



CITY OF CORCORAN
Corcoran Planning Commission Agenda
September 2, 2021 - 7:00 pm

HYBRID MEETING OPTION AVAILABLE

The public is invited to attend the regular Planning Commission meeting at City Hall.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 899 7768 0972

Press *9 to speak during the Public Comment Sections in the meeting.

Video Link and Instructions:

<https://us02web.zoom.us/j/89977680972> visit

<http://www.zoom.us> and enter

Meeting ID: 899 7768 0972

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

1. Call to Order / Roll Call

2. Pledge of Allegiance

3. Agenda Approval

4. Open Forum

5. Minutes

- a. Minutes – August 5, 2021*

6. New Business - Public Comment Opportunity

- a. Final Plat and Final PUD Development Plan for “Tavera 2nd Addition” (PID 35-119-23-41-0001 and 35-119-23-41-0002) (city file no. 21-036)*
 - i. Staff Report
 - ii. Commission Discussion & Recommendation

- b. **PUBLIC HEARING.** Zoning Amendment for Assembly Uses (city file 21-034)*

7. Reports/Information

- a. Planning Project Update*
- b. Reschedule Planning Commission Training
- c. City Council Report* – Council Liaison Nichols
- d. Other Business

8. Commissioner Liaison Calendar

City Council Meetings

09/09/21	09/23/21	10/14/21	10/28/21	11/11/21	11/22/21
Lanterman	Shoulak	Vehrenkamp	Wu	Jacobs	Lanterman

9. Adjournment

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



CITY OF CORCORAN
Corcoran Planning Commission
Minutes August 5, 2021 - 7:00 pm

The Corcoran Planning Commission met on August 5, 2021, in Corcoran, Minnesota. All Planning Commissioners were present in the Council Chambers, but members of the public were able to participate in-person as well as through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Jacobs, Shoulak, Vehrenkamp, and Wu.

Arrived Late: Commissioner Lanterman.

Also present: City Planner Lindahl and City Manager Martens.

Present via telephonic or other electronic means: Council Liaison Nichols.

1. Call to Order/Roll Call

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

2. Pledge of Allegiance

3. Agenda Approval

Motion made by Vehrenkamp, seconded by Wu, to approve the August 5, 2021, agenda.

Voting Aye: Jacobs, Shoulak, Vehrenkamp, and Wu.

(Motion carried 4:0).

4. Open Forum (none)

5. Minutes

a. Minutes – July 1, 2021.

Motion made by Wu, seconded by Shoulak, to approve the minutes.

Voting Aye: Jacobs, Shoulak, Vehrenkamp, and Wu.

(Motion carried 4:0).

6. New Business – Public Comment Opportunity

a. **TABLE TO THE SEPTEMBER 2ND MEETING.** Zoning Amendment for Assembly Uses (city file no. 21-034).

i. Staff Report – Planner Lindahl provided a brief explanation for the request to table the item to the next meeting per City Council direction.

ii. Commission Discussion & Recommendation – The Commission discussion included the definition of places of assembly.

Motion made by Vehrenkamp, seconded by Shoulak, to table item 6A to the September 2nd meeting.

Voting Aye: Jacobs, Shoulak, Vehrenkamp, and Wu.

(Motion carried 4:0).

b. **Public Hearing.** Rezoning, Site Plan, Conditional Use Permit, Preliminary Plat, and Variance for Garages Too on the property located at 2240 State Highway 55 and 6315 Horseshoe Bend Drive (PID 32-119-23-44-0001 and 32-119-23-44-0009) (city file no. 21-016).

i. Staff Report – Planner Lindahl presented the staff report.

ii. Public Hearing – Chair Jacobs opened the public hearing.

Jim Reader, 6200 Rolling Hills Rd, requested copies of the maps in the staff presentation and stated his opposition for the project due to public safety

concerns based on experience with a separate site of storage units near his property until the installation of a secured gate, the impact of industrial properties along Highway 55 rather than stores and small business, and the necessity of sewer services to be implemented in the area.

Rebecca Gunderson, 6300 Horseshoe Bend Drive, asked for clarification as to what types of items will be stored at the facility. She stated concerns with the four variances required to make the facility fit on the parcel, flooding in the immediate area particularly without sewers, the presence of another storage facility in the immediate area, littering along the future frontage road from customers of the existing storage facility, sound levels in the neighborhood, and the potential impact to property values in the nearby residential neighborhood.

Paula Hendrickson, 6330 Horseshoe Bend Drive, stated concerns about access to the site from Highway 55 or Horseshoe Bend Drive. She asked if the industrial lot would be able to expand further into the neighborhood if the existing residential lot is sold as well as for clarification regarding the accessory buildings on the residential lot discussed in the staff report. She stated that a lot of the neighborhoods don't understand the proposal. She said she is on the fence about the proposal as long as the storage site is not accessed from Horseshoe Bend.

Gary Ohrt, 20600 County Road 30, stated concerns regarding access to the site, particularly for large vehicles, from Horseshoe Bend Drive rather than Highway 55 as recommended by MNDOT as well as noise and light pollution.

Rebecca Gunderson, 6300 Horseshoe Bend Drive, reapproached the podium to echo concerns with access to the site from Horseshoe Bend. She advocated that traffic should not be allowed on Rolling Hills Rd and Horseshoe Bend.

Rick Hendrickson, 6330 Horseshoe Bend Drive, asked about the security system and the lighting of the site.

iii. Close Hearing

Motion made by Vehrenkamp, seconded by Wu, to close the public hearing.

Voting Aye: Jacobs, Lanterman, Shoulak, Vehrenkamp, and Wu.

(Motion carried 5:0).

iv. Commission Discussion & Recommendation – The Commission discussed the access to the site planned from Highway 55 not from Horseshoe Bend Drive, the commercial nature of the storage units, internal lighting on the site, security of the site, the accessory structures on the residential lot (lot 2), the stormwater pond on the site and drainage of the area, the dual land designation on lot 2, the applicable architectural standards, a condition to require TLAC fees, the condition that auto repair will not be allowed within the units, storage of hazardous materials, the intention behind the exclusion of commercial activities in the standards for mini storage and self-storage within the City Code, bathroom facilities, and trash receptacles. The Commission also discussed the landscaping plan, the definition of “commercial” vehicles not to be allowed within the storage units, noise pollution, the size of the facility compared to the size of the parcel, signage, potential for this to be used as unintended, the condition requiring a copy of the lease that lists the prohibitions on the site, enforcement of conditions, safety hazards, the need for 12’ overhead doors, and the business owners plans to install security cameras on the site.

Motion made by Wu, seconded by Lanterman, to recommend approval of the draft Resolution approving the variances.

Voting Aye: Jacobs and Wu

Voting Nay: Lanterman, Shoulak, and Vehrenkamp.

(Motion failed 2:3).

Motion made by Vehrenkamp, seconded by Wu, to recommend denial of the draft Resolution approving the variance to allow the lot to develop without municipal

services, due to a lack of practical difficulties and the development is premature, making the other application components null and void.

Voting Aye: Lanterman, Shoulak, and Vehrenkamp.

Voting Nay: Jacobs and Wu.

(Motion carried 3:2).

Motion made by Wu, seconded by Shoulak, to recommend denial of the rezoning, site plan, CUP, preliminary plat, and the three remaining variances based on the finding that these application components cannot proceed without granting the first variance.

Voting Aye: Lanterman, Shoulak, and Vehrenkamp.

Voting Nay: Jacobs and Wu.

(Motion carried 3:2).

c. **Public Hearing.** Consider Amendment to Section 1030.020 of the Zoning Ordinance Regarding Accessory Structures (city file no. 21-029).

i. Staff Report – Planner Lindahl presented the staff report.

ii. Public Hearing – Chair Jacobs opened the public hearing.

iii. Close Hearing

Motion made by Vehrenkamp, seconded by Shoulak, to close the public hearing.

Voting Aye: Jacobs, Lanterman, Shoulak, Vehrenkamp, and Wu.

(Motion carried 5:0).

iv. Commission Discussion & Recommendation – The Commission discussed the want for a more thorough review of accessory structure standards and the proper procedure to request a Zoning Ordinance Amendment.

Motion made by Vehrenkamp, seconded by Wu, to recommend approval of the draft Ordinance Amendment to Section 1030.020 and the draft Resolution approving the findings of fact.

Voting Aye: Jacobs, Lanterman, Shoulak, Vehrenkamp, and Wu.

(Motion carried 5:0).

7. Reports/Information

a. Planning Project Update – City Manager Martens confirmed for the Commission that staff does visit sites as much as possible to confirm development projects are carried out as conditioned in the approvals and citizens can call City Hall with concerns.

Planner Lindahl confirmed minor PUD Amendments only go to the Council per the City Code, Cook Lake Highlands was tabled to the August 12 meeting, and the status of the Bechtold Farms application.

b. Reschedule Planning Commission Training – Planner Lindahl confirmed a survey will be sent out to determine another date.

c. City Council Report – Councilor Nichols discussed the Tavera PUD amendment approvals and denials, the approvals and denials for Amberley and Bellwether, the proposal for the Diamond Lake Regional Trail Corridor, and the resignation of Councilor Thomas.

d. Other Business – (none).

8. Commissioner Liaison Calendar

City Council Meetings

8/12/21	8/26/21	9/9/21	9/23/21	10/14/21	10/28/21
Wu	Jacobs	Lanterman	Shoulak	Vehrenkamp	Wu

9. Adjournment

Motion made by Lanterman, seconded by Vehrenkamp, to adjourn the August 5, 2021, Planning Commission meeting.

Voting Aye: Jacobs, Lanterman, Shoulak, Vehrenkamp, and Wu.
(Motion carried 5:0).
Meeting adjourned at 9:57 PM.

*Submitted by Natalie Davis
Planner*



TO: Corcoran Planning Commission

FROM: Kendra Lindahl, Landform

DATE: August 25, 2021 for the September 2, 2021 Planning Commission Meeting

RE: Final Plat and Final Planned Unit Development (PUD) Plan for “Tavera 2nd Addition” (PID 35-119-23-44-0004 and 35-119-23-41-0001) (city file no. 21-036)

REVIEW DEADLINE: October 18, 2021

1. Application Request

The applicant, Lennar, has requested approval of the final plat and final PUD development plan for Tavera. This phase plats part of the former Wessel property (Outlot B) and the former Thies property, which was not in the original plat phase for 46 single family home lots and five outlots on 29.8 acres. The original approvals allowed grading of this portion of the site.

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.

On April 8, 2021, the Council approved phase 1 of the development for 33 single family home lots and three outlots. The new entrance off County Road 116 would be constructed with this initial phase.

On July 22, 2021, the Council approved a PUD amendment to allow 551 homes and allow a modification to the temporary real estate time period.

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 Tavera preliminary plat did include the parcel at 6421 County Road 116, but it was not included in the final plat for phase one. The applicant must provide a legal description for that parcel and some evidence of the new PID assigned by Hennepin County to Outlot B, Tavera 1st Addition.

The applicant was issued a grading permit that allows grading from the new Horseshoe Trail access on the north to Hackamore Road on the south. This phase is directly south of the 1st Addition final plat that was approved earlier this year. This plans include extension of the Tamarack Lane cul-de-sac to the south and connection to 64th Avenue. There is a landscaped island in the Block 4 and additional planting details are required to be submitted for review and approval by the City.

Phase 2 of the proposed development includes 46 new single-family homes. The lots range in size from 7,215 – 16,559 sq. ft. There is a master association for maintain common areas (signs, boulevard irrigation and landscaping, etc.) in this phase. The HOA documents will be amended to include this phase.

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. 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. The homes will be selected for each lot by the buyers and must comply with all design standards and PUD standards. This will be reviewed at building permit to ensure compliance.

Utilities

The City Engineer's memo provides detailed utility comments. This project will extend municipal sewer and water from the 1st Addition to serve this phase of the development.

Existing Easements

There is a large electrical transmission line easement that runs east west through the southern portion of the site. Lot 12, Block 1 is located in this powerline easement. Lennar had provided document number 10879791 indicating release of a portion of the easement, but the drawings continue to show the easement. 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 or remove from the plans if the easement has been released.

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.

Wetlands

Wetland permits have been approved by the watershed. 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 plans do not currently and 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 final PUD plans show 42% preservation of the ecologically significant areas and 70% of the woodland areas outside of the boundaries. A conservation easement for the tree protection areas was recorded with the 1st Addition.

Outlot A will be in this conservation area and will include a City trail that will be constructed by the applicant. The trail location must be adjusted in Outlot A to comply with the PUD approvals.

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. 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 were approved 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.

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.



Parks and Trails

The 2040 Parks and Trails Plan map shows On Road trails on County Road 116, Hackamore Road and Horseshoe Trail (66th 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.

Trails and Sidewalks

A new trail will be constructed in Outlot A and 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 on Tamarack Lane must be shifted to the east side of the street to avoid conflicts with the trail on the south end of the project.
 - This was a condition of the 1st Addition as well but the plans continue to show the sidewalk on the West side of the street.
 - Plans must be revised.
- Rather than the mid-block trail crossing from Outlot A to the park, the trail should be shifted east north of the wetland to connect at the intersection of Horseshoe Trail and Tamarack Lane.
 - Plans must be revised.
 - This may also affect the conservation easement and tree preservation plans.

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

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 park dedication requirements for Tavera 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 46 lots included in the 2nd Addition shall be the trail easement and cash-in-lieu of land. The developer must revise the off-road trail alignment and then provide gross and net areas for the 20-foot wide trail easement. Park dedication will be given for the trail easement and the remainder will be cash.



Final Plat

The applicant is requesting approval of a final plat for 46 single-family residential home lots and five 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.

6. Recommendation

Move to recommend approval of the final PUD development plan, subject to the conditions in the draft resolution.

Attachments

1. Draft Resolution approving final PUD development plan
2. City engineer's memo dated August 24, 2021
3. Location map
4. Applicant's narrative dated July 20, 2021
5. Final PUD Development Plans dated July 20, 2021
6. Landscape Plans dated July 20, 2021
7. Final Plat dated July 20, 2021
8. Master Plan from PUD amendment dated April 9, 2021
9. Phasing Plan dated March 19, 2021

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Motion By:
Seconded By:

**APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR “TAVERA 2nd ADDITION” FOR LENNAR (PID 35-119-23-44-0004 and 3511923410001)
(CITY FILE NO. 21-036)**

WHEREAS, US Home Corporation LLC dba Lennar (“the applicant”) has requested approval of a final PUD (planned unit development) plan for “Tavera 2nd Addition” for 46 new residential lots and five 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:

1. A final PUD development plan is approved to create 46 lots and five outlots for “Tavera 2nd Addition”, in accordance with the plans and application received by the City on July 20, 2021 and additional information received on August 6, 2021 and August 12, 2021, except as amended by this resolution.
2. Approval is subject to the preliminary approvals (Resolutions 2020-50 and 2020-51), except as modified by the PUD amendment (Resolution 2021-86).
3. The applicant shall comply with all requirements of the City Engineer’s memo dated August 24, 2021.
4. The applicant must provide legal descriptions for the entire Tavera 2nd Addition (including PID 35-119-23-41-0001).
5. The applicant must provide proof of the correct PID numbers for both parcels from Hennepin County.
6. All plan sheets must clearly identify the boundaries of Tavera 2nd Addition.
7. The plans show the easement for electric powerlines over Lot 12, Block 1. The applicant must either:
 - a. Provide documentation from the easement holder that home construction will be permitted in this easement or
 - b. If the easement was released by Hennepin County document #10879791, the easement should be removed from the plans.
8. City landscape details must be shown on the plans.

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9. Consider Black Hills Spruce or other alternative to White Pine, which may not thrive in the soils in this location.
10. Detailed plans for the landscape island, including all plant materials, mulch and irrigation method, must be provided for City review and approval.
11. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
12. 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.
13. 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-of-way
 - d. Amendment to Homeowners Association documents
 - e. Trail Easement.
14. PUD flexibility is granted to establish the following lot standards for this development:

	75-foot lots (58 homes)	65-foot lots (165 homes)	55-foot lots (51 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 Roadways*	60 feet	60 feet	60 feet
Front, From all other streets	25 feet /20 feet side street	25 feet /20 feet side street	25 feet /20 feet side street
Front Porch (≤ 120 square feet)	15 feet	15 feet	15 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 deck/patios	30 feet / 20 feet for deck/patios	30 feet / 20 feet for deck/patios
Maximum Principal Building Height	35 feet	35 feet	35 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. (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.

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15. 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.
16. Mechanical equipment (including air conditioning units) must be located in the side or rear yard.
17. Driveways may not encroach in the drainage and utility easements on the side yards
18. The following items must be completed and approved by the City prior to release of the final plat:
 - a. 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.
 - b. Woodland areas shown as preserved on the plans must be protected.
 - i. Tree preservation fencing must be shown on the grading plan.
 - 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 conservation easement boundary must be shown on the grading plan.
 - v. The applicant must submit a new plan sheet that shows tree preservation and disturbed areas (grading, utilities and landscaping etc.).
 - vi. The conservation easement shall be amended as required to address the modified trail alignment in Outlot A.
 - c. Wetland buffers, setbacks and monuments must be shown grading and site plan sheets. The site plan must show the wetland buffers and setbacks with the house pads.
 - d. The wetland buffers monument locations must be revised to comply with City standards.
 - e. Park Dedication for Tavera 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 the trail easement in Outlot A.
 - 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, which requires the following modifications in this phase:
 1. The sidewalk on Tamarack Lane must be shifted to the east side of the street to avoid conflicts with the trail on the south end of the project. Plans must be revised.
 2. Rather than the mid-block trail crossing from Outlot A to the park, the trail should be shifted east north of the wetland to connect at the

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intersection of Horseshoe Trail and Tamarack Lane. Plans must be revised.

3. This may also affect the conservation easement and tree preservation plans.
 - iv. A 20-foot trail easement must be provided for the trail in Outlot A.
 - v. Park dedication shall be the net area of the trail easement and cash-in-lieu for the 46 lots in this phase. The park dedication fees will be calculated only when the developer provides final trail easement calculations.
 - vi. Park dedication shall be subject to park dedication fees in place when the final plat is released for recording.
 - f. The applicant shall provide copies of the final HOA document/covenant amendments for City review and approval. These documents must be recorded with the final plat.
 - g. The stormwater maintenance agreement must be executed.
19. 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. Trees shall 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.

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- i. Trees must be planted prior to issuance of a certificate of occupancy for the adjacent home.
 - g. No signage is proposed or approved for this phase.
 - h. 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.
 - j. 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.
 - k. Parking shall be permitted on one side of the local streets and shall be signed in accordance with city standards.
 - l. All utility facilities shall be located underground.
 - m. Barricades and signage indicating future extension shall be installed, consistent with Section 945.010, Subd. 19 of the Subdivision Ordinance.
20. 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.

VOTING AYE

- ☐ McKee, Tom
- ☐ Bottema, Jon
- ☐ Nichols, Jeremy
- ☐ Schultz, Alan

VOTING NAY

- ☐ McKee, Tom
- ☐ Bottema, Jon
- ☐ Nichols, Jeremy
- ☐ Schultz, Alan

RESOLUTION NO. 2021-xx

Whereupon, said Resolution is hereby declared adopted on this xx day of September 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-xx

Attachment A

Insert Legal

To: Kevin Mattson, City of Corcoran

From: Kent Torve, City Engineer
Steve Hegland, PE

Project: Tavera 2nd Addition

Date: August 24, 2021

Exhibits:

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

- Tavera Phase I Grading Plan, Rev 07/16/2021
- Tavera PUD & Master Utility Plan Set, Rev 07/16/2021
- Tavera 2nd Addition Utility Plan, Rev 07/16/2021
- Tavera Phase 1 Storm Water Management Plan. Rev 05/27/2021

Comments:General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. 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.

Plat:

1. The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements.
2. Trail easement shall be provided over all trail segments outside of the right of way.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Any slopes 4:1 or greater shall have erosion control blanket installed.
3. Provide erosion control BMPs, including perimeter control and stabilization, along length of proposed western most trail disturbance. The trail is directly adjacent to a wetland.

Transportation

1. All 28' roads shall be signed no parking on one side of the roadway with no parking signs required within all cul-de-sacs.
2. Cul-de-sac/eyebrow on 64th Ave to be 28' F-F.

3. Install concrete valley gutter at east cul-de-sac entrance on 64th Ave to drain to low point. It appears the south curb line should drain west to match northern curb line.
4. Bituminous trails to remain outside of wetland buffers

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings. The wetland buffer zones shall also be clearly identified and labeled.
2. Street lighting and sign locations shall be reviewed by public safety.
 - o Provide no parking sign in cul-de-sac

Grading /Stormwater

1. The wetland buffer zones and wetland buffer signage shall be reviewed by city planning.
2. All pedestrian ramps shall be ADA compliant and detailed designs shall be provided for all landings showing elevations in compliance with those requirements.
 - o Provide spot elevations and slopes of ADA ramps in intersection details.
3. Easements shall be provided over all storm sewer pipes. Easements shall be shown on the utility plan to ensure they are adequate.
4. Label clearly on plans EOF's for all areas where water will be collected including all low areas in roadways and greenspaces.
5. All drainage swales shall maintain a minimum of 2% slope and all slope should be 4:1 or flatter unless approved by the city engineer.
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. Remove riprap from upstream flared end sections.
8. Remove comment to fill sump to invert on OCS details sheet 4.00
9. Sump connections for lots 9-12 block 1 shall tie into storm structure. Shall not be directly daylighted to wetland.
10. OCS -L and OCS-180 appear to have rim elevations above finished grade.
11. Sumps will be required in all storm structures with drops in of 18" or greater as well as the last accessible structures prior to stormwater basins. Add sumps or adjust pipe slopes on the following structures:
 - o CBMH-3010
 - o STMH-1803
 - o STMH-0
12. Revise trail grading to have vertical curves, eliminate grade breaks.
13. Bituminous trail to be 1' above HWL of adjacent wetlands
14. Revise the culvert EOF elevation label (979.3) on the Grading Plan between wetlands I and L1 to correspond with the model indicated EOF elevation of 980.6. Additionally, relocate the annotation arrow to reference the western most pipe, which aligns with the 2nd Addition Utility Plan.
15. Revise Final PUD or Phase 1 Grading Plan and 2nd Addition Utility to include or exclude the proposed pipes under the westernmost trail. The Final PUD includes proposed pipes under the trail, but the Phase I Grading Plan and 2nd Addition Utility Plan do not.
16. Revise the following stormwater conveyance structures in SWMM or Final PUD to be consistent:

January 27, 2021

Development Name

Kevin Mattson

Page 3 of 3

- Wetland P
 - Link 26: Conduit 1 (U/S)
 - EOF elevation on Grading Plan (982.8) does not match U/S elevation of overland channel in the model (983.2).

Watermain/Sanitary Sewer

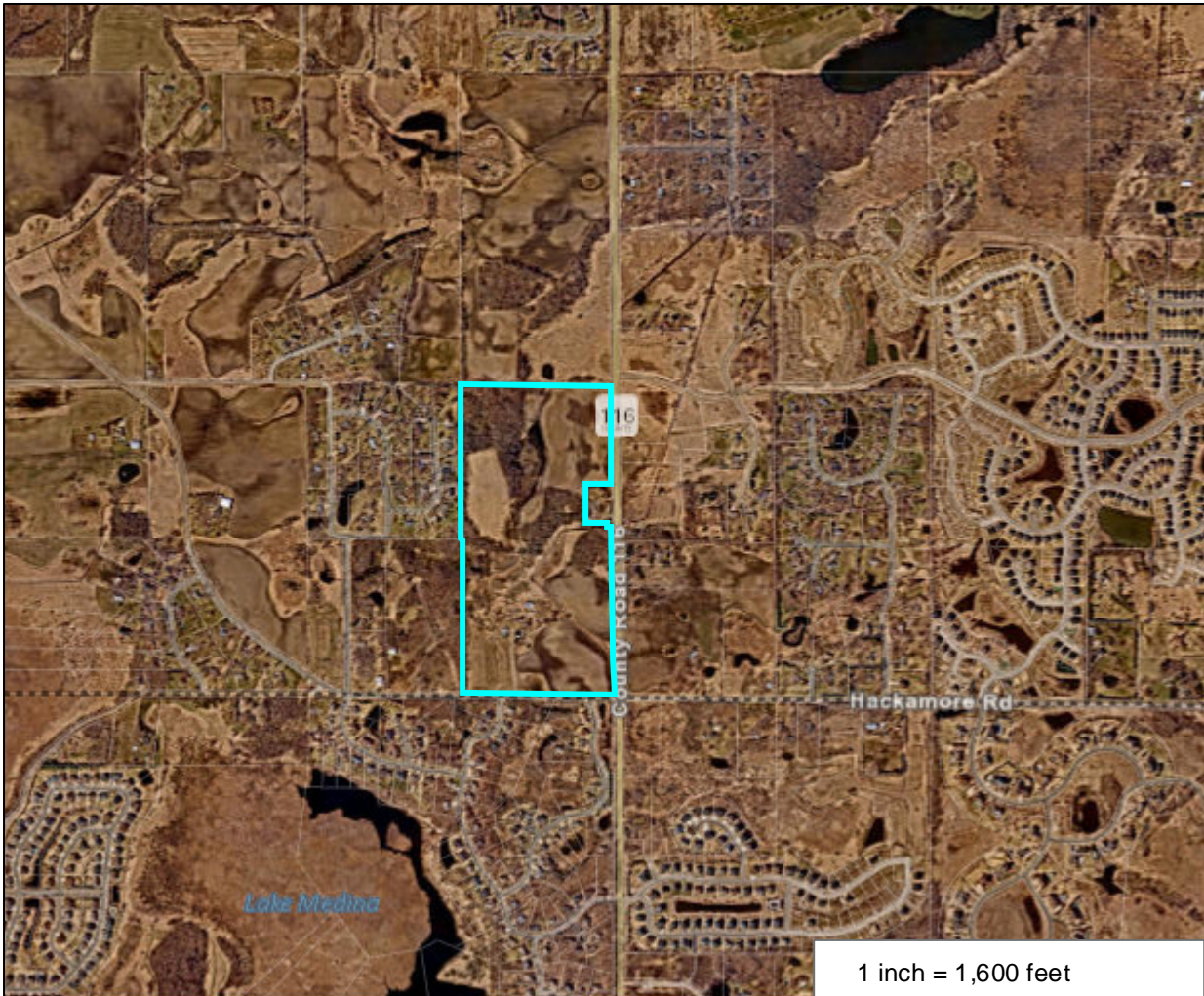
1. Revise general notes to read risers to be DIP to transition bend, schedule 40 PVC to connection.
2. Hydrant spacing to be reviewed by public safety.
 - a. Revise hydrant spacing to have sufficient coverage on 64th Avenue

End of Comments



Hennepin County Property Map

Date: 3/2/2021



PARCEL ID: 3511923440001

OWNER NAME: Sharon E Wessel

PARCEL ADDRESS: 20020 Hackamore Rd, Corcoran MN 55340

PARCEL AREA: 75.99 acres, 3,310,285 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Farm

HOMESTEAD: Homestead

MARKET VALUE: \$605,300

TAX TOTAL: \$4,882.02

ASSESSED 2020, PAYABLE 2021

PROPERTY TYPE: Farm

HOMESTEAD: Homestead

MARKET VALUE: \$617,800

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 not suitable 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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COUNTY 2021



July 20, 2021

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 2nd Addition Final Plat & PUD of Tavera. This addition consists of 46 single family detached homesites with associated improvement plans for utilities and streets. This portion of the community has already been graded. A final landscape plan is also included that is in conformance with the preliminary approvals from June of 2020. With this submittal, we anticipate being on the September 23rd Council meeting and being able to install utilities and streets this fall.

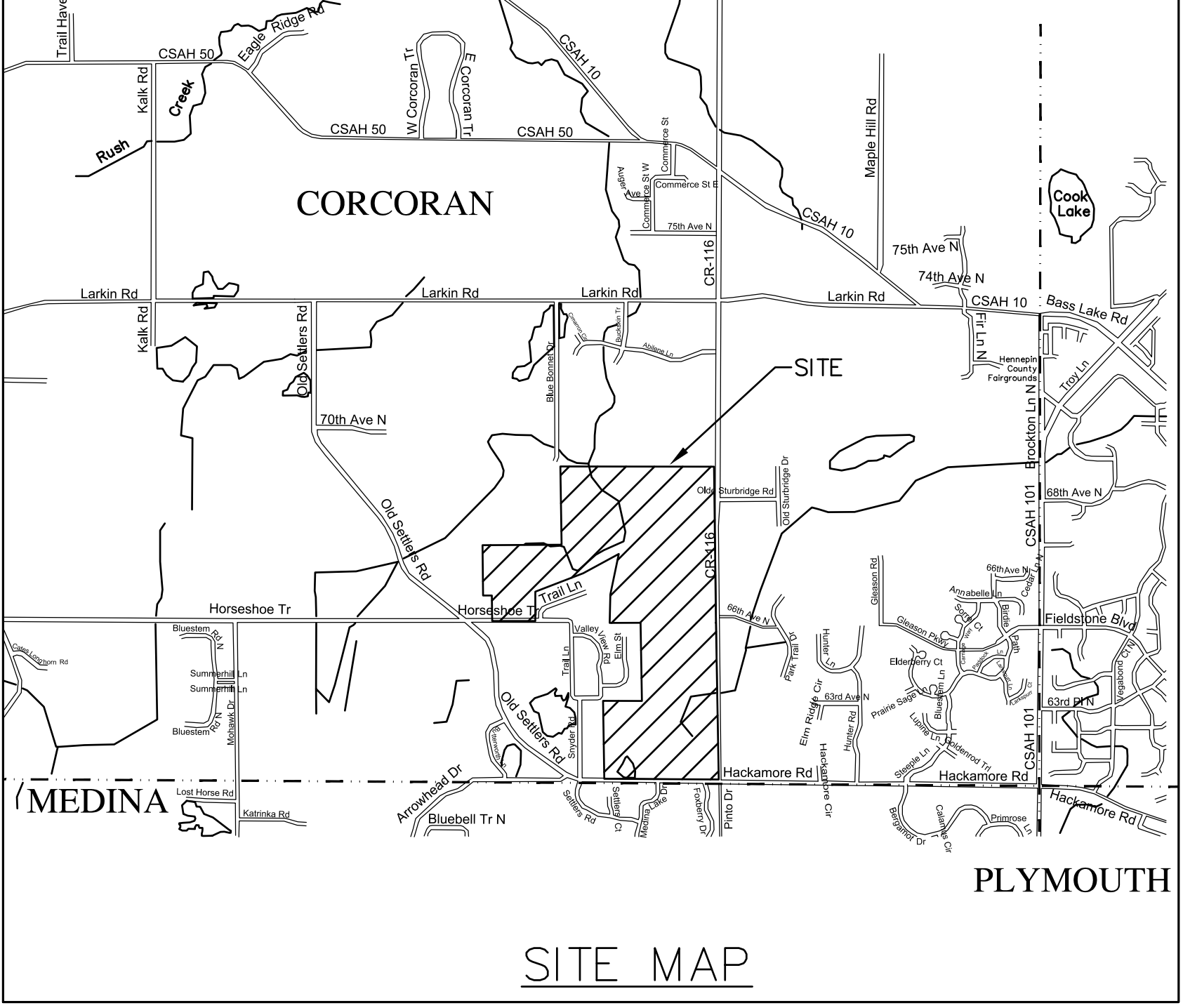
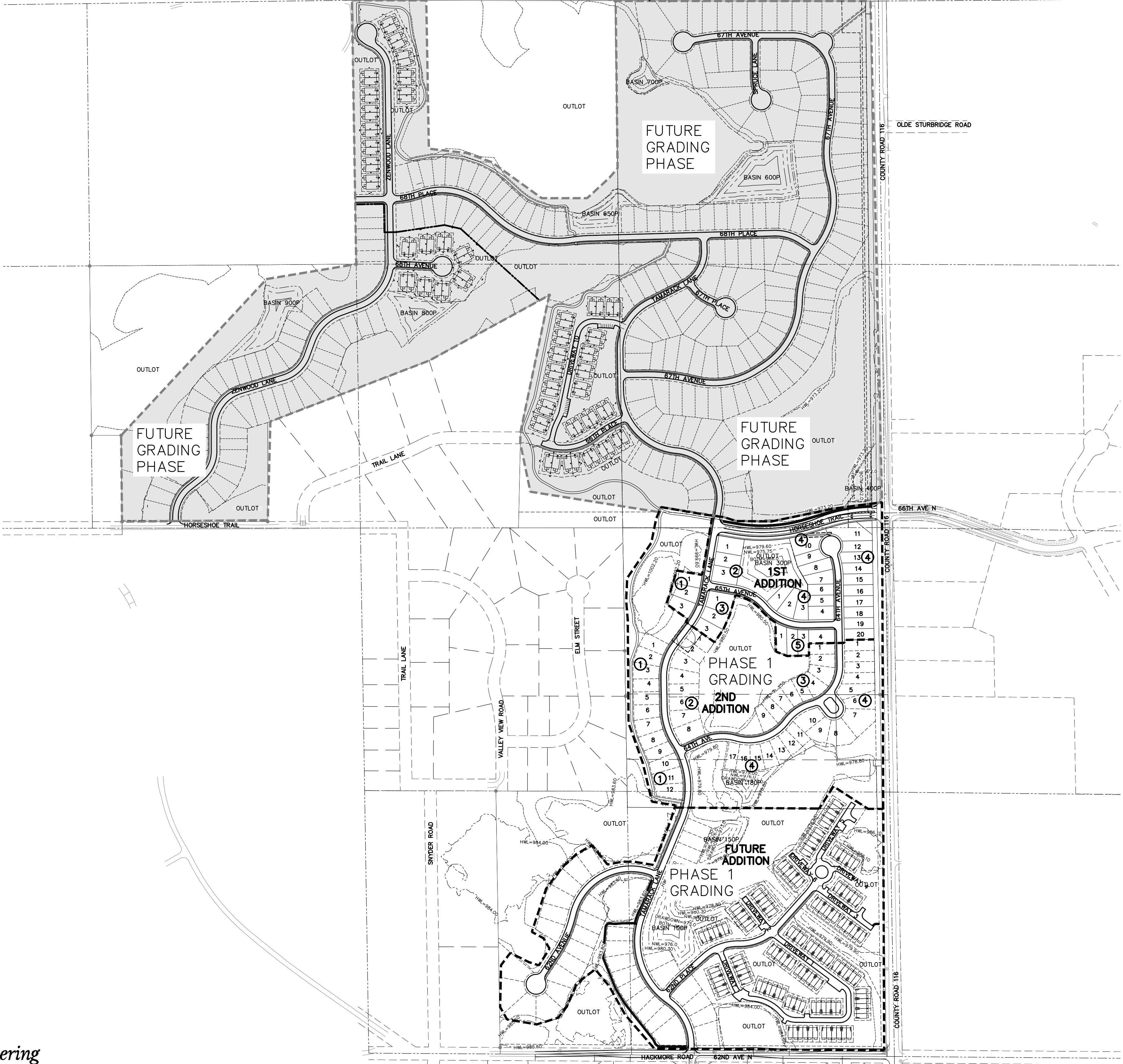
Please contact me with questions as staff continues its review.

Thank you,

A handwritten signature in blue ink that reads "Paul J. Tabone". The signature is fluid and cursive, with a long horizontal line extending from the end.

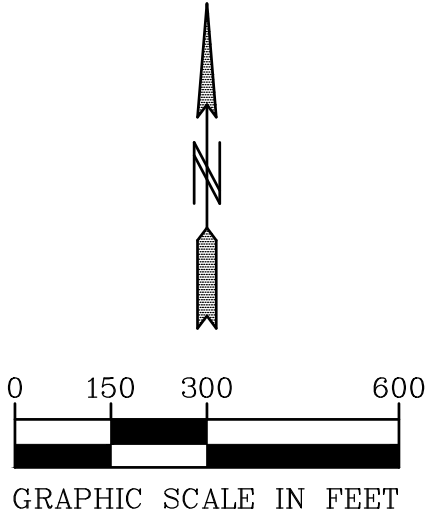
Paul J. Tabone
Land Entitlement Mgr
Lennar Minnesota

TAVERA
PUD & MASTER UTILITY PLAN SET
CORCORAN, MINNESOTA



SHEET INDEX

0.01	COVER SHEET
0.02	LEGEND SHEET
1.01-1.02	EXISTING CONDITIONS
2.01-2.06	PRELIMINARY PLAT
3.01-3.02	SITE PLAN
4.01-4.02	WETLAND IMPACT
5.01-5.06	WETLAND BUFFER PLAN
6.01-6.06	OVERALL SANITARY & WATERMAIN PLAN
7.01-7.03	OVERALL STORM SEWER PLAN - SOUTH



Know what's below.
Call before you dig.

