



PLANNING COMMISSION MEETING
ISD #15 District Office Building 4115 Ambassador Blvd.
Wednesday, November 16, 2022 at 7:00 PM

AGENDA

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **ADOPT AGENDA**
4. **APPROVE MINUTES**
[A.](#) Minutes - September 21, 2022
5. **PUBLIC COMMENT**
6. **PUBLIC HEARINGS**
[A.](#) Enchanted Meadows
7. **REGULAR BUSINESS ITEMS**
[A.](#) New Planning Commission Members
8. **DISCUSSION BY PLANNING COMMISSIONERS**
9. **ADJOURNMENT**

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
September 21, 2022**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Women Fairbanks

2. **Roll Call:** Present were Dean Becker, Liz Fairbanks, Deborah Humann, and Dustin Pavel. Absent: Tara Kelly.

Others in attendance: Community Development Director Colette Baumgardner, City Planner Beth Richmond, and Councilmember Kevin Robinson.

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda. Motion carried 4-0.

4. **Approve Minutes:**

Chair Women Fairbanks made a correction to the August 17, 2022 minutes, removing Christina Bass and Colleen Sievert from the roll call as they are no longer on the Planning Commission.

Motion by Humann, second by Becker to approve the August 17, 2022 minutes with corrections. Motion carried 4-0.

5. **Public Comment:** None

6. **Public Hearing:**

a. Rivers Edge 7th Addition

Richmond reviewed the staff packet and the applicants request for consideration of the 7th addition of the Rovers Edge, including rezoning a portion of land from the Urban Reserve designation to the Rivers Edge community, a preliminary plat and a conditional use permit for the construction of public roads. She discussed the applicants request for grading the land and the vegetation requirements, including clear cutting not being permitted. She was happy to answer any questions.

Commission asked what clear cutting was. Richmond stated clear cutting is cutting all trees down in an area. Commission asked who ensures that clear cutting does not happen and asked the consequences. Richmond stated the clear cutting requirements are within the City Code so if it occurs, Staff would be the first line of defense to inform and the DNR would then become involved. Richmond explained that the grading plans are being reviewed to ensure that clear cutting does not happen.

Commission asked about the 79 proposed lots being dropped to 29. Richmond said the number had to be scaled back due to the Rum River Management Overlay District.

Public Hearing opened at 7:14 p.m.

Dale Willenbring, 1536 Beachcomber Boulevard, Waconia, who is with the developer came forward and said that he is happy to answer any questions that anyone may have.

Commission asked if there will be sidewalks. Mr. Willenbring said yes there will be sidewalks or trails along each street.

Public Hearing closed at 7:16 p.m.

Motion by Fairbanks, second by Humann to recommend approval for the rezoning, preliminary plat, and CUP with conditions and findings of fact as recommended by Staff. Motion passed 4-0.

7. Regular Business Items

a. Patriot Parkway Concept Review

Richmond reviewed the staff packet and the request to create a loop street with two access points onto Pederson, two new commercial lots, the development of one of the City-owned parcels, and the creation of regional stormwater facilities for the area. She stated the intent is to provide access to the existing parcels as well as anything in these parcels in the future, including a potential future coffee shop. She explained that no motion is needed tonight, just asking the Commission for feedback moving forward with this concept.

Commission asked if the access to the possible coffee shop would be a one-way. Richmond stated it had not been discussed at this point but will be discussed more as a site plan comes through.

Commission discussed that developing this land is a great idea there is just a worry of traffic. Robinson stated there is a Council work session with MNDOT concerning HW-47 coming up.

Commission asked about the access to the church. Richmond stated it would become a private drive serving the church.

Commission asked about the entry to Manzetti's. Richmond explained that Staff is hoping to have conversations with Manzetti's concerning this since Manzetti's will be affected. Richmond shared she expected Manzetti's would no longer have the individual access and would be something that they would be receiving access as part of the public street. Commission then asked if it would be a cost to the City to curve the access. Richmond stated she was not sure but made note to get that answer.

Commission asked if the City had the funds to purchase this area. Richmond explained the City has been working with the church on a cost. Baumgardner shared it is within the City budgeting process that a roadway would be expanded into this area, so the funds are in the planning process. Baumgardner explained that as far as acquiring the land, the City just approved an agreement with the church and she understood there was some amount of cost sharing with the church as the City is doing public improvement on the church's property which gives the church lots that the church is able to sell.

Commission discussed how the cost sharing with the church allows access for the coffee shop to exist while also creating a revenue stream for the church.

8. **Planning Commission Discussion**

Commission shared about the upcoming work session with MNDOT.

9. **Adjournment:** Meeting adjourned at 7:32 p.m.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

DRAFT



PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Enchanted Meadows
DATE: 11-09-2022 for 11-16-2022 meeting
APPLICANT: Brothers Development (Chris Fritch)
LOCATION: 3009 235th Ave NW
COMP PLAN: Low Density Residential
ZONING: R-1 Urban Low Density Detached Residential

OVERVIEW:

The City has received an application for the “Enchanted Meadows” residential development. The proposed development includes 20 single-unit detached residential lots, a public street running north from 235th Ave NW, and an outlot in the northeast corner of the property. A concept plan for this site was reviewed by the Planning Commission and City Council in April and May 2022.

The land use and subdivision requests to be considered include a Comprehensive Plan amendment, rezoning to Planned Unit Development (PUD), and preliminary plat.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for City action on the Comprehensive Plan amendment and rezoning to PUD requests is January 2, 2023.

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests, such as the preliminary plat, within 120 days. The 120-day timeline for the review of the preliminary plat expires on March 3, 2023.

Public Hearing

City Code requires that a public hearing for review of the land use and subdivision requests be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on November 5, 2022 and posted on the City Hall bulletin board on November 4, 2022. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on November 3, 2022.

