent property owners.

If the missing information is received by March 8<sup>th</sup>, we will republish the notice in the newspaper and send to the adjacent landowners for a public hearing at the April 1<sup>st</sup> Planning Commission meeting.

#### 2. Recommendation

Table this item to the April 1<sup>st</sup> Planning Commission meeting.



**TO:** Corcoran Planning Commission

**FROM:** Kendra Lindahl, Landform

**DATE:** February 25, 2021 for the March 4, 2021 Planning Commission Meeting

RE: Final Planned Unit Development Plan for "Tavera" (PID 35-119-23-41-0002) (city file no. 20-042)

60-DAY REVIEW DEADLINE: March 30, 2021

#### 1. Application Request

The applicant, Lennar, has requested approval of the final plat and final PUD development plan for Tavera. This initial phase plats part of the former Wessel property for 33 single family home lots and three outlots. The new entrance off County Road 116 would be constructed with this initial phase.

#### 2. Background

On June 25, 2020, The City Council approved the Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD Development Plan for "Tavera", a 549-unit a mix of single-family, villa, twinhome and townhome units.

On January 25, 2021, Hennepin County approved lot division for the Wessel property. The lot split did not require City Council approval because lot splits that create parcels a minimum of 20 acres with 500 feet of frontage on a public street are exempt from subdivision by MN Statute. The split created two parcels and the proposed phase 1 development is on the northern parcel.

#### 3. Analysis of Request

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

#### A. Level of City Discretion in Decision-Making

The City's discretion in approving a final PUD is limited to whether the proposed plan is in substantial conformance with the preliminary PUD development plan. If it meets these standards, the City must approve the final PUD development plan.

The City's discretion in approving a final plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets these standards, the City must approve the final plat.





#### B. Consistency with Ordinance Standards

#### Final PUD Development Plan

Staff has reviewed the application for consistency with the approved preliminary plans, as well as City policies. Staff finds that the final PUD development plan is generally consistent with the approved preliminary plans. However, there are a number of conditions that must be addressed prior to release of the final plat and authorization to begin construction.

The applicant has submitted a plan for the first phase of the development and is requesting approval to grade an expanded area outside of the phase 1 boundaries. The applicant is proposing to grade for construction of Horseshoe Trail and everything south to Hackamore. Historically, the City has not allowed grading outside of the limits of the plat. However, the City Engineer is willing to allow the expanded grading limits to balance the site provided all of the conditions in the approvals are addressed.

Staff has included a condition requiring them to obtain written landowner approval for the work before the grading permit is issued. The final plat/PUD is only for the north portion of the Wessel property (PID 35-119-23-41-0002). Lennar must provide landowner approval for early grading on the three other parcels that are in the master plan but are not part of the phase 1 plat (PID No. 35-119-23-44-0004, 35-119-23-43-0001 and 35-119-23-41-0001).

Phase 1 of the proposed development which includes 33 new single-family homes and three outlots. All the homes proposed in this development will be single-family homes on lots ranging from 7,215 – 18,058 sq. ft. There is a master association for maintain common areas (signs, boulevard irrigation and landscaping, etc.) and sub-associations for the villa, twinhome and townhome units.

#### Preliminary PUD Development Plan

The neighborhood will be built over eight years and we can expect that house plans offered by Lennar today may be modified with different options by the time the project is built out. Therefore, it is important to establish basic standards that will carry through development of the PUD rather than approve specific models. The developer has provided example products for discussion with the preliminary approvals and conditions were included to ensure compliance with those approvals, but other house plans could be approved by staff over time.

The plan includes a mix of the approved single family home lot sizes (55-, 65- and 75-foot wide lots).

#### Lot Dimensions and Setbacks

The preliminary plat approval granted some flexibility from the lot size and width standards and rear yard setbacks for decks and patios. The approved standards are included in the approving resolutions. However, since buyers will select their individual home for each lot, staff will review setbacks for compliance with these standards as part of the building permit application.



#### Design Standards

The applicant as granted flexibility from the garage standards in in Section 1040.040, Subd 8 of the Zoning Ordinance as part of the preliminary approvals. At this time, we do not have specific house plans approved and will need to work with the City to develop a palette of approved home plans that meet these standards prior to issuance of building permits.

#### Grading

The applicant is proposing to grade the site from Horseshoe Trail to Hackamore as part of this phase. The engineer's memo notes that Elm Creek Watershed Management Commission approval is required prior to beginning any site activity. Additionally, the grading plans must be approved but the City, the development contract executed and financial guarantees in place.

The grading plan shows a stockpile north of Horseshoe Trail, which is outside the boundaries of the phase 1 plat and phase 1 grading boundaries. This 40,000 cubic yard temporary stockpile is estimated at 20 feet tall. The final stockpile location must be approved by the City Engineer.

#### Utilities

The City Engineer's memo provides detailed utility comments. This project will extend municipal sewer and water to the site from the Ravinia development to serve this site.

The City ordinance requires developers to stub sanitary sewer, water and streets to the property line, which means development of this infrastructure makes development possible for adjacent properties. The city engineer's memo includes additional requirements that must be addressed.

#### Transportation

As part of this phase 1 plat, the developer will construct Horseshoe Trail, Ulmus Lane (shown as Tavera Lane), 64<sup>th</sup> Avenue (shown as Kiara Lane), 65<sup>th</sup> Avenue (shown as Honeysuckle Lane). The plat must be revised to comply with the street naming policy.

The City will design, bid and manage and the developer will fund the County Road 116 improvements at Horseshoe Trail. This project includes turn lanes. The plans must be updated to show these turn lanes to ensure layout and grading matches.

The developer is proposing a cul de sac on the north and a street with an island on the south portion of this plat. Where islands are proposed, the HOA shall be responsible for maintenance of these landscape islands.

The City Engineer's memo provides more detailed transportation comments. The draft resolution requires compliance with the engineer's memo.

#### Existing Easements



There is a large electrical Transmission line easement that runs east west through the southern portion of the site where grading is proposed. No home sites are being platted in this area in phase 1. Staff has included a condition that the applicant provide details of this easement and any restrictions to ensure there are no conflicts with the proposed plans.

There is another overhead powerline that extends across Horseshoe trail. Section 945.060, Subd. 1 of the City Code requires all utilities within a project to be located underground and where existing facilities exist they must be moved underground.

New standard drainage and utility easements will be provided with the plat around the perimeter of the lots, over stormwater management ponds and over the wetlands (over the wetland and buffer areas). The engineer's memo notes where revisions are required.

#### Stormwater

The plans show two stormwater ponds in phase 1 and some temporary basins proposed as part of the phase 1 grading plan. The plan must comply with City, Watershed and State requirements. Additional details are needed from the applicant to ensure compliance with regulations and manage drainage near adjacent properties during construction. Elm Creek Watershed Management Commission must also approve the plans and grant approval prior to beginning work on site.

#### Wetlands

Wetland permitting is still in process and that could result in changes to the development layout. The applicant is proposing nearly 3 acres of wetland impact on the site and intends to purchase off-site wetland credits to mitigate for the impact.

Section 1050.010 establishes standards for the wetland overlay district. This includes establishment of wetland buffer strips with an average buffer width of 25 feet plus a 15-foot structure setback from the buffer. Wetland buffer signs are required to be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. The wetland buffer planting and maintenance plan must be submitted for review and approval by the City. The plans must be revised to show compliance with these requirements.

#### Natural Resources

The Comprehensive Plan includes a Natural Resource Inventory Areas map (Map 1-7) that shows wetlands and woodland areas and an Ecologically Significant Natural Areas map (Map 1-12) that shows Oak Forest, Maple-basswood forest and lowland hardwood forest scattered throughout the site.

The City does not have a tree preservation ordinance. However, as part of the preliminary approvals, the applicant indicated that preservation of a significant portion of these areas is one of the PUD benefits. The plans showed preservation of 44% of the ecologically significant areas and



70% of the woodland areas outside of those boundaries, resulting in 52% of the woodland areas on site being preserved.

The final PUD plans show 42% preservation of the ecologically significant areas and 70% of the woodland areas outside of the boundaries. Although the applicant's narrative does not provide information about the change, it appears that the additional tree removal is in area 3 where the City required the trail to moved west from the street to an off-road trail in the wooded area.

The applicant has generally been able to preserve the woodland areas on the perimeter of the site which will provide a buffer to adjacent properties. The plans must be revised to provide tree protection fencing on the grading plans. This fencing must be installed before any site work begins.

The preliminary approvals require submittal of a conservation easement for the tree protection areas. The applicant must submit the conservation easement for review and approval by the City. The HOA is responsible for maintenance of this area and the maintenance plan must be submitted with the HOA documents for City review and approval. This must be recorded before any site work is allowed.

#### Landscaping

The applicant is required to provide one tree for each dwelling unit. These trees are generally proposed to be evenly spaced in the front yard along the street to create a tree lined street canopy. There are several trees that appear to conflict with the proposed driveways in Block 4 and may require the driveway to be shifted to maintain the street tree spacing. Staff recommends all trees be planted when the street is completed, but these must be planted prior to issuance of a certificate of occupancy for the adjacent home.

A setback reduction from 100 feet to 60 feet is requested as allowed by Section 1060 of the Zoning ordinance, which allows the reduction by right if additional landscaping is required. The ordinance requires 1 overstory deciduous tree, 1 overstory coniferous tree, 2 ornamental trees, and 10 understory shrubs per 100 ft. of the project site where the reduction is requested. The applicant requested and received PUD approval to add additional trees in lieu of shrubs. The plan complies with the PUD approval.

There is a potential for a conflict with the utilities and landscaping along County Road 116. The applicant and staff will need to work to avoid conflicts and the plans will be revised as required.

The irrigation plan includes some potable water and stormwater reuse. The City requires a detailed irrigation operation and maintenance plan for the system as noted in the engineering memo. The irrigation system must have a rain detection device so as to prevent irrigation during rain events.

#### Lighting

Standard street lighting will be provided by Wright Hennepin Electric. Streetlights are generally located on the sidewalk side of the street but will be coordinated with the City and field located during construction.



# Signage

Chapter 84 of the City Code regulates signage. The master plan showed signage in the following locations:

- At the NW corner of Hackamore and County Road 116. This indicated as a Corcoran gateway sign
- One monument sign at the entrance off Hackamore
- Two monument signs at Horseshoe Trail and Street A near the park
- One monument sign at the entrance off County Road 116

The phase one plat includes a new development sign at the southwest corner of Horseshoe Trail and County Road 116. The approvals allow one 32 sq. ft. sign at this location. The sign shown on the landscape plans show a sign that exceeds the allowed amount and must be revised.

The ordinance requires signs to be set back 10 feet from the property line and outside the sight visibility triangle. The applicant must show compliance with these setback requirements when the sign permit is requested.

#### Parks and Trails

The 2040 Parks and Trails Plan map shows On Road trails on County Road 116, Hackamore Road and Horseshoe Trail (66<sup>th</sup> Avenue/Gleason Parkway), which can be accommodated in the right-of-way. There is an Off Road trail running north to south in this area and this trail coincides with the regional trail planned by Three Rivers Park District.

The preliminary approvals included a 4.06-acre park and 1.8-miles of trails. Additionally, Outlot K (as noted in the preliminary plat) will be deeded to the City to provide access to the park. This will also preserve options for a future extension of Horseshoe Trail should the properties to the west redevelop in the future. No land dedication is provided with phase 1.

#### Trails and Sidewalks

A new trail will be constructed on the north side of Horseshoe Trail and a sidewalk on the south side. Sidewalks will be constructed on one side of each of the new streets.

There were a number of revisions required with the preliminary approvals that must be addressed for this phase:

- The sidewalk connection from Horseshoe Trail to Honeysuckle Lane must be revised to meet ADA standards.
- The sidewalk on Street A/Tavera Lane/ Ulmus Lane must be shifted to the east side of the street.
- Rather than the mid-block trail crossing from the outlot to the park, the trail in what was Outlot N in the preliminary approvals should be shifted east north of the wetland to connect at the intersection of Horseshoe Trail and Ulmus Lane.



Trails will be maintained by the City according to City trail policy and sidewalks will be maintained by the HOA or homeowners. The HOA documents will need to clearly define this responsibility.

#### Park Dedication

The City should accept park dedication in the form of land where shown on the maps. The City may accept cash-in-lieu of land if park dedication requirements are not met by the land dedication.

The plans show a gross land area of 273.57 acres and 192.53 pre-development net acres. The park dedication ordinance requires 15% of the land area (or the market value of that land). In this case, the developer would be required to dedicate:

• 15% of 192.53 acres = 28.88 acres

The park dedication requirements for this plat would be satisfied with a combination of park land dedication (park and trail easement) plus cash-in-lieu of fees. Park dedication will be based on the park dedication fee in place at the time the plat is released for filing.

Park dedication for the 33 lots included in phase 1 shall be cash-in-lieu of land. The current park dedication requirement would be \$152,924 (33 x \$4,628).

#### Final Plat

The applicant is requesting approval of a final plat for 33 single-family residential home lots and three outlots.

The final plat is consistent with the approved preliminary plat.

#### Development Phasing

The developer plans to develop this project in eight phases. Timing will be contingent upon extension of public infrastructure and market demand. The phasing plan may be modified at each stage to better correspond with public improvements.

#### Conclusion

Staff finds that the proposed plan is generally consistent with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and preliminary PUD approvals. The staff report noted the outstanding issues that must be addressed and staff has included conditions in the attached resolution to address these issues.

#### 4. Recommendation

Move to recommend approval of the draft resolution approving the final PUD development plan.



#### Attachments

- 1. Draft Resolution approving final PUD development plan
- 2. City engineer's memo dated February 25, 2021
- 3. Location map
- 4. Applicant's narrative dated December 1, 2020
- 5. Wessel Lot Split Graphic dated December 17, 020
- 6. Final PUD Development Plans dated January 29, 2021
- 7. Grading Plans dated January 29, 2021
- 8. Landscape Plans dated January 29, 2021
- 9. Final PUD Development Plans and exhibits dated January 29, 2021
- 10. Irrigation plan dated January 29, 2021
- 11. Final Plat Dated January 29, 2021
- 12. Preliminary Plan rendering dated June 6, 2020

#### Motion By: Seconded By:

#### APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR "TAVERA 1<sup>ST</sup> ADDITION" FOR LENNAR (PID 35-119-23-41-0002) (CITY FILE NO. 20-042)

WHEREAS, US Home Corporation LLC dba Lennar ("the applicant") has requested approval of a final PUD (planned unit development) plan for "Tavera 1<sup>st</sup> Addition" for 33 new residential lots and three outlots on property legally described as:

#### See Attachment A

WHEREAS, the Planning Commission has reviewed the plan at a public meeting and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a final PUD development plan, subject to the following conditions:

- A final PUD development plan is approved to create 33 lots and three outlots for "Tavera 1<sup>st</sup> Addition", in accordance with the plans and application received by the City on November 19 2020 and revision received on December 1, 2020, December 23, 2020, December 30, 2020 and January 6, 2021, except as amended by this resolution.
- 2. Approval is subject to the preliminary approvals (Resolutions 2020-50 and 2020-51).
- 3. The applicant shall comply with all requirements of the City Engineer's memo, dated February 25, 2021.
- 4. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
- 5. The irrigation operation and maintenance plan must be approved by the City Engineer.
- 6. The HOA shall be responsible for maintenance of:
  - a. Landscaping and any irrigation in the cul de sac islands
  - b. Landscaping and any irrigation in the common areas
  - c. Wetland/pond buffer areas
  - d. Sidewalks
  - e. All common areas, including signage, lighting and landscaping in those areas.
- 7. The following documents must be approved by the City Attorney and recorded at Hennepin County:
  - a. Stormwater Maintenance Agreement
  - b. Temporary Turnaround Easements
  - c. Maintenance and Encroachment agreements for landscaping in the public right-ofway.

- d. Conservation easement over tree preservation areas.
- e. Homeowners Association documents.
- 8. PUD flexibility is granted to establish the following lot standards for this development:

	75-foot lots (58	65-foot lots (165	55-foot lots (51
	homes)	homes)	homes)
Minimum Lot Area	9,000 sq. ft.	7,800 sq. ft.	6,600 sq. ft.
Minimum lot width	75 feet	65 feet	55 feet
Front, From Major	60 feet	60 feet	60 feet
Roadways*			
Front, From all other	25 feet /20 feet side	25 feet /20 feet side	25 feet /20 feet side
streets	street	street	street
Front Porch (≤ 120	15 feet	15 feet	15 feet
square feet)			
Side (living)	7.5 feet	7.5 feet	7.5 feet
Side (garage)**	7.5 feet	7.5 feet	7.5 feet
Rear+	30 feet / 20 feet for	30 feet / 20 feet for	30 feet / 20 feet for
	deck/patios	deck/patios	deck/patios
Maximum Principal	35 feet	35 feet	35 feet
Building Height			

\*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan. (reduction from 100 feet to 60 feet per Section 1060.070, Subd.K)

\*\*Minimum separation between structures on adjacent parcels shall be 15 feet.

+Homes on Lots 226-228, 375-380 and 490-501 shall be required to meet the 30-foot rear yard setback for structures, including patios and decks.

- 9. All garages must have a minimum 22-foot wide parking area between the garage and right-of-way that does not overlap into sidewalks, drives or streets.
- 10. Mechanical equipment (including air conditioning units) must be located in the side or rear yard.
- 11. Driveways may not encroach in the drainage and utility easements on the side yards
- 12. The following items must be completed and approved by the City prior to release of the final plat:
  - a. The developer must update the lot tabulation to reference product type for each lot.
  - b. The plans show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of the approved locations provided to the City.
  - c. Woodland areas shown as preserved on the plans must be protected.
    - i. Tree preservation fencing must be shown on the plans.
    - ii. Tree protection fencing must be installed on site prior to beginning work.
    - iii. Tree preservation areas must be protected by a permanent conservation easement.

- iv. The developer shall draft a conservation easement for review and approval by the City.
- v. The conservation easement areas shall be managed by the HOA. A maintenance plan must be submitted for review and approval by the City.
- d. The wetland mitigation plan must be approved.
- e. Wetland buffers, setbacks and monuments must be shown grading and site plan sheets.
- f. The wetland buffers monuments are missing in several locations for the Tavera 1<sup>st</sup> Addition. The plan must be revised to comply with City standards.
- g. Street names on all sheets shall be revised to comply with the City naming policy.
- h. Park Dedication will be satisfied by dedication of neighborhood park land, off road trail and cash-in-lieu of land for this project. Park dedication will be required at each phase. This phase requires the following:
  - i. The applicant shall provide a final calculation of the net and gross acreage of project, park and trail easement to staff prior to final plan and final PUD plan submittal.
  - ii. The developer shall construct all trails and sidewalks shown on the plan, except the on-road trails on County Road 101 and Hackamore Road.
  - iii. The developer shall adjust trail and sidewalk alignment and provide connections as recommended by staff in the June 25, 2020 staff report.
  - iv. Park dedication shall be cash-in-lieu for the 33 lots in this phase. Park dedication shall be subject to park dedication fees in place when the final plat is released for recording.
- i. Assessments are due for the property (PID 35-119-23-44-0001) and must be paid prior to release of the final plat.
- j. The transmission line easement documents must be submitted to the City for review. The plans must comply with any easement restrictions.
- k. The applicant shall provide copies of the final HOA documents/covenants for City review and approval. These documents must be recorded with the final plat.
- I. The applicant shall provide the approved preliminary and final plan drawings to the City in an electronic (AutoCAD) format.
- 13. The following items must be addressed prior to issuance of building permits:
  - a. The applicant shall provide proof of recording the final plat and related documents at Hennepin County.
  - b. The single family homes must comply with the standards in Section 1040.040, Subd. 8, except as specifically modified by this resolution.

- c. PUD flexibility is provided to allow the face of the garage to exceed 55% of the building face for the single family homes. In exchange for this flexibility:
  - i. Garage door colors shall be compatible with the building colors.
  - ii. Garage doors shall be architecturally styled (this includes details such as raised panels, accent color, windows, etc.) to match the exterior of the home.
  - iii. The garage must not extend in front of the home (including the front porch) on homes that exceed 55% garage face.
- d. In exchange for the PUD flexibility for the single family homes:
  - i. A color or texture change shall be provided on all sides of the homes such as but not limited to lap siding changes, band boards, board and batten, or shake or scale textures. Variations to exterior siding textures or colors may be horizontal or vertical.
  - ii. A 4" LP trim on all windows on all elevations.
  - iii. Optional window grids or optional shutters on some homes. The developer shall work with staff to better define this application.
- e. Building plans must provide elevations with colors, material details and percentages on the elevations to confirm compliance with ordinance standards.
- f. The City and developer shall develop a palette of approved home plans for Tavera 1<sup>st</sup> Addition.
- g. Trees should be planted in the right-of-way for the 80-foot and the 60-foot streets (where there is room for the public infrastructure and the trees) but be placed outside of the right-of-way in the 50-foot wide streets.
  - i. Trees must be planted prior to issuance of a certificate of occupancy for the adjacent home.
  - ii. The driveways in Block 4 appear to conflict with the tree location and will need to be shifted to accommodate the street tree.
- h. Signage is approved for the following to allow a 32 sq. ft. project sign at the County Road 116 entrance with this phase.
  - i. The plans must be revised to comply with city standards.
  - ii. Details about materials, lighting and dimensions must be provided.
  - iii. Sign permits will be required prior to construction of any signs.
- i. A wetland buffer planting plan and maintenance plan must be submitted for review and approval by the City.
- j. The site plan must show the wetland buffers and setbacks with the house pads.
- k. Section 1050.010 requires a 15-foot structure setback, but allows patios and decks to encroach a maximum of 6 feet into required structure setback.
- I. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

- i. Wetland signs shall be purchased from the City.
- ii. The final locations must be inspected and approved by City staff.
- iii. Monuments and signs shall be installed prior to approval of the building permit.
- m. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections and fire lane signage.
- n. Parking shall be permitted on one side of the local streets and shall be signed in accordance with city standards.
- o. All utility facilities shall be located underground.
- p. Barricades and signage indicating future extension shall be installed, consistent with Section 945.010, Subd. 19 of the Subdivision Ordinance.
- 14. Any request to for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.
- 15. Prior to beginning any site work, the applicant must obtain written approval from all landowner owners in the Phase 1 grading area.

VOTING AYE	VOTING NAY
McKee, Tom	🗌 McKee, Tom
Bottema, Jon	🗌 Bottema, Jon
🗌 Thomas, Manoj	🗌 Thomas, Manoj
Nichols, Jeremy	Nichols, Jeremy
Schultz, Alan	🗌 Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

# Attachment A

All that part of the East Half of the Southeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota lying west of the east 40.00 feet thereof.

EXCEPT: The East 16 rods of the north 20 rods of the south 29.8 rods of the Northeast Quarter of the Southeast Quarter of said Section 35.

AND EXCEPT: The south 1250.00 feet thereof.

Together with:

All that part of the East Half of the Northeast Quarter of Section 35, Township 119, Range 23, Hennepin County, Minnesota. EXCEPT the east 40.00 feet thereof.



То:	Kevin Mattson, PE, PW Director	From:	Kent Torve, City Engineer
			Todd Shoemaker, PE
File:	B002294-20-500	Date:	February 25, 2021

#### Reference: Tavera – Plan Review Comments

# Draft for DRC

#### **Exhibits:**

This Memorandum is based on a review of the following documents (1/29/21) by Pioneer Engineering:

- Tavera Phase I Grading Plan,
- Tavera PUD & Master Utility Plan Set,
- Tavera Phase I Utility Plan,
- Tavera 1st Addition, (no date), and
- Tavera Phase 1 Storm Water Management Plan.

#### General:

- 1. A written response shall be provided for each of the following comments.
- 2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Corcoran.
- 3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.

#### Plat:

- 1. Provide easement for sidewalk north of Honeysuckle Lane cul-de-sac to Horseshoe Trail.
- 2. Additional Drainage and Utility (D&U) Easement shall be provided over Lots 10 and 11, Block 4 for the sanitary sewer and watermain.
- 3. Easements shall be provided over all public utilities such that they provide sufficient access for the City to access, repair and maintain all infrastructure.
- 4. Separate easements for trail purposes shall be provided when the trail or sidewalk is outside of the ROW.
- 5. Label the HWL of wetlands to ensure that D&U easements fully cover the surface.

February 25, 2021 Kevin Mattson, City of Corcoran Page 2 of 11

Reference: Tavera – Plan Review Comments

#### Transportation:

- 1. The turn lanes for County Road County Road 116 into the site should be shown on the plans to ensure the layout and grading matches the proposed. Drawing files can be provided by City.
- 2. All 28' roads shall be signed "No Parking" on one side of the roadway with No Parking signs also required within all cul-de-sacs. Final sign location to be coordinated with City.
- 3. Radii within development to be 30' off Horseshoe Trail and 25' on all internal streets. See City detail STR-8. Verify all radii are to back of curb.
- 4. Verify/modify that all streets are designed with 2.5% crown. Road profile at Tavera Drive and Horseshoe Trail indicates roads were designed with 2% crown.
- 5. Revise the intersection of Horseshoe Trail and Tavera Drive to make Tavera Drive be the primary roadway crown.

#### Site Plans:

- 1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffers shall also be clearly identified and labeled.
- 2. Street lighting locations shall be reviewed by Public Safety and final lighting locations shall be determined by City.
  - Place streetlight at intersection of Horseshoe Trail and County Road 116.
- 3. At the time of future street and utility connections to the property boundaries, ghost platting may be necessary to ensure connection locations are appropriate.

#### Watermain/Sanitary Sewer

- 1. In the Master PUD plans, several 8" sewer runs are identified at less than 0.4% (minimum) slope, notably at MH1101 and MH 1102. These shall be adjusted.
- 2. The applicant shall show a cross connection of the watermain into City of Medina at Medina Lake Road.
- 3. Water stubs to east and west on Hackamore Road are shown within the roadway. The actual stubs shall be shifted outside the roadway and the city will review and adjust final stub locations.
- 4. Plan and profiles for all utilities shall be provided.
- 5. Hydrant spacing to be reviewed by Public Safety.

February 25, 2021 Kevin Mattson, City of Corcoran Page 3 of 11

Reference: Tavera – Plan Review Comments

- 6. Valve locations to be further reviewed. Generally, valves shall be located at all intersection and number required are one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don't allow.
  - Relocate valve at intersection of Tavera Drive and Horseshoe Trail to south end radius on Tavera Drive.
- 7. Show storm sewer STMH-3007 to CB-3041B on profile. Lower and insulate water services as needed.
- 8. Hydrant located at station 5+87.5 on Horseshoe Trail to be relocated west of watermain lowering to avoid hydrant riser.
- 9. Removal and replacement of watermain connection on Horseshoe Trail does not appear to be necessary and adds additional fittings. Connect to the existing watermain or provide additional justification for need to replace watermain.
- 10. Sanitary sewer station 18+50 to 19+50 to be insulated with minimum 4" insulation
- 11. Sanitary Sewer from MH-1002 to MH-1003 should be placed at a minimum slope per the 10 States Standards Guidance
- 12. All sanitary sewer services shall comply with sanitary sewer detail SAN-6. Sanitary services shall be PVC Schedule 40. Revise notes accordingly. Contact <u>Sam.Butler@wenck.com</u>.
- 13. The City has used PVC pipe for directional drilling including the recently completed SE Corcoran 2020 Trunk Watermain project that extended watermain to Tavera. The plans show directional drilling is identified as HDPE but City may be require PVC.
- 14. A water stub should be extended through the future park (Outlot C) for future looping of Elm St. The stub should be left at the northern property line between 6511 Elm St and 6510 Elm St.

#### Wetlands and Permits

- 1. Wetland permitting is in process, therefore the potential exists that wetland impacts could result in the loss of lots or modifications of the development layout.
  - If offsite impacts are necessary, the applicant shall ensure adjacent property owners have agreed to all impacts or shall work with the City to ensure all impacts are agreed to prior to permitting.
- 2. Show updated wetland buffer signs on overall grading plans.
- 3. The City shall receive any/all communication with the DNR on the permitting and impacts to the Wetland in Outlot V.