01-ENG-119128-SHEET-COVR-PUD

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
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 Engineer under the laws of the State of Minnesota

Name *Paul J. Chernie*
Reg. No. 19860 Date 9-11-2020

Revisions
1. 10-8-2020 Pad Type Change
2. 11-9-2020 Add Demo Plan
3. 01-29-2021 City Comments
4. 04-09-2021 City Comments
5. 05-27-2021 City Comments
6. 06-11-2021 City Comments
7. 07-16-2021 2nd Addition




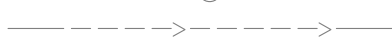

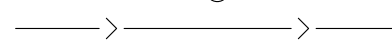
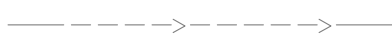
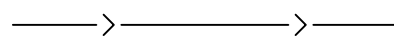

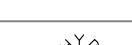
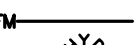
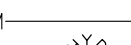


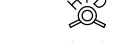

















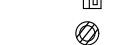


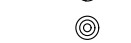






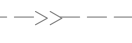
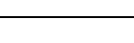

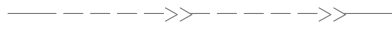

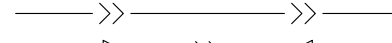
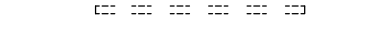

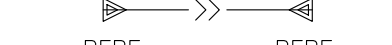





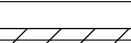
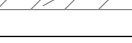
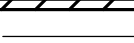
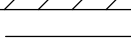







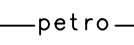


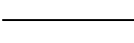

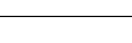
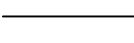
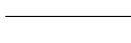

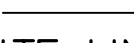

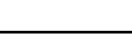
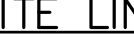
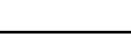









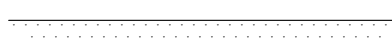
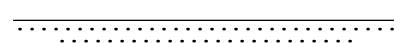

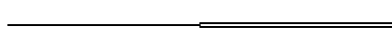
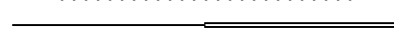
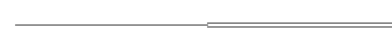
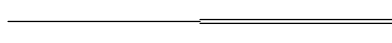
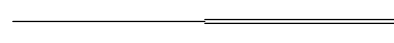
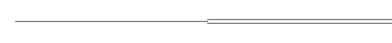







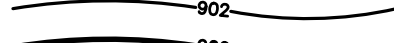
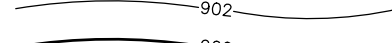




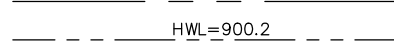
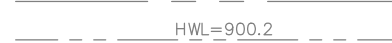

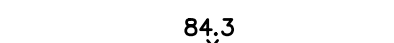







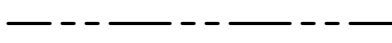
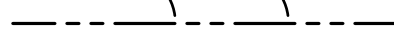

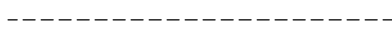
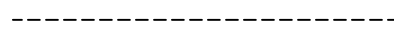
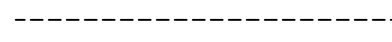

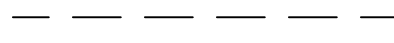




























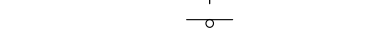
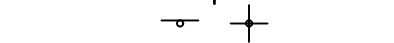


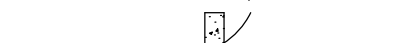


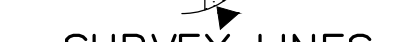

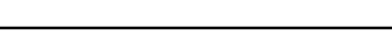

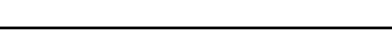



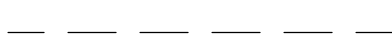
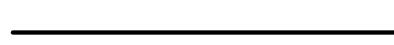
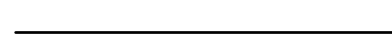

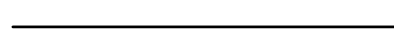

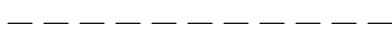
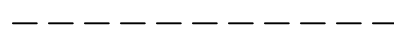
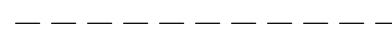
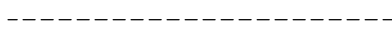
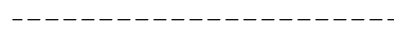
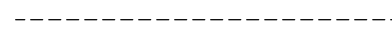



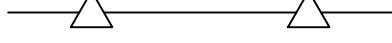
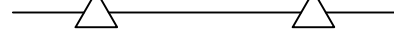
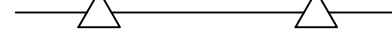
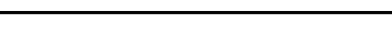
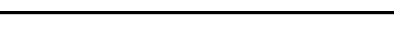



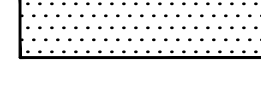
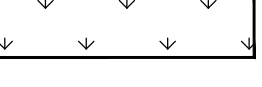

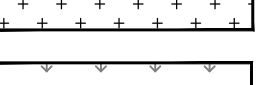
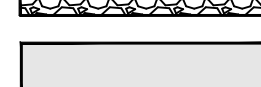
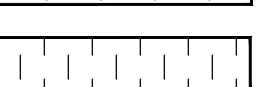

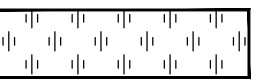


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Drawn MPC









































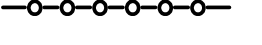

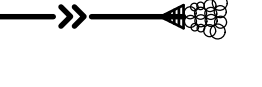







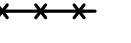
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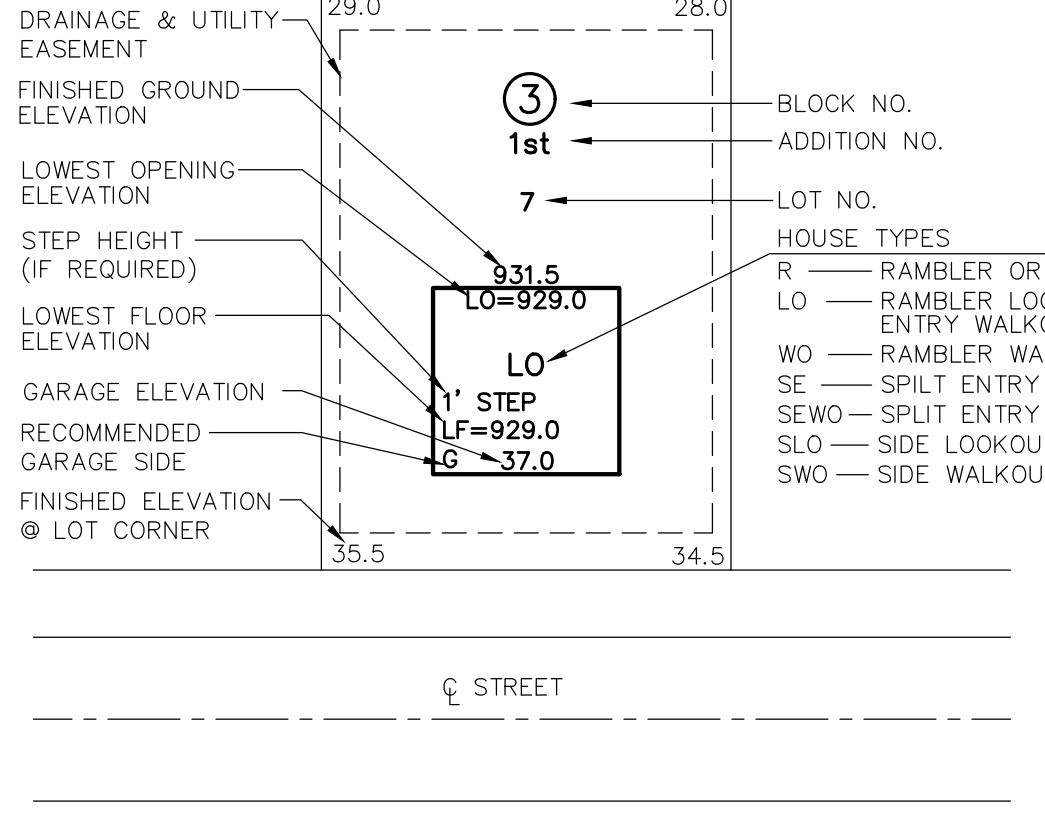
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CORCORAN, MINNESOTA

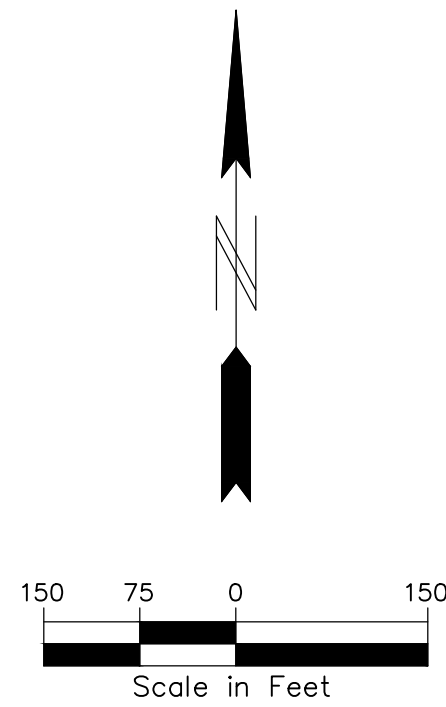
0.01 OF 30

LEGEND			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			WETLAND SETBACK
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH
EROSION & SEDIMENT CONTROL	
	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.
	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 BEGINS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	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
	ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	TREE FENCE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
CL	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
P	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT
LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	
	<p>BLOCK NO. ③</p> <p>ADDITION NO. 1st</p> <p>LOT NO. 7</p> <p>HOUSE TYPES</p> <p>R — RAMBLER OR SPLIT ENTRY</p> <p>LO — RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT</p> <p>WO — RAMBLER WALKOUT</p> <p>SE — SPLIT ENTRY</p> <p>SEWO — SPLIT ENTRY WALK OUT</p> <p>SLO — SIDE LOOKOUT</p> <p>SWO — SIDE WALKOUT</p>

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LEGEND

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes riprap
- Denotes field edge
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility lines
- Denotes underground television line
- Denotes underground telephone line
- Denotes underground fiber optic line
- Denotes underground electric line
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes service
- Denotes water well
- Denotes cleanout
- Denotes hand hole
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes lawn sprinkler valve
- Denotes lawn sprinkler head
- Denotes utility pole
- Denotes transformer box
- Denotes fiber optic box
- Denotes electric box
- Denotes natural gas meter
- Denotes light pole
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes flag pole
- Denotes test hole
- Denotes mailbox
- Denotes sign



2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
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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 Surveyor under the laws of the State of Minnesota

Name

Peter J. Hawkinson

Reg. No.

42299

Date

9-11-2020

Revisions

1. 10-8-2020 Pad Type Change
2. 11-9-2020 Add Demo Plan
3. 01-29-2021 City Comments
4. 04-09-2021 City Comments

5. 05-27-2021 City Comments
6. 06-11-2021 City Comments
7. 07-16-2021 2nd Addition

Date

9-11-2020

Designed

PJC/BNM

Drawn

MPC

EXISTING CONDITIONS

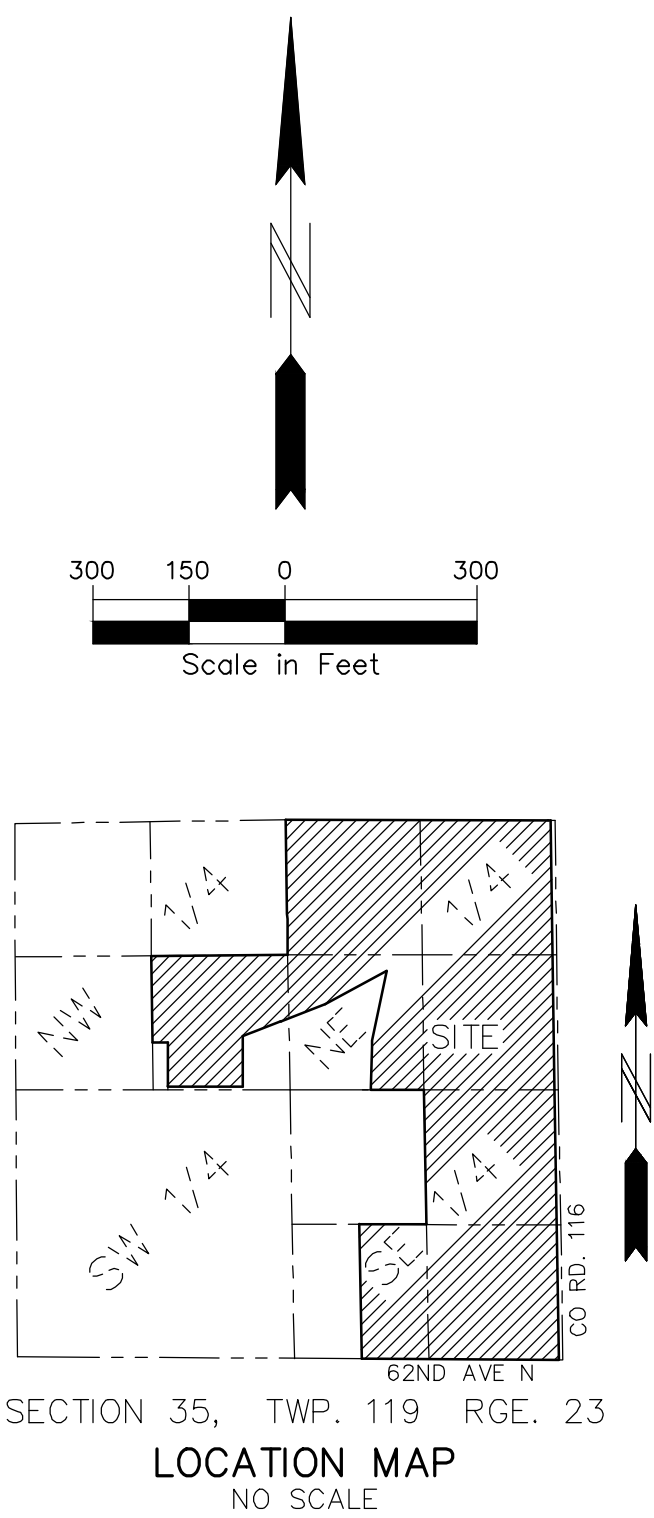
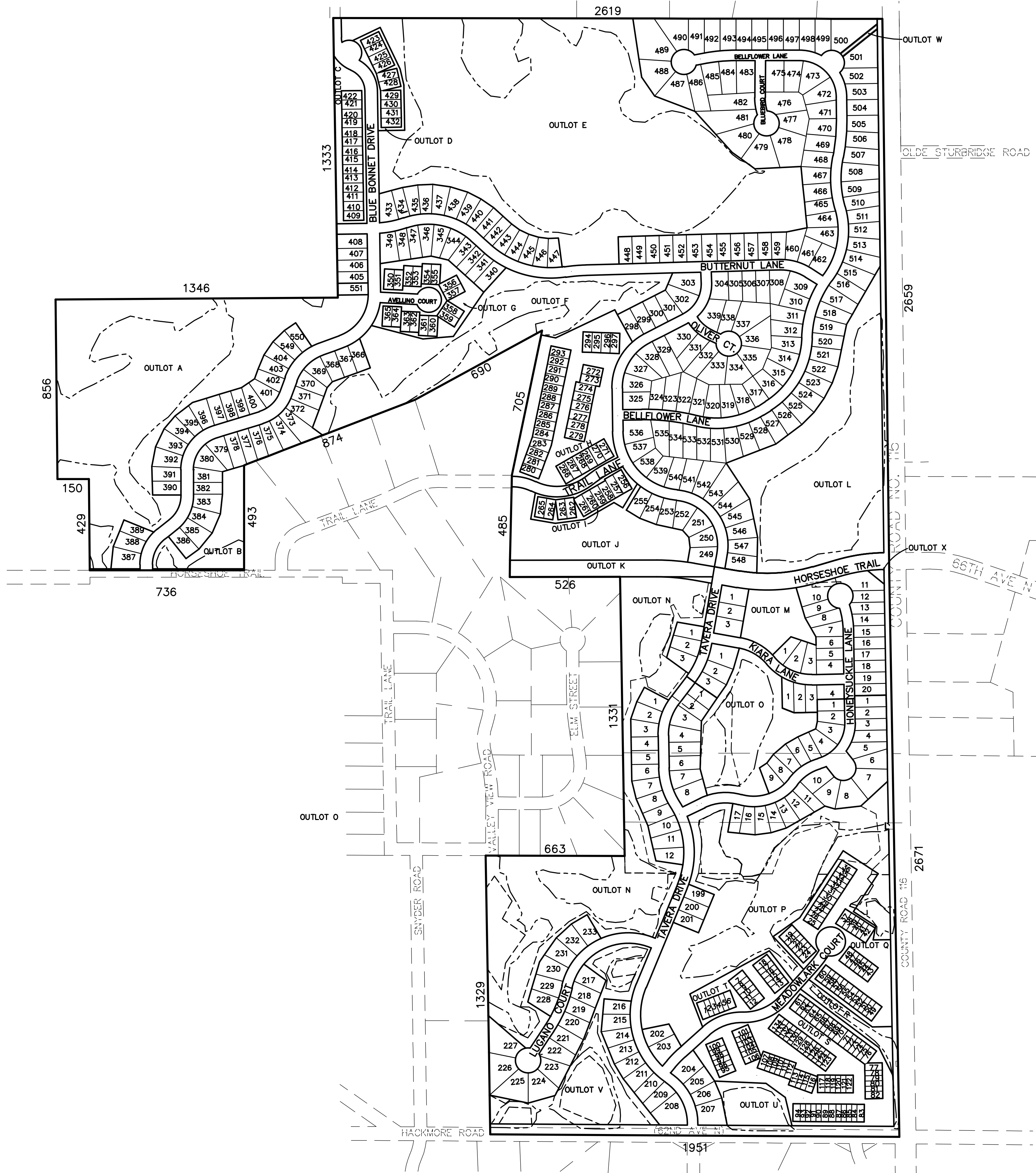
LENNAR

16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA

CORCORAN, MINNESOTA

1.02 OF 30



PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY:

East 1/2 of the Southwest Quarter of the Southeast Quarter, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

Lot 10, Block 1, Meadow Trails, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Northeast Quarter except that part which lies East of a line parallel with and distant 40 feet West of the East line, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Southeast 1/4 of Section 35, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT: The East Sixteen (16) rods of the North Twenty (20) rods of the South Twenty-nine and eight tenths (29.8) rods of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township One Hundred Nineteen (119), Range Twenty-three (23).

AND FURTHER EXCEPT:

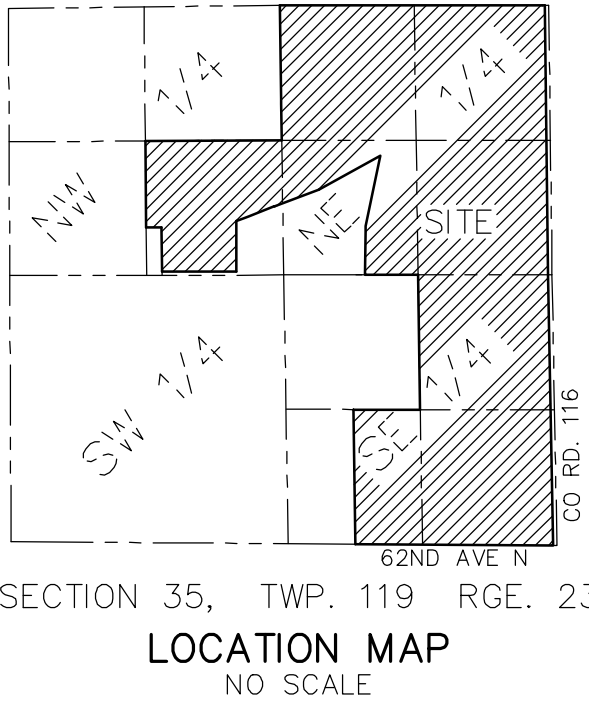
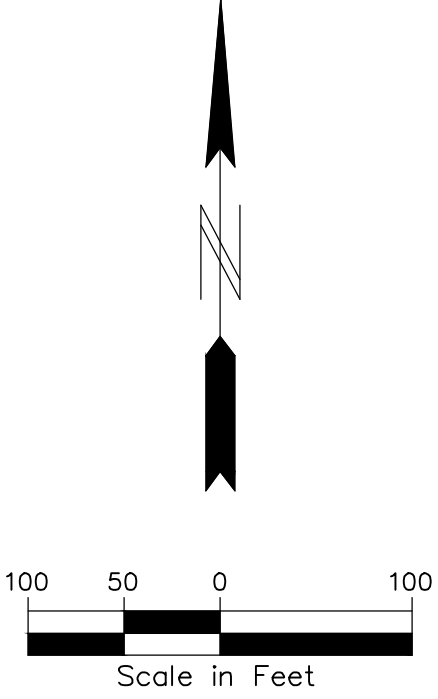
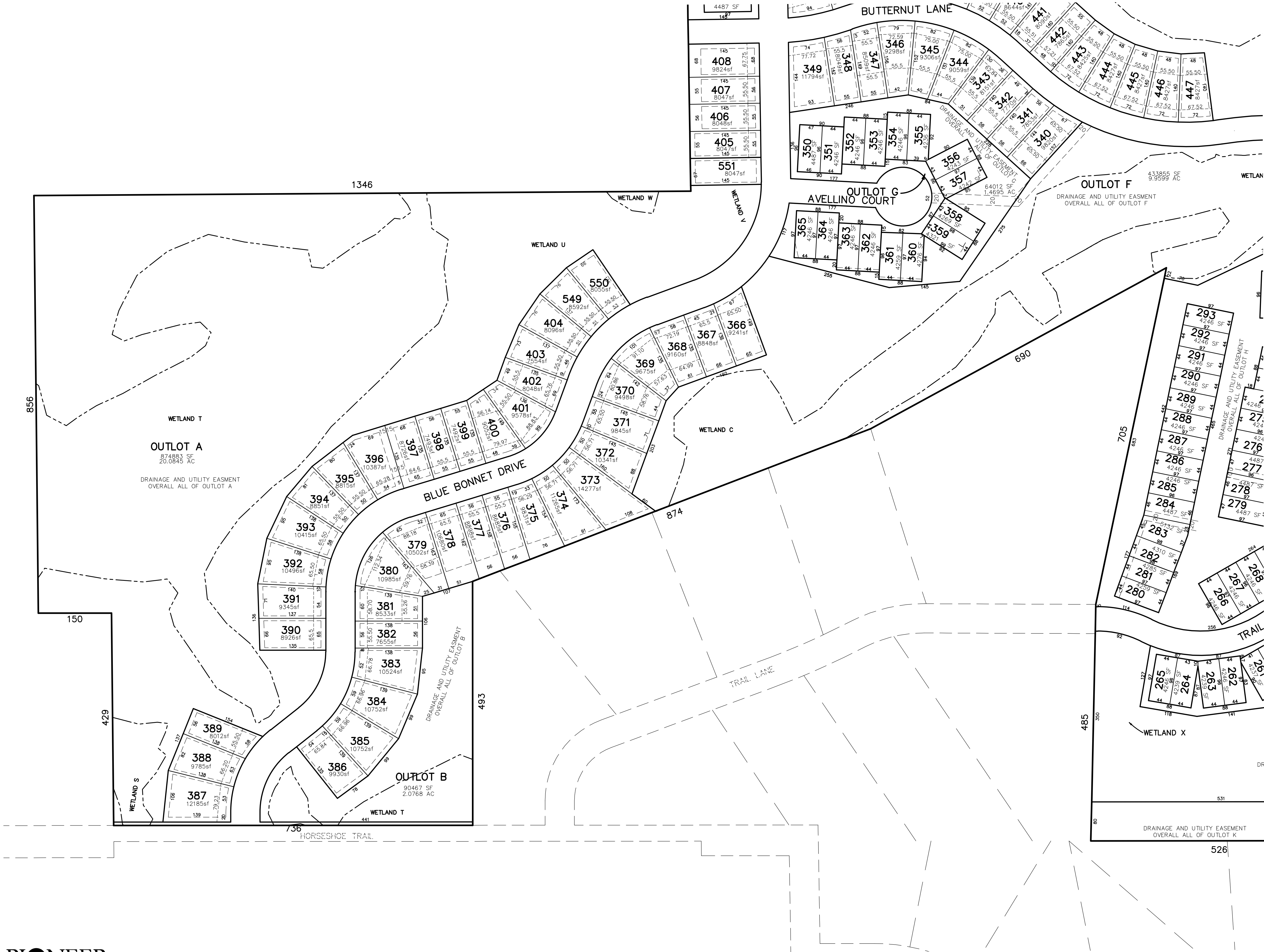
All that part of the following described tract:

Southeast 1/4 of the Southeast 1/4 and the South 9 8/10 rods of Northeast 1/4 of Southeast 1/4 also that part of North 20 rods of South 29 8/10 rods of the Northeast 1/4 of Southeast 1/4 lying West of East 16 rods thereof and that part of the Northeast 1/4 of Southeast 1/4 lying North of South 29 8/10 rods thereof, all lying in Section 35, Township 119 North, Range 23 West, except roads; which lies East of a line parallel with and distant 40 feet West of the East line of said section.

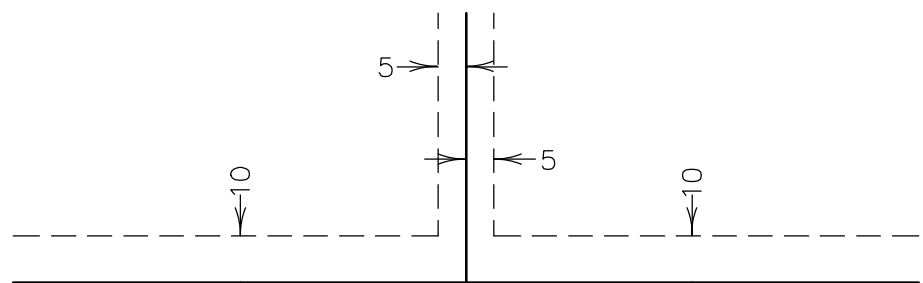
Together with:

The East 16 Rods of North 20 Rods of South 29.8 Rods of Northeast 1/4 of Southeast 1/4, Section 35, Township 119 North, Range 23 West, except that part which lies East of a line parallel with and distant 40 feet West of the East line of said section, Hennepin County, Minnesota.

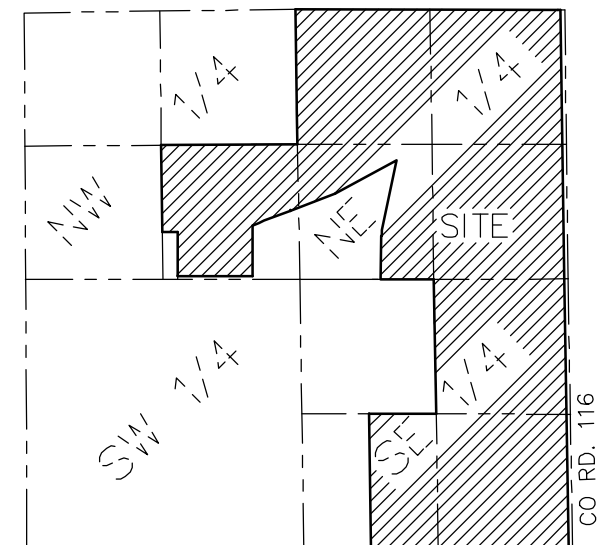
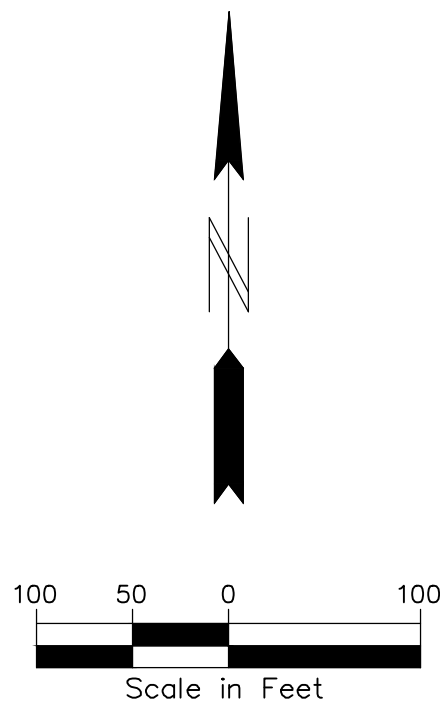
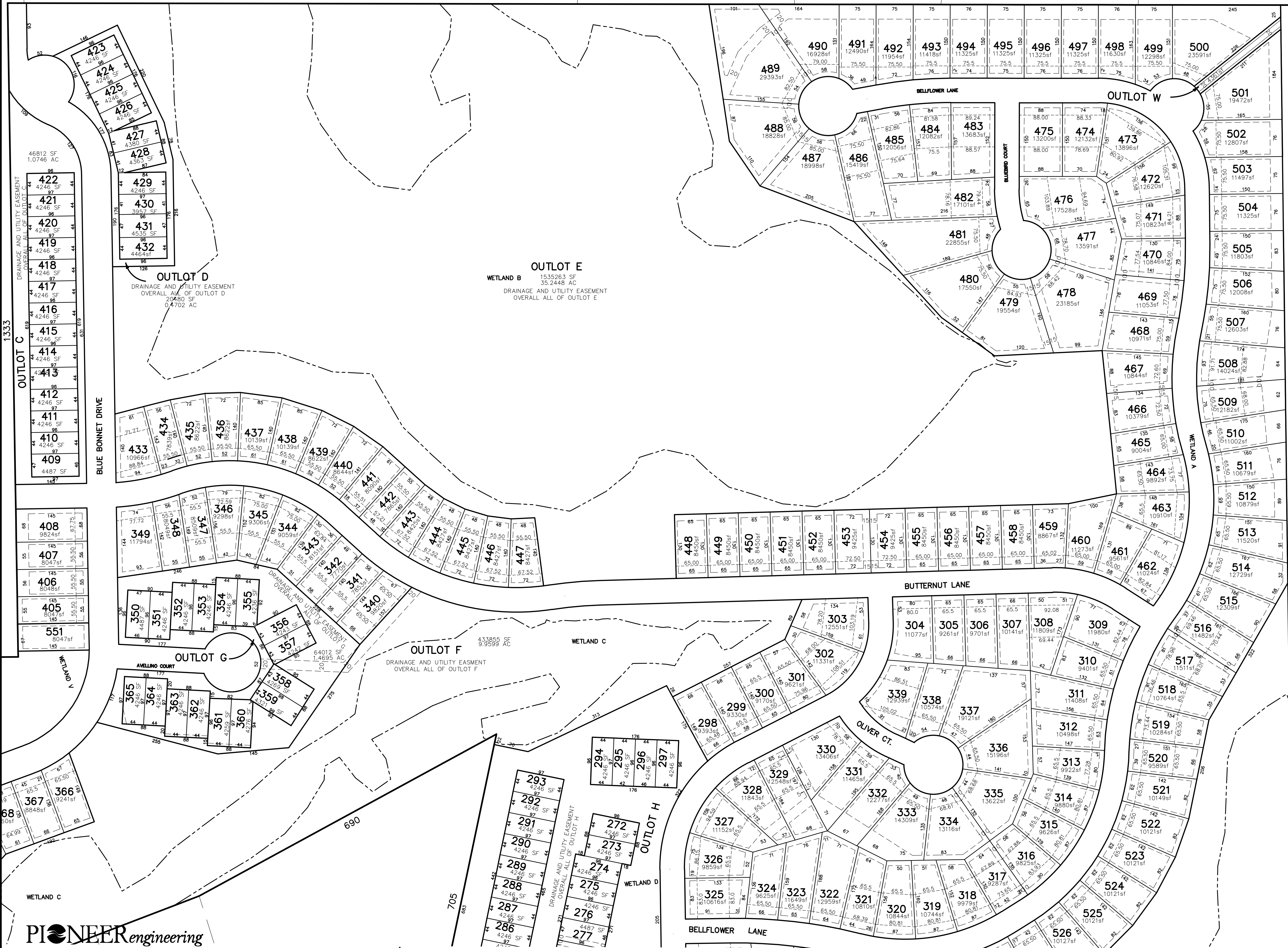
TOTAL GROSS AREA	273.57	ACRES
TOTAL LOT AREA	81.18	ACRES
NUMBER OF LOTS	551	
NUMBER OF OUTLOTS	24	
TOTAL OUTLOT AREA	141.41	ACRES
TOTAL RIGHT OF WAY AREA	32.42	ACRES
TOWNHOME BASELOT AREA	15.86	ACRES
TWINHOME BASELOT AREA	15.90	ACRES
TOWNHOME SF PER UNIT (134 LOTS)	5,153	SF
TWINHOME SF PER UNIT (80 LOTS)	8,657	SF
GROSS DENSITY	2.01	LOTS/ACRE
NET DENSITY (EXCLUDES WETLANDS AND COUNTY ROW)	2.72	LOTS/ACRE



DRAINAGE AND UTILITY
EASEMENTS FOR SINGLE FAMILY
LOTS ARE SHOWN THUS:



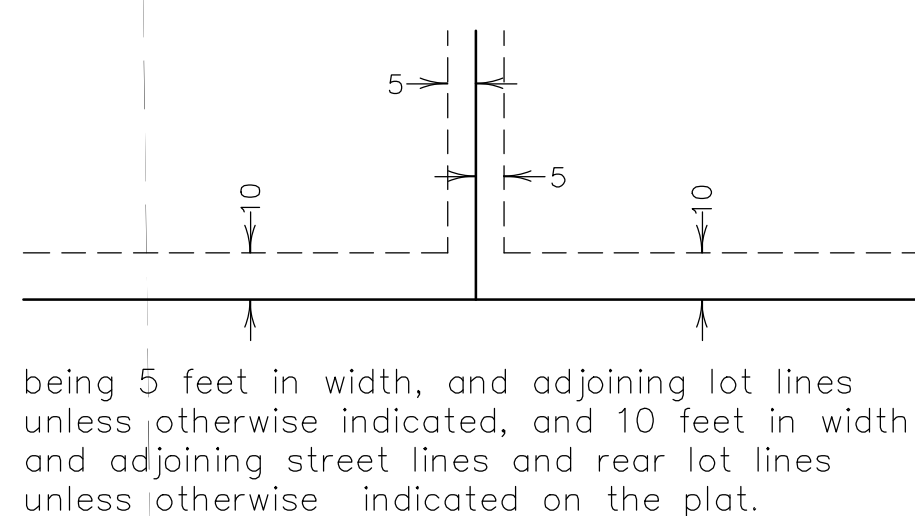
being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 10 feet in width
and adjoining street lines and rear lot lines
unless otherwise indicated on the plat.



COUNTY ROAD 116

2659

DRAINAGE AND UTILITY
EASEMENTS FOR SINGLE FAMILY
LOTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 10 feet in width
and adjoining street lines and rear lot lines
unless otherwise indicated on the plat.

