



PLANNING COMMISSION MEETING
City Hall: 3750 Bridge NW
Wednesday, July 16, 2025 at 7:00 PM

AGENDA

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. ADOPT AGENDA**
- 4. APPROVE MINUTES**
[A.](#) Planning Commission Minutes - June 18, 2025
- 5. PUBLIC COMMENT**
- 6. PUBLIC HEARINGS**
[A.](#) The Bluffs of Rum River
- 7. REGULAR BUSINESS ITEMS**
- 8. DISCUSSION BY PLANNING COMMISSIONERS**
- 9. ADJOURNMENT**

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
JUNE 18, 2025

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Dustin Pavek.
2. **Roll Call:** Present were Dean Becker, Deborah Humann, Gail Genin, Dustin Hingos, Marc McMullen, and Dustin Pavek.

Others in attendance: Jessica Rieland, Community Development Director; Beth Richmond, City Planner; Paul Carpenter, Public Works Director; and City Council Liaison Kevin Robinson.

the recording did not pick up the beginning of the meeting need clarification from commissioners.

3. **Adopt Agenda:** Motion by _____, second by _____ to approve the agenda. Motion carried 6-0.
4. **Approve Minutes:** Motion by _____, second by _____ to approve the April 16, 2025 minutes. Motion carried 6-0.
5. **Public Comment:** None
6. **Public Hearing:**
- a. Gravel Driveway Interim Use Permit (IUP)

City Planner Richmond reviewed the Staff report in regard to an IUP request for a gravel driveway for the future solar farm.

Public Hearing was opened at 7:04 p.m.

No one came forward to address the Commission.

The Public Hearing was closed at 7:05 p.m.

Motion by McMullen, second by Genin, to recommend approval of the IUP for a gravel access drive for an industrial use in the rural service area with findings of fact and conditions as presented by Staff. Motion passed 6-0.

- b. Zoning Code Amendment – Accessory Structure Size

Richmond reviewed the Staff report concerning accessory structure size.

Becker asked if the accessory structure on the subject property has already been built. Richmond said yes and added that the City has had several other requests over the years from other residents who were also wanting to increase the size of their accessory structure.

Hingos asked if they are looking at increasing the accessory structure size for any other-sized lots. Richmond explained that this request was for a property between two and a half and five acres; however, they could open this up further and add it to a list of code updates to look into.

Public Hearing was opened at 7:09 p.m.

No one came forward to address the Commission.

The Public Hearing was closed at 7:10 p.m.

Motion by Hingos, second by McMullen, to recommend approval of the amendment to Section 10-68-04 of the Zoning Code to increase the allowable total square footage of detached accessory structures on lots 2.5 to 5 acres in size to 2500 square feet as requested. Motion passed 6-0.

c. Zoning Code Amendment – Stormwater Management

Public Works Director Carpenter reviewed the Staff report in regard to amending the code related to stormwater management.

Public Hearing was opened at 7:12 p.m.

No one came forward to address the Commission.

The Public Hearing was closed at 7:13 p.m.

Motion by Humann, second by Becker, to recommend approval of the proposed amendment to Section 10-82-04 of the Zoning Code as presented by Staff. Motion passed 5-0.

7. **Regular Business Items**

a. Dalton River Villas Concept Review

Richmond reviewed the Staff report concerning the concept plan for the Dalton River Villas development.

Pavek asked if the City would have to pay for the outlot. Richmond said no and that this would be a part of the dedication with the plat.

Hingos asked if the public would have access to the park in this development and, if so, how they would access it. Richmond said this is something they could discuss later on in the process.

Becker asked if they had other similar developments to this within the City. Richmond said yes.

Councilmember Robinson shared that he is curious about the lot sizes for this development.

Pavek stated he likes the proposal with the cul-de-sac and two main access points.

The Commission provided Staff feedback on the concept plan.

8. **Planning Commission Discussion**

None.

9. **Adjournment:**

Motion by Becker, second by McMullen, to adjourn the meeting. Motion passed 6-0

Meeting was adjourned at 7:24 p.m.

Website Link to Packets and Minutes for the Planning Commission:

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

Recorded by: Time Savers Secretarial

DATE APPROVED:

DRAFT



PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: The Bluffs of Rum River
DATE: 7-9-2025 for 7-16-2025 meeting
APPLICANT: The Bluffs of Rum River LLC (Todd Christenson)
LOCATION: 23925 St Francis Blvd NW
COMP PLAN: Commercial, Medium Density Residential (MDR), Open Space
ZONING: B-2 General Business, R-3 High Density Residential

OVERVIEW:

The City has received applications for an amendment to an existing preliminary plat and an associated Conditional Use Permit for the creation of a public road in the Urban Rum River Management overlay district for “The Bluffs of Rum River” development.

A preliminary plat for a multi-phase, mixed use development on this site was approved on October 3, 2022 (Resolution 2022-51). The 2022 preliminary plat included a 3-acre commercial site and 302 total housing units. For context, the Planning Commission memo from the original preliminary plat approval is attached. A final plat for this area has not yet been submitted to the City. The deadline to submit a final plat for this area is October 3, 2025.

The amended preliminary plat proposes a layout similar to that of the original preliminary plat. The development is still proposed to be phased, beginning with the southernmost residential lots. The main differences between the original plat and the amended plat include:

- Lots with access to the western street (Public Street N-S) are proposed to be detached villas instead of attached rowhouses
- Additional detached villa lots are proposed along Public Street A and 241st Avenue NW, resulting in a reduced average lot size
- Western street (Public Street N-S) will now be public instead of private, resulting in the need for a CUP
- 6 parking stalls along 241st Ave NW to serve the attached rowhouses in Blocks 8 and 9

These changes result in a shift in the composition of housing types proposed as shown in the table below:

Housing Types	2022 Preliminary Plat	2025 Preliminary Plat Amendment
Single-unit	40 units	40 units (Blocks 1, 4, 5)
Detached townhome/villa	40 units	115 units (Blocks 2, 3, 6, 7)
Attached rowhouse	102 units	26 units (Blocks 8, 9)
Apartment	120 units	120 units (Block 10)
Total	302 units	301 units

The residential portions of this site are guided for Medium Density Residential (3-7 units per net acre) use by the Comprehensive Plan. The proposed density for the amended preliminary plat is within this range (4.5 units per net acre).

The unit count proposed in the amended preliminary plat meets the threshold for a required Environmental Assessment Worksheet (EAW) per Minnesota Statutes 4410.4300 subd. 19. Staff has discussed this with the applicant. The applicant has indicated a preference to adjust the unit counts slightly to eliminate the need for an EAW. A condition of approval is suggested that the unit counts be adjusted in the plans. A second condition clarifies that Staff will re-calculate the need for an EAW with each phase of the project to ensure Statute is followed.

In order for this project to move forward, the following approvals are needed:

- Preliminary Plat Amendment (public hearing on 7/16)
- Conditional Use Permit for creation of public road in uRRM District (public hearing on 7/16)
- PUD Ordinance – 2nd Reading
- Final Plat(s)

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 the CUP request is August 19, 2025.

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 October 18, 2025.

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 July 04, 2025 and posted on the City Hall bulletin board on July 03, 2025. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on July 03, 2025.

RECOMMENDATION

Action to be Considered:

The Planning Commission is requested to hold the public hearing for the preliminary plat amendment and CUP. Following the public hearing, Commissioners are requested to take action on the requests and provide a recommendation to Council.

Suggested Motions:

1. Move to recommend approval of the preliminary plat amendment for The Bluffs of Rum River project with conditions and findings of fact as presented by Staff.

2. Move to recommend approval of the public road CUP for The Bluffs of Rum River project with conditions and findings as presented by Staff.

Findings of Fact – Preliminary Plat Amendment

1. The proposed preliminary plat 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 noted conditions.
3. The development is designed to preserve existing natural features on the site and provides additional opportunities for the creation of multiple different types of housing in the City.
4. City services have adequate capacity to serve the proposed development.

Conditions – Preliminary Plat Amendment

1. Approval of this request is subject to the concurrent approval of the related land use requests pertaining to The Bluffs project.
2. The project was conditionally approved by the DNR on November 22, 2022. Approvals granted by the City Council for this project are conditioned upon the MnDNR's full approval of the project.
3. Applicant shall work with MnDOT to finalize the northern access point and intersection that incorporates phasing and the completed traffic study. Applicant shall address all comments relating to the project provided by MnDOT.
4. Applicant shall work with Anoka County to finalize an intersection layout for the public street/Ambassador Blvd intersection that incorporates phasing and the traffic study. Applicant shall address all comments relating to the project provided by Anoka County in their July 29, 2022 memo.
5. Applicant shall address the comments included in the Engineering Review Memo dated July 8, 2025 to the City Engineer's satisfaction.
6. Applicant shall dedicate land below the OHW of the Rum River as public.
7. The project shall be completed as a phased development. Applicant shall provide an updated Phasing Plan.
8. As proposed, the project requires an EAW which must be completed prior to final plat approval. The applicant may choose to modify the preliminary plat such that the project falls below the thresholds for a mandatory EAW as specified in Minnesota Statutes 4410.4300 subd. 19. In this case, an EAW would not be required.
9. For each subsequent phase of the project, City Staff shall review Minnesota Statutes 4410.4300 to determine if an EAW is required.
10. Adequate provisions for an off-street trail along Ambassador Blvd shall be made at the time that the commercial lot (Block 11 Lot 1) is final platted.
11. Applicant shall provide off-street guest parking meeting City Code standards for the attached rowhouses. If possible, guest parking should be located near Blocks 8 and 9.
12. Landscaping
 - a. Applicant should identify the size and type of existing trees which are planned to be removed or preserved. Additional revisions to the landscaping plan may be required depending on the size and type of trees removed.
 - b. Future landscaping plans for the apartment and commercial lots shall provide landscaping and vegetation which complements the landscaping established for the residential units in this plat.
 - c. Applicant shall revise the landscaping plan to ensure that there is one front yard tree for each housing unit in Block 8.

- d. Trees of the same genus shall make up no more than 25% of the total amount of required trees. Applicant shall revise the proposed tree mix for evergreen trees to meet this requirement.
 - e. Ornamental trees must be at least 2 inches in diameter measured at DBH. Planting size shall be specified on the landscaping plan.
- 13. Park dedication shall be satisfied at the time of final plat.
- 14. Applicant shall be responsible for all fees associated with these land use and subdivision applications. All fees and financial obligations shall be received by the City prior to the releasing of the approval documents related to this project for recording.
- 15. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Findings of Fact – Conditional Use Permit

- 1. The proposed public road meets the environmental criteria for a CUP as established in Minnesota Rules 6105.0200.
- 2. The proposed public road has been designed to minimize the street’s impact on the surrounding area, including avoiding steep slopes, existing vegetation, and soils with high erosion potential to the maximum extent possible.