ANALYSIS

Comprehensive Plan

The entire site is currently guided for low density residential (LDR) use which includes a residential density range of 2-3 units per net acre. According to preliminary calculations, the net density proposed for the site is 3.23 units per net acre. Staff has asked the applicant to provide the final buildable acreage of the site for this calculation. At the time of this report, that number had not yet been provided.

The smaller lot residential dwellings that are proposed within this development are more appropriate in both scale and density for the medium density residential (MDR) land use category. Therefore, the applicant has applied for a Comprehensive Plan amendment to reguide the site to MDR. The proposed density of 3.23 units per net acre fits within the density range for MDR, which is 3-7 units per net acre. The land to the north and west of the subject site is also guided for future MDR use.

If approved by the City, the amendment will be submitted to the Metropolitan Council for final review and approval following the completion of the required 60-day adjacent and affected jurisdiction comment period. Any approvals granted by the City Council for this project will be conditioned upon the Metropolitan Council’s approval of the Comprehensive Plan amendment.

Planned Unit Development (PUD)

The applicant is requesting to rezone the entire site from R-1 Urban Low Density Detached Residential to a Planned Unit Development (PUD). PUDs are intended to allow for flexibility from the general standards of the Code in order to allow for more innovative and efficient design within neighborhoods or sites. The proposed project requests flexibility from the following Code requirements which are discussed in greater detail below:

- Minimum lot size and minimum lot width
- Reduced interior side yard setback
- Reduced sight distance along public streets
- Landscaping requirements

Lot Dimensions

There are 20 single-unit detached lots which are proposed as part of this development. 19 of these lots will include new slab on grade residential dwellings. Block 1 Lot 6 includes an existing single-unit home.

The below table compares the required and proposed dimensional standards for single-unit dwellings within the Enchanted Meadows development:

Requirement	R-1	R-2	Proposed (PUD)
Min. Lot Area	10,800 SF	7,200 SF	6,250 SF
Min. Lot Width	80 ft.	70 ft.	50 ft.
Min. Front Setback	25 ft.	25 ft.	25 ft.
Min. Interior Side Setback	10 ft. living space 5 ft. garage	10 ft. living space 5 ft. garage	6 ft.
Min. Corner Side Setback	20 ft.	20 ft.	25 ft.
Min. Rear Setback	30 ft.	25 ft.	30 ft.

The requested PUD deviations include minimum lot area, minimum lot width, and minimum interior side setback.

The applicant is also requesting to reduce the R-1 side yard setback to 6 feet. A 6-foot side yard setback results in at least a 12-foot separation between buildings, which is the minimum required for PUD developments.

The City Code includes use-specific standards for single-unit detached lots. These standards include requirements for perimeter foundations, structural dimensional requirements, and roof pitch. The lots as platted have adequate space and dimensions to meet all use-specific standards.

Structure Design

The applicant has indicated that the project will be constructed with a more modern building design. Staff requests that the applicant provide building renderings for the proposed home types within this development. Because the houses are proposed to be located more closely together than usual, Staff recommends that the City require that no two dwellings with the same exterior configuration be constructed on any two abutting lots.

Build Out Plan

A build out plan has been provided which shows the conceptual development of the land surrounding the subject site. Because it is conceptual, this plan does not guarantee or require that the land develop in this way in the future. This plan was requested by Staff to better understand how this specific development could fit into the larger area, particularly as it pertains to roadway and pedestrian connectivity.

Preliminary Plat

Streets & Access

This development includes a public street extending from the intersection of 235th Ave NW and Ivywood St NW to the north end of the development. This street will provide access to the new residential lots. The existing residential lot (Block 2 Lot 6) will continue to maintain its existing driveway off of 235th Ave NW.

The proposed public street meets City width standards and includes a 66' right-of-way. Staff has reservations about the proposed curve on the south end of the street. City Code requires a line of sight distance of at least 300 feet for public streets. The proposed curve does not provide this distance within the right-of-way. While this line of sight distance is something that can be negotiated using the PUD process, Staff is concerned that a tight curve like this may increase safety risks for people traveling along the roadway as well as for those residents backing into the street from their driveways. To address these concerns, Staff recommends that line of sight easements be established for the lots located along the curve (Block 1 Lots 12 and 13; Block 2 Lots 4 and 5) to keep the area clear of any elements such as buildings or trees which would obstruct views in this area.

At the north end of the site, the road begins to curve to the west. This curve is consistent with the build-out plan that was provided for the larger area surrounding the development. The curve allows the street to continue northward to Rum River Blvd without impacting the existing wetland on the east side of the road. A small temporary cul-de-sac is shown on the plans at the north end of the site. This turnaround would be removed when the land to the north develops. Small revisions to this turnaround will be required to address comments from the Fire Department. This provides adequate space for larger vehicles to turn around until such time as the road connects through to Rum River Blvd.

Landscaping

The City Code requires that 2 deciduous trees are planted per residential lot. The applicant has provided a landscaping plan for the site which shows two trees planted per lot, however, 7 of the required trees are proposed to be spruce trees rather than deciduous. In addition, one of the tree types proposed, Black Cherry, is not currently on the City's list of acceptable trees. Based on Staff's discussion with a landscape architect, this mix of trees and the use of the Black Cherry species is appropriate for this type of development.

In the narrative, the applicant indicated that a tree-lined berm will be created on the west side of the site. The landscaping plans do not show this feature. The applicant should clarify the plans for the west side of the site. Staff also recommends that the applicant consider additional landscaping along the 273-foot long property line separating Lot 13 from 235th Ave NW to soften the impact of the property's location adjacent to the road.

A number of trees, particularly on the northern end of the development, are proposed to be located within the front and side drainage and utility easements. This is not permitted without approval by the City Engineer. The City Engineer will need to review this plan and determine if the trees within the easements are acceptable in the proposed locations.