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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 Surveyor
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PIC/BNM

Drawn

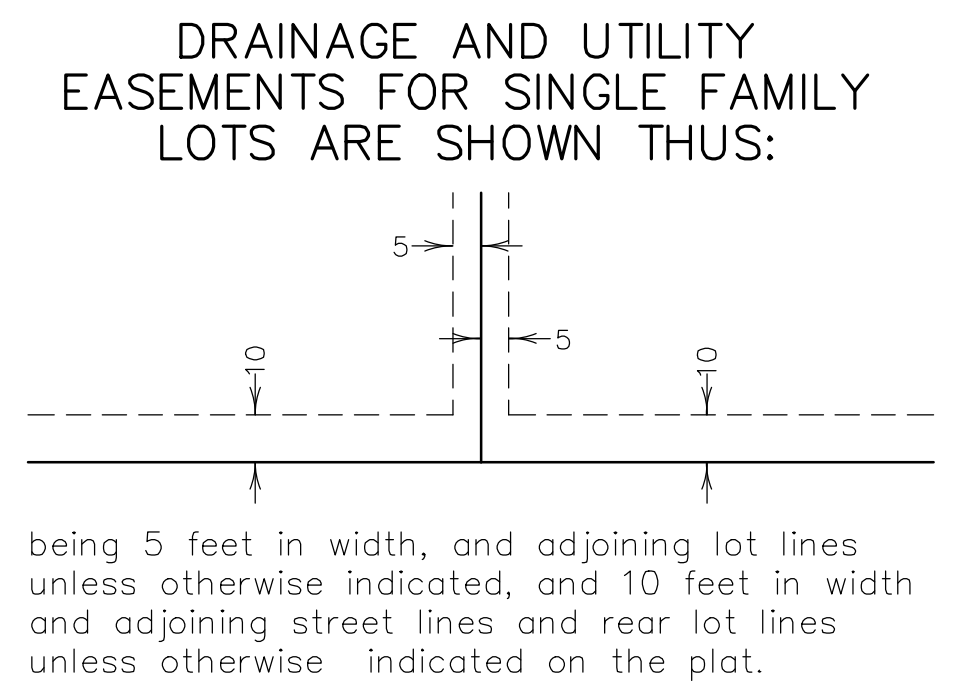
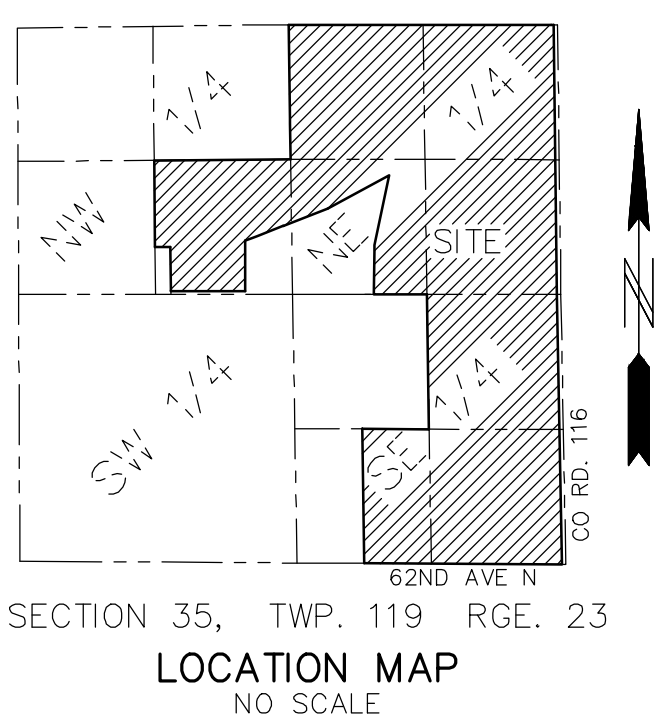
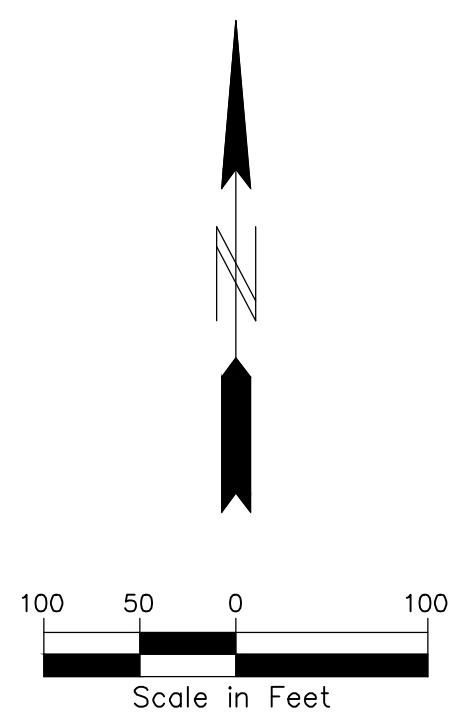
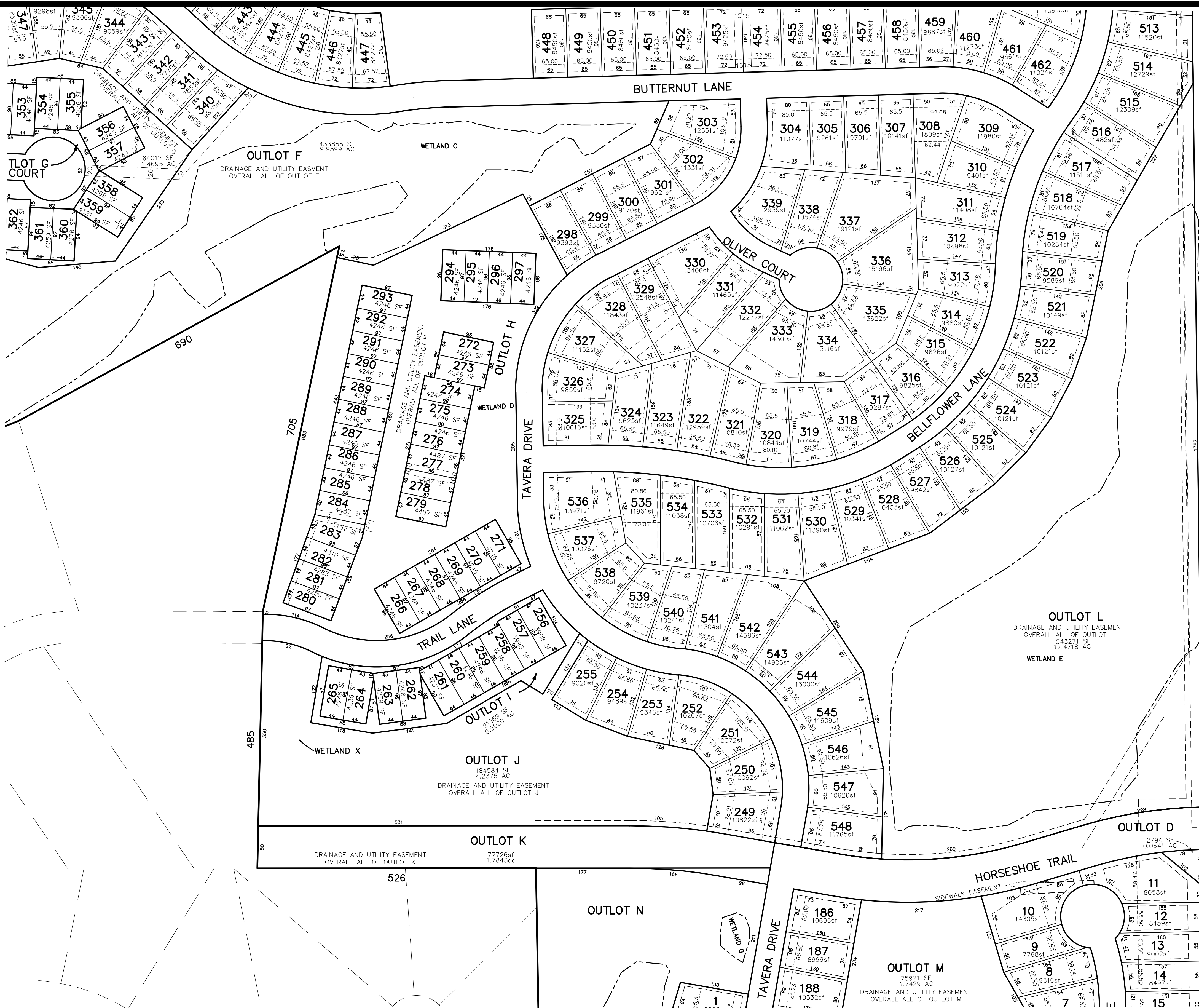
MPG

PRELIMINARY PLAT

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA
CORCORAN, MINNESOTA

2.03 OF 30



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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.
Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 9-11-2020

Revisions:
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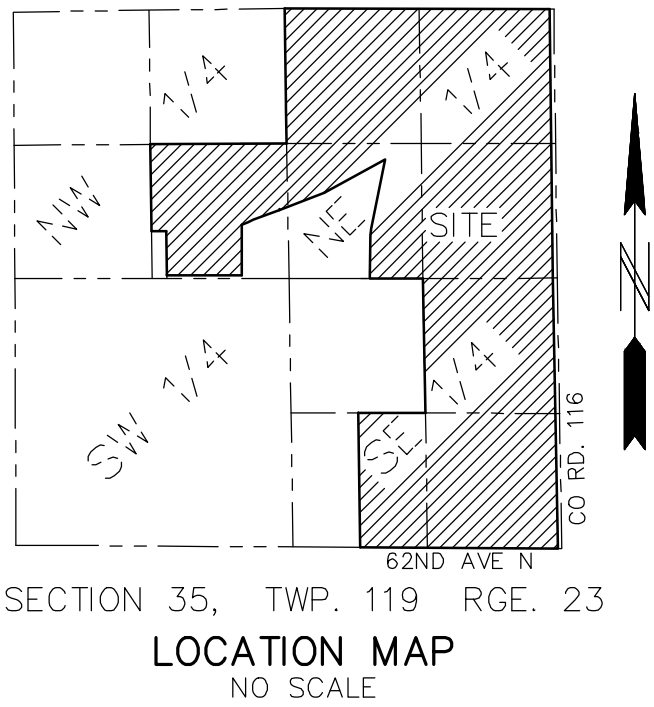
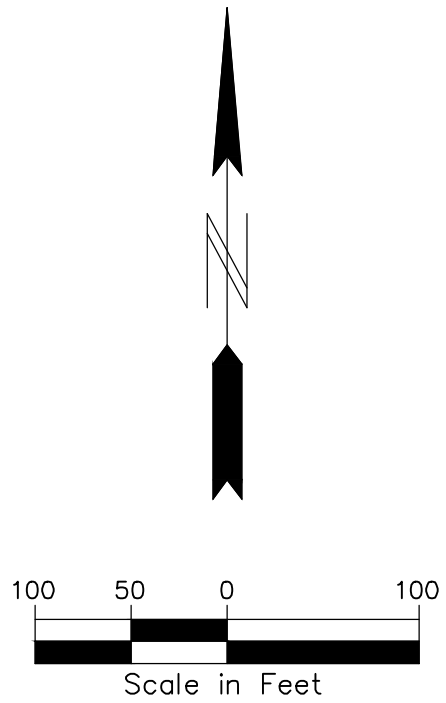
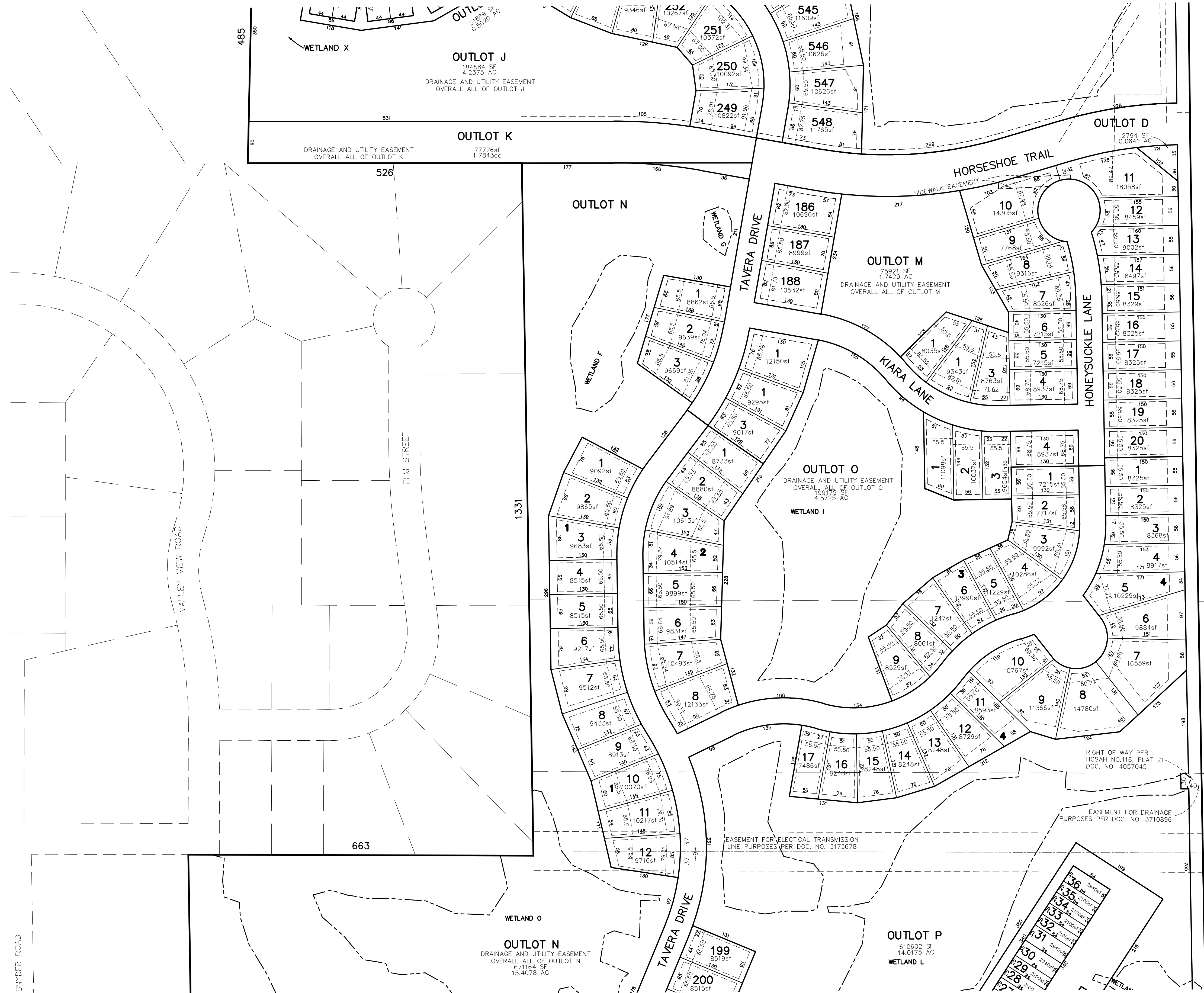
Date: 9-11-2020
Designed: PIC/BNM
Drawn: MPC

PRELIMINARY PLAT

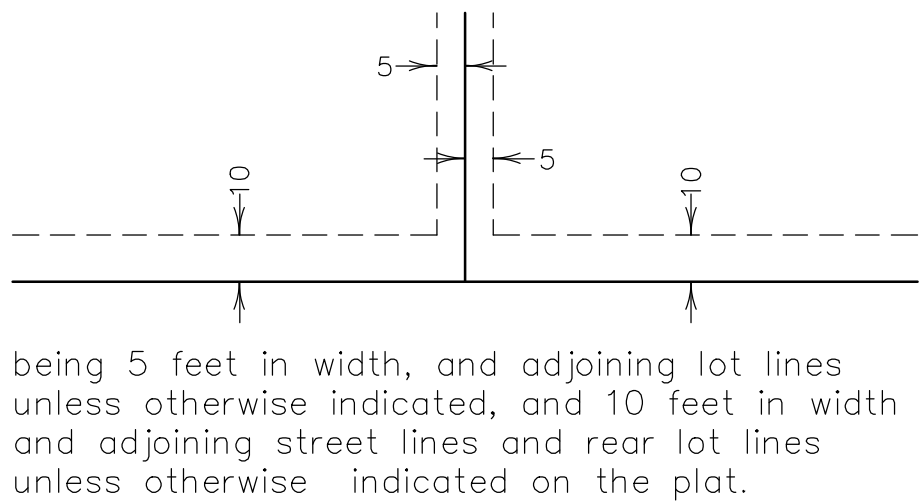
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PLYMOUTH, MINNESOTA 55446

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2.04 OF 30



DRAINAGE AND UTILITY
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LOTS ARE SHOWN THUS:



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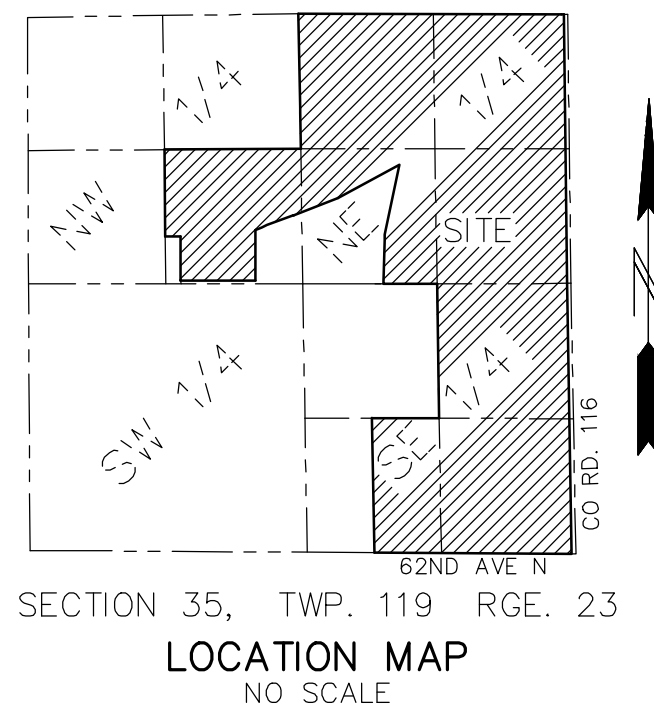
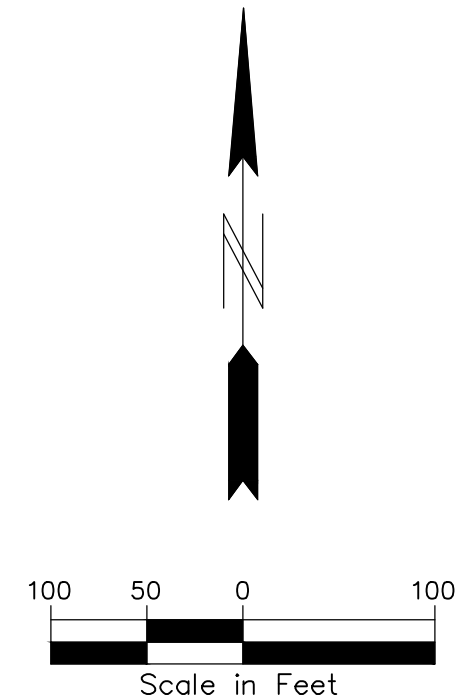
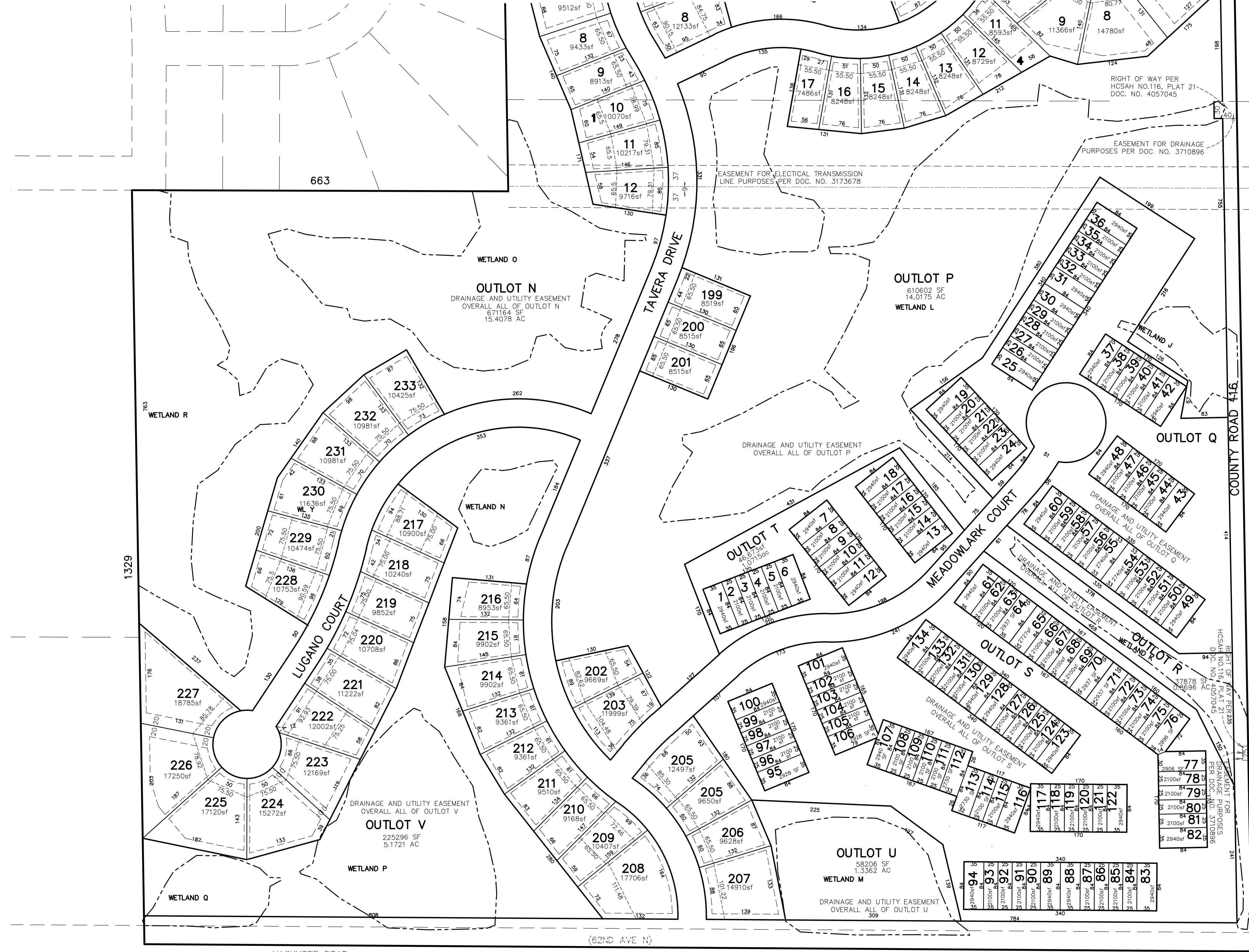
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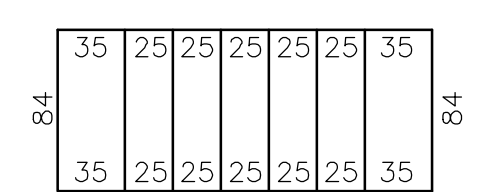
TAVERA
CORCORAN, MINNESOTA

2.05 OF 30

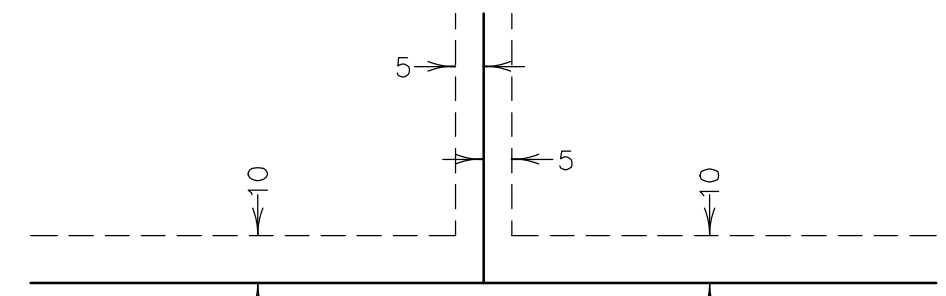
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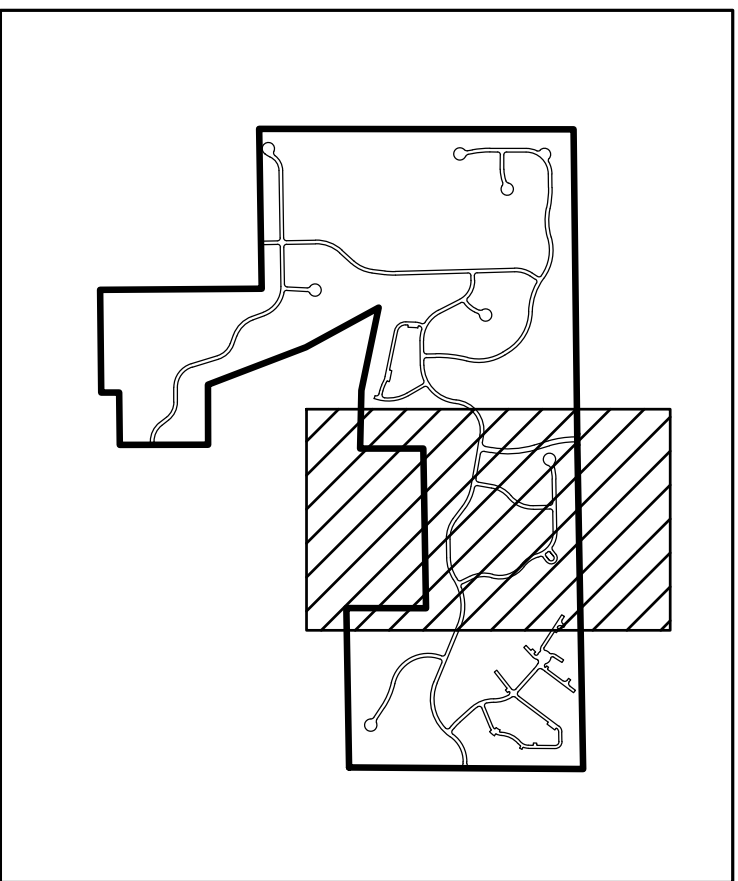
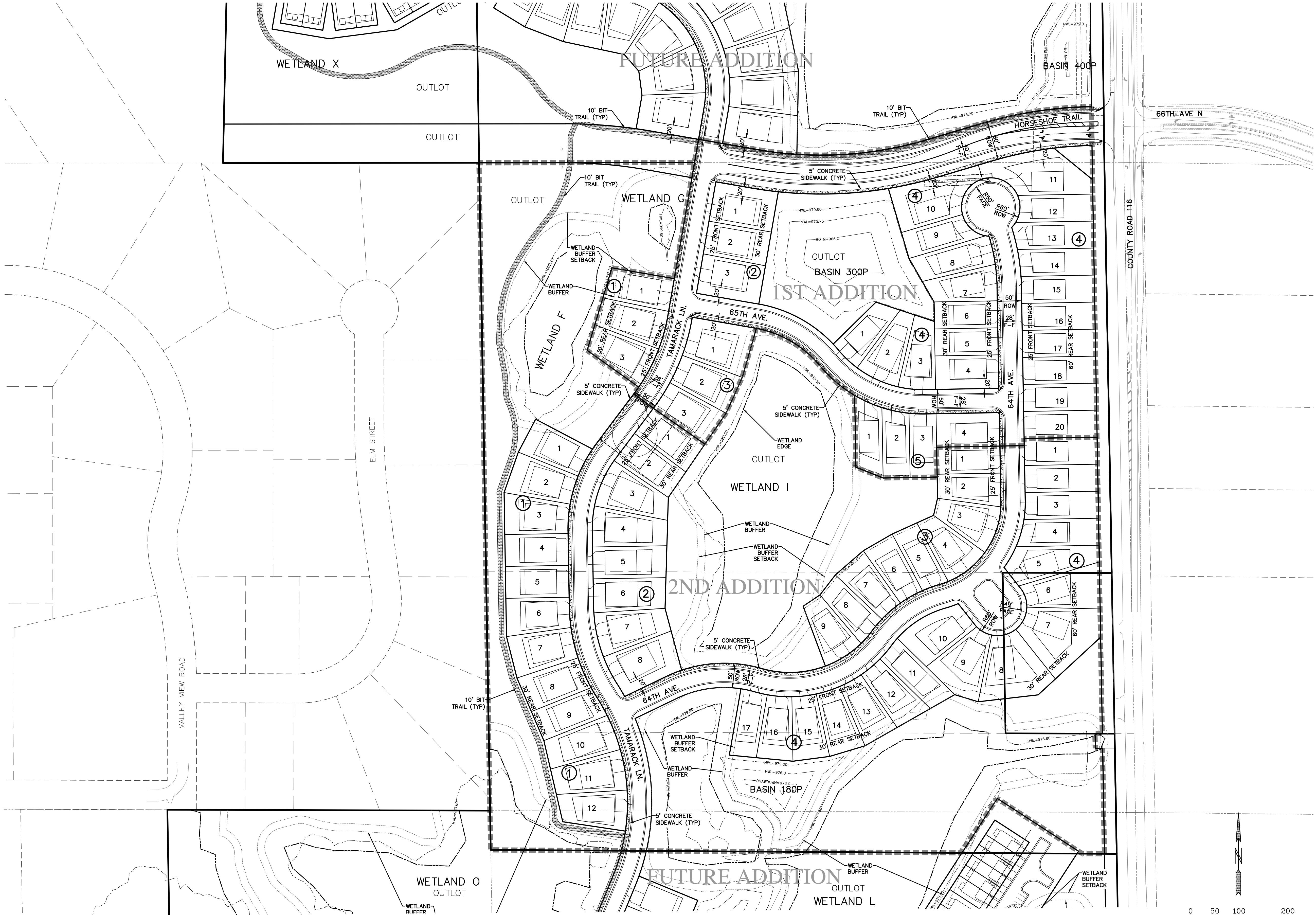
TOWNHOME LOT TYPICAL:



DRAINAGE AND UTILITY EASEMENTS FOR SINGLE FAMILY LOTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



INDEX

PROPOSED UNITS: 549

55-65' VILLAS: 70 (44-55', 29-65')
55' SF: 51
65' SF: 156
75' SF: 58
TWIN UNITS: 80
ROW TOWNHOME UNITS: 134

PROPOSED SETBACKS:

VILLAS:
AREA: 7,000 SF
WIDTH: 55' TO 65'
FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

75' WIDE SINGLE FAMILY LOTS:
AREA: 9,000 SF
WIDTH: 75'
FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

65' WIDE SINGLE FAMILY LOTS:
AREA: 7,800 SF
WIDTH: 65'
FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

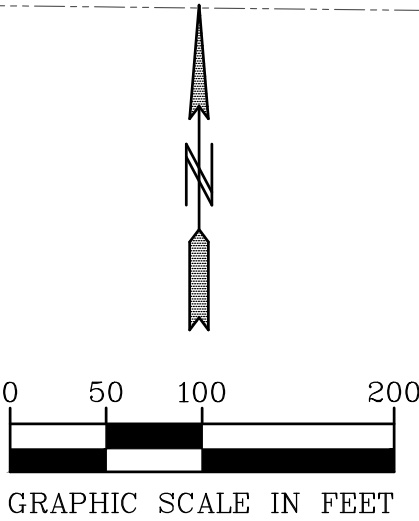
55' WIDE SINGLE FAMILY LOTS:
AREA: 6,600 SF
WIDTH: 55'
FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

TOWNHOME LOTS:
FRONT: 25' TO CURB(PRIVATE STREET)
FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)
SIDE: 15' BUILDING TO BUILDING
SIDE STREET: 25' TO RIGHT OF WAY

TOWNHOME LOTS:
FRONT: 25' TO CURB(PRIVATE STREET)
FRONT: 25' TO RIGHT OF WAY(PUBLIC STREET)
SIDE: 15' BUILDING TO BUILDING
SIDE STREET: 25' TO CURB(PRIVATE STREET)
SIDE STREET: 25' TO RIGHT OF WAY(PUBLIC STREET)

WETLAND REQUIREMENTS (AVERAGING ALLOWED):

HIGH:
AVERAGE WIDTH: 50'
MINIMUM WIDTH: 40'
MAXIMUM WIDTH: 60'
SETBACK FROM BUFFER: 15'
MEDIUM:
AVERAGE WIDTH: 25'
MINIMUM WIDTH: 20'
MAXIMUM WIDTH: 40'
SETBACK FROM BUFFER: 15'
LOW:
AVERAGE WIDTH: 25' (WATERSHED STANDARD)
MINIMUM WIDTH: 10'
MAXIMUM WIDTH: 20'
SETBACK FROM BUFFER: 15'



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Name: *Paul J. Chernie*
Reg. No.: 19860 Date: 9-11-2020

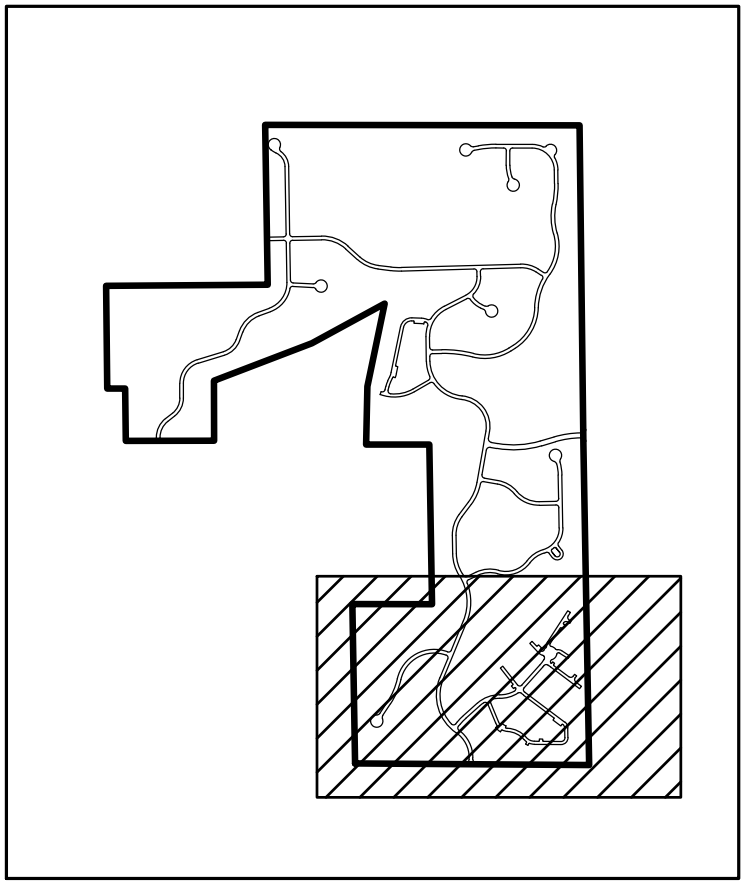
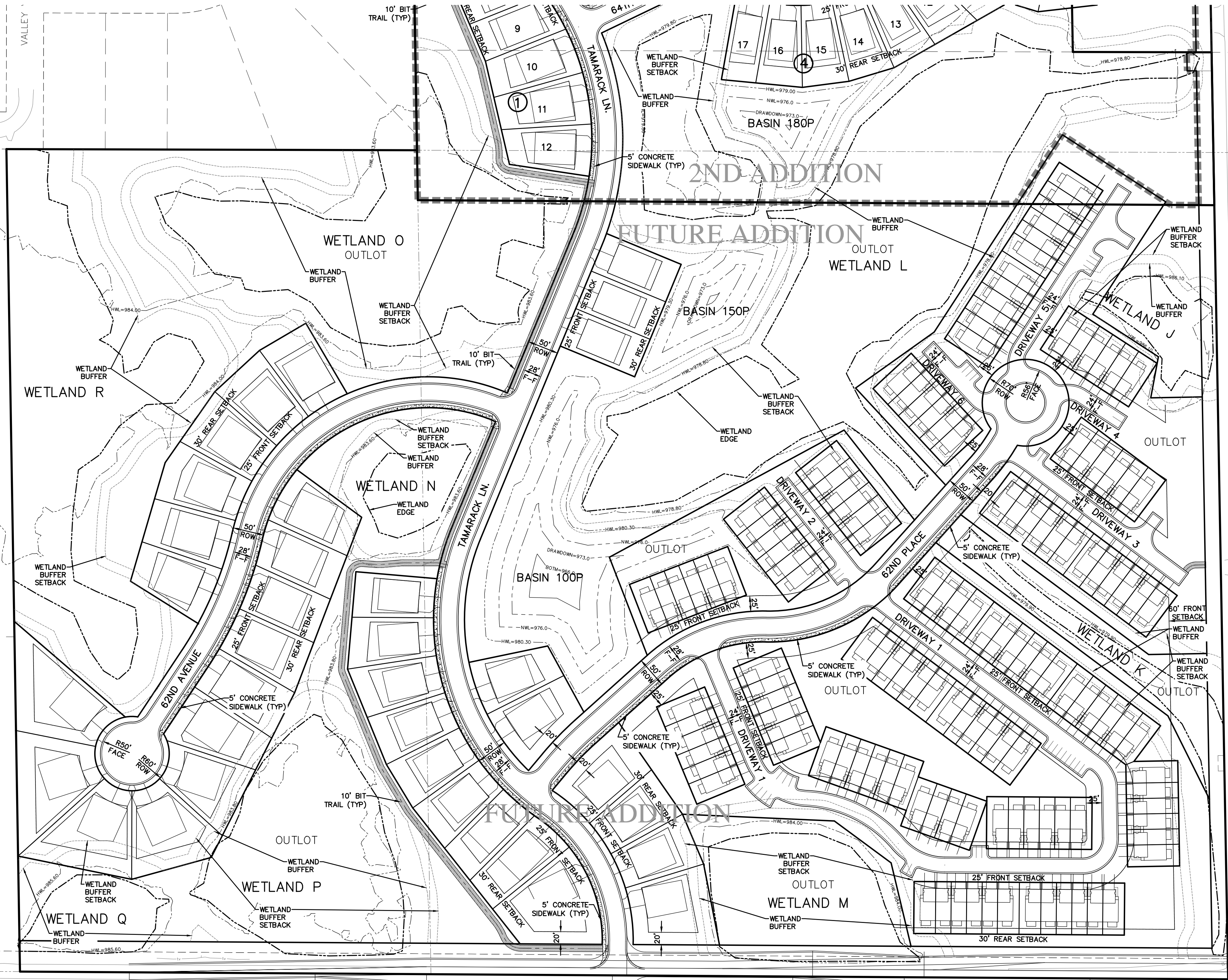
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Date: 9-11-2020
Designed: PJC/BNM
Drawn: MPC

SITE PLAN

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA
CORCORAN, MINNESOTA



INDEX

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FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

75' WIDE SINGLE FAMILY LOTS:
AREA: 9,000 SF
WIDTH: 75'
FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

65' WIDE SINGLE FAMILY LOTS:
AREA: 7,800 SF
WIDTH: 65'
FRONT: 25'
REAR: 30'(BUILDING)
REAR: 20'(PATIO, DECKS)
SIDE: 7.5'
SIDE STREET: 20'
CO. RD. 116: 60'

