

RESOLUTION NO. 22-043

CITY OF MAPLE GROVE

RESOLUTION GRANTING PLANNED UNIT DEVELOPMENT -
DEVELOPMENT STAGE PLAN, PRELIMINARY PLAT, AND FINAL PLAT
FOR SUMMERWELL ADDITION

WHEREAS, Greystar Development Central, LLC (hereinafter referred to as the “**Applicant**”) is the applicant for a Planned Unit Development (hereinafter referred to as “**PUD**”) – Development Stage Plan, preliminary plat, and final plat (hereinafter collectively referred to as the “**Application**”) for property located within the City of Maple Grove and depicted on attached Exhibit A (hereinafter referred to as the “**Property**”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission held a public hearing and considered the Application on January 31, 2022 and recommended approval; and

WHEREAS, the City Council consider the Application at its February 7, 2022 meeting receiving the recommendation from the Planning Commission, the report from City staff and other information.

NOW, THEREFORE, the City Council of the City of Maple Grove makes the following:

FINDINGS

- A. On December 20, 2021, the City Council passed Resolution No. 21-184 conditionally approving PUD – Concept Stage Plan for a 220-unit rental townhome community on the Property.
- B. The Application is for PUD – Development Stage Plan, preliminary plat, and final plat to allow for the Property to be developed with a 220-unit rental community.
- C. The Applicant has submitted, for the City Council’s review and approval: (i) the PUD – Development Stage Plan plans for the Property dated December 27, 2021 (hereinafter referred to as the “**Plans**”), which Plans Title Sheet (Sheet AG-1) is attached hereto as Exhibit B; (ii) the Plans include the preliminary plat of the Property (hereinafter referred to as the “**Preliminary Plat**”), which Preliminary Plat is Sheet C1-2 of the Plans; and (iii) and the final plat of Summerwell Addition, drafted by Loucks (hereinafter referred to as the “**Final Plat**”).

- D. The Property is currently zoned PUD, Planned Unit Development. The land surrounding the Property is zoned R-A, Single-Family Agricultural District.
- E. Minnesota Statutes §462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.
- F. City Code §36-61 states:

A PUD is intended to allow variation from the strict literal provisions of this chapter, including, but not limited to, requirements relating to setbacks, height, floor area, floor area ratio, lot area, width, depth, and yards. If a proposed development is approved by the city as a PUD as provided in this section, then the dimensions of the PUD as approved shall be deemed to be in compliance with all of the dimensional requirements of this chapter, including setbacks, height, floor area, floor area ratio, lot area, lot width, lot depth and yards.

- G. City Code §36-61 further provides that a PUD is intended to result in a development in which the living or working environment is better than could otherwise have been achieved through strict enforcement of the dimensional requirements of other applicable sections of this chapter, or, in this case, a change from the approved PUD.
- H. The Applicant, pursuant to City Code Chapter 36, Article II, Division 2, has submitted the Plans for the City's review and approval.
- I. City Code §36-62(a) states that:

All developments with a residential component are subject to this division [PUD], except existing residential developments, and new residential developments created by sections 30-8(b) and 30-14.

- J. The proposed development of the Property has a residential component and is subject to the PUD division of the City Code and does not meet the exception.
- K. City Code §36-65(a) requires that all applications subject to the PUD division of the City Code with a residential component shall be assessed and reviewed against the Project Point System (hereinafter referred to as the "PPS").
- L. City Code §36-65(d) states:

A PUD subject to this section must achieve at a minimum 75 percent of the total points possible under the [PPS]. Any PUD not achieving the above minimum percentage of points shall not be granted approval.