February 25, 2021 Kevin Mattson, City of Corcoran Page 4 of 11

Reference: Tavera – Plan Review Comments

#### **Grading and Stormsewer**

- 1. All pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements. Cross slopes were provided in the gutter line but the applicant should provide additional spot elevations along sidewalk to confirm ADA compliance
- 2. The sidewalk connection between Honeysuckle Lane and Horseshoe Trail should be adjusted to be less than a 5% slope for ADA compliance.
- 3. Sumps will be required in the last accessible structure prior to stormwater basins and all storm structures with vertical drops of 18" or greater.
  - There are several structures within the 1<sup>st</sup> Addition which will require sumps.
- 4. Label the EOFs where water will be collected including low areas in roadways and greenspaces.
- 5. All drainage swales shall maintain a minimum of 2% slope and all side slopes should be 4:1 or flatter unless approved by the City.
- 6. All walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the City.
- 7. Draintile west of CBMH-4001 and CBMH-4002 to tie into CB-3504 and CBMH-3503.
- 8. A significant amount of runoff is routed to the inlets behind Lots 150 and 151. Label the HWL in this area and show the extents of the ponding.
- 9. A review of separation requirements was completed, however adjustments to the grading and storm sewer system may be required based on further review.
- 10. Revise the overland and culvert EOF elevations such that the elevations are one foot above basin and wetland HWLs. Additionally, there should be no backflow through an EOF. Revise SWMM model accordingly.
- 11. Raise top of berm elevations to be a minimum of 1-foot above the EOF for the following basins:
  - 100P, 150P, 180P, and 400P
- 12. Revise CBMH 3041 and 3042 catchments (or add inlets) to reduce inlet flows to below 2.5 CFS. The inlet flow is 3.91 to CBMH 3041 and 3.59 CFS to CBMH 3042 as currently designed.
- 13. Revise Time of Concentration (Tc) values in the storm sewer design calculations to match the values provided in the Tc column of Table 4.6. Resubmit storm sewer design calculations.

February 25, 2021 Kevin Mattson, City of Corcoran Page 5 of 11

Reference: Tavera – Plan Review Comments

- 14. Label the NWL (to one hundredth of a foot) of all wetlands and basins on Utility Master Plan. The NWL elevation should match the starting water elevation in SWMM which is calculated as the node invert plus the initial depth. The outlet elevations do not always correspond to the NWL.
- 15. Revise the wetlands and basins outlet elevation labels on Utility Master Plan to match the invert elevations shown on Utility Master Plan. There are several Wetlands and Basins with outlet elevation labels that do not match the elevation of the designed or existing outlet. Two examples are Wetland L and Wetland P.
- 16. Show Wetland E EOF on Utility and Grading Plan.
- 17. Show and label outlet(s) for Wetland F on Utility and Grading Plan. Elevations shown on Grading Plan do not correspond with elevations modeled in SWMM. Grade a contour of 1001.0 along east edge of Wetland G to ensure use of the EOF at 1000.5.
- 18. Basin 300P shows a NWL elevation (974.5') line on the grading plan. Update this line location to be the low outlet elevation (975.75').
- 19. Provide the following elevations on Sheet 6.01, Storm Sewer Construction Master Plan:
  - STMH 12 S Pipe Invert
  - CBMH-3098 NW Pipe Invert
  - Wetland 21 Outlet Invert and Size
  - STMH\_L2 W Pipe Invert
  - Overland EOF from Wetland K to Wetland M (Show on Plans)
  - Overland EOF inverts and dimensions from Wetland Q to Wetland P (Show on Plans)
  - Overland EOF inverts and dimensions from Wetland P to Wetland N (Show on Plans)
  - STMH-N4 SW Pipe Invert
- 20. Provide structure details for OCS O, L, K, 1022 and STMH-12.
- 21. Clarify proposed pipes connecting to and from STMH-12.
  - Model indicates a 30" to a 42" arch to STMH-12 to a 48" RCP pipe.
  - Utility plan indicates 30" to a 42" arch (material not specified) to STMH-12 to a 45" CMP. The change/upgrade from CMP to RCP is not proposed on the plan and 45" CMP is an atypical of pipe size.

February 25, 2021 Kevin Mattson, City of Corcoran Page 6 of 11

Reference: Tavera – Plan Review Comments

- 22. A temporary stormwater plan is identified to show the interim conditions for the site once grading is completed. Elevations should be added along with a typical cross section for all temporary ditches.
- 23. Trails should be located 1' above HWL or adjacent ponds or wetlands. This includes specifically trail in backyard of Lots 212-217.
- 24. Flared end sections should not discharge across filter benches.

**End of Comments** 



# Attachment A

February 25, 2021 Kevin Mattson, City of Corcoran Page 8 of 11

Reference: Tavera – Plan Review Comments

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer
			Todd Shoemaker, PE
			Alec Dix
Project:	Tavera Grading and Stormwater Review	Date:	February 22, 2021

#### Introduction

This attachment was created as standalone stormwater modeling/grading memorandum as supplement to Plan Review memo.

#### General

- 1. The City of Corcoran Stormwater Guidelines for Development Review were referenced for basic framework of stormwater management.
- 2. A stormwater network is provided with the overall PUD plans for the northern portion of the project, however overall grading and stormwater management plans were not provided.
  - a. Prior to performing any work in this area, a complete grading and stormwater management plan shall be approved by the City for review.
  - b. During the review of those plans, additional modifications to the infrastructure system including water main, sanitary sewer, storm sewer, street system and ponding may be required. This may result in impacting lot counts or layouts within this area or may result in modifications to the infrastructure system. The developer shall be responsible for all future adjustments in this area that result from future review.
- 3. The applicant should be aware that several of the homes do not meet Elm Creek WMO freeboard requirements. The low floor elevations of the following lots are less than 2' above the corresponding basin or wetland HWL.
  - Lots 1-3 and 5-7, Block 4 and Basin 300P HWL;
  - Lot 234, Block 3 and Wetland O HWL.
  - Lot 207, Block 3 and Wetland M HWL.
  - Lot 215, Block 3 and Wetland P HWL.
- The FEMA process will be followed for modifying the floodplain within the property boundaries. Generally, this involves a Letter of Map Revision (LOMR) process and final documentation after all structures are built.

February 25, 2021 Kevin Mattson, City of Corcoran Page 9 of 11

Reference: Tavera – Plan Review Comments

- a. LOMR-F (Fill) permitting can be executed prior to the full map revision, so the individual houses are not temporarily identified as in the floodplain for mortgage/insurance companies. However, this permitting is based on a robust and detailed model to set the 100-year floodplain.
- b. The City has attached the Ravinia development model to the Tavera model to create a baseline for existing conditions. The 100-year elevations for existing conditions are;
  - 973.4 for Wetland Z (east side of CR 116)
  - 973.4 for Wetland E (west side of CR 116, north of Phase 1)
  - 978.0 for Wetland L (west side of CR 116, within Phase 1)
- c. Development model and plans need more refinement before proposed conditions 100-year elevation is known.
- 5. Stormwater Improvements to accommodate full Hackamore Lane improvements shall be incorporated into the stormwater management plan.

#### Irrigation and Water Quality

- 1. A detailed irrigation operation and maintenance plan is required. Metering is required and City will identify the types of meters and data recorders.
- 2. Additional City coordination is necessary for irrigation in City ROW, trails easements, parks, etc. Provide a figure and short summary of the WMO submittal for City Public Works and staff review.
- 3. The design incorporates removal of 2.1 lb/yr total phosphorus from the 66th Ave N. Project (east of CSAH 116). The pending 66th Ave N. reconstruction was also a developer project and saves costs to provide the required treatment within the Tavera development. Overall water quality management approval is performed by the WMO.

#### Modeling

- 1. Verify the 2-, 10-, and 100-year peak discharges rates to the Wetland E Outlet. It appears to be an anomaly that there is no increase in peak discharge between existing and proposed conditions for the 50-year and 100-year event and yet both of these event flows are less than the 10-year peak discharge.
- 2. Justify sheet flow lengths more than 100 feet in the following subcatchments; otherwise, the maximum sheet flow length is 100' due to the tendency for flow to channelize beyond 100'. The list includes:
  - CB-1092, CB-1105, CB-1212, CB-1213, CB-1263, CB-1264, CB-1288, CB-3041, CB-3042, and Wetland I
- 3. Clarify the discrepancy for the proposed increase in impervious surface. Table 4.5 has an increase of 46 acres from existing to proposed conditions. However, Section 4.2.3 states 65.6 acres of new impervious.

February 25, 2021 Kevin Mattson, City of Corcoran Page 10 of 11

Reference: Tavera – Plan Review Comments

- 4. Revise the composite CN and total area for subcatchment CB-1022 listed in Table 4.6 of the Drainage Report. Both values are listed as 0.
- 5. Revise the SWMP such that the proposed HWL is equal to or less than the existing HWL for the following wetlands. These wetlands are partially located offsite and are not allowed to have an increase in HWL.
  - G (1001.94 E, 1002.14 P) and F (1001.94 E, 1002.15 P)
- 6. The EOF for Wetland E is modeled as a weir across County Road No. 116 and should be modified to channel flow.
- 7. The EOF/outlet for Wetland F is modeled as a trapezoidal channel in SWMM; however, this is not represented on the plans.
- 8. Revise proposed grading between Wetland G and Tavera Drive or revise how the outlet of Wetland G is modeled in SWMM. The HWL of Wetland G overtops Tavera drive along the 1000 elevation contour spanning the length of the wetland/road boundary. The 1000.5' EOF shown on plans therefore serves no purpose because it is higher than the adjacent grade. A few options include:
  - a. Revise model to include a 210-foot long weir at elevation 1000 per grading plan, or
  - b. If SWMM model isn't modified, revise grading plan to include spot elevations at 1001 along east edge of Wetland G to ensure use of the EOF at elevation 1000.5.
- 9. Revise the NWL elevations listed in Table 4.9 of the SWMP to the low outlet elevation of 976.00' for the reuse basins.
- 10. Remove one overland EOF between Wetland I and Wetland L1. The EOF is modeled twice in SWMM. Once under Link 373 and once under Link 228.
- 11. Clarify the flow direction through the EOF culvert between Wetland L1 and Wetland I.
  - a. It appears the EOF culvert for Wetland L1 also functions as a standard outlet for Wetland I, however a standard outlet cannot also be utilized as an EOF.
  - b. Clarify flow on the plan sets, since the SWMM model routes flow from Wetland L1 to Wetland I but Master Utility Plan routes flow from Wetland I to Wetland L1.
- 12. Verify Wetland N and P stage-storage curves, particularly the modeled area at elevation 984' and above. Wetland N appears to have additional storage in the model when compared to the contours of the Grading Plan. Submit documentation.
- 13. Verify proposed Wetland F and G stage-storage curves modeled in SWMM. The proposed total storage for Wetland F and G in SWMM model significantly exceeds the existing storage even though the wetlands fall outside grading limits. The proposed SWMM model separates Wetland F in the existing model into Wetland F and G.

February 25, 2021 Kevin Mattson, City of Corcoran Page 11 of 11

Reference: Tavera – Plan Review Comments

- 14. Revise the following stormwater conveyance structures in SWMM or Phase 1 Utility Plans to be consistent:
  - Link 238 (D/S)
  - Link 238 (D/S)
  - Link 238 (Pipe Size)
  - Link 37 (EOF)
  - Link 391 (U/S, D/S)
  - Link 247 (EOF Width)
  - 300P Weir Invert
  - Basin 300P Overland EOF
  - Wetland G (EOF)
  - Link 231 (EOF)
  - P3099 (D/S)
  - Link 373 (Crest)
  - Link 249

- Link 39 (Weir and channel)
- Link 38 (Weir and channel)
- Link 317 (EOF Weir)
- Link 224 (D/S)
- Link 376 (orifice (NWL))
- Link 226 (EOF Weir)
- Link 227 (EOF Weir)
- Link 379 (orifice (NWL))
- Link 400 (Overland EOF)
- Link 401 (Weir Crest)
- Link 390 (D/S)
- Link 13 (Weir)
- Link 36 (U/S, D/S)
- Link 33 (weir and channel)
- 15. Revise Node 6700 Olde Sturbridge starting elevation. Node 6700 Olde Sturbridge in the existing model has a starting elevation 968.06. Wetland Z is at 967.08 and Link90 is a reverse pipe from 968.81 to 969.08.



# Hennepin County Property Map

Date: 5/11/2020



#### PARCEL ID: 3511923120002

OWNER NAME: Richard L Dempsey Et Al Trst

PARCEL ADDRESS: 52 Address Unassigned, Corcoran MN 00000

PARCEL AREA: 96.01 acres, 4,182,374 sq ft

A-T-B: Abstract

SALE PRICE: \$750,001

SALE DATA: 08/2008

SALE CODE: Vacant Land

ASSESSED 2019, PAYABLE 2020 PROPERTY TYPE: Ag Preserve HOMESTEAD: Non-Homestead MARKET VALUE: \$440,700 TAX TOTAL: \$3,032.10

ASSESSED 2020, PAYABLE 2021 PROPERTY TYPE: Ag Preserve HOMESTEAD: Non-homestead MARKET VALUE: \$452,700

#### Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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11.30.2020

Kendra Lindahl, AICP City Planner City of Corcoran 8200 County Road 116 Corcoran MN 55340

RE: Tavera Final Plat & Final PUD

Dear Kendra:

Lennar is pleased to submit this final plat and PUD application package for the Final Plat & PUD of Tavera. and final addition of Ravinia. This first addition consists of 33 single family detached homesites with associated improvement plans for grading, utilities, and streets. A final landscape plan is also included that is in conformance with the preliminary approvals from June of 2020. The proposed grading plan encompasses areas south of the 33 homesites in anticipation of future townhome development and necessary earthwork balancing. The intention is to have this addition on the January meeting agendas as we work towards a construction start for spring of 2021.

Please contact me with questions as staff continues its review.

Thank you,

Paul J. Tabone Land Entitlement Mgr Lennar Minnesota






AREA	SUMMA	<u>RY</u>		
BLOCK 1 = BLOCK 2 = BLOCK 3 = BLOCK 4 = TOTAL LOT AREA = TOTAL LOT AREA = TOTAL OUTLOT AREA = TOTAL R/W AREA = TOTAL AREA =	28,170 30,277 30,462 180,600 31,834 304,137 4,617,473 251,555 5,170,371	SF. SF. SF. SF. SF. SF. SF. SF.	0.6467 0.6993 4.1460 0.7306 6.9820 106.0025 5.7749 118.6953	AC. AC. AC. AC. AC. AC. AC. AC. AC.

	<u>area</u>	TABLE	
LOT	<u>BLOCK</u>	<u>SF</u>	<u>AC</u>
1	1	8,862	0.2034
2	1	9,639	0.2213
3	1	9,669	0.2220
1	2	10,696	0.2455
2	2	8,999	0.2066
3	2	10,532	0.2418
1	3	12,150	0.2789
2	3	9,295	0.2134
3	3	9,017	0.2070
1	4	8,035	0.1845
2	4	9,343	0.2145
3	4	8,763	0.2012
4	4	8,938	0.2052
5	4	7,215	0.1656
6	4	7,215	0.1656
7	4	8,526	0.1957
8	4	9,316	0.2139
9	4	7,768	0.1783
10	4	14,305	0.3284
11	4	15,264	0.3504
12	4	8,459	0.1942
13	4	9,002	0.2067
14	4	8,497	0.1951
15	4	8,329	0.1912
16	4	8,325	0.1911
17	4	8,325	0.1911
18	4	8,325	0.1911
19	4	8,325	0.1911
20	4	8,325	0.1911
1	5	8,039	0.1846
2	5	7,620	0.1749
3	5	7,237	0.1661
4	5	8,938	0.2052
OUTL	_OT A	75,921	1.7429
OUTL	OT B	1,224,016	28.0995
OUTL	_OT C	3,314,742	76.0960
OUTL	_OT D	2,794	0.0641

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PIEN	VEER	engineering
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01-ENG-119128-SHEET-COVR-PUD



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under the laws of the State of Minnesota

Mendota Heights, MN 55120

www.pioneereng.com

	TOPOGRAPHIC SYMBOLS
RY & WATERMAIN PLANS) SEWER PLANS) WATERMAIN PLANS) R PLANS)	CATCH BASIN CATCH BASIN BEEHIVE CATCH BASIN BEEHIVE FLARED END SECTION GATE VALVE HYDRANT WATER SERVICE WELL WATER WELL WATER WELL CLEANOUT B HAND HOLE MANHOLE OTHER THAN SANITARY OR STORM MANHOLE OTHER THAN SANITARY OR STORM SANITARY OR STORM MANHOLE LAWN SPRINKLER VALVE HAND SPRINKLER HEAD UTILITY POLE TRANSFORMER BOX
& WATERMAIN PLANS) WER PLANS)	Image: Provide a structure       Image: Provide a structure         Image: Provide a structure       Image: Provide
INE C LINE NE 1 PIPELINE : LINES LINE	<ul> <li>CAST IRON MONUMENT</li> <li>FOUND IRON PIPE</li> <li>JUDICIAL LAND MARK</li> <li>PK NAIL</li> <li>CONTROL POINT</li> <li>SPIKE</li> <li>FLAG POLE</li> <li>TEST HOLE</li> <li>MAILBOX</li> <li>SIGN</li> <li>BOLLARD</li> </ul>
GUTTER	CONSERVATION POST
NG (SINGLE/DOUBLE) G (SINGLE/DOUBLE)	
N	FROSION & SEDIMENT CONTROL
WETLAND LINE	ROCK CONSTRUCTION ENTRANCE
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
ARY	SECONDARY EROSION CONTROL FENCE. 
	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
	CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINIS
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT
	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH
	<ul> <li>BASIN GRATE.</li> <li>STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST</li> </ul>
-EK	RAINFALL EVENT WHICHEVER IS FIRST ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE
ORATION	1ST RAINFALL EVENT WHICHEVER IS FIRST 
SEEDING	
A SEEDING	

	Thange Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	LEGEND	LENNAI 16305 36TH AVENUE PLYMOUTH, MINNESC
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Δ	BBREVIATIONS
A B-B BV BOC BFE BMP Q CB CBMH CMP CO CS DIP DT EL/ELEV EOF EX FES F-F FM GB GND GV HP HYD HWL INV K L LF LO LO LO LO LP PM HP PCC PVT PVC PVC PVI R R R R CP ROW SSWR STA STRM SWPPP TNH TYP WM WO	ALGEBRAIC DIFFERENCE BACK TO BACK BUTTERFLY VALVE BACK OF CURB BASE FLOOD ELEVATION BEST MANAGEMENT PRACTICE CENTER LINE CATCHBASIN CATCHBASIN MANHOLE CORRUGATED METAL PIPE CLEAN OUT CURB STOP DUCILE IRON PIPE DRAINTILE ELEVATION EMERGENCY OVERFLOW EXISTING FLARED END SECTION FACE TO FACE FORCEMAIN GRADE BREAK GROUND GATE VALVE HIGH POINT HYDRANT HIGH WATER LEVEL INVERT CURVE COEFFICIENT LENGTH LOWEST FLOOR LOOKOUT LOWEST FLOOR LOOKOUT LOWEST OPENING LIQUID PETROLEUM LOW POINT MANHOLE POINT OF CURVATURE POINT OF CURVATURE POINT OF CURVATURE POINT OF CURVATURE POINT OF TACE POINT OF VERTICAL INTERSECTION PROPERTY LINE POINT OF VERTICAL INTERSECTION RADEUS RAMELER REINFORCED CONCRETE PIPE RIGHT OF WAY SANITARY SEWER STATION STORM WATER POLLUTION PROTECTION PLAN TOP NUT HYDRANT TYPICAL WATER MAIN WALKOUT
[]	LOT INFORMATION TYPICAL SECTION NOT TO SCALE
DRAINAGE & UTILITY 29.0 EASEMENT FINISHED GROUND ELEVATION LOWEST OPENING ELEVATION STEP HEIGHT (IF REQUIRED) LOWEST FLOOR ELEVATION GARAGE ELEVATION RECOMMENDED GARAGE SIDE FINISHED ELEVATION @ LOT CORNER 35.5	28.0 3 BLOCK NO. 7 LOT NO. HOUSE TYPES R — RAMBLER OR SPLIT ENTRY LO — RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT WO — RAMBLER WALKOUT SE — SPILT ENTRY SEWO — SPLIT ENTRY SEWO — SPLIT ENTRY WALK OUT SLO — SIDE LOOKOUT SWO — SIDE WALKOUT
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AR NUE NORTH IESOTA 55446	TAVERA corcoran, minnesota	0.02 •	f 22

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LEC	GEND		
	Denotes	concrete	
	Denotes	gravel	
	Denotes	bituminous	
	Denotes	riprap	
	Denotes	field edge	
>	Denotes	storm sewer line	
 	Denotes Denotes	water line overhead utility lines	
tv	Denotes	underground telephone line	
fo e	Denotes Denotes	underground fiber optic line underground electric line	
g	Denotes Denotes	underground gas line fence (barbed wire)	
[]	Denotes Denotes	fence (chain link) fence (wood)	
$\square$	Denotes Denotes	catch basin catch basin beehive	
$\stackrel{\bigtriangleup}{\bowtie}$	Denotes Denotes	flared end section gate valve	
# <u>5</u> 0	Denotes Denotes	hydrant service	=
WELL ©	Denotes Denotes	water well cleanout	
(H)	Denotes	hand hole	
0	sanitary	or storm	
SV M	Denotes Denotes	sanitary or storm manhole Iawn sprinkler valve	~
s⊬ P	Denotes Denotes	lawn sprinkler head utility pole	
	Denotes Denotes	transformer box	
	Denotes	electric box	
۵ ¢	Denotes Denotes	natural gas meter light pole	
	Denotes Denotes	telephone box television box	/
۲	Denotes	cast iron monument	
• •	Denotes Denotes	found iron pipe flag pole	
€ ⊠	Denotes Denotes	test hole mailbox	
9	Denotes	sign	
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2422 Enterprise Drive Mendota Heights, MN 55120 (651) 681-1914 Fax: 681-9488 www.pioneereng.com I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota Reg. No. 42

NamePart Office<br/>Peter J. HawkinsonReg. No.42299Date9-11-2020

Revisions 1. 10-8-2020 Pad Type Change 2. 11-9-2020 Add Demo Plan 3. 01-29-2021 City Comments

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Change Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	SITE PLAN	LENNA 16305 36TH AVENU PLYMOUTH, MINNE
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Jhange Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	SITE PLAN	LENNA 16305 36TH AVENUF PLYMOUTH, MINNES
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P Name Paul J. Cherne Reg. No. <u>19860</u> Date <u>9-11-2020</u>

Revisions 1. 10-8-2020 Pad Type Ch 2. 11-9-2020 Add Demo F 3. 01-29-2021 City Comm

Change o Plan nments	Date9-11-2020DesignedPJC/BNMDrawnMPC	WETLAND IMPACT	LENNA 16305 36TH AVENUF PLYMOUTH, MINNES
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WATERBODY	IMPACT	IMPACT
IMPACT NAME	AREA (SF)	LENGTH (LF)
1	701	131
2	1,800	235
3	688	344
4	396	198
5	212	106
TOTAL	3,797	1,014

WETLAND	SITE	HACKAMORE
NAME	IMPACT AREA (SF)	IMPACT AREA (SF)
WETLAND A	25.252	NA
WETLAND C	8,994	NA
WETLAND D	14,600	NA
WETLAND E	7,447	NA
WETLAND H	1,718	NA
WETLAND I	25,710	NA
WETLAND J	397	NA
WETLAND K	230	268
WETLAND L	5,283	NA
WETLAND M	NA	11,175
WETLAND N	15,411	NA
WETLAND O	2,818	NA
WETLAND P	NA	3,168
WETLAND T	6,127	NA
WETLAND U	1,869	NA
WETLAND V	965	NA
WETLAND X	903	NA
WETLAND Y	2,666	NA
TOTAL	121,639	14,641

FLOODPLAIN MITIGATION/WETLAND EXCAVATION

WATERBODY IMPACT



WETLAND IMPACT

BUFFER SIGN



3.01 of 22



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I hereby certify that this plan 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

P Name Paul J. Cherne Reg. No. <u>19860</u> Date <u>9-11-2020</u>

Revisions 1. 10-8-2020 Pad Type C 2. 11-9-2020 Add Demo 3. 01-29-2021 City Comm

Change o Plan nments	Date9-11-2020DesignedPJC/BNM	WETLAND IMPACT	LENNA 16305 36TH AVENUI
minents	Drawn MPC		PLYMOUTH, MINNES

WATERBODY	IMPACT	IMPACT
IMPACT NAME	AREA (SF)	LENGTH (LF)
1	701	131
2	1,800	235
3	688	344
4	396	198
5	212	106
TOTAL	3,797	1,014

WETLAND	SITE	HACKAMORE
NAME	IMPACT AREA (SF)	IMPACT AREA (SF)
WETLAND A	25,252	NA
WETLAND C	8,994	NA
WETLAND D	14,600	NA
WETLAND E	7,447	NA
WETLAND H	1,718	NA
WETLAND I	25,710	NA
WETLAND J	397	NA
WETLAND K	230	268
WETLAND L	5,283	NA
WETLAND M	NA	11,175
WETLAND N	15,411	NA
WETLAND O	2,818	NA
WETLAND P	NA	3,168
WETLAND T	6,127	NA
WETLAND U	1,869	NA
WETLAND V	965	NA
WETLAND X	903	NA
WETLAND Y	2,666	NA
TOTAL	121,639	14,641

WATERBODY IMPACT



WETLAND IMPACT

FLOODPLAIN MITIGATION/WETLAND EXCAVATION



BUFFER SIGN





3.02 of 22



hange Plan nents	Date9-11-2020DesignedPJC/BNMDrawnMPC	WETLAND BUFFER PLAN	LENNA 16305 36TH AVENU PLYMOUTH, MINNES
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Change Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	WETLAND BUFFER PLAN	LENNA 16305 36TH AVENU PLYMOUTH, MINNE
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\_\_\_\_ Date\_9-11-2020

Change Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	WETLAND BUFFER PLAN	LENNA 16305 36th aven plymouth, minn

WETLAND	REQUIRED AVERAGE	PROVIDED BUFFER
NAME	BUFFER AREA (S.F.)	AREA (S.F.)
WETLAND B	160,550	184,225
WETLAND C	121,952	137,337
WETLAND E	89,661	95,417
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	137,495
WETLAND J	11,397	12,817
WETLAND K	38,208	49,961
WETLAND M	20,699	23,273
WETLAND N	17,985	22,002
WETLAND O	55,076	73,677
WETLAND P & Q	45,200	50,040
WETLAND R	39,881	59,973
WETLAND S	10,288	13,866
WETLAND T-N	91,571	135,025
WETLAND T-S	21,294	23,366
WETLAND U	19,735	23,234
WETLAND V	11,397	12,718
WETLAND W	6,849	11,262
TOTAL	1,016,867	1,193,762



- ----- WETLAND BUFFER MINIMUM REQ'D
- ----- WETLAND BUFFER AVG REQ'D

BUFFER SIGN

- WETLAND BUFFER PROPOSED
- \*\*\*\*\* WETLAND BUFFER MAX CREDIT AREA







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Mendota Heights, MN 55120

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am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Date 9-11-2020 Reg. No. <u>1986</u>0

3. 01-29-2021 City Com

	TOF	POGRAPHIC SYMBOLS
Y & WATERMAIN PLANS) EWER PLANS)		<ul> <li>CATCH BASIN</li> <li>⊘ CATCH BASIN BEEHIVE</li> <li>△ FLARED END SECTION</li> <li>△ GATE VALVE</li> <li>♡ HYDRANT</li> <li>*ổ° WATER SERVICE</li> <li>WELL</li> <li>*å* MONITOPING WELL</li> </ul>
VATERMAIN PLANS) PLANS)		Image: Monitoring well         Image: Cleanout         Image: Cleanot         Image: Cl
ε WATERMAIN PLANS) ER PLANS)		☑       FIBER OPTIC BOX         ☑       ELECTRIC BOX         ④       NATURAL GAS METER         ∅       LIGHT POLE         ∅       SEMAPHORE         ☑       TELEPHONE BOX         ☑       CABLE BOX
IE LINE E PIPELINE LINES JNE		<ul> <li>CAST IRON MONUMENT</li> <li>FOUND IRON PIPE</li> <li>JUDICIAL LAND MARK</li> <li>PK NAIL</li> <li>CONTROL POINT</li> <li>SPIKE</li> <li>FLAG POLE</li> <li>TEST HOLE</li> <li>MAILBOX</li> <li>SIGN</li> </ul>
JTTER		<ul> <li>BOLLARD</li> <li>CONSERVATION POST</li> <li>DECIDUOUS TREE</li> <li>CONIFEROUS TREE</li> </ul>
G (SINGLE/DOUBLE) (SINGLE/DOUBLE)		O SHRUB ∕ BUSH
	EROSIO	N & SEDIMENT CONTROL
ETLAND LINE		ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
	• • • • • • • • • • •	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
Y	-0-0-0-0-0-0-	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
		EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION
	<b>──≫──</b> ◀∰	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
		STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
		MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
		CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
		CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	$\bigcirc$	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
R		STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
		ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
RATION	- <del>x x x x</del>	TREE FENCE
RATION	<del>-                                    </del>	TREE FENCE

|--|

01-ENG-119128-SHEET-LGND

0.02 of 23





Date       Plan       Design	9-11-2020 gned PJC/BNM	DEMOLITION PLAN	LENNAI 16305 36TH AVENUE
ments	vn MPC		PLYMOUTH, MINNESC



