



CITY OF CORCORAN
Council Work Session Agenda
February 23, 2023 – 5:30 pm

1. Call to Order / Roll Call
2. Cook Lake Highlands PUD Amendments*
3. Unscheduled Items
4. Adjournment

HYBRID MEETING OPTION AVAILABLE
The public is invited to attend the regular Council meetings at City Hall.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 870 2104 8507

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

Video Link and Instructions:

<https://us02web.zoom.us/j/87021048507>

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

Meeting ID: 870 2104 8507

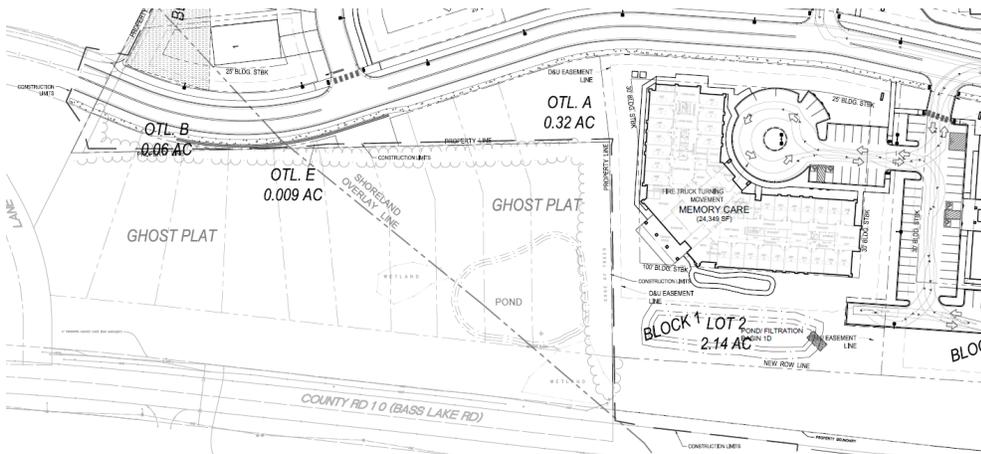
Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. **In-person comments will be received first, with the hybrid electronic means option following.**

For more information on options to provide public comment visit:

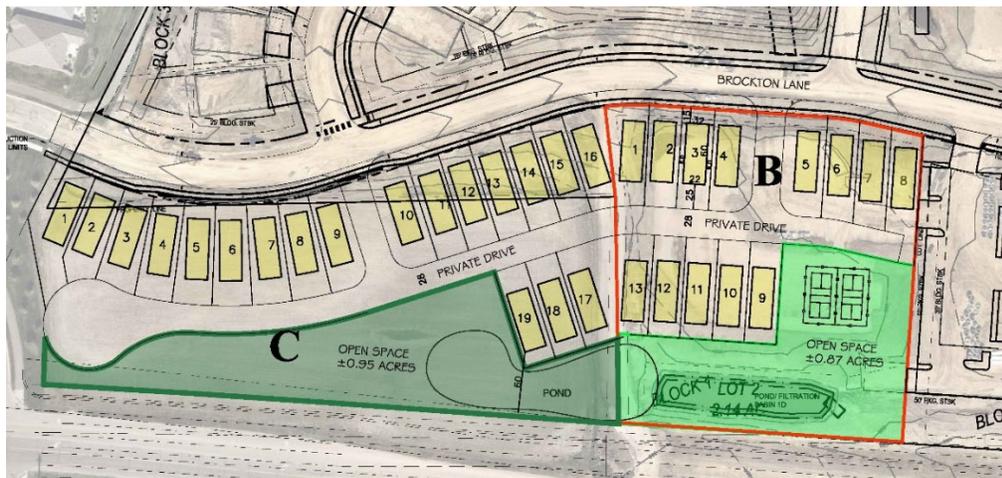
www.corcoranmn.gov

***Includes Materials** - Materials relating to these agenda items can be found in the house agenda packet book located by the Council Chambers entrance, or online at the City's website at www.corcoranmn.gov.

- b. Change the 19 villa homes in Block 3 to rental units. No change to the lots, grading or building standards is requested.
- c. Change the 100-unit Applewood Point Co-op to a 145-unit apartment building on Block 2. There is no change to the footprint of the building proposed, but the units would be modified in the change from a co-op to an apartment.
- d. Change the assisted living facility on Lot 2, block 1 to 12 single family rental units.
- e. The development now includes the 3.1-acre parcel to the west (PID 2511923140023). This property would be developed with 19 single family rental homes. The property is guided and zoned mixed residential which is the same as the Cook Lake property. City staff has encouraged the Cook Lake developer to include this property in the development throughout the approval process.
- f. The plan includes the addition of HOA maintained recreation space on the south side of the proposed single family homes south of Brockton Lane. The open space totals 1.82 acres.



