



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

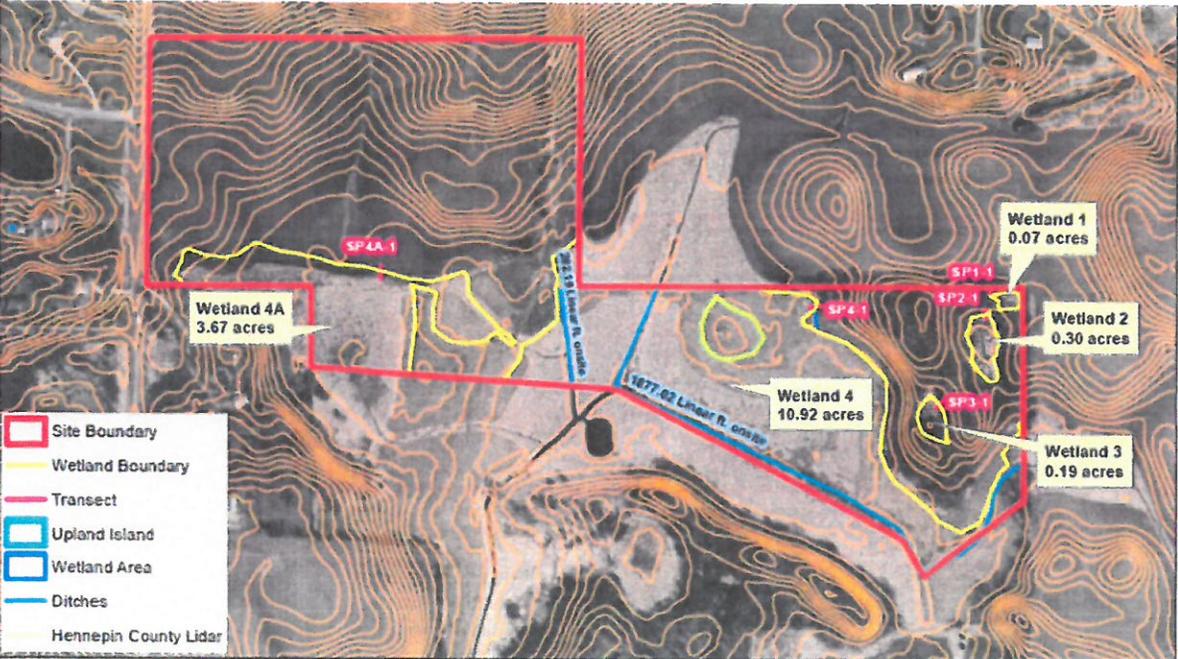
All property owners within 350 feet of the parcel, per County tax records, were notified of the preliminary plat request and the scheduled public hearing. Staff has heard from one resident west of Greenfield road inquiring if there will be a road but not objecting to anything particular.

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.

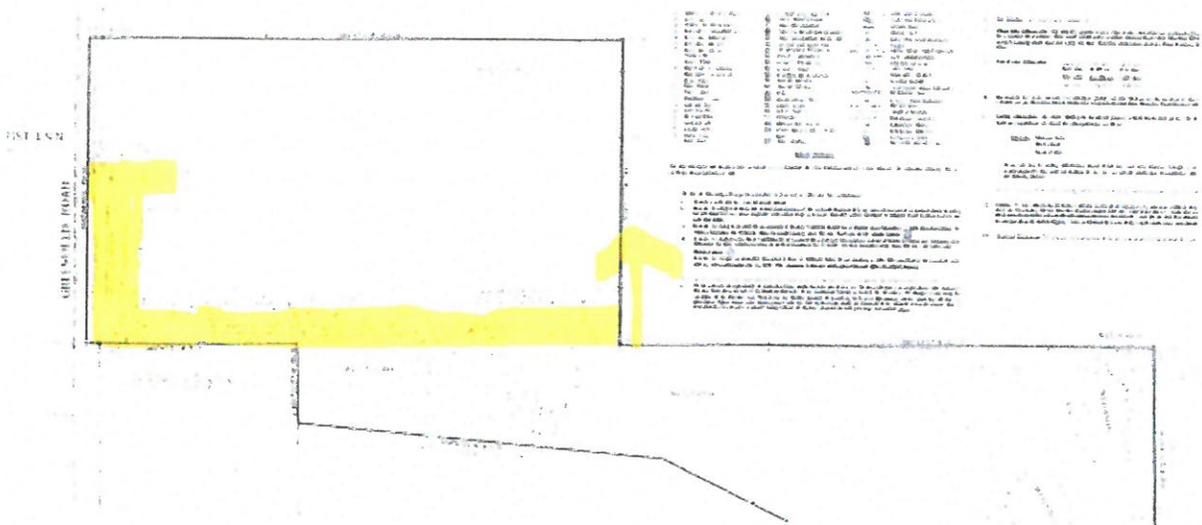
Wetlands and Flood Plain

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 convivence 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 (I) 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 driveway to ensure the driveways are built according to the city subdivision 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 driveway easements shall be modified to ensure Lots 2 and 4 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