- M. The proposed development of the Property was assessed against the PPS and received a score of 75.04 percent, which PPS summary is attached hereto as Exhibit C. The Plans meet the requirements of City Code Chapter 36, Article II, Division 2, subject to the conditions set forth in this Resolution.
- N. The proposed development as proposed in the Application is consistent with the current zoning and the surrounding properties, and will not be detrimental to said properties, to existing roads and traffic, and the general health, safety, and welfare of the public, provided it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.
- O. The proposed subdivision of the Property is governed by City Code Chapter 30.
- P. City Code §30-7 states:

[With exceptions], no conveyance of land shall be filed or recorded if the land is described in the conveyance by metes and bounds, or by reference to an unapproved registered land survey made after April 21, 1961, or if the land is described by reference to an unapproved plat made after February 25, 1954, unless the transaction has been reviewed pursuant to Minn. Stats. § 272.162, if required.
- Q. The Applicant, pursuant to City Code Chapter 30, has submitted the Preliminary Plat and Final Plat for the City's review and approval.
- R. The Preliminary Plat and Final Plat meet the City Code requirements provided they are subject to and meet, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Grove and based upon the information received and the above Findings:

- 1. The City Council does hereby conditionally approve the PUD - Development Stage Plan and the Plans to develop the Property with a 220-unit rental townhome community, subject to the conditions set forth in Section 3 below that must be met, to the satisfaction of the City, prior to the release of the Final Plat, unless otherwise expressly stated.

2. The City Council does hereby conditionally approve the Preliminary Plat and Final Plat and the Mayor and City Clerk are hereby authorized to execute the Final Plat, subject to the conditions set forth in Section 3 below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated.
3. The following conditions must be met to the satisfaction of the City prior to release of the Final Plat, unless otherwise expressly stated:
 - a. The approvals granted by this Resolution are subject to the completion of and compliance with all ministerial matters set forth in City Ordinance Code and required by the City, including, but not limited to, those of Engineering, Planning, Administrative and Legal Departments, *e.g.*, title examination, execution of Developer's Agreement, filing of letters of credit, and payment of fees, to the extent applicable. City Code §30-21.
 - b. The requirements of Resolution No. 21-184 must be met, to the satisfaction of the City, prior to the release of the Final Plat.
 - c. The Applicant shall comply with the following requirements subject to the satisfaction of the City Fire Inspector:
 - i. The south entrance into the Property is not meeting turning radius or minimum road widths due to the center island shown. Also, according to 2020 MN State Fire Code, Appendix D, the minimum fire apparatus access road width is required to be 26-feet if the road contains a fire hydrant. Maple Grove Fire Department will accept a 24-foot-wide fire apparatus access road containing fire hydrants provided the fire hydrants are located at street intersections. Relocate fire hydrants and provide turning radius and minimum road widths. The Plans shall be modified as provided for above.
 - ii. The clubhouse will be required to be sprinklered in accordance with NFPA 13 and the system provided with a Fire Department Connection (hereinafter referred to as "FDC"). A fire hydrant will need to be located within 100 feet of the FDC. The Plans shall be modified as provided for above.
 - iii. The clubhouse will require a fire sprinkler riser room to be installed to support the fire sprinkler system. The Plans shall be modified as provided for above.
 - iv. The Plans shall be modified to provide for looped water service lines.

- v. The Plans shall be modified to provide the minimum number of fire hydrants that meets Section 507 of the Minnesota State Fire Code.
- vi. New water flow tests shall be conducted for all new systems. Two hydrants shall be used which are closest to the property. The static pressure should be measured on the hydrant in front of/or nearest the Property and the water allowed to flow from the next hydrant nearest the Property, preferably the one farthest from the source of the supply if the feed is only one way. The residual pressure will be that indicated at the hydrant where the water is not flowing. A representative from the City Utility Department shall be contacted prior to the test at 763-494-6177. The Fire Prevention Bureau shall be notified with the date, time, and address of the flow test at least 12 hours in advance. 2020 MSFC, Section 507 and Appendix B.
- vii. The Plans shall be modified to meet the following requirements regarding the location and general requirements for fire hydrants:
 - 1. Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb (fire department access). If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the hydrant shall be centered in the safety island. It is the fire department's preference to locate a fire hydrant along the driveway entrance, unless only one fire hydrant is being installed and needs to be located closer to the fire department connection. NFPA 14, Section 3-13.1. A five (5) foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. Hydrants shall be at least fifteen (15) feet away from all utilities except as otherwise required or approved. Hydrants and valves shall not be located closer than 40 feet from the building. NFPA 14, Section 3-13.2.
 - 2. Double steamers shall be utilized on all hydrants. NFPA 14, 3-13.1. Double steamers on fire hydrants shall be aligned so that steamers are facing the fire department access road. NFPA 14, Section 3-13.1.

