



REQUEST FOR COUNCIL ACTION

MEETING DATE: February 21, 2023

PREPARED BY: Peter Vickerman, Planning Manager

AGENDA ITEM: Bella Woods planned unit development concept stage plan

PREVIOUS ACTIONS:

At their meeting of Monday, February 6, 2023, the City Council tabled Bella Woods planned unit development concept stage plan until February 21, 2023.

At their meeting of Monday, January 3, 2023, the City Council tabled Bella Woods planned unit development concept stage plan until February 6, 2023.

At their meeting of Monday, December 5, 2022, the City Council tabled Bella Woods planned unit development concept stage plan until January 3, 2023.

At their meeting of Monday, November 14, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution approving the Bella Woods planned unit development concept stage plan 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 November 6, 2022
 - b. The Water Resources Engineer dated October 5, 2022
 - c. The Fire Department dated October 6, 2022
 - d. The Parks & Recreation Department dated November 8, 2022
2. The applicant shall provide an amenity space in the townhome area in any subsequent development stage plan.
3. The applicant shall provide parking and turn-around space in the southern townhome area in any subsequent development stage plan.
4. The applicant shall provide a ghost plat for properties at 18800 101st Avenue North and 18760 101st Avenue North with any subsequent development stage plan.
5. The applicant shall provide screening as necessary at the end of the temporary cul-de-sac adjacent to the KOA campground at 10410 Brockton Lane North.

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 approval

Zoning: R-A (Single-Family Agricultural District)

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:	US Home, LLC (Lennar)
Application received:	September 21, 2022
60 day review deadline:	November 20, 2022
Additional 60 day review deadline:	January 19, 2023
15.99 extension by applicant:	February 28, 2023
Address:	10350 Brockton Lane North

RECOMMENDED COUNCIL ACTION:

Motion to remove this item from the table.

Motion to recommend that the City Council direct the City Attorney to draft a resolution approving the Bella Woods planned unit development concept stage plan 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 13, 2023
 - b. The Engineering Department dated February 6, 2023
 - c. The Fire Department dated January 5, 2023
 - d. The Parks & Recreation Department dated January 13, 2023
2. The applicant shall provide an amenity space in the townhome area in any subsequent development stage plan.
3. The applicant shall provide a ghost plat for properties at 18800 101st Avenue North and 18760 101st Avenue North with any subsequent development stage plan.
4. The applicant shall provide screening as necessary at the end of the temporary cul-de-sac adjacent to the KOA campground at 10410 Brockton Lane North.

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.

COMMENTS SINCE LAST CITY COUNCIL MEETING:

- The applicant has amended their plans by replacing 24 townhomes in the southwestern portion of the development with 19, 45’ wide detached home lots and replacing seven 65’ wide lots with eight 55’ wide lots.
- An additional public street is proposed to serve the proposed 45’ wide detached home lots.
- The total unit count is now 120, down from 121 in the previous submittal.
- The updated density calculations are as follows:

Gross acres	50.91
Wetlands	9.07
Steep slopes	0.14
Arterial ROW	0.82
Net Acres	40.88
Net Density	2.9

- The proposed detached lots are 45, 55, and 65 feet in width and between 5,850 and 11,000 square foot in size.
- The applicant continues to propose retaining a significant number of trees in the Tree Preservation Overlay district on the site. (76.4%)
- Staff retained the conditions of approval from the Planning Commission with the exception of #3 regarding turnarounds and guest parking for the southern townhome portion as they are now proposing detached lots with a connecting street.
- Staff has no issue with the amended proposal.

COMMENTS FROM PLANNING COMMISSION DISCUSSION:

- The Planning Commission voted 5-2 to recommend approving the Bella Woods concept stage PUD.
- Overall the Planning Commission members were supportive of the development and the preservation of the large forested area in exchange for 65-foot wide detached lots and the townhomes closer to County Road 101.
- They did add some conditions of approval including requiring an amenity space in the townhome area, adding some additional guest parking and turn-around areas in the southern townhome area, requiring a ghost plat for the two parcels south of the development, and requiring some type of screening at the end of the temporary cul-de-sac adjacent to the KOA campground to the north. We note that the condition related to turn arounds and guest parking for the southern townhome area is now moot since those have been replaced by detached lots with ample on-street parking and a connected street system.

- The two planning commissioners who voted against the proposal expressed concerns that the smaller lots and townhomes would have a better chance of becoming rental properties, and concerns that future residents may trespass on the adjacent campground property.
- There were a number of questions from the owner of the campground and staff has subsequently met with the campground owner to help answer their questions in more detail.

