

MEMORANDUM

Date: 2/6/2020
To: Planning Commissioners
From: Erin Perdu, AICP, City Planner
Ryan Krzos, AICP, Planning Consultant
CC: Scott Duddeck, City Manager
Debra Gustafson, Administrative and Community Services Director
Re: Preliminary Plat for property at 2242 7th Street N and 2231 6th Street N; and Rezoning from R-1 to R-2 and Preliminary Planned Unit Development Review for 2242 7th Street N

BACKGROUND

Doug Andrus of Andrus Built LLC, on behalf of the property owner, K&T North St. Paul Investment LLC, is requesting approval of a Rezoning, Preliminary Plat and Preliminary Planned Unit Development to develop the subject property with 18 townhome units and three single family dwellings. The request is divided into three separate requests:

- Rezoning of the portion of the property at 2242 7th Street N. from R-1 to R-2
- Preliminary Planned Unit Development for an 18 townhome development on the 2242 7th Street N. property
- Preliminary plat to create 3 single-family home lots on the property at 2231 6th Street North and 18 townhome lots at 2242 7th Street N.

At the January 2, 2020 Planning Commission meeting the applicant presented and received feedback on a concept plan for the site. The concept plan reduced the number of proposed townhomes from the original 20 units proposed (that was tabled in November of 2019) to the current request consisting of 18 units. The current proposal includes townhome lots would front



along a cul-de-sac as opposed to the previously proposed “T” shaped turnaround. The three proposed single-family lots along 6th Street North remain.

The site is zoned R-1 Single-Family Residential, of which the applicant requests rezoning a portion to the R-2 Mixed Residential District. The R-2 zoning district allows townhome dwellings as a permitted use. The 4.23-acre subject site is currently comprised of four parcels, two of which contain existing single-family dwellings which would be demolished.

The requested subdivision would divide the four existing parcels into three (3) lots for single family dwellings along 6th Street N, and 18 lots for townhomes with an outlot containing a private cul-de-sac providing access to each of the townhome units. The plat would also dedicate small portions of right-of-way for 7th Street N and 6th Street N to complete the full 60-foot width for these roadways.

Lastly, the Planned Unit Development Overlay approval for the townhome parcel is requested to provide flexibility from the dimensional standards of the Zoning Ordinance allowing redevelopment of the site for medium density residential land uses as envisioned by the Comprehensive Plan.



GENERAL STAFF REVIEW

Consistency with the City Plans

- *154.004 (D)(2) Rezoning Standards (b) The proposed amendment is consistent with the general purposes and intent of the Comprehensive Plan.*
- *154.004 (D)(2) Rezoning Standards (f) If applicable, the proposed amendment is consistent with officially adopted city plans and overlays.*
- *154.008 (C)(4) PUD General Standards (a) Consistency with Comprehensive Plan. The proposed PUD shall be consistent with the Comprehensive Plan.*

The area of the site proposed for townhome units is guided for Medium Density Residential use by the 2040 Comprehensive Plan. The Medium Density Residential land use category envisions uses at densities from 6 to 12 units per acre. The proposed development density within the area to be developed with townhomes is 5.8 units per acre, just under the low end of the comprehensive plan guidance. The Comprehensive Plan encourages diverse housing options particularly the development of “missing middle” styles of housing. The proposed townhome development would be consistent with this aspect of the Plan. The area containing the proposed single-family lots is guided for low density residential land uses. The density of the three proposed lots within this area, which is to remain zoned R-1 is 4.6 units per acre. There are no overlays guiding the subject site.

Health, Safety, and General Welfare

- *154.004 (D)(2) Rezoning Standards (b) The proposed amendment will not adversely affect the health, safety, or general welfare of the city;*

The subject requests would enable the development of medium density residential land uses. Surrounding land uses are low density residential and open space uses. Adverse impacts on health, safety, or the general welfare of the City are not likely from the proposed rezoning or the resulting development.