Outlot A

The applicant is proposing a 1.98-acre outlot in the northeast corner of the site. This outlot includes an existing wetland as well as a proposed stormwater filtration basin. A drainage and utility easement will be established over the entire Outlot to ensure that it remains unbuildable into the future. Responsibility of ownership and maintenance of the outlot should be confirmed prior to Council review.

Trails/Sidewalks

An easement for a future trail connection is planned between Block 1 Lots 5 and 6. This trail would enhance pedestrian connectivity to the west as the area continues to develop. The developer would be responsible for installing pedestrian ramps and grading the trail at the time of development, with a temporary sign noting the future trail extension. An escrow would be supplied to the City which would be used to finish the trail as the surrounding land develops.

Sidewalks are required along one side of all public streets within the City. Continuing the sidewalk that exists within the neighborhood to the south, the applicant is proposing a sidewalk which extends along the east side of the public street. The east side location provides the fewest driveway conflicts. Crosswalks are proposed to connect the sidewalk with the existing sidewalk south of 235th Ave NW and the future trail to the west.

Utilities/Stormwater

The site will be served by City utilities. The applicant will be responsible for extending utilities to the northern edge of the property line. Multiple stormwater facilities are proposed to be created throughout the site. These include a filtration basin within Outlot A along the public street, and a pond established between the existing house and the wetland on the northern end of the site.

The City Engineer has reviewed the grading, utility, and stormwater plans and has provided a comment memo which is attached to this packet. A geotechnical report is underway. This report must be provided for Staff review before this development will be reviewed by the City Council.

Recommendations

Action to be Considered:

The Planning Commission is requested to hold the public hearing for the Comprehensive Plan amendment, rezoning, and preliminary plat. Following the public hearing, if Planning Commission feels

comfortable moving the project forward, Commissioners are requested to take action on the requests and provide a recommendation to Council.

Suggested Motions:

1. Move to recommend approval of the Comprehensive Plan amendment for the Enchanted Meadows project with conditions and findings as presented by Staff.
2. Move to recommend approval of the rezoning to PUD with conditions and findings of fact as presented by Staff.
3. Move to recommend approval of preliminary plat for the Enchanted Meadows project with conditions and findings of fact as presented by Staff.

Findings – Comprehensive Plan Amendment

1. The proposed amendment is compatible with the surrounding land uses.
2. Public infrastructure is capable of serving the proposed development on this site.

Conditions – Comprehensive Plan Amendment

1. Applicant shall provide the buildable acreage for the site.
2. The Comprehensive Plan amendment shall be submitted to the Metropolitan Council for final review and approval.

Findings – Rezoning

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan as amended and is compatible with present and future land uses of the area.
2. The PUD provides a public benefit by adding a variety of housing to meet the diverse needs in St. Francis and expanding access to utilities to make way for future development. Additionally, the creation of a trail through the site will provide for internal connections to the future development to the north and west.

Conditions – Rezoning

1. Any approvals granted by the City Council for this project will be conditioned upon the Metropolitan Council's approval of the associated Comprehensive Plan amendment.
2. Approval of this request is subject to the concurrent approval of the related subdivision request pertaining to the Enchanted Meadows project.
3. Any expansion of this PUD shall require a PUD amendment as specified by Code Section 10-37-05 Amendment of a PUD.
4. The applicant should update the narrative to be consistent with the plans submitted, including but not limited to, the minimum lot size and landscaping elements.
5. Single-unit detached lots shall be allowed on site. The minimum lot size and lot width requirements shall be decreased in size as shown on the preliminary plat.
6. The required side yard setback for single-unit detached lots shall be 6'.
7. All residential units shall adhere to the applicable use-specific standards established in the Code.
8. Applicant shall provide building plans for the proposed dwellings.
9. No two dwellings with the same exterior configuration shall be constructed on any two abutting lots.
10. Spruce and Black Cherry trees may be used to fulfill the landscaping requirements of the development.

Findings of Fact – Preliminary Plat

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan as amended and is compatible with present and future land uses of the area.
2. Excluding the exceptions granted by the PUD, the development is consistent with the City's Zoning Ordinance with the noted conditions.
3. City services have adequate capacity to serve the proposed development.

Conditions – Preliminary Plat

1. Any approvals granted by the City Council for this project will be conditioned upon the Metropolitan Council's approval of the associated Comprehensive Plan amendment.
2. Approval of this request is subject to the concurrent approval of the related rezoning pertaining to the Enchanted Meadows project.
3. Update the side yard setbacks on all plans to be 6'.
4. Provide renderings of the proposed dwellings to be included in this development.
5. Line of sight easements shall be established for the lots located along the curve (i.e. Block 1 Lots 12 and 13; Block 2 Lots 4 and 5) to keep the area clear of any elements such as buildings or trees which would obstruct views.
6. Plans for the north turnaround shall be revised to address comments from the Fire Department.
7. Landscaping
 - a. Trees shall only be planted within drainage and utility easements with the City Engineer's approval.
 - b. Landscaping plan shall be revised to show the plans for ground cover on all areas of the site not covered by structures.
 - c. Applicant shall clarify the plans for a tree-lined berm on the west side of the site.
 - d. Applicant should consider additional landscaping features on Lot 13 along 235th Ave NW.
8. Ownership and maintenance of Outlot A shall be determined prior to City Council review.
9. Applicant shall work with the Engineer to address any Engineering concerns or revisions listed in the Engineering Review Memo dated November 9, 2022.
10. A geotechnical report for the site shall be provided prior to City Council review.
11. Applicant shall be responsible for all fees associated with these land use and subdivision applications.
12. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Attachments:

1. City Engineer's Memo dated November 9, 2022
2. Applicant Submittals
 - Project Narrative
 - Preliminary Plat
 - Preliminary Civil Plans