Approved PUD Plan



Proposed PUD Plan

Land Use Density

The Comprehensive Plan notes that the City calculates net density (gross land area - wetlands and land below the 100-year OHWL) to ensure compliance with the Comprehensive Plan goals. The proposed pre-development net density is 8.0 units per acre. The net density is consistent with the 8-10 units per acre that is expected in the Mixed Residential land use classification. These density calculations are based on the entire site.

Access and Parking

The single family homes south of Brockton Lane would be accessed with a private drive. The code requires two parking spaces per unit. The concept plan would meet this requirement. However, there is community open space with active recreation such as pickleball courts. The Council should discuss whether guest parking should be provided for residents using these facilities.

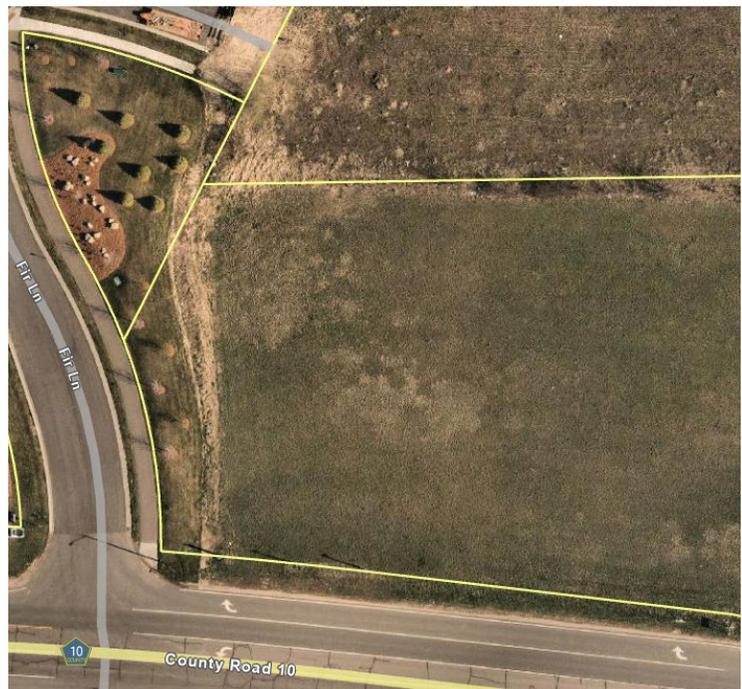
Lot Standards

The single family homes are proposed to be constructed with 32-foot wide lots and 5-foot side yard setbacks. These are smaller lots than have previously been approved in Corcoran. For reference, the minimum lot width in Bass Lake Crossing South is 40 feet, in Bellwether is 44 feet and in Bass Lake Crossing it is 50 feet. The 19 single family lots approved with the original PUD are 50-foot wide lots with 5-foot side yard setbacks.

Common Open Space

The applicant is intending to rent the units and would create an HOA to provide maintenance for the units. As part of the rental community the concept plan shows open space areas that can be utilized by residents of the community. This provides a buffer for the homes from County Road 10.

The City is considering adoption of a buffer ordinance. If the ordinance were adopted as draft the southwestern parcel would be required to have an "A" level buffer on the western boundary of the property. However, the western boundary of the property had plantings on a berm included as part of the construction of Fir Lane and the plantings provide a buffer greater than required by the draft ordinance.



Wetlands

A wetland delineation was completed for the land that was previously platted, but not for the new parcel being added. It appears that there are no wetlands on site and a wetland delineation must be completed to confirm.

Stormwater

Stormwater design has not been completed with the concept. An existing stormwater management plan was developed for the approved PUD. The stormwater management plan would need to be updated to accommodate the new site plan. This would include the addition of the southwestern parcel into the stormwater management system. Any changes in the stormwater management plan may need to be reviewed and approved by the City of Maple Grove if it impacts the existing stormwater management agreement.

Rental Housing

The City will be considering adoption of a rental ordinance that would set forth standards and the approval process for obtaining a rental dwelling license. The goal of the ordinance is protect the public health, safety, and welfare of residents of Corcoran who live in rental units by adopting a rental dwelling inspection and maintenance program that corrects substandard conditions and maintains a standard for existing and newly constructed rental dwellings in the City. The operation of rental properties is a business enterprise that includes certain responsibilities. Rental owners, operators, and managers are responsible to take such reasonable steps as are necessary to ensure that the citizens who occupy such rental units, as well as neighboring properties, may pursue the quiet enjoyment of the normal activities of life in surroundings that are safe, secure, and sanitary, free from noise, nuisances, and annoyances, and free from unreasonable fears about safety of persons or property.

The draft ordinance limits property owners to a maximum of three rental units in the City but includes a provision that would allow the Council to grant an exemption. The exemption language was added to allow exemptions for these types of planned rental neighborhoods.