Compatibility with Surrounding Context

- *154.004(D)(2) Rezoning Standards (c) The proposed amendment is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;*
- *154.004(D)(2) Rezoning Standards (d) The proposed amendment is compatible with adjacent properties;*
- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria. (D). The arrangement of buildings, structures, and accessory uses does not unreasonably disturb the privacy or property values of the surrounding residential uses.*
- *154.008 (C)(4) PUD General Standards (f) Relationship of PUD site to adjacent areas. The design of a PUD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PUD shall be so designed as to minimize undesirable impact of the PUD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PUD.*

- *154.010(E)(3) General Architectural requirements (g) Protection of views. Buildings shall be designed and oriented so as not to detract from one another or to unduly restrict views to open spaces, plazas and vistas.*

The immediately surrounding properties contain single-family dwellings on lots primarily in the quarter- to half-acre range, with a roughly three-and-a-half-acre single family lot directly north. The Urban Ecology Environmental Learning center is directly east of the site across 6th Street N. The proposed development would maintain residential use of the site, at a combination of low and medium densities. The proposed townhomes would be oriented towards an internal private roadway which provides access to each of the units. Rear yards meeting the minimum setback requirements would lie between the townhomes and the adjoining properties to the north and south respectively. The residential properties to the south contain residences with their rear facades facing north, opposite the rear of the southerly row of proposed townhomes. The lot to the north of the subject site is also guided for medium density residential land uses by the Comprehensive Plan. Staff finds that the proposed development as revised is a reasonable approach to provide medium density land use within the subject site and is proposed in a manner that is compatible within the existing neighborhood context. The townhomes are arranged toward the center of the subject property, allowing for reasonable buffer areas and minimizing their impact on surrounding neighborhoods.

Proposed Uses

- *154.006(C)(1) Permitted, Conditional, and Interim Uses refers to Table 3 for allowed uses within the residential districts.*
- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria. (H) Proposed unit and accessory use requirements are in compliance with the district provisions in which the development is planned.*
- *154.008 (C)(4) PUD General Standards (c) Permitted uses. All permitted, conditional, and interim uses contained in the underlying zoning district shall be treated as permitted, conditional, and interim uses in the PUD Overlay District.*

The proposed development includes single family dwellings in the area to remain R-1 and townhome dwellings in the area to be rezoned to R-2. These uses are permitted within the corresponding zoning districts. Planned unit developments are also permitted in the R-2 district.

Proposed Lot/Building Dimensional and Setback Requirements

- *154.006(C)(3) refers to Table 4 for the lot requirements within the residential districts.*
- *154.008 (C)(4) PUD General Standards (l) Building height. Height limitations shall be the same as imposed in the respective zoning districts.*
- *154.008 (C)(4) PUD General Standards (d) Density. Increased density shall be permitted to encourage the preservation of natural topography and geological features. The city may, but shall not be required to, provide concessions in setbacks, density, or lot size to protect waterways or water bodies, steep slopes or other areas which would normally not be developable. The city will consider allowing an increase in the allowable density upon proof by the applicant that some of the following features are being provided as part of the proposed development:*

- i. *Preservation of natural site features, wetlands, lowlands, wooded areas, and the like, protected by the Minnesota Department of Natural Resources, by the city and/or Ramsey County ordinances.*
- ii. *Creation of conservation easements due to steep slopes, wooded areas and/or environmentally sensitive areas, as identified in the Comprehensive Plan.*
- iii. *Creation of park/public areas for active and passive park uses beyond required standards or other public purposes such as schools, public buildings, greenways, and the like which meet the intent of the Park and Recreation goals of the Comprehensive Plan and are consistent with the public dedication requirements for the proposed development.*
- iv. *Installation of public improvements designed to serve areas beyond the project boundary.*
- v. *The city may consider increased density for housing projects which provide affordable housing options, consistent with the Comprehensive Plan.*
- *154.008 (C)(4) PUD General Standards (e) Minimum lot size. The minimum lot size requirements of other sections of this chapter do not apply to a PUD except that the minimum lot size requirements of the underlying zone shall serve as a guideline to determine the maximum dwelling unit density of a total development. The maximum dwelling unit density shall be determined by the area remaining after appropriate space for street right-of-ways and any other public dedications have been determined and subtracted from the total PUD area. If the property involved in the PUD includes land in more than one zoning district, the number of dwelling units or the square footage of commercial, residential or industrial uses in the PUD shall be proportional to the amount that would be allowed separately on the parcels located in each of the underlying zoning districts.*

A summary of the information included in Table 4 is provided below. (items underlined are areas where the lot(s) does not meet zoning standards and therefore require deviations allowable in a PUD):

Requirement	R-1 (Existing Zoning Designation)	Proposed SF Lots along 6th St (To remain R-1)	R-2 (Requested Zoning Designation)	Proposed Townhome Lots (Requested R-2 Zoning)
Minimum Lot Area	<i>7,920 sf per dwelling unit</i>	9,241 – 9,922 sf ² per dwelling unit	<i>5,967 sf per dwelling unit</i>	<u>5,044</u> – 7,765 sf per dwelling unit
Minimum Lot Width	<i>60 ft</i>	65 – 69.91 ft	60 ft	<u>~27 ft – 53.12 ft</u>
Front Yard Setback	<i>25 ft</i>	Building pad locations were not identified on the plans for these lots.	<i>25 ft</i>	20 ft (lot 13)