55' WIDE SINGLE FAMILY LOTS:
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SIDE: 7.5'
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CO. RD. 116: 60'

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SIDE: 15' BUILDING TO BUILDING
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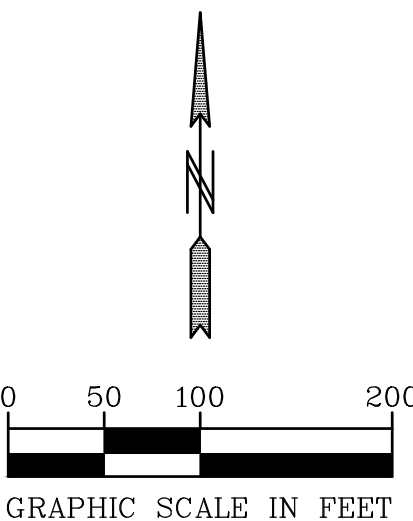
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MINIMUM WIDTH: 10'
MAXIMUM WIDTH: 20'
SETBACK FROM BUFFER: 15'

TOWNHOME PARKING SUMMARY
UNITS: 134
OFF STREET: 38
ON STREET: 20

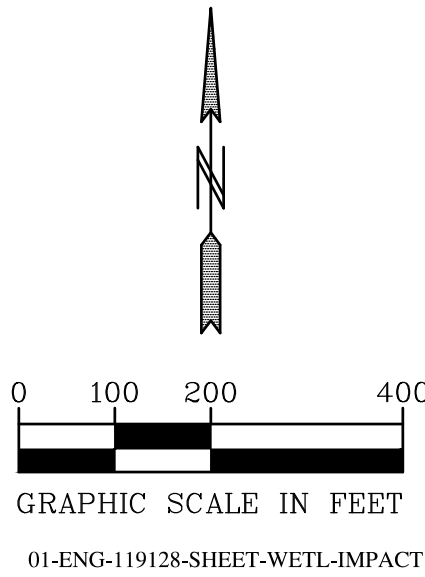
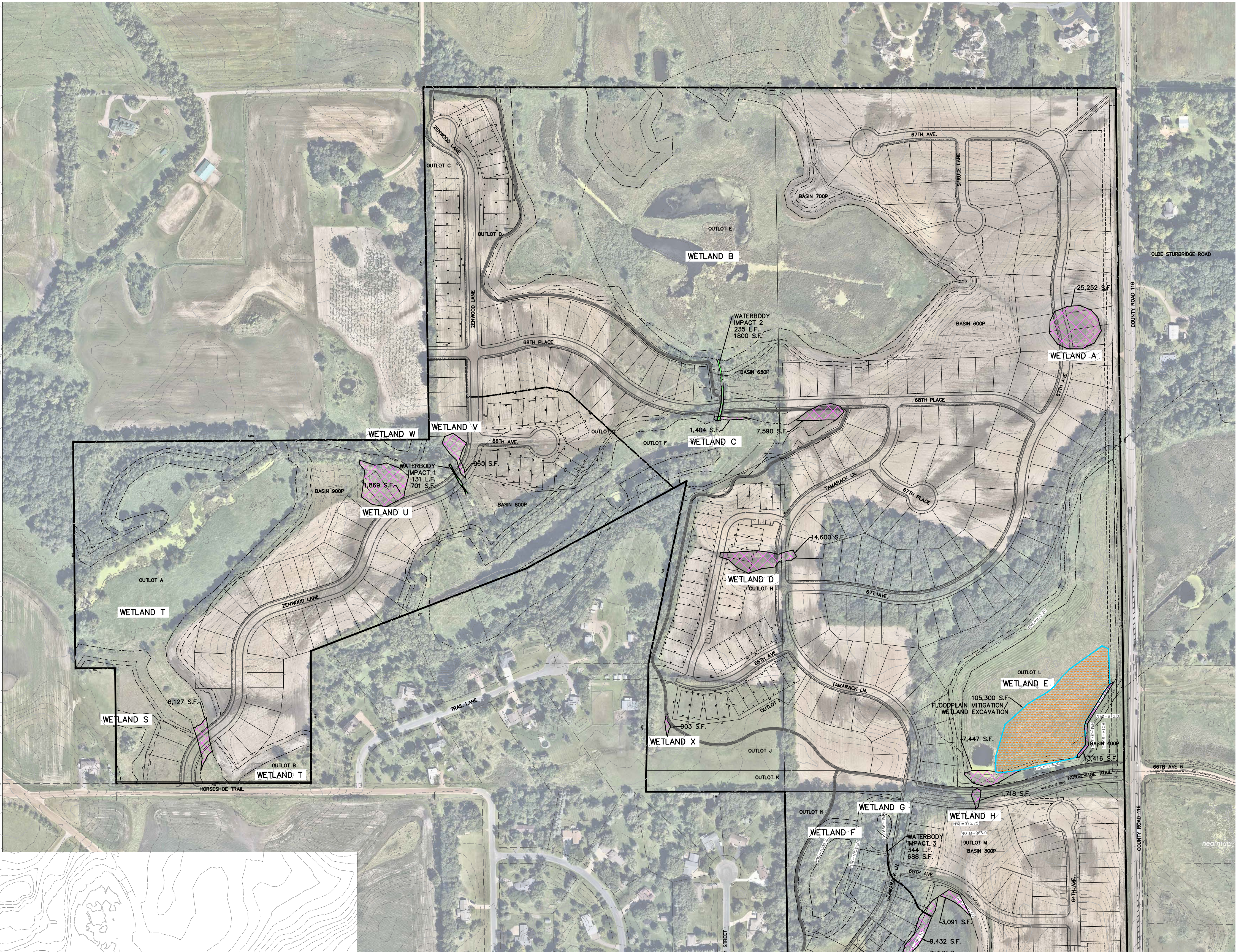
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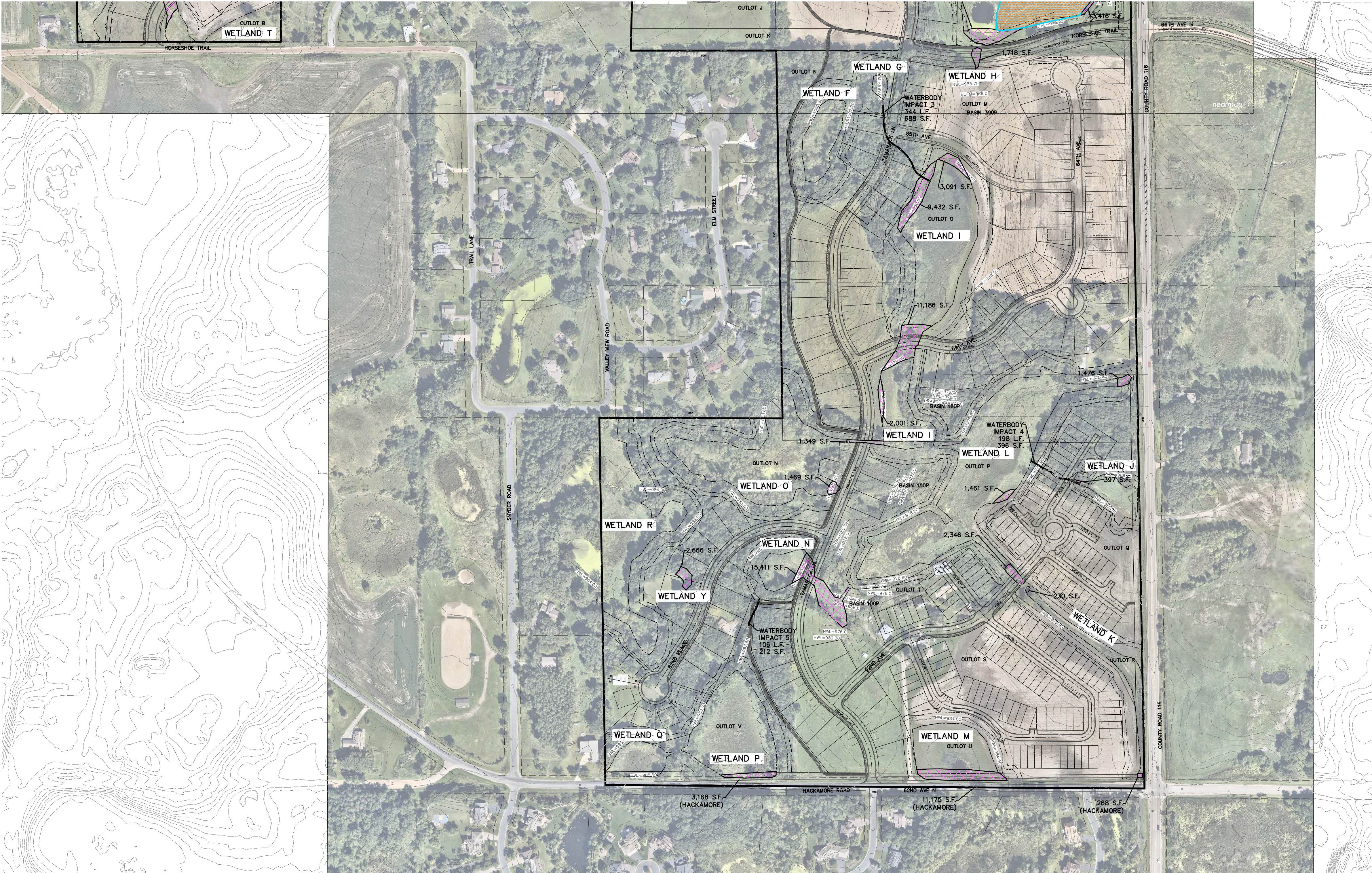


WATERBODY IMPACT NAME	IMPACT AREA (SF)	IMPACT LENGTH (LF)
1	701	131
2	1,800	235
3	688	344
4	396	198
5	212	106
TOTAL	3,797	1,014

WETLAND NAME	SITE IMPACT AREA (SF)	HACKAMORE IMPACT AREA (SF)
WETLAND A	25,252	NA
WETLAND C	8,994	NA
WETLAND D	14,600	NA
WETLAND E	10,863	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	23,239	NA
WETLAND V	6,369	NA
WETLAND X	903	NA
WETLAND Y	2,666	NA
TOTAL	150,580	14,611

- WATERBODY IMPACT
- FLOODPLAIN MITIGATION/WETLAND EXCAVATION
- WETLAND IMPACT
- BUFFER SIGN

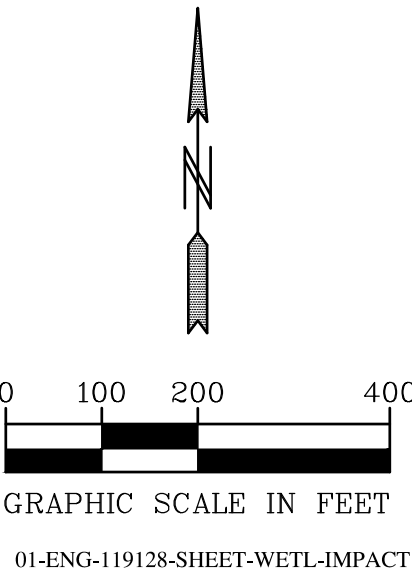







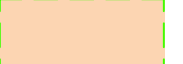
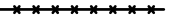

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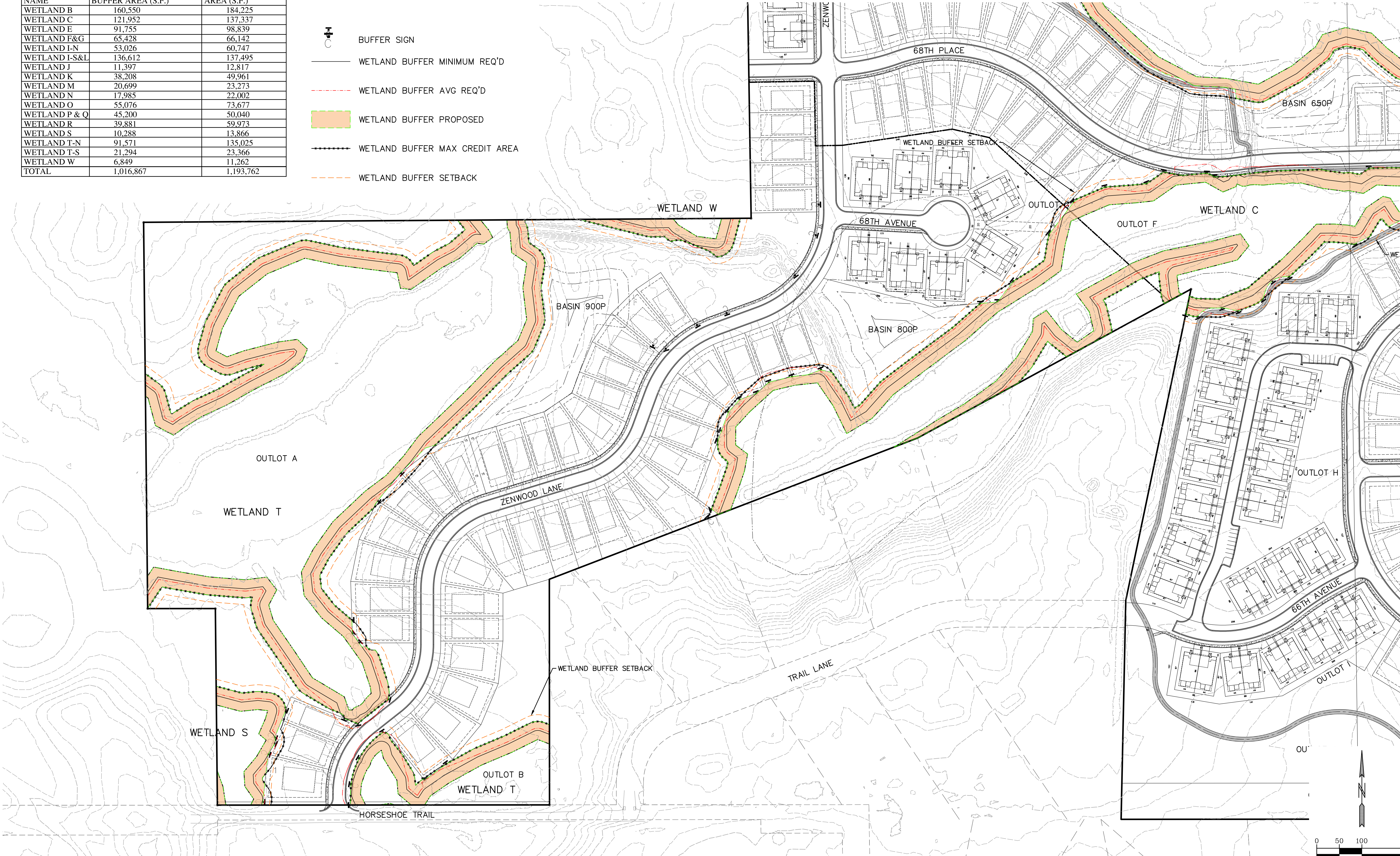
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- BUFFER SIGN





WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	184,225
WETLAND C	121,952	137,337
WETLAND E	91,755	98,839
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 W	6,849	11,262
TOTAL	1,016,867	1,193,762

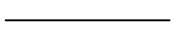
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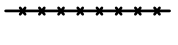
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BUFFER SIGN
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ND W

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Name Paul J. Chernie
Reg. No. 19860 Date 9-11-2020

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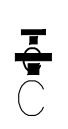



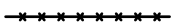

Date 9-11-2020
Designed PJC/BNM
Drawn MPG

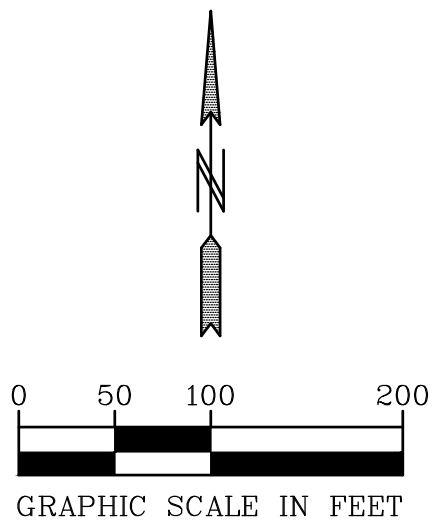
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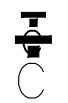
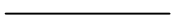


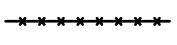

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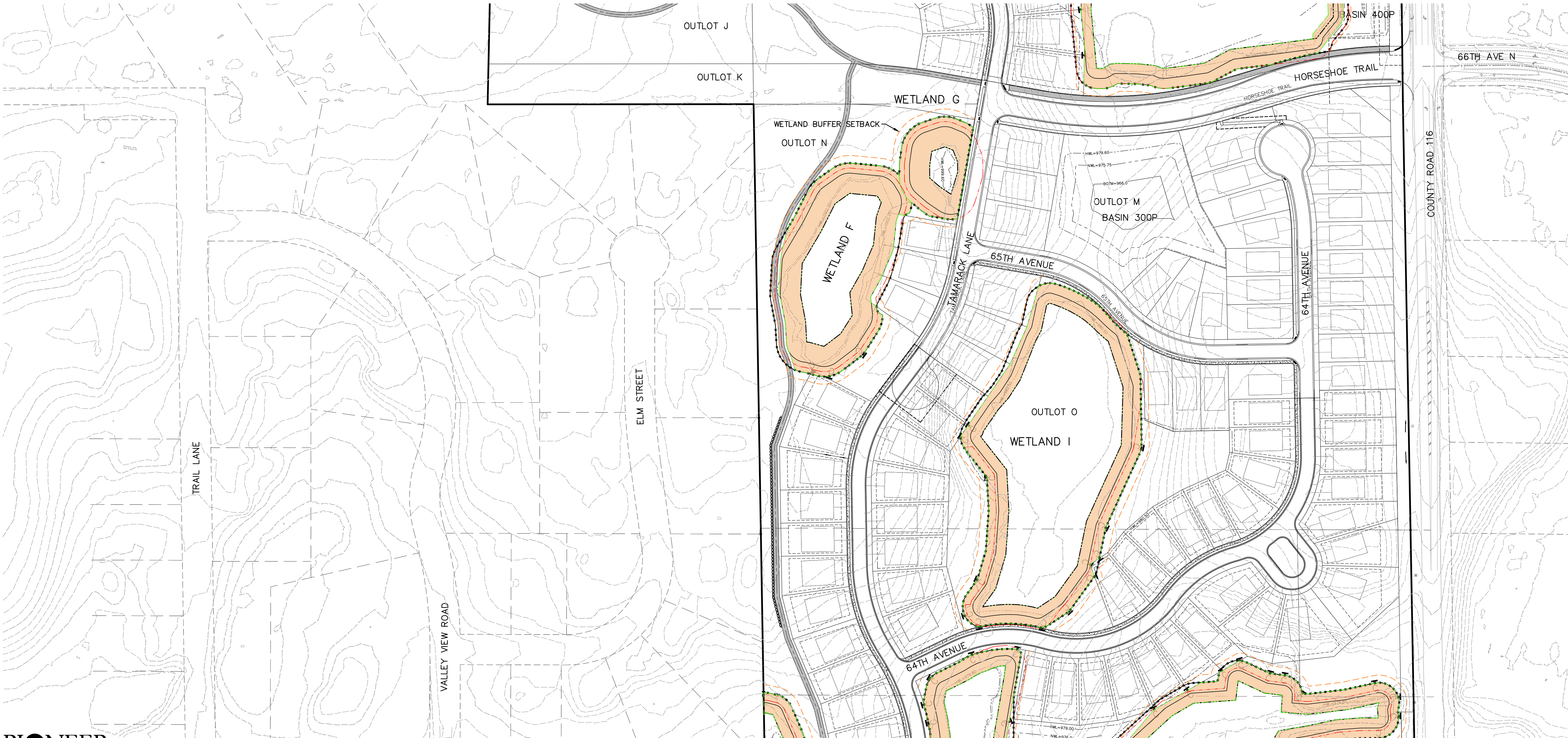
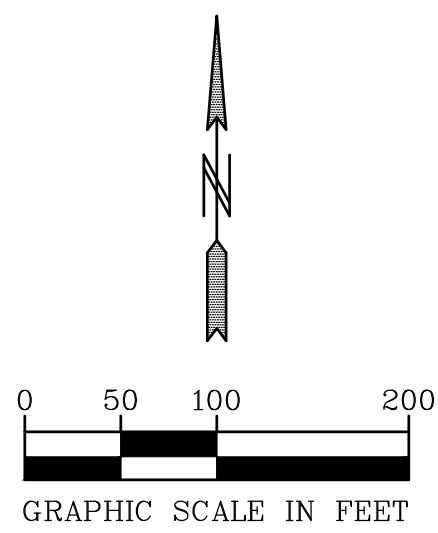
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WETLAND S	10,288	13,866
WETLAND T-N	91,571	135,025
WETLAND T-S	21,294	23,366
WETLAND W	6,849	11,262
TOTAL	1,016,867	1,193,762

-  WETLAND BUFFER SIGN
-  WETLAND BUFFER MINIMUM REQ'D
-  WETLAND BUFFER AVG REQ'D
-  WETLAND BUFFER PROPOSED
-  WETLAND BUFFER MAX CREDIT AREA
-  WETLAND BUFFER SETBACK



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(651) 681-1914
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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 Engineer under the laws of the State of Minnesota

Name Paul J. Chernie
Reg. No. 19860 Date 9-11-2020

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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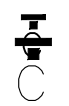
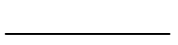


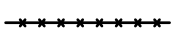

Date 9-11-2020
Designed PJC/BNM
Drawn MPC

WETLAND BUFFER PLAN

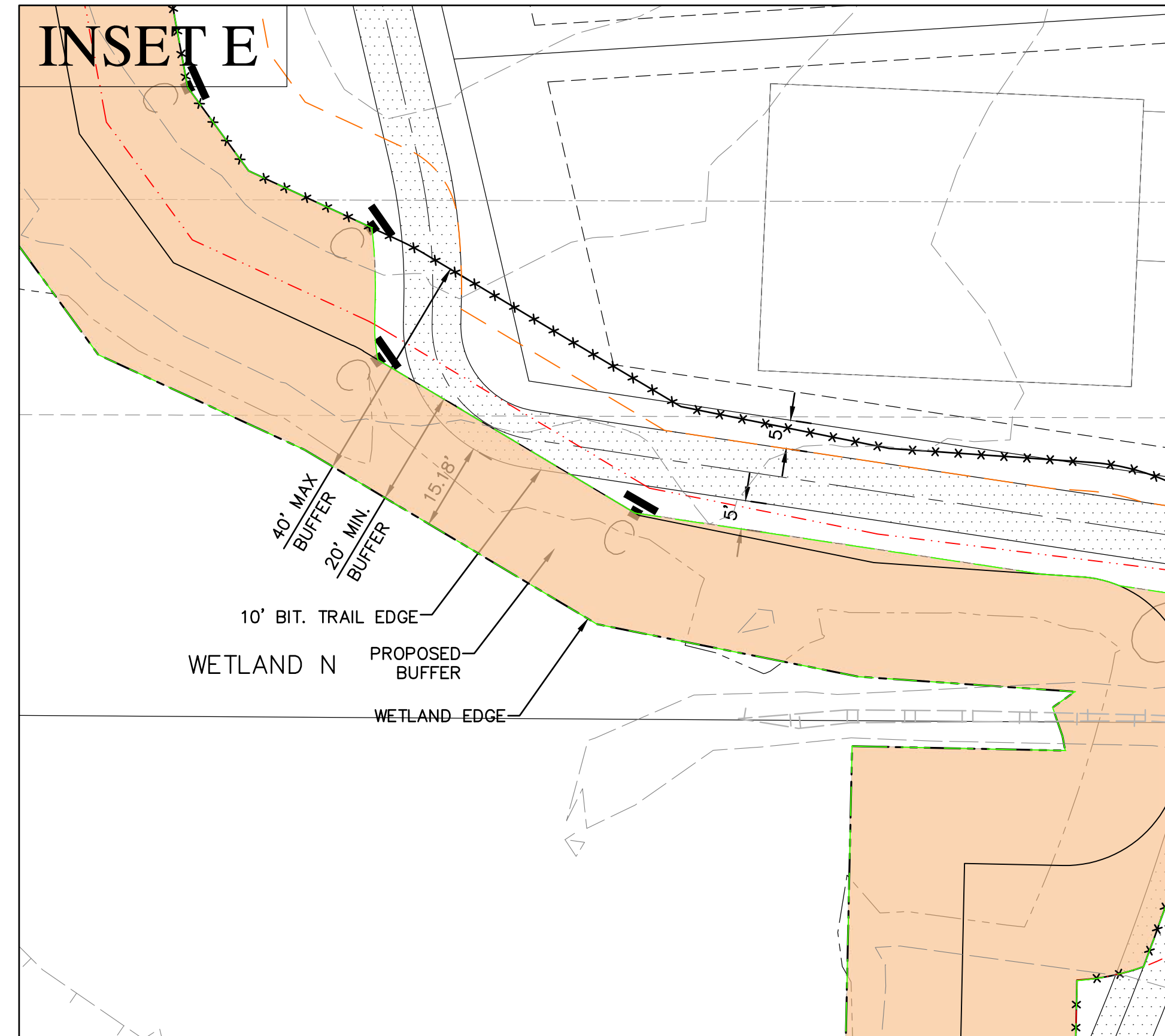
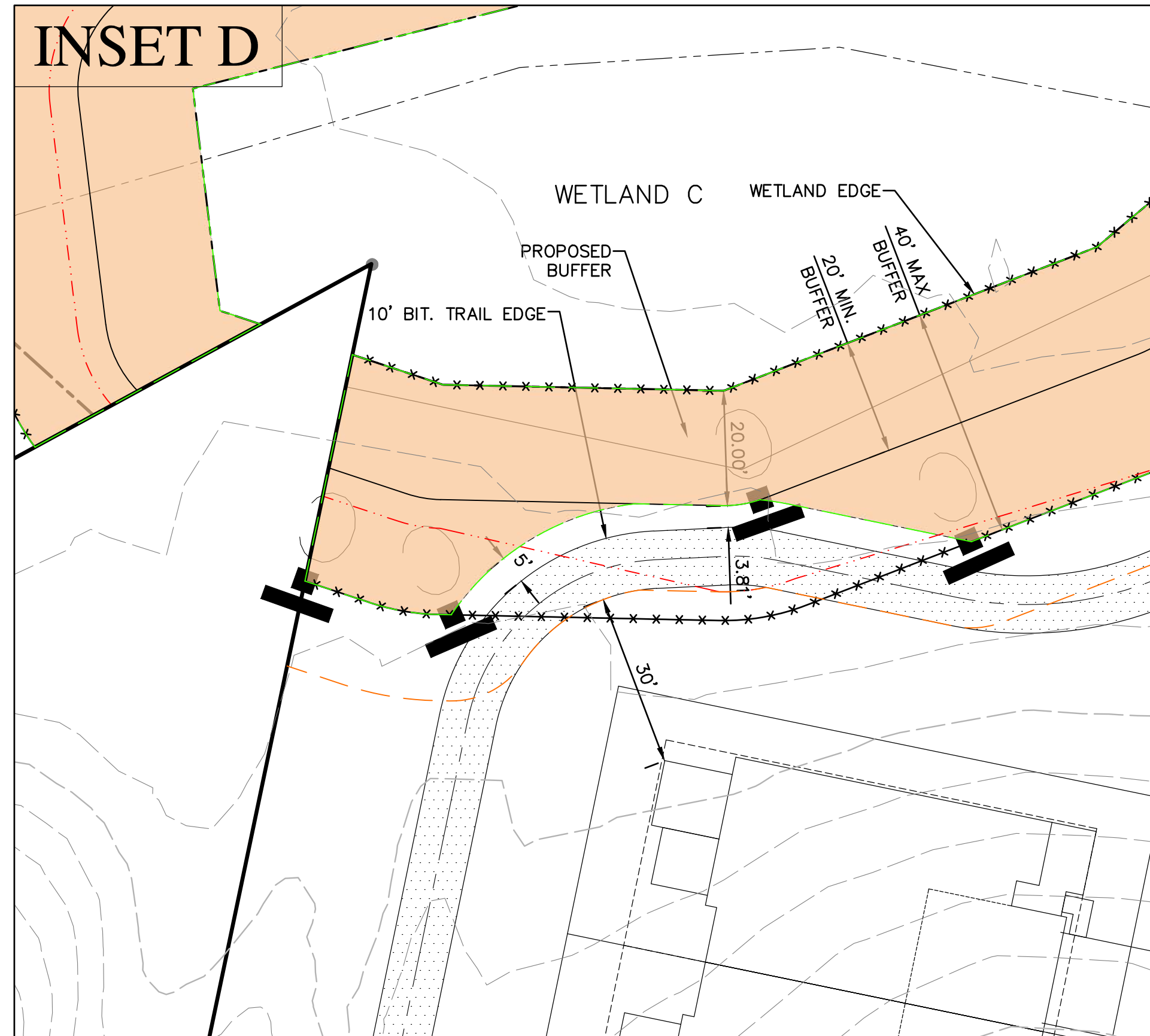
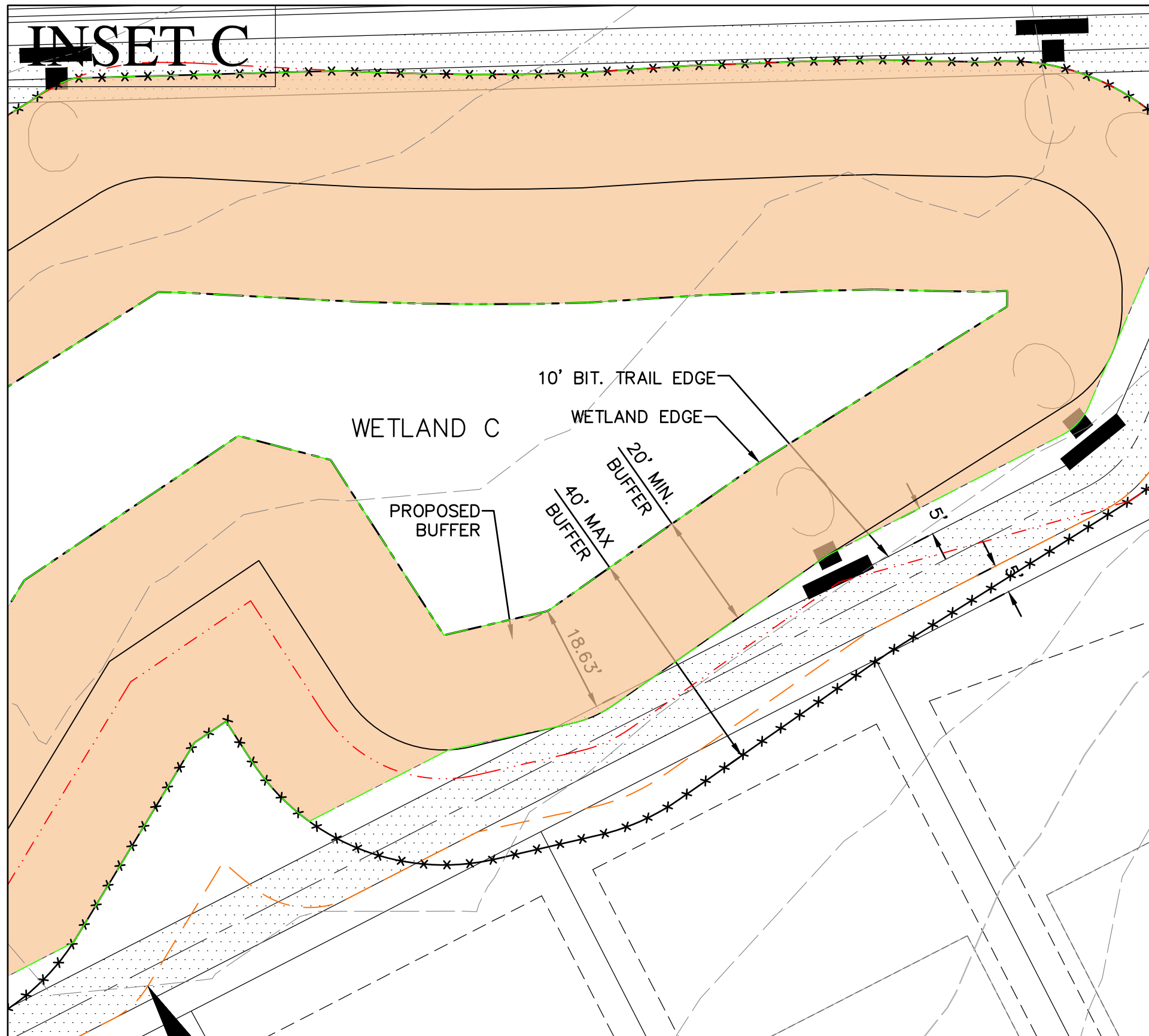
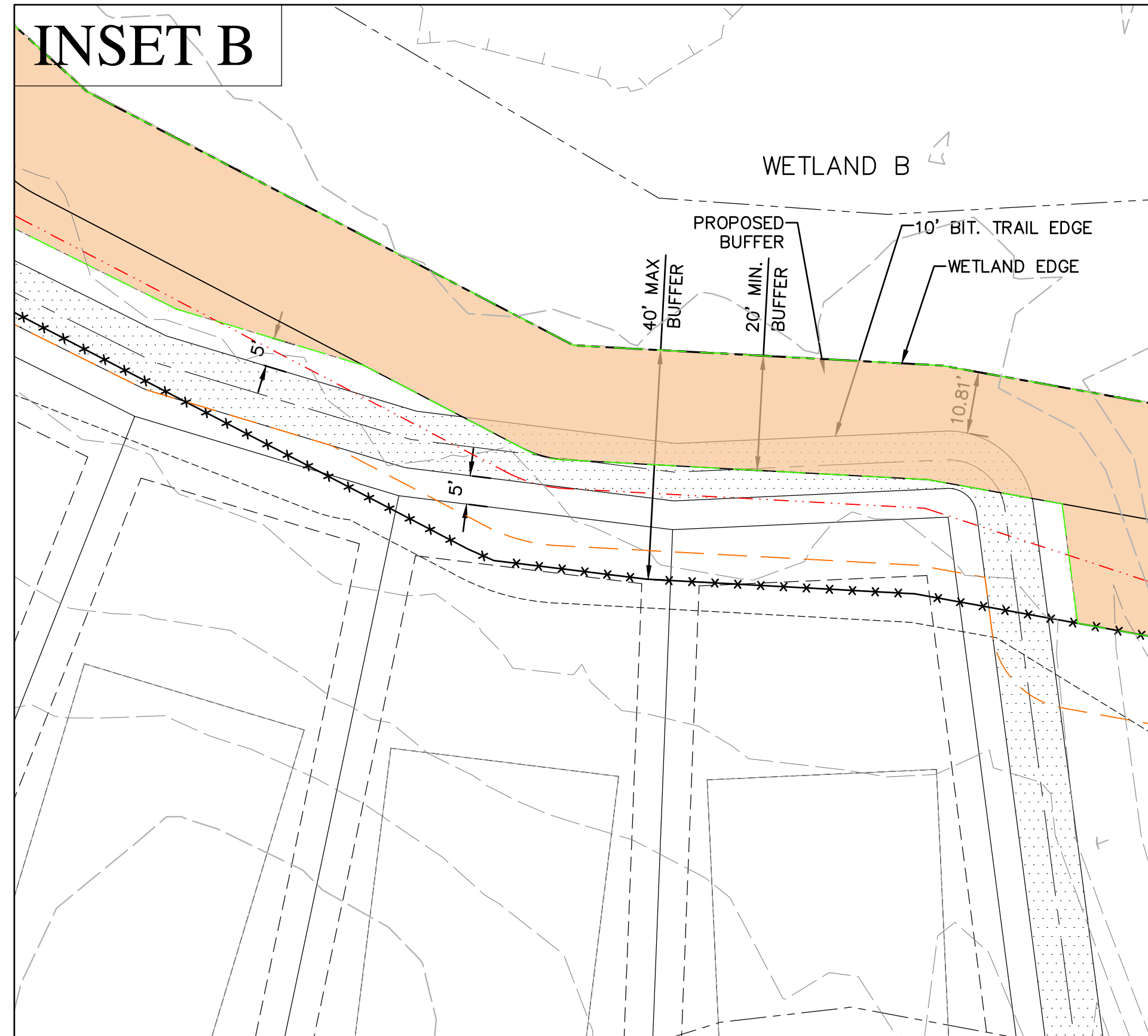
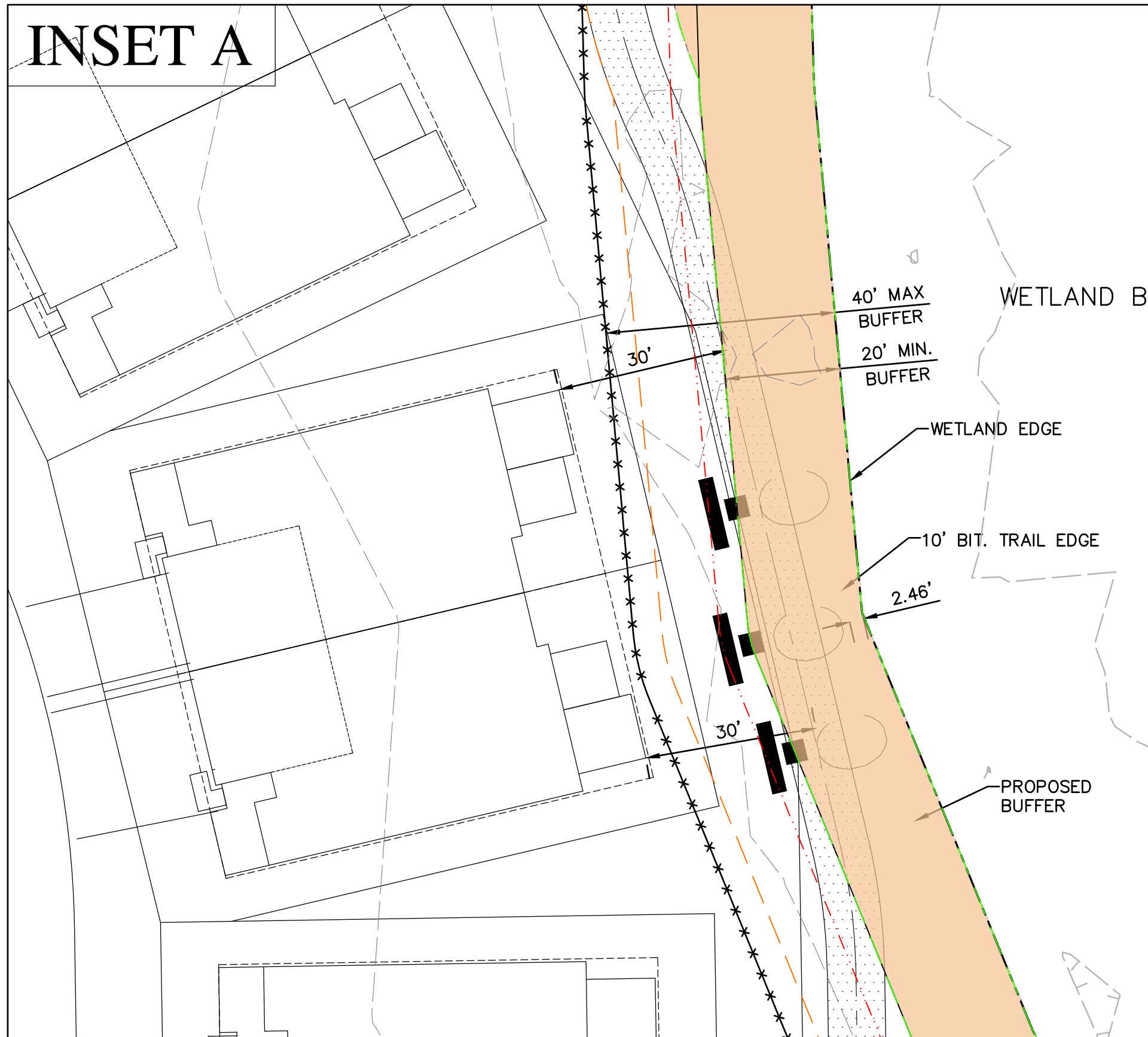
LENNAR
16305 36TH AVENUE NORTH
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TAVERA
CORCORAN, MINNESOTA