**ENGINEERING REVIEW
for the City of St. Francis
by
Hakanson Anderson**

Submitted to: City of St. Francis

cc: Kate Thunstrom, City Administrator
Colette Baumgardner, Community Development Director
Paul Carpenter, Public Works Director
Craig Jochum, City Engineer
Beth Richmond, City Planner
David Schaps, City Attorney
Brothers Development, Applicant
Chris Dahn, Developer's Engineer

Reviewed by: Shane Nelson, Assistant City Engineer

Date: November 9, 2022

**Proposed
Project:** Enchanted Meadows

Street Location: 3009 235th Avenue

Applicant: Brothers Development

Owners of Record: Amanda Larson

Jurisdictional Agencies: City of St. Francis, Anoka County, MnDNR, BWSR,
(but not limited to) Army Corps of Engineers, MPCA, MDH, URRWMO,
MnDOT

Permits Required: City Approval, NPDES Construction Permit,
(but not limited to) MPCA Sanitary Sewer Permit, MDH Watermain Permit

INFORMATION AVAILABLE

Preliminary Plat of Enchanted Meadows, dated 11/9/2022, prepared by Bogart, Pederson & Associates, Inc.

Preliminary Grading Plan for Enchanted Meadows, dated 10/20/2022, prepared by Bogart, Pederson & Associates, Inc.

Preliminary Utility Plan for Enchanted Meadows, dated 10/20/2022, prepared by Bogart, Pederson & Associates, Inc.

Stormwater Management Plan for Enchanted Meadows, dated 10/20/2022, prepared by Bogart, Pederson & Associates, Inc.

Wetland Delineation Report, dated 8/26/2022, prepared by Bogart, Pederson & Associates, Inc.

SITE ACCESS / VEHICULAR TRAFFIC

1. The project is proposed to receive access from 235th Avenue NW. The new street access is aligned with Ivywood Street NW, which is supported by staff and required by City Code.
2. The proposed street alignment depicts back-to-back horizontal curves near the 235th Avenue NW intersection. Per City Code requirements, the curve radius shall be connected by a curve with a radius adequate to ensure a sight distance of not less than 300 feet unless. We understand that the Applicant will dedicate sight line easements to achieve the 300 foot sight distance as required by City Code. The Applicant shall revise/update as necessary.
3. The curvature on the north end of the proposed street is supported by staff as it allows for a practical alignment for a future street extension(s).
4. The temporary cul-de-sac on the north end shall be enlarged if necessary. The City is currently reviewing their standard plates and will provide updated details for inclusion in the Final Construction Plans.

PRELIMINARY PLAT

1. The Preliminary Plat shall be updated if necessary to depict the sight line easement as discussed in the comments above.

GRADING, DRAINAGE AND EROSION CONTROL

1. The offsite drainage from the west must be accommodated with the site design. The Applicant shall provide survey shots along the west property line and provide proposed grading as necessary to convey the stormwater runoff such that there are no adverse impacts to adjacent properties.
2. The grading depicts a proposed berm along the west property line which exceeds maintainable slopes. We recommend revising to a 4:1 maximum slope.
3. Access routes for maintenance purposes to structures outside the right-of-way and inlets/outlets at ponding areas shall be depicted on the plans. All access routes are required to have an 8% maximum grade, 4% maximum cross slope, shall be 10 feet wide and within a 20-foot-wide easement. Please clearly depict the maintenance routes on the plans and revise the Preliminary Plat if necessary to depict the easements.
4. This project will disturb more than 1 acre of land, therefore, an NPDES Construction Permit from the MPCA will be necessary.

STORMWATER MANAGEMENT

1. Unless precluded by site conditions, an instantaneous volume of one inch times the new impervious shall be infiltrated on site. A Geotechnical Report is necessary to determine the suitability of the proposed stormwater BMPs.
2. The runoff curve numbers utilized in the stormwater model do not correspond to the mapped soils type. Lino Loamy fine sand and Zimmerman fine sand corresponds with Hydrologic Soil Group A in the existing condition. Please revise.
3. The post project wetland High Water elevations may not exceed the pre-project elevations. Please revise.
4. There appears to be existing depressional storage, west of the tree line. Please account for the existing depressional storage in the calculations, or provide additional supporting information if depressional storage is not included.

WETLANDS

1. The Wetland Delineation Report has been received and is under review.
2. A wetland management plan is required for this development consistent with Section 10-83-04 of the City Code. The buffer establishment plan and signage plan may be provided at a later date (with the Final Plat application).

UTILITIES

1. Sanitary sewer is proposed to be extended from the existing manhole at 235th Avenue NW. The preliminary sanitary sewer plan appears to be generally acceptable.
2. Watermain is also proposed to be extended from the existing watermain located within 235th Avenue NW. The preliminary watermain plan appears to be generally acceptable.

OTHER

1. Zoning review and Landscaping review to be completed by City Planner.
2. The final construction plans must be in accordance with City standards and include all applicable City standard details, which can be found here: <https://www.stfrancismn.org/commdev/page/private-development-standards>. Please note that the City is in the process of updating its standard plates, which will be provided to the Applicant for inclusion in the final development plans.
3. Please provide a complete Geotechnical Report in accordance with the City's Private Development Standards. A complete Geotechnical Report is a required submittal item for the Preliminary Plat application.

SUMMARY AND/OR RECOMMENDATIONS

We recommend approval of the Preliminary Plat subject to the applicant addressing the comments herein.

October 20, 2022

City of St. Francis
Attn: Beth Richmond
23340 Cree Street NW
St. Francis, MN 55070

RE: Project Narrative Request for Planned Unit Development for Enchanted Meadows at 3009 235th Avenue.