Conditions – Conditional Use Permit

- 1. Approval of this request is subject to the concurrent approval of the related subdivision and land use requests pertaining to The Bluffs project.
- 2. Applicant shall adhere to all vegetative requirements listed in the City’s Urban Rum River Management District and MN State Rules Chapter 6105.
- 3. Applicant shall adhere to the road construction methods listed in MN State Rules 6105.0200 subp. 4.
- 4. All fees and financial obligations shall be received by the City prior to the releasing of the approval document for recording.
- 5. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Attachments:

- 1. City Engineer’s Memo dated July 8, 2025
- 2. Applicant Submittals
- 3. August 17, 2022 PZ Packet – The Bluffs of Rum River Preliminary Plat, CUP, and Rezoning



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

Submitted to: City of St. Francis

cc: Kate Thunstrom, City Administrator
Paul Carpenter, Public Works Director
Craig Jochum, City Engineer
Beth Richmond, City Planner
David Schaps, City Attorney

Reviewed by: Shane Nelson, Assistant City Engineer

Date: July 8, 2025

**Proposed
Project:** The Bluffs of Rum River

Street Location: 23925 Saint Francis Blvd NW

Applicant: MC Land Holdings LLC

Owners of Record: SBD Properties, LLP

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) Anoka County Access Permit, MnDOT Access Permit,
MPCA Sanitary Sewer Permit, MDH Watermain Permit

INFORMATION AVAILABLE

Preliminary Plat of The Bluffs of Rum River, dated 6/20/2025, prepared by Landform

Preliminary of The Bluffs of Rum River, dated 6/20/2025, prepared by Landform

Stormwater Management Plan, dated 4/8/2025, prepared by Landform

Wetland Delineation Report, dated 7/8/22, prepared by Kjolhaug Excavating

Soil Boring Logs, dated 7/18/2022, prepared by Haugo Geotechnical

Traffic Analysis Memo, dated 9/16/2022, prepared by S² Traffic Solutions

Geotechnical Exploration Report, dated 7/20/2022, prepared by Haugo Geotechnical Services

SITE ACCESS / VEHICULAR TRAFFIC

1. The project is proposed to receive access from Ambassador Blvd (CSAH 28). Ambassador Blvd (CSAH 28) is a County Highway and is under the jurisdiction of the Anoka County Highway Department. The new street access must meet all design and safety criteria as per the Anoka County Highway Department requirements. The Applicant shall be responsible for providing a design that meets Anoka County Highway Department standards and shall be solely responsible for all costs associated with the construction of the new access and associated turn lanes, including right-of-way acquisition if necessary.
2. The project is proposed to receive access from Saint Francis Blvd NW (HWY 47). Saint Francis Blvd NW (HWY 47) is a State Highway and is under the jurisdiction of the Minnesota Department of Transportation (MnDOT). The new street access must meet all design and safety criteria as per MnDOT requirements. The Applicant shall be responsible for providing a design that meets MnDOT standards and shall be solely responsible for all costs associated with the construction of the new access and associated turn lanes, including right-of-way acquisition if necessary.
3. The project is proposed to be served with two new north-south streets, one new east-west street that terminates in a cul-de-sac due to the proximity of the Rum River, and one short connecting east-west street. All streets are proposed to be public streets. The street layout as provided appears to be conducive with the property and provides adequate access to the proposed lots.

4. Six parking stalls are proposed on the north side of 241st Avenue, which is proposed as a public street. At this time, it is unclear if these parking spaces are proposed to be publicly owned and maintained or privately owned and maintained. Further clarification is necessary.

PRELIMINARY PLAT

1. The Preliminary Plat shall be revised to depict a drainage and utility easement 60 feet in width on Lot 1, Block 11 from the west plat line to the public street n-s and centered on the proposed trunk sewer line.

GRADING, DRAINAGE AND EROSION CONTROL

1. Please adjust the proposed grading in Infiltration Basin 3 such that the 24" RCP will have minimum 1' of cover.
2. This project will disturb more than 1 acre of land, therefore, an NPDES Construction Permit from the MPCA will be necessary.

STORMWATER MANAGEMENT

1. Stormwater is proposed to be managed with curb and gutter, catch basins and storm sewer. The storm sewer will route rainfall from the proposed roadways and lots and be directed into four infiltration basins located within the plat. All stormwater is ultimately discharged into the Rum River located on the eastern boundary of the proposed plat.
2. Final Stormwater Management Calculations shall be in accordance with City ordinances, Upper Rum River Watershed Rules, and the City of St Francis Private Development Standards.

WETLANDS

1. The Wetland Delineation Report has been received. A Notice of Decision approving the wetland boundaries and types was issued on September 9, 2022. The decision is valid for 5 years.
2. A wetland management plan is required for this development consistent with Section 10-83-04 of the City Code. Please submit the wetland management plan with the final plans.
3. The Wetland Delineation Report indicates that there is a wetland (W3) located on proposed Outlot E. Impacts to this wetland are contingent upon an approved WCA Replacement Plan.

UTILITIES

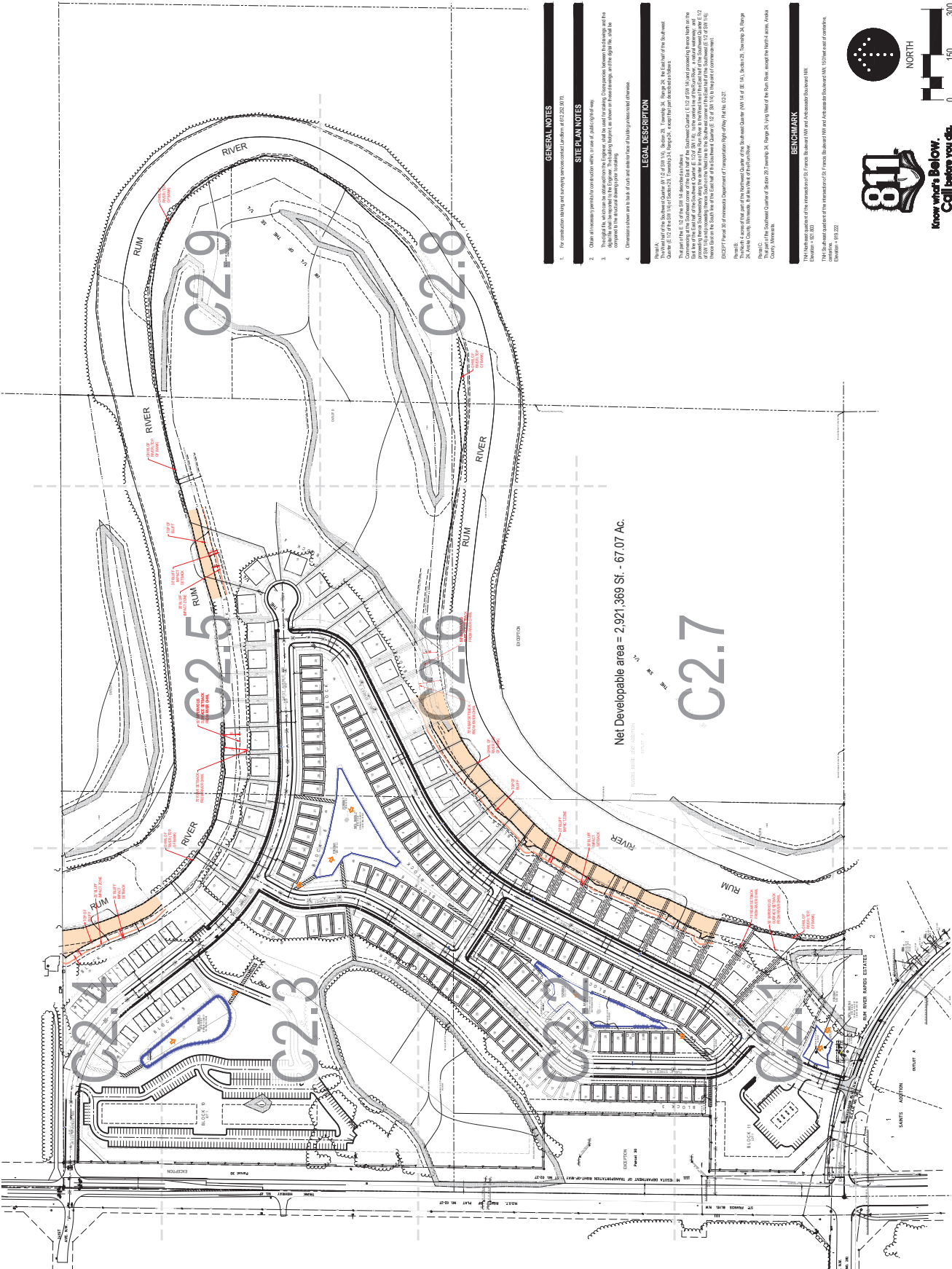
1. This project proposes to connect to the sanitary sewer at Ambassador Blvd (near the existing City owned lift station) which is acceptable. The size of the existing sanitary sewer stub is 24 inch at the connection point at Ambassador Blvd. The trunk 24" sewer line will be extended to the first manhole. Thereafter, a trunk sewer line will be extended through the subject property north approximately 600 feet, then will be extended west to the TH 47 right of way. The proposed extension of the trunk sewer line is in general conformance with the City's Comprehensive Sanitary Sewer Plan.
2. The lateral sanitary sewer that is proposed on the north end of Street A and along 241st Avenue is proposed to flow to the west and ultimately make a connection to the future trunk sanitary sewer on the west side of TH 47. At this time, the future trunk sanitary sewer is not included in the City's Capital Improvement Plan and therefore the construction year is unknown. The Developer shall assume all risk in regards to timing.
3. This project proposes to connect to the City Water system at Ambassador Blvd, near Highway 47, to an existing 8 inch watermain. There is another watermain, located approximately 600' east of the proposed entrance, on the south side of Ambassador Blvd which is 16 inch diameter. We would recommend that the 16 inch watermain be extended to the Highway 47 8 inch watermain to provide a looped connection as a City project. The watermain connection for this project could then be provided via the new 16" watermain.
4. We understand that this will be a phased development, with potentially 302 units which will be served by single watermain connection point. Further, we understand that the proposed apartment building, which is potentially 120 units, will be constructed with a future phase. Prior to preparation of final plans, the Applicant shall analyze the proposed watermain sizing and layout to ensure it will adequately serve the units and/or revise to adequately serve the units.

OTHER

1. Zoning 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> .

SUMMARY AND/OR RECOMMENDATIONS

We recommend approval of the Preliminary Plat subject to the comments as contained herein.



GENERAL NOTES

1. For construction planning and surveying, use the following information:

2. Check for easements or other restrictions on the site.

3. The site plan is based on the information provided by the owner.

4. The site plan is based on the information provided by the owner.

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PLANNING COMMISSION MEETING
ISD #15 District Office Building 4115 Ambassador Blvd.
Wednesday, August 17, 2022 at 7:00 PM

AGENDA

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **ADOPT AGENDA**
4. **APPROVE MINUTES**
[A.](#) Minutes - July 20, 2022
5. **PUBLIC COMMENT**
6. **PUBLIC HEARINGS**
[A.](#) The Bluffs of Rum River
7. **REGULAR BUSINESS ITEMS**
8. **ELECT VICE CHAIR MEMEBER**
9. **DISCUSSION BY PLANNING COMMISSIONERS**
10. **ADJOURNMENT**

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
July 20, 2022

1. **Call to Order:** The Planning Commission meeting was called to order at 7:01 pm by Chair Women Fairbanks

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

Others in attendance: Kate Thunstrom, City Administrator, Colette Baumgardner, Community Development Director, Beth Richmond, City Planner; and, Kevin Robinson, City Council.

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda with added amendment. Motion carried 6-0.

4. **Approve Minutes:** Motion by Sievert, second by Kelly to approve the June 15, 2022 minutes. Motion carried 6-0.

5. **Public Comment:** None

6. **Public Hearing:**

a. Comprehensive Plan Amendment.
Richmond reviewed the staff packet and request for a Comprehensive Plan Amendment.

Commission asked what difference was between high density and medium density. Richmond explained the four residential land used categories. She stated medium density residential is three to seven units per net acre, and high is 12 to 16 units per net acre. She added high density is typically townhomes, apartments, attached units.

Commission asked if it meant larger lot sizes. Richmond replied it typically coincides.

Commission asked if they are looking a reduction in the commercial space in the southern section. Richmond confirmed this adding it is going from about 24 acres to about three.

Commission asked if it still meets the Comprehensive Plan. Richmond replied it still meets the City’s density requirements.

Commission asked if that land would be used for residential, just shifting things. Richmond confirmed this and showed the plan on the map.

Commission asked if there is a risk of becoming a bedroom community with this with no commercial. Richmond replied that isn’t a concern of Staff because it is not an area where retail would flourish and there is still an area across 47 that could be used for office or industrial.

Commission asked about distribution of housing on the site. Richmond explained that re-guiding the entire area to medium density would allow for pockets of higher density and pockets of lower density as long as together it averages out.

Commission asked about the setback from the river. Richmond replied there are requirements in the Rum River District for setbacks from the river and those are things the City and DNR would be looking at.

Commission asked if there would be access to the river by the homeowners or community. Richmond replied that would be a question that would be answered in the future.

Commission expressed concern about preservation along the river. Richmond replied the concept plan shows the lowest density along the river.

Commission commented that the neighborhood has received letters about the proposed changes weeks ahead of time but Commission members didn't receive notice. Thunstrom explained when a land use application triggers a public hearing in the urban area all properties within 300 feet will receive a letter. The Planning Commission doesn't because the information is available in the packet online.

Public Hearing opened at 7:15 p.m.

Andrew Nelson, 24105 St. Francis Boulevard NW, expressed concern about discussion and an offer he subsequently submitted about the use of his driveway to create a road into the new development, which he stated was met with opposition and then silence. He stated he has been threatened with eminent domain and expressed concern about fairness in proceedings to all. He noted discrepancies on property or site lines between the map presented and those on the Anoka County GIS. He expressed concern with changing the density and suggested having homes families can purchase to maintain stability instead of high density apartments with a lot of turn over.

