



AGENDA ITEM # 6.7

REPORT TO CITY COUNCIL

Report Prepared by: Dawn Bittner

Date: May 7, 2019

Subject: Preliminary Plat of "The Range"

Report: Please see attached report.

Council Action Requested: Motion approving the Preliminary Plat of "The Range", based on the Findings of Fact and Conditions included in the attached Council Report.

COUNCIL REPORT

Application: Preliminary Plat of “The Range”

Applicant: Resort Development LLC/Premier Homes

Background Information:



Background Information: The applicant is requesting approval of a Conditional Use Permit for a planned unit development and corresponding Preliminary Plat of “The Range”. The proposed development consists of 15 single-family residential building sites and one commonly owned lot (greenspace).

Dan and Lauri Helbling have also made application for a Metes and Bounds Subdivision that will be addressed as Agenda Item 6 (a).

The subject property is located along Little Walnut Lane and is 12.4 acres. The property is zoned “Rural Residential” and is located within the “Residential-Golf Courses Community Overlay District”.

The proposed development includes a 50-foot buffer around the perimeter, as well as a 30-foot setback from the wetland.

The Pequot Lakes Fire Chief has concerns with fire protection of the units. He recommends a hydrant be placed off of the deep well that is proposed for the development.

Planning Commission Recommendation: The Planning Commission recommends the City Council approve the Preliminary Plat of “The Range”, based on the following Findings of Fact and subject to the following Conditions:

On the conditional use permit and preliminary plat:

1. The subject property is located along Little Walnut Lane and is 12.4 acres.
2. The subject property is zoned “Rural Residential” and is located within the “Residential-Golf Course Community Overlay District”.
3. The request is for a Conditional Use Permit for a Planned Unit Development and approval of the corresponding Preliminary Plat of “The Range”.
4. The proposed development consists of 15 single-family residential building sites and one commonly owned lot to be utilized as “greenspace”.

On the Conditional Use Permit (Planned Unit Development):

5. The proposed Planned Unit Development is an appropriate use in the “Rural Residential” zone. Residential Planned Unit Developments are allowed in the “Rural Residential” zone with a Conditional Use Permit.
6. The proposed density of the development is 1.25 units per acre. Two units per acre is allowed.
7. Lot 16 consists of 11 acres of commonly owned property. The proposed lot includes a wetland, greenspace, and private roadways.
8. The development pattern preserves natural features including trees and other vegetation by utilizing a 50-foot buffer around the perimeter of the development. Trees and other vegetation will also be preserved in Lot 16.
9. The Planned Unit Development is accessed via Little Walnut Lane.
10. The proposed development pattern is in harmony with the land use density, transportation facilities, and community facilities objectives in the Comprehensive Plan. The Plan identifies the subject property as “Rural Residential” which is, “Development patterns in this area are low-density residential. These areas will not be served by municipal utilities and the amount of new roads and development will be limited.”
11. The proposed residential lots are 42.0’ X 96.0’ (4,032 sf).
12. Setbacks: All proposed residential lots and proposed structures are outside the 50-foot buffer.
13. Access: The PUD has direct access to Little Walnut Lane, a private road. Preserve Blvd. was built to highway standards and provides access to the Preserve Golf Course. Access to Little Walnut Lane is from Preserve Blvd. Little Walnut Lane is a gravel road and development of this PUD will provide for a paved road and maintenance by the home owner’s association.

14. Utilities: The PUD will be served by private wells and subsurface sewage treatment systems. An SSTS site suitability report created by an advanced SSTS designer has been submitted.
15. Open Space: Over 67% of the development will remain in permanent open space communally owned and maintained by the home-owner's association.
16. The use and enjoyment of other property in the immediate vicinity of the subject property will not be impaired. The surrounding uses include a seasonal home and vacant land to the north, vacant County owned land to the east, and the Preserve Golf Course to the south and west. The development includes a 50-foot buffer (no buildings) around the perimeter of the subject property.
17. The proposed development will not impede the normal and orderly development of surrounding vacant property.
18. Adequate plans for utilities, access roads, draining and other necessary facilities have been submitted. The city engineer will approve final utility, road and drainage plans.
19. The development has a sufficient number of off-street parking spaces. Loading spaces are not necessary since the development does not include commercial uses.
20. The development will not generate public nuisances such as offensive odor, fumes, dust, noise, or vibration. The development does not contain street lights or other lighting that will impact adjacent properties.
21. The development will not depreciate property values within the immediate vicinity.
22. The development will not cause the Local, County, and State road systems to exceed their safe carrying capacity.

On the preliminary plat:

23. The subject property is properly zoned for the proposed use of a single-family residential housing development.
24. There is a wetland on the western edge of the subject property.
25. There are no non-conforming structures on the subject property.
26. Each of the proposed lots will be served private water and sewer utilities.
27. The property is not adjacent to a public water body so provisions for water based recreation are not necessary.
28. Lot areas and dimensions are consistent with the zoning ordinance with approval of the planned unit development.
29. Lot layouts are compatible with the adjoining properties. The surrounding uses include a seasonal home and vacant land to the north, vacant County owned land to the east, and the Preserve Golf Course to the south and west.
30. The planned unit development has approximately 780 feet of frontage on Little Walnut Lane, a private roadway. The development is accessible via Little Walnut Lane and Preserve Blvd.
31. There are no private streets within this development.
32. There is no public infrastructure required with this development.