3. Hydrants, gate valves, and valve boxes, etc., and installation of said, shall be in accordance with City specifications. NFPA 14, Section 3-13.1.
4. Hydrants shall be protected if subject to mechanical damage. 2020 MSFC, Section 507.5.6.
5. Pipe shall not be run under buildings. NFPA 24, Section 8-3.1.
6. Underground piping to be flushed and tested in accordance with NFPA 24. Contractor's Material & Test Certificate for Underground Piping is required. NFPA 24, 9-2.1.
7. A minimum of a five (5) foot in width by five (5) foot in depth clear space is required around fire department connections. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities.
8. Locking caps are required on all fire department connections serving water-based fire protection systems.
9. All buildings must have an approved fire lane within thirty (30) feet of at least one entire side of the structure as identified by the fire code official.
10. Knox or DAMA Corporation are the approved key box vendors. Key box shall be located above the fire department connection in sprinkled buildings at five (5) feet above finished grade or as approved by the fire code official. Additional boxes may be provided at more than one location when required because of the size of the building, number of keys, or another special hazard.
11. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. All commercial occupancy addresses shall be a minimum of eight (8) inches in height. Approved numbers or addresses shall be placed on all construction

sites in such a way as to be plainly visible and legible from the street or road fronting the Property.

- d. The Applicant shall comply with the following requirements subject to the satisfaction of the City Director of Community and Economic Development:
 - i. The Plans shall be modified to provide detail on the planting beds in the driveways, including, but not limited to, proposed soils and irrigation systems.
 - ii. The Plans shall be modified to provide for the tot lot and pool areas to be separated by a fence with an automatic closable gate.
- e. The Applicant shall comply with the following requirements subject to the satisfaction of the City Engineer:
 - i. On the north side of the Property there is a Metropolitan Council interceptor. The Plans show proposed units with patios within the utility easement. The Applicant shall submit the Plans pertaining to said encroachments and any other impacts to the interceptor and its appurtenances to the Metropolitan Council and the Plans shall be modified as requested by the Metropolitan Council and approved by the City Engineer.
 - ii. The Plans shall be modified to have Manhole 1 be built as a public improvement.
 - iii. The Plans and Final Plat shall be modified to provide for wetland buffers and water quality BMP's within drainage and utility easements.
 - iv. Any use of the Property under powerlines for stormwater management requires consent from the easement holders.
 - v. The Plans shall be modified to provide drainage and utility easements for access to ponds and utilities for maintenance equipment and activity.
 - vi. A Wetland Replacement Plan application shall be submitted for wetland impacts. The Plans shall be modified to call out buffer posts every 200 feet, on property lines, and on bends. The Plans shall be modified to remove retaining walls from wetland buffer.

- vii. The stormwater report shall be resubmitted after revisions.
- viii. Sheet C2-1 of the Plans shall be modified to show buffer posts and add symbol to legend.
- ix. Sheet C3-1 of the Plans shall be modified to:
 - 1. Modify grading on railroad property if railroad permission is not obtained.
 - 2. Use 2-foot contours.
 - 3. Provide EOF at CBMH 301 and CBMH 202.
 - 4. Call out LO of buildings in addition to GFE.
 - 5. Call out EOF locations and elevations for all ponds and biofiltration. Low openings must be 2 feet about HWL of ponds and 1.5 feet above EOF's of ponds and biofiltration areas.
 - 6. Buildings adjacent to NURP pond must be 2 feet above HWL for pond 1.5 feet above EOF.
 - 7. Yard drain boxes and drain tile shall be provided in rear yards of lots between A Street and B Street, and C Street and D Street.
 - 8. Drainage arrows shall be used to show how rear yard drainage without biofiltration will drain between buildings.
 - 9. NWL and HWL shall be added to wetlands.
- x. FES 100 on Sheet C5-1 of the Plans appears to be under water at 910.76. The Plans shall be modified to identify outlet elevation and location of public water. The outlet location may be culvert under Fernbrook or culver under railroad.
- xi. Permits required for grading and MPCA NPDES Construction Activity permit required.
- xii. The Plans are subject to the review and recommendation of the Elm Creek Watershed District. The Plans shall be modified as

