

STAFF REPORT

April 21, 2005

No. 05PD023 - Major Amendment to a Planned Residential Development ITEM 31

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 05PD023 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	On property described by metes and bounds as commencing from the Point of Beginning, the West 1/4 Corner of Section 13, T1N, R7E, BHM consisting of a 5/8" rebar with no cap. Thence S89°35'44"E – 625.58 feet along the south line of Robbinsdale Addition #10, thence S00°47'55"E – 390.31 feet to the north side of Middle Valley Drive R.O.W., thence S16°26'30"W – 53.78 feet to the south side of Middle Valley Drive R.O.W., thence S00°47'55"E – 206.82 feet, thence N69°46'16"E – 106.04 feet, thence N89°12'05"E – 100.00 feet, thence S16°13'21"W – 247.92 feet, thence S20°58'09"W – 140.00 feet to the north side of Minnesota Street R.O.W., thence S00°15'02"E – 55.78 feet to the south side of Minnesota Street R.O.W., thence S20°58'09"W – 297.01 feet, thence S69°01'52"E – 262.70 feet, thence N89°16'59"W – 847.81 feet, thence N00°23'47"E – 1400.34 feet to the Point of Beginning
PARCEL ACREAGE	Approximately 21.8024 acres
LOCATION	0.75 miles west of the intersection of Fifth Street and Minnesota Avenue
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	General Agriculture District
East:	Low Density Residential District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/23/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

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RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. All International Fire Codes shall be continually met;
4. The proposed single family and townhome residences shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Residential Development;
5. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved for the subject property creating 17 individual lots; and,
6. The Planned Residential Development shall allow for the construction of a single family or a townhome residence on the property. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Residential Development to allow a 17 lot single family and/or townhome residential development on the subject property. The development is a part of the Minnesota Ridge Heights Subdivision.

On November 4, 2004, the Planning Commission approved an Initial and Final Planned Residential Development to allow a single family residential development on the subject property. On April 18, 2005, the City Council approved a Preliminary Plat to subdivide the subject property into 17 residential lots. The applicant has subsequently submitted a Major Amendment to the Planned Residential Development to allow both single family and townhome residences to be constructed on the subject property.

The property is located at the west terminus of Minnesota Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Residential Development request and has noted the following considerations:

Land Use Change: As noted above, the original Planned Residential Development allowed single family residential land use only. The Major Amendment to the Planned Residential Development is proposing a mixed land use of single family residences and townhomes. Staff has noted that the property located east of the subject property currently allows single

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family and townhomes. In addition, an above ground City water reservoir is located west of the subject property and a steep cliff is located along the south lot line of the subject property. As such, the existing topographic characteristics and the adjacent property use(s) support the proposed mix of single family and townhomes on the subject property.

Design Features: The applicant has indicated that the proposed single family and townhome residences will be constructed with a combination of stone, wood, brick, drivet and simulated siding. In addition, the residences are proposed to be one and two story structures with attached garages and a contiguous pitched roof. Staff is recommending that the residences conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 21, 2005 Planning Commission meeting if these requirements have not been met.