Dear Ms. Richmond:

Brothers Development, LLC is proposing the Enchanted Meadows Development project on one parcel (PID: 33-34-24-22-0009). The project will create 20 residential lots as shown on the preliminary plat and civil plans. The parcel is approximately 7.81 Acres in size. The subject property is currently zoned R-1, Urban Low Density Detached Residential District. The property requires flexibility from the zoning standards to allow for an improved site design. The development will incorporate high-end design elements throughout the overall design that exceed the City's standards. This development will ensure and maintain a development pattern that fits the surrounding development but will require a change to the City's comprehensive plan. The property is currently guided for R-1 and the property north of this is guided for R-2, changing these properties guided zoning to R-2 would create uniformity with future development.

The requested flexibilities will create a more efficient design to allow the preservation of natural features of the property and ensure economic viability & general welfare of the City. This project follows and ensures the establishment of appropriate transitions between differing land uses as intended in the zoning ordinance & comprehensive plan. The surrounding properties are zoned R-2 Medium Density Detached (North), R-1 Urban Low Density Detached Residential District (South & West), and PUD Planned Unit Development (East).

The R-1, Urban Low Density Detached Residential District performance standards are:

- Minimum Lot Area – Dwelling, single-unit detached: 10,800 square feet
- Minimum Lot Width – Dwelling, single-unit detached: 80 feet
- Minimum Setbacks - Front: 25 feet, Interior Side (Living Space, Garage): 10, 5 feet, Corner Side: 20 feet, Rear: 30 feet
- Maximum Building Height - Principal Structure: 3 Stories or 35 feet
- Impervious Surface: 35%

The proposed Planned Unit Development requests modifications to the density of units per acre and the lot design standards. The proposed PUD has 19 Slab on Grade homes that allows greater flexibility of design by incorporating design modifications and/or alternative uses into a conventional zoning district's requirements. Allowing the PUD would create new space to promote anticipated growth for the city, the direct connection of 235th Avenue and Run River Boulevard, maintaining the preservation of the wetland

to give adjacent properties a diverse land use, and more modern landscaping options and opportunities with each property.

- The proposed project will be built with more modern site and building design.
- The proposed site will lead to a connection of 235th Avenue to Rum River Boulevard in future expansions.
- The preservation of the existing wetland with the addition of a pond to the site.
- The site has substantial staging availability, which would allow for ease of phasing the project out.
- Smaller utility networks needed with the compact site design.
- The development will accommodate growth of the city, efficiently preserves the existing houses on site along with proposing new infrastructure to the site.
- West side of the site will have a berm, lined with trees to create a screening for the development.
- A 5' side yard setback is requested to fit the proposed slab on grade homes. This 5' setback would allow the site to maximize its potential for homes to be built in the area.
- A 6,800 sq. ft lot area minimum is requested to allocate the ability to put 19 slab on grade homes in the proposed site.
- A 50' lot width minimum is requested to allow for ability to fit all the homes and necessary space needed for utility/drainage easement. The original sketch plan had 40 ft lots and was redesigned to 50 ft lots per the requests made during the concept review with the city.
- The Lighting plan will be a design build subject to approval of the proposed Civil plans.
- The Landscape plan will be a design build subject to approval of the proposed Civil plans.

**CITY OF ST. FRANCIS
ANOKA COUNTY, MN**

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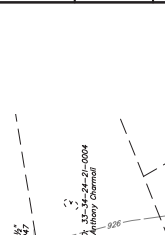
33-34-24-21-0010
Charlotte Gaskie

33-34-24-21-0010
Charlotte Gaskie

FIG. 33-34-34-24-27-0009
after illumination

33-34-24-21-0008
Jacob Peterson

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- Fig. 13-34-24-21-0007
Junction Highway
Scale 1:1000
North Arrow
- Fig. 13-34-24-21-0008
Junction Highway
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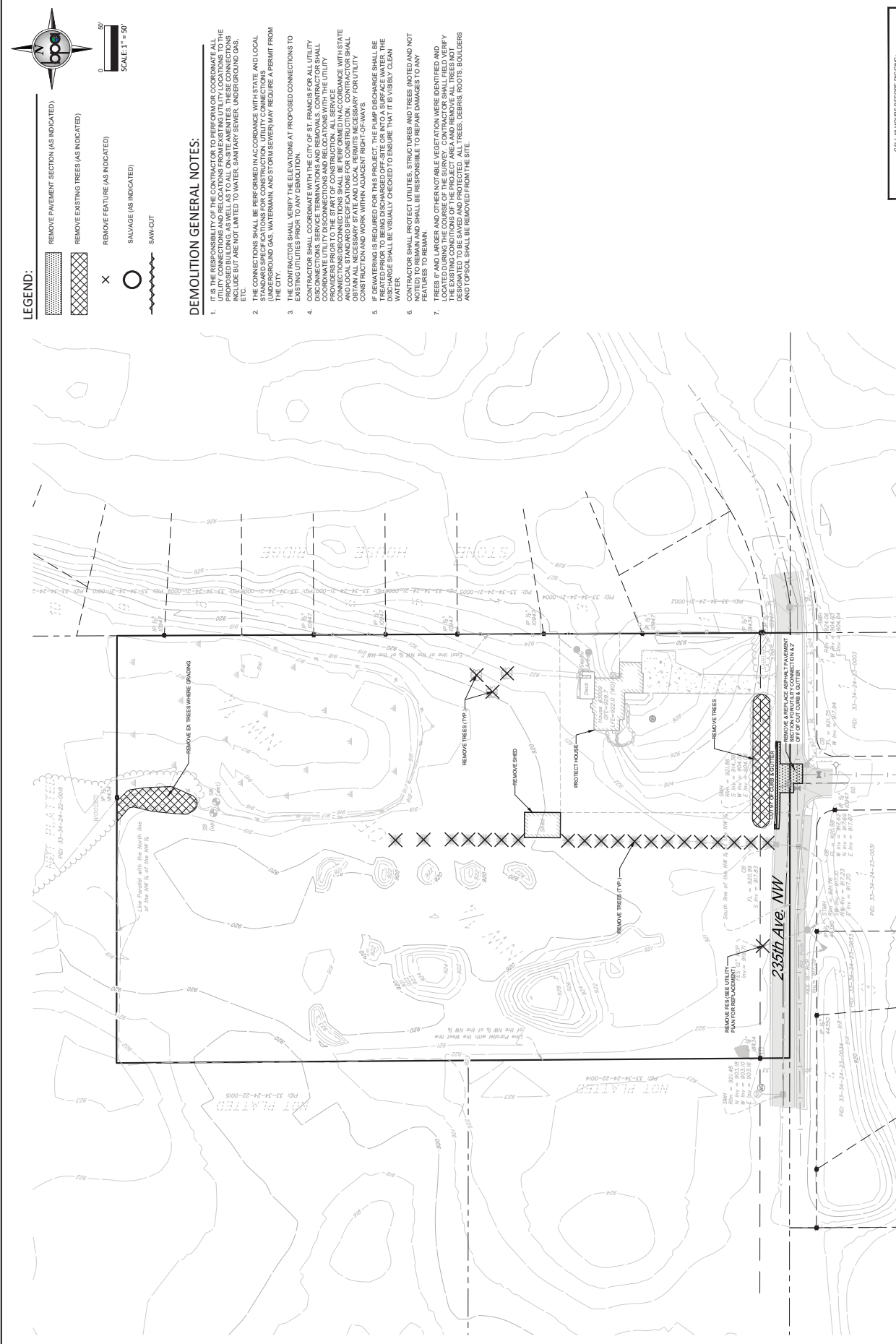


