

MEMORANDUM

Hoisington Koegler Group Inc.



To: Greenfield City Council
From: Brad Scheib, Consulting Planner
Subject: Aeshliman Meadows Preliminary Plat and Final Plat
Date: 10/15/2020

Background

Attached for your review is a preliminary and final plat application for Aeshliman Meadows. Included in your packet is the Planning Commission report and associated attachments including the submitted plan materials for the project.

Aeshliman Meadows is a proposed subdivision of three separate parcels totaling approximately 129 acres into 3 buildable lots and 4 outlots. Three of the outlots are proposed to be continued to be farmed until sold for development purposes. A fourth outlot is an extremely small remnant piece of land on the east side of Town Hall Drive. In consultation with the City Engineer, staff is recommending this outlot be dedicated as ROW.

The Planning Commission held a public hearing to consider the application at its October 13, 2020 meeting. No members of the public spoke against the application; however, some spoke with questions pertaining to the long term condition and traffic on Town Hall Drive and questions regarding drainage. Staff and the PC discussed street connectivity as it relates to the future platting of outlot B and particularly the possible need for roadway connectivity between Greenfield Road and Town Hall Drive.

After discussion, the Planning Commission recommended approval of the preliminary plat with the conditions and findings as stipulated in the staff report.

The applicant has submitted a final plat drawing and supporting documentation which is attached to this report. Because the proposed subdivision has three or fewer buildable lots and there are no public improvements, Council can consider preliminary and final plat together.

Staff has also received notice from Hennepin County that the plats septic permit has been approved and therefore that condition of approval has been removed from the resolution.

Action Requested

Attached for your consideration is a resolution of approval for Aeshliman Meadows Preliminary and Final Plat.

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PLANNING REPORT

TO: Planning Commission
FROM: Brad Scheib, Consulting City Planner
DATE: October 7, 2020
PLANNING CASE NO. 020-08E
SUBJECT: Consideration of Preliminary Plat – Aeshliman Meadows
APPLICANT: Karen Alcon
LOCATION: 6015 Town Hall Road
MEETING DATE: October 13, 2020
COMPREHENSIVE PLAN: Rural Residential
ZONING: Rural Residential

BACKGROUND

The applicant Karen Alcon has submitted a preliminary plat application to subdivide approximately 129 acres that consist of three separate tax parcels under the same ownership into three buildable lots and four outlots. The three residential lots include one around the existing farmstead and two new lots. Three outlots will be retained in agricultural uses until such time as they are proposed for future subdivision. A fourth outlot (too small to see on the submitted materials) is proposed to be dedicated as ROW or transferred to an adjacent property owner.

The property location is as shown in Exhibit 1 Site Location.

Prior to making application for preliminary plat, the applicant went through the sketch plan review process with city staff to explore how the site could be developed. Topics discussed included minimizing driveway access onto Townhall Road, optimizing density, and understanding longer term development potential. Staff also discussed surrounding development interests and site constraints including Dance Hall Creek, wetlands, and a natural gas pipeline easement.

REVIEW PROCEDURE

Procedures for preliminary plat and final plat approval are established in City Code Sections 151.06 and 151.07. The Planning Commission shall hold a public hearing and review the preliminary plat. The review of the final plat does not require a public hearing. The Planning Commission will base its review on the standards of Chapter 151: Subdivisions and Chapter 152:

Zoning of the City Code and make their recommendation to the City Council.

120-DAY PROCESS

The application was received by the City, reviewed and deemed complete after submission of additional materials on September 24, 2020. Per Minnesota Statute 426.358 Subdivision 3b, the City has 120 days from September 24, 2020 to take action on the request for preliminary plat approval. The deadline for subdivision review is on January 22, 2021.

PUBLIC NOTIFICATION

All property owners within 350 feet of the parcel, per County tax records, were notified of the preliminary plat request and the scheduled public hearing. Staff has heard from one resident located southeast of the project site along Town Hall with no objections to the project but glad the applicants are still interested in renting out land to be farmed instead of having it developed right away.

SITE INFORMATION

The parcel is currently used for agriculture/row crops and is constrained by a number of site features including steep slopes, a pipeline easement and wetlands. There is an existing farmstead on the property that includes an existing house and eight accessory structures (sheds, barn, silos, cribs, etc.).

Wetlands and Topography

Of the approximate 129 acres, roughly 18 acres are impacted by wetlands, which have been delineated and can be seen Exhibit 2 Wetlands. The site has significant topography which is both an amenity and a constraint. The rolling nature of the area is most pronounced on the portion north of Town Hall Drive but significant across the entire site. Staff will present a graphic at the meeting that shows the various degree of slope constraints across the site.

Gas Line Easement

A 90 foot wide Northern Natural Gas Pipeline runs along the western edge of the property crossing Town Hall Road to the north then angling to the east and south east. This easement contains a number of restrictions to what can be placed in the easement and limits any surface improvements without written authorization from the Grantee (NNGP). The easement is noted on the preliminary plat.

COMPREHENSIVE PLAN AND ZONING ANALYSIS

Land Use

The site sits in an area guided for rural residential land uses. The main goal with regards to land use in the Comprehensive Plan is to “preserve the community’s open character while protecting the long-term ability for the City of Greenfield to emerge as a strong, thriving community on the urban/rural fringe.”

For direction regarding land guided with a rural residential classification, the Comprehensive Plan states: “Rural Residential [areas] are intended to provide single-family residential development while affording a rural lifestyle...Residential development shall not exceed a maximum of one unit per five acres.”

The proposed subdivision meets the City’s density requirement of a maximum of one lot per five acres in Rural Residential areas. The total area of the property is roughly 129 acres, which in theory could support 25 lots. The concept plan discussed at the time of the sketch plan reviews shows a scenario accommodating approximately 23 lots. This sketch plan is presented as Exhibit 3 for information purposes only.