recommended by the Elm Creek Watershed District and approved by the City Engineer.

- xiii. The Plans shall be modified to provide that private roadways are signed “No Parking”.
 - xiv. Utility easements shall be provided over all utilities within the Property that are to be public utilities after construction.
 - xv. The Plans shall be modified to provide additional GVs so that A, B, and C Streets can be isolated as well as another on A Street between E and F Streets.
 - xvi. Sanitary Sewer appears too deep in areas. The Plans shall be modified to provide that dead-end MH depths shall be a maximum 8 feet and then 0.4% grade development wide. Incorporate outside drop MHs to control upstream. MH 1 shall be an outside drop MH.
- f. An irrigation reduced pressure zone (hereinafter referred to as “**RPZ**”) is required for any irrigation systems and must be installed by the Applicant and/or eventual lot owner and tested in accordance with the Minnesota Department of Health Guidelines for Designing Backflow Prevention Assembly Installations (hereinafter referred to as “**Guidelines**”). The initial test results and certification shall be submitted to the City of Maple Grove Public Works Department. Subsequently, the RPZ must be tested, per the Guidelines, at least annually by a certified tester with the results reported to the City of Maple Grove Building Department and the RPZ must be rebuilt as needed in accordance with the Guidelines. Test/rebuilt reports shall be mailed or faxed to the City of Maple Grove Building Department at (763) 494-6424. The irrigation system shall be designed and the Plans shall be modified accordingly, prior to the issuance of any permits for the development of the Property, to accommodate a 1-inch water meter and a maximum flow of 50 gallons per minute. This is not a condition of release of the Final Plat, but an on-going requirement, that will be a term and obligation within the PUD Agreement (see PUD Agreement requirement below).
- g. The Applicant shall enter into a PUD agreement (hereinafter referred to as “**PUD Agreement**”), drafted by the City, memorializing the Applicant’s obligations under this Resolution and City Code and shall include, but is not limited to, a guarantee that Applicant shall comply with all items that were utilized to award points under the PPS, and the procedure to ensure Applicant’s compliance with the PPS, the PUD Agreement, other agreements between the City and the Applicant, this

Resolution and City Code. The PUD Agreement shall be recorded against and run with the Property. The City will not issue any permits for the development of the Property prior to being provided recording information for the PUD Agreement.

- h. The Applicant shall enter into a Site Improvement Performance Agreement (hereinafter referred to as “SIPA”), if required by the City Community Development Director, drafted by the City, which SIPA shall establish site improvement items and terms of completion of said items. Under the SIPA, a surety shall be provided to the City for two full growing seasons to guaranty the proper installation and growth of all landscaping items.
- i. The Applicant shall execute a Developer’s Agreement, drafted by the City, ensuring, among other things, the construction of and payment for public improvements and private improvements, the payment of special assessments and the establishment of sureties required by the City.
- j. Pursuant to Minnesota Statutes and City Code, the Final Plat requires a land dedication or a cash equivalent based on the rate approved by the City Council at the time the Final Plat is released for recording. The Property is located within the City’s Park Service Area 5. The 2018 Parks System plan identifies a Neighborhood Park to be developed in this neighborhood on the corner of 105th Ave. N. and Dunkirk Ln. N. The master plan concept for the 105th Ave. area includes the acquisition of land to be used for a Neighborhood Park located less than a mile from the Property. The City acquired two properties in 2020 and plans to purchase additional land to the north as it becomes available. Access to the neighborhood park will be provided using roadside paths and walkways along 105th Ave. N. Here, the park dedication obligation shall be a cash dedication to meet the park needs to serve the Property. The current residential land use park dedication rate for the City is \$4,236.00 per unit. Assuming the Final Plat is released prior to the City Council adjusting the park dedication rate, the park dedication amount to be paid for the Final Plat shall be \$931,920.00 (220 single-family residential units times \$4,236.00). If the Final Plat is not released prior to the City Council adjusting the park dedication rate, the above-referenced payment shall be adjusted based upon the formula approved by City for the year in which the Final Plat is actually released for filing. The park dedication fee, as set forth above, shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.