Requirement	R-1 (Existing Zoning Designation)	Proposed SF Lots along 6th St (To remain R-1)	R-2 (Requested Zoning Designation)	Proposed Townhome Lots (Requested R-2 Zoning)
Rear Yard Setback	25 ft		25 ft	>25 ft
Side Yard Setback	6 ft internal, 15 ft corner		6 ft internal, 15 ft corner	6 ft interior – 0 ft where units are attached 15 ft corner
Maximum Height	Two (2) stories or 35 ft. in height		Two (2) stories or 35 ft. in height	The submitted building renderings show One story townhome units.
Limit of Surfacing in Front Yard	40%		40%	Approx. 37% - approx. 72%
Minimum Livable Space	900 sf 1 story, 1,200 sf 2 stories		900 sf 1 story, 1,200 sf 2 stories	1,846 sf building pad (not including garage)
Lot Coverage	40%		50%	28 % - 56% (6 of 18 are above 50%)
Density	Low (3 – 5.5 units/ac)	4.6 units per acre	Medium (5.6 – 7.3 units/ac)	5.8 units per acre

The townhouse and single-family portions of the development would generally comply with the range of densities allowed in the R-2 and R-1 Districts respectively. Accordingly, an allowance for increased density is not requested with this project. The proposed townhomes do not comply with required lot width in the R-2 district and most of the proposed townhome lots are substandard in lot area. These reductions are requested in order to achieve the minimum level of density prescribed in the R-2 district and the Comprehensive Plan’s future land use guidance for this site. The Planned Unit Development process allows for reduction in dimensional requirements of the Ordinance to meet certain objectives. In this case, the deviations allow for a development that:

- Promotes more efficient land use and density consistent with the Comprehensive Plan.
- Facilitates the economical provision of streets – a private drive is proposed.

- Allows for medium density residential units (townhomes) that are reasonably buffered from surrounding neighborhoods, consistent with the city's housing goals.

Most of the proposed townhome lots would comply with the required 25-foot front yard setback, the required 6-foot interior side setback, and the required 15-foot corner side setbacks; lots 13 and 14 were moved north for tree preservation purposes and therefore lot 13 is setback only 20 feet from the front lot line.

Several of the proposed townhome lots would exceed the limit on front yard surfacing, and less than half of the lots would exceed the total lot coverage requirements. This is due in large part to the wide driveways that lead to each of the units. Said driveways provide additional off-street parking capacity for guests of residents, as guest parking stalls within the private drive are not provided due to the width of the street and the location of driveways.

Ownership

- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria (A). Adequate property control is provided to protect the individual owner's rights and property values and the public responsibility for maintenance and upkeep.*
- *154.008 (C)(4) PUD General Standards (a) Ownership. An application for PUD approval must be filed by the landowner or jointly by all landowners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approval of the final plat shall be binding on all owners. In absence of an ownership application, the project developer may submit with the development application the written consent of all property owners within the proposed PUD. The financial commitments incurred through any portion of the development shall be the responsibility of the owner.*

The property owner is listed as the owner or submitted recently executed deed transfers for each of the four subject parcels. The application materials state that a townhome association will be responsible for maintenance of the private roadway and lawn care for the site. Staff recommends that a copy of the executed associated documents be submitted to the City as a condition of approval.

Utilities and Municipal Services

- *154.004(D)(2) Rezoning Standards (e) The proposed amendment can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems.*
- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria (F). The drainage and utility system plans are submitted to the City Engineer and shall be subject to approval of the City Engineer.*
- *154.008 (C)(4) PUD General Standards (k) Public services. The proposed project shall be served by the city water and sewer system and fire hydrants shall be installed at such locations as required by the City Engineer or the Fire Chief to provide fire protection.*

- *154.008 (C)(4) PUD General Standards (g) Utility requirements. Utilities, including telephone and electrical systems, installed within a PUD shall be placed underground. Utility appurtenances which can be effectively screened may be exempt from this requirement if the city finds that such exemption will be consistent with the objective of this section and the character of the proposed PUD.*
- *154.010(A) Development Standards (9) Utility installations. All on site utility installations shall be placed underground.*

Revised utility plans were included in the applicant’s submittal. Water and sewer mains providing service for the proposed townhomes would extend from existing mains within the 7th Street right-of-way. The City Engineer has reviewed the utility plans and has requested several revisions outlined in the “Engineering Comments” section.