Applicant's representative addressed the Commission to answer questions related to requests for change and indicated this was the first request. He stated the request is for one half of the minimum density it is guided for, with a net of five. He stated every lot along the river is a single family, for sale home. Everything on the inside is attached or detached townhome that could be for sale or rent to own. Apartments are in commercial area and were driven by a rental study that indicated there was a market for it along with other types of housing. He commented the lines on the northside of the map indicate ghost platting on adjacent properties of what could happen in the future.

Commission expressed concern about retaining the country feel of St. Francis and felt the area looked packed. Concern about apartments and rentals were also expressed.

Commission asked discussed the role of Mn/DOT in the process and influence on turn lanes. Richmond replied this has been submitted to Mn/DOT and they have 60 days to comment but didn't have strong guidance after the concept plan.

Commission asked about lot size. Richmond replied the intent is to meet lot minimums for a single-family lot in the Rum River urban district.

Applicant’s representative commented this is the last section of urban river overlay district but there are quite a few rural that will preserve the country feel.

Andrew Nelson commented he and the neighbors are most against the apartment and asked if it were possible to place the apartment on the southside away from homes and closer to a more major road.

Tom Wynell, 4025 St. Francis Boulevard, commented he agreed with Mr. Nelson.

Public Hearing closed at 7:34 p.m.

Commission discussed the land use and placement of the apartments being on the south end.

Motion by Sievert, second by Kelly to recommend approval of the Comprehensive Plan Amendment to re-guide the 112 acre site at 23925 St. Francis Blvd. with conditions and findings of fact as presented by Staff. Motion passed 6-0.

7. **Regular Business Items** – None

8. **Planning Commission Discussion**

Commission wished Sievert all the best. She asked for consideration on who would like to set up as Vice-Chair for the next meeting.

9. **Adjournment:** Meeting adjourned at 7:37 p.m.

Website Link to Packets and Minutes for the Planning Commission:

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

Recorded by: TimeSaver

DATE APPROVED:



PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: The Bluffs of Rum River
DATE: 8-10-2022 for 8-17-2022 meeting
APPLICANT: Landform Professional Services, LLC on behalf of SBD Properties, LLP
LOCATION: 23925 St Francis Blvd NW
COMP PLAN: Commercial, MDR, Open Space
ZONING: B-2 General Business, R-3 High Density Residential

OVERVIEW:

The City has received an application for “The Bluffs of Rum River” development, which is the next step in the Platinum Land project. The City Council approved a Comprehensive Plan amendment for this project in July 2022.

“The Bluffs” is proposed to be a phased residential and commercial development which will eventually include 302 housing units and a 3-acre commercial lot. The applicant is proposing a mix of residential uses, including 40 single-unit lots, 40 detached townhome units, 102 attached rowhouse units, and a 120-unit apartment building.

The land use and subdivision requests to be considered include a rezoning to Planned Unit Development (PUD), preliminary plat, and a Conditional Use Permit (CUP) for a public road within the Rum River Management Overlay District.

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 the rezoning to PUD and CUP requests is September 19, 2022.

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. Staff deemed the subdivision application incomplete until a full traffic study has been completed; therefore, the 120 day timeline has not officially commenced. The traffic study is being required at the suggestion of MnDOT. Staff has chosen to move the subdivision request forward in conjunction with the land use requests because the subdivision and land use requests are related to one another, the land use requests require action within the statutory timelines noted above, and the subdivision application is substantially complete.

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 August 5, 2022 and posted on the City Hall bulletin board on August 4, 2022. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on August 4, 2022.

ANALYSIS

Comprehensive Plan

An amendment to the Comprehensive Plan relating to this project was approved by the City Council in July. This amendment reduced the commercial land area on the site to roughly 3 acres and decreased the residential land use density to Medium Density Residential (3-7 units per net acre). 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 on August 21. The current application for the rezoning, preliminary plat, and CUP is consistent with the land use categories and densities that were established with the Comprehensive Plan amendment. 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 B-2 General Business and R-3 High Density Residential to a Planned Unit Development (PUD). PUDs are intended to allow for the mixing of uses and 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 Code in order to provide a development which preserves the natural features on the site, including the wetlands, bluffs, and Rum River, while also providing a variety of housing types to serve the diverse needs of St. Francis residents. The project will also allow for future development to the north and west by extending connection opportunities with city utilities.

The following deviations are requested from the current code regulations as part of the PUD and will be discussed in greater detail below:

- Minimum lot size and lot width for single-unit detached lots
- Lot size and configuration for detached townhome units
- Reduced front yard setbacks for single-unit detached, detached townhome, and attached rowhouse use types

Rum River Management District

The entire site is located within the City's Urban Rum River Management Overlay District (uRRM). This district establishes additional standards which are meant to preserve the scenic quality of the Rum River and surrounding land. These standards include but are not limited to minimum lot size and lot width, setbacks, height limits, and vegetation alteration restrictions. While the applicant is requesting flexibility from a number of requirements established in this district, including lot area and setback from the road, the required 75' setback from the ordinary high water level (OHW) will be maintained. In addition, any public roads created within the Rum River Management District are required to first obtain a Conditional Use Permit. The CUP has been requested as part of this application.

For any PUD established within this overlay district, DNR review and approval of the application is required. The application has been sent to the DNR for review and is awaiting comment.

Project Phasing

The applicant is proposing to construct this development in phases, moving from south to north. The single-unit detached, detached townhomes, and attached rowhomes are the first uses proposed to be developed. The phasing of this portion of the project will be determined by the results of the traffic study and the access points as determined with discussions between the City, developer, Anoka County, and MnDOT. A second access onto Hwy 47 will be required in order to fully build out the project.

The apartment lot and commercial lot are planned for future development to be added as market and regulatory conditions allow. If the commercial lot is developed within 3 years of approval, it will be necessary at the time of site plan review for Staff to review the need for a retroactive EAW for the entire development. The applicant has indicated that they are likely to wait to final plat and market the commercial lot until final access is determined for the Hwy 47/Ambassador intersection, as any roadway changes may impact the site. The Highway 47/Ambassador intersection is currently under review by MnDOT as part of a larger study of the Hwy 47 corridor. Any changes to this intersection would be subject to MnDOT planning, design work, and construction schedule.

Residential Uses

Single-Unit Detached

There are 40 single-unit detached lots which are proposed as part of this development. These are primarily riparian lots which are located along the Rum River on the north and east sides of the plat and which have access onto the development's proposed public street.

The below table shows the required and proposed dimensional standards for this use type:

Requirement	Required (R-1 or uRRM, whichever is stricter)	Proposed (PUD)
Minimum Lot Area		
Riparian	20,000 SF	14,864 SF
Non-Riparian	12,150 SF	20,025 SF
Minimum Lot Width		
At the Front Setback	90'	90'
At the OHW Setback	90'	Varies
Minimum Front Setback	35'	30'
Minimum Side Setback		
Living area	10'	10'
Garage	5'	5'
Corner side	20'	20'
Minimum OHW Setback	75'	75'
Maximum Height	Lesser of 3 stories or 35'	Lesser of 3 stories or 35'
Maximum Impervious Surface	30% per lot	30% per lot

The PUD deviations requested for the Single-Unit Detached lots include riparian lot area, minimum lot width, and minimum front setback.

The existing parcels which make up this site span both sides of the river. Rather than create a plat where each lot line extends to the center of the river, the applicant has chosen to set the rear lot lines at the bank of the Rum River and to dedicate the land under the Rum River as public. Doing this reduces the total lot area for the site, which correlates to the developer's request for smaller minimum lot area requirements for these lots. 9 of the 34 proposed riparian lots meet the current lot area minimum of 20,000 SF. The remaining 25 lots range in area from 14,864 SF to 18,439 SF. These are still larger than the City's lot area requirement for single-unit lots in the R-1 district, which is 10,800 SF.

Each lot is at least 90 feet wide at the front building setback. However, due to the curvature of the site and the proposed street, up to 12 of the proposed lots fall below the required 90' width at the ordinary high water level (OHW) setback. Staff has requested additional information from the applicant to determine exactly which lots may be undersized in width.

The applicant is also requesting to reduce the front yard setback from 35' to 30' in order to locate the homes further away from the existing bluff which lies between the proposed units and the river. For comparison, lots in the R-1 district are allowed a minimum 25' front yard setback. Staff feels that a 30' setback in this area is reasonable.

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.

Detached Townhomes

The applicant is proposing to create 40 detached townhome units within Block 3 of the plat which will be designated as a Common Interest Community (CIC). This means that each unit has a designated 3,040 SF "improvement area" where the home, garage, patio, and/or deck may be located. All of the site improvements for a unit must be contained within this "improvement area." A larger, common lot which is maintained by an HOA surrounds these units. This is represented by the boxes on the preliminary plat (see figure below).

This use is more comparable to the City's smaller single-unit lot sizes in the R-2 district of 7,200 SF and 70' width. Taking into account the "improvement areas" and the common lot, there is an average unit size of 9,628 SF for this use type which is smaller than the lot size requirement for the uRRM.

The applicant is also requesting flexibility from the City's building separation standard which requires buildings in a PUD to be separated by at least 12'. With the building configuration that the applicant has proposed, the living quarters of one townhome face the living quarters of the next, while the garage area of one home faces the garage area of the next, as shown in the image below. The applicant is proposing a 15' building separation between the living quarters of the units and a 10' building separation between the garages. All structures will be required to meet applicable building code standards.



There is a maximum impervious surface requirement of 30% within the uRRM. Assuming the entire “improvement area” of each unit was completely covered by impervious surface, which is not anticipated, the entire Block 3 would have an impervious surface coverage of 31.6%. Staff recommends limiting Block 3 to a 30% impervious surface limit, rather than calculating this for each unit individually, and including this limit as a condition of approval.

The applicant is also requesting to reduce the front yard setback from 35’ to 25’. This request matches the City’s current front yard setback requirements for the R-1 and R-2 zoning districts. Staff feels that a 25’ setback in this area is reasonable, as there is still adequate room to park cars off-street without obstructing the right-of-way.

Attached Rowhouses

There are 102 attached rowhouse units proposed as part of this development. These units are located on the north and west portions of the site, in Blocks 4, 5, and 6, and are grouped in buildings of 2-6 units. Similar to the detached townhomes, these units are proposed to be included as part of a CIC.

Block 4, which includes 77 of the 102 attached rowhouse units, will be served by a private street. Blocks 5 and 6 will have access via the public street.

The applicant is requesting to reduce the front yard setback for this use from 35’ to 25’. This request matches the City’s current front yard setback requirements for the R-2 zoning district, where attached rowhouses are permitted. A 25’ setback is adequate, as there is still enough room for cars to park in the driveway without obstructing the right-of-way.

The City Code includes use-specific standards for these types of lots. All attached rowhouse units within the PUD would be required to meet these standards which include:

- A. There shall be no more than six (6) units per structure in a row or eight (8) units per structure if back-to-back.
- B. Individual units shall be at least 24 feet wide.
- C. No garage shall extend the full width of any individual unit. The front façade of a townhouse or rowhouse unit shall include a window and/or door.

As proposed, the attached rowhouse units fulfill Standard A. Standards B and C will be evaluated when building plans are submitted.

Apartment

The applicant is proposing a 120-unit apartment building in the northwest corner of the site. This portion of the project is anticipated to be a future phase of the project, so no specific designs have been provided or reviewed at this time. As it stands today, the apartment building will be limited to the 35’ height maximum as specified in the City’s uRRM district. If additional height is requested for the apartment building, a PUD amendment would be required. The apartment building would undergo a site plan review from the Planning Commission and City Council, and it will be required to obtain site plan approval from the City Council at the time of development. All apartment details, including architectural design, parking, and landscaping, will be reviewed with the site plan.

Commercial

A 3-acre commercial lot is proposed in the southwest corner of the site. This site will be developed as part of a future phase of the project. A site plan review from Planning Commission and City Council will be required at the time of development to ensure all standards are met.

Preliminary Plat

Streets & Access

This development includes a public street extending south to north which has access to Ambassador Blvd in the south and Hwy 47 at 241st Avenue in the north. A private street is proposed to run parallel to the public street which provides looping for public safety vehicles and utilities via a public drainage and utility easement and access to the attached rowhouses. Since the public street is located in the uRRM, a CUP is required for its construction. A traffic study has been requested at the suggestion of MnDOT for this area to clarify access points, intersection types, and ultimate phasing of the project. This study is currently in progress.