Zoning Requirements

Lots in the Rural Residential District must be at least 2.5 acres in size and at least 1.5 acres of that total must be above the delineated wetland and meet buildable area requirements (area exclusive of wetlands, steep slopes over 18%, unbuildable easements not including standard drainage and utility easements along lot lines and floodplain). All of the proposed lots appear to meet these requirements. Any modifications to the preliminary plat will need to meet the lot size and dimension standards. The proposed acreage for each lot can be found in the table below:

	Proposed Lot Size
Outlot A	28.8
Outlot B	31.9
Outlot C	35.7
Lot 1 Block 2	14.1
Lot 1 Block 1	8.1
Lot 1 Block 3	10.4
Total Acres	129

Section 152.055 (3) (b) of the zoning code requires all lots have frontage of 200 feet on a right of way “or private shared driveway easement.” All proposed residential lots meet this standard.

The sketch plan demonstrates that future development of Outlots A, B and C can also accommodate a reasonable configuration of lots consistent with the zoning code requirements.

Accessory Structures on Lot 1 Block 2

The current farmstead is proposed as Lot 1 Block 2. There currently exists a corn crib, grain bin, two silos, a pole barn, a traditional barn and two sheds for a total of eight accessory structures. The zoning code Section 152.055 (C) (7) limits a site to two detached accessory buildings per lot pursuant to § 152.071. Additional standards are established in 152.071 that render a number of the existing accessory structures as legal non-conforming. Section 152.055 (C)(10) also states

Farm buildings, machinery, and seasonal produce stands necessary for the conduct of farm uses if existing as of January 1, 2013 are permitted uses.

In researching this matter, the number of structures and type of structures are not related to the size of the lot. Therefore the subdividing of the property does not create or further the non-conformity of the accessory structures.

If the structures at the current homestead are actively used for farming purposes, they are considered permitted.

Street connections.

The subdivision code requires that provisions be made for the continuation of existing streets. There are no existing streets that tie into the property in a logical or practical manner. While the rural residential development pattern does not generate a large volume of traffic, maintaining a connected street network to serve such a pattern is an important planning objective from an emergency services, maintenance, and convenience perspective. These would be local street connections and not serve a community wide or regional purpose. The challenges with implementing a connected street pattern here includes the following:

- Willing property owners and developers to incorporate connected streets (timing and desired use)
- Cost of streets relative to benefit (high cost per new unit)
- Existing natural features including hilly topography, wetlands and creeks (impact on natural resources costs of infrastructure)

Staff will facilitate further discussion with the planning commission on this topic at the meeting.

Driveway and Street Access

All proposed buildable residential lots will access directly onto Town Hall Drive. Town Hall Drive is considered a local street but plays an important role in the transportation network by providing connections to the regional roadway network in Rebecca Park Trail, Greenfield Road, and Highway 55. As such staff encourages limiting the number of new driveways onto Town Hall Road where possible. The sketch plan that shows ultimate build out includes public streets to achieve this.

Private Wells and Septic

The sites will be served with private well and septic. The City of Greenfield requires the applicant to submit site information to Hennepin County Environmental Services to verify each parcels ability to meet state and county septic system codes. Application has been made to the County and the review is in process. Preliminary approval by Hennepin County will be a condition of approval. Of note, all septic sites and drain fields need to be located outside of drainage and utility easement areas.

Stormwater Drainage

There are no public improvements proposed as part of this project and minimal new hard cover that would require any special stormwater considerations. All wetlands delineated will included buffer strips and will be included in drainage and utility easements.

Park Dedication and Siren Fee

Three residential lots are being created as part of this action. Two new buildable lots and one existing homestead. Park dedication will be required for two lots. A siren fee will also be required for the entire plat.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat for the Aeshliman Meadows subdivision with the following conditions:

1. The proposed septic areas shall meet all setback requirements for jurisdictional wetlands and wells and shall not be located within drainage and utility easement areas.
2. Prior to the final plat, the applicant shall receive preliminary approval from Hennepin County Public Health for the proposed Individual Sewage Treatment System sites for all proposed lots.
3. All fees and financial obligations shall be received by the City prior to the releasing of the plat for recording.
4. The applicant shall provide the plat and all required information to the City within ninety (90) days after the date of the City Council approval, otherwise the approval of the final plat shall be considered void. An extension to the ninety (90) day limit may be granted at the discretion of the City Council in response to a written request from the applicant. The applicant shall record the final plat with the County Recorder within 30 days after the date the plat is signed by the City Administrator-Clerk and the Mayor.

In recommending Staff approval, if all the above conditions are met, the following findings of fact are offered.

1. The criteria for Preliminary Plats included in City Code Section 151.06 are met.
2. The proposed subdivision meets the standards of the R-R Rural Residential Zoning District, as seen in City Code Section 152.055 with the noted conditions.
3. The proposed subdivision complies with the City's Comprehensive Plan.
4. The development of the proposed subdivision will not alter the character of the area.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission, it will be forwarded to the City Council for action at an upcoming meeting.

