



733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402

City of Stacy Planning Report

TO: Stacy Planning Commission
FROM: Phil Carlson, AICP, Senior Planner; Dan Boyum, PE, City Engineer; Stantec
DATE: July 19, 2022
RE: Wheelhouse Commons Preliminary & Final Plat
ADDRESS: Falcon Avenue, NE quadrant with Stacy Trail
PID: 19.00004.20
OWNER: SNS Kramer Property LLC
APPLICANT: Steve Kramer
REQUEST: Preliminary & Final Plan Approval
ZONING: GB General Business

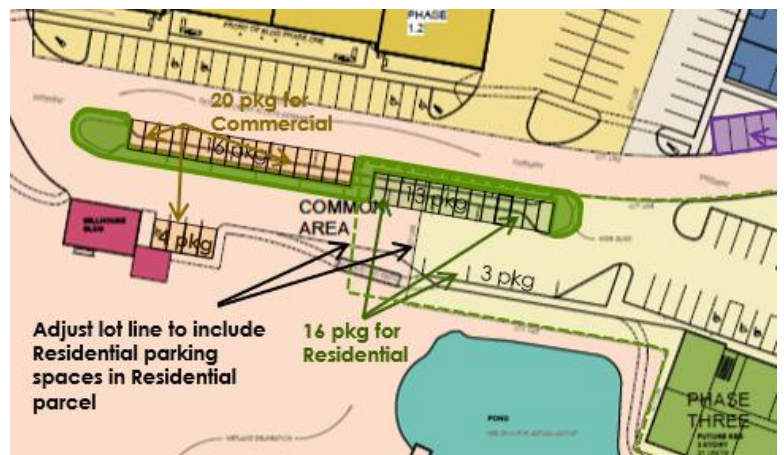
INTRODUCTION

Steve Kramer proposes a multi-use Planned Unit Development (PUD) for the 11.6-acre property at Stacy Trail and Falcon Avenue, in the NW quadrant of the I-35 interchange, called Wheelhouse Commons. The PUD was approved by the City Council February 8, 2022,



PLAT ISSUES

- 1) The plat follows closely the approved plans with one exception – Lot 3, the future residential parcel, was to be adjusted to allow the parking to be rearranged. A portion of the graphic in my February 8, 2022 report to the City Council is to the right, illustrating this recommended change. The submitted plat does not reflect this approved revision.





Wheelhouse Commons – Preliminary & Final Plat

- 2) The applicant indicated that the residential development is some time off – maybe years – and that he intends to modify the site plan to accommodate all parking within the proposed Lot 3 as shown on the submitted plat, not the suggested revision. This is acceptable with the understanding that the PUD will need to be officially amended at that future date so that parking will stay within the lot and to accurately reflect what is actually developed, or else the plat will need to be revised.
- 3) The preliminary plat shows an overlay of the revised private utility improvements based on discussions with the developer earlier this spring. Since many of these private utilities serve more than one lot or future owner (like in Hobby Center proposed for Lot 2), drainage and utility easements are placed around several of these private utilities.
- 4) There is a portion of an easement line shown in the preliminary plat on the south side of Outlot A that is not needed since the drainage and utility easement goes all the way to the property boundary. This line should be removed.
- 5) The preliminary and final plat reflect the 30-foot drainage and utility easement along the north side of the property that was requested by the City for future sanitary sewer and water main improvements. Since the city utilities will not be placed at this time, temporary construction easements may be needed in the future, and those can be discussed with adjacent property owners at that time.
- 6) Septic areas/drain fields are being proposed in the 30-foot drainage and utility easement area discussed above. As discussed in the conditions of approval for the PUD, we recommend a recorded legal agreement be prepared that the City reserves the right to disturb the septic area/drain fields at any time and that the property owners will be responsible for the costs associated with temporary pumping and disposal of their sewage during that time period.
- 7) We anticipate right of access or entry agreements will be needed between owners of lots or units on the various lots.
- 8) There are still development items and agreements that need to be addressed and were discussed in the City Engineer's letter dated January 13, 2022 and the February 8, 2022 PUD report. The timing of addressing those development items and agreements as it relates to the timing of the approval of the preliminary and final plat should be discussed.

RECOMMENDATION

We recommend that the Planning Commission recommend to the City Council approval of the preliminary and final plat for *Wheelhouse Commons* as submitted on plat maps prepared by E.G. Rud & Sons dated May 31, 2022, with the following conditions and Findings of Fact:



Wheelhouse Commons – Preliminary & Final Plat

Conditions for Approval of Preliminary and Final Plat

- 1) If future residential development on Lot 3 has parking or other features that extend beyond the boundaries of Lot 3, the Planned Unit Development will be amended and approved by the City Council before development proceeds on that lot, or the plat will be revised to adjust the boundaries of Lot 3 to include all parking or other features on the residential development.
- 2) The portion of the easement line along the south side of Outlot A be removed from the preliminary plat.
- 3) A recorded legal agreement be prepared that the City reserves the right to disturb the septic area/drain fields located in the 30-foot drainage and utility easement along the north side of the plat at any time and that the property owners will be responsible for the costs associated with temporary pumping and disposal of their sewage during that time period.
- 4) Right of access or entry agreements be discussed with the applicant.
- 5) The timing for addressing other development items and agreements before approval of the preliminary and final plat should be discussed with the applicant.

Findings of Fact for Approval of Preliminary and Final Plat

- 1) The submitted plat follows the approved Planned Unit Development plans approved by the City Council on February 8, 2022, with the exception of the configuration of Lot 3, which will be addressed in the conditions of approval for the plat.
- 2) The plat as proposed with conditions meets the standards for approval of a plat in the Stacy Subdivision Code.

60-DAY DEADLINE

The application was received and considered complete on May 31, 2022. A preliminary plat has a 120-day deadline under MN Statute 15.99 for final action by the City Council, which in this case is September 29, 2022.