Change o Plan nments	Date9-11-2020DesignedPJC/BNMDrawnMPC	DEMOLITION PLAN	LENNA 16305 36TH AVENU PLYMOUTH, MINNES



hange Plan nents	Date9-11-2020DesignedPJC/BNMDrawnMPC	GRADING PLAN	LENNA) 16305 36TH AVENUE PLYMOUTH, MINNES
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Change 9 Plan 1ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	GRADING PLAN	LENNA 16305 36TH AVENUE PLYMOUTH, MINNES



c Change	Date 9-11-20	)	LENN
no Plan pomments	Designed PJC/BN	GRADING PLAN	16305 36TH AVEN
	Drawn MPC		PLYMOUTH, MINN



PlanDesignedPJC/BNM <b>GRADING PLAN</b> 16305 36THnentsDrawnMPCPLYMOUTH,	'hange Plan nents	Date9-11-2020DesignedPJC/BNMDrawnMPC	GRADING PLAN	LEN] 16305 36TH AV PLYMOUTH, MII
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Drawn MPC TETHOOTH, WINNER
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BENCH MARK MNDOT BENCHMARK UMC MNDT AT HWY 55 MILEPOINT 171.95 ELEV=1046.48 (NAVD88)

01-ENG-119128-SHEET-GRAD

2.06 OF 23



	Date 9-11-2020		LENNA
Delan Sector Sec	Designed PJC/BNM	GRADING PLAN	16305 36TH AVENU
ments	Drawn MPC		PLYMOUTH, MINNES



Reg. No. <u>19860</u>

\_\_\_\_ Date\_9-11-2020

Zhange Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	GRADING PLAN	LENNA 16305 36TH AVENU PLYMOUTH, MINNES
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BENCH MARK MNDOT BENCHMARK UMC MNDT AT HWY 55 MILEPOINT 171.95 ELEV=1046.48 (NAVD88)

TAVERA PHASE 1 GRADING CORCORAN, MINNESOTA

01-ENG-119128-SHEET-GRAD

2.08 of 23



	Date 9-11-2020		LENNA
Plan	Designed PJC/BNM	GRADING PLAN	16305 36TH AVENU
ments	Drawn MPC		PLYMOUTH, MINNES



Change Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	GRADING PLAN	LENNA 16305 36th aven plymouth, minni

## LEGEND

	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
••••••	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
<b>─≫──</b> ◀∰	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
$\bigcirc$	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
$\times \times \times \times \times$	STABILIZED EMERGENCY OVERFLOW (SEE DETAIL)
	MNDOT CAT 20 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
	ROCK BERM
	BASIN ACCESS 8% SLOPE MAX.
»>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	TEMPORARY DIVERSION DITCH



2422 Enterprise Drive Mendota Heights, MN 55120

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I hereby certify that this plan 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

Parl JCherne Paul J. Cherne Name \_\_\_\_ Date\_9-11-2020 Reg. No. <u>19860</u>

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e Change no Plan mments	Date 9-11-2020		LENN
	Designed PJC/BNM	SEEDING PLAN	16305 36TH AVE
	Drawn MPC		PLYMOUTH, MINN

R	
E NOI	RTH
OTA	55446

BENCH MARK MNDOT BENCHMARK UMC MNDT AT HWY 55 MILEPOINT 171.95 ELEV=1046.48 (NAVD88)

01-ENG-119128-SHEET-SEED

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Q	5	0	10	)0		20	0
GRA	ΡH	IIC	SC.	ALE	IN	FEET	

• MINNESOTA STATE SEED MIXTURE 36-211 (PARTLY SHADED SOUTH AND WEST) AT 34.5 POUNDS PER ACRE. MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
 MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 OR 17-10-7 @ 100 LBS PER ACRE

• FERTILIZER: 0-10-20 AT 60 LBS/ACRE INSTALL TYPE 1 MULCHING AT 2 TONS PER ACRE

• SIDE SLOPES, 3:1 AND STEEPER, SHALL BE COVERED WITH MNDOT CATEGORY 3 EROSION CONTROL BIODEGRADABLE BLANKET



e Change no Plan omments	Date	9-11-2020		LEN
	Designed	PJC/BNM	SEEDING PLAN	16305 36TH A
	Drawn	MPC		PLYMOUTH, MI

ORTH	
A 55440	

BENCH MARK MNDOT BENCHMARK UMC MNDT AT HWY 55 MILEPOINT 171.95

0 ⊢	5	0	10	00		20	00
GI	RAPH	IC	SC.	ALE	IN	FEET	

MINNESOTA STATE SEED MIXTURE 36-211 (PARTLY SHADED SOUTH AND WEST) AT 34.5 POUNDS PER ACRE.
 MULCH SHALL BE MNDOT 3882, TYPE 3 © 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
 MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 OR 17-10-7 © 100 LBS PER ACRE

• SIDE SLOPES, 3:1 AND STEEPER, SHALL BE COVERED WITH MNDOT CATEGORY 3 EROSION CONTROL BIODEGRADABLE BLANKET

• FERTILIZER: 0-10-20 AT 60 LBS/ACRE • INSTALL TYPE 1 MULCHING AT 2 TONS PER ACRE



Change Plan ments	Date9-11-2020DesignedPJC/BNMDrawnMPC	WETLAND SEEDING	LENNA 16305 36TH AVENU PLYMOUTH, MINNE
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PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF: • WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35.0 POUNDS PER ACRE. • ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 25-131 (COMMERCIAL/LOW MAINTENANCE TURF) AT 220.0 POUNDS PER ACRE. • MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK

ANCHORED IN PLACE OR APPROVED EQUAL, • MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 OR 17-10-7 @ 120 LBS PER ACRE.

• RESTORE DISTURBED AREA TO WITHIN 1 FOOT OF EXISTING GRADE

MINNESOTA STATE SEED MIXTURE 34-262 (WET PRAIRIE) AT 14.5 POUNDS PER ACRE
MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL

• FERTILIZER: 0-10-20 @ 60 POUNDS PER ACRE • SIDE SLOPES, 3:1 AND STEEPER, SHALL BE COVERED WITH MNDOT CATEGORY 3 EROSION CONTROL BIODEGRADABLE BLANKET

• MINNESOTA STATE SEED MIXTURE 36-211 (PARTLY SHADED SOUTH AND WEST) AT 34.5 POUNDS PER ACRE • MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL • MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 OR 17-10-7 @ 100 POUNDS PER ACRE

0	10	20		40
GRA	PHIC	SCALE	IN	FEET

BENCH MARK MNDOT BENCHMARK UMC MNDT AT HWY 55 MILEPOINT 171.95 ELEV=1046.48 (NAVD88)

01-ENG-119128-SHEET-WETLAND-SEED

AR UE NORTH ESOTA 55446

TAVERA PHASE 1 GRADING CORCORAN, MINNESOTA

4.20 of 23



TREE PRESERV

16305 36TH AVENUE NORTH PLYMOUTH, MINNESOTA 55446

REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)

SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)

REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)

WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

GRAPHIC SCALE IN FEET TAVERA T1 of 3

CORCORAN, MINNESOTA



12-29-2020	
JLT	TREE PRESE
пт	

REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)

SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)

REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)

SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)

WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

IF PROTECTION FENCE IS IF PROTECTION FERCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS CONSTRUCTION IS

GRAPHIC SCALE IN FEET

<b>AR</b> UE NORTH ESOTA 55446	TAVERA corcoran, minnesota	T2 o	f 3


Date	12-29-2020	
Designed	JLT	T
Drawn	ЛЛ	

LENNAR 16305 36TH AVENUE NORTH PLYMOUTH, MINNESOTA 55446

TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 30.1 ACRES (52%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT COMPLETED OCTOBER 28, 2019 FOR A FORESTER'S INVENTORY AND ANALYSIS OF EXISTING WOODLANDS ON SITE.

ECOLOGICALLY SIGNIFICANT AREAS (2040 COMPREHENSIVE PLAN) 39.5 ACRES

REMOVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED) 23.1 ACRES (58%)

SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED) 16.3 ACRES (41%)

ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN) 18 ACRES

REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED) 5.6 ACRES (31%)

SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED) 12.6 ACRES (70%)

-×7 EROSION CONTROL/TREE PRESERVATION FENCING

WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT



## TREE PRESERVATION NOTES BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES. NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED. NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST. PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE. IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



GRAPHIC SCALE IN FEET

T3 of 3

TAVERA

CORCORAN, MINNESOTA





PI NEER engineering LAND PLANNERS LAND SURVEYORS

2422 Enterprise Drive Mendota Heights, MN 55120

(651) 681-1914 Fax: 681-9488 www.pioneereng.com

I hereby certify that this plan was prepared by Name me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Reg. No. \_\_\_\_44763

Date 12-28-2020

. 12-18-2020 City Comments . 01-29-2021 City Comments

FINISHED GRADE.



LENNAR 11-17-202 LANDSCAPE PLAN JLT/TLM 16305 36TH AVENUE NORTH esigned JLT/TLM PLYMOUTH, MINNESOTA 55446

LAN	TING SCHEDULE (1ST ADDITION)		
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
\$	OVERSTORY TREES		
$\left( \cdot \right)$	SIENNA GLEN MAPLE/ACER FREEMANII 'SIENNA GLEN'	2.5" B&B	9
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2.5" B&B	10
$\left( \cdot \right)$	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	2
$\langle \! \langle \! \rangle \! \rangle$	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	3
	RED OAK/QUERCUS RUBRA	2.5" B&B	14
$\mathcal{G}$	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	10
(	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	2
K	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	9
	KENTUCKY COFFEETREE/GYMNOCLADUS DIOICUS	2.5" B&B	9
$\bigtriangledown$	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	2
	EVERGREEN TREES		
0	WHITE PINE/PINUS STROBUS	6' B&B	5
₿	NORWAY SPRUCE/PICEA ABIES	6' B&B	8
$\mathbf{\hat{\mathbf{x}}}$	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	7
	ORNAMENTAL TREES		
$\odot$	JAPANESE TREE LILAC/SYRINGA RETICULATA	1.5 <b>"</b> B&B	9
2023	SERVICEBERRY/AMELANCHIER LAEVIS	1.5" B&B	4

#### CITY LANDSCAPE REQUIREMENTS (OVERALL SITE)

### ONE TREE/DWELLING UNIT (549 UNITS): 549 TREES

LANDSCAPE BUFFER ALONG COUNTY ROAD 116 (FOR SETBACK REDUCTION AREAS ENTIRE PROJECT): A MINIMUM OF 1 OVERSTORY TREE, 1 CONIFEROUS TREE, 2 ORNAMENTAL TREES, AND 10 SHRUBS PER 100'. 2,900 LF OF BUFFER PROPOSED ALONG COUNTY ROAD 116

29 OVERSTORY TREES 29 CONIFER TREES 58 ORNAMENTAL TREES 290 SHRUBS **PROPOSED TREES:** 47 OVERSTORY TREES 96 CONIFER TREES

48 ORNAMENTAL TREES

TOTAL REQUIRED TREES: 665 TOTAL PROPOSED TREES: 1,060 TOTAL PROPOSED TREES FIRST ADDITION: 103

TREE LOCATIONS MAY BE ADJUSTED TO TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY

IRRIGATION AND LANDSCAPING MAINTENANCE IS THE RESPONSIBILITY OF THE HOA INCLUDING CUL DE SAC ISLANDS, COMMON AREAS, SIDEWALKS, AND WETLAND/POND BUFFER AREAS.

## - THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS

- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT

LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS

- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.

- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON

- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.

- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION. - IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON

THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE. -THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE

- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.

- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS

- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.



PLANT SCHEDULE.

GOVERNING THE WORK.

01-PLAN-119128-SHEET-LAND.DWG

TAVERA	1ST	ADDI	TION
CORCO	RAN, M	INNESOTA	4





2422 Enterprise Drive Mendota Heights, MN 55120

(651) 681-1914 Fax: 681-9488 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I Name am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Jenner Huryrom Reg. No. <u>44763</u> Date <u>12-28-2020</u> Revisions 1. 12-18-2020 City Com 2. 01-29-2021 City Com



SHRUBS		
ANNABELLE HYDRANGEA/HYDRANGEA ARBORESCENS 'ANNABELLE'	<b>#</b> 3 POT	6
KNOCKOUT ROSE/ROSA X 'KNOCKOUT'	#3 POT	10
PERENNIAL		
KARL FOERSTER GRASS/CALAMGROSTIS ACUTIFLORA	<b>#</b> 1 POT	9
WALKERS LOW CATMINT/NEPETA X FAASSENII 'WALKERS LOW'	<b>#</b> 1 POT	20
	SHRUBS ANNABELLE HYDRANGEA/HYDRANGEA ARBORESCENS 'ANNABELLE' KNOCKOUT ROSE/ROSA X 'KNOCKOUT' PERENNIAL KARL FOERSTER GRASS/CALAMGROSTIS ACUTIFLORA WALKERS LOW CATMINT/NEPETA X FAASSENII 'WALKERS LOW'	SHRUBS         ANNABELLE HYDRANGEA/HYDRANGEA ARBORESCENS 'ANNABELLE'       #3 POT         KNOCKOUT ROSE/ROSA X 'KNOCKOUT'       #3 POT         PERENNIAL       #1 POT         KARL FOERSTER GRASS/CALAMGROSTIS ACUTIFLORA       #1 POT         WALKERS LOW CATMINT/NEPETA X FAASSENII 'WALKERS LOW'       #1 POT

nments	Date	11-17-2020	LANDSCAPE PLAN	LENNAI
nments	Designed	JLT/TLM		16305 36TH AVENUE
	Drawn	JLT/TLM		PLYMOUTH, MINNESC

ENORTH
UTA 55446

\_\_\_\_\_\_ 2 OUTLOT A 7 A STATE OF STATE OF STATE OF STATE K 2  $\mathbf{O}$  $\square$ 3 كالمتحنية 2



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>
(2) (2) (2) (2) (2) (2) (2) (2) (2) (2)	Rain Bird 1804 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	23
0000000 Q T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	59
Q T H TQ F	Rain Bird 1804 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	4
Q T H TQ F	Rain Bird 1804 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	97
8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	Rain Bird 1804 ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	4
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>
•	Rain Bird 5004-PC, FC Turf Rotor, 4.0" Pop-Up, Plastic Riser. Adjustable and Full Circle. Standard Angle Nozzle.	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>
$\bullet$	Rain Bird PGA Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe.	13
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1
С	Rain Bird ESP-LXD-LXMMPED Flow sensing Two-Wire Decoder Commercial Controller. 50 Stations. UV-Resistant, Outdoor-Rated, Powder-Coated Metal Pedestal Case.	1
D	Rain Bird FD-101TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Use line surge protection as per manufacturer`s directions.	13
Ŷ	Rain Bird LSP-1TURF Line surge protection decoder directly to the ground rod or ground plate	3
ন্ডি	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
	<ul> <li>Irrigation Lateral Line: 100# Polyethylene Pipe</li> <li>1-1/4" and smaller shall be poly pipe</li> </ul>	3,241 l.f.
· ·	Irrigation Lateral Line: PVC Class 200 SDR 21 1-1/2" and larger shall be PVC pipe.	98.8 l.f.
	<ul> <li>Irrigation Mainline: PVC Class 200 SDR 21</li> </ul>	1,483 l.f.
	Pipe Sleeve: PVC Schedule 40	41.6 l.f.

## VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird PGA Globe	1"	Turf Spray	21.13
2	Rain Bird PGA Globe	1"	Turf Spray	20.25
3	Rain Bird PGA Globe	1"	Turf Spray	30.64
4	Rain Bird PGA Globe	1"	Turf Spray	30.45
5	Rain Bird PGA Globe	1"	Turf Spray	29.60
6	Rain Bird PGA Globe	1"	Turf Spray	29.60
7	Rain Bird PGA Globe	1"	Turf Spray	27.75
8	Rain Bird PGA Globe	1"	Turf Spray	27.75
9	Rain Bird PGA Globe	1"	Turf Spray	28.73
10	Rain Bird PGA Globe	1"	Turf Rotor	25.74
11	Rain Bird PGA Globe	1"	Turf Rotor	25.74
12	Rain Bird PGA Globe	1"	Turf Rotor	25.74
13	Rain Bird PGA Globe	1"	Turf Rotor	25.74

# WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PGA Globe	Turf Spray	0.78 in/h	1	78	1,648	411.9
2	Rain Bird PGA Globe	Turf Spray	0.78 in/h	1	78	1,580	394.9
3	Rain Bird PGA Globe	Turf Spray	0.87 in/h	1	69	2,114	528.6
4	Rain Bird PGA Globe	Turf Spray	0.88 in/h	1	68	2,071	517.7
5	Rain Bird PGA Globe	Turf Spray	0.87 in/h	1	70	2,072	518
6	Rain Bird PGA Globe	Turf Spray	0.86 in/h	1	70	2,072	518
7	Rain Bird PGA Globe	Turf Spray	0.87 in/h	1	70	1,943	485.6
8	Rain Bird PGA Globe	Turf Spray	0.86 in/h	1	70	1,943	485.6
9	Rain Bird PGA Globe	Turf Spray	1.46 in/h	1	42	1,207	301.7
10	Rain Bird PGA Globe	Turf Rotor	0.46 in/h	1	131	3,372	843.0
11	Rain Bird PGA Globe	Turf Rotor	0.47 in/h	1	128	3,295	823.7
12	Rain Bird PGA Globe	Turf Rotor	0.47 in/h	1	128	3,295	823.7
13	Rain Bird PGA Globe	Turf Rotor	0.47 in/h	1	128	3,295	823.7
		TOTALS:			1,130	29,904	7,476





KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware Corporation, fee owner County of Hennepin, State of Minnesota to wit:

All that part of the East Half of the Southeast Quarter of Section 35, Township 119, Range 23, Hennepin thereof.

EXCEPT: The east 16 rods of the north 20 rods of the south 29.8 rods of the Northeast Quarter of the

AND EXCEPT: The south 1250.00 feet thereof. (Abstract)

And that Sharon E. Wessel, \_\_\_\_\_\_, fee owner of the following described property situated in

All that part of the East Half of the Northeast Quarter of Section 35, Township 119, Range 23, Hennepin (Torrens).

Have caused the same to be surveyed and platted as TAVERA 1ST ADDITION and do hereby dedicate to the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home Corporation, a Delaware Corporation, has caused these presents to be s of \_\_\_\_\_, 20\_\_\_\_.

STATE OF MINNESOTA COUNTY OF\_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ \_\_\_\_\_\_ of U.S. Home Corporation, a Delaware Corporation, on behalf of said corp

In witness whereof said Sharon E. Wessel, \_\_\_\_\_\_, has hereunto set her hand this \_\_\_\_\_

STATE OF MINNESOTA COUNTY OF\_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_ by Sharon

# TAVERA 1ST ADDITION

	SURVEYOR'S CERTIFICATE	C.R. DOC. NO
ne corporation, a Delaware Corporation, lee owner of the following described property situated in the	I, Peter J. Hawkinson do hereby certify that this plat was prepare	d by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the
of Section 35, Township 119, Range 23, Hennepin County, Minnesota lying west of the east 40.00 feet	State of Minnesota; that this plat is a correct representation of this plat; that all monuments depicted on this plat have been, or in Minnesota Statutes, Section 505.01, Subd. 3, as of the date o	the boundary survey; that all mathematical data and labels are correctly designated on • will be correctly set within one year; that all water boundaries and wet lands as defined f this certificate are shown and labeled on this plat; and all public ways are shown and
south 29.8 rods of the Northeast Quarter of the Southeast Quarter of said Section 35.	labeled on this plat.	
	Dated this day of, 20	
wner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:	Peter J. STATE OF MINNESOTA Minnesot	Hawkinson, Licensed Land Surveyor a License No. 42299
of Section 35, Township 119, Range 23, Hennepin County, Minnesota. EXCEPT the east 40.00 feet thereof	This instrument was acknowledged before me this day of	, 20, by Peter J. Hawkinson.
AVERA 1ST ADDITION and do hereby dedicate to the public for public use the public ways and the		
	(Print Not	ary's name)
	My Comm	ission Expires
	CITY COUNCIL, CITY OF CORCORAN, MINNESOTA	
are Corporation, has caused these presents to be signed by its proper officer this day	This plat of TAVERA 1ST ADDITION was approved and accepted by meeting thereof, held this day of day of provisions of Minnesota Statues, Section 505.03, Subd. 2.	the City Council of the City of Corcoran, Minnesota, at a regular , 20, and said plat is in compliance with the
U.S. Home Corporation	City Council, City of Corcoran, Minnesota	
- ),	BY: Mavor	BY:
	, mayor	,, _,
day of, 20, 20 by, the ation, a Delaware Corporation, on behalf of said corporation.		
	RESIDENT AND REAL ESTATE SERVICES, Hennepin Count I hereby certify that taxes payable in and prior this day of, 20	<b>y, Minnesota</b> years have been paid for land described on this plat, dated
(Print Notary's name)		
Notary Public County, Minnesota My Commission Expires		By:, Deputy Mark V. Chapin, Hennepin County Auditor
, has hereunto set her hand this day of, 20	SURVEY DIVISION, Hennepin County, Minnesota Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been	approved this day of, 20
		By:, Chris F. Mavis, Hennepin County Surveyor
	REGISTRAR OF TITLES Hennepin County Minnesota	
day of, 20 by Sharon E. Wessel.	I hereby certify that the within plat of TAVERA 1ST ADDITION was o'clockM.	filed in this office this day of , 20,at
		By:, Deputy Martin McCormick, Registrar of Titles
(Print Notary's name)		
My Commission Expires	COUNTY RECORDER, Hennepin County, Minnesota	
	I hereby certify that the within plat of TAVERA 1ST ADDITION was 20, at o'clockM.	recorded in this office this day of,
		By:, Deputy Martin McCormick, Hennepin County Recorder
		PI <b>E</b> NEER engineering
		CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITEC

R.T.	DOC.	NO.	
C.R.	DOC.	NO.	



![](_page_78_Picture_0.jpeg)

![](_page_79_Figure_0.jpeg)

# TAVERA 1ST ADDITION

AREA SKETCH

![](_page_79_Figure_3.jpeg)

_OT	С
4742sf 0960ac	

BLOCK 1 = $28,170$ SF. $0.6467$ AC.BLOCK 2 = $30,277$ SF. $0.6951$ AC.BLOCK 3 = $30,462$ SF. $0.6993$ AC.BLOCK 4 = $183,394$ SF. $4.2101$ AC.BLOCK 5 = $31,834$ SF. $0.7306$ AC.TOTAL LOT AREA = $304,137$ SF. $6.9820$ AC.TOTAL OUTLOT AREA = $4,614,679$ SF. $105.9384$ AC.TOTAL R/W AREA = $251,555$ SF. $5.7749$ AC.TOTAL AREA = $5,170,371$ SF. $118.6953$ AC.	AREA	SUMMA	<u>RY</u>		
	BLOCK 1 = BLOCK 2 = BLOCK 3 = BLOCK 4 = BLOCK 5 = TOTAL LOT AREA = TOTAL OUTLOT AREA = TOTAL R/W AREA = TOTAL AREA =	28,170 30,277 30,462 183,394 31,834 304,137 4,614,679 251,555 5,170,371	SF. SF. SF. SF. SF. SF. SF. SF.	0.6467 0.6951 0.6993 4.2101 0.7306 6.9820 105.9384 5.7749 118.6953	AC. AC. AC. AC. AC. AC. AC. AC. AC. AC.

	<u>area</u>	IABLE	
LOT	<u>BLOCK</u>	<u>SF</u>	<u>AC</u>
1	1	8,862	0.2034
2	1	9,639	0.2213
3	1	9,669	0.2220
1	2	10,696	0.2455
2	2	8,999	0.2066
3	2	10,532	0.2418
1	3	12,150	0.2789
2	3	9,295	0.2134
3	3	9,017	0.2070
1	4	8,035	0.1845
2	4	9,343	0.2145
3	4	8,763	0.2012
4	4	8,938	0.2052
5	4	7,215	0.1656
6	4	7,215	0.1656
7	4	8,526	0.1957
8	4	9,316	0.2139
9	4	7,768	0.1783
10	4	14,305	0.3284
11	4	18,058	0.4146
12	4	8,459	0.1942
13	4	9,002	0.2067
14	4	8,497	0.1951
15	4	8,329	0.1912
16	4	8,325	0.1911
17	4	8,325	0.1911
18	4	8,325	0.1911
19	4	8,325	0.1911
20	4	8,325	0.1911
1	5	8,039	0.1846
2	5	7,620	0.1749
3	5	7,237	0.1661
4	5	8,938	0.2052
OUTL	_OT A	75,921	1.7429
	_OT B	1,224,016	28.0995
	_OT C	3,314,742	76.0960

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

![](_page_80_Picture_0.jpeg)

![](_page_80_Picture_1.jpeg)

Corcoran, Minnesota

![](_page_80_Picture_3.jpeg)

![](_page_81_Picture_1.jpeg)

- TO: Corcoran Planning Commission
- FROM: Kevin Shay through Kendra Lindahl, Landform
- **DATE:** February 25, 2021 for the March 4, 2021 Planning Commission Meeting
- RE: PUBLIC HEARING. Rezoning, Preliminary Plat and Preliminary PUD Development Plan for "Cook Lake Highlands" at 19220 County Road 10 (PID 25-119-23-14-0003) (City File 20-047)

**REVIEW DEADLINE:** May 5, 2021

#### 1. Description of Request

The applicant is requesting approval of "Cook Lake Highlands". The project includes a mix of singlefamily villas, a market rate apartment, a senior co-op, a memory care facility and a daycare/ young education facility. The phasing plan shows development in a single phase.

#### 2. Parks and Trails Commission Review

The Parks and Trails Commission reviewed the item on February 18, 2021 and recommended 4-1 (Anderson nay) that the existing off-road trail built with "Bass Lake Crossing" not be realigned with this development and that the park dedication be cash-in-lieu consistent with staff's recommendation.

#### 3. Context

#### Zoning and Land Use

The property is guided Mixed Residential and zoned RMF-2 Mixed Residential. The property is in the 2020-2025 phase of the 2040 Staging Plan and municipal services are available

#### Surrounding Properties

There is an exception parcel in the northern portion of the site that is owned by the Metropolitan Council for a lift station with an easement access over the eastern portion of the site. This property is guided Public/Semi-Public and zoned P-I Public/Institutional.

The property to the north is guided Low Density Residential and zoned RSF-2 Single Family Residential. The property to the west is developed as a single-family residential subdivision "Bass Lake Crossing". The property to the east is located in Maple Grove and is currently going through the review process to be developed as a single-family residential subdivision. The property to the south is guided Mixed Use and zoned PUD Planned Unit Development. It is currently Lions Park.

![](_page_81_Picture_17.jpeg)

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#### Natural Characteristics of the Site

There is a large wetland on the northern portion of the site. Cook Lake is located northeast of the site and imposes Shoreland restrictions on this site. The Natural Resource Inventory map identifies a high-quality maple/basswood natural community and a rare species occurrence on the site. There are areas of FEMA floodplain in the northern portion of the site.

#### 4. Analysis of Request

#### A. Level of Discretion in Decision Making

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The City has a relatively high level of discretion in approving PUDs. A PUD must be consistent with the City's Comprehensive Plan. The City may impose reasonable requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area.

The City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance and the conditions of preliminary plat approval. If it meets these standards, the City must approve the plat.

#### B. Consistency with Ordinance Standards

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

#### Rezoning

The property in this proposed development is zoned Mixed Residential (RMF-2). The applicant is requesting that the properties be rezoned to Planned Unit Development (PUD). The rezoning would be consistent with the underlying Mixed Residential land use designation, which requires development at 8-10 units per net acre.

The project includes a mix of single-family villa, a market rate apartment, a senior co-op, a memory care facility and a daycare/young education facility. All of these uses are permitted in the RMF-2 zoning district, except the memory care facility which is considered a nursing home in the current ordinance and only permitted in commercial districts. However, since it is a facility where people will live, staff finds that it could be considered an appropriate use in residential PUD.

![](_page_83_Picture_0.jpeg)

The Zoning Ordinance has established a PUD zoning district with the purpose of promoting a creative and efficient use of land by providing design flexibility in the development of residential neighborhoods and/or nonresidential areas that would not be possible under a conventional zoning district. In this case, the developer is requesting PUD flexibility as outlined below.