- k. The Applicant shall provide a platting title commitment as required by Minn. Stat. §505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities must execute the Final Plat and other documents to be recorded against the Property. Further, Applicant shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.
- l. Construction on the Property shall comply with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations, except as otherwise subsequently approved in writing by the City Engineer and City Planner.
- m. Maintenance of the Property shall, at all times, comply with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations, except as otherwise subsequently approved in writing by the City Engineer and City Planner.
- n. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to this development and Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including, but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development.
- o. The Applicant shall make application for and receive (on the condition that the Applicant complies with the requirements of this Resolution and City Code) a building permit and construction activities on the Property shall commence, pursuant to the Plans, this Resolution and City Code, in compliance with City Code Section 36-64(b)(5).
- p. The Final Plat must be filed and recorded with Hennepin County within two years of the date of this Resolution. If the Final Plat is not timely filed or recorded, this Resolution and all approvals herein shall be void with no further action required by the City Council.

Motion to approve the foregoing findings, conclusions, and decisions was made by _____ and seconded by _____, upon a vote being duly taken thereon, the following voted in favor thereof:

and the following were against:

and the following were absent:

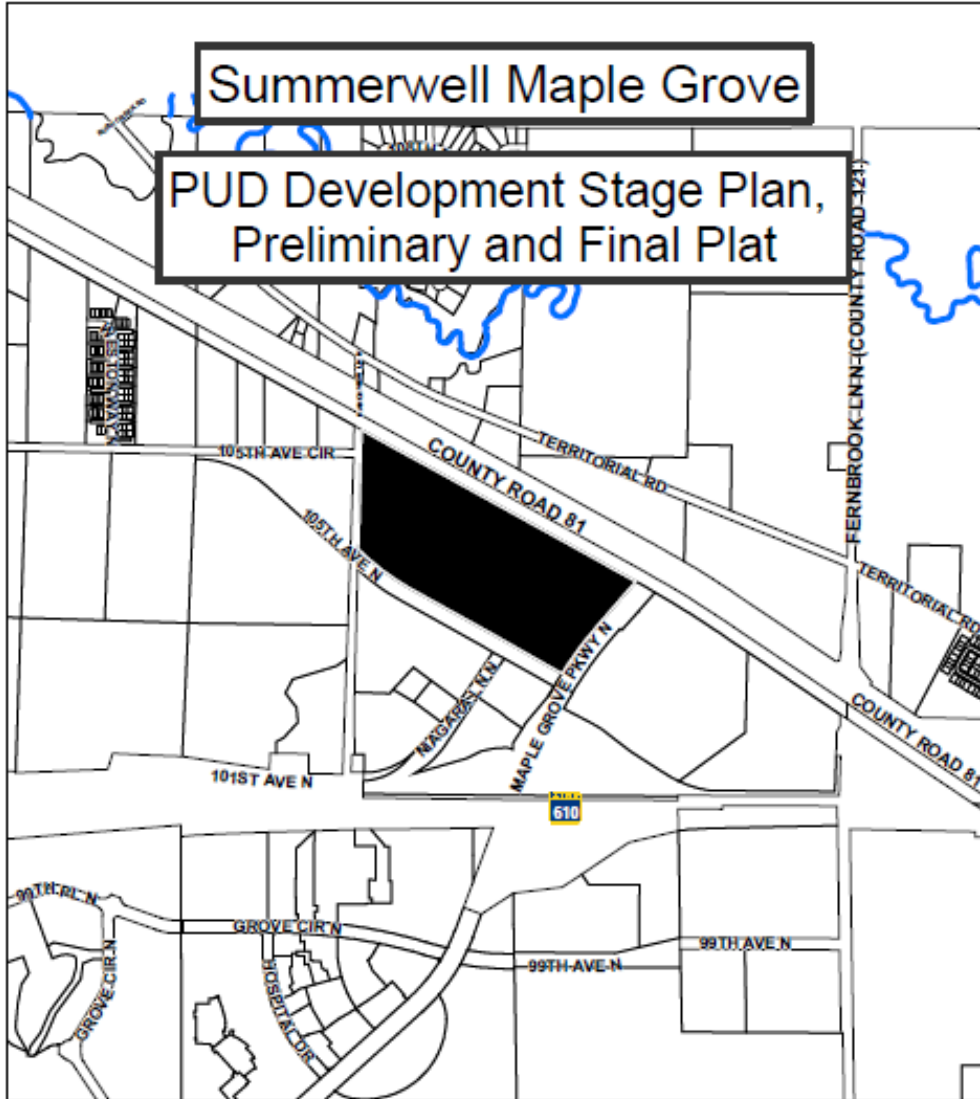
whereupon, the resolution was declared duly passed and adopted the 22nd day of February, 2022.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