Access

The applicant is proposing to access the City's greater street network at two points.

First, the public street is proposed to intersect Ambassador Blvd on the south end of this site. This access point is proposed to be located roughly 350 feet' from the Ambassador Blvd/Hwy 47 intersection. While this location is closer to the Hwy 47/Ambassador Blvd intersection than would be ideal, the access point cannot be moved further to the east due to the layout of the site's existing parcels, the natural topography in the area, and the location of the City's lift station.

Anoka County has reviewed this request and has provided direction that this access point should be a right-in/right-out only access. Staff and the applicant do not support the County's direction for this intersection. A right-in/right-out intersection at this location is detrimental for the commercial development that is planned for the southwest corner of the site. It also would severely limit the project's ability to provide adequate access to the residential portion of the development and would force local trips to access Highway 47 to the north. Because this project would be developed from south to north, this intersection will bear the immediate brunt of traffic increases in the area until the northern access point to Hwy 47 can be established. The number of housing units that can be established on the single Ambassador Blvd access will be informed by the traffic study and will affect the ultimate phasing of the project. The applicant is currently working to address the concern about the limited intersection with Anoka County. In addition, this area will likely be directly impacted by the forthcoming plans for Hwy 47 by MnDOT. The applicant requests that a full intersection be allowed for now, until such changes occur where this may need to change based on MnDOT's reconfiguration of Hwy 47.

Second, the applicant is proposing a northerly development access point aligned closely with where the existing 241st Ave NW exists on the west side of Hwy 47 today. This second access is necessary in order to balance out the traffic effects created by the addition of 300 housing units in this area. The applicant is proposing an access which is offset by roughly 22 feet from the existing 241st Ave NW today, which is supported by Staff. This offset is necessary in order to keep the right-of-way area completely encompassed within the project site. The initial project plans have been submitted for MnDOT review and are awaiting comments.

Private Street

Within the City, private streets may only be created as part of an approved PUD. The applicant is requesting the ability to create a 28' wide private street which loops internally within the development and which would provide access for the attached rowhouse units. The private streets would be required to be privately maintained by the site's HOA, and on-street parking will be prohibited. Guest parking is included to serve these homes.

Public Street

A public street meeting City standards is proposed to extend from Ambassador to Hwy 47 at the existing 241st Ave NW intersection. This street will provide access to the single-unit detached lots as well as the detached townhome lots. It will also serve the future apartment and commercial lots. The

street will have a sidewalk on the east/north side of the street. Public streets in the Rum River districts require a conditional use permit meeting the environmental criteria in Minnesota Rules 6105.0200. Staff find that the proposed project meet these conditions, and the road is designed to minimize impact to the surrounding area.

Parking

The amount of parking required within the City varies by use of the property. The applicant is not requesting flexibility from the City’s parking standards. Therefore, the following parking requirements apply to this development:

Use	Parking Requirement
Single-unit detached	2 spaces per unit
Detached townhome	2 spaces per unit
Attached rowhouse	2 spaces per unit, plus 0.5 space/unit for guest parking

The detached townhome units are each proposed to include a 2-car garage with space for two vehicles to park directly in front of each garage. The applicant is proposing to utilize shared driveways for the detached townhome units. Staff supports this because shared driveways decrease the number of access points onto the public street by half, allowing smoother and safer traffic movement through the site, as well as increasing space for on-street parking. The shared driveways must be no wider than 24’ at the street and shall be maintained by the HOA.

Guest parking is required for the attached rowhouse units, as shown in the table. With 102 units proposed, 51 guest parking spaces are required. The applicant is currently proposing 39 guest parking spaces, which does not meet this requirement. Staff recommends increasing the number of guest parking spaces provided to meet the City’s requirement. If possible, guest parking should be located near Blocks 5 and 6 where no guest spaces are proposed today.

Landscaping

The applicant has provided a landscaping plan for the site. Existing trees which are planned to be removed or preserved should be shown on the plan.

For typical residential developments, the vegetation requirement is 2 deciduous trees per unit, with at least one of those trees being located in the front yard. The applicant has adhered to this requirement for the residential portions of the site. The apartment and commercial lots will be required to provide a landscaping plan at the time of development as part of the site plan review. It is expected that the landscaping for those lots will complement the landscaping established with the residential units.

Trees to be planted must be a mix of no less than 25% deciduous, 25% evergreen, and 10% ornamental. In addition, no genus may make up more than 25% of the full complement of trees. The applicant has met the genus requirement, but is only proposing deciduous trees. The applicant should revise the landscaping plan to meet the tree mix requirement. In addition, two of the tree types proposed, American Hophornbeam and Northern Catalpa, are not currently on the City’s list of acceptable trees. Based on Staff’s discussion with a landscape architect, these species are appropriate to be used as yard trees in the City.

Open Space

The applicant is proposing a 26.5-acre area along the Rum River on the east side of the site as private open space. This area is intended to serve the residents of this development and will be owned and maintained by the HOA.

The developer has indicated a willingness to provide this area as open space in whatever way the City determines to be most appropriate. Staff discussed the open space and whether it was more

appropriate as public or private open space. Ultimately, Staff recommends this area as private open space for a number of reasons:

1. Roughly half the site (11 acres) is restricted from development by a conservation easement
2. The site has limited potential for park development as it is heavily forested and lies within the uRRM district, which restricts vegetation alteration.
3. The open space land is primarily located within the floodplain. It is not typical City practice to accept land for park that is not developable.
4. This area is not specifically identified as a park within the City's park plan.
5. Access is limited to a small entry point off of the public street's cul-de-sac. If this area were to be public park, a wider access point would be required.

As private open space, there will be no credit toward the applicant's park dedication requirements. The applicant may choose to add amenities to the open space area as they see fit, so long as they are following the standards set out in the uRRM district.

Staff has suggested that the applicant provide some additional, usable open space for the residents likely located closer to the apartment lot and the attached rowhouses. The applicant was receptive to this suggestion and is reviewing the site to determine where this could be located and the amenities that may be included.

Outlots B and C which are located across the river will also be maintained as open space. The applicant has indicated that it is likely that these outlots will ultimately be entered into a conservation easement due to their proximity to the Rum River and location within the floodplain.

Trails/Sidewalks

Sidewalks are required along one side of all public streets within the City. The applicant is proposing a sidewalk extended along the east and north sides of the public street. The City's park plan shows a future trail running along the north side of Ambassador Blvd before ultimately connecting into the future Sugar Hills Regional Trail. This trail would be located across the commercial lot. As a condition of approval, Staff recommends that adequate provisions for an off-street trail in this area should be made at the time that the commercial lot is final platted.

Utilities/Stormwater

Multiple stormwater facilities are proposed to be created throughout the site, in addition to those already existing. A City lift station is currently located on Outlot A, near Ambassador Blvd. Applicant will be responsible for bringing utilities from Ambassador up to 241st within the development.

Because of this development's proximity to the lift station, oversizing of the pipes will be required in order to provide future connections to the City's infrastructure further to the north and west. The City Engineer is reviewing the grading, utility, and stormwater plans and has provided a comment memo which is attached to this packet.

Recommendations

Action to be Considered:

The Planning Commission is requested to hold the public hearing for the rezoning, preliminary plat, and CUP. 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 rezoning to The Bluffs of Rum River PUD with conditions and findings of fact as presented by Staff.

2. Move to recommend approval of preliminary plat for The Bluffs of Rum River project with conditions and findings of fact as presented by Staff.
3. Move to recommend approval of the public road CUP for The Bluffs of Rum River project with conditions and findings as presented by Staff.

Findings – PUD

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. The project achieves these goals through a design that preserves natural features.

Conditions – PUD

1. Any expansion of this PUD shall require a PUD amendment as specified by Code Section 10-37-05 Amendment of a PUD.
2. Approval of this request is conditioned upon review and approval by the MnDNR.
3. 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, pending review of the OHW setback.
4. Detached townhome units shall be allowed on the site and configured as shown on the preliminary plat.
5. Attached rowhouse units shall be allowed on the site and configured as shown on the preliminary plat.
6. The required front yard setback for single-unit detached lots shall be 30'. The required front yard setback for detached townhome and attached rowhouse use types shall be 25'.
7. All residential units shall adhere to the applicable use-specific standards established in the Code.
8. A minimum of 15' building separation between the living quarters of the units and a minimum of 10' building separation between the garages shall be permitted for the detached townhome units.
9. Blocks 3-6 shall each be limited to a maximum aggregate coverage of 30% impervious surface.
10. A 2-unit attached rowhouse building is permitted in Block 6.
11. 28-foot private streets are allowed within the PUD and shall be privately maintained by the site's HOA.
12. On-street parking on the private streets shall be prohibited.
13. Shared driveways serving the detached townhomes shall not exceed 24 feet in width at the street and shall be maintained by an HOA.

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 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 land use requests pertaining to The Bluffs project.

3. If the commercial lot is developed within 3 years of approval of the PUD, it will be necessary for Staff to review the need for a retroactive EAW for the entire development at the time of final plat and site plan review.
4. Applicant shall dedicate land below the OHW of the Rum River as public.
5. Applicant shall provide guest parking meeting City Code standards for the attached rowhouses. If possible, guest parking should be located near Blocks 5 and 6.
6. A traffic study for the site shall be completed and reviewed by Staff prior to City Council consideration of the preliminary plat and PUD plans.
7. The project shall be completed as a phased development pending the results of the traffic study and adequate access to the site.
8. Applicant shall work with Anoka County to address the comments listed in their July 29, 2022 memo and to finalize an intersection layout for the public street/Ambassador Blvd intersection that incorporates phasing and the traffic study.
9. Applicant shall work with MnDOT to finalize the northern access point and intersection that incorporates phasing and the traffic study. Applicant shall address any comments relating to the project provided by MnDOT.
10. Adequate provisions for an off-street trail along Ambassador Blvd shall be made at the time that the commercial lot (Block 8 Lot 1) is final platted.
11. Landscaping
 - a. Applicant should identify the size and type of existing trees which are planned to be removed or preserved.
 - b. Future landscaping plans for the apartment and commercial lots shall provide landscaping and vegetation which complements the landscaping established for the residential units in this plat.
 - c. Trees to be planted must be a mix of no less than 25% deciduous, 25% evergreen, and 10% ornamental. Applicant shall revise the proposed tree mix to meet this requirement.
12. Applicant shall revise the preliminary plat to show all setback lines and building pads and to list all requested setbacks for each use type.
13. Applicant shall work with the Engineer to address any Engineering concerns or revisions listed in the Engineering Review Memo dated August 10, 2022.
14. Park dedication shall be satisfied at the time of final plat.
15. Applicant shall be responsible for all fees associated with these land use and subdivision applications.
16. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Findings of Fact – Conditional Use Permit

1. The proposed public road meets the environmental criteria for a CUP as established in Minnesota Rules 6105.0200.
2. The proposed public road has been designed to minimize the street's impact on the surrounding area, including avoiding steep slopes, existing vegetation, and soils with high erosion potential to the maximum extent possible.

Conditions – Conditional Use Permit

1. Approval of this request is subject to the concurrent approval of the related subdivision and land use requests pertaining to The Bluffs project.
2. Applicant shall adhere to all vegetative requirements listed in the City's Urban Rum River Management District and MN State Rules Chapter 6105.
3. Applicant shall adhere to the road construction methods listed in MN State Rules 6105.0200 subp. 4.