Neighborhoods that are planned and designed as rental communities have a management company that will maintain the structures, amenities and common areas, which eliminates many of the safety, maintenance and nuisance concerns related to an investor purchasing multiple homes in a neighborhood. People who live in a rental neighborhood are making the choice to live there. The applicant has provided a separate narrative from the Excelsior Group about their communities and their builder, Robert Thomas Homes. This group is the developer/operator of the Edgewater on Cook Lake development in Maple Grove directly east of this site. The applicant and

development team have offered tours of the Maple Grove property for interested Council members.

4. Recommendation

Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

Attachments

1. Applicant Narrative dated January 31, 2023
2. Concept Plan dated January 31, 2023
3. Edgewater Home Images dated January 31, 2023
4. Public Safety memo dated February 6, 2023
5. Engineer's memo dated February 16, 2023

January 31, 2023
Cook Lake Highlands
PUD Amendment Narrative City Council Work Session

Trek Development is requesting a discussion with and guidance from City Council regarding a proposed PUD Amendment for Cook Lake Highlands. The current PUD is approved for 23 lots and 6 outlots consisting of 19 single family 50' lots with 5' and 5' side setbacks, 1 daycare lot, 1 memory care lot with 27 units, and 1 lot for the Applewood Point senior multifamily building consisting of 100 units.

- The Memory Care buyer canceled our purchase agreement in December 2022. Following the cancelation, the neighboring Edgewater on Cook Lake development team (The Excelsior Group) offered to purchase our 19 single family lots with a request to purchase more single family lots, if possible.
- Our development team redesigned the memory care site with product provided by the single-family buyer with a focus on our combined desire to create and provide a mix of housing inventory in this established PUD, mixed residential district. This product change and layout allows for additional Open/Green/Amenity space on the site.
- While reimaging the memory care site, our development team came to an agreement with the adjacent landowner (E & R Investments) to purchase the 3 +/- acre parcels and combined them with our new single family design for the memory care site. We are proposing the same single-family product on this site be a 32' lot with 5' and 5' side setbacks with additional open/green/amenity space which will consist of 1.82+/- acres.
- Multi-Family Site Lot 1 Bl.2
 - Option 1
 - Our development team is requesting to change the approved multi-family, 100 unit co-op to a multi-family apartment. The building footprint, height, and the site plan will remain the same. The units will be a smaller size and the unit count will change from 100 to 145 units.
 - Option 2
 - The Excelsior Group development team would like to propose approximately 24-26 single family, for rent homes/lots on Lot 1 Bl. 2, currently the multi-family site.
- This PUD request creates a purpose built, mixed residential, rental community with a homeowners' association and an experienced, professional, full time, on-site management and maintenance team.
- This rental community offers high touch,, service focused, management style that is highly responsive to resident needs.
- Community events and programming provided by the management team encourage a sense of community and result in high retention rates.

Sincerely,

Beth Hustad
Trek Real Estate and Development

Cook Lake Highlands – PUD Amendment City Council Work Session
Project Narrative
Corcoran, MN

January 31, 2023

The Excelsior Group, in partnership with Robert Thomas Homes and Whitten Architecture, proposes to develop a purpose-built single family rental community as part of the Cook Lake Highlands development.

The project will feature detached single-family homes with open floor plans, high quality finishes and abundant windows. Each home will include two-car attached garages, patios or decks and private yards. Home architecture will be consistent with the Edgewater on Cook Lake development (directly east of the Cook Lake Highlands development) and will thoughtfully balance color selection and unique elevation features to create a diverse yet cohesive streetscape.

The homes will be part of a professionally managed, purpose-built single family rental community. This housing option is becoming increasingly popular with residents because it offers the community and comforts of homeownership without the burdens of home repair and a long-term mortgage. The dedicated onsite management and maintenance team professionally manages community operations including preventative maintenance budgeting for future capital projects as needed. The management team is also responsible for snow removal, landscaping maintenance, interior and exterior home maintenance and common area and amenity maintenance. Homes are designed with mechanical closets accessible through the garage to allow for regular access by the management team to perform routine maintenance and repairs without inconveniencing residents. The onsite team is also highly responsive to resident needs and fosters a sense of community between residents through monthly hosted community events such as “Yappy Hours” at the dog park or weekend brunches in the clubhouse. This high-touch, service-focused management style results in high retention rates with more than 65% of residents renewing their leases year-over-year on average.

Residents in the proposed Cook Lake Highlands development will enjoy access to the amenities located at Edgewater on Cook Lake.

- Pool
- Fitness center
- Reservable club room
- Outdoor entertainment area with grills and fireplace
- Onsite management and maintenance offices

The proposed Cook Lake Highlands development will enhance the community amenity offerings by adding outdoor recreation and gathering spaces.

