



STAFF REPORT

TO: Chair Kwapick and Planning Commission Members

FROM: Corrin Wendell, Community Development Director

DATE: Thursday, February 9, 2023

RE: Final Plat 2nd Addition Pioneer Commons – Case #1415

ACTION TO BE CONSIDERED

To consider recommending approval to the City Council for the Final Plat 2nd Addition for U.S. Home, LLC, and Lennar.

BACKGROUND

The City has received a Final Plat 2nd Addition application from U.S. Home, LLC, Lennar, to construct the next section of the townhome community with (178) townhomes. Lennar plans to develop a mix of row townhomes and back-to-back townhomes to achieve an overall R-2 medium density zoning in accordance with future land use designations in the Comprehensive Plan. The site is 19.77 gross acres (861,180 sf) which includes 4.6 acres (200,376 sf) allocated to an overhead powerline easement (approximately 9 units/acre). Lennar has purchased the parcels which are in Planning District 10 as reflected in the 2040 Comprehensive Plan.

The Planning Commission reviewed the Preliminary Plat at the May 5th meeting. Then, the City Council held a public hearing on May 11th and granted approval of the Preliminary Plat on May 25, 2022. Based on Council discussion and public comment, Lennar had provided an updated Site Plan to show additional circulation to address concerns about traffic, city road connections, and internal connections within the private streets of the development. The Final Plat 1st Addition, Rezoning, and Variance was approved by the City Council on October 26, 2022.

The Final Plat is staged in three additions, the first addition includes the southeast quadrant, the second addition includes the southwest quadrant, and the third addition will include the quadrant north of the powerlines. When the 1st addition was approved by Council there was discussion around providing the second County Road D access in the 2nd addition. The County Road D access will occur in the third addition given the infrastructure process of beginning construction in the southeast and moving north with each addition. The construction of the roadways is being built in tandem with the sewer and water infrastructure and townhome units within the development. The schedule for Lennar is moving at a faster pace than thought before and so the third addition will be presented in the near future.

APPLICANT/OWNER:

U.S. Home, LLC
16305 36th Ave N.
Plymouth, MN 55446

The Pioneer Commons site plan consists of five (5) parcels located South of County Road D and West of Edgerton Street:

PID# 05-29-22-21-0024 (0.58 acres / 25,265 sf)
3007 Vanderbie Street, Little Canada, Minnesota 55117
Lot 12, Block 2 of Gervais Heights, Ramsey County, Minnesota
Currently designated R-3 – Higher Density Residential
Existing use – R-1/Agricultural

And

PID# 05-29-22-21-0032 (16.62 acres / 723,967 sf)
3036 Vanderbie Street, Little Canada, Minnesota 55117
Lots, 1,2,3,4,5,6,7,8 and 9, Block 1, Gervais Heights
Lots, 1,2,3,4,5,6,7,8,9,10,11,20,21,22,23,24,25 and 26, Block 2, Gervais Heights AND
All that part of the West 179 feet of the East 730 feet of the North 254.10 feet of the East ½ of the West ½ of Section 5, Township 29, Range 22, which lies between the East line of Vanderbie Street produced North to North line of said Section 5, and the West line of said Lot 1, Block 1, GERVAIS HEIGHTS, Ramsey County, Minn., produced North to North line of said Section 5, (& other property). Subject to Highway.
Currently designated R-3/R-2 – Higher Density Residential / Medium Density Residential
Existing use – Agricultural

And

PID# 05-29-22-21-0031 (1.29 acres / 56,192 sf)
Desoto Street, Little Canada, Minnesota 55117
Lots 18 and 19, Block 2 of Gervais Heights, Ramsey County, Minnesota
Currently designated R-3 – Higher Density Residential
Existing use – Agricultural

And

PID# 05-29-22-21-0030 (0.64 acres / 27,878 sf)
3034 Desoto Street, Little Canada, Minnesota 55117
Lot 17, Block 2 of Gervais Heights, Ramsey County, Minnesota
Currently designated R-3 – Higher Density Residential
Existing use – R-1

And

PID# 05-29-22-21-0029 (0.64 acres / 27,878 sf)
Desoto Street, Little Canada, Minnesota 55117
Lot 16, Block 2 of Gervais Heights, Ramsey County, Minnesota
Currently designated R-3 – Higher Density Residential
Exiting use – R-1

The site is 19.77 gross acres (861,180 sf) which includes 4.6 acres (200,376 sf) allocated to an overhead powerline easement. The enclosed site plan includes a table detailing the layout of the proposed townhomes, the extension of public right-of-way and layout of private streets.

Schedule

Land development work (grading, utilities, and streets) is intended to begin as soon as all development permits are obtained with construction on model homes. The Final Plat will be seen in the 1st, 2nd, and 3rd additions by the Planning Commission and City Council. The 1st Addition has been approved.