EXHIBITS

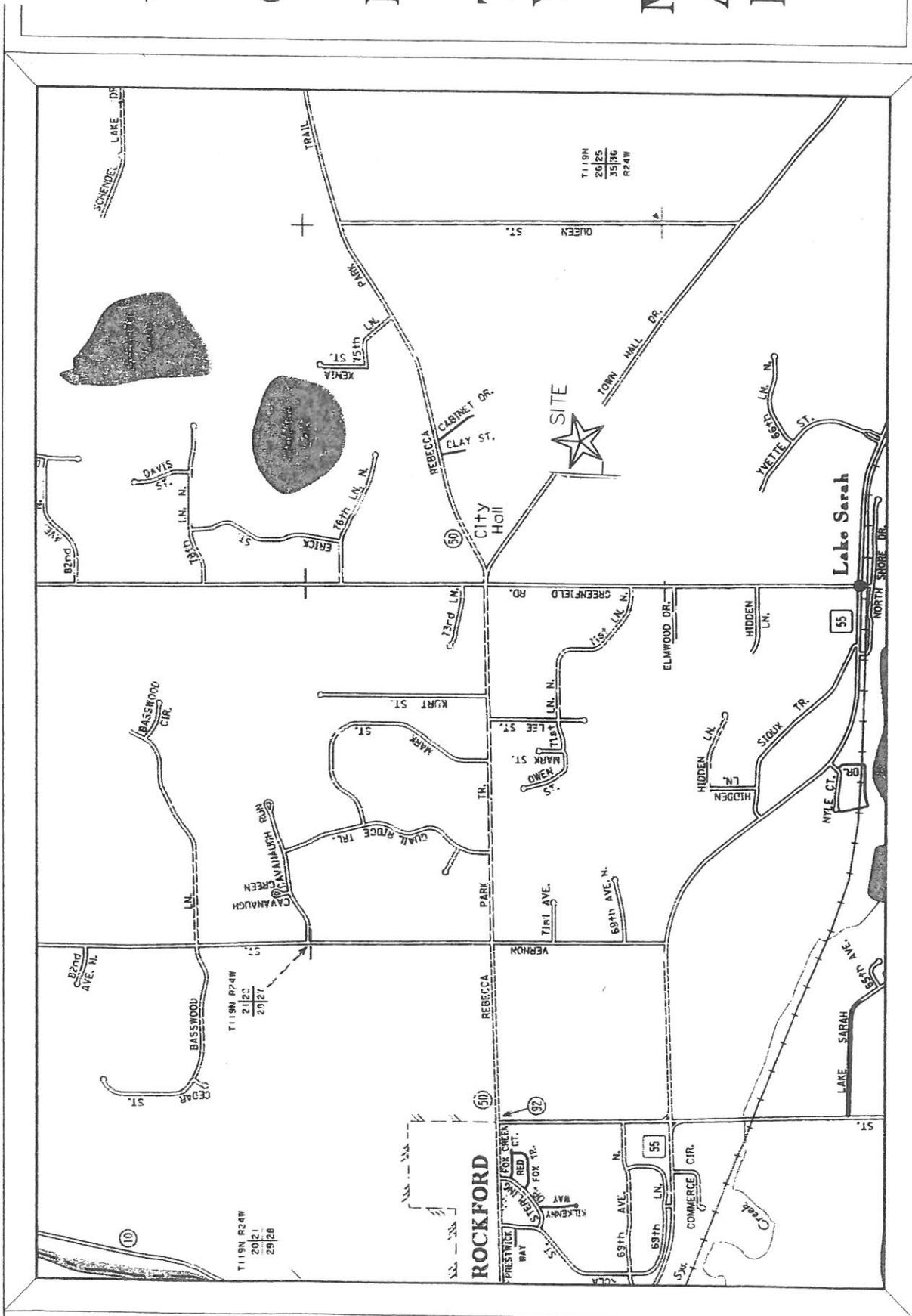
Exhibit 1. Site Location

Exhibit 2. Delineated wetlands

Exhibit 3. Sketch Plan Concept

Exhibit 4. Preliminary Plat

VICINITY MAP



NO SCALE

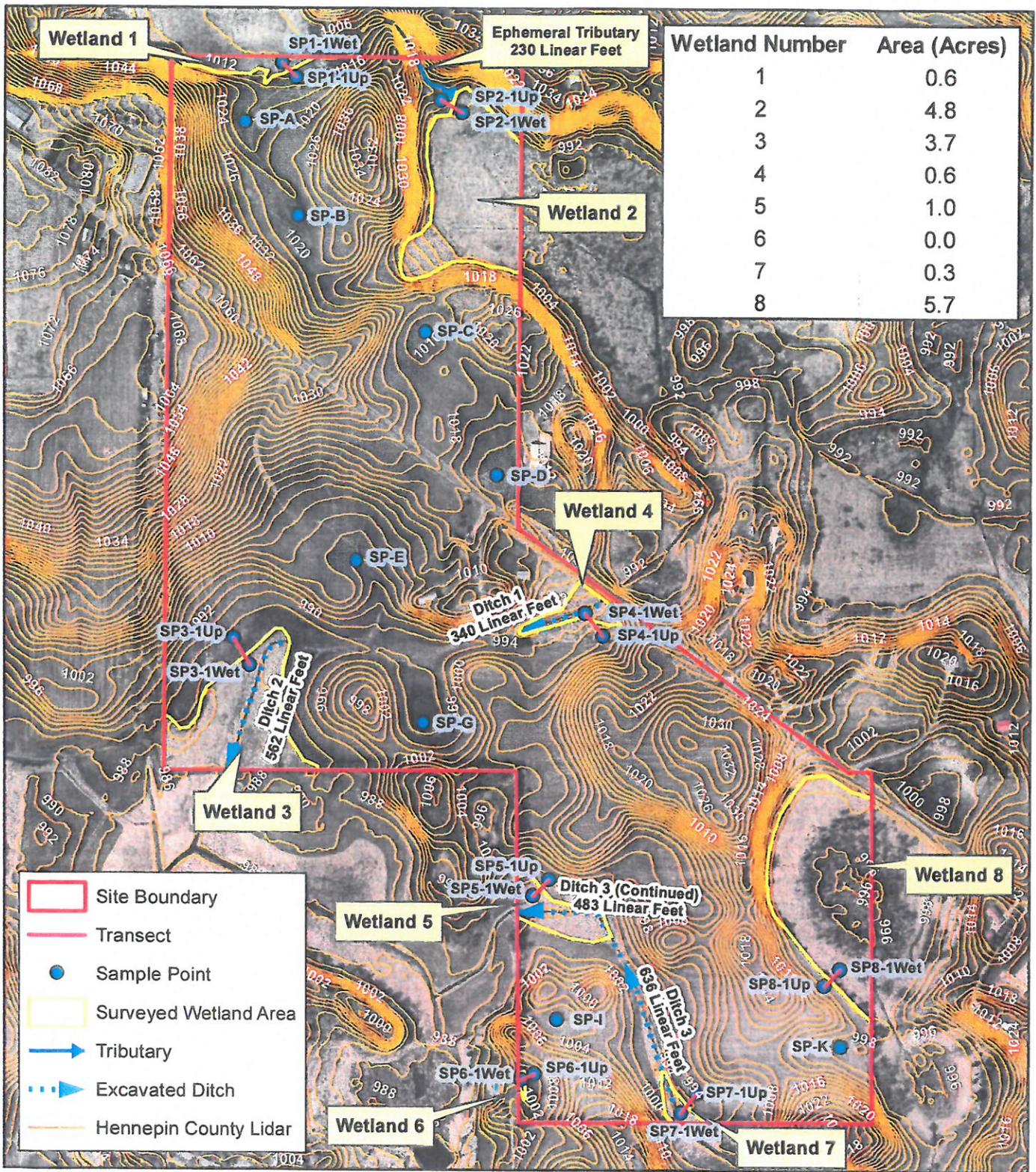


Figure 2 - Existing Conditions (2018 Hennepin County Aerial)