- Dog park

- Pickle ball court or sport court
- Outdoor seating and gathering space
- Kids play area

Built-to-rent single family housing appeals to a wide range of demographics. While the average age of residents at built-to-rent communities in Minnesota is about 45 years old, residents span professional millennials migrating out of downtown apartments, families going through life transitions such as a job relocation or divorce, and Boomer households who want the “lock-and-leave” convenience of a rental, but still want the privacy (and storage!) that a single-family-home offers. The people living in these homes are renters by choice. In virtually all cases, these residents can afford to purchase a home but choose to live in a built-to-rent community to take advantage of the flexibility, professional management, minimal financial commitment, and lack of maintenance obligations.

The proposed development will offer a diversity of home types ranging in size from 900 SF two-bedroom homes to 2,800 SF four-bedroom homes. The project will include 22-foot-wide detached homes with front doors oriented toward (Brockton Lane) and rear garages accessible via a private drive, and 35-foot-wide one- and two-story homes. Both product types have been thoughtfully designed to meet the needs of residents, including attached two-car garages, ample storage space, dedicated private outdoor areas. Inspiration for the 22-foot-wide product type comes from Robert Thomas Homes’ for-sale product, which proved to be wildly successful at their Spirit of Brandtjen Farms development in Lakeville; the homes sold at an average price of \$470,000 attracting primarily first-time home buyers, people going through life transition, and empty nesters. The range in home sizes and types will also ensure the community is able to offer homes at a variety of price points, making it accessible to a wide range of residents now and in the future.

The Excelsior Group is Twin Cities-based developer and steward for multifamily properties. We specialize in creating spaces that connect emotionally with residents and integrate synergistically with communities. We are a nimble team, driven by creativity and innovation, with more than 20 years of experience in developing, funding and operating class-A multifamily properties that cater to the “renter-by-choice” resident population.