Water, sewer, and storm sewer facilities are shown on the utility plan as located underground. Telephone and electrical systems were not identified on the utility plan. Any utilities not shown on the plan would have to be screened or located underground and would have to be shown on a revised utility plan and submitted for review prior to construction or shown on final PUD plans.

Open Space

- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria. (C) A sufficient amount of usable open space is provided.*
- *154.008 (C)(4) PUD General Standards (n) Open space. Common open space shall be either held in common ownership by all owners in the PUD or dedicated for public use with approval of the City Council. Whenever possible, common open space shall be linked to the open space areas of adjoining developments. Common open space shall be of such size, shape, character, and locations as to be useable for its proposed purpose.*
- *154.010(B)(1)(d) Residential Open Space. Townhouse. Each lot shall contain at least 500 square feet of usable open space for each unit.*

Each of the proposed townhome lots would have a yard area that would qualify as usable open space; each of these areas would exceed the minimum 500 square feet. The plan does not propose any common open space. However, the townhome style of development features yards for each of the individual units which provides needed area for recreational opportunities.

Drainage/Natural Resources

- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (b) Drainage. Drainage shall be provided as required consistent with the city and Watershed District requirements. Any required NURP ponds shall be integrated into the overall plan and proper easement and maintenance agreements shall be provided.*
- *154.010(F) Landscaping Standards (9) Drainage, access & utility easements. No landscape material other than grass, or retaining walls, shall be placed within a drainage, access or utility easement. Rock or riprap may be allowed upon review and approval by the Zoning Administrator provided the proposed material does not interfere with drainage, access or utilities.*

The proposed development includes on-site drainage features including two detention facilities located in areas to the east of the proposed townhome units. The submitted materials include a drainage report which was reviewed by the City Engineer. Several requested revisions or items of additional information from the applicant related to stormwater are included in the “Engineering Comments” section.

The proposed landscaping plan shows several tree plantings within the proposed drainage and utility easement encompassing the stormwater detention facilities. In accordance with the above noted standard, these plantings will need to be relocated on a revised landscaping plan.

Landscaping

- *154.008 (C)(4) PUD General Standards (j) Landscaping. In any PUD, the developer shall prepare and submit a landscaping plan as a part of the Final Plan, which shall include a detailed planting list with sizes and species indicated to be approved by the City Council. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the PUD plan.*
- *154.010(F)(3) Tree requirements. (a) Number of trees. Trees must be planted within the property lines and in a location as not to interfere with sight line visibility at maturity. The minimum number of trees of any given site shall be as follows: (i.) Single- and two-family uses. A minimum of one tree per parcel.*
- *154.010(F)(3) Tree requirements. (a) Number of trees. (ii.) Townhouse and multiple family uses. Residential structures containing two or more units shall contain as a minimum: one tree per dwelling unit.*
- *154.010(F)(4) Landscape coverage. All residential district properties are encouraged to have diversified landscaping in addition to the landscaping required in setback areas for free-standing, detached structures. All landscaped areas are encouraged to be developed with live deciduous and coniferous plants, grass, trees, and shrubs which provide a variety of color, texture, height, and forms consistent with the needs of the site and other elements of the plan. The landscaped areas may contain, but not limited to, some decorative stones, wood, patio blocks, sculptures, and other appropriate ornamental features. Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. The following zoning classifications will have the following percentage of the lot landscaped: (b) R-2 District. All areas, except for buildings, driveways and approved parking areas, shall be landscaped as described above. Landscaping may include retaining the natural landscape where appropriate. At least 50% of the front yard must be landscaped.*
- *154.010(F)(5) Required yards and setbacks.*
 - (a) All developed uses shall consist of, but not limited to, a landscaped yard, including grass, plantings, decorative stones, trees and shrubs, along all streets.*
 - (b) Except for driveways, the yard shall extend along the entire frontage of the lot, and along both streets in the case of a corner lot, such yard shall have a depth of at least ten feet.*

(c) Required yards and setback areas, except driveways and areas used for accessory structures, shall be graded to final elevations and sodded or seeded and landscaped with grass, plantings, decorative stones, trees and shrubs.

A landscaping plan was included in the application submittal. The proposed 18 units of townhomes and three single family dwellings requires 21 trees (one tree per residential unit). The proposed landscaping plan shows 25 trees of three species: River Birch, Hackberry, and Sienna Glen Maple. Eight of the proposed trees are located on either side of the proposed roadway serving the townhomes, and three along the west side of 6th Street N in front of the three single-family home sites. Clusters of proposed River Birch plantings are located around the sides of the two stormwater detention facilities. As previously noted, plantings are not permitted within drainage and utility easements, therefore said plantings must be relocated on a revised landscaping plan.