I, the undersigned, being the duly qualified and acting Clerk of the City of Maple Grove, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 22-043 is a true and correct copy of the Resolution as adopted by the City Council on the 22nd day of February, 2022.

City Clerk

EXHIBIT A



NEIGHBORHOOD LOCATION MAP

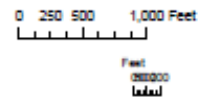
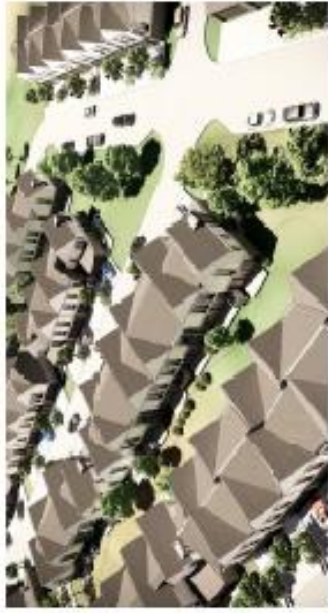


EXHIBIT B

SUMMERWELL MAPLE GROVE

Attachment C



105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369

SUMMERWELL
MAPLE GROVE
A DEVELOPMENT BY
GREYSTAR

GREYSTAR
LOUCKS

esg
ENVIRONMENTAL SERVICES GROUP

NOT FOR CONSTRUCTION

DEVELOPMENT
STAGE PUD
11/27/2022

NO. Description

31.000
PROPERTY
105TH AVENUE NORTH
MAPLE GROVE

SUMMERWELL MAPLE
GROVE

THE SHEET
AG-1

PROJECT LOCATION



Site



Maple Grove

DRAWING INDEX

NO.	DESCRIPTION	DATE
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100	PROPOSED IMPROVEMENTS	11/27/2022

PROJECT TEAM

CLIENT: Greystar
105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369
Tel: 763.208.5555

OWNER: Greystar
105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369
Tel: 763.208.5555

ARCHITECT: Loucks
105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369
Tel: 763.208.5555

ENGINEER: ESG
105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369
Tel: 763.208.5555

LANDSCAPE ARCHITECT: ESG
105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369
Tel: 763.208.5555

CONTRACTOR: ESG
105th Avenue North & Maple Grove Parkway
Maple Grove, MN 55369
Tel: 763.208.5555