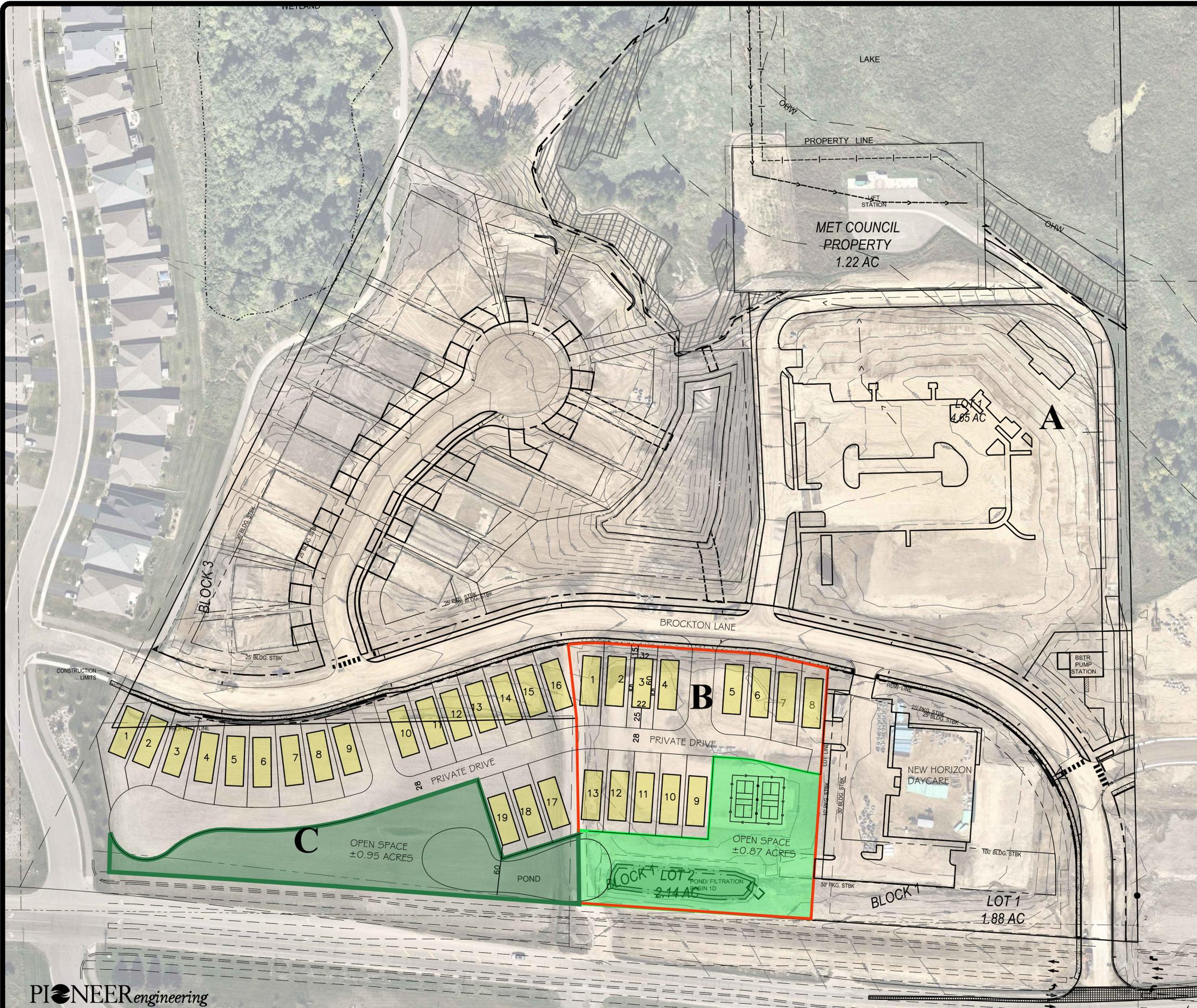
Sincerely,



Jill Kiener
Vice President of Development
The Excelsior Group



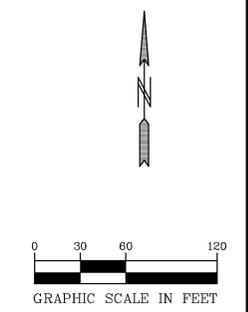
Tom Sawatske, CFA
Senior Vice President
Sotarra, LLC



SITE DATA:

PROPERTY B:
 AREA: ±2.14 ACRES
 PROPOSED OPEN SPACE: ±0.87 ACRES
 PROPOSED UNITS: 13
 BULK STANDARDS:
 WIDTH: 32'
 FRONT SETBACK: 15'
 REAR (GARAGE) SETBACK: 25'
 SIDE SETBACK: 5'
 DENSITY: ±6.1 UNITS/ACRE

PROPERTY C:
 AREA: ±3.1 ACRES
 PROPOSED OPEN SPACE: ±0.95 ACRES
 PROPOSED UNITS: 19
 BULK STANDARDS:
 WIDTH: 32'
 FRONT SETBACK: 15'
 REAR (GARAGE) SETBACK: 25'
 SIDE SETBACK: 5'
 DENSITY: ±6.1 UNITS/ACRE