N

0 510



Feet

6015 Town Hall Drive Site (KES 2020-019)
Greenfield, Minnesota

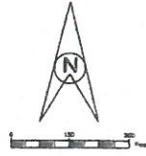


KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

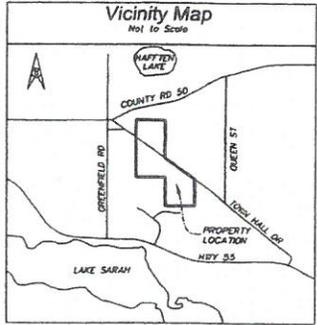
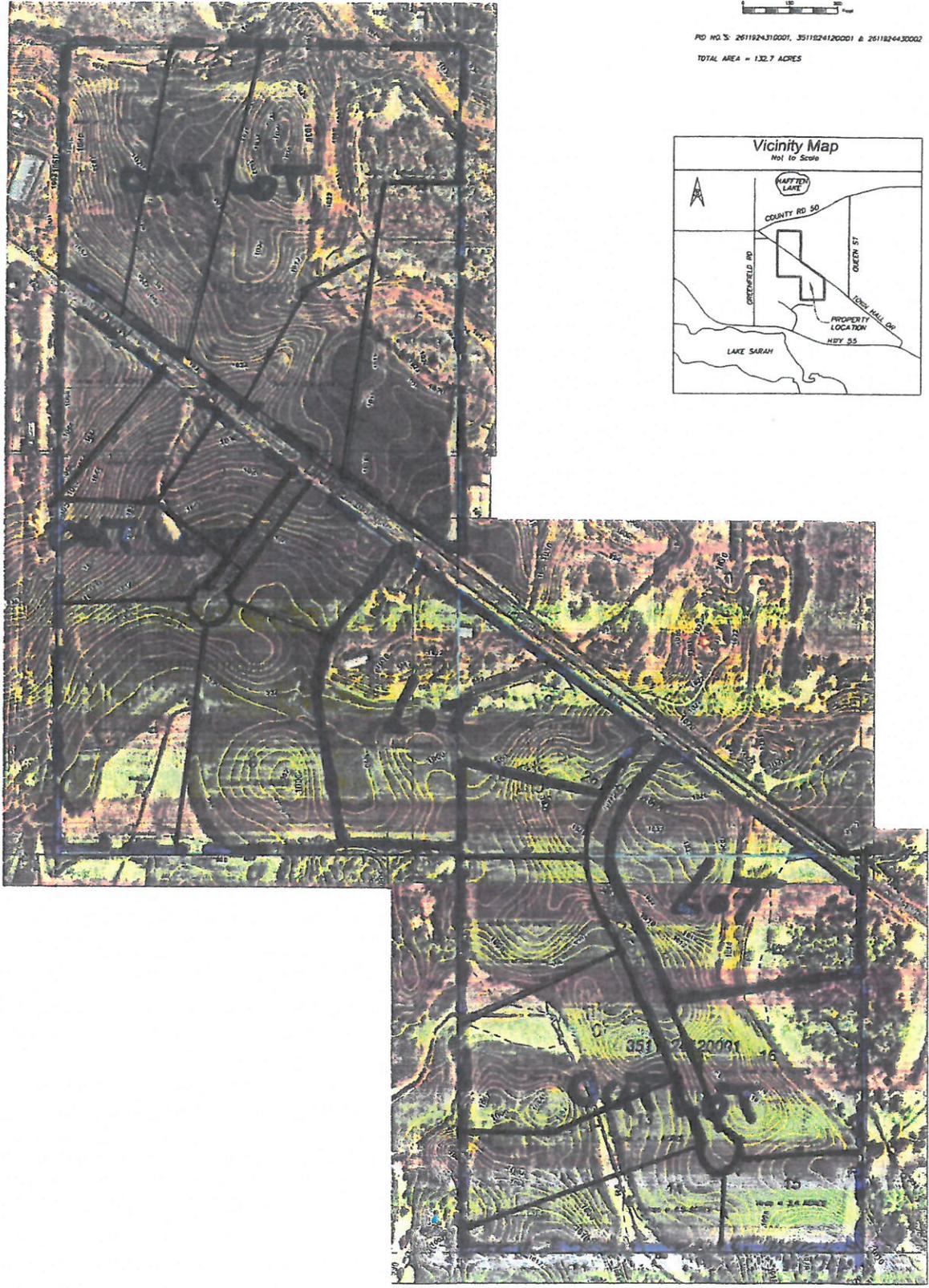
Source: MNGEO Spatial Commons