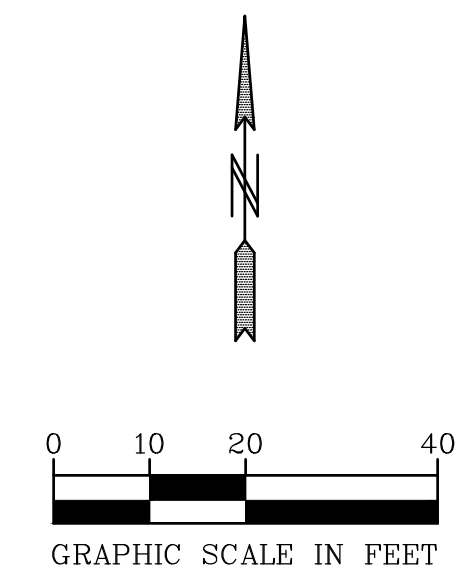
WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND B	160,550	184,225
WETLAND C	121,952	137,337
WETLAND E	91,755	98,839
WETLAND F&G	65,428	66,142
WETLAND I-N	53,026	60,747
WETLAND I-S&L	136,612	137,495
WETLAND J	11,397	12,817
WETLAND K	38,208	49,961
WETLAND M	20,699	23,273
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
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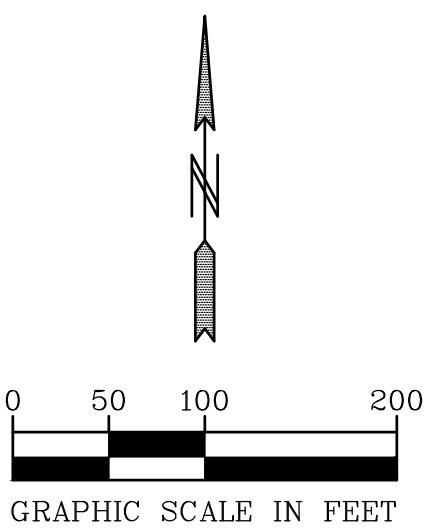
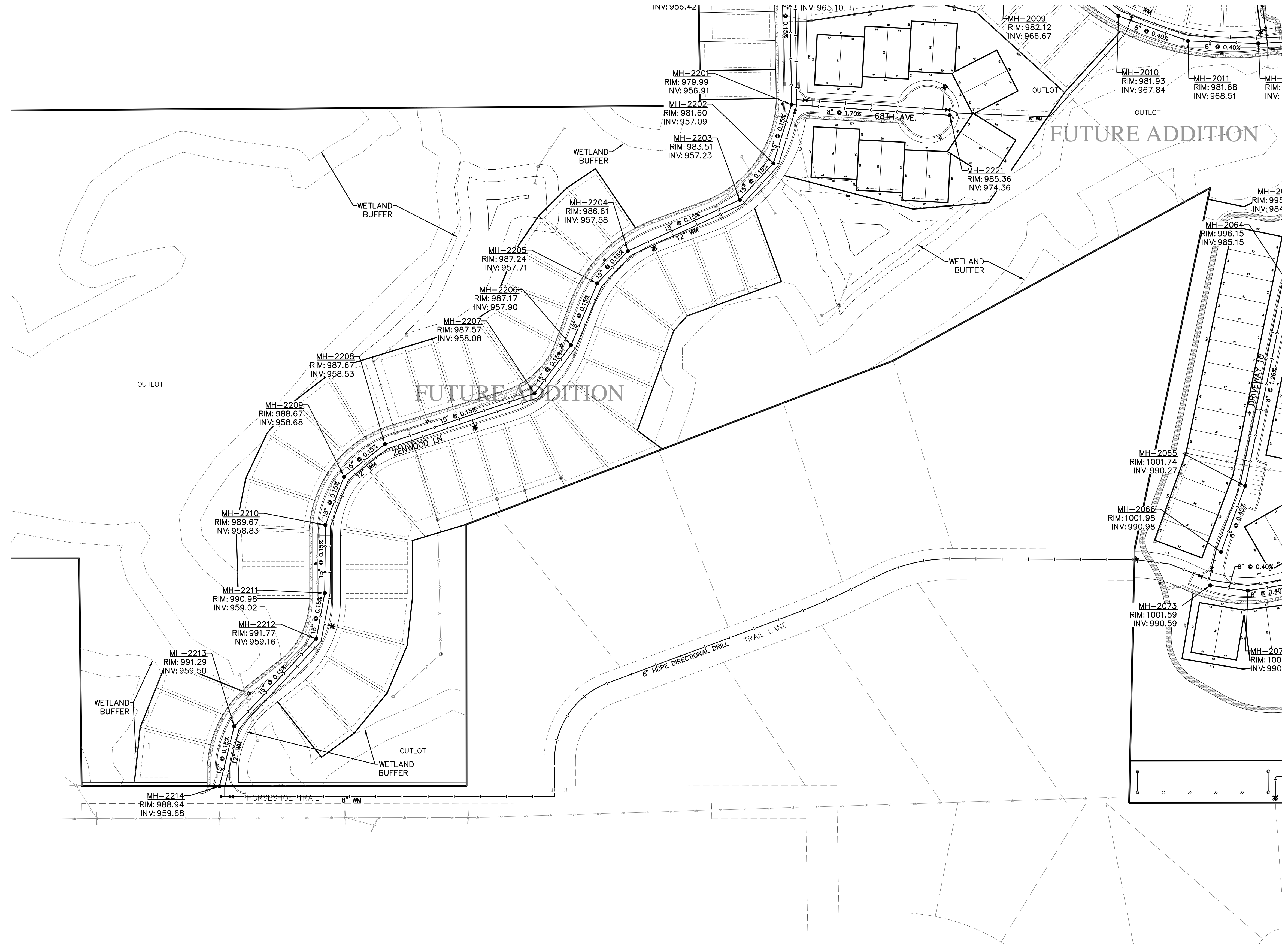
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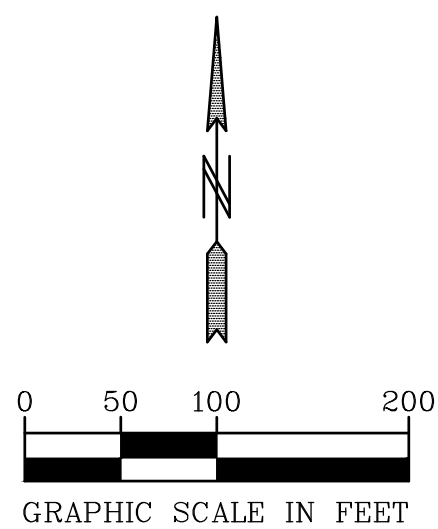
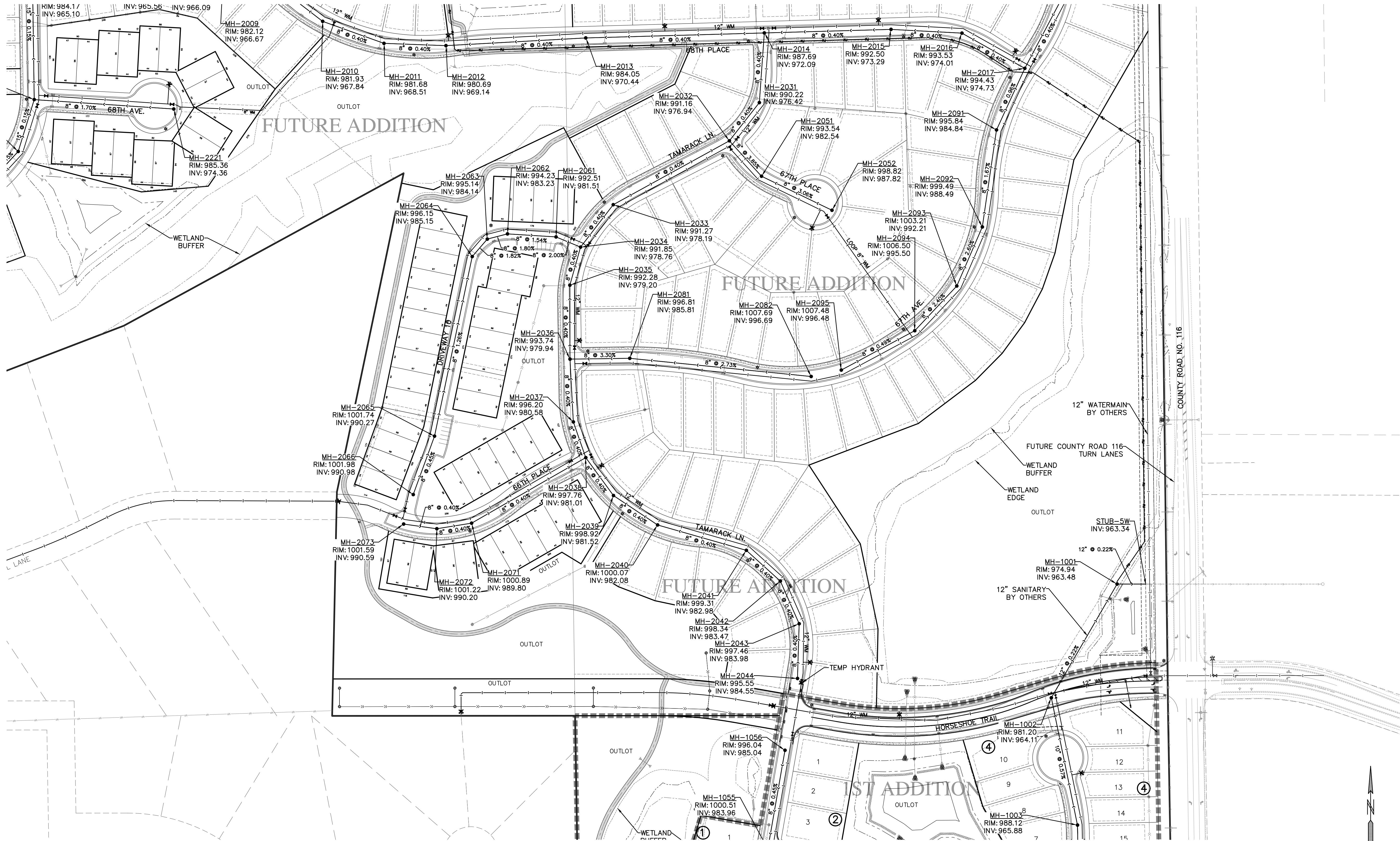




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Name: Paul J. Chernie
 Reg. No.: 19860 Date: 9-11-2020

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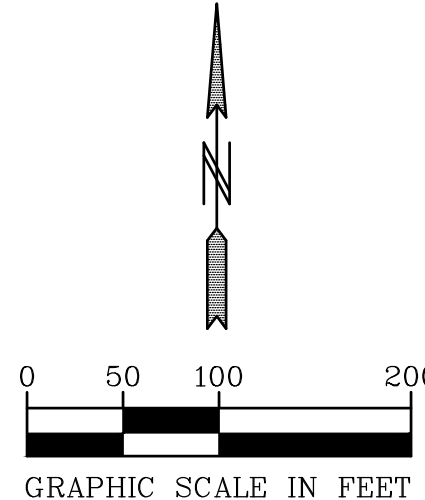
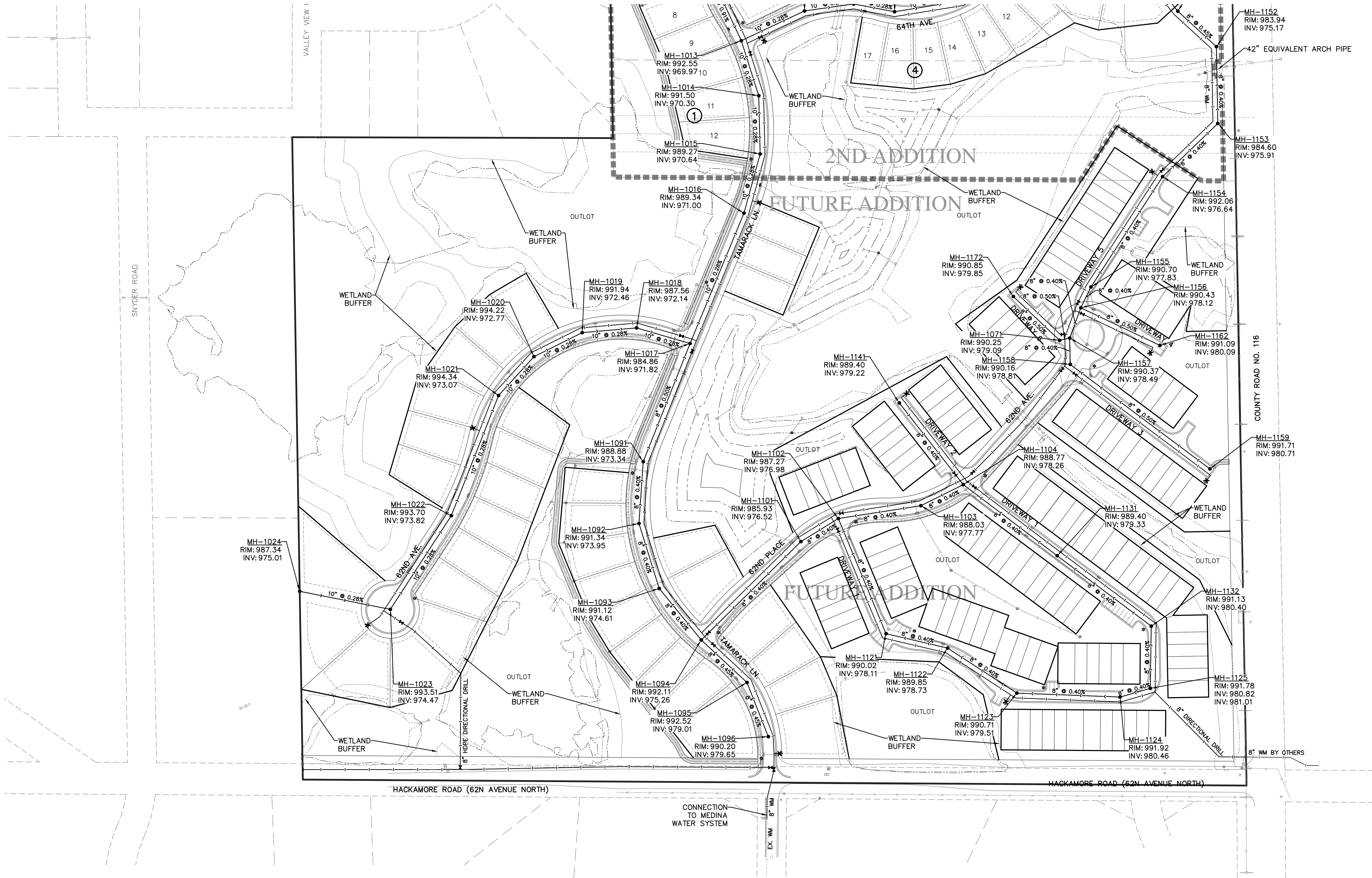
Date: 9-11-2020
 Designed: PJC/BNM
 Drawn: MPC

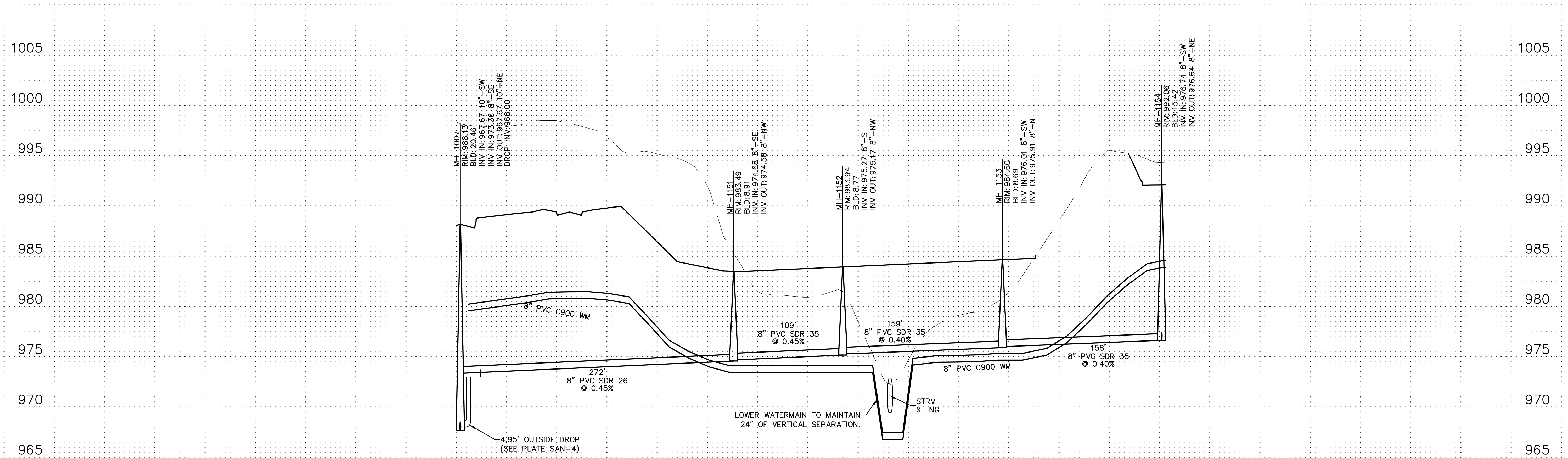
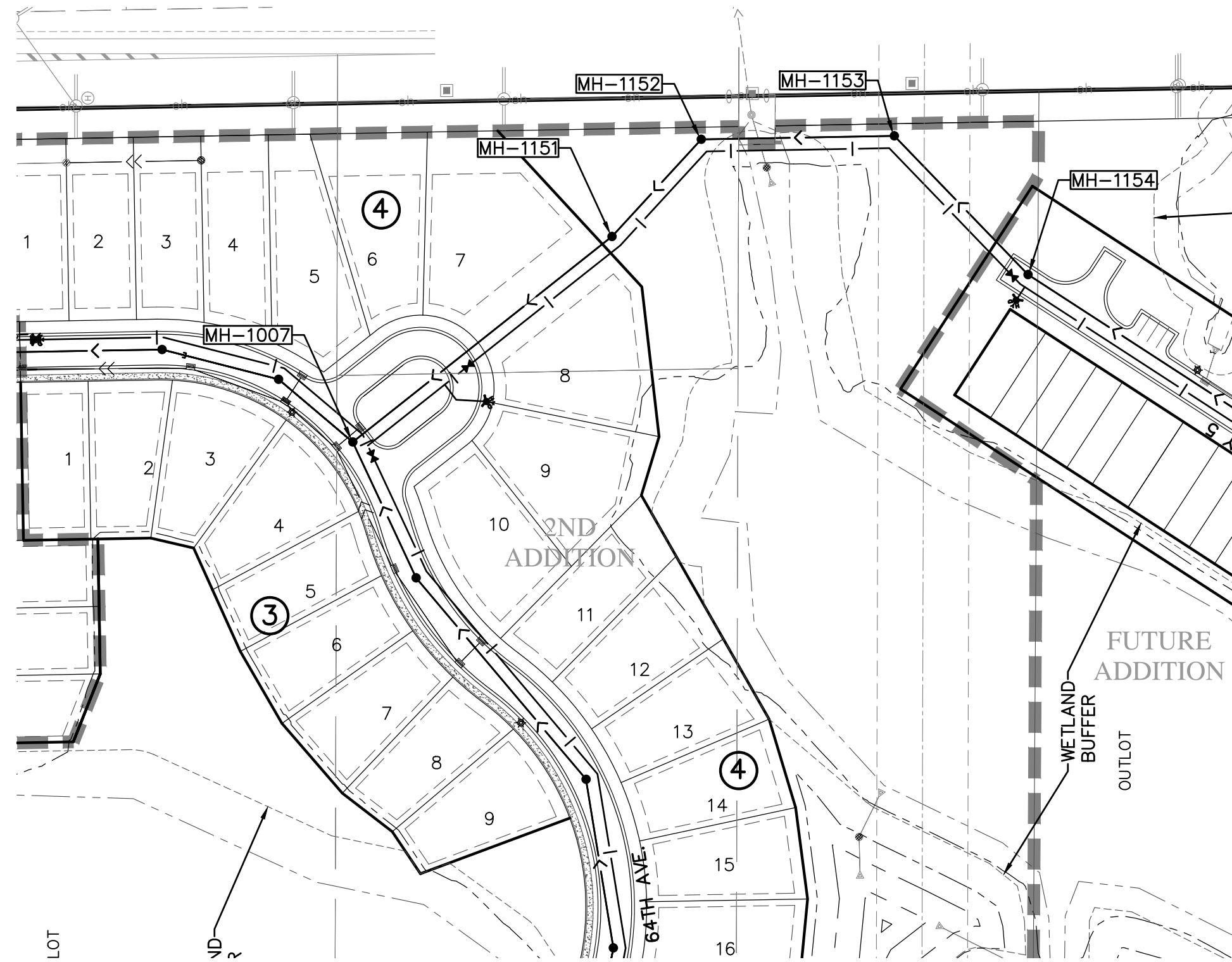
**SANITARY SEWER & WATERMAIN
 MASTER PLAN**

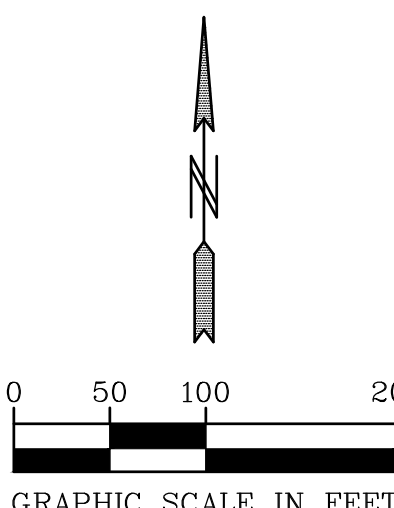
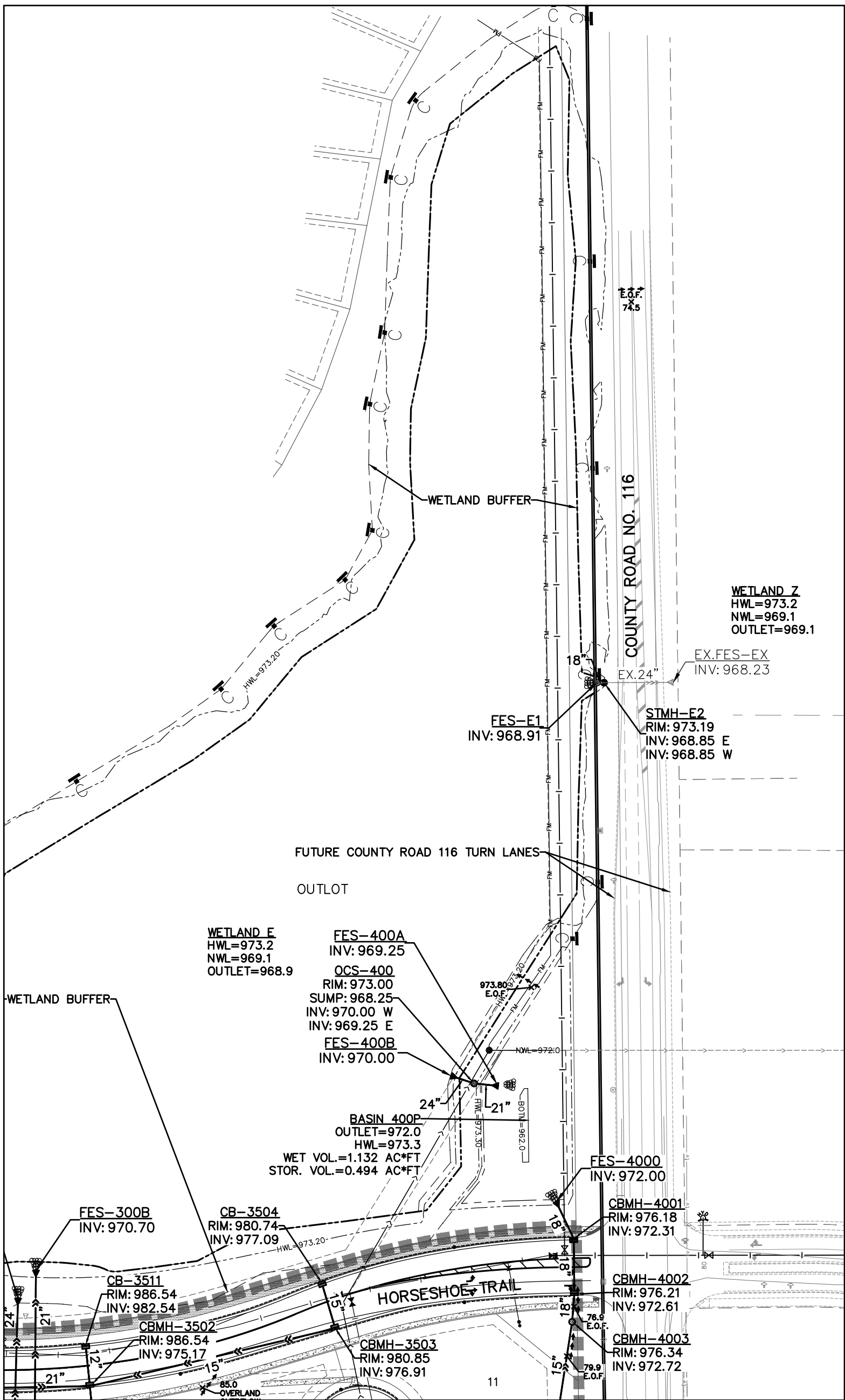
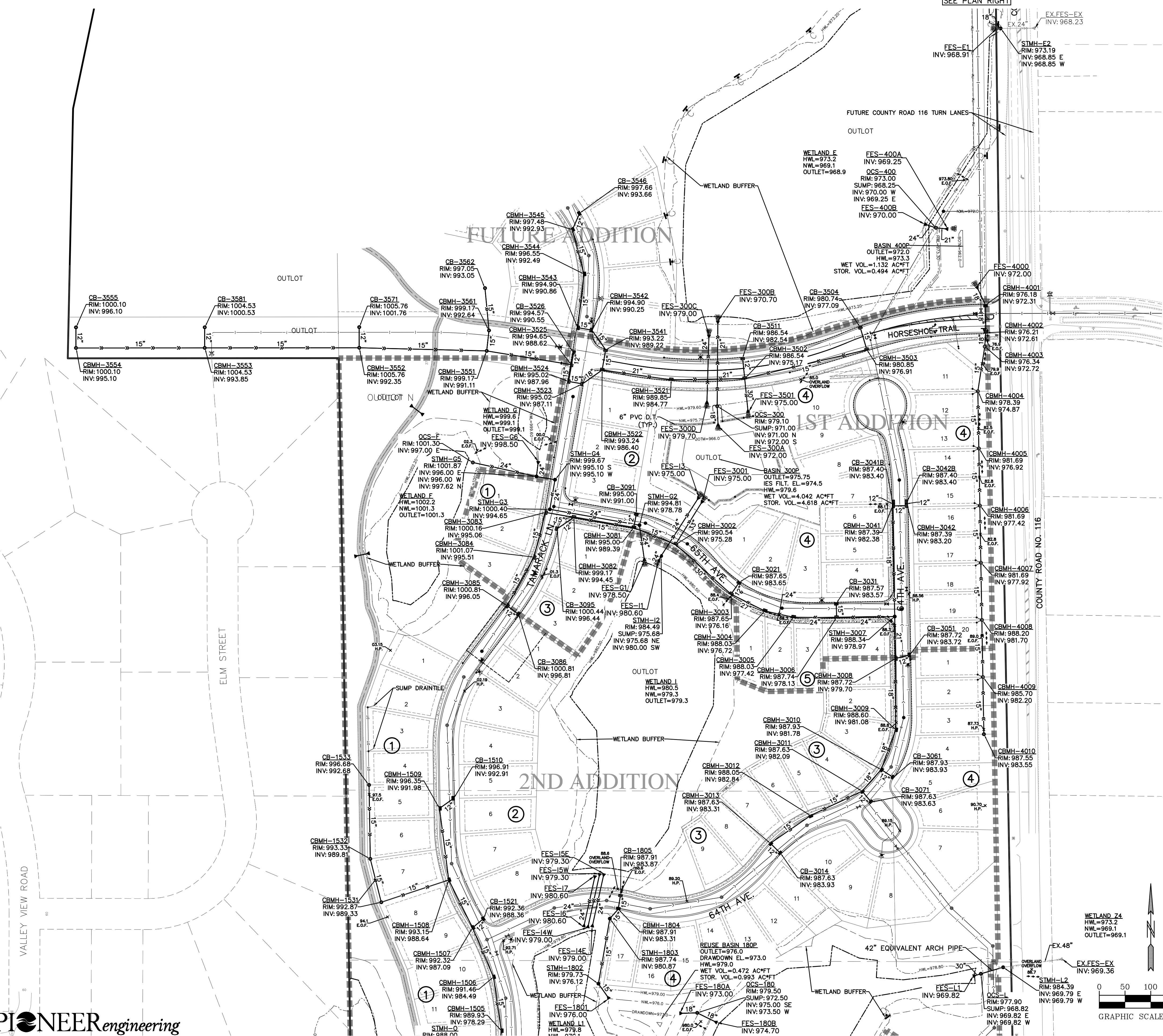
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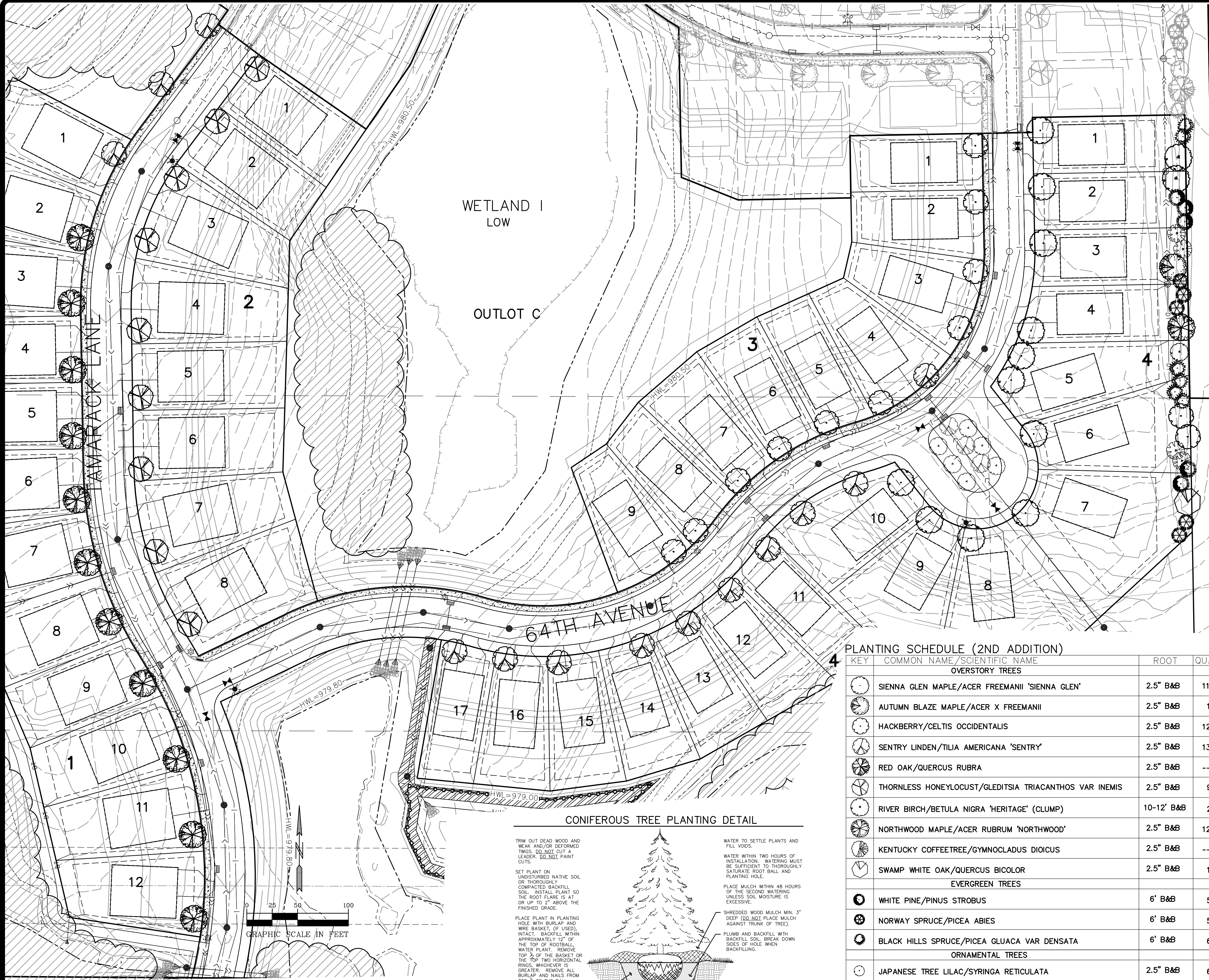
Date: 9-11-2020
Designed: PJC/BNM
Drawn: MPC

**STORM SEWER CONSTRUCTION
MASTER PLAN**

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16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

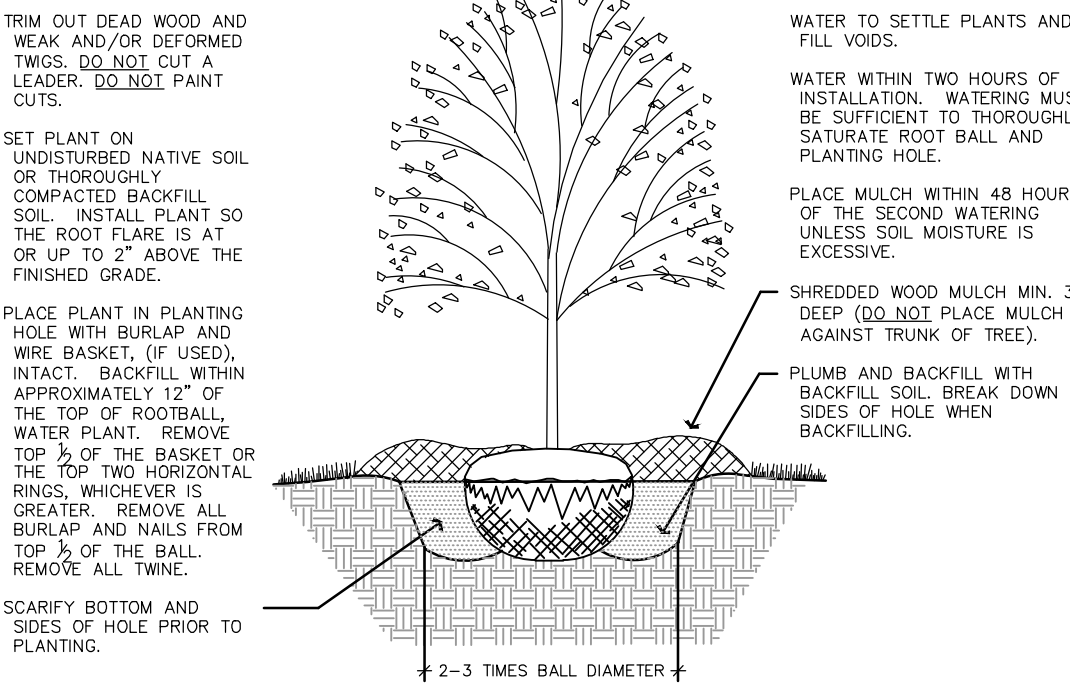
TAVERA
CORCORAN, MINNESOTA

7.01 OF 30



- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY 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 TO FACILITATE PLANT RELOCATION.
 - GRADING TO BE PERFORMED BY OTHERS.
 - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERMEN-AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
 - DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
 - 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 DISCREPANCY 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 PLANT SCHEDULE.
 - 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 GOVERNING THE WORK.
 - STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

DECIDUOUS TREE PLANTING DETAIL



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

REQUIRED TREES:

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

TOTAL PROPOSED TREES SECOND ADDITION: 90

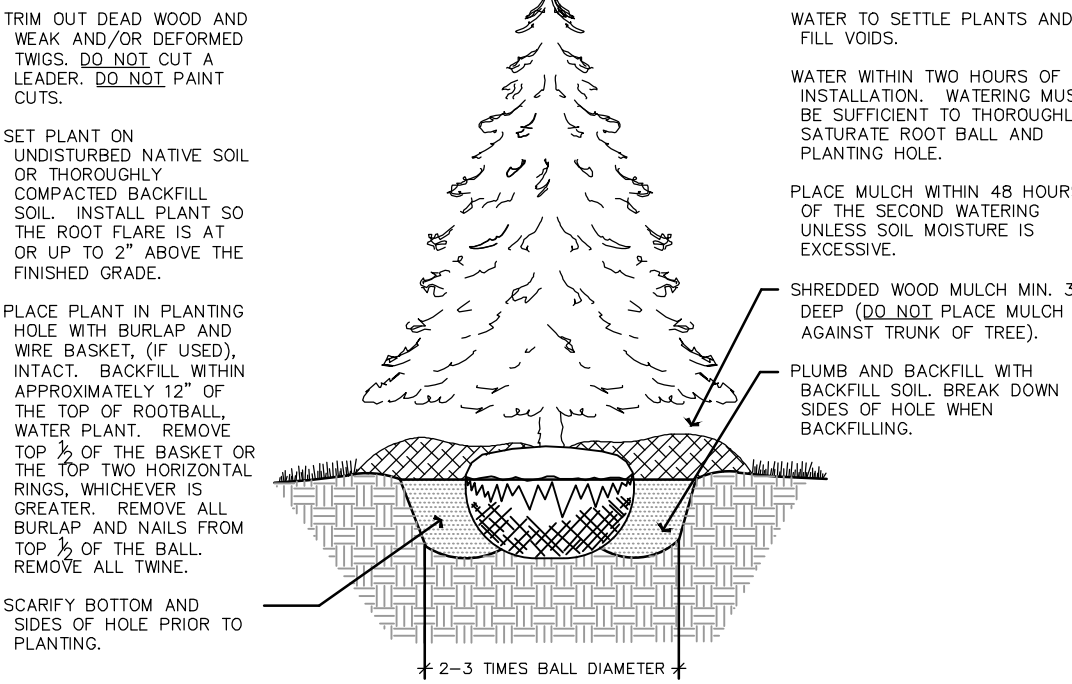
TREE LOCATIONS MAY BE ADJUSTED TO TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.