EDGEWATER

on COOK LAKE

EXCELSIOR

The Excelsior Group

SOTARRA

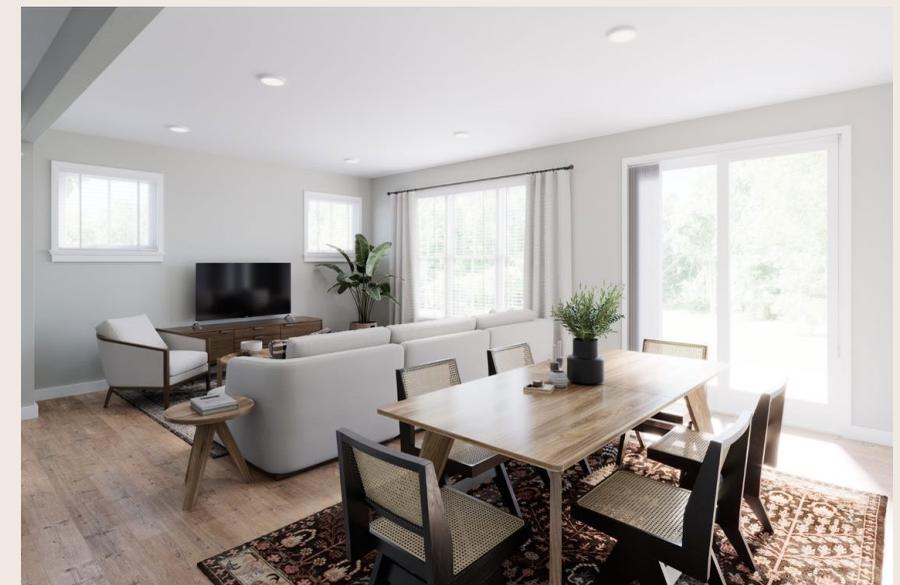
Concept Elevations

EDGEWATER
on COOK LAKE



Concept Images - Interior

EDGEWATER
on COOK LAKE

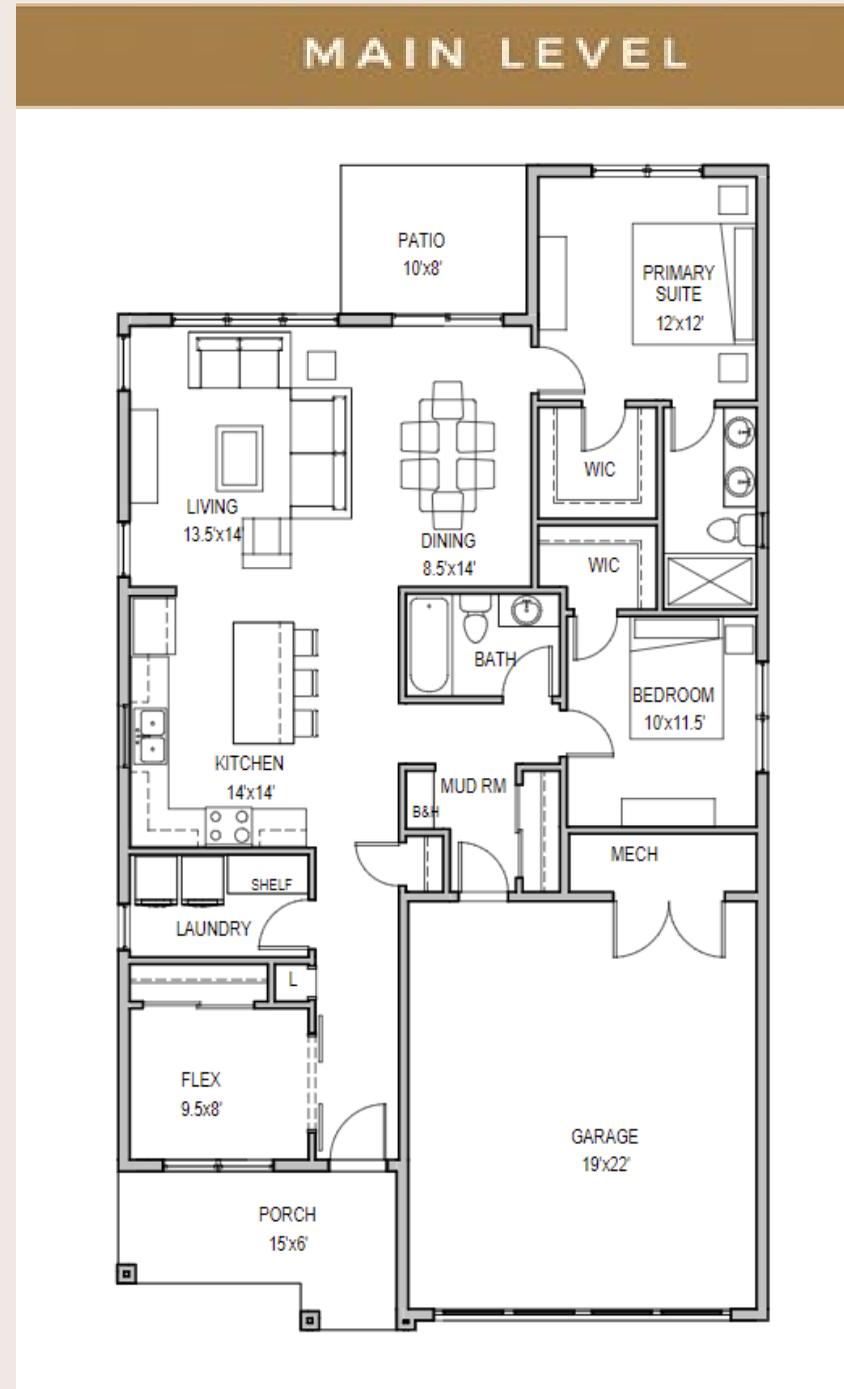


Concept Unit Plans – 35-foot-wide product

EDGEWATER
on COOK LAKE

PLAN #1	
<i>one level SQF</i>	
1453 SQUARE FEET	
2 BED*	2 BATH