- 4. All fees and financial obligations shall be received by the City prior to the releasing of the approval document for recording.
- 5. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Attachments:

- 1. City Engineer’s Memo dated August 10, 2022
- 2. Applicant Submittals
 - o Narrative
 - o Preliminary Plat
 - o Preliminary Phasing Plan
 - o Existing Conditions
 - o Preliminary Grading Plan
 - o Preliminary Landscape Plan



**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

Reviewed by: Shane Nelson, Assistant City Engineer

Date: August 10, 2022

**Proposed
Project:** The Bluffs of Rum River

Street Location: 23925 Saint Francis Blvd NW

Applicant: SBD Properties, LLP

Owners of Record: SBD Properties, LLP

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) Anoka County Access Permit, MnDOT Access Permit,
MPCA Sanitary Sewer Permit, MDH Watermain Permit

INFORMATION AVAILABLE

Preliminary Plat of The Bluffs of Rum River, dated 7/21/2022, prepared by Landform

Preliminary of The Bluffs of Rum River, dated 7/21/2022, prepared by Landform

Stormwater Management Plan, dated 7/21/22, prepared by Landform

Wetland Delineation Report, dated 7/8/22, prepared by Kjolhaug Excavating

Soil Boring Logs, dated 7/18/2022, prepared by Haugo Geotechnical

SITE ACCESS / VEHICULAR TRAFFIC

1. The project is proposed to receive access from Ambassador Blvd (CSAH 28). Ambassador Blvd (CSAH 28) is a County Highway and is under the jurisdiction of the Anoka County Highway Department. The new street access must meet all design and safety criteria as per the Anoka County Highway Department requirements. The Applicant shall be responsible for providing a design that meets Anoka County Highway Department standards and shall be solely responsible for all costs associated with the construction of the new access and associated turn lanes, including right-of-way acquisition if necessary.
2. The project is proposed to receive access from Saint Francis Blvd NW (HWY 47). Saint Francis Blvd NW (HWY 47) is a State Highway and is under the jurisdiction of the Minnesota Department of Transportation (MnDOT). The new street access must meet all design and safety criteria as per MnDOT requirements. The Applicant shall be responsible for providing a design that meets MnDOT standards and shall be solely responsible for all costs associated with the construction of the new access and associated turn lanes, including right-of-way acquisition if necessary.
3. The Preliminary Plans depict a cul-de-sac at 241st Avenue. Please revise to show a road connection to Highway 47.
4. The street layout as provided appears to be conducive with the property and provides adequate access to the proposed lots.
5. This project will be a fairly significant contributor of vehicle trips, and a traffic study is being prepared to model the proposed road network and access locations. The Applicant shall be required to make any improvements as identified in the Traffic Study, as approved by the City.

PRELIMINARY PLAT

1. Based on the new traffic generated from this development, a connection to Highway 47 at 241st Avenue will be necessary. Please revise.
2. We recommend that a minimum drainage and utility easement width of 40 feet be provided to allow for the long term operation and maintenance of the public utilities within the private streets.
3. Drainage and utility easements at least 10' wide shall be provided on all lot lines. (11-44-01).
4. Additional easements may be necessary at access paths to stormwater basins. See Grading, Drainage and Erosion Control comment below.

GRADING, DRAINAGE AND EROSION CONTROL

1. Sediment forebays shall be incorporated into the infiltration basins to provide pre-treatment of the stormwater prior to entering the infiltration basin.
2. The wetland buffers shall be depicted in the Grading, Drainage and Erosion Control Plan.
3. Redundant silt fence is required when grading activities are within 50 feet of a wetland or natural water body.
4. 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 as necessary to depict the easements.
5. This project will disturb more than 1 acre of land, therefore, an NPDES Construction Permit from the MPCA will be necessary.
6. A more direct route for the storm sewer from the Public Street A catchbasins (between Lots 14 and 15) to Infiltration Basin 3 is desired. In general, storm sewer in private streets will be privately owned and maintained infrastructure. However, drainage from a public roadway must be conveyed within publicly owned infrastructure located within a public drainage and utility easement. Please provide a revised storm sewer design at this location.

STORMWATER MANAGEMENT

1. Stormwater is proposed to be managed with curb and gutter, catch basins and storm sewer. The storm sewer will route rainfall from the proposed roadways and lots and be directed into four infiltration basins located within the plat. All stormwater is ultimately discharged into the Rum River located on the eastern boundary of the proposed plat.
2. Pre-treatment has not been provided for the stormwater conveyed into the infiltration basins. Please provide pre-treatment forebays for the infiltration basins that meet the Minnesota stormwater manual standards.
3. Please verify drawdown calculations to ensure that the infiltration basins will infiltrate to a dry state within 48 hours.
4. The existing stormwater model includes a small portion of HSG B type soils in Subcatchment 3S. These soils do not appear in the NRCS soils map and are also not included in the proposed conditions. Please revise existing Subcatchment 3S to reflect on site conditions.
5. Subcatchment 10S is inconsistently modeled between the existing and proposed conditions. Please update this subcatchment such that the existing and proposed conditions are consistent.
6. Ponding node 1WL is modeled inconsistently between the existing and proposed conditions. A starting elevation is used in the proposed conditions but is not used in the existing conditions. Please ensure that the wetland is modeled consistently between existing and proposed conditions.
7. Please provide additional details for the outlet structures for the infiltration basins. The device routing for infiltration basins 1 & 3 is difficult to understand without more information.
8. Please review the surface area for pond 8P. The elevation 894.00 appears to have a decreased surface area from the previous elevation.

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. Please update the Preliminary Grading Plan to depict the applicable wetland buffers as per table 10-83-04.C.7.c.
3. The buffer establishment plan and signage plan may be provided at a later date (with the Final Plat application).

4. The Wetland Delineation Report indicates that there is a wetland (W3) located on proposed Outlot E. Impacts to this wetland are contingent upon an approved WCA Replacement Plan.

UTILITIES

1. This project proposes to connect to the sanitary sewer at Ambassador Blvd (near the existing City owned lift station) which is acceptable. The size of the existing sanitary sewer stub is 24 inch at the connection point at Ambassador Blvd and the Preliminary Plans indicate reducing to a 8 inch size through the proposed plat.
2. It may be advisable to increase the size and depth of the sanitary sewer through the plat to provide trunk sewer access to adjacent properties. If necessary, the Developer shall be required to install “extra depth” and “over-sized” sanitary sewer with this project. In accordance with City policy, the Developer will receive credit for the additional construction cost of the over-sizing and extra depth.
3. This project proposes to connect to the City Water system at Ambassador Blvd, near Highway 47, to an existing 8 inch watermain. There is another watermain, located approximately 600’ east of the proposed entrance, on the south side of Ambassador Blvd which is 16 inch diameter. We would recommend that the 16 inch watermain be extended to the Highway 47 8 inch watermain to provide a looped connection as a City project. The watermain connection for this project could then be provided via the new 16” watermain.
4. It may be advisable to increase the size of the watermain installed through the plat to provide trunk water access to adjacent properties. If necessary, the Developer shall be required to install “over-sized” water main with this project. In accordance with City policy, the Developer will receive credit for the additional construction cost of the over-sizing.
5. We understand that this will be a phased development, with potentially 302 units which will be served by single watermain connection point. Further, we understand that the proposed apartment building, which is potentially 102 units, will be constructed with a future phase. Prior to preparation of final plans, the Applicant shall analyze the proposed watermain sizing and layout to ensure it will adequately serve the units and/or revise to adequately serve the units.

OTHER

1. Zoning 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.

SUMMARY AND/OR RECOMMENDATIONS

We recommend approval of the Preliminary Plat subject to the comments as contained herein.



Narrative

The Buffs of Rum River
Planned Unit Development and
Preliminary Plat Application

Prepared for:

SBD Properties, LLP

July 21, 2022



SUBMITTED TO
City of St. Francis
23340 Cree Street
St Francis, MN 55070



PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

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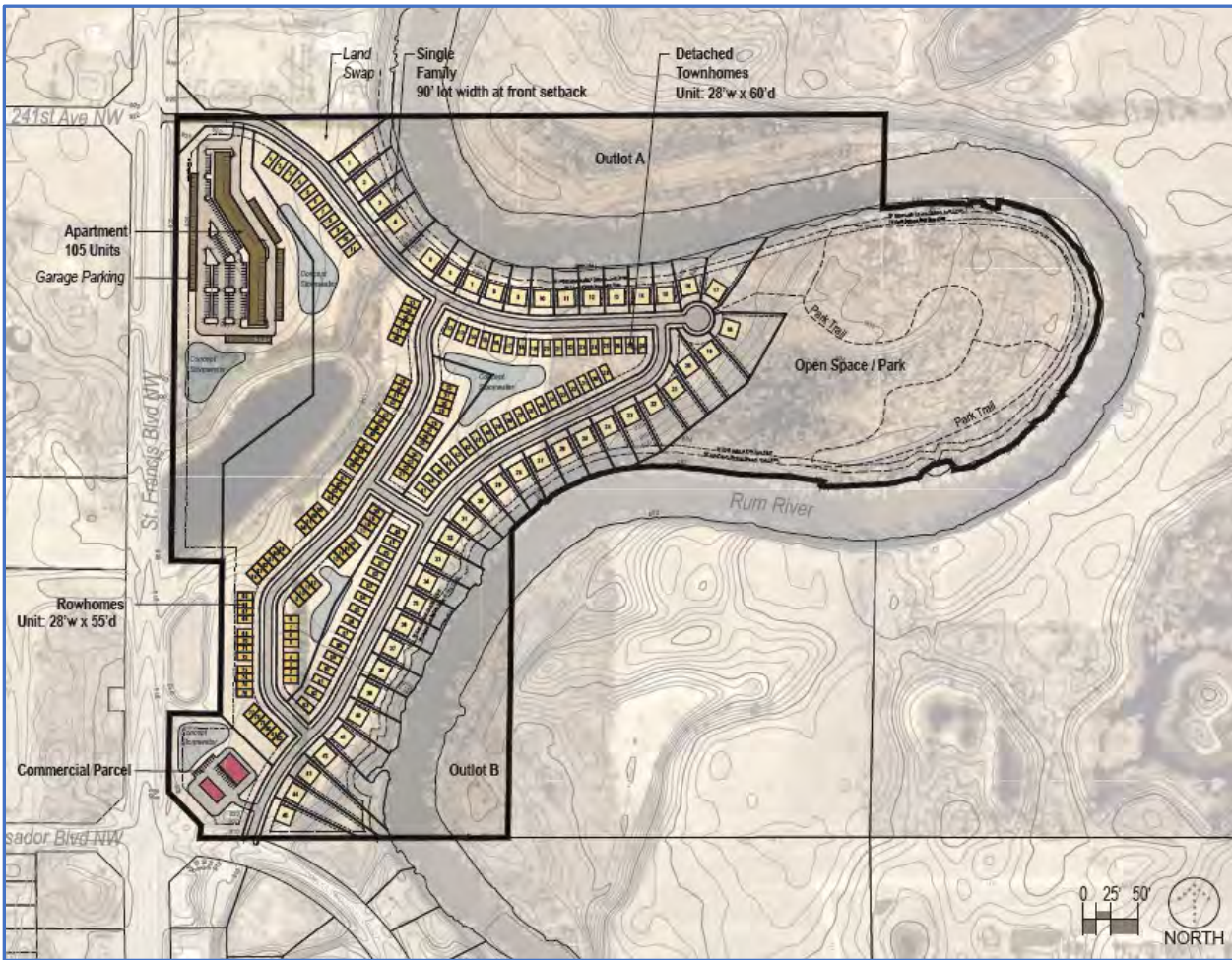
Contact Information..... 3

Introduction

On behalf of SBD Properties, LLP, Landform is pleased to submit this application for a Zoning amendment of the existing Urban Reserve, B2 and R-3 zones to Planned Unit Development (PUD) and a preliminary plat to be known as The Bluffs of Rum River. The proposed plat was reviewed in concept form by the City's Planning Commission in 2019 and again on December 15, 2021. The concept was reviewed by the City Council on January 3, 2022. The proposed plat is significantly consistent with the reviewed concept. The Comprehensive plan amendment related to the plat was recommended for approval (5-0) by the Planning Commission on July 20th and will be before the City Council on August 1, 2022. Landform and our client recognize that the June 16 comprehensive plan amendment submittal needs to be approved by the City Council as well as the review and approval by the Metropolitan Council.

The plat that is being submitted is for a phased mixed-use development that includes 40 single family residential, 102 rowhome units 40 detached townhomes and a 120 unit apartment and a 2.96 acre for future commercial. The 2022 sketch plan for the plat is detailed below.