The project is requesting PUD flexibility for:

- 1. Flexibility from the shoreland standards to reduce the minimum lot size for the villa home lots.
- 2. Flexibility from the shoreland and RMF-2 district standards to reduce the side yard setback for the villa home lots.
- 3. Flexibility from the shoreland and RMF-2 district standards to increase the maximum building height for the apartment and senior co-op.
- 4. Flexibility from the shoreland standards to increase the maximum impervious coverage for the site.
- 5. Flexibility from the parking standards to reduce the parking stall length for the site.
- 6. Flexibility from the accessory structure standards to allow an accessory structure in the front yard on the senior co-op lot.
- 7. Flexibility from the fence standards to have a taller fence than allowed within the required front yard setback.

In exchange for this flexibility, the applicant will:

- a. Provide additional landscaping beyond the ordinance requirements
  - a. The plans show 292 trees and 796 shrubs where 244 trees and 112 shrubs are required
- b. Provide additional right-of-way (ROW) for County Road 10 future improvements
  - a. Additional 20 feet is being dedicated as ROW.
- c. Dedicate a lot in the development for a City booster station.
- d. Provide easements for City and Metropolitan Council utilities and access.
- e. Provides a mix of uses that would not otherwise be possible under standard zoning.
- f. Opportunity to include a "Welcome to Corcoran" monument sign at the entrance to the City.

The PUD flexibility and the detailed development plan is discussed in the PUD Development Plan section of this report.

The City must review this request for compliance with the PUD standards as follows:

1. The planned development is not in conflict with the Comprehensive Plan.

The planned unit development is not in conflict with the Comprehensive Plan. The proposed predevelopment net density is 9.27 units per acre. The Comprehensive Plan notes that the City calculates net density (gross land area - wetlands and land below the 100-year OHWL) to ensure compliance with the Comprehensive Plan goals. This is the calculation that the City has used for other development reviews in Corcoran. The net density is consistent with the 8-10 units per acre that is expected in the Mixed Residential land use classification.

These density calculations are based on the entire site. While only the units in the villas, apartment and co-op are considered dwelling units for the purpose of calculating density, the entire site is

![](_page_84_Figure_0.jpeg)

calculated for net land area. Staff believes that the applicant accurately calculated density based on the definition in the Zoning Ordinance:

DENSITY, NET (PRE-DEVELOPMENT): The number of housing units divided by the net residential acreage (gross land area minus wetlands and areas below the 100-year ordinary high water elevation). For proposed developments, net acreage is based on the predevelopment conditions of the site. Existing public streets are deducted from the predevelopment land area.

However, staff notes that this development results in an estimated post-development net density of 12.12 units per acre. It is not possible to calculate the post development net density until the final plans are approved because this formula also deducts wetland buffers, stormwater ponds and other areas protected by easements; therefore, this is not the number cities use to calculate density at this stage. However, that is the number that will be provided to the Metropolitan Council as part of the plat monitoring program which is a tool to ensure that cities are meeting their density goals.

The plan incorporates the trail and street connections anticipated within the site and preserves significant portions of the existing natural resources on site.

#### 2. The planned development is not in conflict with the intent of the underlying zoning district.

The planned development of a 102-unit senior living cooperative, an 84-unit market rate apartment building, 12 single family residential villa lots, a 12,987 square foot child care and early education facility and a 20,781 square foot assisted living and memory care facility is consistent with the intent of the RMF-2 district and the Comprehensive Plan goals to provide a variety of housing options. The applicant is requesting approval of PUD zoning for design flexibility to allow for modification to the building height, provide a mix of lot sizes and reduced setbacks for this development at a density consistent with the Comprehensive Plan.

# 3. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance.

The development is not in conflict with other applicable provisions of the zoning ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the developer will provide additional landscaping, an increased ROW for County Road 10, land for a future booster station, public easements beyond what would typically be required, a mix of land uses that might not otherwise be possible and the opportunity for a "Welcome to Corcoran" sign.

The PUD allows the developer to request flexibility from the performance standards in the ordinance in exchange for a better development than might otherwise be expected.

The Planning Commission could find that the PUD flexibility requested by the developer results in deviations from the applicable provisions of the Zoning Ordinance that are not off-set by the PUD benefits proposed by the applicant and, therefore, are in conflict with the appliable provisions of the ordinance.

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4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase.

The planned development is feasible without dependence upon any other subsequent phase. The project will be completed in a single phase.

5. The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development.

The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing public trails and sidewalks along with some private trails. The development includes the construction of all public infrastructure needed to serve this site at the developer's expense.

6. The planned development will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.

The planned development is a mixed residential development developed consistent with the Comprehensive Plan and, therefore, will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.

However, the Planning Commission could find that the height of the buildings, the density of the project and the overall massing is out of character with the surrounding land uses and would have an undue impact on the reasonable enjoyment of the neighborhood.

7. The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective uses of streets, utilities and public facilities, it shall maintain and enhance any natural resources within the development, and create a public benefit that is greater than what would be achieved through the strict application of the primary zoning regulations

The PUD would provide quality building design, install and provide streets, utilities and public facilities that may not otherwise be installed. The development will meet the City's density goals while preserving high quality natural resources, providing trails, a park and quality architecture.

The Zoning Ordinance states that "the rezoning of the property defined in the development plan shall not become effective until such time as the City Council approves an ordinance reflecting said amendment, which shall take place at the time that the City Council approves the final development plan."

#### Preliminary PUD Development Plan

The entire project will be built in a single phase includes:

• 12 single family homes

![](_page_86_Picture_0.jpeg)

- 102 senior co-op units
- 84 market rate apartment units
- Daycare
- Assisted living and memory care facility

#### Shoreland Overlay District

The property includes a shoreland overlay district from Cook Lake located to the northeast of the property. Cook Lake is a Natural Environment Lake and the standards that apply for this lake classification are in Section 1050.020 of the City Code. The lot area, lot width and building height standards have been included in the table shown below. The shoreland overlay district extends 1,000 feet from the ordinary high water level (OHWL) of the lake and encompasses most of this site.

Natural Environment Lakes have additional setback standards which are measured from the OHWL. A Natural Environment Lake requires a 150-foot setback for all structures. The proposed location of all structures meets this standard.

Lots within the shoreland overlay district is limited to a maximum impervious surface coverage limit of 25%. The applicant is requesting flexibility to calculate the impervious surface area of the entire site rather than individuals and to exceed the maximum impervious surface limit with a total of 43.45% impervious surface for the entire site. Individual sites range from 26.71% to 59.47% impervious surface coverage. The underlying zoning district does not have an impervious surface limit.

The shoreland overlay district also includes standards for buffers to be established adjacent to the OHWL of the lake. In this case, there is a wetland located adjacent to the lake that extends towards the property and will establish its own buffers. These wetland buffers are discussed further in a later section of the report.

#### Lot Dimensions and Setbacks

The development is being reviewed against the RMF-2 district standards and the Shoreland Overlay district standards. The applicant is requesting some flexibility from the lot size, lot width and side yard setbacks standards for the single-family villas and the building height for both multi-family buildings as follows (shown in *red*):

	RMF- Sta	2 District Indards	Shoreland Overlay Standards	Proposed PUD Standards				
	Single Family	Apartment	All uses	Single Family Villas	Senior Co-op	Market Rate Apartments	Daycare	Memory Care
Minimum Lot Area	6,000 sq. ft.	1 acre	20,000 sq. ft.	6,750 sq. ft.	4.47 acres	3.56 acres	1.88 acres	2.14 acres
Minimum lot width	60 feet	100 feet	125 feet	50 feet	<125 feet	<125 feet	<125 feet	<125 feet
Minimum Pr	incipal St	tructure Setb	acks:					

![](_page_87_Figure_0.jpeg)

Front,	100	100 feet	N/A	N/A	N/A	N/A	100 feet (60	100 feet (60
From	feet						feet with	feet with
Major							landscaping)	landscaping)
Roadways*								
Front,	25 feet	25 feet	N/A	25 feet	25 feet	25 feet	25 feet	25 feet
From all								
other								
streets								
Side	10 feet	30 feet	N/A	5 feet	30 feet	30 feet	30 feet	30 feet
Rear	25 feet	25 feet	N/A	30 feet	25 feet	25 feet	25 feet	25 feet
Maximum	35 feet	35 feet	25 feet	35 feet	55 feet	42 feet	22 feet	~23 feet
Principal								
Building								
Height								

\*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan.

\*\*Internal: 20 feet between attached or multi-family principal structures separated by common area.

Staff notes that the smaller lots are consistent with the lot area/width for other developments in the City. The City did approve a similar lot area/width in the Ravinia and Bass Lake Crossing developments.

The applicant is requesting that the maximum building height be increased to allow a 55-foot 4-story senior co-op and approximately a 42-foot 3-story market rate apartment. The building height for these structures exceed the allowed building height for the zoning district and the shoreland overlay.

Additionally, there is an accessory structure (a pickle ball court) proposed within the front yard setback of the Applewood senior co-op lot. This requires PUD flexibility to be allowed in the current location. Staff is concerned about the location of this facility in the front yard due to safety concerns and recommends that it be shifted to a side or rear yard. However, if it cannot be relocated we recommend that it be required to meet the minimum front yard setbacks.

• The Planning Commission may wish to discuss this feature.

The developer is requesting side yard setback flexibility to allow a minimum of 10 feet between buildings. The previous Council has discussed the single-family district standards at a July 25, 2019 work session and the consensus was to maintain a minimum of 15 feet between buildings. However, staff notes that the Bass Lake Crossing development does have the smaller setbacks requested by the applicant. Staff recommends that the 15 feet separation be maintained, but the Planning Commission could find that a smaller setback similar to the adjacent neighborhood is appropriate and modify the approving resolution.

#### Fences

The applicant is proposing a fence on the daycare lot to the east of the principal structure. The fence is proposed to be six-foot-tall ornamental fence which will enclose a recreation area for the daycare. The northeast corner of the fence and the south portion of the fence are located within the required front yard setback for the principal structure and exceed the four-foot height allowed within that area.

![](_page_88_Picture_0.jpeg)

This is an area which requires PUD flexibility. Staff does not support the request for PUD flexibility in the front yard on the northeast corner and recommends that the fence be reconfigured to comply with the setback requirements in this area.

#### **Retaining Walls**

The applicant is proposing a number of retaining walls to achieve the desired grading on the site, some of which are located in the proposed right-of-way. The retaining walls located in the right-of-way shall be moved outside of the City right-of-way. Some of the retaining walls are quite large with the largest at a height of 9 feet. Engineering will need to review certified designs for all the walls that exceed four feet in height.

#### Utilities

The City Engineer's memo provides detailed utility comments. This project will extend municipal sewer and water through the site.

The City ordinance requires developers to stub sanitary sewer, water and streets to the property line, which means development of this infrastructure makes development possible for adjacent properties.

The developer is proposing to dedicate a 0.30-acre parcel, shown as Lot 3, Block 2 on the eastern boundary of the plat, to allow for construction of a City owned, operated and maintained booster station. The booster station is needed for continued and expanding water service to the residents of the City. Staff views the dedication of this land for a booster station as a PUD benefit.

#### Transportation

The plan shows a 60-foot right-of-way with a 30-foot street section for 74<sup>th</sup> Avenue and the new culde-sac street. A 26-foot private drive is proposed to serve the senior co-op and market rate apartments. Improvements are proposed to the intersection of 74<sup>th</sup> Avenue and County Road 10 including a dedicated eastbound left turn lane and westbound right turn lane on County Road 10.

Additionally, a 20-foot fire lane is proposed which wraps around the north and east sides of the senior co-op building. The eastern portion of the fire lane is located within an existing Metropolitan Council access easement. The applicant has been working with the Metropolitan Council to revise the existing easement to include new language allowing joint access through the area. A condition has been included in the draft resolution that the city will require a letter from the Metropolitan Council agreeing to the easement changes.

The access provided for the daycare and memory care uses is proposed to be a shared access on the daycare lot. A shared access and maintenance easement agreement will be required with a final plat application and has been included as a condition of approval.

Additionally, the private drive and shared access are not aligned to create a safer intersection. The City Engineer recommends aligning the access points for shared access and the private drive to provide a safer intersection for both entrances. The offset access points are a concern for potential

![](_page_89_Picture_0.jpeg)

conflicts and pedestrian safety. Both drivers and pedestrians maneuvering at this intersection would have vehicles entering 74th Avenue from multiple points which increases the potential of conflict. The applicant has stated that they have looked at realigning the access points but cannot make the change without significant changes to the plan. We have not included this as a condition in the draft resolution

• The Planning Commission may wish to discuss if the access points should be required to align.

The City Engineer's memo provides more detailed transportation comments. The draft resolutions require compliance with the engineer's memo.

#### Parking

The parking standards in Section 1060.060 Subd. 4 require parking areas to be setback 10 feet from all side and rear lot lines and to be setback equal to the principal structure for the front lot line. The parking areas comply with this standard with the exception of the parking area located south of the building on the daycare lot. The parking area is required to be setback 100 feet or 25 feet with additional landscaping provided as outlined in Section 1060.070, Subd. L. The applicant is proposing to have the parking area setback 50 feet from the southern lot line. Staff supports a reduction in the required parking setback with the condition that additional landscaping is provided to meet the requirement.

All the lots are shown with 90-degree parking stalls. The dimensional requirements require a minimum stall depth of 18 feet 6 inches. The applicant is seeking flexibility to provide all parking stalls with a minimum depth of 18 feet.

The Zoning Ordinance requires two parking spaces per residential unit for single family. The singlefamily villa homes can meet their parking requirements with the attached garage and driveway. All driveways in front of garages must be a minimum of 22 feet long to allow a vehicle to park in front of the garage without conflicting with sidewalks and streets. Additionally, on-street parking will be allowed on one side of the 28-foot wide public street.

The Zoning Ordinance requires two parking spaces per residential unit plus one space for every five units for an apartment. The market rate apartment building contains 84 residential units and will be required to have 185 total parking stalls. The market rate apartment is proposing to provide 112 garage parking stalls and 107 surface parking stalls, with a total of 219 parking stalls being provided. This exceeds the required amount.

The Zoning Ordinance requires 1.5 parking stalls per residential unit for senior housing. The senior co-op building contains 102 units and will be required to have 153 parking stalls. The senior co-op is proposing to provide 121 garage parking stalls and 75 surface parking stalls, with a total of 196 parking stalls being provided. This complies.

The Zoning Ordinance does not specify the number of parking spaces required for a daycare use. As such, planning staff is directed to use the most similar use from the parking requirements or to consult reference materials to determine an appropriate parking requirement for the use. Based on

![](_page_90_Picture_0.jpeg)

staff's research we recommend that the daycare provide one space for each employee plus one space for every six individuals of licensed capacity. The daycare is proposing to provide 43 surface parking stalls. The number of employees and the licensed capacity for the building has not been provided so it unclear at this time if the parking requirements have been met.

The Zoning Ordinance does not specify the number of parking spaces required for a memory care/assisted living use. As such, planning staff is directed to use the most similar use from the parking requirements or to consult reference materials to determine an appropriate parking requirement for the use. Staff recommends that the memory care/assisted living provide four spaces plus one for each 3 beds offered. The memory care/assisted living is proposing to provide 19 surface parking stalls. The number of beds offered has not been provided so staff is unable to determine if the parking requirements have been met.

Use	Parking Requirement	Required Parking	Surface Parking	Underground Parking	Total Parking
Single-Family Villa	2 per unit	24	24	N/A	24
Senior Co-op	1.5 per unit	153	75	121	196
Apartment	2 per unit plus 1 every 5 units	185	107	112	219
Daycare	1 per employee plus 1 per six individuals of capacity	Unknown	43	N/A	43
Assisted Living/Memory Care	4 plus 1 per 3 beds	Unknown	19	N/A	19

The number of parking stalls complies with ordinance requirements.

#### Public Safety

The public safety committee reviewed this request and provided comments related to public safety access. The memo is attached to this report and compliance is included as a condition of approval in the draft resolution.

#### Stormwater

The plans show a number of stormwater ponds on site to comply with City, Watershed and State requirements. Additional details are needed from the applicant to ensure compliance with regulations and manage drainage near adjacent properties during construction.

#### Wetlands

The wetland delineation was approved in 2020 and shows a large wetland in the northeastern section of the site and a smaller wetland in the southeast corner of the site. The applicant is proposing wetland impacts to the wetlands identified in the delineation. The wetland mitigation plan

![](_page_91_Picture_0.jpeg)

must be approved prior to submittal of the final PUD. This has been included as a condition of approval.

Section 1050.010 of the Zoning Ordinance establishes standards for the wetland overlay district. This includes establishment of wetland buffer strips with an average buffer width of 25 feet plus a 15-foot structure setback from the buffer. Wetland buffer signs are required to be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. The plans need to be revised to show the 15-foot structure setback from the buffer and to show wetland buffer monuments consistent with the ordinance standards. A wetland buffer planting and maintenance plan must be submitted for review and approval by the City.

The 15-foot structure setback is reduced to 5 feet for roads and parking lots. Trails that serve an interpretive function are exempt from the setback requirement but must be located outside of the buffer. It appears that there is a conflict with the northwest corner of the fire lane where is appears to encroach within the structure setback. The applicant should use wetland buffer averaging to provide the minimum width in this location and to provide additional width in areas with no conflicts. This will allow the fire lane to remain in the same location.

#### Floodplain

Section 1050.030 of the City Code establishes the floodplain standards and the Comprehensive Plan shows a floodplain area in the northeastern portion of the site generally in the area of Cook Lake and the large wetland. The FEMA floodplain boundary is shown on the preliminary plat. No impacts are proposed.

#### Natural Resources

The Comprehensive Plan includes a Natural Resource Inventory Areas map (Map 1-7) that shows a high-quality maple/basswood forest and a rare species occurrence and an Ecologically Significant Natural Areas map (Map 1-12) that shows a small mixed emergent marsh.

The City does not have a tree preservation ordinance. However, the applicant did provide a tree preservation plan which shows 11% of the woodland areas on site being preserved. These trees are located within the high-quality maple/basswood forest identified on the Natural Resource Inventory Areas map.

#### Landscaping

The applicant is required to provide one overstory tree for each dwelling unit for the single-family villas, apartment and senior co-op. For the non-residential uses including the daycare and memory care the applicant is required to provide one overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater and One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater. The overstory trees may be substituted with understory or ornamental trees at a ratio of 3 to 1. The table below indicates the landscaping required for each site and the landscaping provided.

![](_page_92_Picture_0.jpeg)

Use	Trees	Trees	Shrubs	Shrubs
	Required	Provided	Required	Provided
Single Family Villas	12	29	0	0
Senior Co-op	102	100	0	485
Apartment	84	108	0	198
Daycare	22	26	43	48
Memory Care	24	29	69	65
Total	244	292	112	796

The applicant should revise the landscape plan to indicate the correct number of plantings required and the correct number of plantings provided for each individual site and the overall landscape plan as the numbers are inconsistent and do not match.

A setback reduction from 100 feet to 50 feet is requested as allowed by Section 1060 of the Zoning ordinance along the south lot line of the daycare and memory care, which allows the reduction by right if additional landscaping is provided. The ordinance requires 1 overstory deciduous tree, 1 overstory coniferous tree, 2 ornamental trees, and 10 understory shrubs per 100 ft. of the project site where the reduction is requested. This is in addition to the site landscaping required as shown above. This would require an additional 3 overstory deciduous trees, 3 overstory coniferous trees, 6 ornamental trees and 30 shrubs each for the daycare site and the memory care site. The plans need to be revised to show these additional buffer plantings.

#### Building Design Standards

The applicant has provided building renderings and elevations for the proposed structures. The City has adopted design standards as part of the Zoning Ordinance and guidelines as part of the *Southeast District Plan and Design Guidelines*. The developer will be required to show compliance with these standards or request PUD flexibility. The Southeast District guidelines are not included in this report as staff does not have enough information regarding the buildings to accurately evaluate the consistency of the structures with the guidelines. This will be evaluated with the final PUD.

The single-family villa renderings are sample products from M/I Homes and vary from 1,734 – 1,935 square feet and all include 2-car garages. All the single-family villas are subject to the following standards listed in Section 1040.040, Subd 8:

#### A. Front Elevation:

1. Definition:

*i.* For the purpose of this Section, front elevation shall be the elevation facing the front lot line on the street of the mailing address for the property when the property has more than one front lot line.

2. Materials used:

*i.* The front elevation shall have material consisting of brick, stone, stucco, fiber cement board, redwood, cedar or other similar materials. A minimum of two different materials is required, except that brick may be used on the entire elevation.

*ii.* Vinyl siding is permitted when combined with the materials listed in Subd. 8.A.2.*i* of this Section. A minimum of 3 different variations in color, style and/or material is required. For example, if vinyl siding is used, the home shall have

![](_page_93_Picture_0.jpeg)

combination of each lap, shake or board and batten plus brick or stone. The percentage of each used material/style of materials used shall be shown on the plans.

*iii.* Except for brick, stucco and/or natural or artificial stone, the front elevation shall have no more than 75% of one type of exterior finish. The percentage of materials used shall be shown on the plans.

3. Architectural Elements:

*i.* The front elevation façade shall consist of doors, windows and variations of the wall face with the use of pilasters or columns, wainscots, canopies or other architectural elements.

4. Design:

*i.* Front elevations shall be varied with a minimum of five different styles provided in the development.

ii. Homes in proximity to each other shall not look alike in terms of the combination of color of siding, accent and roofing materials. The home under consideration will be compared to the two homes on each side and to the three homes directly facing it.

#### B. Garages:

 The garage shall not comprise more than 55 percent of the viewable ground floor street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and not on a measurement of the garage door or doors only. Corner lots are exempt from this requirement on one street elevation.
 Garage doors shall be architecturally styled (this includes details such as raised panels, accent color, windows, etc.) to match the exterior design of the home.

#### C. Roof:

1. Roofing materials including asphalt shingles, wood shingles (including shake), concrete, clay, ceramic tile roofs or residential steel roofing material (with hidden fasteners) are required on all roofs.

2. Overhangs must be a minimum of 12 inches.

#### D. Other Elevations:

1. Equal architectural treatment on all sides of the building (materials, articulation, etc.) shall be used for all new residential construction when located on or visible from a street or public park. Each elevation facing a street or public park should use a minimum of 2 different materials and/or styles compatible with the front elevation as described in this Section. All other elevations shall make a good faith effort to demonstrate that elements of the front elevation have been considered for incorporation on these elevations.

2. Each side elevation shall have at least one window or door opening. 3. A maximum of 18 inches of the foundation wall may be exposed on any elevation.

The applicant provided renderings but did not provide elevations with materials percentages indicates and staff is unable to determine compliance with a majority of the ordinance standards. The applicant indicated that they are only requesting flexibility from the side yard setbacks, do not require flexibility from the requirements in Section 1040.040, Subd 8 (B) and will comply with all other design standards. Staff has included a condition in the draft resolution that elevations with material percentages will be required with the Final PUD to ensure compliance with the code standards.

![](_page_94_Picture_0.jpeg)

The Applewood senior co-op building is 4-stories and has a building footprint of 49,846 square feet and the market rate apartment building is 3-stories and has a building footprint of 38,959 square feet. Both are subject to the standards for apartments listed in Section 1040.070, Subd. 8 as follows:

A. Unit Size: Floor Area: Five hundred (500) square foot minimum floor area for efficiency apartment units. Minimum eight hundred (800) square feet for a one-bedroom unit plus one hundred (100) square feet for each additional bedroom. Seven hundred (700) square foot minimum floor area for one-bedroom apartment dwelling units in retirement housing developments, plus one hundred (100) square feet for each additional bedroom. Garages, breezeways and porch floor spaces shall not be credited in determining the required floor area of units

B. Parking: The design and maintenance of off street parking areas and the required number of parking spaces shall be in accordance with Section 1060.060 of this title. Private driveways for garages in townhouse developments shall be a minimum of twenty feet (20') in length to allow vehicle parking on the driveway.

C. Trash Handling and Recycling: All trash, recyclable materials, and trash and recyclable materials handling equipment shall be stored within the principal structure, totally screened from public view by the principal building, or stored within an accessory structure constructed of building materials compatible with the principal structure, enclosed by a roof, and readily served through swinging doors.

D. On Site Screening: All mechanical equipment, utility meters, storage and service areas and similar features shall be completely screened from the eye level view from adjacent properties and public streets, or designed to be compatible with the architectural treatment of the principal structure.

*E.* Building Design and Materials-Multi-family (stacked): All buildings shall be designed to accomplish the goals and policies of the comprehensive plan. Building materials shall be attractive in appearance, durable, and of a quality which is both compatible with adjacent structures and consistent with the City's standards for the district in which it is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes and rooflines, or other architectural features in the overall architectural concept.

a. Major exterior surfaces on all walls facing a public street, park or open space shall include a minimum of fifty percent (50%) of the combined area of all building facades of a structure shall contain following permitted major exterior materials: face brick (glazed or unglazed), clay faced tile, stone masonry (granite, limestone, marble, slate, sandstone, or quartzite).

2. Accent materials may include: finished texture stucco (cement or synthetic), natural or cultured stone, exterior finished wood siding (painted, stained, or weather sealed), exterior finished metal siding (factory finished), exterior finished vinyl siding or fiber

![](_page_95_Picture_0.jpeg)

cement siding in lap or panel design (color impregnated or painted). Panel seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can either be filled, covered with accent material or some other method to make seam lines invisible. Accenting materials and design shall be included on all facades.

3. All building and roofing materials shall meet current accepted industry standards, and tolerances, and shall be subject to review and approval by the City for quality, durability, and aesthetic appeal. The applicant shall submit to the City product samples, color building elevations, and associated drawings which illustrate the construction techniques to be used in the installation of such materials.

4. If complementary building styles, materials, and color schemes are proposed for a development, the developer shall submit to the City a plan showing the distribution of the styles, materials, and colors throughout the development.

5. All townhome designs shall comply with the standards in Section 1040, Subd. 9 (RMF-1 Design Requirements).

F. Parking Lot Screening:

1. The light from automobile headlights and other sources shall be screened whenever it may be directed onto residential windows.

2. When required parking areas abut any residential district, the edge nearest the lot line shall be completely screened to a height of at least three and one-half feet (31/2') above the parking grade. Such screening shall either be constructed of durable building materials designed in harmony with the principal structure or accomplished through use of earth mounds and/or landscape materials as approved.

3. When the design of the site is such that parking occurs in the front yard, a minimum of ten feet (10') landscaped area shall be provided between parking and building, in addition to the required setbacks.

*G.* Recreational Facilities: On site recreational facilities, such as swimming pools, tennis courts, play equipment, walking trails, gardens, and basketball courts, that are suitable for the projected population of the development shall be provided when the nearest public park is more than one-half (1/2) mile or across a thoroughfare or arterial roadway from the development.

*H.* Common Areas. The following minimum requirements shall be observed in the RMF-3 district governing common areas:

1. Ownership: All common areas within an RMF-3 development not dedicated to the public including, but not limited to, open space, driveways, private drives, parking areas, play areas, etc., shall be owned in one of the following manners:

![](_page_96_Picture_0.jpeg)

a. Condominium ownership pursuant to Minnesota statutes 515A.1-106.

b. Twinhome or townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area.

2. Homeowners' Association: A homeowners' association shall be established for all townhome developments within the RMF district, subject to review and approval of the City attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than one individual property owner having interest within the development.

Staff does not have enough information to determine compliance with these standards.

The applicant provided a building rendering and elevation with a material table for the Applewood senior co-op which includes materials consistent with the ordinance standards. However, no percentages were included so staff in unable to determine compliance with the standards. A condition has been included in the draft resolution to provide the additional information.

The applicant provided example renderings for the market rate apartment. No final design has been provided for the apartment building. Providing a final design with materials and percentages has been included as a condition in the draft resolution.

The applicant provided colored building elevations for the daycare which show a combination of stone veneer, composite wood shake siding and prefinished metal coping in earth tone colors. No material percentages were provided with the building elevations. A condition has been included in the resolution for final architectural design with materials percentages to be included with the final PUD application.

The applicant provided colored building elevation for the memory care which uses cultured sone veneer, LP lap siding and LP shake siding as building materials with earth tone and blue colors. No material percentages were provided with the building elevations. A condition has been included in the resolution for final architectural design with materials percentages to be included with the final PUD application.

#### Lighting

The applicant provided a photometric lighting plan which shows the proposed streetlight locations and illumination levels for the site. No lighting details were provided by the applicant. Street lighting will be provided by Wright Hennepin Electric. Cut sheets for the proposed street lighting shall be provided to the City to ensure compliance with City standards. Streetlights are generally located on the sidewalk side of the street.