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Concept Plan EXHIBIT 3

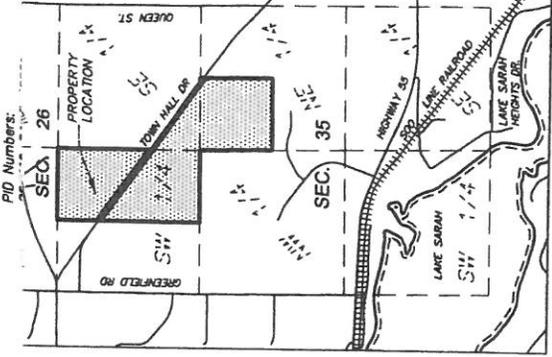
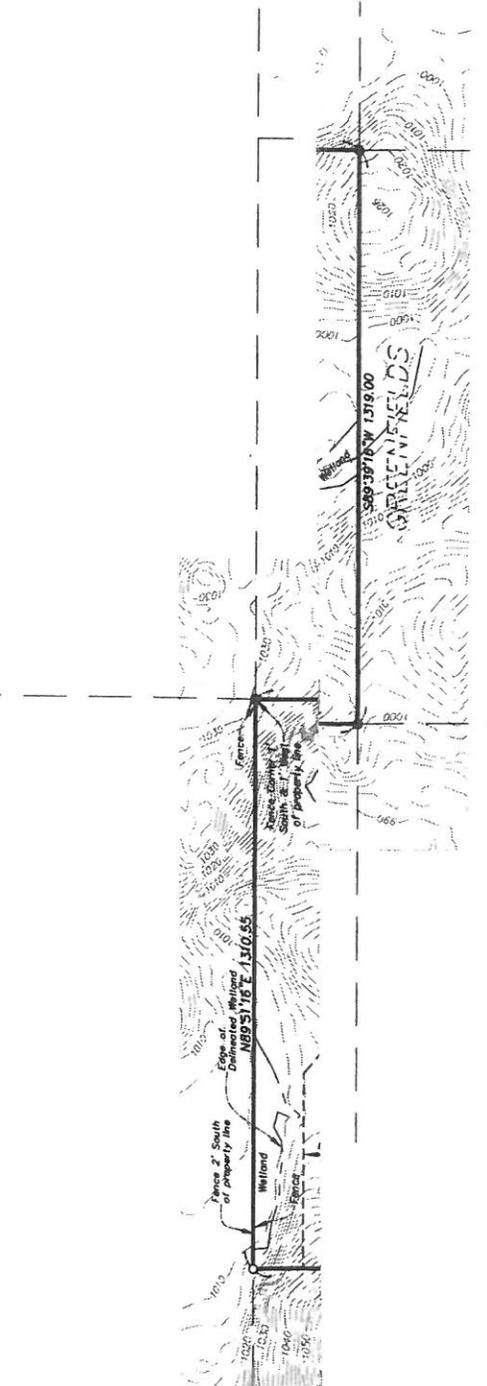


PID No.'s 2611924310001, 3511924120001 & 2611924430002
TOTAL AREA = 132.7 ACRES



<p>Concept Plan on PID No.'s 2611924310001, 3511924120001 & 2611924430002.</p> <p>Revised:</p>	<p>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p> <p><i>P. E. Otto</i> Paul E. Otto License #40082 Date: 8-11-20</p>	<p>Requested By:</p> <p>Alcon Associates</p> <p>Date: 8-14-20 Drawn By: M.L.O. Scale: 1" = 150' Checked By: P.E.O.</p>	<p>www.alconassociates.com 9 West Division Street Buffalo, MN 55313 (763) 882-4121 Fax: (763) 882-3522</p> <p>OTTO ASSOCIATES Engineers & Land Surveyors, Inc.</p>	<p>• elevations from measurement found • circles 1/2 inch by 14 inch iron pipe set and marked by License #40082</p> <p>Project No: 20-0130</p>
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Preliminary Plat of AESHLIMAN MEADOWS EXHIBIT 4



Preliminary Plat on part of the S 1/2 of Sec. 26, T. 119, R. 24, and the NW 1/4 of the NE 1/4 of Sec. 35, T. 119, R. 24, Hennepin County, Minnesota

Revised: _____

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
Paul E. Otto
License #40062 Date: 9-17-20

Requested By: **Alcon Associates**

Date: 9-17-20

Drawn By: T.J.B.

Scale: 1"=200'

Checked By: P.E.O.

www.ottoassociates.com
9 West Division Street
Burling, MN 55313
(763)682-4727
Fax: (763)682-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Project No. 20-0130







**CITY OF GREENFIELD
RESOLUTION NO. 20-38**

**RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT FOR AESHLIMAN
MEADOWS SUBDIVISION**

WHEREAS, the applicant, Karon Alcon, has requested preliminary and final plat approval for approximately 129 acres of property with the legal description as provided for in Exhibit A and generally described as the parcels along Town Hall Drive with PIDs: 2611924310001, 2611924430002, and 3511924120001; and,

WHEREAS, the requested application will result in three buildable lots and four outlots as follows:

- Outlot A – 28.8 acres
- Outlot B – 31.9 acres
- Outlot C – 35.7 acres
- Outlot D – NA – remnant parcel to be dedicated as ROW
- Lot 1 Block 1 – 8.1 acres
- Lot 1 Block 2 – 14.1 acres
- Lot 1 Block 3 – 10.4 acres

; and

WHEREAS, the applicant completed a sketch plan review and discussed with City Staff the City's long-term vision to optimize development density on the site, to consider minimizing individual lot driveway accesses onto Town Hall Drive, and to explore local street connectivity (particularly as it relates to future development of Outlot B) to the west towards Greenfield Road, and,

WHEREAS, a planning staff report was drafted dated October 7, 2020 that included findings of fact; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2020 to discuss the application and recommended approval of the preliminary plat with conditions and findings as noted in the staff report and meeting minutes; and

WHEREAS, the final plat is in conformance with the City of Greenfield, MN, subdivision code with conditions.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Greenfield does hereby approves the preliminary and final plat for Aeshliman Meadows with the following conditions:

1. The proposed septic areas shall meet all setback requirements for jurisdictional wetlands and wells and shall not be located within drainage and utility easement areas.