Plat Sketch Plan



The 112 gross acre site includes six parcels located at 2395 Saint Francis Boulevard NW. Our development plan includes a plat to consolidate those six parcels. We are excited about the improvements proposed for this site, and

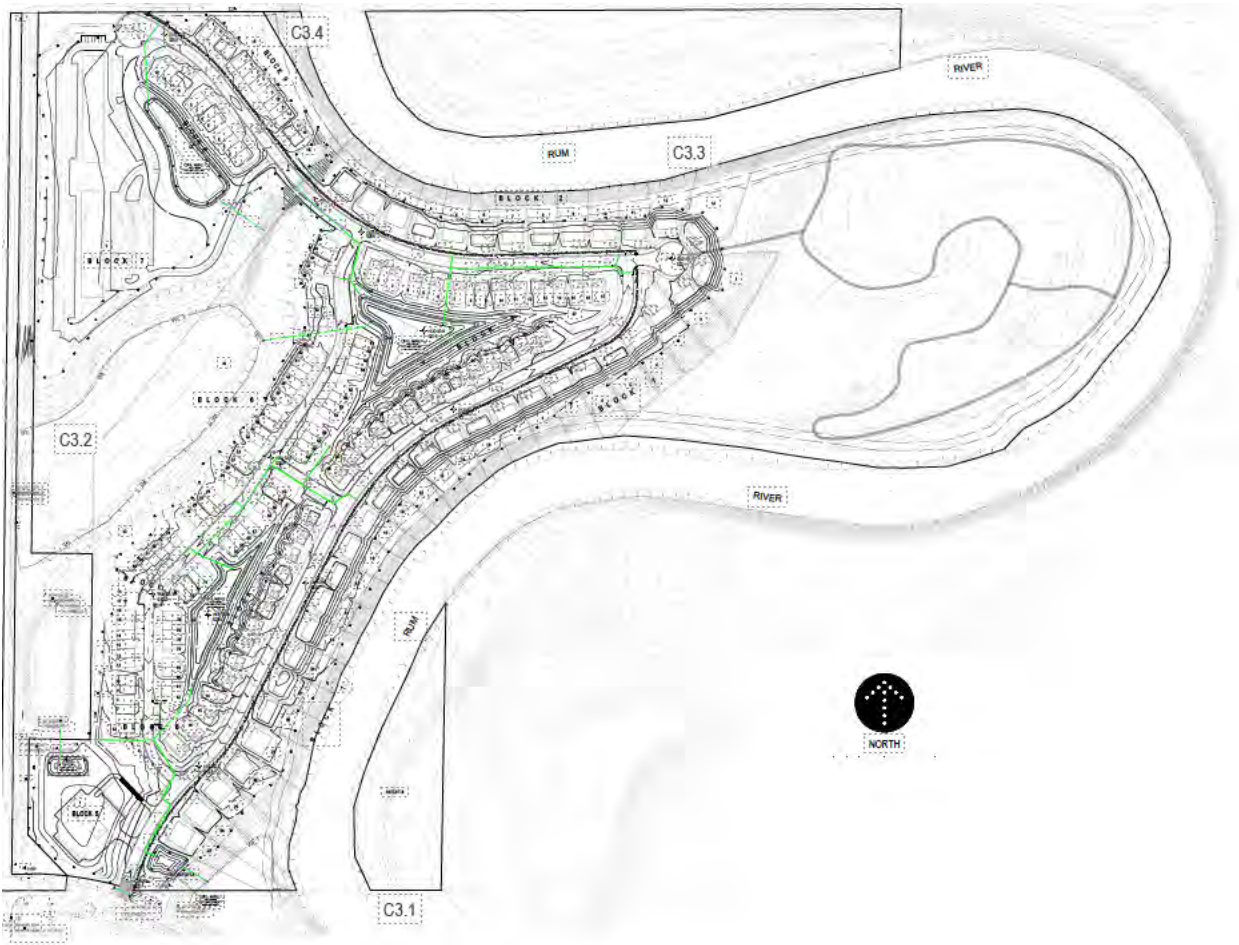
the requested PUD rezoning and preliminary plat is the next step in our client's ability to bring the planned development to your community.

PUD Rezoning Request

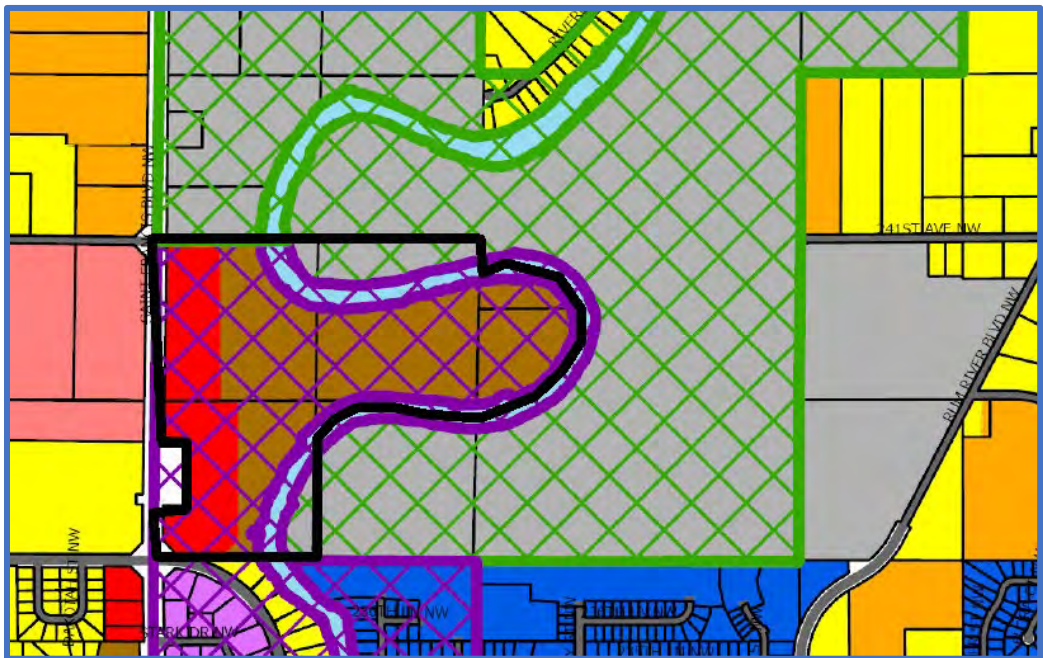
PUD Flexibility

The existing zoning for the property is UR, B-2 and R- 3 and the request is for modification to Planned Unit Development (PUD). The following narrative and graphics identify the proposed site plan that will be associated with the PUD request. The requested deviations are from the minimum lot size for the single family residential lots along the river, the minimum front yard setbacks in the townhome section from 35 to 30 ft. for the single family units on the public road and 25 ft. for the detached townhomes on the public road. We are proposing 25 ft. to back of curb for the rowhomes on the private street. Landform recognizes the significance of the open space lots being created with this plat, and is open to discussions about dedication, conservation, ownership and use through the PUD approval Process.

Proposed Site Plan/Plat



Existing zoning map



Preliminary Plat Request

The proposed Plat is to be named “The Bluffs of Rum River”. The preliminary plat is in significant conformance to the approved concept plan. Lot lines, lot sizes and lot configurations were most of the modifications since the concept review. The Rum River Management District standards were utilized during the plan design and completion. Outlot E for the apartment use, and Outlot F for the Commercial use will be developed in the future. The residential balance of the plat will be developed in two phases beginning in the fall of 2022.

Summary

We respectfully request approval of the application for a Zoning amendment of the existing UR, B2 and R-3 zones to PUD and a preliminary plat to be known as Bluffs of Rum River. Approval of the application would permit development of a mixed-use development that includes 40 single family residential, 102 rowhome units 40 detached townhomes and a 120 unit apartment and a lot for future commercial.

Contact Information

This document was prepared by:

John M Burbank, AICP
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401



PROJECT

THE BLUFFS OF
RUM RIVER
ST. FRANCIS, MN

ISSUE / REVISION HISTORY		
CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
23 JULY 2022	CITY SUBMITTAL	CNC
10 AUG 2022	CITY SUBMITTAL	CNC

CERTIFICATION

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PRELIMINARY PLAT

AUGUST 10, 2022

LAND FORM

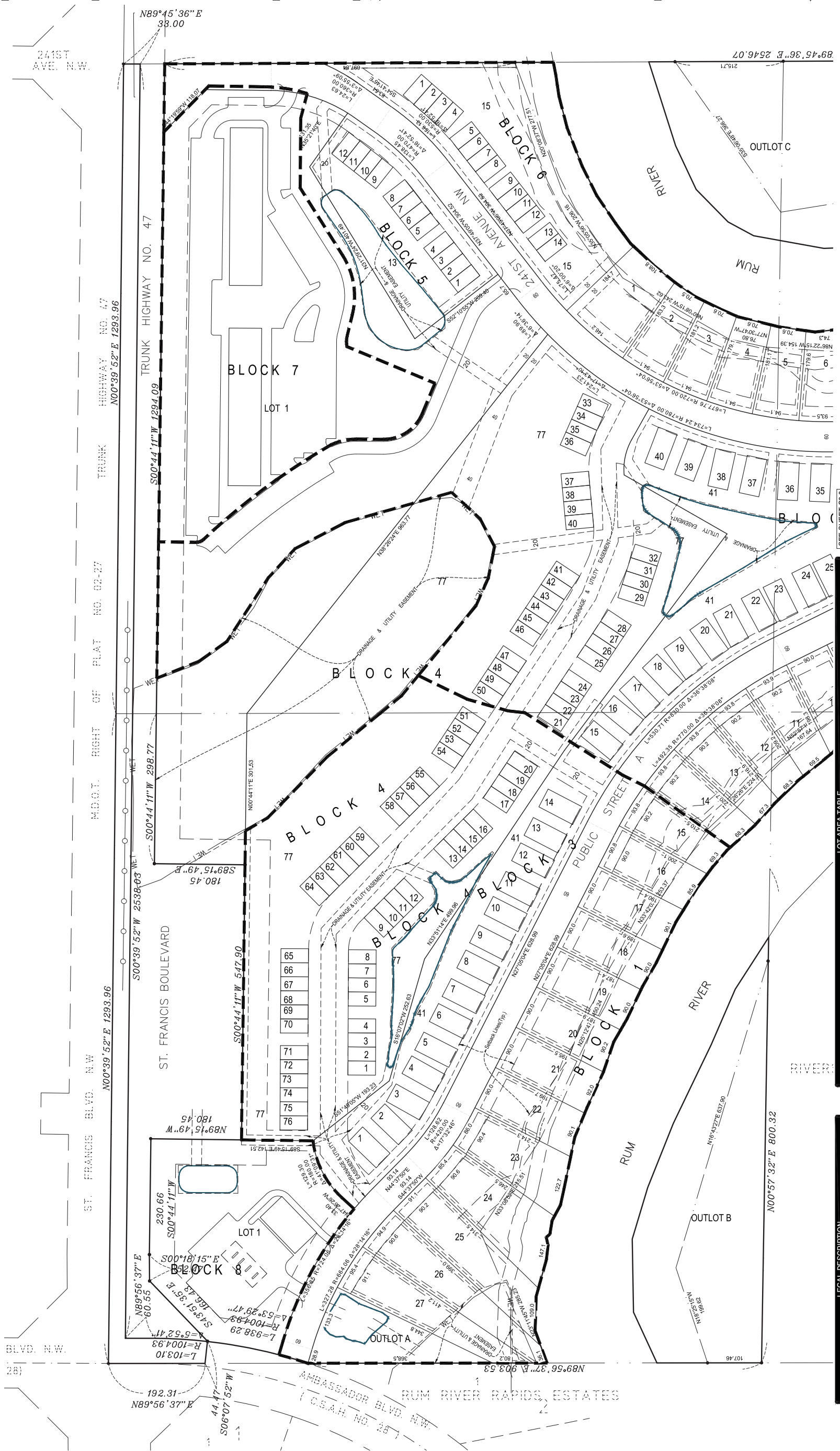
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PROJECT NO.	PLM21003

PRELIMINARY PLAT

C2.1

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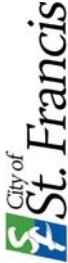


DEVELOPER

SBD PROPERTIES, LLP

8885 ROSEWOOD LANE
MAPLE GROVE, MN 55389

MUNICIPALITY



PROJECT

THE BLUFFS OF
RUM RIVER
ST. FRANCIS, MN

ISSUE / REVISION HISTORY

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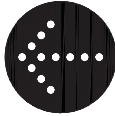
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Web: landform.net
FILE NAME
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PROJECT NO.
PLM21003