![](_page_97_Picture_0.jpeg)

#### Signage

Chapter 84 of the City Code regulates signage. The applicant is showing signage in the following locations:

- At the NW corner of 74<sup>th</sup> Avenue and County Road 10. This is indicated as a Corcoran gateway sign
- One monument sign on each side of the shared access for the daycare and memory care
- One monument sign on each side of the private drive which leads to the apartment and senior co-op

![](_page_97_Picture_6.jpeg)

![](_page_97_Picture_7.jpeg)

Section 84.05 of the City Code allows two 32-square-foot signs at the primary entrance of a subdivision or medium and highdensity apartments and one 16 square-foot sign at a secondary entrance. Non-residential uses (daycare and memory care) are allowed one 32-square-foot sign each with a maximum height of six feet. The applicant has provided examples of the sign design but has not designed the individual signs as of the date of the report and no PUD flexibility is requested.

Staff recommends approval of the monument signs at the shared drive on the north and south of 74<sup>th</sup> Avenue and the gateway sign at the corner of County Road 10 and 74<sup>th</sup> Avenue. PUD flexibility would be required for the gateway sign depending on the ultimate design and could be approved with the PUD final development plan and is considered one of the PUD benefits. The City and developer should work together on this sign.

The ordinance requires signs to be set back 10 feet from the property line and outside the sight visibility triangle. The applicant must show compliance with these setback requirements when the building permit is requested.

#### Trails and Sidewalks

The 2040 Parks and Trails Plan map shows an off-road trail that runs along the western property line abutting the Bass Lake Crossing development and an on-road trail that runs along County Road 10.

The on-road trail will be constructed when the improvements to County Road 10 are completed by Hennepin County.

The off-road trail was constructed with the Bass Lake Crossing development and an easement was put in place for a portion of the trail on the Cook Lake property. The proposed Cook Lake Highlands site plan would require the southern portion of the existing off-road trail be removed and reconstructed as a trail along the cul-de-sac serving the proposed single-family villa homes. The trail would reconnect with the off-road trail at the end of the cul-de-sac roughly two-thirds of the way up the property line.

![](_page_98_Picture_0.jpeg)

![](_page_98_Figure_1.jpeg)

The Parks Commission was not supportive of the request to realign the trail. Without the realignment of the trail it is likely that larger plan changes are needed to shift the villa lots to the east or to remove the lots in conflict with the existing trail which appear to be lots 8-11 as shown below.

![](_page_99_Picture_0.jpeg)

![](_page_99_Picture_1.jpeg)

City policy is to require an 8-foot wide trail in a 20-foot easement for off-road trails and give credit for the area of off-road trails shown on the Comprehensive Plan. In this case the easement is already in place and the actions taken would be to vacate a portion of the easement and move a portion of the easement to match the new trail alignment so no park dedication credit would be given.

A private sidewalk connection to the off-road trail is proposed which runs east from the cul-de-sac and connects to the private drive running between the market rate apartments and the senior co-op.

A sidewalk is shown on the south side of 74<sup>th</sup> Avenue which continues until the intersection with the Maple Grove street connection. The sidewalk should continue south to County Road 10.

![](_page_100_Picture_0.jpeg)

The applicant is working with the City of Corcoran, the City of Maple Grove and the Metropolitan Council to provide a trail connection which crosses the boundary between the two cities near the booster station.

Trails will be maintained by the City according to City trail policy and sidewalks will be maintained by building management or homeowners.

#### Park Dedication Calculation

The Comprehensive Plan does not indicate any parks in the area and the applicant is not proposing any parks. Under the current ordinance, park dedication of land is required at 28% of the net predevelopment area for Mixed Residential land. Park dedication is only taken for newly created lots. The ordinance would require 5.98 acres of park dedication for the 21.34 acres being platted.

Park dedication credits would be given for any trail easements taken for off road trails shown on the Comprehensive Plan. As noted above the trail easement for this plat would not receive park dedication.

Where no park land is shown on the Comprehensive Plan, the City should take cash-in-lieu of land. For residential developments, the current cash in lieu of land fee has been calculated based on the per capita share of park system costs at \$4,628 per single family unit, \$3,141 per multi family unit and \$4,498 per commercial and industrial unit. Because no trail easements are being dedicated and staff does not recommend this site for a park, the full cash-in lieu of land fee is required. The calculations below outline the park dedication fees for each use based on the current plan:

12 villas x \$4,628 = \$55,536 102 senior living x \$3,141 = \$320,382 84 apartment units x \$3,141 = \$263,844 1 memory care facility x \$4,498 = \$4,498 1 daycare facility x \$4,498 = \$4,498 **TOTAL = \$648,758** 

The final park dedication calculation will be based on final land area calculations and the fee schedule in place at the time of release of the final plat.

#### Preliminary Plat

The preliminary plat is for 16 lots and 5 outlots. The applicant has requested PUD flexibility from various requirements as noted earlier in the PUD section of the staff report. The approval conditions recommended in this staff report and draft resolutions will likely result in changes to the site plan layout.

The site plan includes a ghost plat of the Ebert property located to the southwest to ensure that the proposed street stub will allow for a future extension.

![](_page_101_Picture_0.jpeg)

#### **Conclusion**

The City has a high level of discretion in approving or denying a PUD. The Commission must find that that purpose and intent of the PUD as outlined in the ordinance have been met. This is significant project that provides a mix of uses that are not currently available in the City and offers public infrastructure improvements and coordination that exceeds what would be found in a standard subdivision.

Staff has drafted resolutions with conditions that would require changes we believe would be necessary to meet City standards. Significant site plan changes are needed to address the conditions, most notable is the location of the existing trail. However, we have also prepared a resolution for denial if the Planning Commission believes that the purpose and intent of the PUD is not met.

#### 5. Recommendation

The Planning Commission has two options:

- A. If the Commission finds that the intent of the PUD has been met, move to recommend approval of the following:
  - i. Ordinance rezoning to PUD
  - ii. Resolution approving findings of fact for rezoning
  - iii. Resolution approving preliminary PUD development plan
- iv. Resolution approving preliminary plat

#### Or

B. If the Commission find that the intent of the PUD has not been met, move to recommend approval of the Resolution denying the request.

#### **Attachments**

- 1. Ordinance rezoning to PUD
- 2. Resolution approving findings of fact for rezoning
- 3. Resolution approving preliminary PUD development plan
- 4. Resolution approving preliminary plat
- 5. Resolution denying the request
- 6. Site Location Map
- 7. Engineer's Memo dated February 23, 2021
- 8. Public Safety memo dated January 13, 2021
- 9. Hennepin County memo dated February 5, 2021
- 10. Applicant's Narrative dated February 12, 2021
- 11. Plan drawings dated February 5, 2021
- 12. Building and Elevation Drawings dated February 12, 2021
- 13. Public Comments Received

#### ORDINANCE NO. 2021-\_\_\_

#### Motion By: Seconded By:

#### AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 20-047)

THE CITY OF CORCORAN ORDAINS:

**Section 1.** <u>Amendment of the City Code</u>. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from Mixed Residential (RMF-2) to Planned Unit Development (PUD), legally described as follows:

#### See Attachment A

**Section 2**. <u>Effective Date</u>. This amendment shall take effect upon adoption of the resolution approving the final PUD development plan for this project.

#### VOTING AYE McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy

Schultz, Alan

VOTING NAY McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

#### ORDINANCE NO. 2021-\_\_\_

#### ATTACHMENT A

All that part of Section 25, Township 199, Range 23, Hennepin County, Minnesota, described as follow:

All that part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North of County Road No. 10; the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and commencing at the Northwest corner of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23 Hennepin County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.

#### Motion By: Seconded By:

#### APPROVING FINDINGS OF FACT FOR REZONING FOR 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 20-047)

WHEREAS, Beth Hustad of Trek Development Inc. ("the applicant") has requested approval to rezone 27.31 acres legally described as follows:

#### See Attachment A

WHEREAS, the Planning Commission has reviewed the request at a duly called Public Hearing and recommends approval, and;

WHEREAS, the City Council has adopted an ordinance rezoning the affected parcels from Mixed Residential (RMF-2) to Planned Unit Development (PUD);

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does support the request of Trek Development Inc. for the reclassification of the property, based on the following findings and conditions:

1. The planned unit development is not in conflict with the Comprehensive Plan. The proposed pre-development net density is 9.27 units per acre. The Comprehensive Plan notes that the City calculates net density (gross land area - wetlands and land below the 100-year OHWL) to ensure compliance with the Comprehensive Plan goals. This is the calculation that the City has used for other development reviews in Corcoran. The net density is consistent with the 8-10 units per acre that is expected in the Mixed Residential land use classification however, staff notes that this results in a post-development net density of 12.12 units per acre.

Staff believes that the applicant accurately calculated density based on the definition in the Zoning Ordinance.

The plan incorporates the trail and street connections anticipated within the site and preserves significant portions of the existing natural resources on site.

2. The planned development of a 102-unit senior living cooperative, an 84-unit market rate apartment building, 12 single family residential villa lots, a 12,987 square foot child care and early education facility and a 20,781 square foot assisted living and memory care facility is consistent with the intent of the RMF-2 district and the Comprehensive Plan goals to provide a variety of housing options. The applicant is requesting approval of PUD zoning for design flexibility to allow for modification to the building height, provide a mix of lot sizes and reduced setbacks for this development at a density consistent with the Comprehensive Plan.

- The development is not in conflict with other applicable provisions of the zoning ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the developer will provide additional landscape, an increased ROW for County Road 10, land for a future booster station and the opportunity for a "Welcome to Corcoran" sign.
- 4. The planned development is feasible without dependence upon any other subsequent phase. The project will be completed in a single phase.
- 5. The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing public trails and sidewalks along with some private trails. The development includes the construction of all public infrastructure needed to serve this site at the developer's expense.
- 6. The planned development is a mixed residential development developed consistent with the Comprehensive Plan and, therefore, will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.
- 7. The PUD would provide quality building design, install and provide streets, utilities and public facilities that may not otherwise be installed. The development will meet the City's density goals while preserving high quality natural resources, providing trails, a park and quality architecture..

VC	TING AYE
	McKee, Tom
	Bottema, Jon
	Thomas, Manoj
	Nichols, Jeremy
	Schultz, Alan

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McKee, Tom
 Bottema, Jon
 Thomas, Manoj
 Nichols, Jeremy
 Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

#### ATTACHMENT A

All that part of Section 25, Township 199, Range 23, Hennepin County, Minnesota, described as follow:

All that part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North of County Road No. 10; the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and commencing at the Northwest corner of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23 Hennepin County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 168.59 feet of 50.50 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.

#### Motion By: Seconded By:

#### APPROVING PRELIMINARY PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 20-047)

WHEREAS, Beth Hustad of Trek Development Inc. ("the applicant") has requested approval of "Cook Lake Highlands" a mixed-use subdivision on property legally described as follows:

#### See Attachment A

WHEREAS, the Planning Commission has reviewed the plan at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request, subject to the following conditions:

- 1. A preliminary PUD development plan is approved to create 16 lots and 5 outlots for "Cook Lake Highlands", in accordance with the plans and application received by the City on December 15, 2020 and revisions received on December 31, 2020, January 4, 2021, February 5, 2021 and February 12, 2021, except as amended by this resolution.
- 2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat.
- 3. The applicant shall comply with all requirements of the Public Safety memo, dated January 13, 2021.
- 4. The applicant shall comply with all requirements of the City Engineer's memo, dated February 23, 2021.
- 5. The applicant shall comply with all requirements of the Hennepin County memo dated February 5, 2021.
- 6. The preliminary PUD development plan is approved based on the finding that the proposed project is consistent with the City's Comprehensive Plan.
- 7. The shoreland overlay district boundary must be clearly shown on the site plans.
- 8. Drainage and utility easements should be shown on the perimeter of each lot and should cover Outlot A, B and E.
- 9. PUD flexibility is granted to establish the following lot standards for this development:
|  | RMF-2 District<br>Standards |              | Shoreland<br>Overlay<br>Standards | Proposed PUD Standards     |                 |                           |   |   |
|--|-----------------------------|--------------|-----------------------------------|----------------------------|-----------------|---------------------------|---|---|
|  | Single<br>Family            | Apartment    | All uses                          | Single<br>Family<br>Villas | Senior<br>Co-op | Market Rate<br>Apartments | Daycare                                   | Memory<br>Care                            |
| Minimum Lot<br>Area                        | 6,000 sq.<br>ft.            | 1 acre       | 20,000 sq.<br>ft.                 | 6,750<br>sq. ft.           | 4.47<br>acres   | 3.56 acres                | 1.88 acres                                | 2.14 acres                                |
| Minimum lot<br>width                       | 60 feet                     | 100 feet     | 125 feet                          | 50 feet                    | <125 feet       | <125 feet                 | <125 feet                                 | <125 feet                                 |
| Minimum Princ                              | ipal Structu                | re Setbacks: |                                   |                            |                 |                           |   |   |
| Front, From<br>Major<br>Roadways*          | 100 feet                    | 100 feet     | N/A                               | N/A                        | N/A             | N/A                       | 100 feet (60<br>feet with<br>landscaping) | 100 feet (60<br>feet with<br>landscaping) |
| Front, From<br>all other<br>streets        | 25 feet                     | 25 feet      | N/A                               | 25 feet                    | 25 feet         | 25 feet                   | 25 feet                                   | 25 feet                                   |
| Side                                       | 10 feet                     | 30 feet      | N/A                               | 5 feet                     | 30 feet         | 30 feet                   | 30 feet                                   | 30 feet                                   |
| Rear                                       | 25 feet                     | 25 feet      | N/A                               | 30 feet                    | 25 feet         | 25 feet                   | 25 feet                                   | 25 feet                                   |
| Maximum<br>Principal<br>Building<br>Height | 35 feet                     | 35 feet      | 25 feet                           | 35 feet                    | 55 feet         | 42 feet                   | 22 feet                                   | ~23 feet                                  |

\*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan. \*\*Internal: 20 feet between attached or multi-family principal structures separated by common area.

- 10. PUD flexibility is granted to allow an increased impervious surface percentage of 44% for the entire site.
- 11. The accessory structure located in the front yard setback of the senior co-op lot should moved to a side or rear yard or moved outside the front yard setback if alternate locations are not feasible.
- 12. All garages must have a minimum 22-foot wide parking area between the garage and right-of-way that does not overlap into sidewalks, drives or streets.
- 13. Driveways may not encroach in the drainage and utility easements on the side yards.
- 14. The existing trail built with "Bass Lake Crossing" shall remain in place. Plans should be revised to remove conflicts with the existing trail.

# Architectural and Design standards

- 15. The applicant shall provide elevations including the material details and percentages for the single-family villas, apartment, senior co-op, daycare and memory care with the final PUD plan application.
- 16. The applicant must submit a color palette and material sample board to ensure compliance with Section 1040.040, Subd. 8 (A)4 for the single-family villa and with Section 1040.070, Subd. 8 for the apartment and senior co-op.

# Landscaping and Lighting

- 17. The applicant shall finalize the fixtures proposed in the submittal and provide detailed specifications that demonstrate compliance with 1060.040 (Lighting) of the Zoning Ordinance for the project.
- 18. The applicant shall revise plans to include the required number of trees on the senior coop lot and the required number of shrubs on the memory care lot.
- 19. The applicant shall revise the tables shown on each landscape sheet to correctly identify the landscape requirement for each site.
- 20. The applicant shall provide the required 1 overstory deciduous tree, 1 overstory coniferous tree, 2 ornamental trees, and 10 understory shrubs per 100 ft. of the project site on the southern lot line of the daycare and memory care lots. This is in addition to the minimum landscaping required on each lot.
- 21. Any request to for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

# Signage and Fencing

- 22. Signage is approved in the following locations:
  - a. A project sign on each side of the shared access entrance for the apartment/co-op (one per lot).
  - b. A project sign on each side of the shared access entrance for the daycare/memory care (one per lot).
  - c. A Corcoran Gateway sign at the corner of 74<sup>th</sup> Avenue/ CR 10 with a final design and size to be determined by the City Council.
- 23. The applicant shall provide details including size, height, material, lighting and design for each of the project signs with the final PUD.
- 24. Signs must be set back 10 feet from the property line and outside the sight visibility triangle.
- 25. Sign permits will be required prior to construction of any signs.
- 26. The plans should be revised to remove the fence encroachments into the front yard setback on the east and northern lot lines of the daycare on Lot 1, Block 1.
- 27. PUD flexibility is granted to allow a six-foot-tall ornamental fence within the required front yard on the south lot line for the daycare on Lot 1, Block 1.

# Wetlands

- 28. The wetland mitigation plan must be approved prior to submittal of the final PUD application.
- 29. A wetland buffer planting plan and maintenance plan must be submitted for review and approval by the City.
- 30. The plans should be revised to show the 15-foot structure setback and the 5-foot setback for roads and parking lots from the wetland buffer.
- 31. The wetland buffer should be averaged to provide a minimum width where the fire lane conflicts with the structure setback.
- 32. The plans should be revised to show wetland buffer monuments where the wetland buffer crosses a lot line, where needed to indicate the contour of the buffer and with a maximum spacing of 200 feet.
- 33. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
  - a. Wetland signs shall be purchased from the City.
  - b. The final locations must be inspected and approved by City staff.
  - c. Monuments and signs shall be installed prior to approval of the building permit.

# Streets, Parking and Utilities

- 34. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections and fire lane signage.
- 35. A letter or easement document for approval of the fire lane location within the existing Metropolitan Council easement should be provided to the City with the final PUD.
- 36. The shared access for Lot 1 and 2, Block 1 requires a shared access easement agreement. A copy of this easement agreement should be provided to the City with the final PUD.
- 37. No parking is allowed on the private drive.
- 38. The HOA documents shall provide a mechanism for maintenance of the private drive in perpetuity.
- 39. Utilities shall be stubbed to the property lines for future extension to adjacent properties. The stubs shall be at the developer's expense.
- 40. All utility facilities shall be located underground.
- 41. PUD flexibility is granted to allow 18-foot deep parking stalls where 18.5 feet is required.

# Park Dedication

- 42. Park Dedication will be satisfied by cash-in-lieu of land, subject to the following conditions:
  - a. Park dedication shall be subject to park dedication fees in place when the final plat is released for recording.

# Miscellaneous

- 43. The sidewalk on the south side of 74<sup>th</sup> Avenue should extend to County Road 10.
- 44. The existing trail shall remain in the current location.
- 45. The developer shall deed Lot 3, Block 2 to the City of Corcoran.
- 46. The final plat and final PUD plan application shall be consistent with the conditions of this resolution.
- 47. The applicant shall provide copies of the final HOA documents/covenants for City review as part of the final PUD application.

VOTING AYE
McKee, Tom
🗌 Bottema, Jon
🗌 Thomas, Manoj
Nichols, Jeremy
Schultz, Alan

<u>v(</u>	<u>DTING NAY</u>
	McKee, Tom
	Bottema, Jon
	Thomas, Manoj
	Nichols, Jeremy
	Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

# ATTACHMENT A

All that part of Section 25, Township 199, Range 23, Hennepin County, Minnesota, described as follow:

All that part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North of County Road No. 10; the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and commencing at the Northwest corner of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23 Hennepin County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 168.59 feet of 99 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.

# Motion By: Seconded By:

# APPROVING PRELIMINARY PLAT FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 20-047)

WHEREAS, Beth Hustad of Trek Development Inc. ("the applicant") has requested approval of "Cook Lake Highlands" a mixed-use subdivision on property legally described as follows:

# See Attachment A

WHEREAS, the Planning Commission has reviewed the plan at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request for a preliminary plat, subject to the following conditions:

- 1. A preliminary plat is approved to create 16 lots and 5 outlots for "Cook Lake Highlands", in accordance with the plans and application received by the City on December 15, 2020 and revisions received on December 31, 2020, January 4, 2021, February 5, 2021 and February 12, 2021, except as amended by this resolution.
- 2. Approval is contingent upon City Council approval of the preliminary PUD development plan for Cook Lake Highlands. The developer shall comply with all conditions of preliminary PUD development plan approval (Resolution 2021-\_\_).
- 3. Park dedication is due as required by the PUD approvals, prior to release of the final plat for recording.
- 4. The applicant shall comply with all requirements of the City Engineer's memo, dated February 23, 2020.
- 5. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of a final plat.

VOTING AYE McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy Schultz, Alan

VOTING NAY McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

# ATTACHMENT A

All that part of Section 25, Township 199, Range 23, Hennepin County, Minnesota, described as follow:

All that part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North of County Road No. 10; the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and commencing at the Northwest corner of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23 Hennepin County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 168.59 feet of 99 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West line of the East 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.

# Motion By: Seconded By:

# A RESOLUTION TO DENY THE REQUEST FOR REZONING, PRELIMINARY PLAT AND PRELIMINARY PUD PLAN FOR 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 20-047)

WHEREAS, Beth Hustad of Trek Development Inc. ("the applicant") has requested approval to rezone 27.31 acres legally described as follows:

# See Attachment A

WHEREAS, the Planning Commission has reviewed the request at a duly called Public Hearing and recommends denial, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does deny the request for a rezoning, based on the following findings:

- 1. The planned unit development is in conflict with the Comprehensive Plan. The proposed pre-development net density is 9.27 units per acre when using only the acreage intended for residential uses. The property should be within the 8-10 units per acre expected in the Mixed Residential land use classification. However, the City Council believes the project is still too dense.
- 2. The planned development of a 102-unit senior living cooperative, an 84-unit market rate apartment building, 12 single family residential villa lots, a 12,987 square foot child care and early education facility and a 20,781 square foot assisted living and memory care facility is consistent with the intent of the RMF-2 district and the Comprehensive Plan goals to provide a variety of housing options. However, the applicant is seeking extensive flexibility from the Zoning Ordinance standards which results in an overcrowding of the site, due to taller buildings, increased impervious surface coverage and reduced setbacks.
- 3. The development is in conflict with other applicable provisions of the zoning ordinance, the developer is seeking a large number of PUD flexibilities as discussed in the staff report. The benefits to the PUD do not balance with the PUD flexibilities being granted and the overall project is not of higher quality than what would be allowed through normal zoning standards.
- 4. The planned development is feasible without dependence upon any other subsequent phase. The project could be completed in a single phase.
- 5. The planned development will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing public trails and sidewalks along with some private trails. The development includes the construction of all public infrastructure needed to serve this site at the developer's expense.

- 6. The planned development is a mixed residential development developed consistent with the Comprehensive Plan but with the given magnitude of the buildings and proximity to adjacent residential will have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.
- 7. While the uses provided within the development are desirable for the community, the overall site design and quality of the development do not create a project that is greater than what could be achieved through the primary zoning regulations. Additionally, it has not been sufficiently demonstrated how the aesthetics of the site have been substantially enhanced.

FURTHER, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does deny the request for a preliminary plat based on the finding that the minimum lot size and side yard setback requirements are not met.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does deny the request for a preliminary PUD plan based on the finding that the rezoning to create a PUD zoning has been denied.

VOTING AYE McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy Schultz, Alan VOTING NAY McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy Schultz, Alan

Whereupon, said Resolution is hereby declared denied on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

# ATTACHMENT A

All that part of Section 25, Township 199, Range 23, Hennepin County, Minnesota, described as follow:

All that part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North of County Road No. 10; the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and commencing at the Northwest corner of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

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То:	Kevin Mattson, PE PW Director	From:	Kent Torve, PE, City Engineer Steve Hegland, PE
Project:	Cook Lake Preliminary Plat/PUD Plan Review	Date:	February 22, 2021

# Exhibits:

This Memorandum is based on a review of the following documents:

- 1. Cook Lake Highlands City Submittal Drawings, Prepared by Civil Site Group, Signed and revision dated 2/5/21
- 2. Stormwater Management Report, Prepared by Civil Site Group, Signed and revison dated 2/5/21
- Preliminary Plat: TREK Corcoran, Prepared by Civil Site Group, Signed and dated 11/10/21

# **Comments:**

General:

- 1. A written response shall be provided for each of the following comments.
- In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
- 3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
- 4. Improvements are shown on adjacent parcels. The applicant shall obtain rights to perform all improvements outside of the plat boundary.
- 5. Lift station access road shall be reviewed and approved by MCES.
- 6. All existing utility easements shall be shown clearly on the plans including all grading and utility sheets.
- 7. The applicant shall show all drainage and utility easements provided with the plat and all platting requirements met per City Code. For example, drainage and utility easements shall be provided along all property lines.
- 8. Drainage and Utility (D&U) blanket easements shall be provided over Outlots A, B, and E.

# **Transportation**

1. We recommend aligning the access points to Block 1 and Block 2 to provide a safer intersection for both Blocks. The offset access points are a concern for potential conflicts and pedestrian safety. Both drivers and pedestrians maneuvering at this intersection

February 22, 2021

Cook Lake Plan Review Kevin Mattson Page 2 of 5

would have vehicles entering 74<sup>th</sup> Ave. from multiple points which increases potential of conflict.

- Additional ROW is dedicated along County Road 10 to facilitate future realignment of the roadway by Hennepin County. The ROW dedication should be reviewed by Hennepin County to confirm it is appropriate.
- 3. The turn lanes into the project site are anticipated to be a City-led project. The developer shall establish an escrow to initiate design and bidding phase.

# Site Plans

- 1. The existing and proposed drainage and utility easements shall be labeled.
- 2. The wetland buffers shall be clearly identified and labeled.

# Grading /Stormwater

# Storm Sewer

- 1. Plans should clearly identify privately owned storm sewer vs. City owned.
- 2. A portion of the runoff is routed to the SE of the site through the City of Maple Grove and treated within stormwater ponds within the City of Maple Grove. The city has begun preliminary conversations with the City of Maple Grove on the implementation of this approach. The City will need to negotiate a stormwater agreement with the City of Maple Grove. Both upfront and maintenance costs in the agreement shall be the responsibility of the developer.
- 3. Easements shall be provided over all storm sewer pipes, including private systems and ponds. Easements shall be shown on the utility plan to ensure they are adequate.
- 4. An additional manhole should be added between CBMH-105 and CBMH-106 to keep stormwater accessible within the roadway and away from sloping up to the building.
- 5. Sumps will be required in the last accessible structure prior to stormwater basins and all storm structures with vertical drops of 18" or greater.
- 6. Rational calculations shall be provided to confirm all pipe sizes and inlet capacities.
- 7. Curb cuts and riprap are identified on the eastern side of the access road as a measure to manage runoff from this area, the response indicated that 6" bit curb would be added but this is not reflected in the grading plan. Curb may be required to be concrete.
- 8. Route the stormwater on the north of the cul-de-sac between Lots 11 and 12 instead of the end of the cul-de-sac. The location of the retaining walls will make any replacement or repair work on the storm sewer extremely difficult.
- 9. Adjust Sheet C4.6 viewport so that annotation is not cut off along eastern edge.

February 22, 2021 Cook Lake Plan Review Kevin Mattson Page 3 of 5

### Stormwater Modeling

- 10. Provide calculations or additional documentation to identify the 100-year HWL of Cook Lake (Zone A).
- 11. Provide a more detailed subwatershed delineation of proposed conditions and revise HydroCAD model accordingly. A portion of subwatershed COR-PR1F-East is routed from Corcoran to Maple Grove through the curb cuts along the bituminous fire lane based on proposed grading. See Figure Below.



- 12. Revise Existing Soils text within Section 2.2 of the SWMP. The text states that HSG D soils were assumed for existing conditions, but the model accurately uses HSG C soils.
- 13. Revise Filtration Pond C filtration device #1 so exfiltration is over draintile area from 947.00' 948.10' and not surface area from 947.00' 948.00'.

February 22, 2021 Cook Lake Plan Review Kevin Mattson

Page 4 of 5

# Ponding/Biofiltration

- 14. Raise Filtration Basin 1C top of berm to be a minimum of 1' above the EOF.
- 15. Raise Filtration Basin 1D top of south berm to be a minimum of 1' above the EOF. Alternatively, lower the EOF to be 1' below existing berm grade while maintaining 1' above HWL.
- 16. Permanently reinforce the EOF downslope of Filtration Basin 1C and 1D. City may require rip rap or permanent reinforcement mat.
- 17. The access to the pond should be via a route other than between the two retaining walls as shown. In the event of maintenance, this route would not provide an adequate access for equipment. It is recommended a route to the north be considered via the existing drainage and utility easements.

# <u>Grading</u>

These comments are based on initial plans, however a grading review will be conducted at each final plat application.

