

RESOLUTION NO. 22-054

CITY OF MAPLE GROVE

**RESOLUTION APPROVING PLANNED UNIT DEVELOPMENT
CONCEPT STAGE PLAN FOR EDISON APARTMENTS**

WHEREAS, JPL Development, LLC (hereinafter referred to as the “**Applicant**”) has made application for a Planned Unit Development (hereinafter referred to as “**PUD**”) - Concept Stage Plan amendment on 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 matter on February 14, 2022, recommending approval; and

WHEREAS, the City Council at its meeting of February 22, 2022, considered the matter and received the recommendation from the Planning Commission, the staff report, and other information.

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

FINDINGS

- A. On June 16, 2014, the City Council passed Resolution No. 14-058 conditionally approving PUD – Concept Stage Plan for land the includes the Property (hereinafter referred to as the “**Tricare CSP**”). The Tricare CSP designates 165-unit apartment use on the Property. The Applicant has made application for a PUD – Concept Stage Plan amendment to develop the Property with a 248-unit apartment project in two buildings (hereinafter referred to as the “**Proposed Use**”).
- B. The Applicant has submitted, for the City Council’s review and approval, the Proposed Use the PUD – Concept Stage Plan plan for the Property drafted by Westwood, which is attached hereto as Exhibit B (hereinafter referred to as the “**Concept Plans**”).
- C. The Property is zoned PUD, Planned Unit Development. The land to the north, east, and west of the Property is zoned R-A, Single-Family Agricultural. The land to the south of the Property is zoned PUD, Planned Unit Development.

D. Minn. Stat. §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.

E. 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.

F. Pursuant to City Code §36-64(a)(1) the PUD – Concept Stage Plan provides an opportunity for an applicant to submit a plan to the City showing the basic intent and the general nature of the entire development. Any PUD – Concept Stage Plan approval is limited to the following:

- a. Overall maximum PUD density.
- b. General location of major streets and pedestrian ways.
- c. General location and extent of public and common open space.
- d. General location of residential and nonresidential land uses with approximate type and intensities of development.
- e. Other special criteria for development.

G. The Proposed Use, consistent with the Concept Plans, is consistent with 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 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 that the City Council does hereby conditionally approve the PUD – Concept Stage Plan amendment for the Property and the Concept Plans for the Proposed Use, limited, pursuant to City Code §36-64(a)(1), to the overall maximum density, general location of major streets and pedestrian ways, general location and extent of public and common open space, general location of land uses and approximate type and intensities of development, and subject to the following conditions that must be met, to the satisfaction of the City, prior to the City Council approving any other applications for the Property, including, but not limited to, PUD - Development Stage Plan, unless otherwise expressly stated:

1. The Applicant shall comply with the following requirements, subject to the review and approval of the City Director of Community and Economic Development:
 - a. The Property is currently guided High-Density development, which has a density range of 10 to 18 units per acre. The Proposed Use is at 21.9 units per acre. At the time of PUD – Development Stage Plan application, the Applicant shall make application for a comprehensive plan amendment to change the land use of the Property to Mixed-Use Development, subject to the review and approval of the City Council, which will provide a density range of 10 to 22 units per acre.
 - b. The Concept Plans shall be modified to provide for the proposed access to the adjacent property to the east to be shown as an easement extending from the proposed cul-de-sac to the adjacent property.
 - c. At the time of PUD – Development Stage Plan, the right-of-way for the public street shall, as required by the City Director of Community and Economic Development, encompass the proposed cul-de-sac.
 - d. The Property is part of a larger outlot. Application, subject to the review and approval of the City Council, for platting the larger outlot shall be required.
 - e. In the event land to the north of the Property is not a second phase of the development, an additional public right-of-way shall be provided to the land to the north of the Property.
2. The Applicant shall comply with the following requirements, subject to the review and approval of the City Engineer:
 - a. Elm Creek Watershed District review and recommendation is required.
3. The Applicant shall comply with the following requirements, subject to the review and approval of the City Fire Inspector:
 - a. The plans submitted at the time of PUD - Development Stage Plan shall indicate the construction classification type (1A, IIB, V, etc.) and the square footage of the proposed buildings and to provide an approved scaled drawing (1-inch equals 10, 20, 30, 40, or 60 feet).
 - b. The plans submitted at the time of PUD - Development Stage Plan shall have the fire apparatus access road to be in compliance with the 2020 Minnesota State Fire Code, Section 503 and Appendix D.

4. The plans submitted at the time of PUD - Development Stage Plan shall provide for an aerial fire apparatus access road and turnaround, both in compliance with 2020 Minnesota State Fire Code, Section 503 and Appendix D.
5. Submittals for other subsequent applications, including, but not limited to, PUD – Development Stage Plan are subject to the review and approval of City staff and consultants, including, but not limited to, the Director of Community and Economic Development, Superintendent of Parks and Planning, City Engineer, and City Fire Inspector.
6. 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.
7. If the Applicant fails to deliver an application for PUD - Development Stage Plan in compliance with and within the timeframe required by City Code §36-64(a)(5) then the approvals granted by this Resolution shall become void and expire with no further action required of the City Council.