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

PLANTING SCHEDULE (2ND ADDITION)

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	SIENNA GLEN MAPLE/ACER FREEMANII 'SIENNA GLEN'	2.5" B&B	11
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2.5" B&B	1
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	12
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	13
	RED OAK/QUERCUS RUBRA	2.5" B&B	--
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	9
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	2
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	12
	KENTUCKY COFFEETREE/GYMNOCADUS DIOICUS	2.5" B&B	--
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	1
EVERGREEN TREES			
	WHITE PINE/PINUS STROBUS	6' B&B	5
	NORWAY SPRUCE/PICEA ABIES	6' B&B	5
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	6
ORNAMENTAL TREES			
	JAPANESE TREE LILAC/SYRINGA RETICULATA	2.5" B&B	6
	PRAIRIE FIRE CRAB/MALUS 'PRAIRIE FIRE'	2.5" B&B	3
	SERVICEBERRY/AMELANCHIER LAEVIS	2.5" B&B	4

CONIFEROUS TREE PLANTING DETAIL



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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 Landscape Architect under the laws of the State of Minnesota

Name

Janifer L. Thompson

Reg. No.

44763

Date 12-28-2020

Revisions

Date

07-16-2021

Designed

JLT/TLM

Drawn

JLT/TLM

LANDSCAPE PLAN

LENNAR

16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA 2ND ADDITION

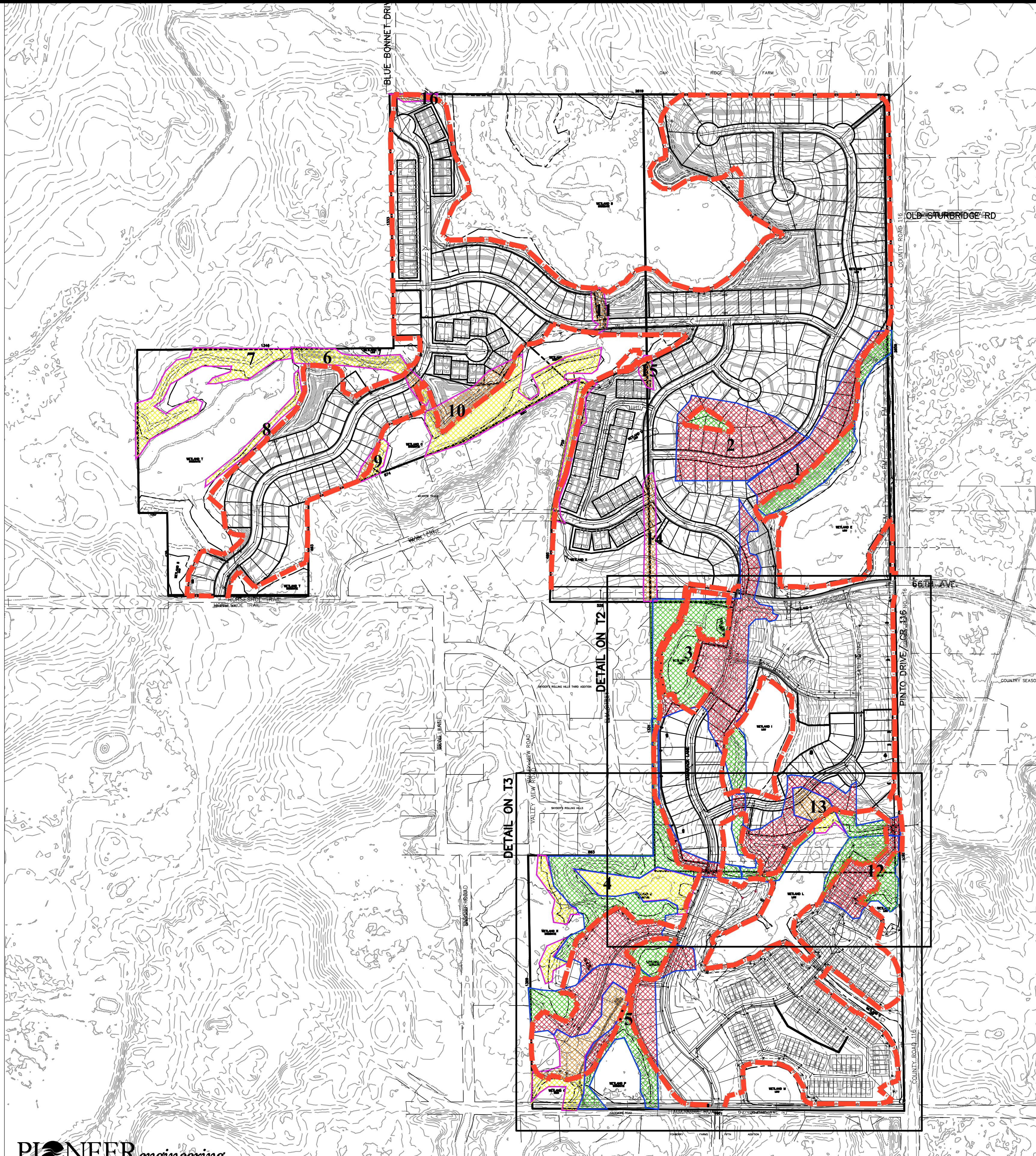
CORCORAN, MINNESOTA

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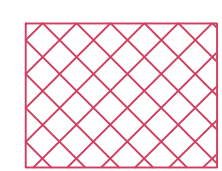
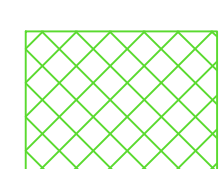
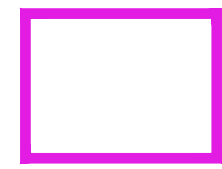
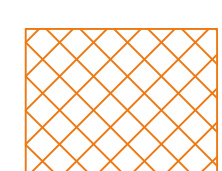
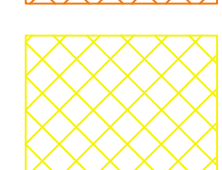
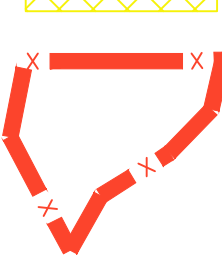
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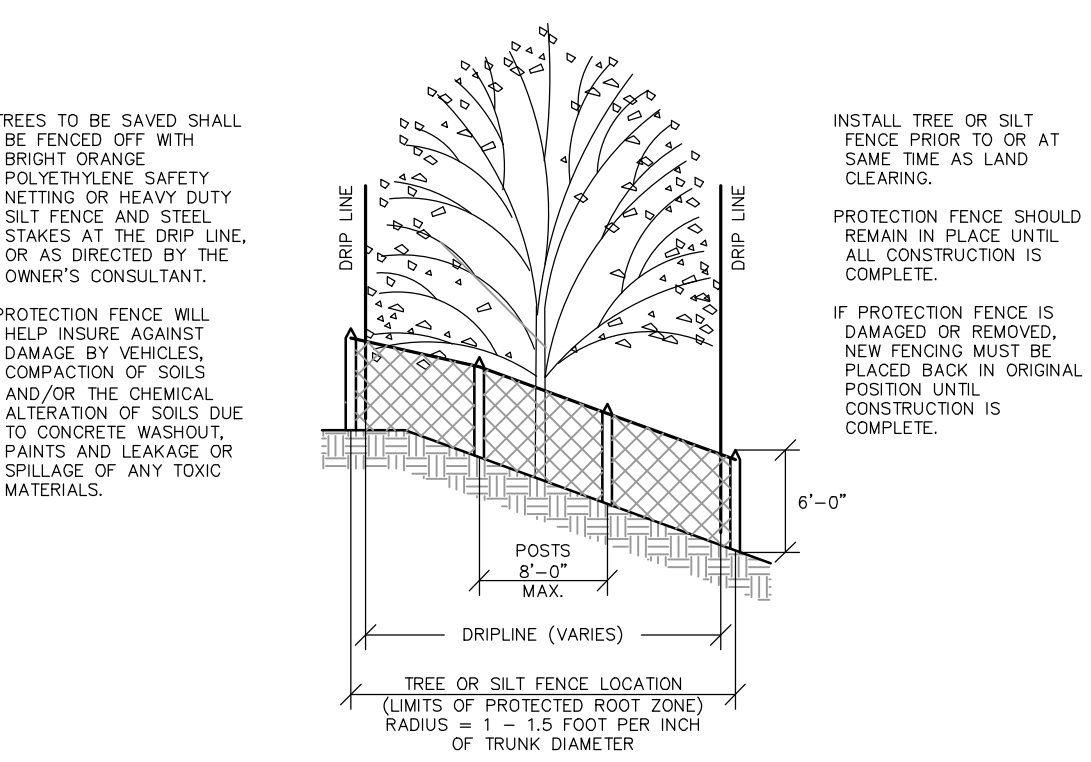
TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES
TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.3 ACRES (51.0%)

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)
22.6 ACRES (57.2%)
-  SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)
16.9 ACRES (42.8%)
-  ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)
18 ACRES
-  REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)
5.6 ACRES (31.1%)
-  SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)
12.4 ACRES (68.9%)
-  EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)
- 2** WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

TREE PROTECTION DETAIL

NOT TO SCALE



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.

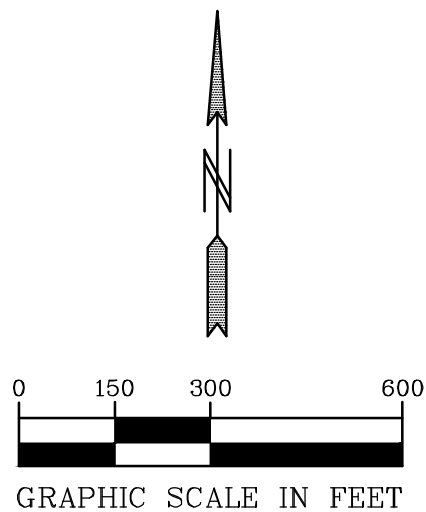
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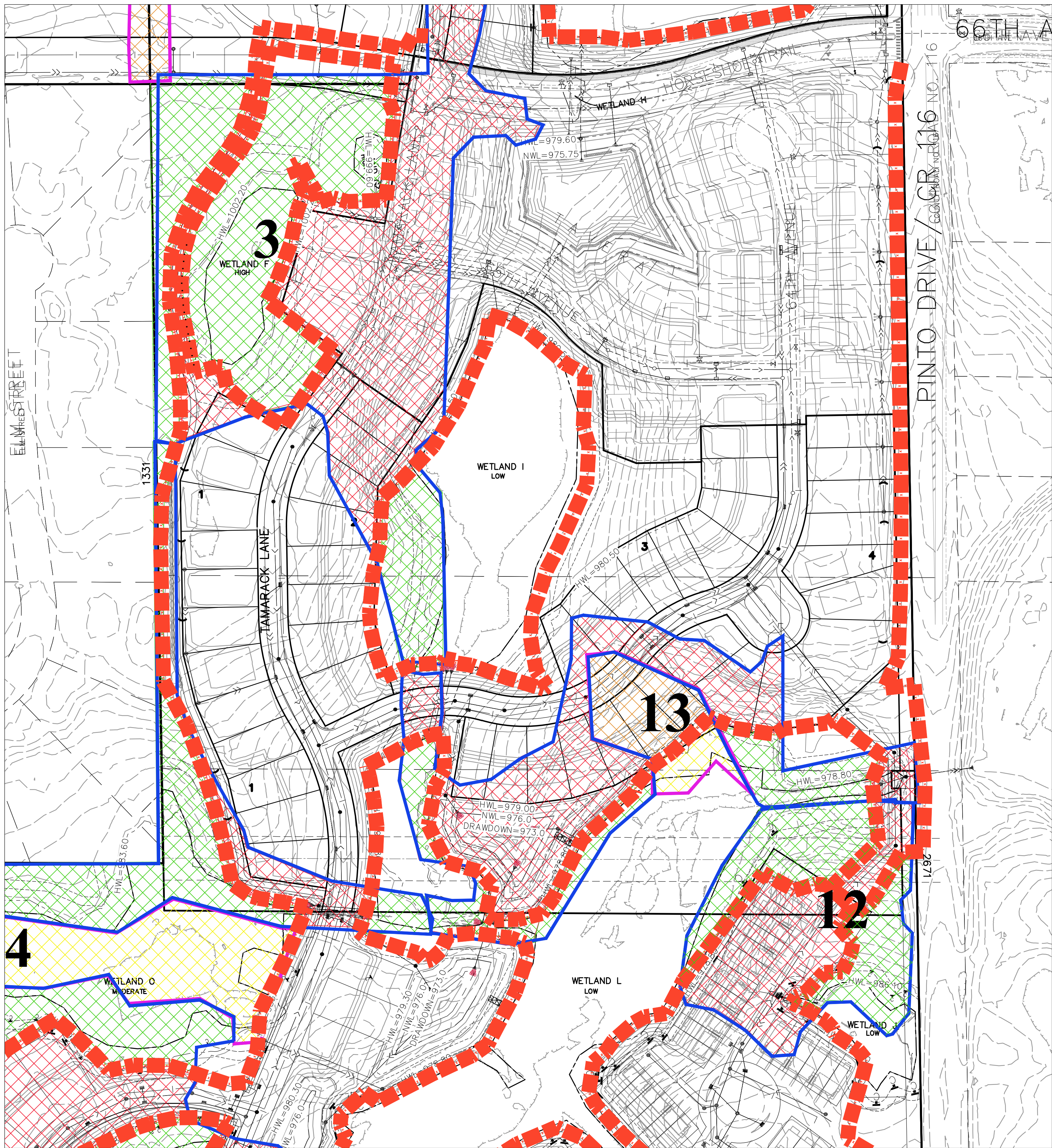
NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

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).





TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES
TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.3 ACRES (51.0%)

SEE "WOODLAND ASSESSMENT COUNTY ROAD 116 PROPERTIES" DOCUMENT
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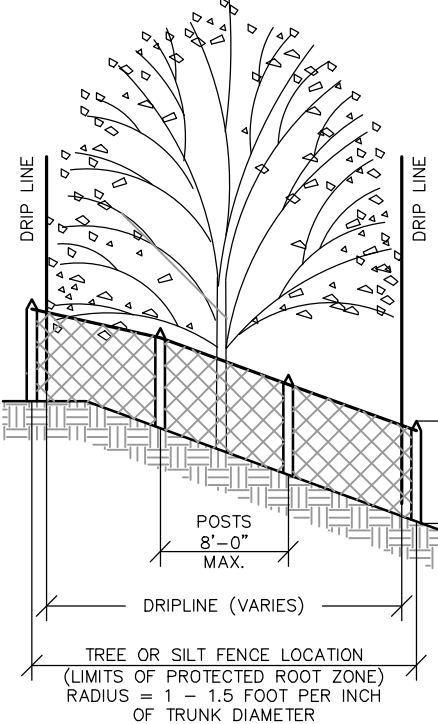
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TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



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

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

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

TREE PRESERVATION NOTES

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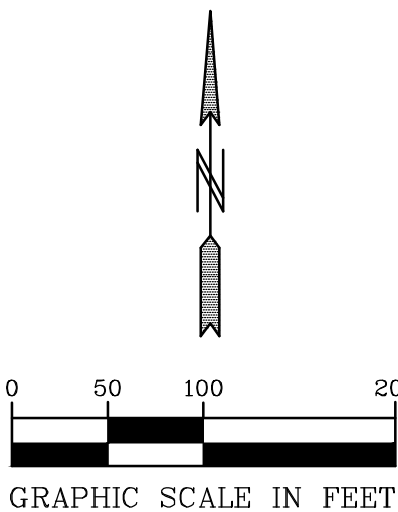
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WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

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).



PIONEERengineering
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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 Landscape Architect under the laws of the State of Minnesota

Name

Jennifer L. Thompson
Jennifer L. Thompson
Reg. No. 44763 Date 7-14-2021

Revisions

3-19-2021 CITY COMMENTS
6-11-2021 CITY COMMENTS
7-14-2021 UPDATED 2ND ADDITION, NO CHANGES TO TREE PRESERVATION

Date

12-29-2020

Designed

JLT

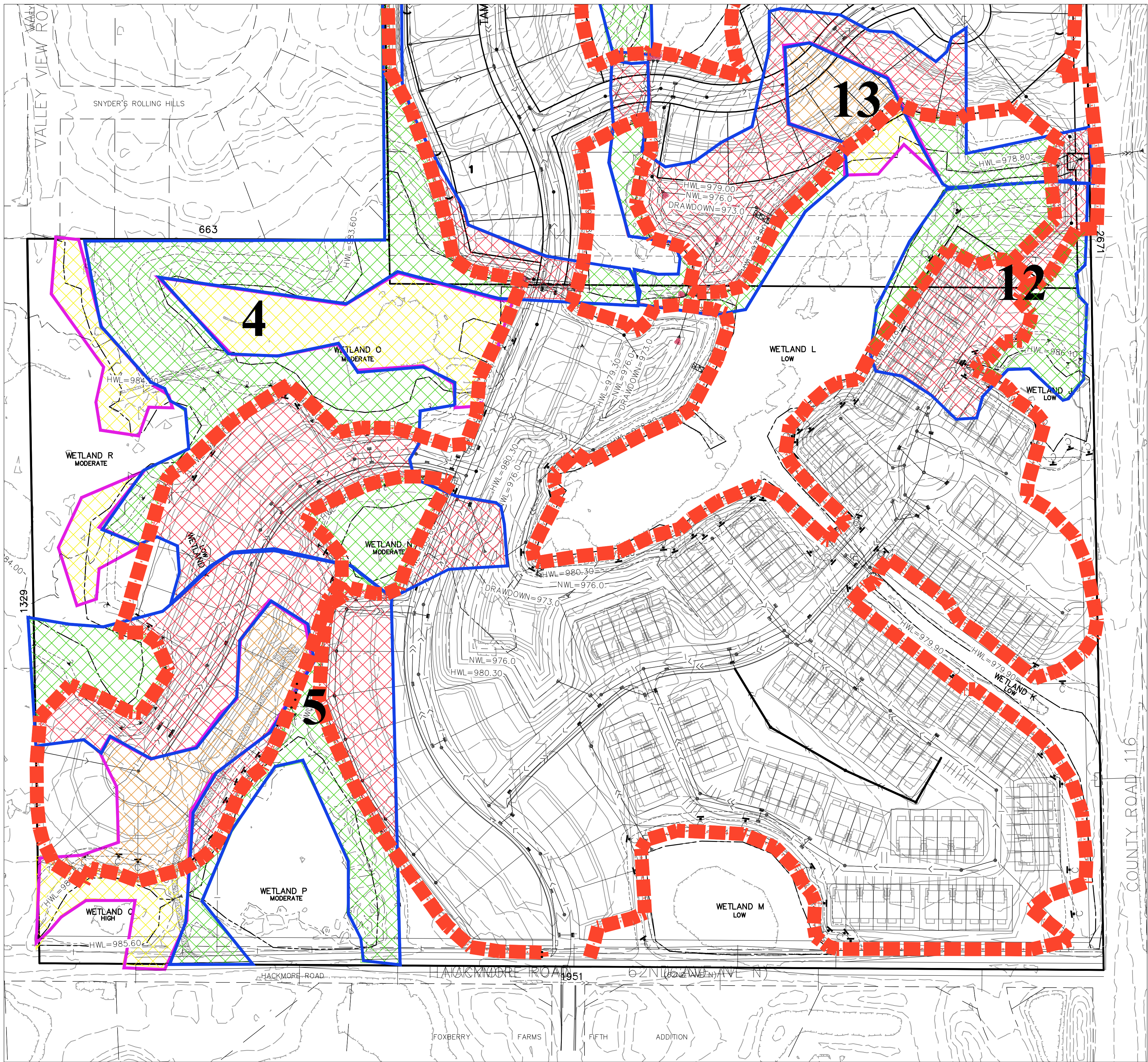
Drawn

JLT

TREE PRESERVATION PLAN

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA
CORCORAN, MINNESOTA



TOTAL TREE AREAS OUTLINED IN BLUE AND PINK: 57.5 ACRES
TOTAL SAVED TREES HATCHED IN YELLOW AND GREEN: 29.3 ACRES (51.0%)

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)
22.6 ACRES (57.2%)
- SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)
16.9 ACRES (42.8%)
- ADDITIONAL WOODLAND AREAS (NOT NOTED IN COMP PLAN)
18 ACRES
- REMOVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)
5.6 ACRES (31.1%)
- SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)
12.4 ACRES (68.9%)
- EROSION CONTROL/TREE PRESERVATION FENCING (36,902 LF)

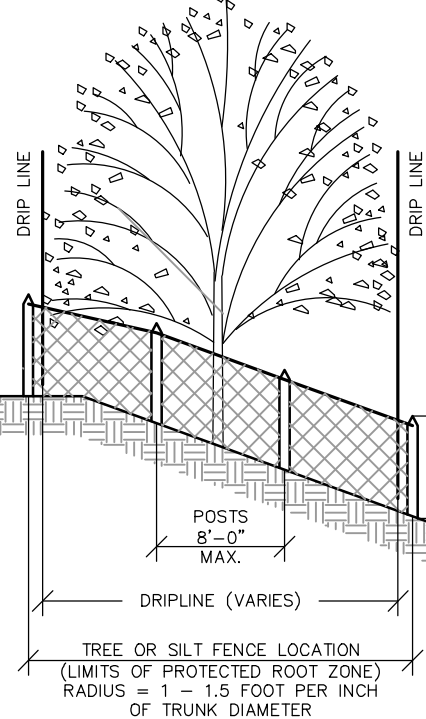
2 WOODLAND AREA NUMBER AS PER WOODLAND ASSESSMENT DOCUMENT

TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGES BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



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

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

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

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.

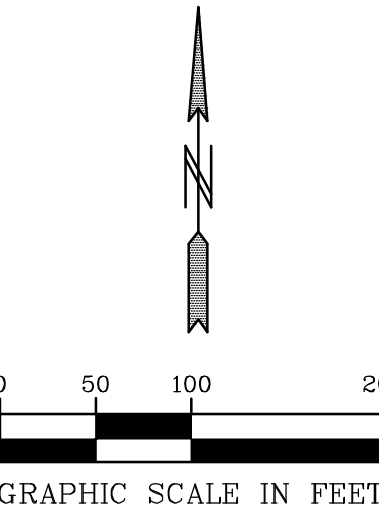
NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

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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 Landscape Architect under the laws of the State of Minnesota.

Name
Jennifer L. Thompson

Reg. No.
44763

Date
7-14-2021

Revisions

3-19-2021 CITY COMMENTS
6-11-2021 CITY COMMENTS
7-14-2021 UPDATED 2ND ADDITION, NO CHANGES TO TREE PRESERVATION

Date

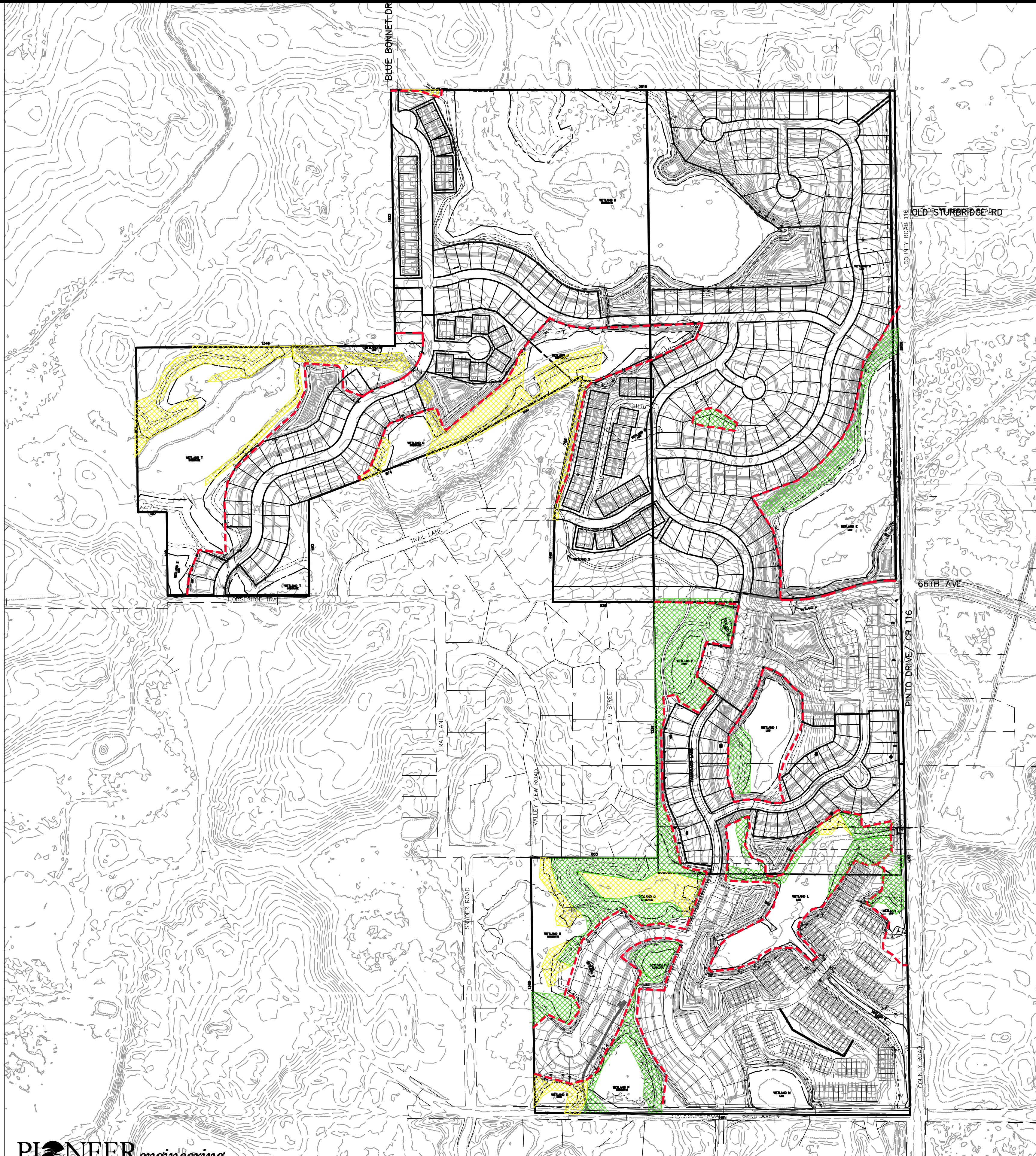
12-29-2020
Designed JLT
Drawn JLT

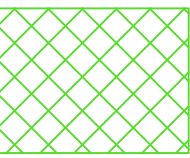
TREE PRESERVATION PLAN

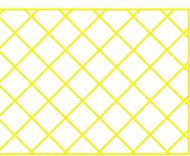
LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446


TAVERA
CORCORAN, MINNESOTA

T3 OF 4



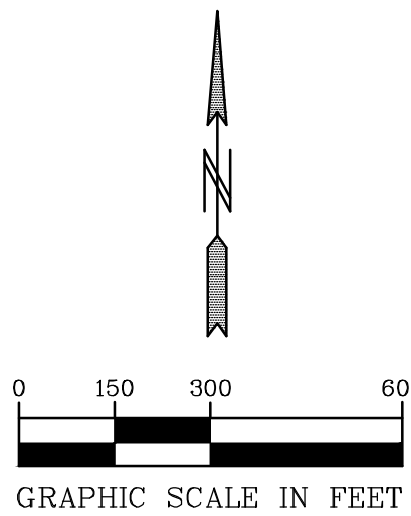
 SAVED ECOLOGICALLY SIGNIFICANT AREAS (POST DEVELOPMENT AS PROPOSED)
16.9 ACRES (42.8%)

 SAVED ADDITIONAL WOODLAND AREAS (POST DEVELOPMENT AS PROPOSED)
12.4 ACRES (68.9%)

 TREE PRESERVATION EASEMENT

TREE PRESERVATION AREAS WILL BE PROTECTED BY A PERMANENT EASEMENT.
EACH PHASE WILL BE WRITTEN WITH EACH FINAL PLAT.

CONSERVATION EASEMENT AREAS WILL BE MANAGED BY THE HOA.



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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 Landscape Architect under the laws of the State of Minnesota

Name *Jennifer L. Thompson*
Reg. No. 44763 Date 7-14-2021

Revisions
6-11-2021 CITY COMMENTS
7-14-2021 UPDATED 2ND ADDITION, NO CHANGES TO TREE PRESERVATION

Date 3-19-2021
Designed JLT
Drawn JLT

TREE EASEMENT LOCATIONS

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA
CORCORAN, MINNESOTA

TAVERA 2ND ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, fee owner of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Outlot B, TAVERA, according to the recorded plat thereof Hennepin County, Minnesota.

Together with:

The east 16 rods of the north 20 rods of the south 29.8 rods if the Northeast Quarter of the Southeast Quarter of Section 35, Township 119, Range 23, said Hennepin County. Except the east 90.00 feet thereof.

Has caused the same to be surveyed and platted as TAVERA 2ND ADDITION and does hereby dedicate to the public for public use the public ways and 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 signed by its proper officer this _____ day of _____, 20_____.

Signed: U.S. Home Corporation

By: _____, its _____.

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by _____, its _____ of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

(Signature)

(Print Notary's name)

Notary Public _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Peter J. Hawkinson, Licensed Land Surveyor Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Peter J. Hawkinson.

(Signature)

(Print Notary's name)

Notary Public _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of TAVERA 2ND ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota, at a regular meeting thereof, held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota

BY: _____, Mayor BY: _____, Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

COUNTY RECORDER, Hennepin County, Minnesota

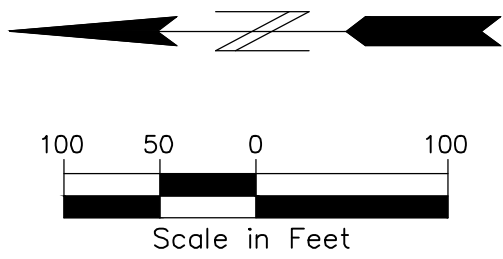
I hereby certify that the within plat of TAVERA 2ND ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____M.