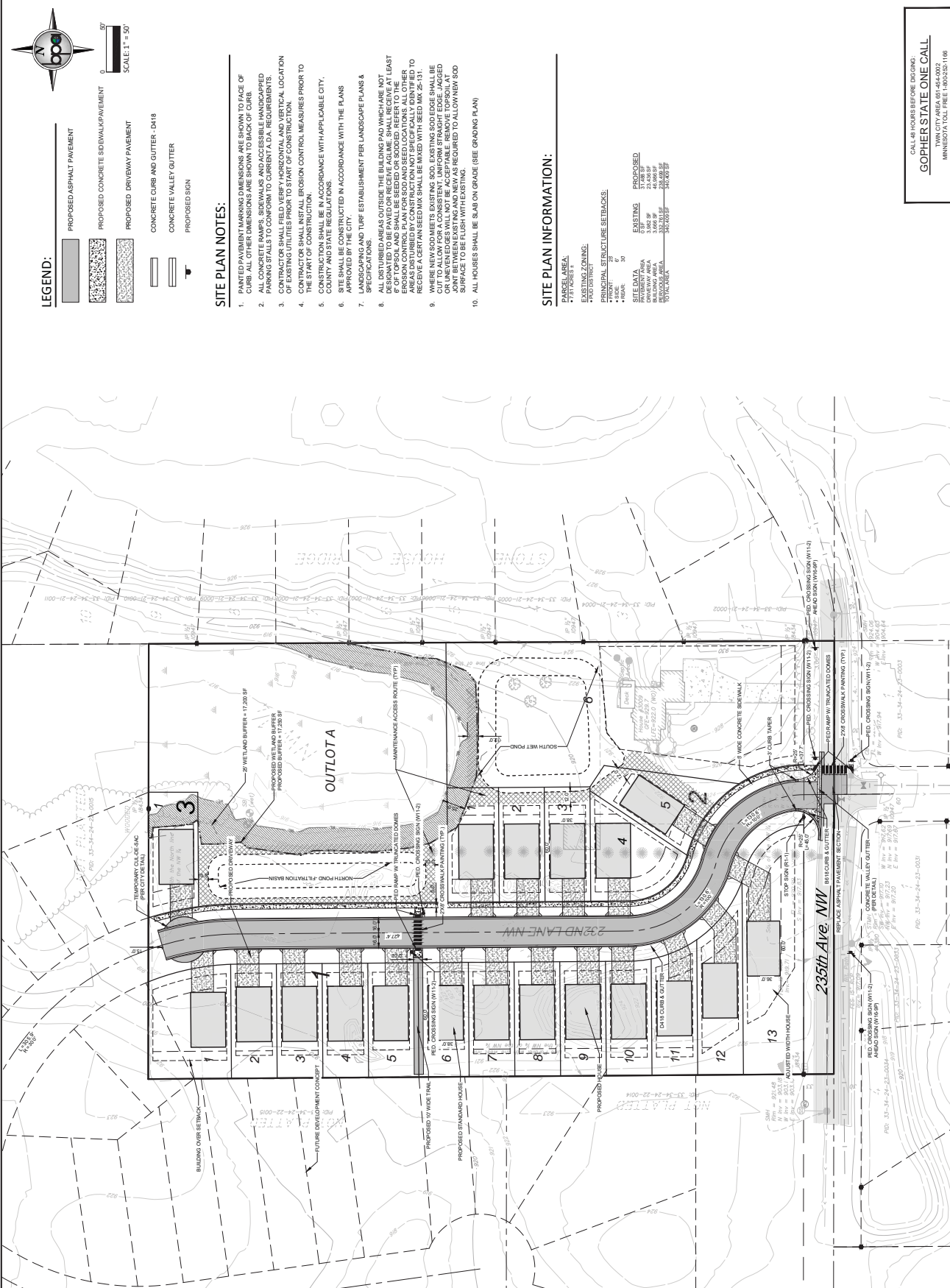
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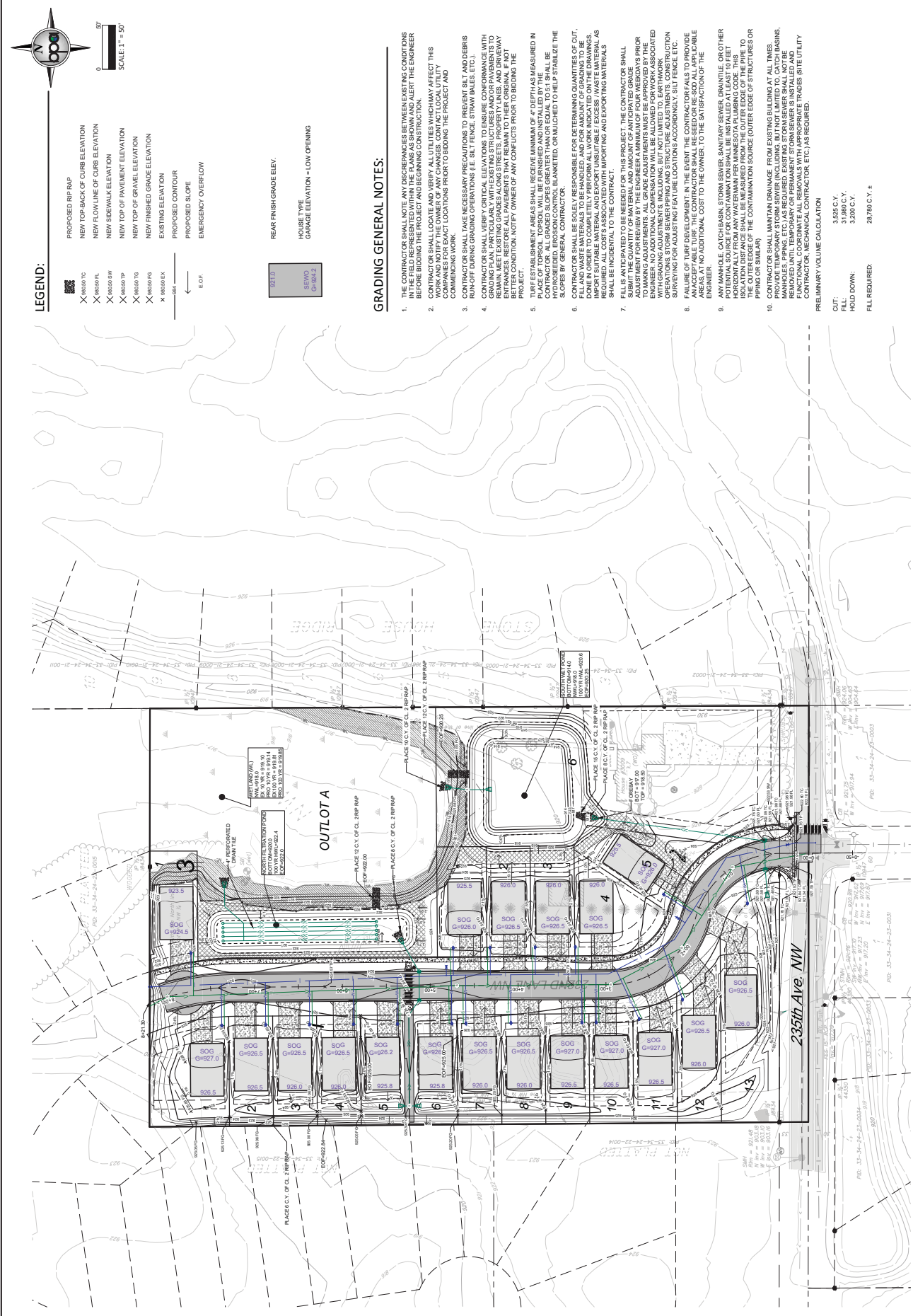
1 & ASSOCIATES INC.