The areas of the site aside from roadways, driveways, and buildings are shown as residential turf grass. As noted above, several the front yard areas would not comply with the hard-surfacing requirements. A reduction in this requirement could be provided through the PUD process, since this would allow for groupings of wider driveways to accommodate guest parking.

Screening

- *154.010 (A) Development Standards (12) Storage of trash. (a) Residential uses. There shall be no front yard storage of trash or trash containers except in the 24 hour period prior to a scheduled pickup in residential districts.*
- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (c) Projecting air conditioning and heating units. Air conditioning or heating units shall not project through exterior walls or windows unless located behind a balcony and screened from view.*
- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (d) Transformers. If located outside, shall be screened from view.*
- *154.010(D)(27) Townhouse dwelling Supplemental Standards. (e) Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where allowed, be outside and entirely screened from off-site views. For new buildings, all utilities shall be underground.*
- *154.010(E)(3) General Architectural requirements. (b) Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where outside be entirely screened from off-site views. For new buildings, all utilities shall be underground.*

If meters, transformers, refuse containers are to be placed outside, they must be screened from view and shown on revised plans submitted with the final PUD. If projecting air conditioning and/or heating units are to be used, they must be shown on the building elevations submitted with the final PUD.

Lighting

- *154.010(A) Development Standards (7) Outdoor lighting. All outdoor lighting shall be directed away from adjoining property and from the street unless globe lighting is used. Bare incandescent light bulbs shall not be permitted in view of adjacent property or the public right-of-way, except decorative holiday lights having 7.5 watts or less. No exterior lighting shall exceed 0.4 foot candles at the lot line. Yard lights shall not be closer than five feet from the property line, provided the direct source of light is not visible from the public right-of-way or adjacent residential property.*

No exterior lighting is shown on the plans. If exterior lighting is proposed, a lighting plan needs to be submitted with the final PUD.

Streets and Sidewalks

- *154.008 (C)(4) PUD General Standards (i) Street width. Requirements outlined in the subdivision ordinance for street widths may be relaxed depending on the number of off-street parking locations and the anticipated density in the planned unit development. The Planning Commission, City Engineer and city's Emergency Services (Fire, Ambulance and Police) shall review each planned unit development to determine street width requirements.*
- *154.010(A) Development Standards (22) Sidewalks and trails. Complete plans shall be provided for proposed sidewalks and trails to serve parking, recreation and service areas within developments and to link to the city's system.*
- *154.010(E)(3) General Architectural requirements (e) Pedestrian ways. Buildings shall be designed with proper provision and orientation for a pedestrian system to serve and link development.*

The proposed private street is shown as having a 26-foot right-of-way (street surface being 24 feet in width). A cul-de-sac with a radius of 40 feet would be provided at the eastern termini of the townhome lots.

No proposed sidewalks are included in the plans; however this area of the City does not have sidewalks with which to connect. The Commission may wish to consider requiring the installation of a sidewalk along 7th Street N so that the development is ready to connect to any future sidewalks installed as part of a street reconstruction project or other redevelopment in the area.

Parking

- *154.008 (C)(4) PUD General Standards (h) Parking. Off-street parking and loading space shall be provided in each PUD in the same ratios for types of buildings and uses as required in the underlying zoning district.*
- *154.010(J)(3) General Parking Standards. (a) Minimum size regulations. Each space shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space shall be adequately served by access drives as determined by the Zoning Administrator. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve.*

Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.

- *154.010(J)(9) Off-street parking standards for residential districts. (c) Setbacks. New driveways and off-street parking shall be set back a minimum of three feet from side property lines.*
- *154.010(J)(9) Off-street parking standards for residential districts. (e) Driveways, authorized parking areas, and authorized garages.*
 - i. Driveways must lead to and abut a vehicle access door having a width of at least eight feet. Driveways must not exceed a 22 foot maximum width at the property line.*
 - iv. Required number of off-street parking spaces. The minimum number of off-street parking spaces are located in Table 8.*

A Summary of the requirements in Table 8 is provided below for single-family and townhome uses.