Martin McCormick, County Recorder

By: _____, Deputy

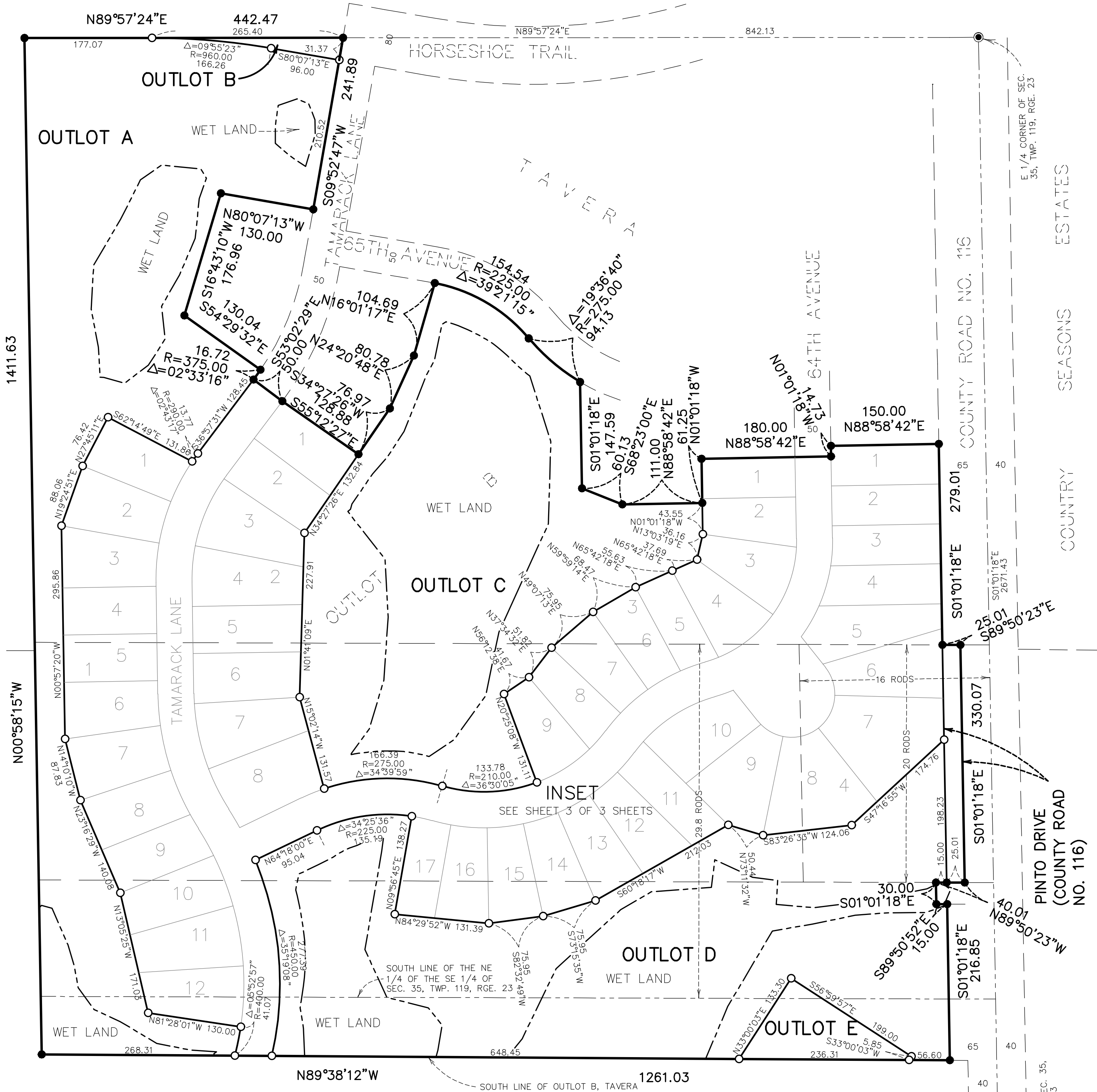
TAVERA 2ND ADDITION

C.R. DOC. NO. _____



SNYDER'S ROLLING HILLS THIRD ADDITION

SNYDER'S ROLLING HILLS



E 1/4 CORNER OF SEC. 35, TWP. 119, RGE. 23

ESTATES

SEASONS

COUNTRY

PINTO DRIVE
(COUNTY ROAD NO. 116)

SE CORNER OF SEC. 35, TWP. 119, RGE. 23

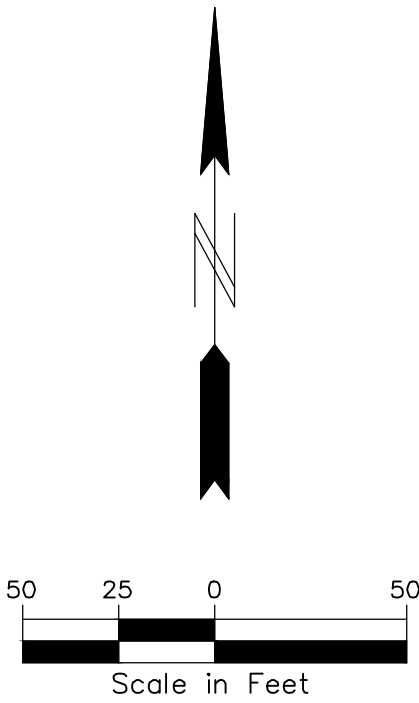
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, TAVERA, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89°38'12" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

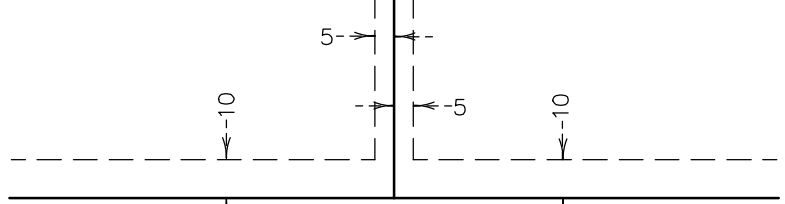
INSET

TAVERA 2ND ADDITION

C.R. DOC. NO. _____



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:

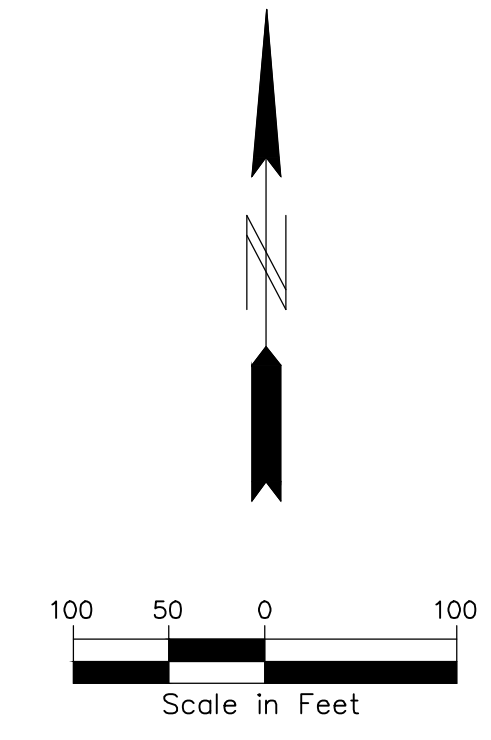


Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines unless otherwise indicated on this plat.

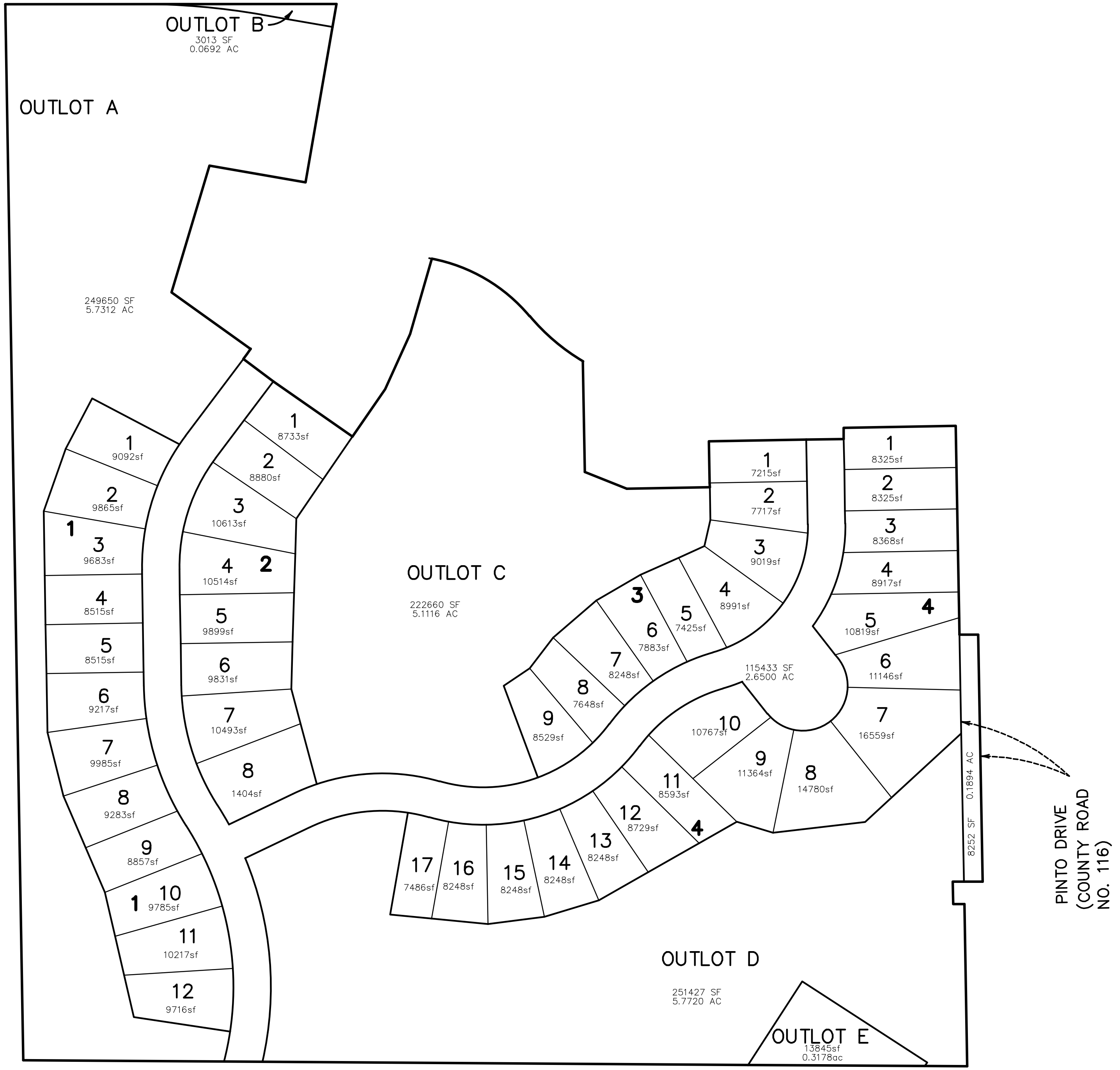
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, TAVERA, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89°38'12" WEST.

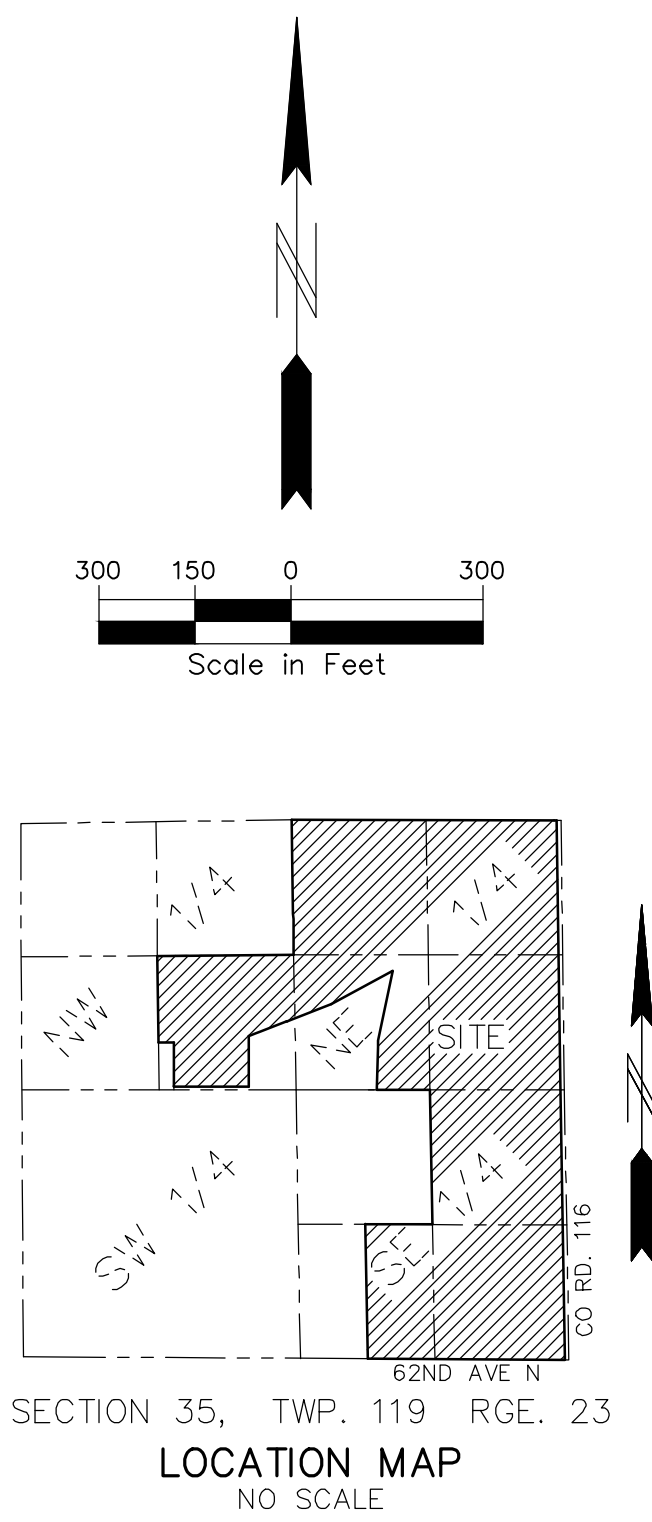
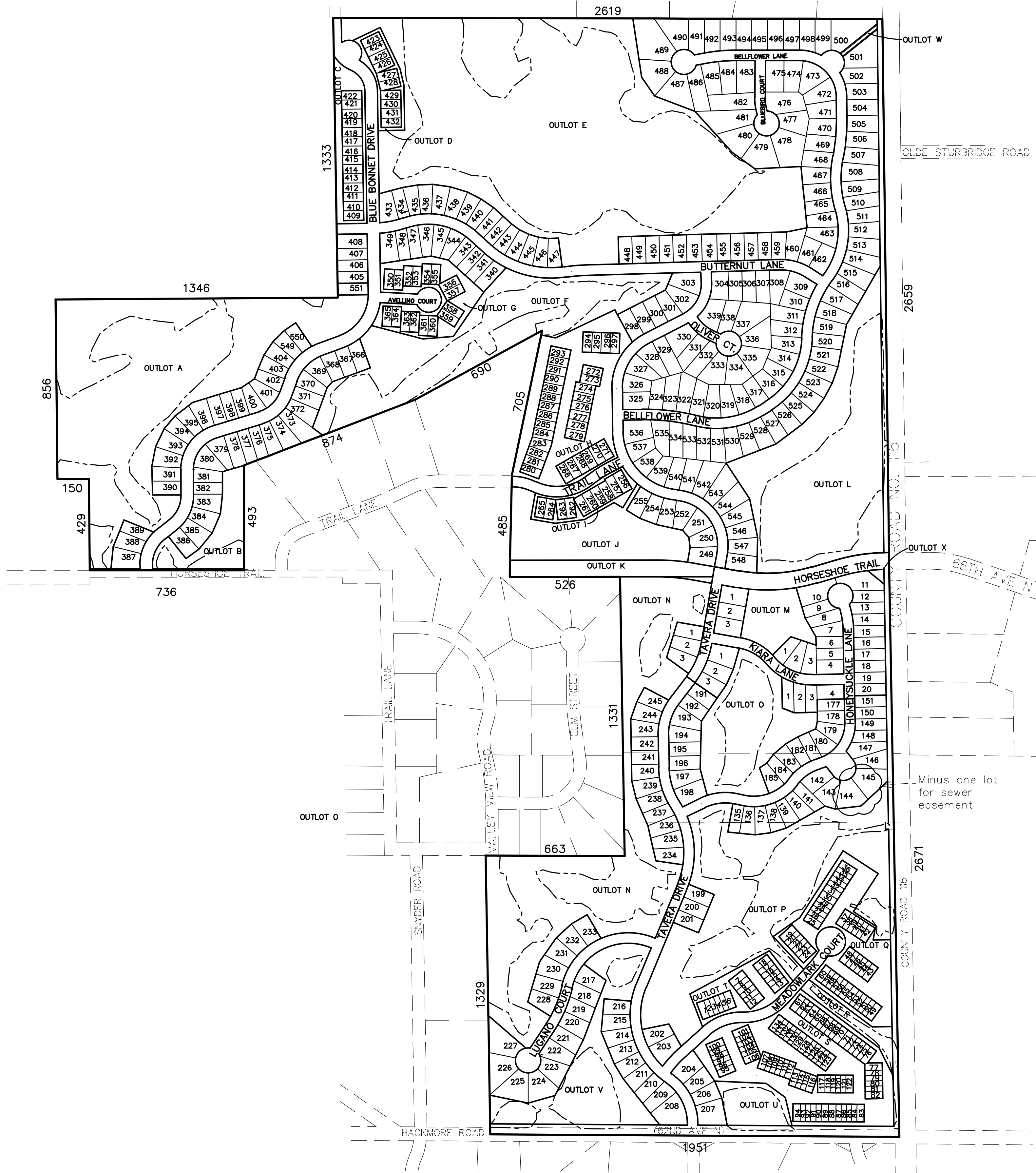
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

TAVERA 2ND ADDITION
AREA SKETCH



AREA SUMMARY			
BLOCK 1 =	112,730 SF.	2.5879 AC.	
BLOCK 2 =	81,094 SF.	1.8617 AC.	
BLOCK 3 =	72,675 SF.	1.6684 AC.	
BLOCK 4 =	167,170 SF.	3.8377 AC.	
TOTAL LOT AREA =	433,669 SF.	9.9557 AC.	
TOTAL OUTLOT AREA =	740,595 SF.	17.0018 AC.	
TOTAL R/W AREA =	123,685 SF.	2.8394 AC.	
TOTAL AREA =	1,297,952 SF.	29.7969 AC.	





PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY:

East 1/2 of the Southwest Quarter of the Southeast Quarter, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

Lot 10, Block 1, Meadow Trails, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Northeast Quarter except that part which lies East of a line parallel with and distant 40 feet West of the East line, Section 35, Township 119, Range 23, Hennepin County, Minnesota.

Together with:

The East 1/2 of the Southeast 1/4 of Section 35, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT: The East Sixteen (16) rods of the North Twenty (20) rods of the South Twenty-nine and eight tenths (29.8) rods of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township One Hundred Nineteen (119), Range Twenty-three (23).

AND FURTHER EXCEPT:

All that part of the following described tract:

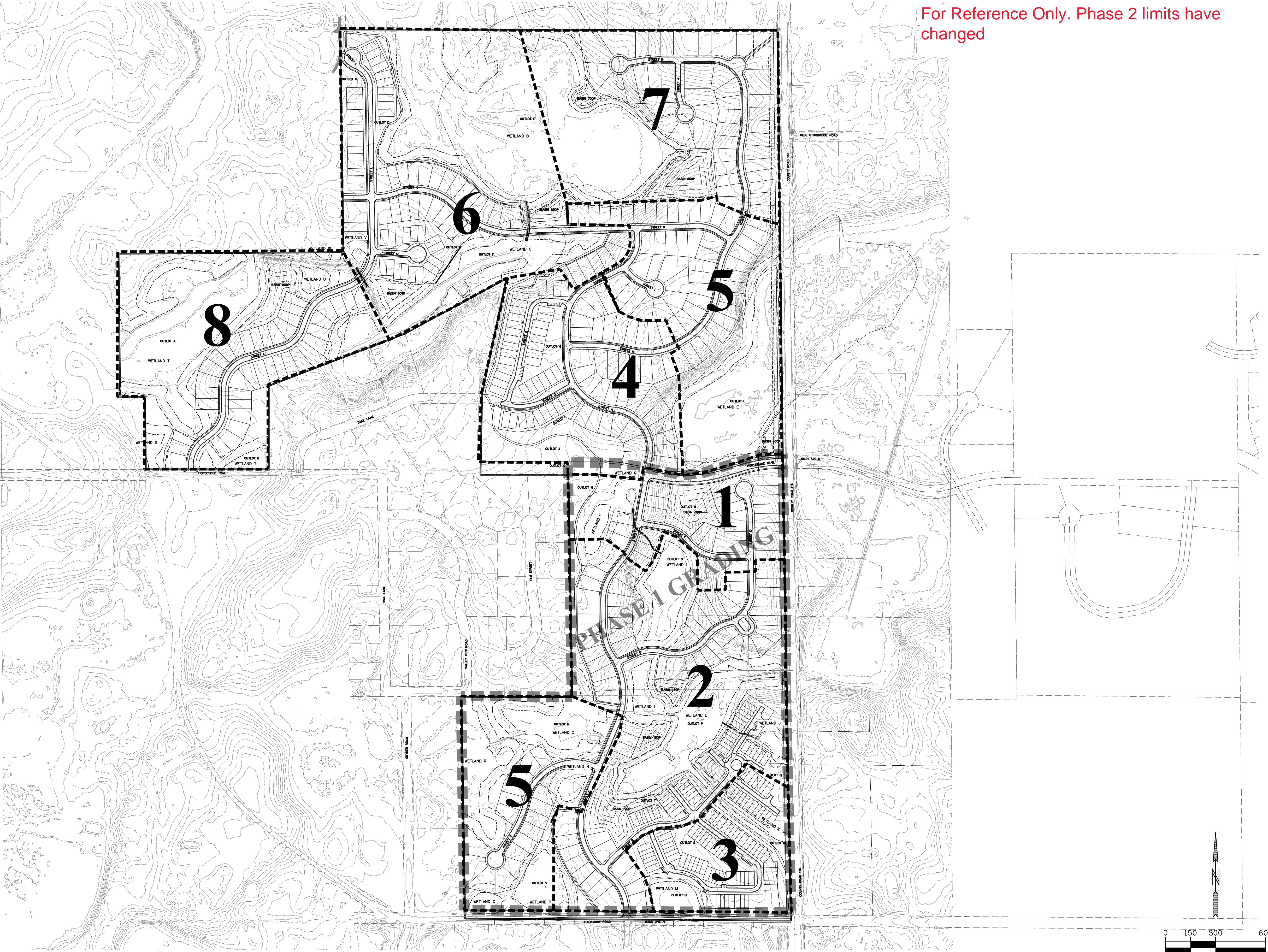
Southeast 1/4 of the Southeast 1/4 and the South 9 8/10 rods of Northeast 1/4 of Southeast 1/4 also that part of North 20 rods of South 29 8/10 rods of the Northeast 1/4 of Southeast 1/4 lying West of East 16 rods thereof and that part of the Northeast 1/4 of Southeast 1/4 lying North of South 29 8/10 rods thereof, all lying in Section 35, Township 119 North, Range 23 West, except roads; which lies East of a line parallel with and distant 40 feet West of the East line of said section.

Together with:

The East 16 Rods of North 20 Rods of South 29.8 Rods of Northeast 1/4 of Southeast 1/4, Section 35, Township 119 North, Range 23 West, except that part which lies East of a line parallel with and distant 40 feet West of the East line of said section, Hennepin County, Minnesota.

TOTAL GROSS AREA	273.57	ACRES
TOTAL LOT AREA	81.78	ACRES
NUMBER OF LOTS	551	
NUMBER OF OUTLOTS	24	
TOTAL OUTLOT AREA	141.81	ACRES
TOTAL RIGHT OF WAY AREA	32.42	ACRES
TOWNHOME BASELOT AREA	15.86	ACRES
TWINHOME BASELOT AREA	15.90	ACRES
TOWNHOME SF PER UNIT (134 LOTS)	5,153	SF
TWINHOME SF PER UNIT (80 LOTS)	8,657	SF
GROSS DENSITY	2.01	LOTS/ACRE
NET DENSITY (EXCLUDES WETLANDS AND COUNTY ROW)	2.72	LOTS/ACRE

For Reference Only. Phase 2 limits have changed



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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

Name

Paul J. Cherie
Paul J. Cherie

Reg. No.

19860

Date

4-21-2020

Revisions

1. 05-21-2020 City Comments
2. 08-25-2020 TEP Comments
3. 03-19-2021 Phase Change

Date

4-21-20

Designed

PJC/BNM

Drawn

MPC/MSN

PRELIMINARY PHASING PLAN

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

TAVERA
CORCORAN, MINNESOTA

10.01 of 67

STAFF REPORT

Agenda Item 6b.

Planning Commission Meeting: August 26, 2021	Prepared By: Natalie Davis
Topic: Conditional Uses in Residential Zoning Districts (City File No. 21-034)	Action Required: Recommendation for City Council

Review Deadline: **N/A**

1. Request:

Since May of this year, there has been ongoing discussion at City Council meetings about the best way to regulate conditional uses within residential zoning districts. The Planning Commission is being asked to consider two separate pathways forward, and to forward a recommendation to City Council as to which option is preferred.

2. Background:

Option 1:

On the May 13th and June 24th meetings, the City Council discussed the idea of removing most conditional uses in low and medium density residential zones within the 2040 Metropolitan Urban Service Area (MUSA). This option removes K-12 educational facilities and places of worship/assembly from the following zoning districts: Single Family Residential 1 (RSF-1), Single Family Residential 2 (RSF-2), Single and Two Family Residential 3 (RSF-3), and Medium Density Residential (RMF-1). In exchange, K-12 educational facilities would be added as a conditional use within Light Industrial (I-1) and General Mixed Use (GMU) zoning districts, and places of worship/assembly would be added as a conditional use within I-1 districts. Additionally, state licensed residential facilities serving seven to sixteen persons are proposed to be removed from RSF-1, RSF-2, and RSF-3.

Option 2:

At the July 22nd meeting, Mayor McKee prepared a draft proposal that would keep K-12 educational facilities and places of worship/assembly as a conditional use within the currently allowed residential districts with additional performance standards applied. This option does not discuss removal of state licensed residential facilities with seven to sixteen individuals in RSF-1, RSF-2, and RSF-3. Suggested performance standards include: increased structure and parking setbacks, maximum building height, maximum impervious surface, parking lot screening and landscaping, site access, and noise limitations. Staff researched performance standards as well as discussed suggestions with the City Attorney and provided a second draft of standards based on Mayor McKee's suggestions in the analysis below.

3. Analysis:

Under the current City Code, places of worship/assembly are defined as:

Any place of worship, including any church, synagogue, temple, mosque, or other building or facility, primarily engaged in religious worship. The term does not include uses, such as schools, recreational facilities, day care or child care facilities, kindergartens, dormitories, or other facilities, for temporary or permanent residences, which are connected or related to the worship facility or the principal buildings on the site, or are located on the same site, even if the curriculum or services offered as part of such use includes religious services and/or training.

Staff believes that regardless of which Option moves forward, it makes sense to update this definition as a part of the code update. It is confusing to name this definition as “places of worship/assembly” when the definition is specific to places of worship and excludes other types of places of assembly. “Places of assembly” is understood to be a broad term of uses that includes places of worship as well as other uses such as theaters, schools, clubs, event centers, and recreational facilities. Therefore, staff recommends simplifying the title of the above definition to “places of worship.”

The Religious Land Use and Institutionalized Persons Act (RLUIPA) requires places of worship to be treated similar to other institutional and assembly uses. Case law implies that places of worship must also be allowed in zoning districts that allow for uses such as schools, private clubs, community centers, etc. In order to comply with RLUIPA, the City must base regulations placed on religious uses on a compelling governmental interest, and the regulations must be the least restrictive means to advance said interest. If a RLUIPA claimant were to demonstrate that a substantial burden was placed on its religious use, the burden of proof to justify regulations shifts to the City. Due to the difficulty in meeting this burden of proof, the City should make every effort to avoid regulations which create a substantial burden on the implementation of a religious use within the City.

Based on City Council discussions, the governmental interest to remove or further regulate places of worship/assembly stems from the desire to protect the surrounding residential community from a development that substantially alters the neighborhood character. Staff believes this goal is sound and defensible, and the City should seek to accomplish this goal without preventing or substantially burdening potential religious uses within the City. Regulations which are found to substantially burden religious uses will only be defensible if they are the least restrictive way to meet a compelling governmental interest.

Option 1:

If places of assembly/worship are no longer allowed as a conditional use in low and medium residential districts within the MUSA, then staff agrees that educational facilities

should also be removed as a Conditional Use in these districts in order to comply with RLUIPA. If the City proceeds with Option 1, it may also make sense to add places of worship/assembly as a Conditional Use within GMU districts since educational facilities are also proposed to be added in this district.

In considering the potential burden Option 1 presents to religious uses, it is important to consider how much vacant land would potentially be available for religious uses today as well as the foreseeable future. This involves analyzing land use on two different city maps. The Zoning Map provides a picture of allowed land use today and this map shows that a majority of the land within the MUSA is currently zoned as Urban Reserve. The 2040 Future Land Use Map provides a picture of how land is guided to be used by the year 2040. A significant amount of land currently designated as Urban Reserve on the Zoning Map is guided for low density residential on the 2040 Future Land Use Map. Below is a table of the estimated vacant land potentially available to churches based on the Zoning Map if no changes are made to the Zoning Ordinance:

Zoning District	Vacant Acreage
Rural Residential (RR)	4,366
RSF-1	2.64
RSF-2	88.68
RSF-3	N/A
RMF-1	1.18
RMF-2	92
RMF-3	N/A
CR	22
C-2	80
Total Available Acres	4,542.50

Below is a table of estimated vacant acreage available for places of worship under the proposed changes of Option 1 based on the current Zoning Map:

Zoning District	Vacant Acreage
RR	4,366
RMF-2	92
RMF-3	N/A
CR	22
C-2	80
I-1	161
GMU	88
Total Acreage without GMU	4,721
Total Acreage with GMU	4,809

Below are two tables of estimated vacant acreage that could be made available for religious institutions as land is moved out of the Urban Reserve (based on the 2040 Future Land Use Map).

Based on current Zoning Ordinance:

Land Use	Vacant Acreage
Low Density Residential	1,496
Mixed Residential	121
High Density Residential	100
Total	1,717

Based on Option 1:

Land Use	Vacant Acreage
Mixed Use	1
Light Industrial	75
Mixed Residential	121
High Density Residential	100
Total	297

In total, there is an estimated 6,259.5 acres of land available for religious uses under the current code between the Zoning Map and the 2040 Future Land Use Map. Under Option 1, the estimated available vacant acreage for religious uses is decreased to 5,017 if places of worship are not permitted as a conditional use within the GMU, or 5,106 acres if places of worship are a conditional use within the GMU. Option 1 would result in an estimated loss of 1,150 acres available for religious uses looking to locate within the City between now and 2040.

The Planning Commission may also want to consider how Option 1 will impact the tax base for the City. Industrial land is more valuable than residential land. Places of worship and public schools are exempt from taxes. In recent years, Brooklyn Park removed churches as a permitted use in industrial zones with the impact to tax base noted as the compelling governmental interest, and most cities allow places of worship and K-12 schools within residential areas. Considering the limited industrial land as compared to residential land within Corcoran, pushing churches and schools into I-1 will remove valuable land from the tax roll which could place more of the tax burden on residents rather than businesses. Furthermore, Option 1 has the potential to force religious institutions and educational facilities onto agricultural land when the City has goals to preserve farm land and “rural character.”

Option 1 also proposes to remove state licensed residential facilities in RSF-1, RSF-2, and RSF-3. Minnesota State Statute 426.357 addresses state licensed residential facilities in Subd. 7 and 8. Facilities service six or fewer persons are required to be a permitted use in single-family residential zoning districts. State licensed facilities service

seven to sixteen persons must be allowed in multifamily residential districts as either a permitted or conditional use. The City can legally remove facilities for seven to sixteen persons from RSF-1 and RSF-2; however, staff believes such facilities should remain in RSF-3 (which allows for two-family homes) in order to comply with state law. This may require additional vetting prior to City Council approval should the Planning Commission recommend Option 1.

Option 2:

Staff proposes the following ordinance language be added for performance standards of all assembly uses (i.e., places of worship/assembly and K-12 educational facilities) in RSF-1, RSF-2, RSF-3, RMF-1, RMF-2, and RMF-3. These standards are based on a survey of several other cities in addition to Mayor McKee's submitted draft.

1. Setbacks

A 200-foot setback from all property lines is required for all structures, parking spaces, drive aisles, and loading areas.

2. Maximum Building Height

The maximum structure height is 35 feet, except as allowed by Section 1030.080.

Maximum Impervious Surface

A. The total impervious surface coverage shall not exceed 50%.

B. The rest of the site shall be landscaped or left in a natural state.

3. Landscaping Zone

Any portions of the site that abut a residential area will contain a landscaping zone of at least 200 feet wide measured from the property line.

4. Parking Lot Screening and Landscaping

A. Light from automobile headlights and other sources shall be screened whenever it may be directed into residential windows.

B. When parking abuts residential properties:

- i. A minimum of 200-foot-wide landscaped area shall be provided along the shared lot line.

ii. The parking must be screened to a height of at least 3 feet above the parking grade through the use of earth mounds and/or approved landscaping materials.

C. No less than 350 square feet of land should be devoted to internal landscaping islands (in addition to required traffic safety islands) for each 3,000 square feet of parking space after the first 3,000 square feet. Such islands shall be bound by concrete curbing unless comparable green infrastructure is approved.

5. Site Access

A. Site shall have direct access onto a Major Roadway (defined as a Principal Arterial, Minor Reliever, Minor Expander and Minor Connector roadways),

OR

B. Direct access onto a Major Collector or Minor Collector roadway no more than 1,000 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan.

6. Noise

Exterior bells or loudspeakers are permitted between the hours of 9AM and 10PM.

7. Additional Requirements

A. The City Council may attach additional conditions to the granting of the conditional use permit as it deems necessary to protect the residential character of the neighborhood.

B. The use shall comply with the conditional use permit standards in Section 1070.020 of the Zoning Ordinance.

Staff's proposed language differs from Mayor McKee's draft in a few places. Most significant, the proposed language above has a flat setback for places of worship and educational facilities set at 200' for structures and parking lots. In surveying several cities, staff could not find an example of a required setback that exceeds 100'. Staff did find examples of cities that require these types of uses to comply with a setback that is twice as large as the underlying district as well as examples where the same setback is applied to all property lines. Since Corcoran's underlying residential zoning districts

have a 100' setback from County Roads, staff believes a 200' setback on all sides is reasonable. The City must be mindful that the performance standards do not act to deprive property owners of the reasonable use of their property. In other words, the City wants strong enough performance standards to protect the neighborhood's character, but not so burdensome as to make it impossible for a place of worship to reasonably build within the City. Staff believes a 200' setback strikes a reasonable balance between these needs.

Additionally, staff believes the same 35' height limit for residential homes should be available to churches by right rather than applying an additional setback after 25'. Staff's language specifically requires a landscaping zone in the 200' setback on any property line that abuts residential properties. Staff added parking landscaping standards based on standards applied in the City of Plymouth's Zoning Code which has the effect of breaking up large areas of parking with vegetation. Staff changed the required screening of parking areas near residential areas from a height of 5' to 3' as this is the standard applied elsewhere in the Code to screen vehicle headlights, and there is no clear benefit to increasing this standard to 5' for places of assembly. Staff also changed the performance standards to allow for exterior bells and loudspeakers between the hours of 9AM and 10PM. While there may need to be further discussion as to how to best limit these noises, staff found it difficult to find a balance that would not preclude high school sporting events from utilizing exterior loudspeakers at reasonable hours. It does seem reasonable to prohibit exterior sounds after 10PM as this is the same rule applied to Event Centers within the City.

4. Summary:

Staff heavily analyzed both approaches provided above. There are more examples of cities that apply performance standards to places of worship and assembly when located in residential districts than there were of cities that do not allow these uses in residential neighborhoods. Overall, performance standards and governmental goals across cities can vary drastically, so there is not a single approach to point to that meets the goals of Corcoran. After extensive research, staff believes the current draft of Option 2 provides strong performance standards that will provide the desired protection to neighborhood character for low and medium density residential areas.

5. Recommendation:

The Planning Commission should open the public hearing to take public testimony on the two presented options and recommend the City Council moves forward with either Option 1 or Option 2. Staff recommends Option 2 as the superior option to meet the City's goal of protecting residential neighborhood character without creating a substantial burden on religious uses within the City, while avoiding some of the potential unintended consequences created by removing assembly uses from residential zoning districts.

Attachments:

1. Option 1 Zoning Change Table
2. Option 2 Mayor McKee Draft Performance Standards
3. Zoning Map
4. 2040 Future Land Use Map
5. Vacant Land Maps

	UR	RR	RSF-1	RSF-2	RSF-3	RMF-1	RMF-2	RMF-3	MP	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU	PUD	PI
Educational facilities K-12			✖	✖	✖	✖	X	X							✖		✖		
Places of worship/assembly		X	✖	✖	✖	✖	X	X		X			X		✖				
Residential facility 7-16 license by state			✖	✖	✖		X	X											
Daycare facilities accessory to educational facilities or places of worship/assembly	X				✖	✖	X	X											

Allowed but recommended for removal

Allowed, recommended to continue

Not allowed, recommended to allow

✖
X
✖

Suggested Performance Standards

For All Non-Residential Assembly Uses in Residential Zoning Districts – (RSF-1, RSF-2, RSF-3, RMF-1, RMF-2, & RMF-3)

Performance Standards:

Minimum Principle Structure setback

- **Front, from all Major Roadways:** 100 feet
 - For buildings up to 10,000 sq ft
 - Beyond 10,000 sq ft, the setbacks increase 7.5 feet for every 1,000 sq ft of additional building size, this setback is capped at 750 feet
- **Front, from all other streets:** 100 ft
 - For buildings up to 10,000 sq ft
 - Beyond 10,000 sq ft, setback increases 7.5 feet for every 1,000 sq ft of additional building size, this setback is capped at 750 feet
- **Side:** 100 feet
 - For buildings up to 10,000 sq ft
 - Beyond 10,000 sq ft, setback increases 7.5 feet for every 1,000 sq ft of additional building size, this setback is capped at 750 feet
- **Rear:** 100 feet
 - For buildings up to 10,000 sq ft
 - Beyond 10,000 sq ft, setback increases 7.5 feet for every 1,000 sq ft of additional building size, this setback is capped at 750 feet
- **Maximum Building height:** 24 feet
 - Maximum building height may be increased up to a maximum of 35 feet with increased setbacks at the following rates:
 - 1 foot of increased height for every 5 feet in additional setback, up to 29 feet (25-29 feet), and
 - 1 foot of increased height for every 10 feet in additional setback, up to 35 feet. (30-35 feet)
 - Note:
 - This setback is in addition to building size setback requirements
 - **1030.080 - Height Limitations Subd. 1** states:
“The building height limits established herein for the district shall not apply to the following... C. Church Spires... E. Cupolas and domes which do not contain useable space... G. Flag Poles...
(This would not change)

EXAMPLES:

In a residential zone, a 10,000 sq ft building that is 24 feet tall would have a setback of 100 feet.