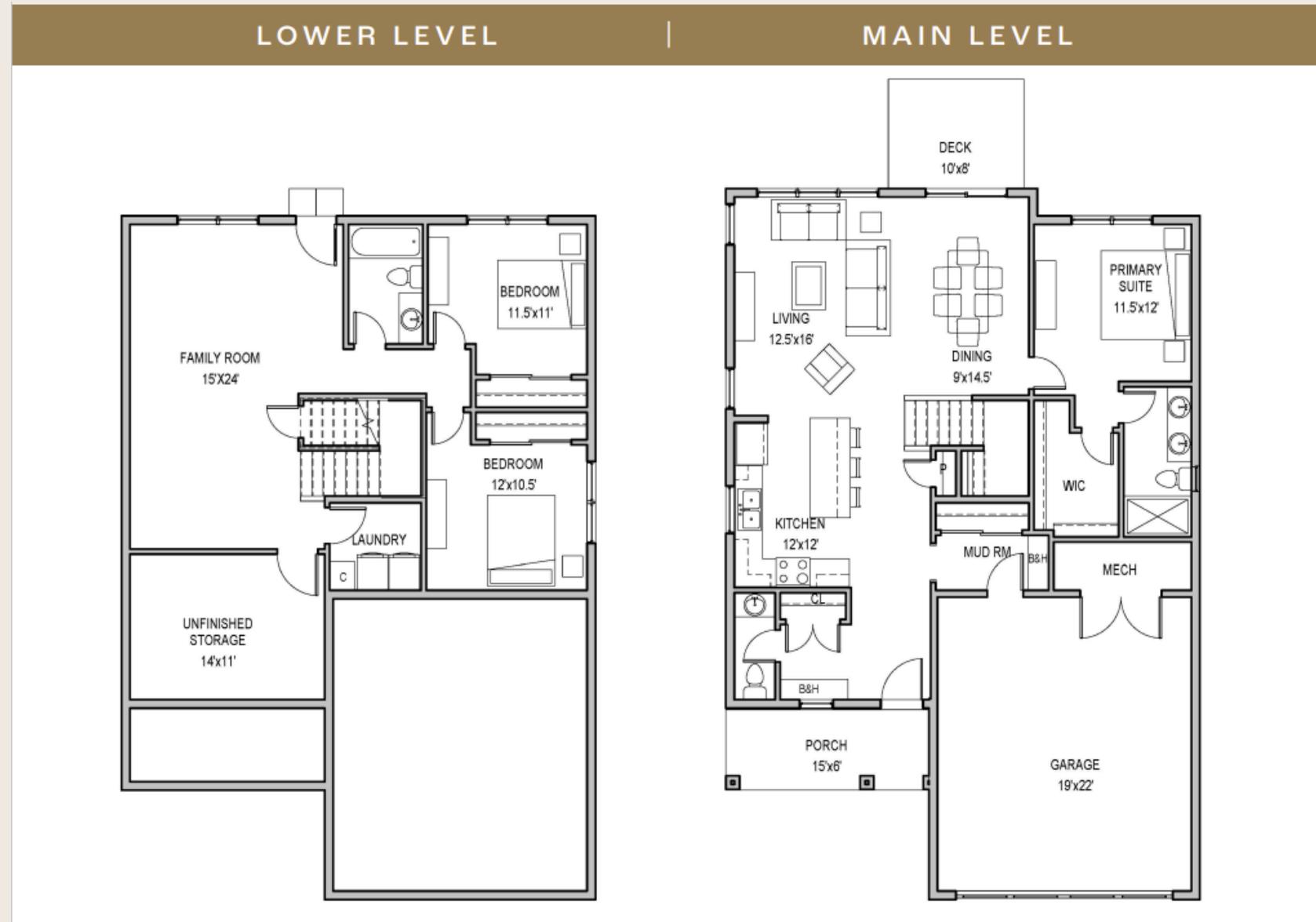
*with flex



Concept Unit Plans - 35-foot-wide product

EDGEWATER
on COOK LAKE

PLAN #3	<i>one level walkout</i>	
2102 SQ FT	3 BED	2.5 BATH



Concept Unit Plans - 35-foot-wide product

EDGEWATER
on COOK LAKE

two story walkout

2837 SQUARE FEET

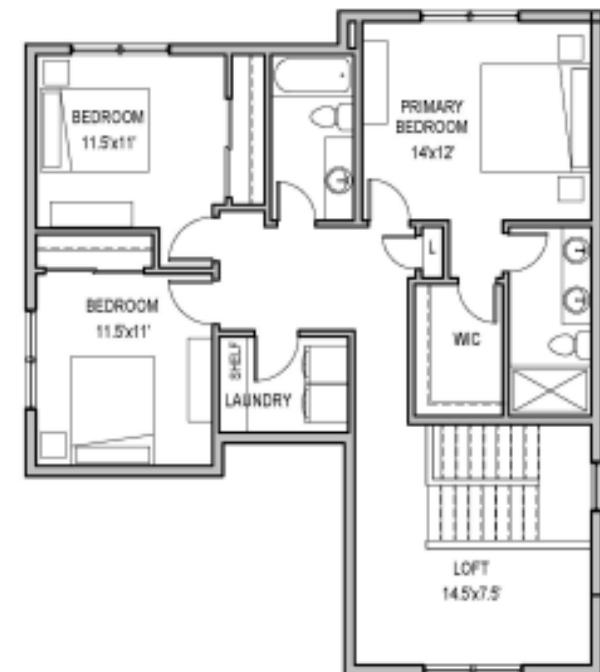
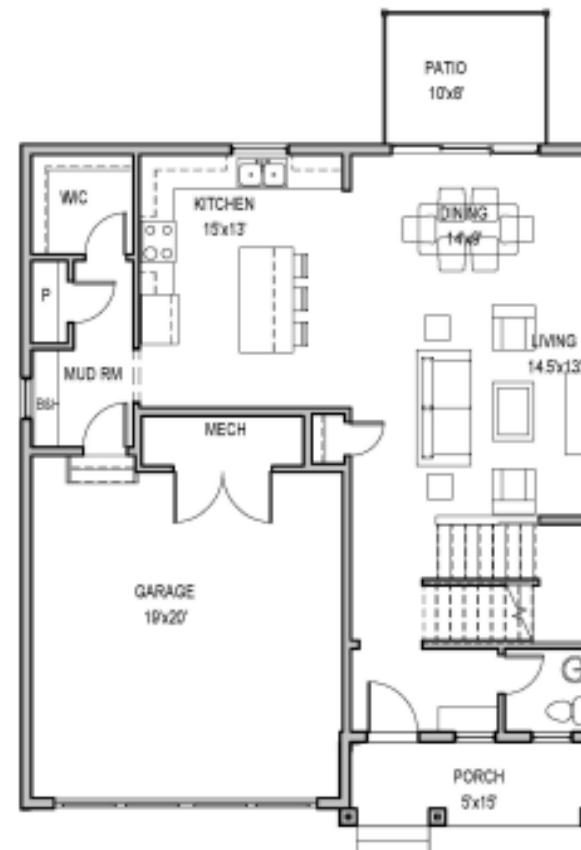
4 BED