PHASING EXHIBIT

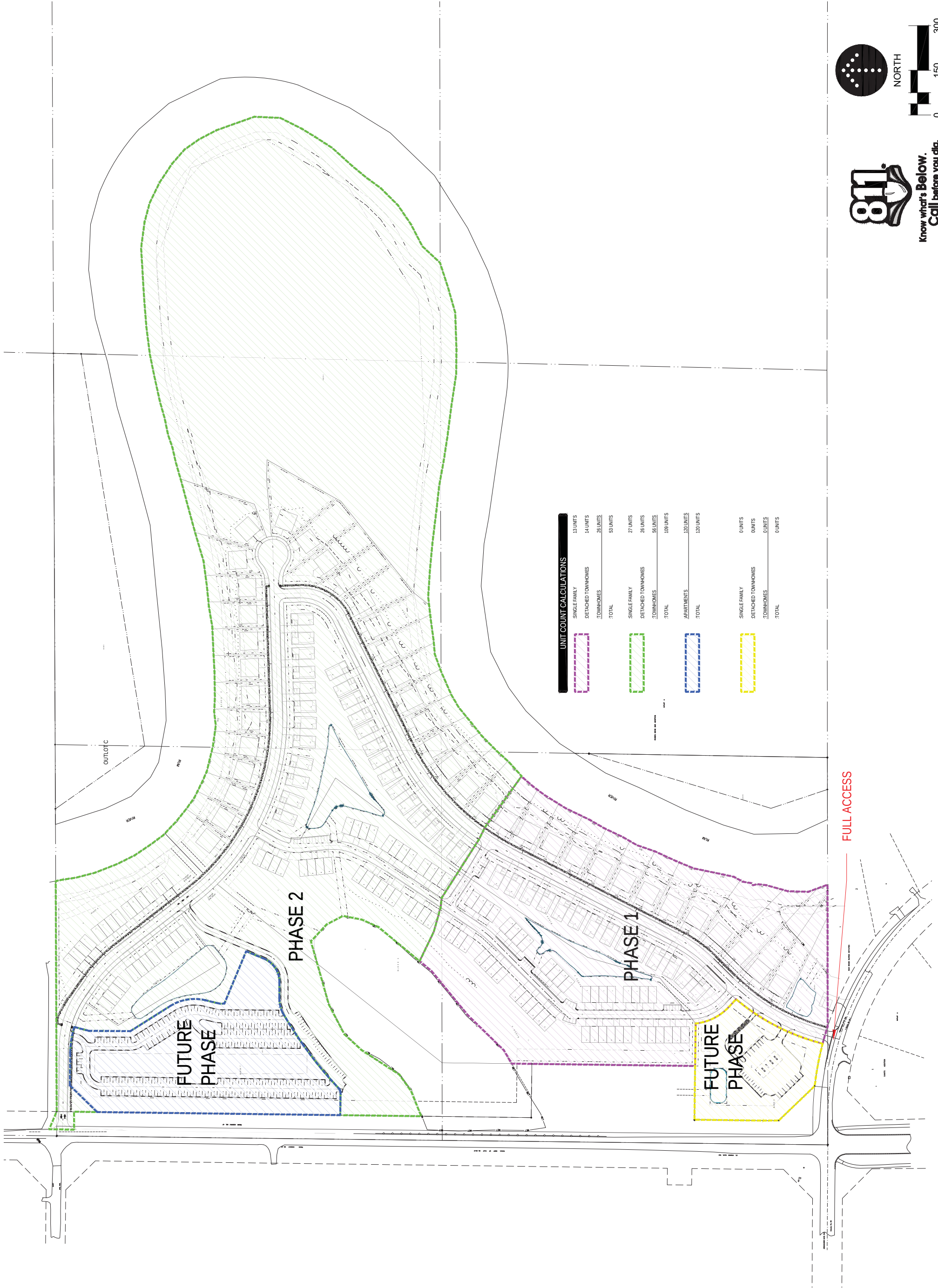
#1



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UNIT COUNT CALCULATIONS	
SINGLE FAMILY	13 UNITS
DETACHED TOWNHOMES	14 UNITS
TOWNHOMES	28 UNITS
TOTAL	55 UNITS
SINGLE FAMILY	27 UNITS
DETACHED TOWNHOMES	28 UNITS
TOWNHOMES	56 UNITS
TOTAL	109 UNITS
APARTMENTS	120 UNITS
TOTAL	120 UNITS
SINGLE FAMILY	0 UNITS
DETACHED TOWNHOMES	0 UNITS
TOWNHOMES	0 UNITS
TOTAL	0 UNITS



LAND FORM

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Suite 513
Minneapolis, MN 55401

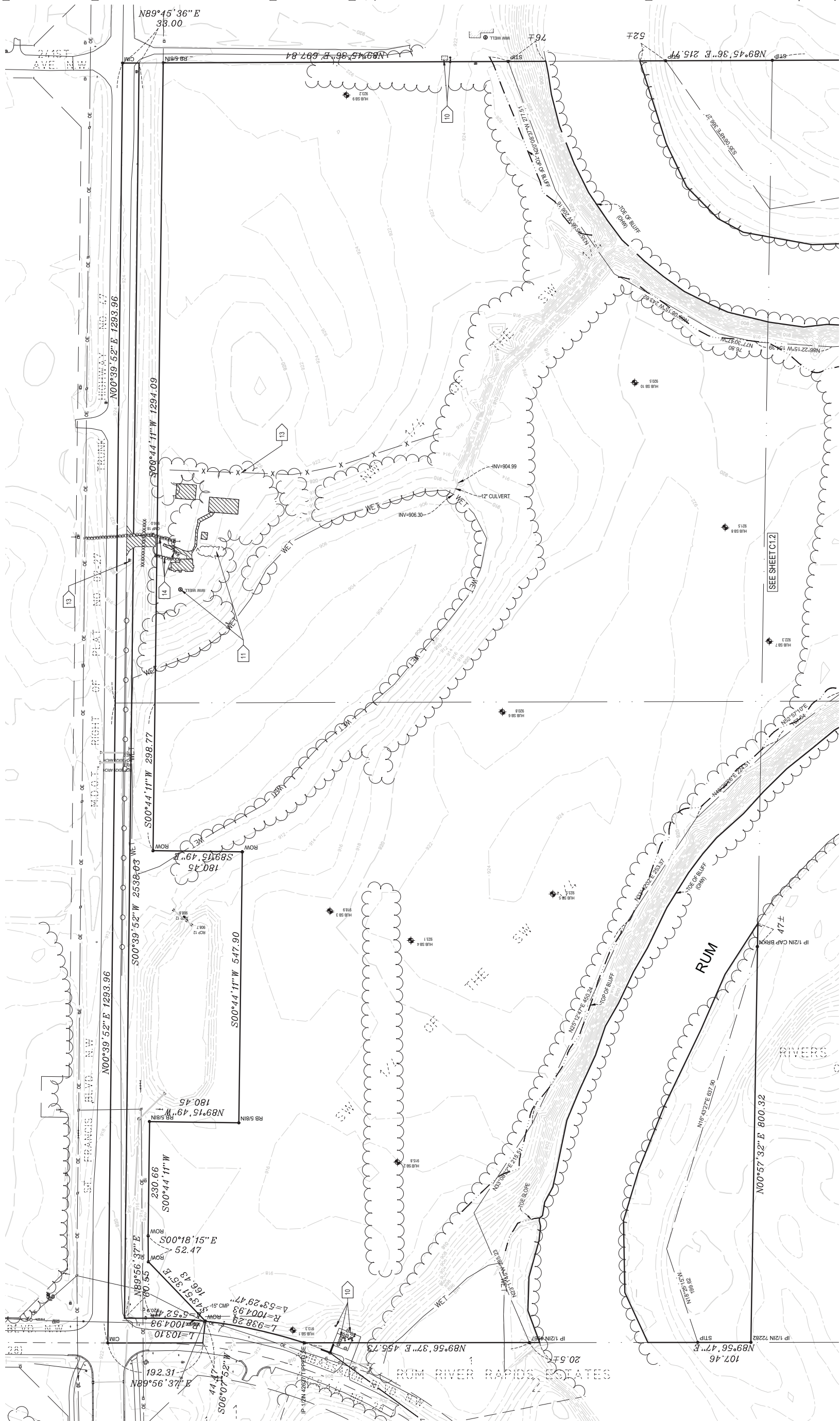
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FILE NAME: C101PLM003.DWG

PROJECT NO.: PLM21003

EXISTING CONDITIONS
& DEMOLITION

C1.1



BENCHMARK

TNH Northeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW.
Elevation = 321.500

TNH Southeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW, 150 feet east of centerline.
Elevation = 919.222

811

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NORTH

0

100

200

LEGEND

Structure and / or Pavement Removal

Soil Boring

Utility Line Removal

11

Obtain permits for demolition, clearing, and disposal prior to beginning.

12

Contract utility service providers for field location of services 72 hours prior to beginning demolition and clearing.

13

See Sheet C3.1 - C3.4 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.

14

Building demolition with utility cover that building has been closed of required materials requiring special handling or disposal. Remove structure, columns, canopies, footings, foundations and any associated construction in its entirety. Refer to Architectural and Structural for removal limits.

15

Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.

16

Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.

17

Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.

18

Protect structures, utilities, trees, plant material, soil, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.

11

Remove trees noted, including root structures, from the site. Coordinate with owner to mark trees to be saved or transplanted prior to clearing. Pruned trees indicated with tree protection fencing per [UMN C7.0X](#).

12

Remove existing site features including, but not limited to, underground utilities, paving, cutting, walkways, fencing, retaining walls, screen walls, aprons, lighting, related foundations, signage, bollards, landscaping, and stairways within the construction limits unless noted otherwise.

13

Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.

14

Existing piping and conduits may be abandoned in-place if filled with sand and if not in location of proposed building or in conflict with proposed utilities or structures. Terminate existing services at the supply side in conformance with provider's standards.

15

How demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.

DEMOLITION AND CLEARING NOTES

1. Background information shown is from survey by Landform, Minneapolis, MN, on February 14, 2022, expressly for the project City of St. Francis, Minnesota record drawings; and utility service providers. Landform offers no warranty, expressed or written, for conditions shown or not shown. Conditions shown are approximate and are based on information provided in the Geotechnical Report prepared by [Company City, Saint, on North, Lake, Year](#).

2. For construction taking and surveying services contact Landform at 612.252.9070.

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GENERAL NOTES

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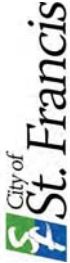
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DEVELOPER

SBD PROPERTIES, LLP

8885 ROSEWOOD LANE
MAPLE GROVE, MN 55369

MUNICIPALITY



PROJECT

THE BLUFFS OF
RUM RIVER
ST. FRANCIS, MN

ISSUE / REVISION HISTORY

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21 JULY 2022	CITY SUBMITTAL	ONE

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PRELIMINARY PLAT

JULY 21, 2022

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
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PROJECT NO. PLM21003

EXISTING CONDITIONS
& DEMOLITION

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EXISTING CONDITIONS

- Background information shown is from survey by Landform, Minneapolis, MN, on February 14, 2022, expressly for the project City of St. Francis, Minnesota record drawings, and utility service providers. Landform offers no warranty, expressed or written, for the accuracy of the information shown. The Engineer/Owner shall be responsible for verifying the accuracy of the information, or any errors discovered shall be reported to the Engineer/Owner IMMEDIATELY.
- Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Company City, Saint on North Lake, Year.

GENERAL NOTES

- For construction taking and surveying service contact Landform at 612.252.9070.

DEMOLITION AND CLEARING NOTES

- Obtain permits for demolition, clearing, and disposal prior to beginning.
- Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.
- See Sheet C3.1 - C3.4 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
- Building demolition with utility cover that building has been closed of regulated materials requiring special handling or disposal.
- Remove structure, columns, canopies, footings, foundations, and any associated construction in its entirety. Refer to Architectural and Structural for removal limits.
- Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
- Pavement layout. Remove concrete walks and curbing to the nearest existing joint beyond construction limits.
- Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
- Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.
- Protect structures, utilities, trees, plant material, soil, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
- Abandon wells and remove on site sewage facilities prior to any other demolition in accordance with requirements of regulatory authorities.
- Remove trees noted, including root structures, from the site. Coordinate with owner to mark trees to be saved or transplanted prior to clearing. Pruned trees indicate with tree protection zoning per [MNR C7.0X](#).
- Remove existing site features including, but not limited to, underground utilities, paving, cutting, walkways, fencing, retaining walls, screen walls, aprons, lighting, related foundations, signage, bollards, landscaping, and stairways within the construction limits unless noted otherwise.
- Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Remove electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.
- Existing piping and conduits may be abandoned in-place if filled with sand and if not in location of proposed building or in conflict with proposed utilities or structures. Terminate existing services at the supply side in conformance with provider's standards.
- How demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.