Use	Requirement	Proposed
Townhouse Dwelling Residential- Family Living	2 per dwelling unit.	18 units with two car garages: 36 stalls
Single Family Dwelling Residential- Family Living	2 per dwelling unit.	3 dwellings with two car garages: 6 stalls

Each of the townhome units would have a driveway leading to an attached 22’ by 22’ two-car garage. Driveways would be shared between adjoining units; as such they would conflict with the 3-foot side setback. Through the PUD form of approval, this setback requirement may be reduced to allow the shared driveways which are common for townhouse-style developments. In this case, the pairing of driveways creates a greater concentration of green area in the front yard.

Access and Circulation

- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria. (B) The interior circulation plan plus access from and onto public rights-of-way does not create congestion or dangers and is adequate for the safety of the project resident and the general public.*
- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (a) Access. Each townhouse unit shall have direct vehicle access from the garage and driveway to a public road or to an improved private road meeting the requirements of the city.*
- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (f) Public roads. Each townhouse development shall have direct vehicle access to a public road.*
- *154.010(F) Landscaping requirements (8) Traffic visibility. In order to provide a clear view of intersecting streets to motorists, a triangular area of clear vision formed by the two intersecting streets and driveways and a line connecting said centerlines, shall be kept clear of visual obstruction, as specified below.*
 - (a) Within any vision clearance triangle, screening, plantings, walls, fences or other obstructions are not permitted between a height of 30 inches and ten feet above the curb level, with the exception of fences with a maximum of three feet in height and at least two-thirds open to vision.*

(c) At the intersection of a private drive or alley with a street, the line shall extend a minimum of ten feet from the intersection of the street and alley or drive property lines.

According to the Institute of Transportation Engineers' (ITE) Trip Generation Manual townhomes are associated with a daily trip rate of 5.86 trips per unit, which is a lower rate than single-family residences. The 18 proposed units would be expected to generate 105 trips per day. This traffic would originate from the private drive, which feeds into 7th Street N. This volume of traffic is not anticipated to create any congestion or dangers.

Each of the proposed townhome units would have a driveway out to the private road that appears to be 22 feet in width leading to an attached garage. Lastly, the vision triangle at the intersection of the private drive and 7th Street N is clear of landscaping.

Architecture

- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria. (D) The architectural design of the project is visually compatible with the surrounding area. Architectural style or type of buildings shall not solely be a basis for denial or approval of the preliminary PUD plan. However, the overall appearance and compatibility of individual buildings to other site elements of surrounding development will be given primary consideration in the review stages of the Planning Commission and City Council.*
- *154.010(E)(3) General Architectural requirements (f) Pedestrian-oriented design. Building designs are encouraged to make the street enjoyable, visually interesting and comfortable. Individual buildings should be integrated with the streetscape to bring activity in the building in direct contact with the people on the street.*
- *154.010(E)(4) Architectural control. (a) Single-family dwelling. i. Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.*
- *154.010(E)(4) Architectural control. (b) Two-family dwelling, townhouse dwelling and modular housing:
 - i. *Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.*
 - ii. *Number of units. There shall be no more than five townhouse units attached in any one group or building. For unique designs involving special circumstances, a greater number may be allowed, provided views, windows (in at least three directions for each unit), privacy and line of sight are preserved in the design.*
 - iii. *Modulation, length. The building and units shall be modulated to provide interest.*
 - iv. *Diversity. Townhouse groupings shall provide diversity in terms of size, type and building orientation and form.*
 - v. *Equipment. All building equipment shall be hidden from view. Building vents and chimneys shall consist of similar materials to the building roof and the sides of the building.**

For a preliminary Planned Unit Development, a full architectural submittal is not required by the Ordinance. Additional architectural submittals are required for final PUD review. The applicant

did however provide an architectural rendering indicative of the two-unit buildings. The rendering shows a one-story pitched roof structure, with multiple styles of siding, with stone accents. The character of the proposed townhome structure is traditional in appearance and consistent with residences in the vicinity.

As previously noted, the townhomes are in two-unit groupings, and all appear to be similar in terms of size, building orientation and form, and are not varied in terms of building and unit modulation. The applicant will need to work with staff to address these architectural guidelines while preparing final PUD plans, however, staff finds that for the purposed of preliminary PUD review, the architecture is compatible with surrounding development.

Development Process and Timeframe/Phasing

- *154.008(C)(6)(b)(ix) Preliminary PUD Review and evaluation criteria. (G) The development schedule insures a logical development of the site which will protect the public interest and conserve land.*
- *154.008 (C)(4) PUD General Standards (m) Development agreement. Prior to the issuance of a building permit as part of the PUD, the permit applicant, builder, or developer shall execute and deliver to the City Council a development agreement for the PUD.*

The developer states that the project would move forward as a single phase. A development agreement would need to be completed with the final PUD.