- All retaining walls should be moved outside of the City ROW. They will be evaluated for impacts on access to utilities on future submittals.
- 18. Identify and label the EOF's for all areas where water will be collected including all low areas in roadways and greenspaces.
- 19. All drainage swales shall maintain a minimum of 2% slope and all side slopes should be 4:1 or flatter unless approved by the city engineer.
- 20. All walls higher than 4' shall be designed by a certified engineer and the design and certification of those walls shall be provided to the City.
- 21. Address potential overflow of runoff at the north end of the central road and at the end of the northwest road. It appears runoff may surcharge the catch basins and potentially cause erosion toward Cook Lake and Filtration Basin 1C.
  - Provide a permanent turf reinforcement mat and update the HydroCAD model accordingly (using secondary overflows).
- 22. The intersection of 74<sup>th</sup> Ave. and New Street should be raised to better accommodate access to the Exception Parcel. The high point on 74<sup>th</sup> west of this intersection should be shifted east.
- 23. A D&U easement should be provided over the backyard swale in Lots 2-12 of Block 3.
- 24. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
- 25. Revise the drainage design of bituminous fire lane. City staff calculates shear stress values of 3-6 lbs/ft<sup>2</sup> downstream of the proposed curb cuts. The permissible shear stress of the existing soil type is 0.075 lbs/ft2. Therefore, provide permanent stabilization downslope of curb cuts to toe of slope, or slope the fire lane westerly to a ditch and/or collection system.

February 22, 2021 Cook Lake Plan Review Kevin Mattson Page 5 of 5

# Watermain/Sanitary Sewer

- 1. A parcel is identified as a future booster station with utility infrastructure identified to support it. The building and generator pad appear appropriate for the expectations for the building footprint. The impervious surface from the roof and future parking should be accounted for the in the site's Stormwater Management Plan.
- 2. The stubs and valves provided to the booster pump station should be adjusted to be outside of the building footprint.
- 3. Plan and profiles for all utilities shall be provided.
- 4. Valve locations to be reviewed at time of final plat. Generally valves shall be located at all intersection as one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don't allow.
- 5. Water services into the commercial and apartment buildings should be split into separate fire and domestic lines within the limits of the easements on the outside of the building with separate shutoffs which are accessible to City staff.
- 6. Hydrant spacing to be reviewed at time of final plat.
- 7. The fire access lane has significant slope, this should be reviewed with Public Safety to ensure it is navigable with equipment.
- 8. Relocate valves to the northwest of SANMH 2. The valve on the western leg should be moved to the paved cul-de-sac and the valve on the north leg should be relocated to the south leg and located within the drive aisle north of the northern most service.
- 9. Easements for the City to access the booster station lot shall be provided. City will want to review and participate in any access agreements over this area. Additionally, if this area is used as a fire access, all of the easements over the fire access lane should be reviewed and approved by the City.
- 10. The sanitary line from existing SANMH 1 to SANMH 2 should be 15" diameter.
- 11. Velocity calculations should be provided for the steeper portions of the sanitary sewer to ensure the velocity is in line with the guidance of the 10-States Standards.
- 12. The City will require the installation of a grinder pump on the services from facilities. Details shall be provided at time of final plat and shall be installed as part of the development at no cost to the city.

# **End of Comments**



CITY OF CORCORAN 8200 County Road 116, Corcoran, MN 55340 763.420.2288 E-mail - <u>general@ci.corcoran.mn.us</u> / Web Site - <u>www.ci.corcoran.mn.us</u>

# Memo

**To:** Planning (Planner Lindahl)

**From:** Director Gottschalk

**Date:** January 20, 2021

Re: Cook Lake Highlands Plan Review

A Public Safety plan review meeting was held on 01/06/2021. In attendance were: Director of Public Safety Gottschalk, Lieutenant Ryan Burns, Fire Chief Feist, Fire Chief Dave Malewicki, and Fire Chief Leuer. The comments are very preliminary and additional meetings with developers and architects will be required. The following comments and necessary points of clarification are provided for the project:

Daycare

-Hydrant locations (w/ hydrant within 100' of FDC)

-Sprinkler room location

-Parking lot any dead ends 150' and more require a turn around

Memory Care -Hydrant locations (w/ hydrant within 100' of FDC) -Sprinkler room location

-Apparatus circulation plan

Proposed Apartment -Hydrant locations (w/ hydrant within 100' of FDC) -Sprinkler room location -Apparatus circulation plan -Standpipe locations with parking (Outlets to be located outside of the stairwell)

Proposed Senior Apartment -Hydrant locations (hydrant within 100' of FDC) -Sprinkler room location -Apparatus circulation plan -Standpipe locations with parking (Outlets to be located outside of the stairwell) This memo serves as a preliminary review and assumes that all specifications not articulated in the concept meet City standards. Additional fire and building codes will apply.

# HENNEPIN COUNTY MINNESOTA

February 5, 2021

Ms. Kendra Lindahl, AICP Principal Consultant City of Corcoran 8200 County Road 116 Corcoran, MN 55340

Re: Preliminary Plat Review – Cook Lake Highlands (Received 1/12/21) County State Aid Highway (CSAH) 10 (Bass Lake Road) @ Brockton Lane Hennepin County Plat Review ID #3711A (Reviewed 1/19/21)

Dear Ms. Lindahl:

Please consider the following county comments of this preliminary plat proposal for a multi-phase development (28 acres) including 12 single family homes, a 102-unit senior living facility, memory care facility, 84-unit apartment building and child-daycare center.

Access: Two development accesses are proposed on Bass Lake Road via Brockton Lane (city street) and Fir Lane (existing) which connects to 74th Avenue. Construction of a westbound right-turn lane and eastbound left-turn lane are required on Bass Lake Road at Brockton Lane for safety and operations purposes. A complete intersection plan set will need to be reviewed and accepted by county staff prior to permitting approvals. Please also ensure that the monument sign at the northwest corner of Bass Lake Road and Brockton Lane will not impact intersection sight distance.

Right-of-way: We support the proposed right-of-way dedication along Bass Lake Road, consistent with our future corridor needs. We understand 'Outlot B' in the southwest corner of the site is not part of this replatting. However, with future development it will be essential to further extend this planned right-of-way dedication westerly to Fir Lane. Please also ensure that the proposed public right-of-way is regraded level with the current Bass Lake Road profile with removal of any agricultural drain tile in this space, as identified in the 2020 Cook Lake Development Infrastructure Feasibility Study.

Bicycle and Pedestrian: We support the proposed sidewalk connection(s) along Brockton Lane to Bass Lake Road. We also support the City of Maple Grove's plan to construct an off-road trail along Bass Lake Road to connect with CSAH 101 with redevelopment to the east (Edgewater on Cook Lake).

Storm Water / Drainage: County staff is in the process of reviewing the provided stormwater report, to ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing. Contact: Drew McGovern at 612-596-0208 or drew.mcgovern@hennepin.us

Hennepin County Transportation Project Delivery Public Works Facility, 1600 Prairie Drive, Medina, MN 55340 612-596-0300 | hennepin.us



Permits: Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or <u>michael.olmstead@hennepin.us</u>* 

Please contact Jason Gottfried: 612-596-0394, jason.gottfried@hennepin.us for further discussion.

Sincerely,

Care Streve

Carla Stueve, PE, PTOE County Highway Engineer





# Hennepin County Property Map

Date: 8/3/2018



PARCEL ID: 1611924340002

**OWNER NAME: Willard & Laverne Lieder** 

PARCEL ADDRESS: 7770 Woodland Tr, Greenfield MN 55373

PARCEL AREA: 41.56 acres, 1,810,313 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018 **PROPERTY TYPE: Farm** HOMESTEAD: Homestead MARKET VALUE: \$436,700 TAX TOTAL: \$3,484.48

ASSESSED 2018, PAYABLE 2019 PROPERTY TYPE: Farm HOMESTEAD: Homestead MARKET VALUE: \$461,800

### **Comments:**

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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# **Cook Lake Highlands**

# Narrative

12/15/2020

Planned Unit Development Preliminary Plat Application

### **Existing Land Use**

Cook Lake Highlands proposed development is located on the Albert Schommer homestead which the family purchased in 1943. It is approximately 27.19 acres located in the southeast quadrant of Corcoran. The City of Maple Grove is adjacent to the east (also a part of the original homestead), and M/I Homes, Bass Lake Crossing project is adjacent to the west. The site is located at the northwest quadrant of Bass Lake Road and future extension of Brockton Lane North. Cook Lake, Rush Creek Golf Course, and the Geurs family farm is located just north of the property. The site consists of rolling topography with farm fields, stands of trees, one homestead, and wetlands adjacent to Cook Lake.

The Property is subject to

- A Metropolitan Council Lift Station Parcel consisting of approximately 1.5 acres located at the center of the property.
- A permanent easement in favor of the Metropolitan Council for sanitary sewer and water utility purposes, dated December 11, 2012 recorded November 13, 2013. Doc. No. A10027481
- An easement in favor of City of Corcoran for sanitary sewer and water utility purposes, dated December 26, 2012 and recorded on November 13, 2013. Doc. No. A10027482
- A trail easement per the M/I Homes, Bass Lake Crossings approved plan. The property owners agreed to and permitted M/I Homes Bass Lake Crossings to construct the trail on this site to collaborate with M/I on the placement of the trail. M/I Homes was aware that we may need to relocate the trail when we completed our plans for the site and have agreed to our trail relocation plan.

### Zoning, Guiding and Proposed Land Use

The Property is zoned RMF-2 Mixed Use Residential per the September 2020 city zoning map and is guided according to the Corcoran 2040 Comprehensive Guide Plan as Mixed Residential with medium

density allowing for 8-10 units/acre. The M/I project being developed to the west was also guided mixed residential, medium density. The neighboring properties immediately to the south and east, on the Maple Grove/Corcoran property boundary, are high density, multi-family with attached townhomes being developed by Lennar, multi-family apartments, and a 4- story senior continuum of care project under construction adjacent to Lord of Life Church.

We are requesting the City of Corcoran review and consider approving our Planned Unit Development Preliminary Plat consisting of the following mixed residential and complimentary non-residential Child Care Early Education Center and Senior Memory Care Home.

### • Applewood Pointe- Senior Co-op

Applewood Pointe of Corcoran is a proposed 4-story 102 +/- unit senior cooperative. The cooperative is a "for sale" product with average home sizes of 1,584 sq. ft. The proposed exterior materials include a combination of high quality, low maintenance stucco, lap siding and shake, as well as cultured stone and brick. All homes have at least two bedrooms and two baths, with many having a sunroom or den.

The total site area is 4.78 acres with a proposed building size of 259,000 gross square feet including the underground parking garage. The community includes numerous common areas that encourage a true community feel, the amenities include: a great room with kitchen facilities, library, sunroom, game/club room, fitness center, craft room and a hobby shop for woodworking. The exterior amenities include walking paths, a screened gazebo, fire pit, garden beds and a pickle ball court or bocce ball. The average buyer at an Applewood Pointe is approximately 70 years old, is active, and is drawn to the amenities within the area.

United Properties completed a demand assessment for senior cooperative housing in Corcoran on November 24, 2020. This study concluded that competition for senior cooperatives is light and most of the competitive supply is over 16 years old, with the exception of Applewood Pointe of Maple Grove at Arbor Lakes, which opened in January 2020, sold out prior to construction completion and has a current waitlist of approximately 35. There is one unit available among the competitive housing supply in the primary market area at Gramercy Park Cooperative Northwest, which is over 5 miles away. The study concluded there is unmet demand. United Properties intent would be to begin marketing the community late-2021. They must reach 60% presales before HUD authorizes us to break ground. Given recent marketing experience, we would anticipate reaching presales by early-

1

2022. The construction timeline is typically 17 months. Their last several cooperatives have been sold out by the time that construction is complete.

United Properties has been in business for over 100 years and has developed 15 Applewood Pointe Cooperatives; 1 is currently under construction and they will break ground on a 16th Applewood Pointe early-2021. There is very strong demand for this product supported by a significant (doubling) increase in the senior population over the next 25 years.

**The Building Height** is approximately 55' from grade to the mid gable. The top of pich will be approximately 62' from grade.

### • Single Family Villa Homes – by M/I Homes or Others

The 12 single family homes 1 and /or 2 stories in height will be of similar quality, size and design as the adjacent Bass Lake Crossing M/I Homes product. The single-family homes and the existing wetland that lie between the two will provide distance, like kind product, a similar lifestyle, and an appropriate transition for the Bass Lake Crossing homes and neighbors. The code requires 10' side setbacks. We are proposing 5' side setbacks. The same setbacks as Bass Lake Crossings adjacent to the west.

• New Horizon Child Care and Early Education – a single story building with outdoor play space. A Minnesota, family-owned and operated company, has been serving young children since 1971. New Horizon Academy's, founder, Sue Dunkley, began her career as an elementary school teacher. Sue knew she needed to provide a nurturing place for children to go before they ventured out into the big world; a place that would help them believe in themselves. That is why New Horizon was born.

Today, Chad Dunkley, Sue's son and one of New Horizon Academy's first students, is our Chief Executive Officer. Chad ensures that the commitment to excellence that Sue strived for New Horizon's early years continues to be the cornerstone for each New Horizon Academy.

New Horizon thrives as one of the nation's most successful and respected child- care providers with over 80 schools in Minnesota, Idaho, Iowa and Colorado. As New Horizon Academy continues to grow and serve more families each year, we will always have family roots, a warm atmosphere, an open door, and a commitment to excellence. New Horizon is committed to quality. In fact, they became the first organization of their size to accomplish 100% national accreditation by the National Association for the Education of Young Children, the gold standard in our field. Each of the schools has also earned the highest quality rating in the of the state they operate in, including Minnesota's Parent Aware program New Horizon Academy's insatiable appetite for continuous improvement leads the industry every day by adopting the newest research and evidence about how to create the best early childhood classrooms.

Children flourish in New Horizon Academy's thoughtfully planned programs designed specially to meet children's specific needs at each stage of development. Learning programs include infants, toddlers, preschool, pre-kindergarten, school age, distance and e-learning, summer camp program, and enrichment programs, such as music, fitness, language, and dance. Children build the necessary skills to succeed not only in school, but also in life.

With uncompromising commitment to excellence and passionate, talented teachers, families are delighted to discover the difference at New Horizon Academy.

**The Building Height:** The center great room (center of the building) reaches approximately 22', which is the highest point of the New Horizon Academy building.

### Home Suites Memory Care – A single story building

"The Right Care at the Right Time" Suite Living Senior Memory Care and Assisted Living provides Memory Care and Specialty Senior Services in a professional managed and carefully designed setting. Individual Care Plans are developed to assure that each resident's personal needs are met, and residents only pay for services they need to receive.

Home Suites partners with Bluestone Physicians to offer the convenience of a house-call doctor available 24/7 by phone, or for the scheduled monthly house calls.

Level of Care provided includes

- 24-Hour Supervision
- Safe, Secured Community
- Assistance with ADLs

- Diabetic & Coumadin Management &
  Administration
- Sliding Scale Insulin
- Feeding Tube Assistance

- Medication Management &
  Administration
- Frequent or Complex Staff Intervention
- Incontinence Management
- 2-Person Transfers/Mechanical Lifts

- B-12 Injections
- Oxygen
- Catheter Care
- Hospice Coordination

Our plan proposes the New Horizon Child Care and Home Suites Memory Care will share a drive entrance, exit and a lane/space for fire truck movement. A cross easement agreement for use and maintenance will be put in place to address the shared uses.

• MWF Properties - Market Rate Multi-Family 3- Story Apartment Building with 84 +/- units "Our mission is to provide quality housing that is aesthetically pleasing, environmentally conscious, and built to last."

In response to the feedback received from neighbors, staff and city council members, we have made changes to the multi-family market rate apartment site and building. The constructive feedback we received, included concern about the location and height of a 4-story apartment building. We have relocated the multi-family apartment site and building by shifting it east to the center of the project and reducing both the footprint size and height. The new location allows for land/lots along the western property line for an appropriate transition of single-family homes on a single loaded street which will also serve as a fire lane for the multi-family. This shift and relocation will allow for a similar and possibly the same residential product adjacent to the existing neighborhood. We have reduced the height of the building from 4- stories to 3 stories and reduced the unit count from 208 units+/- to 84 +/- units. This layout will allow for the northwest peninsula of the property to be used for ponding and remain open, creating a similar feature for ponding and open space as the adjacent Bass Lake Crossing project. Again, establishing an appropriate transition for the future neighborhoods to the north west. MWF uses quality exterior materials consisting of Hardie Board and Cast Stone. The unit mix will be approximately 29 Efficiencies, 35 one-bedroom, 20 Two-bedroom units.

**The Building Height** of the apartments will be approximately 35' for a flat roof or 42' for a pitched/hip roof.

*MWF Properties* has been developing projects since 1999. They specialize in multi-unit residential housing. They have developed properties across Minnesota, Iowa, and Illinois totaling over 2,200 units.

"Our project success is based upon exceptional market selection and site acquisition. We pride ourselves on developing aesthetically pleasing projects that are known for quality construction. Through partnering with reliable architects, subcontractors, engineers, planners, and designers who share in our goal and attention to detail, we have been able to consistently develop quality projects. Through careful planning, cost control, continued innovative ideas, environmentally friendly construction materials, and regular quality assurance inspections, MWF is dedicated to the project from start to finish."

### Frequently asked Questions

- 1. How many occupants (including adults and children) are allowed to reside in each unit type? ANSWER: The maximum occupancies (including adults and children) are: 2 in a 1-bedroom unit, 4 in a 2-bedrooom unit.
- 2. Are pets allowed? If so, what type of pets? If you are including dogs, what type of breeds are not allowed? ANSWER: Only service animals are allowed.
- 24-hour surveillance and secure entry fob access. What does this mean? Cameras? Where are the cameras located? ANSWER: Surveillance will be by closed circuit cameras. They will be in many locations inside the building, and some will have views of the parking lot.
- 4. Are residents allowed to smoke? If so, are they allowed to smoke in their units or is there a designated smoking area in the parking lot? ANSWER: Smoking is not allowed anywhere in the building. Our preference is to have the property smoke free, curb to curb. However, we have in some cases made exceptions to allow for a designated outdoor smoking area at properties where there is not adequate off-site smoking area.
- 5. What is the plan to prevent noise and light pollution from this property into our homes? ANSWER: The development will comply with city regulations governing noise and lighting, including the limitation on lighting levels at the property line.
- 6. Who will manage this building? ANSWER: MWF has an in-house Property Management Company, Velair Property Management, who manages all of its buildings. Velair will assign an on-site property manager, maintenance technician, and caretaker for this property. Velair manages over 2,000 housing units across 32 properties.
- 7. What kind of screening will tenants have? ANSWER: Velair will screen all prospective tenants. All prospective tenants are screen thoroughly to ensure they meet our

qualifications. Each applicant's credit report must reflect an overall good standing. Each applicant's rental history must be favorable. Applicants are required to provide verifiable address history for the past 5 years. Any applicant with a criminal history, defined as a public record history of unfavorable behavior or a history that may endanger the health, safety, or welfare for other residents and/or management staff may have their application denied.

### Parking Stall Depth

The code requires 20' deep parking stalls. We are proposing 18' deep parking stalls to minimize the hardcover impact as much as possible.

### Intersection of Bass Lake Road (CSAH 10) and Brockton Lane

Trek has provided a \$25,000 surety required to complete the feasibility report for the intersection of Bass Lake Road (CSAH 10) and Brockton Lane North. This intersection is designed to provide access for this concept PUD, the adjacent Cook Lake Maple Grove project, the Metropolitan Council L-80 lift station, and ultimately access to a controlled intersection for the adjacent Bass Lake Crossing neighborhood.

The feasibility study revealed a cost estimate for the intersection to be in excess of \$1.1M. This amount does not include the value of land required to be contributed by this project for future corridor/community development. Also, this amount does not include an adjustment required, resulting in additional land to be taken for realignment of CSAH 10 for safety compliance or the land for the Corcoran Booster Station.

Shoreland Overlay - The PUD is located within the shoreland overlay district.

*Impervious Calculation*- The Shoreland Overlay District allows 25% hardcover. We are requesting 43.4% hardcover. The hardcover calculations for cook Lake Highlands PUD are increased, in part by the demand for additional property to improve and correct the existing roadways and to provide sewer for future corridor development to benefit the greater community.

Trek has worked with multiple public entities to accommodate and adjust for additional county requirements to realign CSAH 10 and correct the original roadway design by providing additional land for the realignment. This will provide for a safer roadway system per Hennepin County standards. We have collaboratively designed our PUD plan with easements to accommodate the Metropolitan Council lift station construction, city of Corcoran infrastructure and future shared access for the adjacent community and Metropolitan Council. We have located our density toward the center of the project allowing us to provide appropriate transitions to adjacent uses on the perimeter of our project. (busy roadways, existing single family residential and farmland guided low density) We have also situated and located storm ponding to help create additional open space transition to adjacent properties.

**Building Heights** - We have one story care buildings at the entrance and along the busy roadway (Height 22') we also have one-story, and two-story, single family homes along the west property line. Both of these products will help to create a transition to the -3 story multi-family building( 35 'or 42') which has been relocated to the center of the site, and the Applewood building 4-story building closer to lake (55'-62')

**Trails** - Cook Lake Highlands will have trails throughout the project, which will connect to the M/I trail system, the Corcoran trail system and to the Maple Grove trail proposed along Cook Lake, to the church and to the adjacent neighborhood the services.

**In summary**, Trek Development is requesting a PUD Preliminary Plat approval consistent with the City of Corcoran's 2040 Comprehensive Guide Plan, recently adopted and approved. We are proposing to develop approximately 20 net acres and 27.31 gross acres into 12 single family homes, 102 Senior for sale, multi-family homes and approximately 84 units of 3-story multi-family, market rate apartments, a child-care learning center, and a senior memory care home.

The PUD Application provides both developer and community with a framework to master plan, design, and develop a neighborhood with a mix of uses that create appropriate transitions to and from neighboring uses. Master planned developments like Cook Lake Highlands, purposefully interface multiple elements and uses to creatively combine community services and housing needs that cofunction well together. This includes a collaborative design and use of community infrastructure, trails, and green space/wetlands.

The Cook Lake Highlands PUD/master plan proposal creates an opportunity to integrate residential uses with complimentary non-residential uses and establish appropriate transitions from intersections and well-traveled County roadways that will provide for future corridor and community development. The mix of these uses fills gaps of currently unmet demand and creates added value as high-quality housing and services are developed. This PUD has a mix of uses that intentionally provide benefits to those who live within the neighborhood and to those who live within the community.

- PUD benefits:
  - Community and Corridor Infrastructure Improvements
    - Providing land for L- 80 Lift Station
    - Providing additional permanent and temporary utility and access easements for public utilities and public access.
    - Providing Land for additional ROW needed to correct a County roadway design for safety standards.
    - Providing Land for future county roadway improvements.
    - Provide Land and access for City of Corcoran community water pump station.
    - Collaborate with public entities and neighboring community to coordinate and share in the cost to construct the shared access intersection.
  - Trail connections
    - Provide public trails throughout project
    - Provide public trail connections to existing community trail system and to neighboring community trail which will extend access to walking trail along open space adjacent to Cook Lake.
    - Trail networks provide important environmental, economic, social, and health benefits for individuals and communities. The presence of trails encourage physical activity, and bring communities together around shared assets such as Cook Lake.
  - Other
    - Designed to create efficient, collaborative, shared uses such as roadways, fire lanes, trails, and access.
    - Provide a mix of residential and non-residential, relevant, neighborhood and community services such as Child Care and Memory Care at the same time providing appropriate transitions from CSAH 10, Bass Lake Crossings, and future development to the North.
    - Provides a multigenerational model which integrates child-focused services, parent and caregiver services, and adult- focused services. Services for children often aim to improve school readiness, and care giving, while services for adults

target economic assets such as housing, job opportunities, social groups, health, wellbeing and care.

 Opportunity to include "Welcome to Corcoran" or "of Corcoran" on our project monument as an entrance to Corcoran and the project.

*Site Construction* - Cook Lake Highlands will be developed in one phase. The infrastructure construction plan is designed to be constructed as one project. The pad sites will be sold to the buyers/ team members as pad ready sites developed by Trek Development.

Cook Lake Highlands has expansive, beautiful, long views overlooking the wetlands, the Lake, and Rush Creek Golf Course. The design for this site optimizes the views to the north for the residents and the visibility from CSAH 10 for two the care centers.

The neighborhood services, adjacent at the Markets of Rush Creek make Cook Lake Highlands, Ravinia and other nearby neighborhoods, desirable places to live. Unlike Ravinia, Cook Lake Highlands PUD is located within the Rockford School district. The Rockford district does not have a school nearby, making this mixed residential property a challenging site for single family homes that target school age children. The Rockford high school is located approximately 9 miles west of Cook Lake Highlands.

Even in an existing market of low residential inventory and high demand, the absence of close schools negatively affects the viability of a single family, school age, residential product/neighborhood.

Thank you for your time and consideration.

Sincerely,

Clisabeth Hustad

Elisabeth Hustad Trek Development, Inc President

# **COOK LAKE HIGHLANDS** CORCORAN, MINNESOTA **ISSUED FOR: CITY SUBMITTAL**



DEVELOPER / PROPERTY OWNER: TREK DEVELOPMENT INC. 135 CRABAPPLE LN EXCELSIOR, MN 55331 952-941-4392

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP 4931 W 35TH STREET SUITE 200 ST LOUIS PARK, MN 55416 612-615-0060

SURVEYOR:

SUNDE LAND SURVEYING 9001 E BLOOMINGTON FWY, SUITE 118 BLOOMINGTON, MN 55420 952-881-2455

<u>GEOTECHNICAL EN</u>GINEER:

HAUGO GEOTECHNICAL SERVICES, LLC 2825 CEDAR AVE S MINNEAPOLIS, MN 55407



SHEET NUMBER | SHEET TITLE

		Civil Engineering • Surveying 4931 W. 35th Strea St. Louis Park, civilsitegroup.com	Site 200 MN 55416 612-615-0060
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C2.6	SITE LOCATION EXHIBIT	MINNES	OTA.
C3.1	GRADING PLAN OVERALL GRADING PLAN SE	Jamiel J	Kmaeble
C3.2	GRADING PLAN NE	David J. K DATE <u>2/5/21</u> LIC	naeble ENSE NO <u>. 48776</u>
C3.4	GRADING PLAN NW	ISSUE/SUBMITT	
C4.0	UTILITY PLAN OVERALL		
C4.2	UTILITY PLAN NE - SANITARY SEWER AND WATER MAIN	12/15/20   CITY SUBMIT 2/5/21   CITY RESUBM	IAL
C4.3 C4.4	UTILITY PLAN W - SANITARY SEWER AND WATER MAIN	· · · · ·	
C4.5	UTILITY PLAN SE - STORM SEWER	· · ·	
C4.6 C4.7	UTILITY PLAN NE - STORM SEWER UTILITY PLAN W - STORM SEWER		
C4.8	UTILITY PLAN NW - STORM SEWER	 	
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L1.3	LANDSCAPE PLAN W		
L1.4 L1.5	LANDSCAPE PLAN NW LANDSCAPE PLAN NOTES & DETAILS		
LT1.0	SITE LIGHTING PLAN		
SVV1.0 SW1.1	SWPPP - EXISTING CONDITIONS SWPPP - PROPOSED CONDITIONS	TI-	TLE SHEET
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# PRELIMINARY PLAT: TREK CORCORAN

All that part of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 lying North of County Road No. 10; The East 1/2 of the Southeast 1/4 of the Northeast 1/4 and commencing at the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as

Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 168.59 feet; thence North 01 degrees 09 minutes

This property is partially contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) and partially contained in Zone A (Special Flood Hazard Area Without Base Flood Elevation) per Flood Insurance Rate Map, Community Panel No. 27053C0159F, effective date of November 4, 2016.

# Linetype & Symbol Legend

	-0-	SIGN
	$\bigcirc$	UTILITY MANHOLE
	S	SANITARY MANHOLE
	ST	STORM MANHOLE
	⊜	CATCH BASIN
TIES	R	ROOF DRAIN
	T	TELEPHONE BOX
		TELEPHONE MANHOLE
LINE	ET	ELECTRIC TRANSFORMER
NE	8	TRAFFIC SIGNAL
	С	CABLE TV BOX
CE	Þ	ELECTRICAL METER
	G	GAS METER
	٠	FOUND IRON MONUMENT
FACE	0	SET IRON MONUMENT
	O	CAST IRON MONUMENT

-	
]	AIR CONDITIONER
	BOLLARD
)	ELECTRIC MANHOLE
-	FLAG POLE
	FLARED END SECTION
1	GAS VALVE
2	HANDICAP SYMBOL
P	HYDRANT
	WATER MANHOLE
	WATER VALVE
-	POWER POLE
	GUY WIRE
	CONIFEROUS TREE
}	DECIDUOUS TREE

# AREAS

Parcel	Area (Sq.Ft. +/-)	Area (Acres+/-)
Block 1		
Lot 1	82077	1.884
Lot 2	93390	2.144
Block 2		
Lot 1	208135	4.778
Lot 2	154984	3.558
Block 3		
Lot 1	12546	0.288
Lot 2	9692	0.222
Lot 3	7482	0.172
Lot 4	6250	0.143
Lot 5	6250	0.143
Lot 6	6250	0.143
Lot 7	6250	0.143
Lot 8	6250	0.143
Lot 9	6250	0.143
Lot 10	6250	0.143
Lot 11	6530	0.150
Lot 12	7764	0.178
Outlot A	15612	0.358
Outlot B	2247	0.052
Outlot C	366345	8.410
Outlot D	2884	0.066
Right of Way (Streets)	126794	2.911
Right of Way (CSAH 10)	44204	1.015
TOTAL	1184436	27.191



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# DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-994413-MPLS, commitment date December 9, 2019)

All that part of Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as follows: All that part of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 lying North of County Road. The East 1/2 of the Southeast 1/4 of the Northeast 1/4 and commencing at the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said section, thence parallel with the East line of said section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT

That part of the East Half of Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the southeast corner of said East Half of Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North OI degrees 09 minutes 16 seconds West, along the east line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 950.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the west line of the east 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing SOUTH 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 44 seconds East 305.00 feet to said west line of the east 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.