DESIGNATION	DATE	09/14/2022	REVIEWED PER CITY REVIEW	01/20/2022	MM	DD	YY	22	09	14	2022
DRRAWINGS ISSUED TO CITY											
DESIGN BY:	MM	DD	YY	09/14/2022	MM	DD	YY	22	09	14	2022
DRAWN BY:	MM	DD	YY	01/20/2022	MM	DD	YY	22	01	20	2022
CHECKED BY:	MM	DD	YY		MM	DD	YY		MM	DD	YY
DWG FILE:	MM	DD	YY		MM	DD	YY		MM	DD	YY
FILE NO.:	MM	DD	YY		MM	DD	YY		MM	DD	YY
Christopher J. Doherty	MM	DD	YY		MM	DD	YY		MM	DD	YY
22-03176.00	MM	DD	YY		MM	DD	YY		MM	DD	YY



[illegible]

FILE NO.:	22-0378 00				
TWO FILE:	GRADING				
CHECKED BY:	CJD				
DRAWN BY:	MM	-	10/20/2022		
DESIGN BY:	MM	-	09/14/2022		
DATE:	10/20/2022	NO	DATE	DESCRIPTION	
				REVISIONS ISSUED TO CITY	
				REVIEW PER CITY REVIEW	

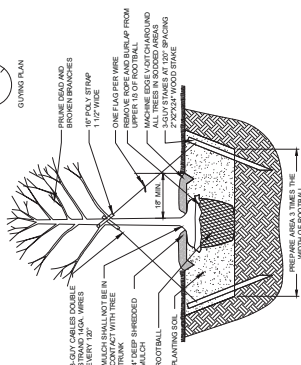
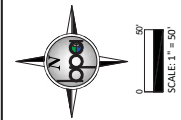


Brothers Development
Enchanted Meadows
3009 235th Avenue NW
City of St. Francis, Mpoke County, MN

BOGART, PEDERSON
& ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1800 1ST STREET, SUITE 200
ST. FRANCIS, MN 55050-0022
TEL: 763.282.8822 FAX: 763.282.8844

DATE: 11/19/2022
DESIGNED BY: J. DUNN
CHECKED BY: J. DUNN
DRAWN BY: J. DUNN
DATE: 10/20/2022
REV: 10/20/2022
DESCRIPTION: DRAWINGS ISSUED TO CITY
REVIEWED PER CITY REVIEW

REV	DATE	DESCRIPTION
1	10/20/2022	DRAWINGS ISSUED TO CITY
2	10/20/2022	REVIEWED PER CITY REVIEW



LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

LANDSCAPE REQUIREMENTS:

PER CITY OF ST. FRANCIS ZONING ORDINANCE, ALL PLANTS MUST BE GUARANTEED TO THE FOLLOWING STANDARDS AND CRITERIA:

A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

- ROTTEDBARE ROOT
- OR BALLED & BURLAPPED
- 2-INCH DIAMETER
- 6 FEET HIGH

DECIDUOUS TREES

EVERGREEN

B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF PLANTING. THE GUARANTEE SHALL BE IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.