2. All fees and financial obligations shall be received by the City prior to the releasing of the plat for recording.
3. The applicant shall pay park dedication for Lot 1 Block 1 and Lot 1 Block 3.
4. The applicant shall provide the plat and all required information to the City within ninety (90) days after the date of the City Council approval, otherwise the approval of the final plat shall be considered void. An extension to the ninety (90) day limit may be granted at the discretion of the City Council in response to a written request from the applicant. The applicant shall record the final plat with the County Recorder within 30 days after the date the plat is signed by the City Administrator-Clerk and the Mayor.

BE IT FURTHER RESOLVED, that the City Council of the City of Greenfield does hereby approve the following findings of fact in support of this approval with the stated conditions:

1. The criteria for Preliminary Plat and Final Plat included in City Code Section 151 are met.
2. The proposed subdivision meets the standards of the R-R Rural Residential Zoning District, as seen in City Code Section 152.055.
3. The proposed subdivision complies with the City's Comprehensive Plan.
4. The development of the proposed subdivision will not alter the essential character of the surrounding neighborhood.

Adopted by the Greenfield City Council on September 15, 2020.

Mayor Brad Johnson

Attest: Margaret Webb, City Administrator-Clerk

Exhibit A – Legal Description

PROPERTY DESCRIPTION:

*The Northwest Quarter of the Northeast Quarter of Section 35,
Township 119, Range 24, Hennepin County, Minnesota.*

AND

*That part of the Southeast Quarter of Section 26, Township 119,
Range 24, lying Southwesterly of State Highway No. 55, also
known as Rockford Road, Hennepin County, Minnesota.*

AND

*The East Half of the Southwest Quarter of Section 26, Township
119, Range 24, Hennepin County, Minnesota.*

DRAFT

MEMORANDUM

Hoisington Koegler Group Inc.



To: Greenfield City Council
From: Brad Scheib, Consulting Planner
Subject: Gaalswyk Acres Preliminary Plat
Date: 10/15/2020

Background

Attached for your review is a preliminary plat application for Gaalswyk Acres. Included in your packet is the Planning Commission report and associated attachments including the submitted plan materials for the project.

Gaalswyk Acres is a proposed subdivision of a 43-acre parcel into 4 separate lots. The Planning Commission held a public hearing to consider the application at its October 13, 2020 meeting. No members of the public spoke against the application. Staff and PC members discussed concerns related to the long-term condition of Greenfield Road and the question of street connectivity between Greenfield Road and Town Hall Drive.

After discussion, the Planning Commission recommended approval of the preliminary plat with one added condition to reconfigure lots 3 and 4 to ensure lot 4 has a buildable area given the natural gas pipeline easement and wetland constraints present on lot 4.

Staff has spoken with the applicant and the applicant's designer. They have received septic site testing back and are able to make these adjustments to the preliminary plat to accommodate this change. An updated drawing will be presented at the meeting.

Discussion was also had with regards to understanding long term improvements associated with Greenfield Road including speed, traffic controls at intersections, and paving.

Action Requested

Attached for your consideration is a resolution of approval for Gaalswyk Acres Preliminary Plat. This application for consideration is only for Preliminary Plat at this time.



PLANNING REPORT

TO: Planning Commission
FROM: Brad Scheib, Consulting City Planners
DATE: October 7, 2020
PLANNING CASE NO. 020-01E
SUBJECT: Consideration of Preliminary Plat - Gaalswyk Acres
APPLICANT: Roland Gaalswyk Et. Al.
LOCATION: Greenfield Road – 5000 block
MEETING DATE: October 13, 2020
COMPREHENSIVE PLAN: Rural Residential
ZONING: Rural Residential

BACKGROUND

In 2018, an approximately 151 acre parcel owned by the Leuer Family Trust was subdivided outside of the traditional platting process as allowed by Minnesota State Statutes. This process is allowed if resulting parcels are over 20 acres and have a minimum of 500 feet of frontage on a public street. This land division is attached as Exhibit 1. Staff facilitated a sketch plan review with the Leuer representative and explored a concept plan that showed a greater density of development; however, the applicant chose a less extensive development and process to split the property that did not include traditional wetland delineation and septic site review. This concept plan showing a greater development pattern is attached as Exhibit 2.

The proposed application “Gaalswyk Acres” is for Parcel B in Exhibit 2. The property is approximately 43 acres in size and proposed to be subdivided into 4 lots, accessed by two shared driveways directly on to Greenfield Road. General Site location is provided in Exhibit 3.

Prior to making application for preliminary plat, the applicant went through the sketch plan review process with city staff to explore how the site could be developed. Topics discussed included minimizing driveway access on to Greenfield Road, optimizing density, minimizing impacts on wetlands and Dance Hall Creek and understanding longer term connectivity to surrounding properties.

REVIEW PROCEDURE

Procedures for preliminary plat and final plat approval are established in City Code Sections 151.06 and 151.07. The Planning Commission shall hold a public hearing and review the

preliminary plat. The review of the final plat does not require a public hearing. The Planning Commission will base its review on the standards of Chapter 151: Subdivisions and Chapter 152: Zoning of the City Code and make their recommendation to the City Council.

120-DAY PROCESS

The application was received by the City, reviewed and deemed complete after submission of additional materials on October 7, 2020. Per Minnesota Statute 426.358 Subdivision 3b, the City has 120 days from October 7, 2020 to take action on the request for preliminary plat approval. The deadline for subdivision review is on February 4, 2021.