Engineering Comments:

General:

1. A Developer's Agreement with the City will be required to be executed which will define public and private infrastructure ownership and maintenance responsibilities, as well as define required financial securities to be provided by the developer, typically covering 125% of the estimated cost of the public and private improvements proposed within the final approved development plan, and landscaping requirements, as determined by the City Engineer. For consideration by the City Engineer, the applicant shall submit an itemized engineer's estimate representing all work proposed to be completed as part of the development.
2. Public drainage and utility easements shall be dedicated on the final plat to the satisfaction of the City Engineer.
3. Sanitary sewer and watermain extensions shall be owed and maintained by the City and constructed by the applicant at the applicant's cost.
4. All storm water management infrastructure and the private road shall be privately owned and maintained. It is staff's understanding that a Homeowner's Association (HOA) will be created to take on maintenance responsibilities of private infrastructure within the development.
5. Final hydrant locations shall be approved by the Fire Chief. In the currently proposed configuration, the 24' width provided po the private access road will require posting for no on-street parking on one side to maintain emergency access.
6. A haul route plan and a traffic control/detour plan for utility work on 6th and 7th Streets shall be submitted for review and approval prior to permit issuance.

7. The applicant is responsible for and shall provide copies of all applicable permitting for the project prior to grading permit (mass grading) and/or building permit issuance, including but not limited to RWMWD and Minnesota Pollution Control Agency (MPCA) NPDES stormwater construction, MPCA/Metropolitan Council sanitary sewer extension, and Minnesota Department of Health watermain extension permits, as applicable.
8. Building permits will not be issued until site grades and utility installations are verified to be in conformance with the approved overall development grading and utility plan through submittal and approval by the City Engineer of a certified grading and utility as-built record plan. Individual lot survey as-builts will also be required to be submitted and approved by the Building Official prior to release of Certificate of Occupancy for each lot.
9. City Standard Plates and Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure.
10. Additional engineering comments will be provided upon submission of revised plans and stormwater calculations for review by the applicant prior to City Council consideration of approval.

Sheet C01:

1. Expand the drainage and utility easement on Lot 10 to the north in order to provide access to the sanitary manhole 1 located between Lots 10 and 11.

Sheet C10:

1. The note regarding water and sewer service removals shall apply to the four locations along 7th Street North.

Sheet C20:

1. Excessively steep grades between Lots 14 and 15. Consider holding down the grade or the use of retaining walls to direct drainage away from buildings.
2. The swale behind Lots 1 and 2 is less than 2% minimum grade.
3. Lot 1 is shown as FB and appears to be a LO.
4. The retaining wall on lot 4 is in the drainage and utility easement.
5. Contour 954 is shown incorrectly on Lot 4.
6. Drainage swales on Lot 7 and Lots 13 through 18 are outside of the drainage and utility easements.
7. Open trench repairs on the sanitary sewer located between Lots 10 and 11 will not be feasible due to the proposed grade.
8. Direct drainage away from the building on Lot 18.
9. Move the drain tile so that it is located within the drainage and utility easement.
10. Show the eastern property line of Lots 10 and 11.
11. Maximum allowable slope is 3:1.
12. Show the following:
 - a. Rim/inlet elevations
 - b. High points between buildings

Sheet C30:

1. Note 1/C72 is shown in the wrong location.

2. Show sanitary and watermain in plan view (similar to storm on Sheet C40).

Sheet C40:

1. Verify size and material of existing watermain in 7th Street.
2. Address bends in the sanitary sewer services.
3. Call out fitting types on watermain bends.
4. Show the water service to Lot 8.
5. Does the angle between the water main and sanitary sewer main crossing meet MDH standards?
6. Sanitary manhole 2 is shown extending above the proposed ground surface.
7. The drainage and utility easement over the sanitary sewer is 20' wide while the sewer is 14' deep. Typically, the width required is twice the depth. See comment 7 for Sheet C20.
8. Ford A1 castings will be required for curb stops located in driveways.
9. Show rim and inert elevation of existing manhole located in 6th Street.
10. Show the sanitary sewer service location for Block 3, Lot 3.

Sheet C70:

1. Use North St. Paul details where applicable. Include a detail for the pavement section for pavement patching of 6th and 7th Streets in addition to a typical section for the private access road.