(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

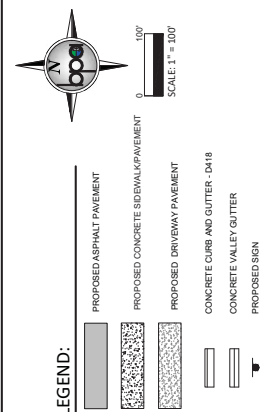
LANDSCAPE NOTES:

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ALL PLANTS SHALL BE SEEDING AND MULCHED WITHIN 14 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN DOT 2575.
- PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH AN SOOT SEED MIXTURE. SEEDING SHALL BE PERFORMED PER THE FOLLOWING SCHEDULE:

SEEDING 25-31:
2 TONS/AC
2 TONS/AC

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
1	1	BLACK CHERRY	PRUNUS SEROTINA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
2	2	RED OAK	QUERCUS MACROCARPA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
3	3	RED MAPLE	ACER RUBRUM	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
4	4	WHITE PINE	PINUS RESINOSA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
5	5	CHALKY ASPEN	POPULUS TREMULOIDES	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
6	6	WHITE SPICE	PICEA GLAUCA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
7	7	WHITE SPICE	PICEA GLAUCA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
8	8	WHITE SPICE	PICEA GLAUCA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
9	9	WHITE SPICE	PICEA GLAUCA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
10	10	WHITE SPICE	PICEA GLAUCA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH
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100	100	WHITE SPICE	PICEA GLAUCA	2" DIA. 6' HIGH	STRAIGHT TRUNK, NO V-GROTH

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 861-664-0002
MINNESOTA TOLL FREE 1-800-235-1186

[illegible]

SITE PLAN NOTES:

- PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB
- ALL CONCRETE RAILS, SIDEWALKS AND ACCESSIBLE HANGARPODped CONSTRUCTION SHALL BE FINISHED WITH A FLAT, SMOOTH AND VERTICAL LOCATION
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION
- CONTRACTOR SHALL INITIAL ENGLISH COUNTRY MEASURES PRIOR TO THE START OF CONSTRUCTION
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, STATE AND FEDERAL SPECIFICATIONS
- LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS AND SPECIFICATIONS
- ALL PLANTINGS SHALL BE PLANTED TO THE DEPTH AND SPACING SPECIFIED TO BE PLANTED OR RECEIVED. ALL PLANTS SHALL BE PLANTED AT LEAST 10 FEET FROM THE SIDEWALK OR ROADWAY. ALL PLANTS SHALL BE PLANTED IN AREAS DESIGNATED FOR PLANTING. ALL PLANTS SHALL BE PLANTED TO THE DEPTH AND SPACING SPECIFIED TO BE PLANTED OR RECEIVED. ALL PLANTS SHALL BE PLANTED AT LEAST 10 FEET FROM THE SIDEWALK OR ROADWAY. ALL PLANTS SHALL BE PLANTED IN AREAS DESIGNATED FOR PLANTING.
- WHERE NEW SIDEWALKS EXISTING 300" EXISTING SIDEWALK SHALL BE PLANTED TO THE DEPTH AND SPACING SPECIFIED TO BE PLANTED OR RECEIVED. ALL PLANTS SHALL BE PLANTED AT LEAST 10 FEET FROM THE SIDEWALK OR ROADWAY. ALL PLANTS SHALL BE PLANTED IN AREAS DESIGNATED FOR PLANTING.
- ALL HOUSES SHALL BE 3-4 ON GRADE (SEE GRADING PLAN)

SITE PLAN INFORMATION:

PARCEL AREA:		EXISTING ZONING:		PRINCIPAL STRUCTURE SETBACKS:		EXISTING		PROPOSED	
7.81 ACRES ±		R-10		FRONT: 25		0 SF		31,486 SF	
				SIDE: 6'		DRIVEWAY AREA		22,436 SF	
				REAR: 30		PERMITS AREA		22,436 SF	
R-10 DISTRICT						TOTAL AREA		22,436 SF	
						TOTAL AREA		22,436 SF	



**PLANNING COMMISSION AGENDA REPORT**

TO: Planning Commission for City of St. Francis
FROM: Colette Baumgardner, Community Development Director
SUBJECT: New Planning Commission Members
DATE: 11-16-2022

OVERVIEW:

In 2022, two Planning Commission members resigned mid-term. Staff advertised the vacancies on the City website and in the City newsletter. After interviewing applicants, staff recommended the following residents to be appointed to the Commission. They were approved and appointed by the City Council on November 7, 2022.

- Gail Genin – filling vacancy with term ending in December 2024
- Dustin Hingos – filling vacancy with term ending in December 2022

Gail has been a resident of St. Francis for two years and lived in Isanti County prior to this. While in Isanti County, she served on the Planning Commission and served during their most recent Comprehensive Planning process.

Dustin has been a resident of St. Francis for 4.5 years. He is an avid DIY'er and has worked with City to receive building and zoning permits on his home. He is expected to be re-appointed for a full three-year term following the expiration of the existing term.

ACTION TO BE CONSIDERED:

None

BUDGET IMPLICATION:

None