Zoning:

The property is currently zoned R-2, Medium Density Residential.

Attachments:

Please see the enclosed Supplemental Information.

AERIAL MAP (Source: Ramsey County GIS)



CURRENT ZONING MAP (R-2)



FINDINGS

What is a Major Subdivision?

A major subdivision is a division of a single parcel, lot, or tract into four or more separate parcels, lots, or tracts. Subdivision by definition is the division of land by platting, conveyance, registered land survey or other means into four or more lots, plats, sites or other divisions. Chapter 1005.030. FINAL PLAT. The owner or subdivider shall submit a final plat together with any necessary supplementary information. The final plat, prepared for recording purposes, shall be prepared in accordance with provisions of Minnesota State Statutes and Ramsey County regulations, and such final plat shall contain the following information:

Major Subdivision Filing Requirements:

- 1) Legal Description of land you want to divide.
The applicant has provided a legal description to the City as shown on the application.
- 2) Proposed split line(s). Clearly identify each new parcel.
The applicant has provided the proposed split lines clearly identifying each new parcel as shown on the certificate of survey.
- 3) Dimensions of all property lines and proposed use and area of each new lot.
The applicant has provided the dimensions of all property lines as shown on the supplemental information.

Table 904-8: Required Setbacks, R-2 District

	Front	Side	Corner Side	Rear	Side abutting SF House
Single-Family Detached Building ^{1,2,3}	25	7.5	20	40	--
Two- or Three-Family Building ²	25	7.5	20	30	15
Townhouse Cluster	25	15	20	30	20
Driveway	Not applicable	5	20	10	10
Porch	20	7.5	20	35	10
Deck	20	7.5	20	35	10
Parking ⁴					

PROPOSED BUILDING SETBACKS

2, 3, OR 4 UNITS

FRONT: 20'
SIDE: 15'
CORNER: 20'
REAR: 20'

MORE THAN 4 UNITS

FRONT: 20'
SIDE: 15'
CORNER: 20'
REAR: 20'

TOWNHOME

FRONT: 20'
SIDE: 15'
CORNER: 20'
REAR: 20'

- 4) Existing and proposed drainage and contour plan. The easements must be reflected on the survey.
The applicant has provided a drainage and utility easements as shown on the final plat. The applicant complies with this standard.
- 5) Location and widths of proposed utility easements.
The applicant has provided utility easements as shown on the final plat. The applicant complies with this standard.
- 6) Existing street rights-of-way, railroad and utility rights-of-way, parks and other public open space, permanent building and easements within the existing lot and adjoining lots.
The applicant has provided existing street rights-of-way as shown on the final plat.
- 7) Areas, other than street and utility easements, that you intend to dedicate for public use, including their areas.
The applicant describes the linear trail and open areas under the existing power lines.

Section 915, General Development Requirements:

Off-Street Parking and Loading: Townhouse, (2) spaces per dwelling unit for residents' use counting the private driveway plus a minimum of 1 shared space per 3 dwelling units for visitors' use. *The proposal complies with this requirement and provides 356 townhome spaces and 61 guest spaces.*

Section 915.140, Landscaping and Screening:

This section outlines the various criteria for landscaping requirements including site landscaping, plant sizes and varieties, screening, and tree and woodland protection. *The proposal complies with this requirement and includes an Overall Landscape Plan (Sheet LS-101) in the submittals.*

Development Review Committee:

The Development Review Committee is made up of city staff including the City Administrator, Community Development Director, Public Works Director, City Engineer, Code Enforcement, Fire Chief, and Building Official. The proposal has been reviewed by the committee and comments have been provided to the applicant.

Site Plan reviews include the following:

- Land use, setbacks, number of housing units, land coverage, parking, environmental impacts, traffic circulation,
- Landscape improvements, vehicle and pedestrian movements, drainage and utilities, security, fire protection, life and safety issues, grading, site preparation, right-of-way, easements, tree preservation, outdoor trash,
- Screening, signage, stormwater, wetlands, exterior lighting, and storm sewer alignment.

Ramsey Washington Metro Watershed District Comments:

(Please see the Watershed's Comments Memo)

At their October 5th meeting, the RWMWD reviewed Pioneer Commons, and recommended approval of the Watershed District permit.

City Engineer Review:

(Please see the City Engineer's Comments Memo)

Public Hearing:

A Final Plat requires a Public Hearing and the City Council will open the hearing at their February 22, 2023 meeting to take comment from the public. At that time, they will consider comments from the public and application from the Planning Commission. Public hearing notice letters were sent to addresses within 350 feet of the parcel as well as to the Pioneer Press for publication.

RECOMMENDED ACTIONS

To consider recommending approval to the City Council for the Final Plat 2nd Addition for U.S. Home, LLC, and Lennar.