Motion to approve the foregoing findings, conclusions, and decision 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:

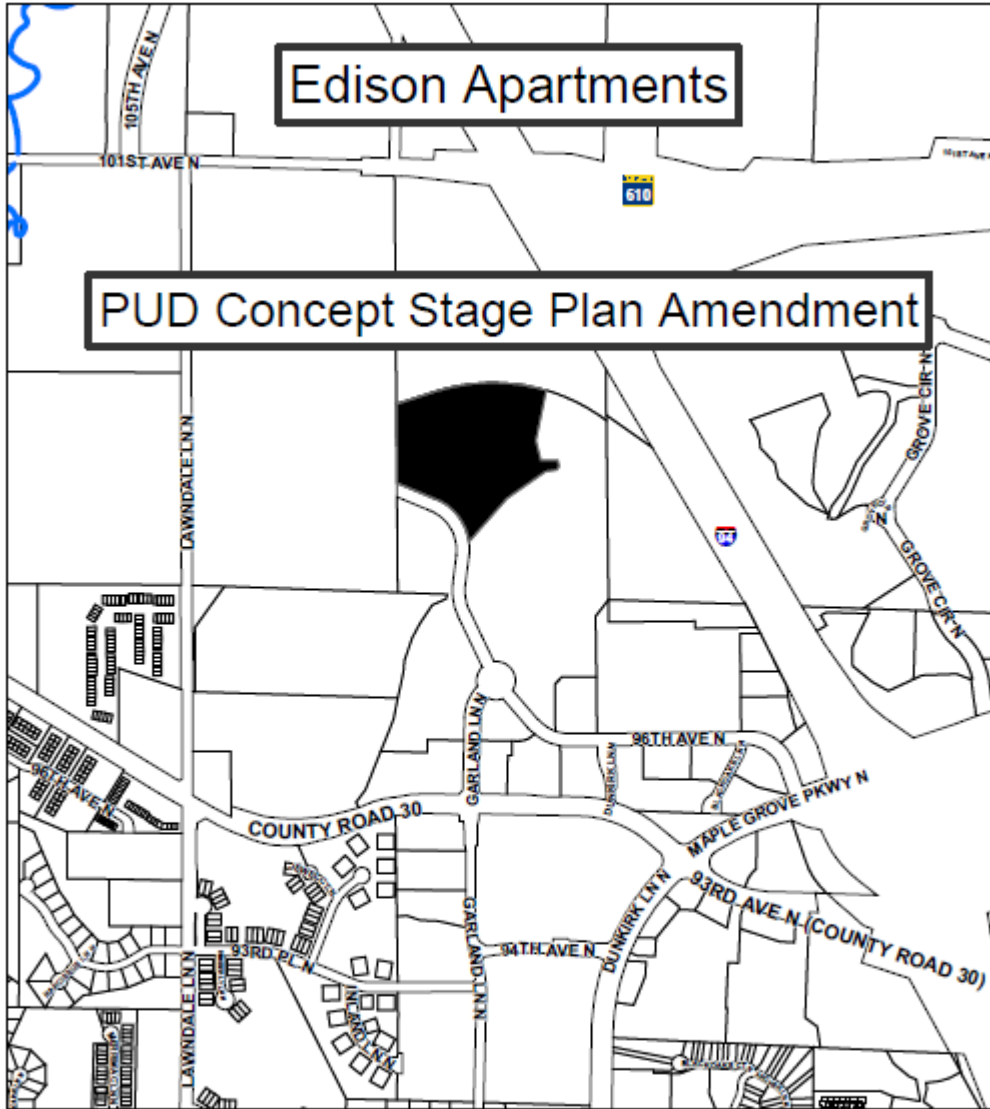
where upon, the resolution was declared duly passed and adopted the 7th day of March, 2022.

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. 22-054 is a true and correct copy of the Resolution as adopted by the City Council on the 7th day of March, 2022.

City Clerk

EXHIBIT A



NEIGHBORHOOD LOCATION MAP

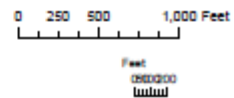


EXHIBIT B

CONCEPT SITE PLAN



PROJECT SUMMARY:	
BLDG. TYPE:	FLD
GROSS AREA:	113,200 sq. ft.
FOOTPRINT:	120,700 sq. ft.
MT. DEVELOPEMENT AREA:	10.25 AC.
APARTMENTS:	100 UNITS
AMENITIES:	CLUBHOUSE, LAUNDRY, STORAGE, BICYCLE RACKS, TRASH ENCLOSURE
APARTMENT BUILDINGS:	100 UNITS
GROSS DEVELOPMENT:	113,200 sq. ft.
FINISHED FLOOR AREA:	113,200 sq. ft.
PAVING:	113,200 sq. ft.
LANDSCAPING:	113,200 sq. ft.
PLANTINGS:	113,200 sq. ft.
IRRIGATION:	113,200 sq. ft.
LIGHTING:	113,200 sq. ft.
WATER METER:	113,200 sq. ft.
STORMWATER INLET:	113,200 sq. ft.
TRASH ENCLOSURE:	113,200 sq. ft.
BICYCLE RACKS:	113,200 sq. ft.
LAUNDRY:	113,200 sq. ft.
MECHANICAL ROOM:	113,200 sq. ft.
STORAGE:	113,200 sq. ft.
WALKWAY:	113,200 sq. ft.
DRIVEWAY:	113,200 sq. ft.
RAMP:	113,200 sq. ft.
ROADWAY:	113,200 sq. ft.
SHOULDER:	113,200 sq. ft.
MEDIAN:	113,200 sq. ft.
SIDEWALK:	113,200 sq. ft.
UTILITY EASEMENT:	113,200 sq. ft.
RIGHT-OF-WAY:	113,200 sq. ft.

EDISON AT MAPLE GROVE MAPLE GROVE, MN