LEGEND

- Structure and / or Pavement Removal
- Soil Boring
- Core Removal
- Utility Line Removal

BENCHMARK

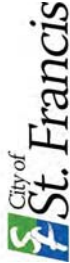
TINH Northeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW.
Elevation = 921.803
TINH Southeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW, 150 feet east of centerline.
Elevation = 919.222



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PROJECT
THE BLUFFS OF
RUM RIVER
ST. FRANCIS, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
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PRELIMINARY PLAT
JULY 21, 2022



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Fax: 612-252-9077

Web: landform.net

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PROJECT NO. PLM21003

GRADING - OVERALL

C3.0



GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
- Install silt protection. Verox RD or CG models as appropriate, or approved equal. Maintain protection until project is stabilized.
- Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
- Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
- Refer to SWPPP Notes on Sheet C3.3 for additional requirements.
- Excavate ponds early in the construction sequence. Remove sediment from ponds periodically and other areas contributing runoff are permanently stabilized.
- Contractor shall prevent sediment laden water from entering the filtration / infiltration system until the site is completely stabilized.
- Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days.

Item	Specification Number	Estimated Quantities	X s.f.
Seed	MMDOT 3878		
Soil	MMDOT 3876		
MM Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - May 1 - Jul 31			
MM Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Aug 1 - Oct 31			
MM Type 25-141 @ 50 lbs./ac. for General Roadside, 25-151 @ 120 lb./ac. for Residential Turf - Permanent Turf			
Mulch	MMDOT 3882		
Erosion Control Blanket	MMDOT 3885		
Fertilizer	MMDOT 3881		
General Placement	MMDOT 2575		
See Landscape Sheets for permanent turf and landscape establishment.			
Scrape adjacent streets clean daily and sweep clean weekly.			

GRADING NOTES

- Contact utility service providers for field location of services 72 hours prior to beginning grading.
- Refer to the Geotechnical Report prepared by Xxxx, Dated XXXXXX, for additional information on backfill materials and groundwater conditions.
- Remove topsoil from grading areas and backside sufficient quantity for reuse. Materials may be mixed from landscape areas for use on site and replaced with means organic material with prior Owner approval.
- Remove surface and ground water from excavations. Provide initial lift of stable foundation material if exposed soils are wet and unstable.
- Rough grade Building Pad to 12 inches below Finished Floor Elevation (FFE).
- Refer to Structural Specifications for earthwork requirements for building pads.
- An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
- Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
- Compact cohesive soils in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 98% of maximum dry density. For granular soils, use Modified Proctor (ASTM D1557).
- Coordinate with Architectural for building shop locations. Slopes shown on adjacent walls and pavements should continue over slopes.

LEGEND		
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Fence	39 ea
	Mulch	14,004 ft ²
	Erosion Control Blanket	238 ft ²
	Fertilizer	1 ea
	General Placement	X ea

BENCHMARK

TNM Northwest quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW.
Elevation = 921.803
TNM Southeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW, 150 feet east of centerline.
Elevation = 919.222



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PROJECT

THE BLUFFS OF
RUM RIVER

ST. FRANCIS, MN

ISSUE / REVISION HISTORY		
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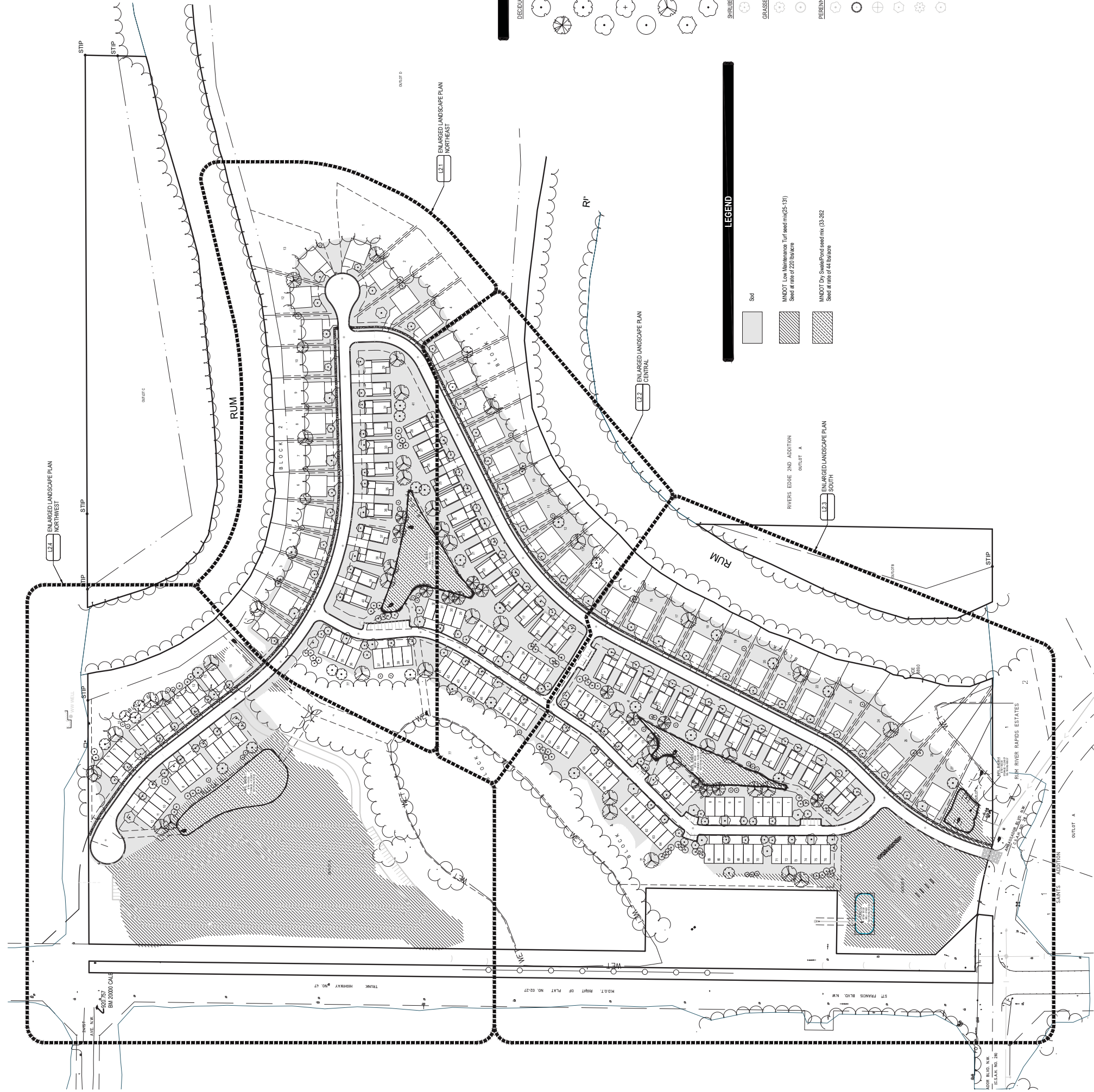
- GENERAL NOTES
- LANDSCAPE NOTES
- For construction Staking and Surveying services contact Landform at 612.252.9070.
 - Contact Utility Service providers for field location of services 72 hours prior to beginning.
 - Coordinate installation with Contractors performing related work.
 - Seed mixtures (25-31, 33-352) as defined in current MNDOT Seeding Manual. Native Seeds shall be of Minnesota (or as specified) origin and certified by the Minnesota Crop Improvement Association (MCA). Provide verifiyng documentation to the Owner 30 days minimum prior to installation.
 - Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage and disfigurement.
 - All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
 - Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
 - Spread a minimum of 4 inches of topsoil and seed or sod at all turf areas disturbed by Construction as indicated on plans.
 - Follow MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
 - Edge planting beds with 6-inch Black Vinyl Edging (Black Diamond or approved equal) except where adjacent to curbs, walks or buildings.
 - Reserved.

- Place plants according to layout with proper normal spacing. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern. Quantities on this plan sheet are total quantities for design.
- See Details for depth of planting soil.
- Install 4 inch depth of triple-shredded hardwood mulch in Shrub Bed Areas.
- Install 2 to 3 inch depth of triple-shredded hardwood mulch in Perennial Bed Areas.
- Install 4-4 foot diameter triple-shredded hardwood mulch dais around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required, unless noted otherwise.
- Reserved.
- Irrigation is required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
- All plant material shall have a 12-month warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.

CITY REQUIREMENTS

Two (2) deciduous trees per dwelling unit, one of which shall be in the front yard.**		
Dwelling units (183)	Required	Proposed
Deciduous trees	366	366
Total quantities of proposed trees shall not be revised without approval from Landscape Architect. Final locations of trees may be adjusted based on actual constructed dwellings.**		

PLANT SCHEDULE - OVERALL						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE
	ACRU	41	Acer rubrum 'Autumn Spire'	Autumn Spire Maple	50'H x 25'W	2.0' Cal.
	BENI	15	Betula nigra	River Birch	60'H x 50'W	2.0' Cal.
	CASP	33	Catalpa speciosa	Northern Catalpa	60'H x 40'W	2.5' Cal.
	GTSU	39	Gleditsia triacanthos 'Suncoke' TM	Suncoke Honeylocust	40'H x 25'W	2.0' Cal.
	OSVI	39	Osrya virginiana	American Hophornbeam	20'H x 15'W	2.0' Cal.
	POPU	71	Populus tremuloides	Quaking Aspen	40'H x 20'W	2.0' Cal.
	QUBI	41	Quercus bicolor	Swamp White Oak	55'H x 55'W	2.0' Cal.
	TABL	44	Tilia americana 'Boulevard'	Boulevard Linden	60'H x 30'W	2.0' Cal.
	ULMO	43	Ulmus x 'Merlot Accolade' TM	American Elm 'Accolade'	60'H x 40'W	2.0' Cal.
	CONU	9	Cornus paniculata	Dwarf Red Tipped Dogwood	4'H x 4'W	3" HEIGHT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE
	CAKF	15	Calluna vulgaris x 'Karl Foerster'	Feather Reed Grass	4'H x 2'W	2 GAL.
	HAU4	4	Haleaefolia macro 'Aureola'	Golden Variegated Halimolobos	1.5'H x 1.5'W	1 GAL.
	ASHR	14	Asilix x 'arandis 'Reinland'	Rhineland False Spirea	2'H x 2'W	1 GAL.
	ECEG	7	Echinacea x 'Evening Glow'	Evening Glow Coneflower	2'H x 1.5'W	1 GAL.
	HEMA	25	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	2'H x 2'W	#1
	HEMS	8	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1'H x 1'W	1 GAL.
	HGBA	5	Hosta x 'Blue Angel'	Plantain Lily	2.5'H x 4'W	1 GAL.
	SEDU	9	Sedum x 'Autumn Joy'	Autumn Joy Sedum	2'H x 2'W	#2
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE
	ASHR	14	Asilix x 'arandis 'Reinland'	Rhineland False Spirea	2'H x 2'W	1 GAL.
	ECEG	7	Echinacea x 'Evening Glow'	Evening Glow Coneflower	2'H x 1.5'W	1 GAL.
	HEMA	25	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	2'H x 2'W	#1
	HEMS	8	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1'H x 1'W	1 GAL.
	HGBA	5	Hosta x 'Blue Angel'	Plantain Lily	2.5'H x 4'W	1 GAL.
	SEDU	9	Sedum x 'Autumn Joy'	Autumn Joy Sedum	2'H x 2'W	#2
	CONU	9	Cornus paniculata	Dwarf Red Tipped Dogwood	4'H x 4'W	3" HEIGHT
	HAU4	4	Haleaefolia macro 'Aureola'	Golden Variegated Halimolobos	1.5'H x 1.5'W	1 GAL.
	ASHR	14	Asilix x 'arandis 'Reinland'	Rhineland False Spirea	2'H x 2'W	1 GAL.
	ECEG	7	Echinacea x 'Evening Glow'	Evening Glow Coneflower	2'H x 1.5'W	1 GAL.

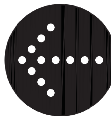


LEGEND

- Sod
- MNDOT Low Maintenance Turf seed mix (25-31)
Seed at rate of 220 lbs/acre
- MNDOT Dry Swath/Pond seed mix (33-352)
Seed at rate of 44 lbs/acre



Know what's Below.
Call before you dig.



NORTH