# (Abstract Property)

NOTE: THE DIRECTION CALL "SOUTH" IS AN OMISSION FROM THE PROVIDED DESCRIPTION.

# TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS-994413-MPLS, commitment date December 9, 2019, was relied upon as to matters of record.

# Schedule B Exceptions:

Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

9.) Subject to the rights of Hennepin County in and to County Road IO, as shown on Hennepin County State Aid Highway No. 10, Plat 8, recorded January 8, 1971, as Document No. 988296. [shown on survey]

10.) Easement for sanitary sewer and water purposes, and rights incidental thereto, in favor of the Metropolitan Council, as contained in Easement dated December 11, 2012, recorded November 13, 2013, as Document No. A10027481. [shown on survey]

II.) Easement for sanitary sewer and water utility purposes, and rights incidental thereto, in favor of the City of Corcoran, as contained in Easement dated December 26, 2012, recorded November 13, 2013, as Document No. A10027482. [shown on survey]

12.) Easement for utility, access, and drainage purposes, and rights incidental thereto, in favor of the City of Corcoran, as contained in Easement dated January 24, 2018, recorded April 27, 2018, as Document No. A10548351. [shown on survey]

13.) Easement for trail purposes, and rights incidental thereto, in favor of the City of Corcoran, as contained in Easement dated January 24, 2018, recorded April 27, 2018, as Document No. A10548352. [shown on survey]

14.) Temporary access easement and temporary construction easement in favor of the Metropolitan Council, as contained in Temporary Access Easement Agreement and Temporary Construction Easement Agreement dated July 31, 2018, recorded August 23, 2018, as Document No. A10585995. [shown on survey]

# <u>LEGEND</u>

- Denotes iron monument set marked with 0 P.L.S. No. 44890
- Denotes found iron monument marked with P.L.S. No. 40062, unless otherwise noted



# SURVEYOR'S CERTIFICATION

To JB Limited, LLC, Estate of Albert Nicholas Schommer and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items I, 2, 3, 4, 5, 7(a) 8, 9, 11, 13 and 18 of Table A thereof. The fieldwork was completed on February 28, 2020.

Dated this 3rd day of March, 2020.

SUNDE LAND SURVEYING, LLC.

+. Lailson By: <u>Nemand</u> Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

# GENERAL NOTES

- I.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 (1986
- 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.
- 3.) Wetlands shown hereon are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Midwest Natural Resources, Inc., May 18, 2018.
- 4.) [] Bearings and/or dimensions listed within brackets are per plat or record documents.
- 5.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

# UTILITY NOTES

- I.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 180940532, 180940494, 200420594 and 200420595.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

# FLOOD ZONE NOTES

- I.) Most of the subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain); the northerly portion of the subject property appears to lie within Special Flood Hazard Areas (SFHAs) Subject to Inundation By The 1% annual Chance Flood Zone A (No Base Flood Elevations determined) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 2701550159F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site
- The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

# AREA

Gross, excluding "Metropolitan Council Parcel" = 1,184,447 square feet or 27,191 acres

# PARKING

No parking spaces were observed in the process of conducting fieldwork.

# LIST OF POSSIBLE ENCROACHMENTS

None Observed

# **BENCHMARKS (BM)**

(Elevations shown are based on benchmarks provided by the Cities of Maple Grove and Corcoran, listed as NGVD 09 - no such datum exists)

- I.) Top of sanitary manhole cover located near the southwest corner of Cook Lake (SHEET 3) Elevation = 945.98 feet
- 2.) Top of railroad spike in north face of the second power pole west of 70th Place and 70<sup>+/-</sup> feet northeast of Corcoran Lions Park sign (SHEET 7) Elevation = 988.07 feet
- 3.) Top of railroad spike in north face of the power pole 50<sup>+</sup>/feet south of the right-of-way on north side and the fifth power pole west of the Corcoran Lions Park sign south of County Road IO (SHEET 6) Elevation = 999.67 feet

<b>REVISION SUMMARY</b>				
DATE	DESCRIPTION			
<u> </u>				

SITE SURVEY

Revision			By	Date		
		14 (	MT2			
Drawing Title: ALTA / NSP	S LAND T	TLE SURVI	Y FC	DR:		
JB LIMITED, LLC						
BASS LAKE P	ROAD AND	BROCKTO	NLA	VE		
CORCORAN, MN						
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526) www.sunde.com						
Project: 2018–060–A	Bk/Pg:1103/4	45	Date:	/2020		
Township: //9 Range: 22	Section: 30		Sheet.	1 of 7		
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# **REMOVAL NOTES:**

- 1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- 3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- CONNECTIONS.
- PLANS.
- SHOWN ON THE DRAWINGS.
- ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY. APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- WITHOUT APPROVAL BY THE CITY.
- REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- MANNER AS REQUIRED BY THE CITY.
- DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

# TREE PRESERVATION & REMOVALS:

- EXISTING ON-SITE WOODED AREA: 338,140 SF
- REMOVED ON-SITE WOODED AREA: 300,131 SF (89%)
- SAVED ON-SITE WOODED AREA: 38,009 SF (11%)
- INDIVIDUAL ON-SITE TREES REMOVED OVER 8" NOT IN WOODS: (100% SITE REMOVALS)

9" SPRUCE 9" SPRUCE 10" SPRUCE 16" SPRUCE 16" SPRUCE 18" SPRUCE

3-10" TREE 2-10" CRAB

12" CRAB 30" OAK

2-31" OAK 2-34" OAK










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	Ke Highlands ran, Minnesota	<b>te &amp; Development</b> e, Excelsior, MN 55331
	DJECT Cook Lak	<b>Trek Real Estat</b> 135 Crabapple Lan
	I HEREBY CERTIFY THA SPECIFICATION, OR RE PREPARED BY ME OR UNE SUPERVISION AND THAT LICENSED LANDSCAPE ARG THE LAWS OF THE STATE OF KEVIN TEPP	T THIS PLAN, EPORT WAS DER MY DIRECT T I AM A DULY CHITECT UNDER OF MINNESOTA.
ASE &	ISSUE/SUBMITTAL S	E NO <u>26980</u>
ASE &	12/15/20 CITY SUBMITTAL 2/5/21 CITY RESUBMITTA	L
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SITE PLAN LEG	END:

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LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BAS WEAR COURSE DEPTH, SEE DEATIL. HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BAS WEAR COURSE DEPTH, SEE DETAIL.

PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.

CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL

PROPERTY LINE

CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN

TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE

ST = STOP CP = COMPACT CAR PARKING ONLY











#### GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.

2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.

4. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

5. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.

6. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE

7. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1 8. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.

10. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.

11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM

12. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW

13. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.

14.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

14.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.

14.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

15.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS. 15.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.

15.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

#### **GROUNDWATER INFORMATION:**

PER GEOTECHNICAL REPORT BY HAUGO GEOTECHNICAL SERVICES, DATED 08-07-2018 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 978.50 TO 985.50

HE BORIN	IGS & GROUNDWATER ARE AS	FOLLOWS:
B-3	NONE ENCOUNTERED	SB-8

SB-4	978.50	SB-9
SB-5	985.50	SB-10
SB-6	NONE ENCOUNTERED	SB-11
SB-7	NONE ENCOUNTERED	SB-13

NONE ENCOUNTERED NONE ENCOUNTERED NONE ENCOUNTERED NONE ENCOUNTERED NONE ENCOUNTERED

PROPOSED FOOTING DRAIN TILE INVERT ELEVATION = XXX.XX

#### **GRADING PLAN LEGEND:**

Know what's **below**. Call before you dig.

1125	EX. 1' CONTOUR ELEVATION INTERVAL	<u> </u>
1137	1.0' CONTOUR ELEVATION INTERVAL	· · ·
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)	 
891.00 G	SPOT GRADE ELEVATION GUTTER	
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB	PROJECT NUMBER:
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS	REVISION
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING	DATE DESCRIPT
GB	GRADE BREAK - HIGH POINTS	<u> </u>
	CURB AND GUTTER (T.O = TIP OUT)	 
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#### GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.

2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.

CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
 ALL WATER PIPE SHALL BE PVC PER CITY OF CORCORAN STANDARDS, EXCEPT HYDRANT LEADS SHALL BE DIP.

 ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.

8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.

9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.

 UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
 CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE

SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS. 12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.

14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.

15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.

16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.

17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.

18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.

19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.

20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.

ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.

23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.

24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

 ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
 ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.







#### PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
SM	16	SUGAR MAPLE	Acer saccharum	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
RM	22	RED MAPLE	Acer rubrum	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HA	13	HACKBERRY	Celtis occidentalis	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
BA	41	BASSWOOD	Tilia americana	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
CO	16	COFFEETREE	Gymnocladus dioicus	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SO	20	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
RO	22	RED OAK	Quercus rubrum	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	150	TOTAL DECIDUOUS TREES				
		EVERGREEN TREES				
RP	29	RED PINE	Pinus resinosa	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
WP	34	WHITE PINE	Pinus strobus	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
BS	50	BLACK HILLS SPRUCE	Picea glauca "Densata"	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
CS	30	COLORADO SPRUCE	Picea pungens	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
	143	TOTAL EVERGREEN TREES				
		ORNAMENTAL TREES				
RB	12	RIVER BIRCH (CLUMP)	Betula nigra	7' TALL	B&B	5-6 LEADERS, FULL FORM
SB	14	SERVICEBERRY (CLUMP)	Amelanchier x grandiflora 'Autumn Brilliance'	7' TALL	B&B	5-6 LEADERS, FULL FORM
	26	TOTAL ORNAMENTAL TREES				
		SHRUBS & PERENNIALS				
MYJ	8	MANEY JUNIPER	Juniperus chinensis 'Maney'	24" HT.	CONT.	
PMD	55	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	
SHRUB &			CHIOTS CITY SUBMITTAL AND ENTITIEMENT A			

SHRUB & PERENNIALS WILL BE DETAILED AT TIME OF EACH LOTS CITY SUBMITTAL AND ENTITLEMENT APPROVALS

#### LANDSCAPE NOTES:

- MINIMUM OF 2" FROM TREE TRUNK.

- 9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- 10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

	SHREDDED CYPRESS MULCH, SAMPLES REQUIRE PROVIDE EDGING AS SHOWN ON PLAN
	ROCK MULCH/RIP-RAP, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
	LAWN - SOD
	SEED TYPE 1 - MNDOT 33-261 STORMWATER SOU WEST, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
-	SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014
	SEED TYPE 3 - MNDOT 25-131 TURF, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
-	1" DIA. ROCK MAINTENANCE STRIP OVER FILTER SAMPLES REQUIRED. PROVIDE EDGING AS SHOW

BOTANICAL NAME	SIZE	ROOT	COMMENTS
cer saccharum	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
cer rubrum	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
eltis occidentalis	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
ilia americana	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
ymnocladus dioicus	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
uercus bicolor	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
uercus rubrum	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
inus resinosa	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
inus strobus	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
iego dauca "Donesta"	C! ht		

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH. 2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A

3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.

UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.

13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE

14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES EDGING

SHRUB AND PERENNIAL PLANTING SPECIES WILL BE IDENTIFIED AT TIME OF INDIVIDUAL LOT APPROVALS.





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SHRUB AND PERENNIAL PLANTING SPECIES WILL BE IDENTIFIED AT TIME OF INDIVIDUAL LOT APPROVALS.

#### LEGEND

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### CONCEPT DESIGN PLANS



SOUTHERN ROSE W/ SUN

REGENT

\_\_\_\_\_

ROME BEAUTY

SOUTHERN ROSE

. .

HONEYCRISP

ELEC TRASH

HARALSON

\_\_\_\_\_

\_\_\_\_\_

PARLOR

GUEST

W/ SUN

SOUTHERN ROSE W/ SUN

BRAEBL BRAEBL CRISPIN FIRESID GALA GOLDEN HARALS HONEYC REGENT ROME B SOUTHE SOUTHE SOUTHE WASHIN YORK P GRAND

ACCESSI STANDAF TOTAL P/

		1	
UNIT MIX BY TYPE			
NAME	COUNT	TYPE	
BRAEBURN	10	2 BED, 2 BATH	
BRAEBURN W/ SUN	4	2 BED, 2 BATH	
CRISPIN	8	2 BED PLUS SUN	
FIRESIDE	4	2 BED PLUS DEN	
GALA	3	3 BED	
GOLDEN BRAEBURN	6	2 BED, 2 BATH	
HARALSON	4	2 BED PLUS DEN	
HONEYCRISP	16	2 BED PLUS DEN	
REGENT	8	3 BED	
ROME BEAUTY	12	2 BED PLUS DEN	
SOUTHERN ROSE	8	2 BED PLUS DEN	
SOUTHERN ROSE W/ SUN	8	2 BED PLUS DEN	
WASHINGTON	6	2 BED PLUS SUN	
YORK PLUS	3	2 BED PLUS DEN	
GRAND TOTAL	100	· · · · · · · · · · · · · · · · · · ·	

SITE PARKING			
2			
66			
68			



Cook Lake Highlands Preliminary Plat Submittal







#### **COURTYARD ELEVATION - MAIN ENTRY** 3/32" = 1'-0"





UNITED PROPERTIES CREATING DEEP ROOTS



**COURTYARD ELEVATION - EAST WING** 3/32" = 1'-0"

**CONCEPT ELEVATION & RENDER** 



MONUMENT SIGN 1/8" = 1'-0"

### **Applewood Pointe of Corcoran**

Cook Lake Highlands Preliminary Plat Submittal













#### EXAMPLE EXTERIOR ELEVATIONS

#### MWF Anoka Apartments

03/12/20











#### EXAMPLE EXTERIOR AMENITIES

### MWF Anoka Apartments

01/12/21









#### EXAMPLE INTERIOR AMENITIES

### MWF Anoka Apartments

01/12/21













#### ELEVATION KEY NOTES $\langle \# angle$

- 1. STONE VENEER SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
- 2. COMPOSITE WOOD SHAKE SIDING HARDIESHINGLE STRAIGHT EDGE PANEL 'NAVAJO BEIGE' BY JAMES HARDIE
- 3. COMPOSITE WOOD HORIZONTAL SIDING HARDIEPLANK SMOOTH -'KHAKI BROWN' BY JAMES HARDIE
- 4. COMPOSITE WOOD BOARD AND BATTEN SIDING HARDIEPANEL VERTICAL SIDING - SMOOTH - 'COBBLESTONE' WITH HARDIETRIM BOARD - SMOOTH BATTEN BOARD - 'COBBLESTONE' BY JAMES HARDIE
- 5. PREFINISHED METAL COPING 'WHITE'
- 6. ALUMIUNUM STOREFRONT FRAMING / GLAZING ASSEMBLY TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
- 7. ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY TINTED INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
- 8. HOLLOW METAL DOOR AND FRAME PAINT TO MATCH 'DARK
- 9. ARCHITECTURAL PRECAST CONCRETE SILL
- 10. 14'-3" x 3'-7" EXTERIOR LED 'NEW HORIZON ACADEMY' AND 'SUN' SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- 11. EIFS CORNICE PAINT 'WHITE'
- 12. PREFINISHED METAL SCUPPER AND 4"x6" DOWNSPOUT 'DARK BRONZE'. CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
- 13. LED LIGHT FIXTURE. SEE ELCTRICAL DRAWINGS FOR FURTHER INFORMATION
- 14. 1x COMPOSITE WOOD TRIM PAINT 'WHITE'
- 15. 'BLACK' FABRIC AWNING. SEE DETAIL 9 / A 202 FOR FURTHER INFORMATION
- 16. DASHED LINE DENOTES TOP OF ROOF BEYOND
- 17. COMPOSITE WOOD DENTIL PAINT 'WHITE'
- 18. ARCHITECTURAL PRECAST CONCRETE COLUMN CAP
- 19. 8x8 COMPOSITE WOOD COLUMN. SEE STRUCTURAL FOR FURTHER INFORMATION
- 20. 4x12 COMPOSITE WOOD BEAM
- 21. 1x COMPOSITE WOOD TRIM PAINT 'NEW HORIZON BLUE'
- 22. WALL MOUNTED CT CABINET PAINT TO MATCH ADJACENT FINISH
- 23. ELECTRICAL METER PAINT TO MATCH ADJACENT FINISH
- 24. 1'-0" HIGH x 2'-0" WIDE SCUPPER OPENING
- 25. WOODEN TRASH ENCLOSURE GATE AND POST ASSEMBLY
- 26. ROOF TOP SCREENING BEYOND.

Owner New Horizon Academy 3405 Annapolis Lane N. Suite 100 Plymouth, Minnesota 55447 763.557.1111 <u>Architect</u> Short Elliott Hendrickson, Inc. 3535 Vadnais Center Dr. St. Paul, Minnesota 55110

800.325.2055



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PRELIMINARY EXTERIOR ELEVATIONS











- STONE VENEER SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
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- WOODEN TRASH ENCLOSURE GATE AND POST ASSEMBLY 25.
- 26. ROOF TOP SCREENING BEYOND.

HORIZON ACADEMY

<u>Owner</u>

Suite 100

Architect

800.325.2055

New Horizon Academy

3405 Annapolis Lane N.

Plymouth, Minnesota 55447 763.557.1111

Short Elliott Hendrickson, Inc. 3535 Vadnais Center Dr.

St. Paul, Minnesota 55110

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PRELIMINARY EXTERIOR ELEVATIONS











PROPOSED FRONT ELEVATION 3/32" = 1'-0" (ON 24x36 SHEET)







A4.1 3/32" = 1'-0" (ON 24x36 SHEET)



PROPOSED REAR ELEVATION 3/32" = 1'-0" (ON 24x36 SHEET)

PROPOSED SIDE ELEVATION (MEMORY CARE) 3/32" = 1'-0" (ON 24x36 SHEET)



PROPOSED REAR ELEVATION (ASSISTED LIVING)

A4.1





### Rosa Architectural Group Inc.

1084 Sterling Street St. Paul, MN 55119 tel: 651-739-7988 fax: 651-739-3165

Suite Living of Corcoran Cook Lake Highlands Corcoran, MN 55340

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PECIFICATION, OR REPORT WA REPARED BY ME OR UNDER MY DIREC SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE AWS OF THE STATE OF MINNESOTA

# CITY SUBMITTAL N O T F O R CONSTRUCTION

PROJECT #: 2	22026
DATE: DEC. 10,	2020
DRAWN BY:	JL
CHECKED BY:	RR
REVISIONS:	

PROPOSED COLOR ELEVATIONS

SHEET



### Cedarwood



Square Feet: 1,734 Bedrooms: 2 Full Baths: 2

Elevation C

Half Baths: O Garages: 2 Stories: 1





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## Graystone



Elevation B

Elevation C

Elevation D

Elevation F

Square Feet: 1,752 Bedrooms: 2 Full Baths: 2 Half Baths: 0 Garages: 2 Stories: 1









## Hillcrest



Elevation C

Square Feet: 1,769 Bedrooms: 3 Full Baths: 2 Elevation D

Half Baths: 0 Garages: 2 Stories: 1



Elevation F

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## Sycamore



Elevation A - Stone

Square Feet: 1,935 Bedrooms: 3 Full Baths: 2 Elevation E - Stone

Half Baths: 0 Garages: 2 Stories: 1





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From:	Sue Zappa
То:	Tom McKee; Brad Martens; Manoj Thomas; Alan Schultz; Jeremy Nichols; Jonathan Bottema
Subject:	Corcoran Park and Trail Commision Feb. 18th meeting - New Business item 8a, Cook Lake Highlands
Date:	Wednesday, February 17, 2021 5:24:53 PM

This email is addressed to several new Corcoran elected leaders, Tom McKee, Jeremy Nichols, Manoj Thomas, Congratulations on your election. Many of my Bass Lake Crossing neighbors have spoke highly of you when campaigning in our neighborhood last fall, they spoke of your commitment to future development happening in Corcoran.

This is also addressed to Alan Schultz, Jonathan Bottoma and Brad Martens, your previous experience on the Cook Lake project will prove valuable as that project proceeds.

Tomorrow the Corcoran Parks and Trail Commission will be discussing as new business the Cook Lake Highlands. I have several concerns regarding this.

First the existing trail between Bass Lake Crossing and Cook Lake Highlands.

From the Agenda packet:

A private sidewalk connection to the off-road trail is proposed which runs east from the cul-de-sac and connects to the private drive running between the market rate apartments and the senior co-op.

If the Parks Commission is supportive of the request to realign the trail, then the applicant would need to submit an easement vacation application to vacate the existing trail easement and dedicate a new easement with the final plat for the small connecting portion north of the cul-de-sac.

#### 4. Summary

The proposed trail realignment would change the character of the trail from being solely an off-road trail to one with an on-road segment. The Comprehensive Plan designates this section as an off-road trail. The Parks Commission should discuss if moving the proposed section of off-road trail to an on-road trail is desirable for the community.

The current trail is used extensively by current residents from both sides of Bass Lake Crossing (North and South of County Rd 10). In this area there is not much room for outdoor activities right outside your door. I see this as only a desirable situation for the developer - removing an existing community feature, making it private to their proposed development and leaving the new community to maintain the connecting path. Also potentially denying access to those outside the new development.

As this is a Parks and Trail agenda/ meeting, I won't write of other project concerns in this email. I believe there are work sessions and council meetings coming up that the whole project is discussed. I may be wrong, if so please correct me.

I will be electronically attending tomorrow. Thanks for listening to the concerns.

Sue Zappa 612-387-8526 7482 Fir Lane Corcoran, Mn. 55034

From:	<u>Steve</u>
То:	Kendra Lindahl, AICP
Subject:	Cook Lake Highlands
Date:	Wednesday, February 24, 2021 10:43:36 AM

Good morning Kendra, I am a Bass Lake Crossing homeowner and hope that you can get this email in the 3-4-21 planning package and public hearing.

We will have 149 single family homes between both sides of Bass Lake Road(Bass Lake Crossing and Bass Lake Crossing South). Most of us are retired so this will be our last home. Therefore the development of Cook Lake Highlands is extremely important to our homes and neighborhood.

The consensus in the neighborhood is primarily 4 areas of concern:

1) We suggest no rezoning to achieve more units from the current mixed residential. This would include any rezoning to Commercial for the Day Care and Memory Care.

2) We propose no variance to maximum height. The current height moratorium is 3 stories so Applewood Pointe senior co-op would be reduced to 3 stories from the proposed 4 stories.

3) It appears that rental apartments should not be in this proposal. Based on long term vision and the city comprehensive plans, Ron Thomas (the former mayor) said last fall that rental apartments are designated to be in the Corcoran Town Center Development. Therefore based on the city's mission, vision and plans, Cook Lake Highlands should be 100% ownership.

4) We would like to keep our existing 2 year old Asphalt trail without removal, revision or relocation. It is used extensively by the neighborhoods on both sides of Bass Lake Road

Please consider revising the acreage closest to our neighborhood. A smooth transition from Bass Lake Crossing homes to Applewood Pointe senior co-op could be achieved with single family homes followed by 2 story townhouses.

Thank you, Steve Mueller M/I homeowner DATE: February 24, 2021

TO: City Council

RE: Re-zoning of the Coon Lake area March 4<sup>th</sup> hearing

#### Gentlemen,

I'm a retired history and political science teacher who always told my students that if they had a concern about government at any level, they needed to research the issue and then passionately make their case. I researched the facts before my husband and I purchased a lot in the Bass Lake Crossing neighborhood. I knew that a storage unit facility was going to be built north of Bass Lake Road close to the golf course. I knew of a Town Center plan to the west of our neighborhood. And I researched the area adjacent and east of our neighborhood, which came up residential medium density. Finally, there was not a blue City of Corcoran Proposal Development sign posted on the land, either. So, believing in the good faith of the City, we built our home. We believed the City's **vision statement** that the "*City of Corcoran will become a vibrant community focused around a thriving Town Center while preserving its natural character and agricultural roots*" was true.

Instead, less than 2 years later, we find our neighborhood embroiled in a plan to change zones of such drastically different land use extremes right next to one another. I have a friend and her husband who live in a new senior co-op in Champlin (built by the same company who wants to build the Applewood Point facility here) and while the place is very nice, it is so monstrous in size it blocks out the view of the Mississippi River for everyone in the neighborhood, along with all the trees torn down to build it. A massive co-op complex like that, along with two 4-story apart buildings, an assisted living facility and a day care would not only cause nightmare traffic concerns on Bass Lake Road, but would completely destroy the natural setting of the area. Re-zoning from residential medium density to commercial high density, as Trek Development is proposing, would be a result of Corcoran not developing this area in good faith. It would reward those who choose to move in after everything is established around the neighborhood and punish those who helped develop the area in the first place.

Sincerely,

Gail Dahl 7437 Fir Lane N Corcoran, MN 55304 gdahlmax@gmail.com

Dear Planning Commissioners,

The purpose of this letter is to voice our opposition to the proposal for Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands.

When we purchased our lot and home in Bass Lake Crossing South in December 2018, I did my due diligence to determine how the property was zoned around us. The 80 acres to the north was and still is zoned RSF -2 (Single Family Residential 2). The 27 acres to the east was zoned RSF-3(Single and two family residential 3). I felt comfortable purchasing knowing that the surrounding land would have similar type of housing. I knew that the 27 acres could have some duplex type housing. I talked to Ms. Lindahl on September 16, 2020 to confirm the definition of RSF-3 and she stated that RSF-3 would include single family housing and two - family buildings. The official zoning map that was on the Corcoran website on December 2018 had that 27 acres zoned as RSF-3 and not mixed residential. I was told that the 2030 and 2040 comprehensive plan had the 27 acres listed as mixed residential in the Comprehensive Plan but that is not the "Official Zoning Map" on the Corcoran website that I based my decision on to purchase our home. I have attached the "Official Zoning Map" that was on the Corcoran Website in December 2018 when I made my decision to purchase our lot. The"Official Zoning Map" attached to the 2040 plan still has it zoned RSF-3. Based on what I have been told, the city had an incorrect "Official Zoning Map". On February 22, 2021, I talked to Ms. Lindahl about why the home owners were not notified about the change in zoning. She said that the city put the change to the official zoning map on the city website and in newsletters. I asked why each home owner within 500 feet of the zoning change were not notified separately. She stated that the city is not required to send individual notices when there are numerous changes to the zoning map and the change is to more than 5 acres. Ms. Lindahl stated that the city had made a mistake on the zoning map because two of the legends for the map were similar. The people that bought homes in Bass Lake Crossing used the "Official Zoning Map" that was mistakenly produced by the city of Corcoran. I understand that mistakes happen but this is a major mistake when people invest between \$400,000 to \$600,000 in their home. The official zoning map is what most people base their decision on when purchasing land. The Official Zoning Map was not changed until January 2020. This official zoning map was changed one month after the Cook Lake Highlands was sold according to Hennepin tax records. I have attached a copy of the "Official Zoning Map" dated January 2020. On one of the last pages of the 2040 comp plan table 11-1 land use states "amend the official zoning map to be consistent with the land use designations."

I would like to address some items listed in the Cook Lake Highlands narrative. The narrative states that MI Homes agreed to the trail relocation plan. We are the home owners and the Homeowners Association owns that out lot. By what authority would MI Homes agree to the relocation of the off road trail. The lot map produced by MI Homes that was used as their sales information of Bass Lake Crossing shows an off road trail. This is another reason we purchased our lot. There are at least 20-30 people and dogs that walk that path daily. The people on the

other side of Bass Lake Road use the trail also. The homeowners association currently maintains the trail. This trail maintenance does not cost the city of Corcoran anything.

The proposal wants to put a New Horizon child care on the property. This does not make any sense. There are currently two child care centers being built within ¼ of a mile of this proposed location. This would require the council to change the current zoning to commercial.

