



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** February 7, 2022

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Summerwell Maple Grove Planned Unit Development stage plan, preliminary and final plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, January 31, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Summerwell Maple Grove PUD development stage plan, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated January 25, 2022
  - b. The Engineering Department dated January 10, 2022
  - c. The Fire Department dated January 11, 2022
  - d. The Parks & Recreation Department, dated January 24, 2022

On December 20, 2020, the City Council approved Resolution No. 21-184, approving the concept plan for Summerwell Maple Grove.

**Requested Action:** PUD development stage plan, preliminary and final plat

**Zoning:** PUD, Planned Unit Development

### Adjacent Land

#### Use and Zoning:

North: R-A, Single-Family Agricultural District  
East: R-A, Single-Family Agricultural District  
South: R-A, Single-Family Agricultural District  
West: R-A, Single-Family Agricultural District

Applicant:	Greystar Development Central, LLC
Application received:	December 28, 2021
60 day review deadline:	February 26, 2022
Address:	County Road 81 and Maple Grove Parkway

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**RECOMMENDED COUNCIL ACTION:**

Motion to direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Summerwell Maple Grove PUD development stage plan, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated January 25, 2022
  - b. The Engineering Department dated January 10, 2022
  - c. The Fire Department dated January 11, 2022
  - d. The Parks & Recreation Department, dated January 24, 2022
  
2. All trash/recycling/refuse must be in a container when set outside for pickup.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

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**COMMENTS:****General:**

- The applicant is requesting PUD development stage plan, preliminary and final plat approval for a 220-unit rental townhome community.
- The applicant received PUD concept plan approval on December 20, 2021.
- The proposed development stage plan is almost identical to the approved concept plan and is in conformance with all the required conditions of approval of that concept plan.
- The applicant's narrative states that the townhomes will have two to four bedrooms and range from 1,200 s.f. to 2,000 s.f. in size. All units are proposed to have 2.5 baths.
- A club house is proposed with a pool, hot tub, grilling stations, fitness center, yoga room, lounge, conference rooms, kitchen, and pet spa and dog run.
- The applicant has added a tot lot near the club house and a dog park in the northwestern portion of the property under the power lines.
- The buildings all have two car garages with 20-foot driveways for additional parking.
- An additional 79 parking spaces are spread throughout the community.
- All buildings have common green areas in the back that incorporate a pedestrian trail system throughout the community.
- Vehicular access is provided via a connection to 105<sup>th</sup> Avenue and a connection to Ranchview Lane.

- All streets in the proposal are proposed to be private except for Ranchview Lane on the western side of the proposal.
- Pedestrian infrastructure is proposed throughout the site with connections to the trail system along 105<sup>th</sup> Avenue at multiple locations.
- The applicant is proposing to plat the property as one large lot.

**Key Items from Concept Plan Review:**

- A fence will be installed along the railroad tracks to prevent residents from accessing the tracks.
- The applicant has increased the number of guest parking spaces from 55 to 79, including four additional spaces on the far east side of the proposal and an additional five spaces very close to the eastern portion. The guest parking spaces are spread out very well in the community and no areas appear to be lacking spaces.
- The applicant is showing appropriate right-of-way for Ranchview Lane and showing a sidewalk connection to Ranchview Lane.
- The applicant is proposing to store all snow in the stormwater pond under the powerline easement. Engineering staff have stated that this is acceptable.
- The applicant has provided a tot lot adjacent to the clubhouse and pool.

**Comprehensive Plan Conformance:**

- The site is guided mixed use development and was identified as an area where high density housing could occur at 10-22 units per net acre.
- Staff calculates the density as follows:

Gross Acres	25.06
Wetland Acres	1.99
Xcel Easement Acres	3.34
Net Acres	19.73
Units	220
Density	11.2 units per acre

- As with the concept plan, the proposal is consistent with the comprehensive plan guiding for the site.

**Project Point System:**

- The proposal was reviewed under the project point system and staff recommends a score of 75% which is a passing score.
- The application scored well due to the clubhouse, pool, and tot lot that serves as a neighborhood focal point, the architectural features, and general pedestrian quality, and trail system through the project.
- Since this site was designated for high density housing, categories such as affordability and senior units counted against this project, which lowered its score.

**Architecture:**

- The applicant is proposing what they call contemporary farm-house or contemporary colonial design with the buildings.
- The proposed buildings have a very clean look with light colored vertical siding of different patterns for the top floors, trim boards clearly demarking the levels of the buildings, and darker brick, siding, and garage doors on the first floors.
- Large windows are proposed for all units with most having a private patio out the back (the ones facing Ranchview Lane do not due to grades.)

**Landscaping:**

- The applicant is proposing more overstory trees than code requires.
- The planting areas adjacent to the driveways will need to have specialized soil, drainage, and irrigation to ensure the landscaping survives in this area. The plating box should also prevent root systems from heaving the driveways. Staff notes that this is a condition of approval.

**Utilities, Stormwater, & Wetlands:**

- Water service will be looped through the site from a connection to the water main in 105<sup>th</sup> Avenue as well as in Ranchview Lane.
- Sanitary sewer service will connect a public city sewer that will connect to the Metropolitan Council interceptor on the west side of the site near Ranchview Lane and 105<sup>th</sup> Circle (old 105<sup>th</sup> Avenue.)
- All stormwater is proposed to be handled onsite and the applicant will need to receive watershed district approval for the stormwater management plan.
- The site has a number of wetlands on it, all but one isolated, farmed wetland in the middle of the site are proposed to be undisturbed. The applicant will need approval from the Technical Advisory Panel regarding the wetland impact and replacement plan. It is expected that wetland bank credits will be purchased to meet the replacement requirement.
- Staff notes that utility easements will be required over the utility lines and also to provide access to the storm ponds and Metropolitan Council sewer interceptor.

**Other Comments & Concerns:**

- The plan shows patios, trails and storm sewer pipes over the Metropolitan Council sewer easement which will require permission from the Metropolitan Council.
- Staff recommends that the tot lot and pool be separated by a fence with automatically closable gate.

**Planning Commission Discussion:**

- The Planning Commission discussed the garbage and recycling collection system with the applicant at the meeting. The applicant stated that they will be providing a valet service where garbage is picked up on a nightly basis. Staff was unable to connect with the applicant before the writing of this report but we recommend that trash,

recycling and other refuse must be set out in containers, not just bags. Staff has added this as a condition of approval.

- With a nightly pickup schedule, it is possible to just use the garbage /recycling/refuse containers that are in the buildings and set these outside for pickup. Another option is to have small, architecturally compatible, permanent storage bins outside.
- Staff notes that the Planning Commission voted 6-1 on this development stage plan (the concept plan also received a 6-1 vote.) The commissioner who voted against the project felt it was too dense and the buildings were too close to the right-of-way for Ranchview Lane.

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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Project point system

Attachment E: Memorandums