PUBLIC NOTIFICATION

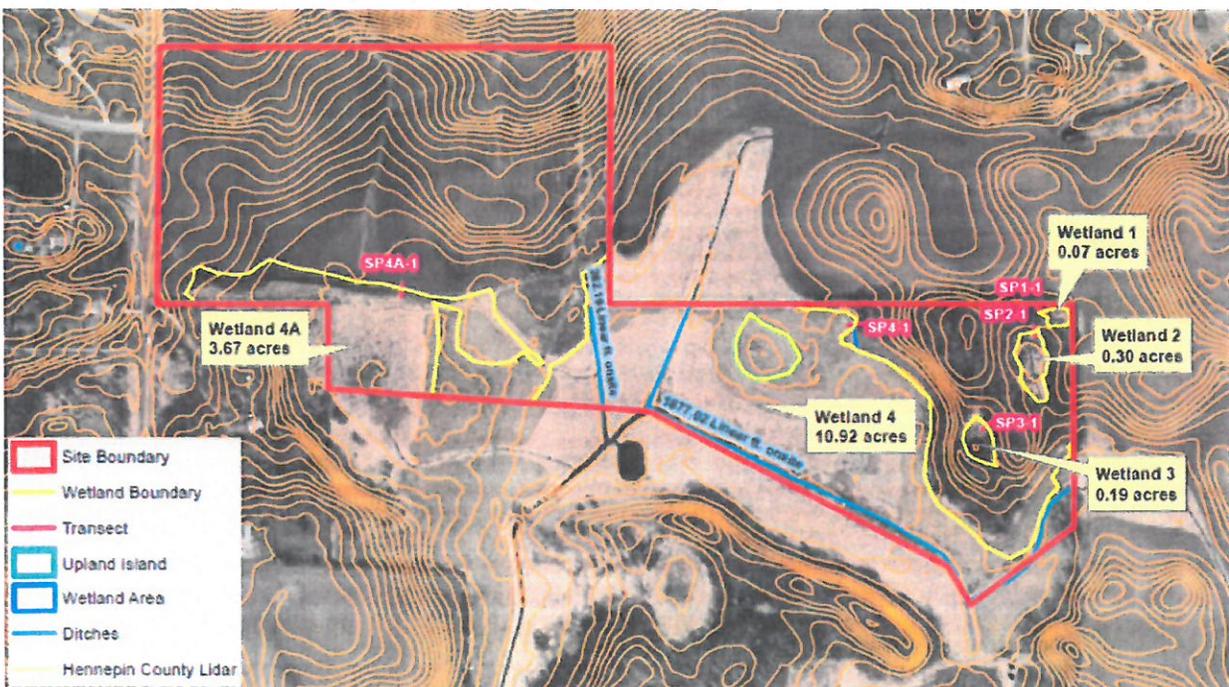
All property owners within 350 feet of the parcel, per County tax records, were notified of the preliminary plat request and the scheduled public hearing. Staff has heard from one resident west of Greenfield road inquiring if there will be a road but not objecting to anything particular.

SITE INFORMATION

The parcel is currently used for agriculture/row crops and is constrained by a number of site features. There are no existing structures on the site.

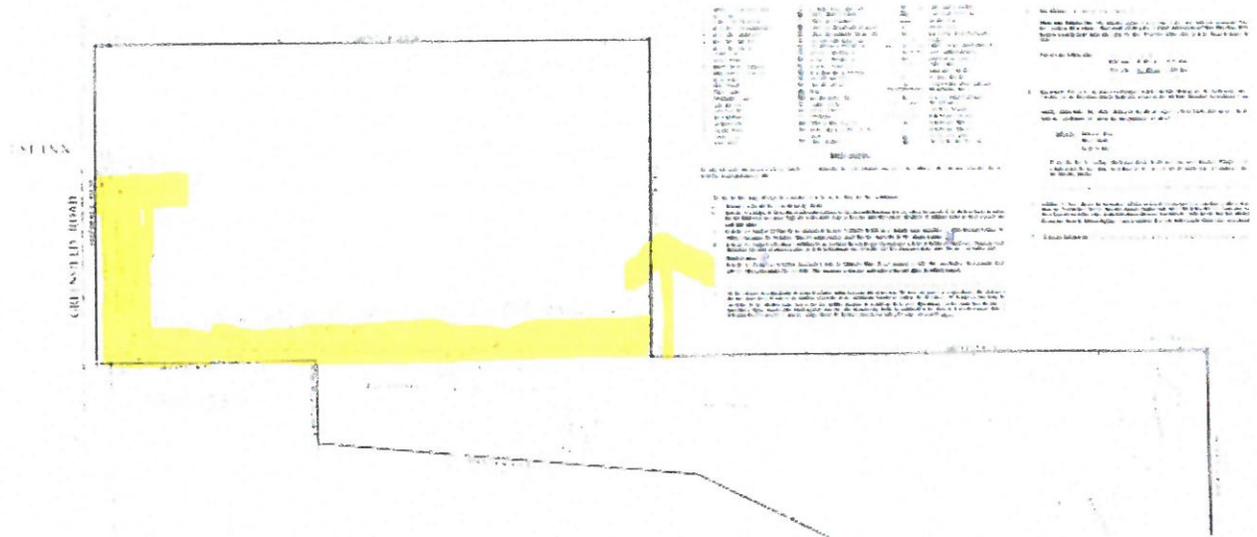
Wetlands and Flood Plain

Of the approximate 43 acres, roughly 14 acres are impacted by wetlands. Which have been delineated. Dance Hall Creek, which feeds into Lake Sarah, also crosses the parcel. Adjacent areas of this creek include flood plains and the creek is within the shoreland area. See inset graphic:



Gas Line Easement

A Northern Natural Gas Pipeline runs east to west across the middle of the parcel. This easement contains a number of restrictions to what can be placed in the easement and limits any surface improvements without written authorization from the Grantee (NNGP). The easement ranges from 100 to 90 feet. The easement continues on to the adjacent property and extends north along the easterly property line. See inset graphic.



Steep Slopes

Staff is running an analysis on this site and adjacent sites to show slopes. The site has some rolling topography with areas that contain slopes over 15%. This topography presents some challenges with development of streets and driveways and is worth noting. We will have a graphic of this at the meeting on Tuesday.

Woodlands

On the far eastern edge of the parcel there is an area of upland which includes an establish stand of woods. This site has not been farmed as it is not able to be accessed without crossing of Dance Hall Creek and associated ditches or wetlands areas. This is an additional site amenity worth noting.