There is also a request to build a Hampton Company memory care. Why would you build another memory care building when within ¼ of a mile Havenwood offers a memory care unit. This would also need the council to change the current zoning to commercial. If the city allows these two parcels to be rezoned to commercial, what would be allowed to be built on the three acres at the entrance to Bass Lake Crossing.

I thought there was a current moratorium on buildings over 3 stories. Applewood Pointe is four stories.

The 84 unit 3-story apartment is also being proposed. On page 48 of the 2040 comp plan states that "**mixed residential**" includes detached homes and attached side-by-side townhomes or stack townhomes. The **"mixed use"** developments include townhomes, low and high-rise apartments. Apartment complexes are to be built in mixed use developments. The city of Corcoran has over 200 acres west of Maple Hills road that is zoned Downtown Mixed use. Why not put an apartment complex, daycare, and memory care on that land.

The total acreage for Cook Lake Highlands is 27.19 AC. The site map shows post development density as 16.33 AC. The Met council shows a density of 19.87 AC. The 2040 comp plan states that mixed residential is guided at 8-10 units per acre. There is one problem with the density calculation of 198 units. The daycare is 1.88 AC and the memory care is 2.14 AC and common area between the two lots are not included in this calculation. When you take out this acreage it would be approximately 15 acres remaining or a maximum 150 units for the remainder of the property. If you are going to determine density, wouldn't you have to take out the acreage for the daycare and memory care lots. You can't have it both ways.

Bass Lake Crossing housing density is less than 3 units per acre.

Map 1-7 in the 2040 comp plan shows that the property is in a shoreland overlay district. Part of the 27 acres is designated High Quality Natural Community and has a Rare Species Occurrence. The Corcoran 2040 plan states on page 48 that "residential development within or adjacent to environmentally sensitive areas will be guided as Low Density Residential to reduce development impacts to these areas".

The narrative states that it is challenging to build single family homes on this 27acres. Bass Lake Crossing south has sold 86 single family houses out of a total 95 in 3 years.

Please do not rezone this property.
Sincerely,

Lynn and Mary Alberts

7490 Fir Lane

Bass Lake Crossing N

763-420-4631

Lynnalberts@comcast.net









#### Agenda Item: 6d.



- TO: Corcoran Planning Commission
- FROM: Kendra Lindahl, Landform
- **DATE:** February 23, 2021 for the March 4, 2021 Planning Commission Meeting
- **RE:** Interim Use Permit for a Conditional Home Occupation License and Conditional Use Permit for building height for a Detail Shop at 23405 CR 30 (PID 07-119-23-42-0003) (city file no. 21-003)

60-DAY REVIEW DEADLINE: April 5, 2021

#### 1. Description of Request

Jason Larson is requesting approval of an Interim Use Permit (IUP) for a Conditional Home Occupation License (CHOL) and a conditional use permit to exceed building height for his property at 23405 County Road 30. He would build a new accessory building and use that to operate the business.

#### 2. Background

In 2004, the City Council approved a conditional use permit for a previous owner (Roger Masica) to operate a commercial greenhouse on the property. The greenhouse has not operated for several years.

#### 3. Context

#### Zoning and Land Use

The property is guided Rural Service/Commercial and zoned Rural Commercial (CR). The Comprehensive Plan states "the Rural Service/Commercial category provides a separate and distinct area for commercial land use. This area is intended to continue as a rural service area with commercial uses that may be maintained utilizing individual septic systems or approved alternative systems. This area is not expected to have public sanitary sewer and water service within the 2040 planning period. This area will have less strict building and site development standards than other commercial areas to allow for contractors' yards and similar uses. The area can provide a relocation opportunity within the City for businesses that would not typically locate in high land-value areas. Zoning regulations will be developed to address the minimum design standards and specific screening requirements for this unique land use."

#### Surrounding Properties

All of the surrounding properties are guided Rural Service/Commercial. The properties to the northwest and south are zoned CR and the other surrounding properties are zoned Transitional Rural Commercial, which "represents transition areas that have been identified as practical and generally suitable for future development as part of the Rural Commercial District. The purpose of the TCR



District is to provide a holding zone until a landowner makes application for development, at which time the City may rezone the affected property to CR, consistent with the land use plan. Residential land uses will be allowed to continue pending future redevelopment consistent with the City's Comprehensive Plan."

#### Natural Characteristics of the Site

The Natural Resource Inventory Area map and the Hennepin County data suggests potential wetlands in the area where the existing home and proposed garage are located. There are also a number of trees on site. There are no areas shows on the Ecologically Significant Natural Areas map in the Comprehensive Plan.

#### 4. Analysis

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

A. Level of City Discretion in Decision-Making

The City's discretion in approving or denying an interim use permit or conditional use permit is limited to whether or not the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the permit.

B. Consistency with Ordinance Standards

The applicant is requesting approval of a conditional home occupation license to operate a detail shop in the new accessory structure. The applicant indicates that he primarily details recreation vehicles but would like to have the option to detail automobiles as well.

The applicant is proposing to construct a 2,400 sq. ft. accessory building on this 4.91-acre lot. Section 1030.020 of the Zoning Ordinance allows 2,409 sq. ft. accessory building foot print for a lot this size.

The existing 275 sq. ft. shed on the south lot line would bring the total footprint over what is allowed. Staff has included a condition in the draft resolution that existing shed be removed. No other accessory buildings will be permitted on site because it would exceed the allowed area of 2,409 sq. ft.

#### **Building Height**

The building is located in the front yard and is limited to a maximum size wall height of 10 feet. The plans show a building height of approximately 18 feet, but the measurement is not correct. The Zoning Ordinance requires sidewall height to be measured from the base of the structure to the bottom of the eave on the exterior sidewalls, which will be slightly less than 18 feet.



Building height is measured from the grade of a building line to the mean distance of the highest gable on a pitched roof. The applicant must provide these exact calculations, but staff estimates this building to be 23.25 feet high. The CR district has a maximum principal building height of 35 feet.

#### Architecture

The building plans show three dormers on the west elevation of the roof. These are intended to provide interest to the building and light to the work space – there is no second floor or mezzanine space shown on the plants.

The plans show LP lap siding with asphalt shingles. The roof peaks show LP board and batten siding. The applicant has indicated it will be taupe with white trim, but must provide material details including colors.

The Zoning Ordinance requires a minimum 12-inch eaves and 24-inch overhangs. These plans appear to comply but must be revised to provide these dimensions.

#### Conditional Use Permit

The applicant is requesting a conditional use permit (CUP) to exceed the maximum sidewall as allowed by Section 1030.020, Subd. 5(D) which allows any building to exceed the allowable building height with a conditional use permit and subject to the following criteria:

1. The proposed use shall be in conformance with all City regulations.

The proposed use is generally in conformance with the City regulations. The building meets setbacks, footprint and architectural requirements. The taller building sidewall is required to accommodate the large recreational vehicles that are detailed by the business.

2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.

The site plan does show the existing structures.

3. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.

Staff finds that the taller building height would comply with the standards as follows:

a. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.



The proposed taller building would have no impact on the Comprehensive Plan.

b. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.

The conditional use permit for the taller building would not be detrimental to or endanger the public health, safety, morals or comfort. The building would be below the 35 foot maximum building height allowed for principal buildings in this district. The building would exceed all setback requirements for the district.

c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The conditional use permit for the taller building would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The building would be below the 35 foot maximum building height allowed for principal buildings in this district. The building would exceed all setback requirements for the district.

d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The conditional use to allow the taller accessory building would not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The surrounding properties are a mix of residential and commercial/industrial properties in an areas guided for commercial uses. If the existing home were to be removed the site could be developed in compliance with the CR district standards, which would allow 35 foot tall buildings.

e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.

Adequate public facilities are available to accommodate the proposed use. The taller building will not impact the demand for services.

f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

If the conditional use permit and IUP are approved with the conditions recommended by staff it would comply with the CR district regulations.



g. The conditional use and site conforms to performance standards as specified by this Chapter.

If the conditions recommended by staff are approved, the use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the CR neighborhood.

4. The building materials standards required by this Section have been met.

As noted previously, the LP lap siding and asphalt shingles comply with the building materials standards and the applicant states that the new accessory building will be taupe siding with white trim to match the existing home. Staff recommends that the plans be updated to note the building materials and colors and that material samples be provided.

The Planning Commission should review the building materials to ensure that building is compatible with the home. The Planning Commission could modify condition 8.b if they find that additional colors/materials needed to mitigate the height of the building.

5. The proposed building will be compatible with surrounding land uses.

The proposed use is generally in conformance with the City regulations.

#### Setbacks

The CR district requires a 100-foot setback from County Road 30, 50-foot setback from residential and 20-foot setback from other property lines. The proposed building would be 70 feet from the east lot line, 209 feet from the north lot line, 282 feet from the south lot line and more than 300 feet from the west lot line.

#### Utilities

Municipal sewer and water are not currently available to the site. No sewer or water is shown to be provided to the building. If such improvements are planned, the building permit plans must be updated for City review and approval and the applicant must obtain the necessary permits.

#### Access

The applicant proposes to use the existing driveway to access the site. Hennepin County has reviewed the proposal and indicated that they have no comment.

#### Wetlands

The site plan shows wetland locations on site. The City Engineer has reviewed the plans and has included a condition prohibiting grading below the 1000 elevation to protect the wetlands. No wetland impact is proposed.



#### Signage

Home occupations are not allowed signage, unless specifically approved as part of a review of a conditional home occupation license. The applicant has not requested any signage.

#### Home Occupation

Section 1030.100 establishes three levels of home occupations: Allowed, Special and Conditional Home Occupation License.

Any home occupation that occurs in an accessory building requires the Conditional Home Occupation License. The City processes these as an Interim Use Permit. The applicant must show compliance with the following:

a. The nature and general character of the geographic area in which the CHOL property is located. The City may consider, in addition to other factors and not by way of limitation, the existence and condition of gravel and paved roads in the area, existence and proximity of collector, County and State roadways in the area, CHOL lot area, the proximity of CHOL operations to neighboring residences, size of neighboring lots, and use of neighboring properties.

This property and all surrounding properties are guided Rural Service/Commercial. As noted, this site was approved for a commercial greenhouse in 2004 that operated for many years and the property to the south is developed with Doboszenski's contracting business. The proposed building exceeds all CR district setback requirements.

The detailing business will operate entirely inside the accessory building. The applicant must update the plans to clearly identify the improved area where vehicles will be temporarily parked for drop off and pick up to ensure adequate screening from adjacent properties. Condition #2 in the draft resolution limits the business to a maximum of two vehicles awaiting service or pick up to be parked outside at any time.

b. Consideration shall be made for potential property devaluation of adjacent and surrounding properties.

The new building is well screened from the adjacent parcels with existing vegetation. No devaluation of the adjacent properties is expected given the screening and the Rural Service/Commercial land use classification of this site and all surrounding parcels.

c. Nuisance factors shall be considered, including but not limited to sight, odor, light, glare and noise, and any other nuisance factors that may result from issuance of the CHOL.

No lighting is shown on the building, but the applicant indicates that one LED light is planned above the overhead door. If building or site lighting is proposed, it must comply with the



standards in Section 1060.040. While single and two-family homes are exempt from these standards, the commercial home occupation shall be subject to these lighting standards.

The auto detailing business will generate some noise from vacuums, buffers, etc. but the operations will be inside the building and are expected to have limited impact on adjacent properties.

d. Environmental concerns, including but not limited to drainage, wastewater, wells and wetland issues.

The City engineer has reviewed the request and attached conditions to ensure drainage is handled and wetlands are protected on site.

e. Compliance with Section 1030.020 (Accessory Buildings, Structures, Uses and Equipment) of the Zoning Ordinance and with other relevant Code sections.

If the requested conditional use permit to allow a taller building is approved, the standards in Section 1030.020 would be met.

f. Impact on the neighboring properties shall be considered before issuing a CHOL.

Staff finds that the proposed CHOL for a detailing business that takes place entirely in the garage is likely to be less impactful on the neighborhood than the former commercial greenhouse that operated on this site. The applicant indicates that that there will be no employees, that he estimates approximately eight customer visits per month. Staff has not identified any other potential impacts that have not previously been discussed.

#### 5. Recommendation

Move to recommend approval of the IUP for the CHOL, subject to the conditions in the draft resolution.

#### Attachments

- 1. Draft Resolution approving IUP
- 2. City Engineer's memo dated February 23, 2021
- 3. Site Location Map
- 4. Applicant Narrative
- 5. Site Graphics

#### Motion By: Seconded By:

#### A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND AN INTERIM USE PERMIT FOR A CONDITIONAL HOME OCCUPATION LICENSE FOR JASON LARSON AT 23405 COUNTY ROAD 30 (PID 07-119-23-42-0003) (CITY FILE 21-003)

WHEREAS, the landowner has requested approval of an interim use permit for a conditional home occupation license (CHOL) to allow a vehicle detail shop and a conditional use permit to allow a taller accessory building at property legally described as follows:

#### See Attachment A

WHEREAS, the Planning Commission has reviewed the interim use permit for a conditional home occupation license and conditional use permit at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

- 1. An interim use permit is approved, in accordance with the application received by the City on January 14, 2021 and additional information received on January 26, 2021, except as amended by this resolution.
- 2. The Zoning Ordinance allows Conditional Home Occupation Licenses and the applicant shall comply with all home occupation standards, except as specifically modified per this resolution.
- 3. The applicant shall comply with all conditions of the City Engineer's memo dated February 23, 2021.
- 4. The applicant must provide an updated site plan showing the location of parking for vehicle during drop off and pick up. No more than two vehicles related to the business shall be stored outside the accessory building at any time.
- 5. The Interim Use Permit for the Conditional Home Occupation License is issued to Jason Larson for the operation of "Larson Detailing". This permit is non-transferable. The Permit shall terminate upon any one of the following:
  - a. If the business ceases, if property ownership changes, if ownership of the business changes, or if the individual to whom a license has been issued ceases to live at the subject premises.
- 6. The Conditional Home Occupation License is approved based on the finding that the standards in Section 1030.100, Subd. 7 and Section 1070.030 have been met. Specifically:
  - a. The applicant is requesting the conditional home occupation license to operate an upholstery workshop from an existing garage on the property. The business functions as

a workshop and there are no employees or customers who will access or use the home site.

- b. There is nothing to indicate that the use of the existing accessory building would devalue adjacent and surrounding properties.
- c. The proposed workshop is entirely enclosed and will not generate any nuisance conditions related to odor, light, glare, or noise.
- d. There are no environmental concerns, including but not limited to drainage, wastewater, wells and wetland issues related to this project.
- e. The home occupation appears to have no impact on neighboring properties.
- f. The application for a CHOL is consistent with the Comprehensive Plan, public facilities, and capital improvement plans. The business will be conducted in an enclosed building and will not generate any nuisance conditions that would endanger the public health, safety, morals or comfort of the community nor will it be injurious to the use and enjoyment of other property in the immediate vicinity. The business does not demand any additional public services or facilities and conforms to the performance standards of the Zoning Ordinance.
- 7. The home occupation must comply with the following standards:
  - a. No new signage for the home occupation is proposed or approved. Any new signage will require an amendment to the Interim Use Permit for the Conditional Home Occupation License.
  - b. No outside storage of materials related to the home occupation is allowed.
  - c. All work related to the home occupation shall be conducted in the accessory building.
  - d. No person shall be employed at or report to the home site location who does not reside in the dwelling unit.
  - e. The business shall comply with all state, federal, and local regulations.
  - f. The Conditional Home Occupation License shall be issued for 3 years in accordance with the procedures outlined in Section 1030.100 of the Zoning Ordinance. The permit shall be administratively reviewed every 3 years to ensure compliance with conditions of approval and ordinance requirements.
  - g. The City may revoke or modify the CHOL upon a finding that conditions have changed to warrant revocation or modifications of the license.
- 8. A conditional use permit is approved to allow a 2,400 sq. ft. accessory building with sidewalls taller than 10 feet in the front yard, based on the finding that that conditional use permit standards in section 1070.020 have been met, subject to the following conditions:

- a. The existing shed on the south lot line must be removed in order to comply with the maximum sq. ft. allowed by Section 1030 of the Zoning Ordinance for this parcel.
- b. The applicant must provide materials details, including color samples for review and approval by city staff.
- c. The building plans must be revised to dimension the sidewall height and building height as required by the Zoning Ordinance.
- d. The building plans must be revised to show the eave and overhang dimensions to ensure compliance with Section 1030 of the Zoning Ordinance.
- e. Lighting details/cut sheets must be submitted to ensure compliance with Section 1060.040 of the Zoning Ordinance.
- f. If sewer and water are planned to serve the accessory building, revised plans must be submitted with the building permit and the applicant must obtain the required permits.
- g. The accessory building shall not be used for living space.
- 9. The applicant/landowner must record the approving resolution at Hennepin County and provide proof of recording to the City.



#### VOTING NAY McKee, Tom Bottema, Jon Thomas, Manoj Nichols, Jeremy Schultz, Alan

Whereupon, said Resolution is hereby declared adopted on this XX<sup>th</sup> day of March 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

#### ATTACHEMENT A

The east 416.67 feet of the west 833.34 feet of the north 563.00 feet of the Southeast Quarter of Section 7, Township 119, Range 23, Hennepin County. Minnesota. Subject to the right-of-way of County Road No. 30 over the north 50.00 feet thereof.



То:	Kevin Mattson, PE, Director of Public Works	From:	Kent Torve, PE, City Engineer
File:	#002294-0032	Date:	February 23, 2021

#### Reference: Larson Detailing Site Plan Review

The site plan for the property along CR30 has an existing house and is being proposed to construct an outbuilding/pole barn. These comments apply for the proposed pole barn location as shown on plans dated 1/14/2021 (north of driveway). Any change in location will require additional review.

#### **Grading and Wetland Protection**

- No grading below elevation 1000
- Install silt fence between proposed building and wetland
- Submit grading and erosion control escrow of \$1,000.



5.a.

- i. Larson Detailing start date 5/1/21 or when building is complete
- ii. Home occupation will not cause excessive noise, light or smells.
- iii. To the best of my knowledge my home occupation will not cause any environmental concerns.

JAN 26 2020 21-003

- iv. Home occupation will be located in 2,400 sf accessory building
- v. No special equipment required
- vi. No materials will be stored outside
- vii. No materials that require MSDS
- viii. No additional deliveries
- ix. Home occupation will not generate more than 10 daily trips to and from the property
- x. Customer visits are estimated to be approximately 8 per month
- xi. No additional parking is required
- xii. No outside employees
- xiii. No sign will be displayed
- xiv. No special vehicles
- xv. No permits or licenses are required



# SITE PLAN FOR **BILL BRUEGGEMAN**

1000.4

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<u>NOTE:</u> This drawing is provided for the purpose of depicting the location of the proposed pole barn shown hereon. No current field work was performed for preparation of this drawing. Property description, property boundaries, street right—of—way, and all existing conditions are shown according to Certificate of Survey by Meyer—Rohlin, Inc., File No. 04260, dated 06/10/2004. Proposed pole barn floor elevation was provided by the client.

<u>PROPERTY DESCRIPTION</u> The east 416.67 feet of the west 833.34 feet of the north 563.00 feet of the Southeast Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota. Subject to the right—of—way of County Road No. 30 over the north 50.00 feet thereof.

<u>HENNEPIN\_COUNTY\_P.I.D.:</u> 07–119–23–42–0003

<u>PROPERTY ADDRESS:</u> 23405 County Road No. 30, Corcoran, MN





I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota. 1 67.

Date_01/14/2021	Mun V. neur
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	License No. 48664

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708 1st BUFFAI PH. 763.682.1781	Avenue NE, #1 Lo, MN 55313 WWW.MEYERROHLI	N.COM		1/14/	2021
DRAWN BY AAN	BOOK PAGE	SHEET	T1_OF SHEETS	FILE 21	NO. 1101

# BACK (NORTHEAST) ELEVATION

FRONT (SOLITHWEST) ELEVATION









# ROOF TRUSS PLAN

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## MEMORANDUM

DATE	February 18, 2021
ТО	Brad Martens
CC	City Council, Planning Commission, Parks & Trails Commission
FROM	Kendra Lindahl, City Planner
RE	Active Corcoran Planning Applications

#### Projects/Comments in blue italics are new

Project marked with an \* have moved from active to complete.

The following is a summary of project status for current, active projects:

- 1. Certificate of Compliance for the Orht property located at 20600 County Road 30 (PID 11-119-23-23-0004) (city file no. 20-038). The request is to allow ground mounted solar on the residential property. The application is currently incomplete pending a certificate of survey/site plan, but may be administratively approved if the ordinance standards are met.
- Final Plat and Final Planned Unit Development for "Tavera" (city file no. 20-042). The application for the first phase of this development includes 33 single family homes south of the main entrance off County Road 116. The item is scheduled for Planning Commission on March 4<sup>th</sup> and City Council action on March 25<sup>th</sup>.
- Final Plat for the Property located at 23825 Tessmer Road (PID 07-119-23-22-0001) and 10005 CR 19 (PID 07-119-23-21-0002) (city file no. 20-043). The applicant is requesting final plat approval for the subdivision which will create three lots and one outlot. The item is scheduled for City Council action on March 25<sup>th</sup>.
- 4. Preliminary Plat and Final Plat for "Hunters Place 2<sup>nd</sup> Addition" at 10110 CR 116 (PID 12-119-23-22-0001) (city file no. 20-044). The City is requesting approval of a subdivision to create two lots one for the existing Lother home and one for the new city well site (an essential service). The public hearing was continued from the February 4<sup>th</sup> Planning Commission meeting to February 18<sup>th</sup> and City Council action is scheduled on February 25<sup>th</sup>.
- Interim Use Permit for an Accessory Dwelling Unit at 6330 Snyder Road (PID 35-119-23-43-0002) (city file no. 20-045). Kevin Henn has requested approval of an accessory dwelling unit in an accessory building. The public hearing was continued from the February 4<sup>th</sup> Planning Commission meeting to February 18<sup>th</sup> and City Council action is scheduled on February 25<sup>th</sup>.
- 6. Variance for a front yard setback reduction at 20795 Larkin Road (PID 27-119-23-41-0013) (city file no. 20-046). Nate Kariniemi has requested approval for a setback variance for construction of a new home on a lot he recently subdivided. The item was continued from the February 4<sup>th</sup> Planning Commission meeting to February 18<sup>th</sup> and City Council action is scheduled on February 25<sup>th</sup>.
- 7. Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 20-047). Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. This item is scheduled for Parks and Trails Commission review on February 18<sup>th</sup>, a public hearing at the March 4<sup>th</sup> Planning Commission meeting and City Council action on March 25<sup>th</sup>.

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- 8. Wright-Hennepin Cooperative Electric Association request for Wetland Waiver, Preliminary Plat, Variance and Administrative Permit at 19835 Larkin Road. (PID 25-119-23-32-0001) (city file 20-048). The applicant has submitted a request for a new electric substation (an essential service) on the southwest portion of the site. The wetland waiver was approved by the City Council on January 28<sup>th</sup>. The preliminary plat, variance and administrative permit public hearing was continued from the February 4th Planning Commission meeting to February 18th and City Council action is scheduled on February 25th.
- 9. **Preliminary Plat and Variance for the Property located at 23020 Strehler Road (PID 17-119-23-32-0003) (city file no. 20-049).** Greg Franzen has requested approval of a subdivision to create three lots and a variance from the minimum lot frontage standards. The application is currently incomplete and will be scheduled for Planning Commission and City Council action when complete.
- Concept Plan Review for a New Warehouse / Storage Facility at 22400 State Highway 55 (PID 32-119-23-44-0001) (city file no. 21-002). Craig Scherber has submitted a request for concept plan review for a storage facility. The application is scheduled for City Council review on February 25<sup>th</sup>.
- 11. Interim Use Permit (IUP) for a Conditional Home Occupation License (CHOL) at 23405 CR 30 (PID 07-119-23-42-0003) (city file no. 21-003). Jason Larson has requested approval of an IUP for a CHOL to allow auto detailing. The application is scheduled for a public hearing at the Planning Commission on March 4<sup>th</sup> and City Council review on March 25<sup>th</sup>.
- 12. Conditional Use Permit, Variance and Site Plan for a new NAPA at 19905 75<sup>th</sup> Avenue (PID 26-119-23-11-0040) (city file no. 21-004). Kinghorn Construction, on behalf of REH Auto LLC., has requested approval of a conditional use permit, variance and site plan for a new 16,400 sq. ft. building. The item is currently incomplete. It was tentatively scheduled for a public hearing at the Planning Commission on March 4<sup>th</sup>, but will be tabled while the applicant completes the application and may be scheduled for the April Planning Commission and City Council meetings.
- 13. Easement Vacation for Refuge at Rush Creek Wetland Mitigation Bank (PID 03-119-23-13-0002) (city file no. 21-005). Chris Rains has requested approval of an easement vacation and proposes new easements to be dedicated over a proposed wetland bank on the property. The application is scheduled for a public hearing at the City Council on March 25th.
- 14. Lot Line Adjustment for the Property located at 20420 Duffney Circle (PID 11-119-23-23-0004 and PID 11-119-23-31-0005) (city file no. 21-006). Shawn and Michele Tharp have requested approval of a lot line adjustment. The application is currently incomplete, but will be administratively approved when the missing items are received from the applicant.
- 15. Conditional Use Permit and Site Plan for the Property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 21-007). Trevor Scherber has requested approval of a conditional use permit and site plan approval to operate a business at 23240 County Road 30. The application is currently incomplete. The application is tentatively scheduled for a public hearing at the Planning Commission on April 1<sup>st</sup> and City Council review on April 22<sup>nd</sup>.
- 16. Certificate of Compliance for an Agricultural Building at 21600 Larkin Road (PID 28-119-23-13-0002) (city file no. 21-008). Ernie Mayers has submitted an application for a certificate of compliance for a new agricultural building. State law exempts buildings that are used solely for agricultural purposes from the building permit requirements, but not the zoning ordinance requirements. Staff is reviewing the application for completeness. If complete, the application may be administratively approved.
- 17. **Meadow Trails 2<sup>nd</sup> Addition Preliminary Plat, Final Plat and Variance (PID 35-119-23-12-0002)** (city file no. 21-009). Lennar has submitted a request for a subdivision to create two outlots for the Dempsey property. This property has preliminary plat approval as part of the Tavera project, but the applicant is requesting approval to allow the property to be split in two outlots to allow them to purchase the property in two phases. Staff is reviewing the application for completeness. If complete, the application may be scheduled for the April Planning Commission and City Council meetings.

18. Variance for a deck and porch at 6433 Bluestem Circle (PID 36-119-23-42-0032) (city file no. 21-010). Andrew and Pamela Krominga have requested approval of a variance from the rear yard setback requirements to build a four-season porch and deck on their new home in the Ravinia development. Staff is reviewing the application for completeness. If complete, the application may be scheduled for the April Planning Commission and City Council meetings.

The following projects were recently acted upon and will be closed out:

- \*PUD Sketch Plan Review for Van Blaricom and Schober properties for "Bellwether" (PID 01-119-23-34-0002 and 01-119-23-43-0002) (city file no. 20-050). Pulte Homes has submitted a request for sketch plan review for a mix of single family homes and villa homes on the 77-acre site. The concept plan was reviewed by the City Council on January 28<sup>th</sup>.
- \*Initiation of Agricultural Preserve Expiration at 19550 Schutte Farm Road (PID 13-119-23-21-0006) (city file no. 21-001). Tom and Ann Schlangen have requested expiration of the Agricultural Preserve designation. The item was approved by the City Council on January 28<sup>th</sup>.



CITY OF CORCORAN 8200 County Road 116, Corcoran, MN 55340 763.420.2288 – Office 763.420.6056 – Fax E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

## MEMO

Meeting Date:March 4, 2021To:Planning CommissionFrom:Brad Martens, City AdministratorRe:City Council Report

The Planning Commission last met on February 18, 2021. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website.

### February 25, 2020 Council Meeting

- Preliminary Plat, Variance, and Administrative Permit for Wright-Hennepin Cooperative Electric Association at 19835 Larkin Road
  - $^{\circ}_{\circ}$  Tabled the item until the April 22, 2021 meeting at the request of the applicant
- Front Yard Setback Variance at 20795 Larkin Road
  - Denied the variance request
- Scherber Storage Concept
  - Provided feedback to applicant about the importance of screening and limited impact to adjacent landowners if the project comes forward with a formal application
- Proposed Work Plan for Residential Zoning Ordinance Updates
  - Directed staff to initiate the ordinance update plan as outlined
- Planning Commission Appointments
  - Appointed Meredith Wu to the Planning Commission for a term ending February 29, 2024
- Parks and Trails Commission Appointments
  - Appointed Val Nybo and Judy Strehler to the Parks and Trails Commission for a term ending February 29, 2024

Attachments:

None