A 10,000 sq ft building that is 28 feet tall would have a setback of 120 feet → 100ft + (4*5ft)

A 10,000 sq ft building that is 35 feet would have a setback of 185 feet → 100ft + (5*5ft)+(6*10ft)

- **Maximum Impervious Surface:** 50%. All other areas shall be landscaped or left in a natural state.
- **Parking Lot setbacks:**
 - All parking lots shall have a minimum setback of 100 feet from all property lines
 - Above 25 parking spaces, each additional space requires 1 additional foot setback – This setback is capped at 500 feet.
 - For setback purposes, total number of spaces on site determines lot size
 - Access Drives, driveways and aisles shall not be allowed to intrude into a required parking setback except at the access point.

***EXAMPLE:** A parking lot in a residentially zoned property with 25 spaces would have a 100 foot setback, a lot with 45 spaces would have a 120 foot setback, and a lot with 200 spaces would have a 275 foot setback.*

- **Parking Lot Screening/Landscaping:**
 - The light from automobile headlights and other sources shall be screened whenever it may be directed onto residential windows.
 - When required parking areas *abut* any residential district, the edge nearest the lot line shall be completely screened to a height of at least **5 feet (5')** above the parking grade. Such screening shall either be accomplished through use of earth mounds and/or landscape materials as approved.
 - When the design of the site is such that parking occurs in the front yard, or in a side or rear yard abutting residentially zoned property, a minimum of twelve feet (12') landscaped area shall be provided
 - Screening shall be required in residential zones where:

(a) any off-street parking area contains more than four (4) parking spaces

(b) where the driveway to a parking area of more than four (4) parking spaces is within thirty (30) feet of an adjoining residential use or zone.

(c) The screening required in this section may consist of a fence, trees, shrubs and berms not less than five (5) feet high but shall not extend within fifteen (15) feet of any street or driveway.

(d) The screening shall be placed along property lines or in case of screening along a street, twenty (20) feet from the street right-of-way with landscaping between the screening and pavement. The screening shall block direct vision. Planting of a type approved by the City Council may also be required in addition to or in lieu of fencing.

Additional Parking Lot Landscaping Standards:

- A minimum of 8% of the total land area within parking areas shall be landscaped
- Landscaping at least 12 feet in width shall separate parking lots into cells of no more than 120 stalls.
- Landscaping shall break up rows of parking approximately every 20 spaces

Street Access:

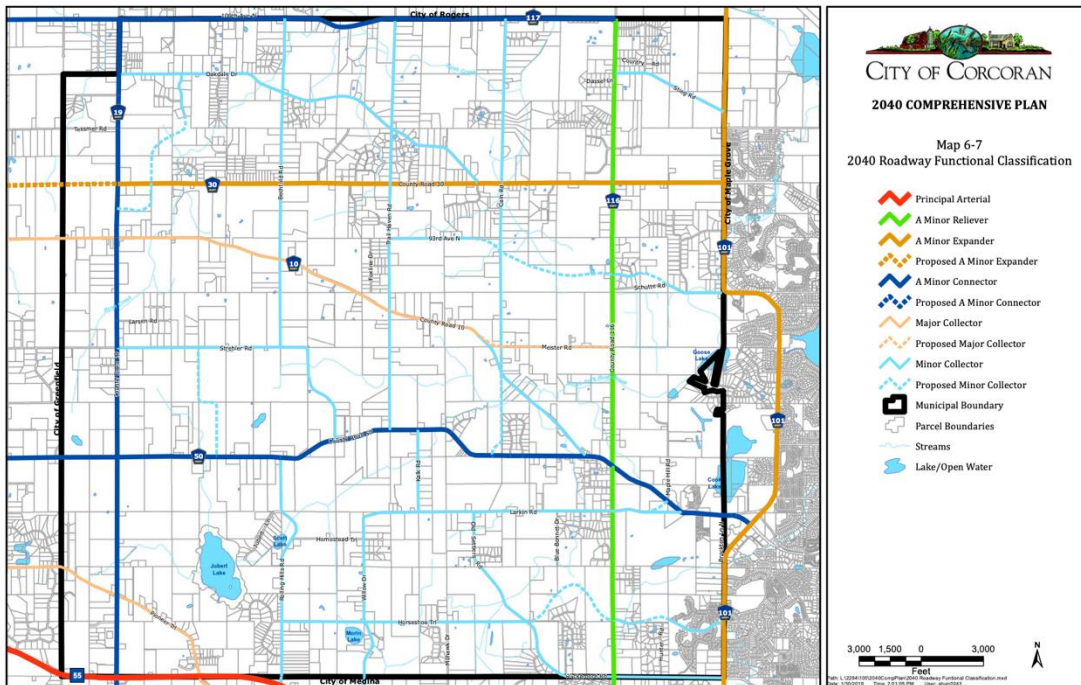
A) Site shall have direct access onto a Major Roadway (Defined as Principal Arterial, Minor Reliever, Minor Expander and Minor Connector roadways), or

B) Direct access onto a Minor Collector roadway no more than 1,000 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan, so that access can be provided without conducting significant traffic on local residential streets.

Examples of road classifications in Corcoran:

- Hwy 55 is Principal Arterial
- 116 is a Minor Reliever

- 101 and 30 are Minor Expanders
- 19 and 50 are Minor Connectors
- 10 to Meister Rd. (over to 116) are Major Collectors
- Larkin, Hackamore, Stieg, Rolling Hills Rd, and more (See map)



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Other/Misc. Performance Standard Provisions:

1. No exterior bells or loudspeakers
2. The City Council may require compliance with any other conditions, restrictions, or limitations it deems to be reasonably necessary to protect the residential character of the neighborhood.
3. The project shall comply with all conditional use permit standards in Section 1070.020 of the Zoning Ordinance

For reference, here is our existing code on Parking Requirements:
1060.060 Parking and Loading

-Minimum Parking Requirements for *Public Facilities for gathering, including places of worship/assembly, theaters, civic centers, auditoriums and stadiums* are calculated on page 232 of the Corcoran City Code as follows:

- *One space for every 4 seats, based on the design capacity of the facility or as noted in Subd. 4(B)3 of this section.*

-Subd. 4(B)3. *In Stadiums, sports arenas, places of worship and other places of public assembly in which patrons or spectators occupy benches, pews, floor space or other similar seating facilities, each 18 inches of such seating facilities shall be counted as one seat for the purpose of determining parking requirements.*

Minimum parking requirements for *Educational Facilities, elementary and Jr. High:*

- *One space per classroom plus one additional space for each 50 students. Auditorium and special event space shall be calculated separately.*

Minimum parking requirements for *Educational Facilities, High School and Post-Secondary*

- *One space per classroom plus one space for each 7 students based on design capacity. Auditorium and special event spaces shall be calculated separately.*

Summary/Discussion Points

1. Primary Structure Setback for Non-Residential Uses in Residential Zoning Districts

- a. Tiered relative to building size
- b. Is 10,000 sq ft the appropriate baseline building size?
- c. Is 7.5 feet of setback per 1,000 sq ft (beyond 10,000) the right ratio?
- d. Should this setback be capped at 750 feet?

2. Maximum Building Height

- a. Tiered relative to building height
 - i. Overall maximum height in these zoning districts would stay the same (35ft)
- b. Is 24 feet the appropriate baseline building height?
- c. Is the ratio of 5 feet of setback per 1 foot (from 25-29 feet) and 10 feet per 1 foot (from 30-35 feet) appropriate?

3. Maximum Impervious Surface

- a. 50%

- i. **Note:**

-These uses are currently also allowed in the C-2 and GMU Zoning districts, which have a maximum impervious surface of 80%, as well as P-I which has a 70% limit.

4. Parking

- a. Should parking requirements for these uses be amended, or are they appropriate as currently written?

5. Parking Setbacks

- a. Tiered relative to parking lot size (number of spaces)
- b. Is 25 spaces the appropriate baseline size?
- c. Is 100 ft the right starting point for parking lot setbacks?
- d. Is the ratio of 1 foot of setback per additional parking space (over 25) appropriate?
- e. Should this setback be capped at 500 feet?

6. Parking Lot Landscaping

- a. Are these standards helpful in making larger parking lots in residential zones fit in with the surrounding residential uses?
 - i. If so:
 - 1. Is 8% total parking lot land area landscaped the right amount? If not, higher or lower?
 - 2. 12 feet of landscaping creating max cells of 120 spaces – right numbers?
 - 3. Landscaping breaking up rows every 20 spaces – is 20 the right number? If not, higher, or lower?

7. Landscaping/Setback Reduction

- a. Should there be a possible reduction in setback for additional (total) screening around a site?
 - i. If so, how should this be defined/what should the standard be?
 - 1. What should the reduction in Primary Structure setback be, if any?
- b. Should there be an allowed setback reduction if a property abuts a more intense land use on one side?
 - i. For example, if a property abuts a residential zoning district on 3 sides, and a commercial or industrial zoning district on the other – should the setback from the property line abutting Commercial/Industrial land be reduced?
 - 1. If so, how much?
 - ii. If so, should this setback reduction be tied to additional landscaping, perhaps resulting in a higher percentage reduction than a standard additional landscaping reduction (if there is any)?

8. Street Access

- a. Should we require direct access onto a Major Roadway (as defined in the Comprehensive Plan)?
- b. Should we also allow direct access on Minor Collector roadways if it is within 1,000 feet of an intersection with a Major Roadway?
 - i. If so, is within 1,000 feet of an intersection with a Major Roadway the right distance?

9. Anything else?

- a. Are there any other Performance Standards that should be included?



CITY OF CORCORAN

Official Zoning Map

Zoning Districts:

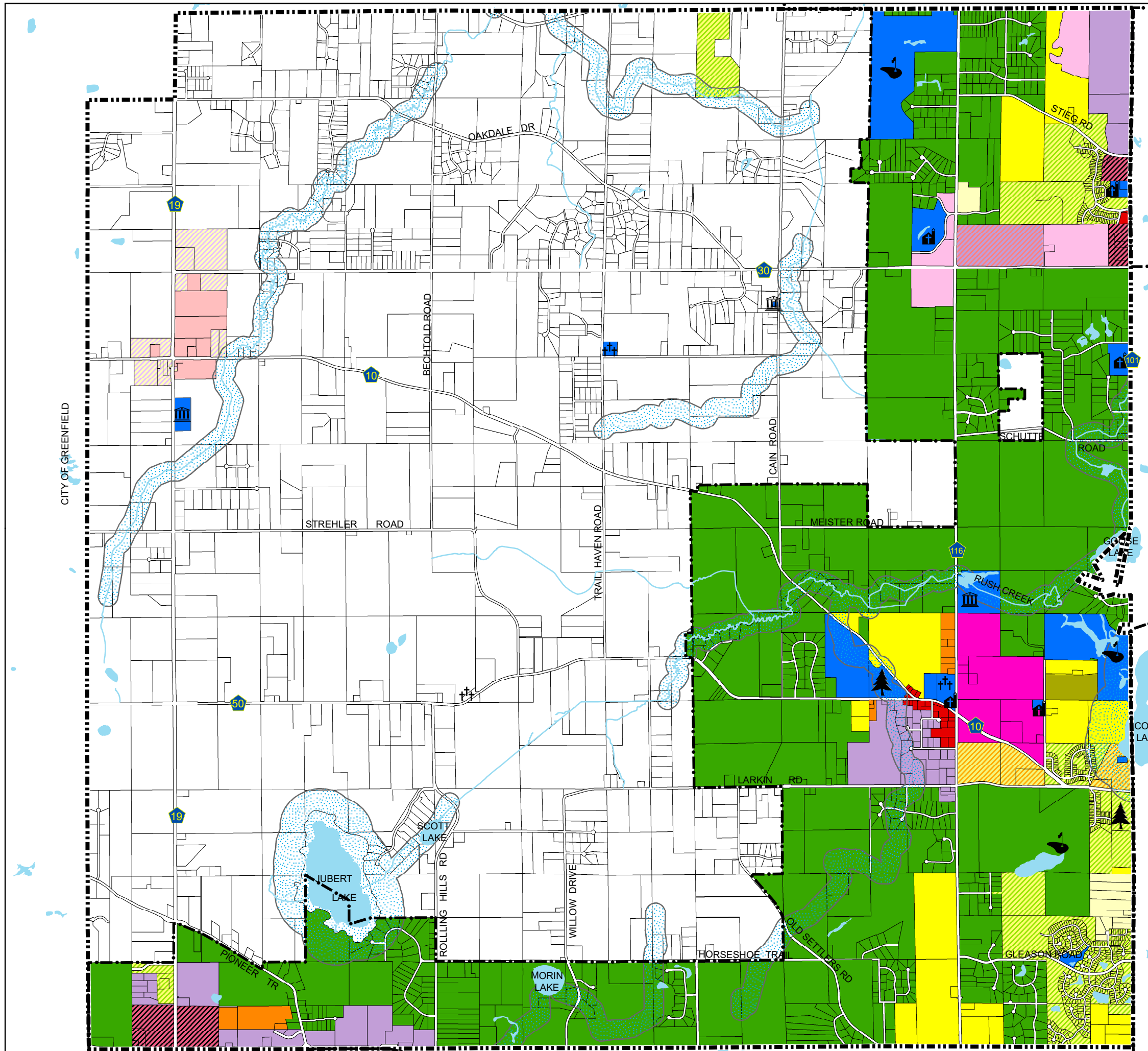
	UR	Urban Reserve
	RR	Rural Residential
	RSF-1	Single Family Residential 1
	RSF-2	Single Family Residential 2
	RSF-3	Single and Two Family Residential 3
	RMF-1	Medium Density Residential
	RMF-2	Mixed Residential
	RMF-3	High Density Residential
	MP	Manufactured Home Park
	P-I	Public / Institutional
	TCR	Transitional Rural Commercial
	CR	Rural Commercial
	C-1	Neighborhood Commercial
	C-2	Community Commercial
	DMU	Downtown Mixed Use
	GMU	General Mixed Use
	BP	Business District
	I-1	Light Industrial
	PUD	Planned Unit Development

	Cemetery
	Church
	Golf Course
	Government Building
	Public Park
	2040 Metropolitan Urban Service Area
	City Limit
	Open Water
	Shoreland Overlay District

3,000 1,500 0 3,000 Feet



Updated September 2020
Adopted June 2011





CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Future Study Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

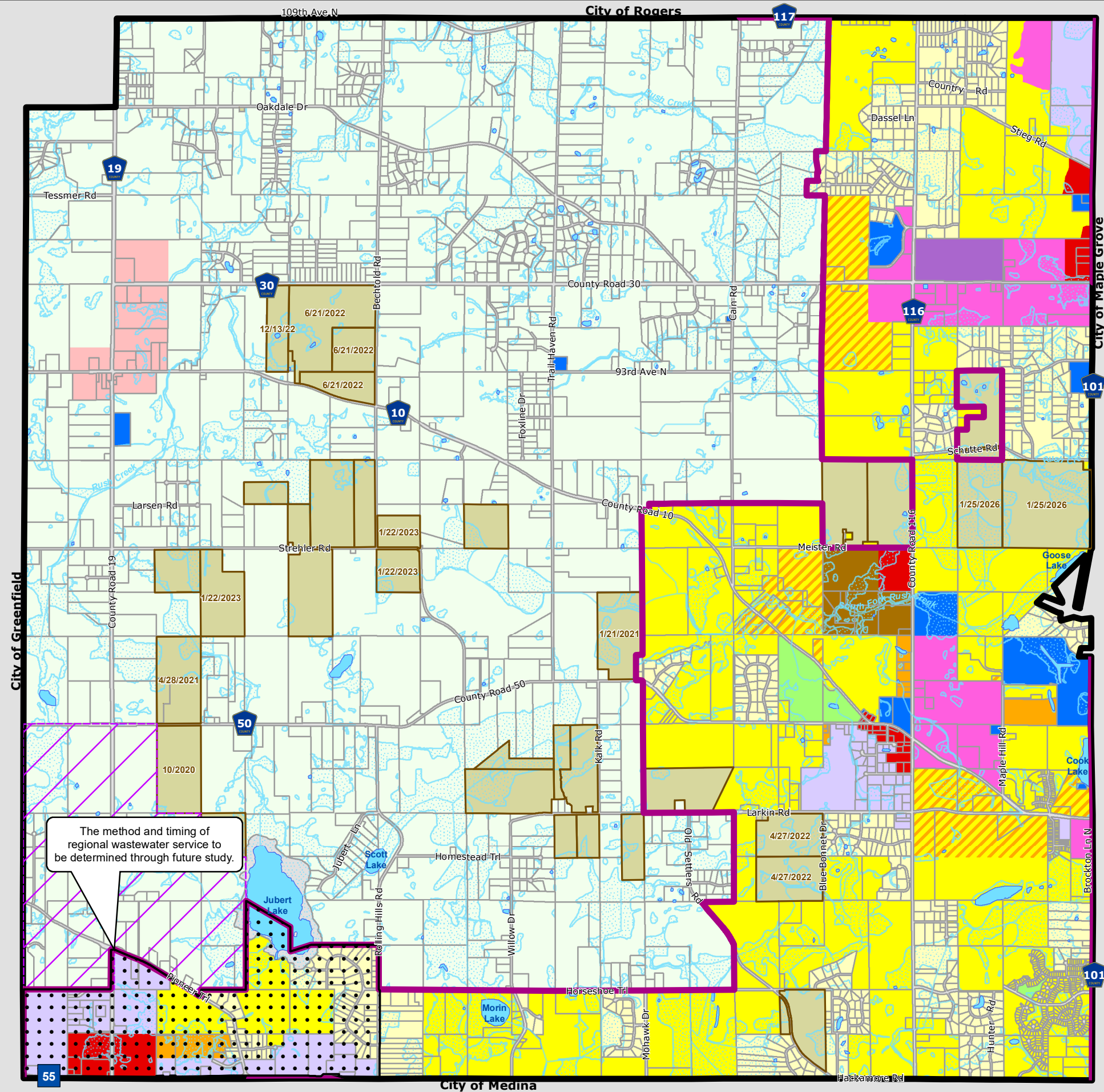
Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000

Feet



Path: \\MSPFSV02\Design\Depot\Library\Software\GIS\Client\City of Corcoran\City wide maps\2040 Future Land Use.mxd
Date: 6/16/2020 Time: 10:58:05 AM User: KShay



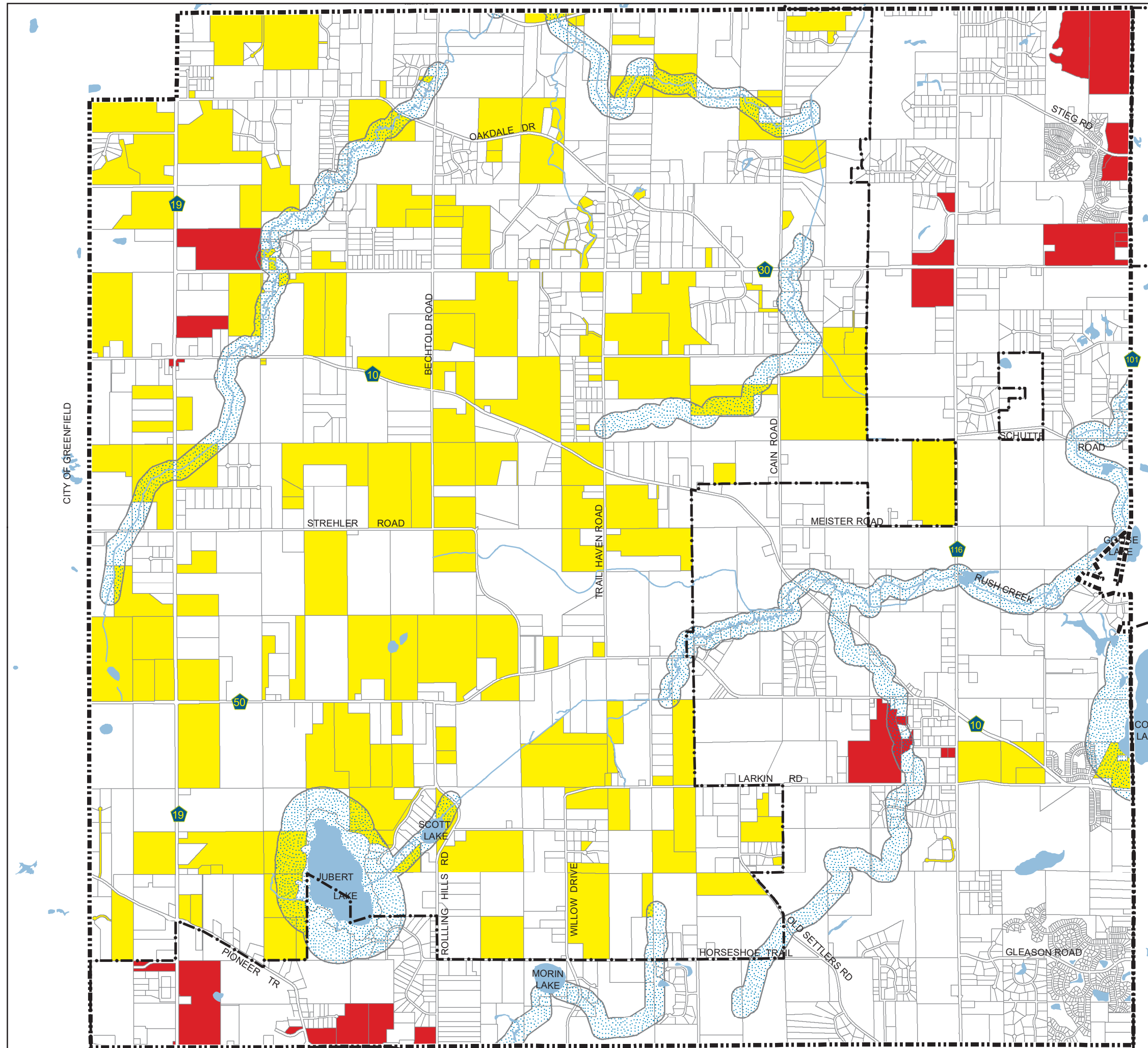


CITY OF CORCORAN

Vacant Land Analysis

Vacant Land

- Yes, RR
- Yes, RMF-2
- Yes, GMU
- Yes, TCR
- Yes, CR
- Yes, C-2
- Yes, I-1
- 2040 Metropolitan Urban Service Area
- City Limit
- Open Water
- Shoreland Overlay District
- Corcoran Parcels



3,000 1,500 0 3,000 Feet





CITY OF CORCORAN

Official Zoning Map

Zoning Districts:

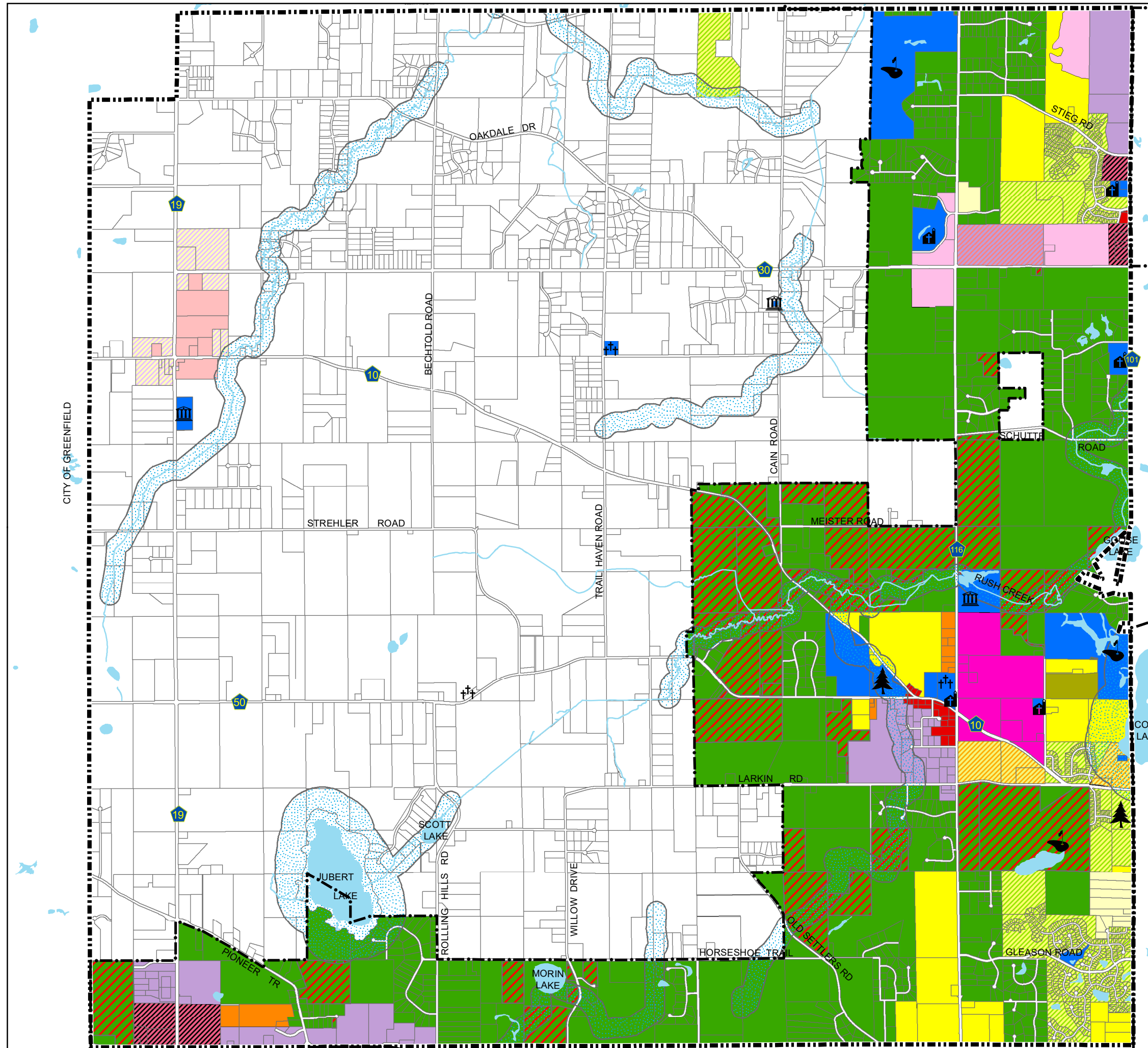
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	Cemetery
	Church
	Golf Course
	Government Building
	Public Park
	2040 Metropolitan Urban Service Area
	City Limit
	Open Water
	Shoreland Overlay District
	Parcels
Vacant	
	Yes

3,000 1,500 0 3,000 Feet



Adopted February 25, 2020





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MEMORANDUM

DATE	August 18, 2021
TO	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

The following is a summary of project status for current, active projects:

1. **Request for Rezoning, Site Plan, Conditional Use Permit and Variance for Garages Too, LLC at 224010 Highway 55 (PID 32-119-23-44-0001) (city file 21-016).** The applicant has requested approval to allow a mini storage/self-storage facility on the property. The City Council reviewed a concept plan earlier this year and indicated support. *The application was reviewed at a Public Hearing at the August 5th Planning Commission and is scheduled for Council action on August 26th.*
2. **Conditional Use Permit for Accessory Building Sidewall Height at 6805 Rolling Hills Road (PID 32-119-23-11-0002) (city file 21-018).** The applicant is requesting approval to exceed the sidewall height on a new accessory building in the rear yard. *This item was reviewed at a public hearing at the June 3rd Planning Commission meeting where questions were raised about the section of the Zoning Ordinance regarding accessory buildings. This item has been placed on hold while the City considers a Zoning Ordinance text amendment and Council action is tentatively scheduled for August 26th.*
3. **Vacation of Cain Road ROW (city file 21-022).** The City Council voted to commence the vacation process as requested by Michael Galbraith to remove an easement containing an unimproved portion of Cain Road adjacent to his property at 20700 70th Avenue. *A public hearing is tentatively scheduled for the August 12th meeting.*
4. **Sign Ordinance Amendment (city file 21-027).** The City Council directed staff to prepare an update to the sign ordinance regarding campaign signs. The ordinance is scheduled for consideration at the August 26th City Council meeting.
5. **Zoning Ordinance Amendment (city file no. 21-029).** Staff is requesting that the City Council consider a text amendment to Section 1030.020 of the Zoning Ordinance regarding accessory structures. The ordinance was amended in 2011 to allow landowners to apply for a conditional use permit to exceed the sidewall height for all properties regardless of parcel size. As part of the review of a recent application by Dave Dornsbach, the City Attorney was asked to review the ordinance and recommends changes before acting on the landowner request. *At the June 24th meeting Council directed staff to schedule this item for a public hearing at the August 5th Planning Commission and for action at the August 26th City Council meeting.*
6. **Preliminary Plat for "Bechtold Farm" at 10165 Bechtold Road (PID 05-119-23-44-0001 and 0811923110007) (city file no. 21-030).** Skies Limit LLC has requested approval of a preliminary plat to create 12 lots on 115.61 acres. *The item is currently incomplete and will be scheduled for meetings upon receipt of a complete application.*

7. **Amendments to the text of Chapter 82 (Nuisances) of the City Code (city file no. 21-032).** At the June 10th meeting, Council directed staff to prepare amendments to ease storage restrictions from RVs, firewood and lots with more than one street frontage. The Council reviewed a draft ordinance amendment prepared by staff and the City Attorney. City Council directed staff to proceed with the draft ordinance with to allow a 25-foot front yard setback for up to two recreational vehicles in addition to modifying the language to also allow personal recreational vehicles and unoccupied trailers in the front yard. *Staff was directed to proceed with a Public Hearing which is scheduled for the August 26th meeting.*
8. **Kariniemi Sketch Plan for 23185 County Road 10 (PID 18-119-23-11-0002) (city file no. 21-033).** The applicant has requested Council feedback on a concept to reguide/rezone part of the property from residential to commercial to create 3 commercial lots and 10 residential lots. This item is scheduled for Council review at the August 26th meeting.
9. **Zoning Ordinance Amendment for Assembly Uses (city file 21-034).** At the June 24th meeting, the City Council discussed removing assembly uses in low residential zoning districts within the MUSA. Staff was directed to proceed with a Public Hearing. *The item was tabled at the August 5th Planning Commission meeting to September 2nd and two alternatives will be presented for consideration. The item will be forwarded to the September 23rd City Council meeting.*
10. **Final Plat and PUD Final Plan for “Tavera 2nd Addition” (PID 35-119-23-41-0001 and 35-119-23-41-0002) (city file no. 21-036).** *The final plat for phase 2 includes 46 single family homes. The application is scheduled for Planning Commission review on September 2nd and City Council action on September 23rd.*
11. **Final Plat and PUD Final Plan for “Amberley 1st Addition” and “Bellwether 6th Addition” (PID 01-119-23-34-0002) (city file no. 21-037).** *The application is for 62 lots in Bellwether 6th and 25 lots in Amberley 1st Addition. The application is currently incomplete, but is tentatively scheduled for Planning Commission and City Council action in October.*
12. **Final Plat for “Gordon’s Country Estates First Addition” at 19701 Jackie Lane and 19717 Jackie Lane (PID 01-119-23-22-0024 and 01-119-23-22-0021) (city file no. 21-038).** *The final plat adjusts the lot line between two existing parcels and is scheduled for City Council approval on August 26th.*

The following projects were recently acted upon and will be closed out:

1. **Request for Rezoning, Preliminary PUD Development Plan and Preliminary Plat for “Amberley” and “Bellwether” from Pulte Homes (PID 01-119-23-34-002 and 01-119-23-43-0002) (City file 21-017).** Pulte has submitted a request for approval to allow 192 new homes. The Council reviewed a concept plan earlier this year and indicated support. Staff is working with the applicant to resolve infrastructure questions. This item was reviewed at the Parks and Trails Commission meeting on May 20th, *at a public hearing at the July 1st Planning Commission and approved by the City Council on July 22nd.*
2. **City Initiated Ordinance and Land Use Map Amendments (city file 21-020).** Staff is recommending four changes to the land use map for consistency with the adopted plan and minor edits to Appendix B of the Zoning Ordinance. *This item was reviewed at a public hearing at the July 1st Planning Commission and City Council approved the request on July 22nd. The land use map edits have been sent to the Metropolitan Council for review.*
3. **Franzen Estates Final Plat at 23020 Strehler Road (PID 17-119-23-32-0003) (city file 21-021).** Greg and Deb Franzen have submitted a final plat application for the three lot subdivision. The preliminary plat was approved earlier this year. *The application was approved at the July 22nd Council meeting and the applicant is working to address the approval conditions.*
4. **PUD Amendment for Tavera (city file 21-023).** U.S. Home Corporation dba Lennar has requested approval of a PUD amendment to modify the PUD approvals to allow larger temporary real estate signs than allowed by City Code, add two additional lots to the approved preliminary plat and to modify the PUD approvals to allow garage forward home design even for the homes that exceed the

percentage of garage on the front elevations. *The application was acted on at the July 22nd City Council meeting.*

5. **Preliminary Plat and Variance for Gordon's County Estates at 19701 and 19717 Jackie Lane (PID 01-119-23-22-0021 and 01-119-23-22-0024) (City file 21-025).** The applicant has submitted a request to adjust the common lot line between two parcels in the Urban Reserve zoning district. *The was reviewed at a public hearing at the July 1st Planning Commission and was approved by the City Council on July 22nd.*
6. **Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 21-028).** Trek Development has requested approval for a mixed use development with a senior co-op, villa homes, day care and assisted living/memory care. This is a new application similar to the one denied in April. The applicant has since met with neighbors and received Council approval to submit a new application. *This new application was reviewed at a Public Hearing at the Planning Commission on July 1st, at the July 15th Parks and Trails Commission and was approved at the July 22nd City Council meeting.*
7. **Administrative Permit for T-Mobile Tower Changes for 20140 County Road 30 (PID 11-119-23-12-0001) (city file no. 21-035).** The applicant has requested approval to swap out antennas and ground equipment on this existing tower. *This application was administratively approved.*



CITY OF CORCORAN

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763.420.2288 – Office 763.420.6056 – Fax

E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

MEMO

Meeting Date: September 2, 2021

To: Planning Commission

From: Brad Martens, City Administrator

Re: City Council Report

The Planning Commission last met on August 5, 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.

August 12, 2021 Council Work Session

- The City Council held a work session to discuss the draft 2022 budget and financial management plan.

August 12, 2021 Council Meeting

- Rezoning, Preliminary Plat, and Planned Unit Development Plan for “Cook Lake Highlands”
 - Approved the items for the 102-unit senior condo, 20 single family villas, 32-unit memory care facility, and daycare facility at 19220 County Road 10 (just north of Lions Park)
- Cain Road Vacation
 - Approved the vacation request as presented
- Grading Request for Amberly/Bellwether
 - Directed staff to draft an agreement to allow early grading with conditions
- Improvement Hearing – City Center Drive & 79th Place Improvements Project
 - Held the hearing; action on the project to be considered in the future
- Dust Control Billing
 - Directed staff to bill for the 2021 project

- NTIA Broadband Partnership Grant Application
 - Authorized staff to apply for the \$5.2 million grant
- Request for Funds – Cross
 - Declined the request at this time
- Night to Unite Resolution Accepting Donations
 - Approved the resolution; thanked staff for all the work to make the event so successful
- Work Session Schedule
 - Updated the work session topics for the September 9th and 23rd
- Closed Session for Attorney-Client Privilege: Discuss Response to Action Filed by Housing First Minnesota
 - Provided staff direction

August 26, 2021 Council Work Session

- The City Council held a work session to hold a developer round table to discuss potential zoning ordinance amendments.

August 26, 2021 Council Meeting

- Final Plat for “Gordon’s Country Estates First Addition” at 19701 Jackie Lane and 19717 Jackie Lane
 - Approved the lot line amendment as presented
- Amendment to Section 1030.020 of the Zoning Ordinance Regarding Accessory Structures
 - Approved the amendment for sidewall height as presented
- Conditional Use Permit for Dave Dornsbach at 6805 Rolling Hills Road
 - Approved the conditional use permit for a new accessory structure
- Rezoning, Site Plan, Conditional Use Permit, Preliminary Plat and Variance for Garages Too at 2240 State Hwy. 55 and 6315 Horseshoe Bend Drive
 - Removed from the agenda; to be reviewed at the September 23rd meeting
- Sketch Plan at 23185 County Road 10
 - Provided feedback for the proposed 10 residential lots and 3 commercial lots on the 124-acre parcel
- Sign Ordinance Update – Campaign Signs
 - Provided staff direction on sign ordinance updates
- Corcoran Trail Street Improvements – Award Bid
 - Awarded the bid for the project
- City Council Appointment
 - Appointed Dean Vehrenkamp to the City Council

Attachments:

None