



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** February 22, 2022

**PREPARED BY:** Jesse Corrow, Associate Planner

**AGENDA ITEM:** Fox Briar Ridge East Planned Unit Development concept stage plan, development stage plan, rezoning and preliminary plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, February 14, 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 Fox Briar Ridge East Planned Unit Development concept stage plan, development stage plan and preliminary 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 28, 2022
  - b. The Engineering Department dated January 21, 2022
  - c. The Fire Department dated January 12, 2022
  - d. The Parks & Recreation Department, dated January 24, 2022
  - e. Hennepin County Highway Department dated January 11, 2022

Motion to recommend that the City Council direct the City Attorney to draft an Ordinance approving the rezoning from RA, Single-Family Agricultural to R3 PUD, Single and Two-Family Residential Planned Unit Development.

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.

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

**Zoning:** R-A, Single-Family Agricultural District

**Adjacent Land  
Use and Zoning:**

North: R-2, Single-Family Residential District  
East: R-2, Single-Family Residential District  
South: R-4 PUD, Medium Density Residential District Planned Unit Development  
West: R-3, Single and Two-Family Residential District

Applicant:	Donnay Homes
Application received:	January 10, 2022
60 day review deadline:	March 8, 2022
Address:	16001 Bass Lake Road

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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 Fox Briar Ridge East Planned Unit Development concept stage plan, development stage plan and preliminary plat subject to:

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**COMMENTS:**

**General:**

- The applicant is requesting a PUD concept stage plan, development stage plan, rezoning and preliminary plat approval to construct 16 lots for twinhome units and one single-family detached lot.
- The site is 4.44 acres with a proposed density of 3.83 units per acre, consistent with the low density residential guiding of the property which allows 1-4 units per acre.
- The project abuts the original Fox Briar Ridge development, a neighborhood made up of similar twinhome designs and comparable density calculations.
- The proposal closely follows ghost plat provided as part of the Original Fox Briar Ridge

development that was approved in the early 2000's.

**Access and Site Design:**

- Access will be provided from existing street stubs on the south and east borders of the parcel. The proposed development will connect 70<sup>th</sup> Place to Weston Lane, which will dead end before reaching Bass Lake Road.
- Sidewalks are proposed along both sides of the public streets and will connect to a trail along Bass Lake Road from the east side of Weston Lane, providing easy access to nearby schools, parks and trail systems.
- The existing driveway on Bass Lake Road will be removed and the curb will be re-aligned to provide a continuous grass buffer between the trail and roadway.
- An irregular shaped lot at the southwest corner of the site was formed by the previously designed Weston Lane street extension. The developer is proposing a single-family detached home at this location.

**Landscaping and House Plans:**

- A mix of overstory and ornamental trees are shown in the front yard of each unit and several conifer trees will provide screening in the rear and sides of the lots.
- The installation of a retaining wall at the northwest corner of the site will preserve a cluster of mature trees along Bass Lake Road.
- This proposal is not subject to the project point system, however, an attractive twinhome design is proposed with elevations similar to the original Fox Briar Ridge development.
- House elevations and floorplans of the units are included in Attachment C.

**Summary:**

- All comments included in the staff memorandums were addressed by the applicant and any corrections are reflected in the plans provided.
- The proposal is consistent with the low density guiding in the Comprehensive Plan and meets or exceeds the requirements of the zoning ordinance.
- This project closely follows the original ghost plat for this remnant parcel and staff has no issues with the proposal.

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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps and elevations

Attachment D: Ghost plat

Attachment E: Memorandums