3.5 BATH

LOWER LEVEL

MAIN LEVEL

UPPER LEVEL



Concept Unit Plans – 22-foot-wide product

EDGEWATER
on COOK LAKE

2 Beds | 2 Baths | 842 Sq. Ft.



3 Beds | 2.5 Baths | 1,617 Sq. Ft.



Concept Imagery

EDGEWATER
on COOK LAKE





CITY OF CORCORAN

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Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Lieutenant Burns
Date: February 6, 2023
Re: City File 23-005 Cook Lake Highlands
PUD Amendment

A Public Safety plan review meeting was held on February 1, 2023. The following were in attendance: Lieutenant Ryan Burns, Planner Davis McKeown, Fire Chief Feist, Fire Chief Leuer, Fire Chief Malewicki, Building Official Geske, and Construction Services Specialist Pritchard. The comments below are based on the preliminary review of the concept plans received by the City on January 31, 2023 and are intended as initial feedback as further plan review will need to be completed as construction plans becomes available.

1. Any roadways, private or public, that are longer than 150' will require a fire apparatus turn around.
2. Recommend that no parking signs are posted on private roads.
3. There does not appear to be any guest parking options. The driveways will need to accommodate guest parking and/or additional guest spaces should be provided without relying on on-street parking.
4. Fire hydrants will need to be provided on Brockton Ln and on the private drives.

To: Kevin Mattson, City of Corcoran From: Kent Torve, City Engineer
Steve Hegland, PE

Project: Cook Lake Highlands PUD Amendment Date: February 16th, 2023

Exhibits:

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

1. Cook Lake Highlands PUD Amendment Concept 3, Dated January 31, 2023

Comments:General:

1. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.

Plat:

1. The proposed changes will require public utilities under the private roadways. Easements shall be provided to provide access to all utilities and public infrastructure.
2. Easements shall be provided over and to all stormwater infrastructure.

Erosion Control/SWPPP

1. Existing SWPPP for the site would need to be amended to accommodate changes.

Transportation

1. All roadways shall match City standard details. Private roads shall at a minimum be constructed to the city standard section.
2. Turnarounds meeting City standards are required at the end of dead-end streets to facilitate emergency vehicle movements
3. Any parking areas shall have concrete curbing and a paved surface.
4. ROW dedication is anticipated to be consistent with adjacent developments but shall be reviewed by Hennepin County.
5. It is recommended that parking is made available to park amenities.
6. Sidewalk and trail locations through concept areas would need to be further reviewed to ensure it doesn't conflict with public or private utilities.
7. The western access to the apartment complex and eastern access to the private streets in Area B should be aligned.

February 16, 2023

Cook Lake Highlands PUD Amendment

Kevin Mattson

Page 2 of 2

Site Plans

1. The existing and proposed drainage and utility easements shown shall be clearly labeled on all plan drawings.
2. Street lighting locations shall be reviewed by public safety and final lighting locations shall be determined at the time of final plat.

Grading /Stormwater

1. An existing stormwater management plan was developed for the approved PUD. The stormwater management plan would need to be updated to accommodate new site plan. This would include the addition of the southwestern parcel into the stormwater management system.
2. Any changes in the stormwater management plan may need to be reviewed by the City of Maple Grove if it impacts the existing stormwater management agreement.
3. Wetland delineations were not previously completed on the southwest parcel and wetlands may exist in this area. If present, they may impact or limit the use of the open space depending on final delineation.
4. If wetlands are impacted, they shall be reviewed and approved through the appropriate WCA permitting process. At the time of preliminary plat, the wetland buffers should be identified as either newly established wetland buffers or whether they are existing buffers as defined by City Code.

Watermain/Sanitary Sewer

1. Sanitary and water are available adjacent to the concept areas.
2. For Areas B and C, it is assumed sewer and water will be extended down the private street to service the proposed homes.
3. Watermain looping would be reviewed at time of utility plan development.
4. Plan and profiles for all utilities shall be provided at the time of final plat submittals.

End of Comments