COMMENTS:

General:

- The applicant is requesting PUD concept stage plan approval for a 120-unit residential development on approximately 40 net acres of land.
- The applicant is proposing 75 single family detached lots and 45 townhomes.
- The detached lots are proposed to be 45, 55 and 65 feet in width and of various depths.
 - The 45' wide detached lots in the southwest portion are 130 feet in depth, so a minimum of 5,850 square feet in size.
 - The 55' wide detached lots in the southwest portion are also 130 feet in depth, so a minimum of 7,150 square feet in size.
 - The 65' wide detached lots in the southwest portion are 130 feet in depth, so a minimum of 8,450 square feet in size.
 - The detached lots in the northeast portion are 65' wide and between 139 and 168 feet in depth, so 9,035 to 10,920 square feet in size. Lots on the curves would generally be larger.
- The proposal is in the Northwest-610 Master Plan area and is generally west of the recently approved Evanswood development.
- There are two main areas of development with a large preserved forested area between them.
- Staff notes that the applicant's application stated that none of the units would be built as rentals.

Tree preservation district and natural resources:

- The proposal has one of the largest remaining Tree Preservation Overlay Districts (T-zone) that has not been developed in the city.
- There is a net area of 6.74 acres of T-zone (this does not count the T-zone area that is also wetland since these areas are already protected.)
- The applicant is proposing to impact 1.59 acres of the T-zone, leaving 5.2 acres or 76.4% preserved, significantly higher than most recent developments.
- The applicant is also proposing to preserve an additional 1.4 acres of non T-zone forested area along with most of the nine acres of wetlands that generally occur mixed in with the forested area.
- This area would be conveyed to the City of Maple Grove and create a large, contiguous natural resource area with the school site and city park.

- Paved trails could traverse through this area to provide connections to the future school and city park from the adjacent neighborhoods.
- Like with other recent developments, the expectation would be that the applicant would receive park dedication credit for the 30-foot trail corridors, with the balance of the land donated to the city.
- Preserving this area was noted as one of the key goals in the Northwest-610 Area Master Plan and other recent developments.

Density transfer:

- The recently approved changes to the T-zone ordinance incentivizes developers to save additional trees in exchange for flexibility in lot sizes and unit types.
- The approved Northwest-610 Area Master Plan also discusses shifting development away from natural resource areas like the ones on this site in exchange for flexibility in lot sizes and unit types.
- The applicant is requesting flexibility with the lot sizes (going to 45, 55 and 65 feet) and to allow the townhomes along County Road 101.
- Staff can confirm that the applicant's plan does meet the intent of the ordinance and supports the request for flexibility.
- Staff also notes that the proposed preservation is significantly higher than all recent developments in the T-zones. Generally, development has been right around the 51% threshold to avoid or minimize tree replacement requirements.
- The overall density is still at 2.9 units per acre which is consistent with the comprehensive plan.

Streets:

- The proposal will be served by public streets for all the detached homes and a private street loop for the townhomes.
- The northeast portion is fairly straightforward as they will gain access off the currently-being-constructed Arbor Ridge Parkway North.
- The southwestern portion will require additional right-of-way or easement from the property owner at 19050 101st Ave North so that the realigned E/W collector road (what is currently 101st Avenue North) lines up with Stieg Road in Corcoran. This intersection is anticipated to be signalized in the future. Staff notes that this will need to be resolved before any subsequent development stage plan.
- The balance of the public street system in the southwestern portion of the development has adequate connections to adjacent properties and the applicant is showing temporary cul-de-sacs for the time being.
- Staff notes that Hennepin County mentioned a desire to have any local residential streets connecting with the Stieg Road/101st Avenue realignment be at least 300 feet away from the intersection with County Road 101. While Hennepin County does not have any access management responsibilities or jurisdiction on city collector streets (which the Stieg Road/101st Avenue realignment is), we note that the first local street connection is over 400 feet away.

Utilities:

- Public water and sewer will be provided to all units in the development.
- Like the streets, the northeast portion is fairly straightforward with water and sewer connections in Arbor Ridge Parkway North that this development can connect with.
- The southwestern portion will require working with the school district to extend a sewer line along the south and west portion of the school district site.
- Water service may also need to come through the school district site. Another option is to have water go through the forested area underneath a trail.
- These utility questions will need to be resolved before any subsequent development stage plan for this project.
- Staff notes that we have met with the school district to review some of these options and no major concerns were raised by the school district representatives.

Summary:

- Staff supports the proposal with the conditions of approval.
- The proposed development plan provides for additional housing in this area, begins to establish some of the overall transportation and utility infrastructure, and preserves a significant natural resource area adjacent to a public school and park site.
- The overall density is within the guidelines of the low-medium density guiding in the comprehensive plan and is consistent with other recent developments (like Rush Hollow where the low-medium density was at 3.0 u/a).
- The proposed townhomes and smaller lots along County Road 101 are consistent with code allowances to move density out of the T-zone areas, and also makes sense being close to a higher volume arterial road, and commercial and industrial uses on the other side in Corcoran.
- There are transportation and utility questions to be worked out in the southwest portion of the site and these are all conditions of approval for the next stage in the development.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Updated concept plan

Attachment D: Elevation examples

Attachment E: Memorandums

Attachment F: Side by side comparison