COMPREHENSIVE PLAN AND ZONING ANALYSIS

Land Use

The site sits in an area guided for rural residential land uses. The main goal with regards to land use in the Comprehensive Plan is to “preserve the community’s open character while protecting the long-term ability for the City of Greenfield to emerge as a strong, thriving community on the urban/rural fringe.”

For direction regarding land guided with a rural residential classification, the Comprehensive Plan states: “Rural Residential [areas] are intended to provide single-family residential development while affording a rural lifestyle...Residential development shall not exceed a maximum of one unit per five acres.”

The proposed subdivision meets the City’s density requirement of a maximum of one lot per five acres in Rural Residential areas. The total area of the property is roughly 43 acres, which in theory could support eight lots.

Zoning Requirements

Lots in the Rural Residential District must be at least 2.5 acres in size and at least 1.5 acres of that total must be above the delineated wetland and meet buildable area requirements (area exclusive of wetlands, steep slopes over 18%, unbuildable easements not including standard drainage and utility easements along lot lines and floodplain). All of the proposed lots appear to meet these requirements. Any modifications to the preliminary plat will need to meet the lot size and dimension standards. The proposed acreage for each lot can be found in the table below:

Lot Number	Proposed Acreage	Total	Proposed Buildable Area
1	4.53 acres		4.53 acres
2	6.93 acres		6.93 acres
3	8.81 acres		7.36 acres
4	22.6 acres		15.74 acres

Section 152.055 (3) (b) of the zoning code requires all lots have frontage of 200 feet on a right of way “or private shared driveway easement.” Lots 1 and 3 both have 200 feet of frontage on Greenfield road and are compliant. Lots 2 and 4 will require reconfiguration of the driveway easement to meet this standard. This code section also stipulates a lot frontage to depth ratio of no more than 1 to 4. Lots 1 and 3 meet this requirement. Lots 2 and 4 do not clearly meet this requirement without modification of the shared driveway easement.

Street connections.

The subdivision code requires that provisions be made for the continuation of existing streets. There are no existing streets that tie into the property to the north, south or east. 71st Lane connects to Greenfield Road west of the subject property. Staff encouraged the property owner to align the shared driveway for lots 1 and 2 with 71st Lane in the event that a future development of the area would suggest an internal connected street network. While the rural residential development pattern does not generate a large volume of traffic, maintaining a connected street network to serve such a pattern is an important planning objective from an emergency services, maintenance, and convience perspective. These would be local street connections and not serve

a community wide or regional purpose. The challenges with implementing a connected street pattern here includes the following:

- Willing property owners and developers to incorporate connected streets (timing and desired use)
- Cost of streets relative to benefit (high cost per new unit)
- Existing natural features including hilly topography, wetlands and creeks (impact on natural resources costs of infrastructure)

Staff will facilitate further discussion with the planning commission on this topic at the meeting.

Private Shared Driveway

Section 151.09 (l) establishes the ability to have a private shared driveway that serves not more than 2 private lots. Shared driveways are being used to serve lots 2 and 4 on the site. The city engineer shall review and approve plans and specifications for the shared driveways to ensure the driveways are built according to city standards.

Private Wells and Septic

The sites will be served with private well and septic. The City of Greenfield requires the applicant to submit site information to Hennepin County Environmental Services to verify each parcels ability to meet state and county septic system codes. Application has been made to the County and the review is in process. Preliminary approval by Hennepin County will be a condition of approval.

Of note, all septic sites and drainfields need to be located outside of drainage and utility easement areas.

Stormwater Drainage, Wetlands and Dance Hall Creek

The applicant submitted a stormwater plan. Given the length of the driveways proposed, the stormwater plan shall be approved by the City Engineer prior to final plat considerations. There are numerous wetlands on the site. The applicant has completed the wetland delineation and received the necessary approvals. Wetlands will include buffers as noted on the preliminary plat and will be included in drainage and utility easements.

A portion of the site (Lot 4) includes a segment of Dance Hall Creek and its tributaries which drains into Lake Sarah. Vegetated buffers and other management strategies should be considered as part of the review and recommendations in collaboration with the Watershed,

Park Dedication and Siren Fee

Four buildable lots are being created as part of this action. Park dedication will be required for all four newly created parcels. A siren fee will also be required for the entire plat.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat for the Gaalswyk Acres subdivision with the following conditions:

1. The proposed septic areas shall meet all setback requirements for jurisdictional wetlands and wells and shall not be located within drainage and utility easement areas.
2. Prior to the final plat, the applicant shall receive preliminary approval from Hennepin County Public Health for the proposed Individual Sewage Treatment System sites for all proposed lots.
3. Designs and specifications for each private shared driveway shall be submitted to the City Engineer for review and approval.
4. Shared driveways shall be modified to ensure all lots meet frontage requirements as stipulated by Section 152.055 (3) (b) of the zoning code.
5. Shared driveway agreements for both shared driveways shall be drafted and recorded with the final plat.
6. All fees and financial obligations shall be received by the City prior to the releasing of the plat for recording.
7. The applicant shall provide the plat and all required information to the City within ninety (90) days after the date of the City Council approval, otherwise the approval of the final plat shall be considered void. An extension to the ninety (90) day limit may be granted at the discretion of the City Council in response to a written request from the applicant. The applicant shall record the final plat with the County Recorder within 30 days after the date the plat is signed by the City Administrator-Clerk and the Mayor.

In recommending Staff approval, if all the above conditions are met, the following findings of fact are offered.

1. The criteria for Preliminary Plats included in City Code Section 151.06 are met.
2. The proposed subdivision meets the standards of the R-R Rural Residential Zoning District, as seen in City Code Section 152.055 with the noted conditions.
3. The proposed subdivision complies with the City's Comprehensive Plan.
4. The development of the proposed subdivision will not alter the character of the area.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission, it will be forwarded to the City Council for action at an upcoming meeting.

EXHIBITS

Exhibit 1. Leuer Trust Subdivision

Exhibit 2. Leuer Concept Plan – Yield Plan

Exhibit 3. General Site Location

Exhibit 4. Preliminary Plat – Gaalswyk Acres