Stormwater:

1. Freeboard requirements are not being met for the three proposed structures in Block 3 with respect to Infiltration Basin 1. The City requires two feet of separation between the HWL of adjacent ponding features and the low opening of proposed structures. Additionally, one foot of separation is required between the emergency overflow and the low opening of proposed structures.
2. It appears that freeboard requirement is not being met for the existing home east of Infiltration Basin 2 (2243 6th St N) with respect to the basin's HWL (945.9). The Alta survey indicates the FFE on the front of the existing house is at 948.73, however from Google maps it appears there are egress windows on the north side of the building that would act as the low opening. Based on the Alta survey it is assumed the egress windows are around 945.84.
3. Applicant noted rate control was not being met for the 2-year storm event. Applicant will be held to meeting rate control for all storm events, including the 2-year.
4. Provide rational method storm sewer sizing calculations.
5. The drain tile outlet and the riprap for FES 1 are shown crossing property boundaries. Applicant will be required to confirm that the City will allow the use of City property for this use.
 - a. Additionally, confirm the proposed drain tile outlet does not conflict with the existing sanitary sewer directly north of the existing pond.
6. The OCS grate should be included in the HydroCAD model for Infiltration Basin 1 as the HWL (945.7) is above the OCS grate elevation (945.5).
7. It is recommended 18" of filter topsoil borrow be placed above the underdrain within the filtration basins per the Minnesota Stormwater Manual.

8. It is recommended a second line of underdrain is placed within the filtration basins for redundancy per the Minnesota Stormwater Manual.
9. It is recommended the eastern berm for Infiltration Basin 1 be widened to at least 5 feet.
10. Inlet and outlet to the northern infiltration basin are in close proximity to each other, creating a short-circuiting effect. Consider adjusting these pipes.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends the following actions:

Approval of the requested rezoning from R-1 Single Family Residential District to R-2 Mixed Residential District.

Conditional Approval of the proposed Preliminary Plat subject to the following conditions of approval:

- a. Payment of park dedication fees.
- b. Additional easement area provided on Lot 10 to the north in order to provide access to the sanitary manhole 1 located between Lots 10 and 11.
- c. Public drainage and utility easements dedicated on the final plat to the satisfaction of the City Engineer.
- d. Positive Action by the City Council on the Rezoning of the property from R-1 to R-2 and the Planned Unit Development.

Conditional Approval of the proposed Preliminary Residential Planned Unit Development (PUD) subject to the following conditions of approval:

- a. A Developer's Agreement must be developed with the City Attorney and submitted with the final PUD
- b. The applicant shall submit an itemized engineer's estimate representing all work proposed to be completed as part of the development.
- c. A copy of the executed townhome association documents shall be submitted to the City.
- d. Revisions to the preliminary plat, utility, drainage, and stormwater plans per the City Engineer's comments
- e. Sanitary sewer and watermain extensions shall be owed and maintained by the City and constructed by the applicant at the applicant's cost.
- f. All storm water management infrastructure and the private road shall be privately owned and maintained.
- g. Final hydrant locations shall be approved by the Fire Chief. In the currently proposed configuration, the 24' width provided to the private access road will require posting for no on-street parking on one side to maintain emergency access.
- h. A haul route plan and a traffic control/detour plan for utility work on 6th and 7th Streets shall be submitted for review and approval prior to permit issuance.
- i. The applicant is responsible for and shall provide copies of all applicable permitting for the project prior to grading permit (mass grading) and/or building permit issuance, including but not limited to RWMWD and Minnesota Pollution Control Agency (MPCA)

NPDES stormwater construction, MPCA/Metropolitan Council sanitary sewer extension, and Minnesota Department of Health watermain extension permits, as applicable.

- j. Building permits will not be issued until site grades and utility installations are verified to be in conformance with the approved overall development grading and utility plan through submittal and approval by the City Engineer of a certified grading and utility as-built record plan.
- k. Individual lot survey as-builts are required to be submitted and approved by the Building Official prior to release of Certificate of Occupancy for each lot.
- l. City Standard Plates and Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure.
- m. Additional engineering comments will be provided upon submission of revised plans and stormwater calculations for review by the applicant prior to City Council consideration of approval.
- n. If exterior lighting is proposed, a lighting plan demonstrating compliance with the applicable standards must be submitted with the final PUD.
- o. Relocation of the plantings within the utility and drainage easement.
- p. If meters, transformers, refuse containers are to be located outside, they must be screened from view and shown on revised plans submitted with the final PUD.
- q. If projecting air conditioning and/or heating units are to be used, they must be shown on the building elevations submitted with the final PUD.
- r. Any utilities not shown on the plan would have to be screened or located underground and would have to be shown on a revised utility plan with the final PUD.
- s. Architectural details added to the final PUD to demonstrate conformance with architectural standards.