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C4-2	"A" STREET SANITARY SEWER & WATER	•
C4-3	"A" STREET SANITARY SEWER & WATER	•
C4-4	"B" STREET SANITARY SEWER & WATER	•
C4-5	"C" STREET SANITARY SEWER & WATER	•
C4-6	"D" STREET SANITARY SEWER & WATER	•
C4-7	"D" STREET SANITARY SEWER & WATER	•
C4-8	"E" STREET SANITARY SEWER & WATER	•
C4-9	"F" STREET SANITARY SEWER & WATER	•
C5-1	STORM SEWER PLAN	•
C5-2	"A" STREET & STORM SEWER	•
C5-3	"C" STREET & STORM SEWER	•
C5-6	"D" STREET & STORM SEWER	•
C5-7	"D" STREET & STORM SEWER	•
C5-8	"E" STREET & STORM SEWER	•
C5-9	"F" STREET & STORM SEWER	•
C8-1	CIVIL DETAILS	•
C8-2	CIVIL DETAILS	•
C8-3	CIVIL DETAILS	•
LANDSCAPE		
L1-1	LANDSCAPE PLAN	•
L1-2	LANDSCAPE PLAN ENLARGEMENTS	•
L2-1	LANDSCAPE DETAILS	•
ARCHITECTURAL		
A0-1	LAND USE DATA	•
A1-1	ARCHITECTURAL SITE PLAN	•
A3-1	EXTERIOR ELEVATIONS	•
A3-2	EXTERIOR ELEVATIONS	•
A3-10	3D VIEWS	•
A8-1	UNIT TYPE PLANS	•

EXHIBIT C

**Project Points System Application / Self Scoring Worksheet
Summerwell of Maple Grove**

Points Possible: 389.0
 Points Received: 281.9
 Percent: 75.04%

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:**	Staff Comments
I. Community Scale	A. Land Use					
1.	Unit Affordability		0.5/ 31.5			Units are affordable to households making 110% of the RMI so 0.5 points are awarded
2.	Placement of uses to integrate with adjacent uses	30	NA	Potential to link up with adjacent development to the west in the future. Site is otherwise surrounded by roads.		Not applicable.
3.	Senior Units		0/25			No senior units proposed. 0/25 points
4.	Collaboration with Adjoining Land Owners	10	NA	Working with the owner of the wetland to integrate the project into that green amenity. Working with city on Ranchview Lane Extension		Not applicable
5.	Appropriately Located Neighborhood Commercial/Office		BONUS	Not applicable		Not applicable

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
II	Neighborhood Scale					
A	General					
	1. Percent of Units Within 1/4 Mile of an Identifiable Focal Point	50	50/50	Wetland is a Green focal point- adding trails to this resource. Rush Creek is within 1/4 mile.		Clubhouse, pool and lot are focal points.
	2. Distribution of Attached Units	40	NA	The project is 100% clusters of small groups of attached units, in groups of 4 and 6 townhomes each.		Not applicable
	3. Creating Open Space with Multi-Story Buildings		0/10			Applicable. 0/10
	4. Percent of Attached Units with Back of Below Grade Access		0/10			Applicable. 0/10
	5. Neighborhood Utilizes Rear Lanes for Vehicular Access		0/5			Applicable. 0/5
	6. Visual Termini	4	5/5	The site plan strategically features ponds, tree groupings and vistas to the wetlands at the ends of most street corridors within the development.		Applicant did a nice job of providing visual termini.

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
B	Housing Diversity					
	1. Square Foot Range Between Largest and Smallest Units		NA	Not Applicable		Not applicable
	2. 3+ Styles of Attached Units	2	2/10	4 Styles (4-2=2 points)		Agree
	3. 6+ Styles of Detached Units		NA	Not applicable; project is attached townhome development		Not applicable
C Roadway Image						
C	Roadway Image					
	1. Attached Units are Embedded		NA	Not applicable, a large landscape zone will be provided between 105th Avenue and the first row of townhomes		Not applicable, no arterial roadway
	2. Exceptional Landscaping	10	NA	Project will provide exceptional landscaping along 105th Avenue.		Not applicable
	3. Interior Perimeter Roads are not Parallel to Arterial Roads		NA	Not applicable; states this only applies to detached homes		Not applicable
	4. Home Fronts Face Arterials		NA	Not applicable; states this only applies to detached homes		Not applicable

5.	Variety in Articulation on Side or Rear Walls	7	NA	The exterior design features a series of projecting gabled bays and other elements such as dormers to articulate rear and side elevations.	Not applicable
6.	Variety in Roof Pitch	4	NA	The exterior design includes multiple roof slopes from 4:12 to 12:12 pitches and varying roof ridge elevations, providing roof line variety among the different building configurations.	Not applicable
7.	Variety in Roof Orientation	5	NA	The exterior design incorporates a balanced variety of roof orientations. Within each building configuration, there are multiple cross-gables to create interest	Not applicable
8.	Variety in Building Height		NA	Not Applicable	Not applicable
9.	Variety in Building Orientation		NA	Not Applicable	Not applicable

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
D	Pedestrian Quality					
1.	Percent of Units within 1000' of Park	NA	10/10	Not Applicable		Private lot lot qualifies.
2.	Grid or Modified Grid	10	10/10	Grid is simple and easy to navigate and understand for residents and visitors		Agree
3.	Internal Trail Connections	10	10/10	System of trails runs through the entire development		Agree
4.	Pedestrian Scale/Ornamental Street Lighting	NA	5/5			Applicant is providing pedestrian scale and ornamental lighting.
5.	Sidewalks are Provided Both Sides of Street	4	2.5/2.5	Applies to major access streets		Applicant is providing a good sidewalk system along the private drives in addition to the internal trail system.
6.	Cul-de-Sacs are Open Ended		NA	Not applicable		Not applicable

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
E	Integration of Parks...etc					
	Park Dedication is in Strict Conformance with Comprehensive Park Plan	25	NA	Greystar to pay park dedication fee		Not applicable
1.	Open Space is Consolidated and Usable	10	10/10	Green spaces between townhomes area accessible for all residents and is an organizing feature		Agree
3.	Open Spaces are Connected with Green Corridors	10	10/10	See above.		Agree
4.	Tree Preservation Above Minimum	NA	NA	Not a T-Zone		Not applicable
5.	Natural Features are Retained	NA	NA	Not Applicable		Not applicable
6.	Wetlands are Retained not Mitigated	10	8.9/10	Wetlands are retained in the development.		89% of wetlands on site are being retained
7.	Public Access to Creeks, Streams, and Lakes	10	10/10	Placing an accessible sidewalk along the western side of the large wetland; eastern side of site.		Agree

8.	Cultural Resources Integrated into Open Space Areas		NA	Not Applicable		Not applicable
9.	Extensive Internal Landscaping		3/10	Not Applicable		30% more landscaping than code requires.
10	Use of Native Plants in Landscaping	5	5/5	We are incorporating native species in the landscape plan		Agree
11	Existing Structures are Retained or Reused		NA	Not Applicable		Not applicable
12	Viable Open Space Master Plan is Created		NA	Not Applicable		Not applicable
13	Any Natural Restoration Work		NA	Not Applicable		Not applicable
14	Extraordinary Environmental Protection		NA	Not Applicable		Not applicable
15	Area of Parkland, Woodland, or Other Open Space Above the Minimum		NA	Not Applicable		Not applicable

III.	PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
	Unit	Scale Criteria					
	A. General						
	1.	Guarantee that Models will not be Repeated with X Lots of Each Other	NA	NA	Not Applicable; we are not detached housing		Not applicable
	2.	Creation of a Pattern Book	NA	NA	Not Applicable		Not applicable
	B. Architectural Elements (Items shall be guaranteed by covenant or some other appropriate, enforceable agreement)						
	1.	Front Porches		0/20			Applicable 0/20
	2.	Garages Set Back Farther than Front Face or are Side Loaded		20/20			At least 33% of the garages are setback as far as the front portion of the units.
	3.	Brick, Stone, or Stucco Chimneys		0/10			
	4.	Other Architectural Features		130/150			13 point worth features provided
		(Insert list of Architectural Features here)					
	C Safety						
	1.	% of units sprinkled above requirements		BONUS	project is 100% sprinklered.		