33. All of the lots may be developed with single family homes without requiring variances.
34. Survey standards: The preliminary plat was prepared by a licensed surveyor (Patrick A. Trottier-PLS #41002) and conforms to the standards in Minnesota Statutes.
35. The subject property is accessed via a 33' wide easement Document #A888164.
36. Street improvement standards: The proposed private drive will be constructed by the developer and maintained by the home owners association. There are no public streets proposed in the development.
37. Sanitary provision standards: The development will be served by a cluster sewer system. The system will be installed by the developer at his expense. The system will be maintained by the developer/home owner's association.
38. Water supply standards: The development will be served by a cluster water system. The system will be installed by the developer at his expense. The system will be maintained by the developer/home owner's association.
39. Drainage/grading standards: The total proposed impervious surface coverage of the development is 17.5% (20% allowed). An engineered stormwater management plan has not been submitted by applicant.
40. Dedication to the Public Standards: Section 17-9.10 requires a payment or dedication to the City a portion of land for public use. This planned unit development does not include any land dedicated for public use.

And subject to the following Conditions:

On the conditional use permit and preliminary plat:

1. Except as amended by these conditions, the development of the subdivision and planned unit development shall be in substantial conformance with the approved preliminary plat, site plan and elevations that govern the general location of lots, roadways, buffers, infiltration basins and improvements dated April 8, 2019.
2. Prior to construction, excavation, grading or other terrain disturbance, final plans for all infrastructure (private roads, water system, etc.) and grading shall be submitted to and approved by the City Engineer. The improvements within the development shall be designed by a licensed engineer.
3. The 50-foot buffer around the perimeter of the planned unit development shall remain in a natural state in perpetuity, except for road access areas and SSTS components. The vegetation in the buffer shall not be altered except to create areas for SSTS tanks/drainfield(s) and road accesses. Structures may not be constructed in the buffer.
4. Lots 1 – 15 may only be developed with single family homes.
5. Lot 16 (greenspace) may not contain any structures, except a well house that will not exceed 120 square feet in size. Vegetation located in Lot 16 shall substantially remain in a natural state. Vegetation may be removed from Lot 16 in order to construct trails, private roads, sewer system, and water system. Reference to these provisions shall be made in the development covenants.

6. A hydrant shall be installed off of the deep water well for fire protection.
 7. Ownership and long-term maintenance responsibilities/obligations for the community water system shall be described in the development covenants.
 8. Ownership and long-term maintenance responsibilities/obligations for the sewer system shall be described in the development covenants.
 9. The cluster sewer system shall conform to Minnesota Pollution Control Agency Standards (Chapter 7080 – 7083 of the Minnesota Administrative Rules) and the City of Pequot Lakes SSTS standards. The final plat shall not be signed until the final SSTS design is reviewed and approved by an Advanced Inspector per Minnesota Rules.
 10. The cluster water system shall conform to the Minnesota Department of Health Rules and Regulations MHD 210-230 “Water Well Construction Code”, and the cluster system shall receive the approval of the City Engineer.
 11. The city attorney shall review and approve the declaration, covenants, by-laws, etc. before the final plat is signed.
 12. The developer shall pay a park dedication fee in the amount of \$14,040.00 in accordance with Section 17-9.10 “Dedication to the Public – Standards”. (416 X 2.25 PPH = \$936 X 15 lots = \$14,040.).
 13. Prior to the submission of a Final Plat application the applicant shall provide for the construction of the required improvements at their expense and shall have the work completed or shall enter a Development Contract and give bond or other financial assurance satisfactory to the Council in an amount equal to 125% of the estimated cost of the uncompleted improvements except as provided in 10.3. The bond shall be released by the City Council upon the recommendation of the City Engineer indicating the improvements are satisfactorily complete.
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OWNER

Dan and Lauri Hebling, Hebling Land Company
P.O. Box 488
Pequot Lakes, MN 56472

DEVELOPER

Premier Homes/Resort Development, LLC.

SURVEYOR

Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN 56472
ATTN: Patrick A. Trotter

THE RANGE

PRELIMINARY PLAT

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 136 NORTH, RANGE 29 WEST, CROW WING COUNTY, MINNESOTA

TOTAL AREA = 539,941 SQ. FT. / 12.4 ACRES

LEGAL DESCRIPTION

That part of the Northwest Quarter, Section 25, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 29 minutes 34 seconds East, surveyed bearing, along the north line of said Northwest Quarter 243.90 feet to the point of beginning of the tract to be herein described; thence South 02 degrees 00 minutes 57 seconds East 533.64 feet; thence North 74 degrees 18 minutes 34 seconds East 1021.23 feet; thence South 78 degrees 49 minutes 31 seconds East 204.23 feet; thence South 32 degrees 03 minutes 38 seconds East 254.73 feet; thence North 39 degrees 10 minutes 15 seconds East 134.23 feet; thence North 25 degrees 27 minutes 43 seconds East 335.21 feet; thence North 27 degrees 46 minutes 38 seconds West 21.10 feet; thence North 56 degrees 37 minutes 20 seconds West 114.10 feet to said north line; thence South 89 degrees 29 minutes 34 seconds West along said north line 1447.85 feet to the point of beginning.

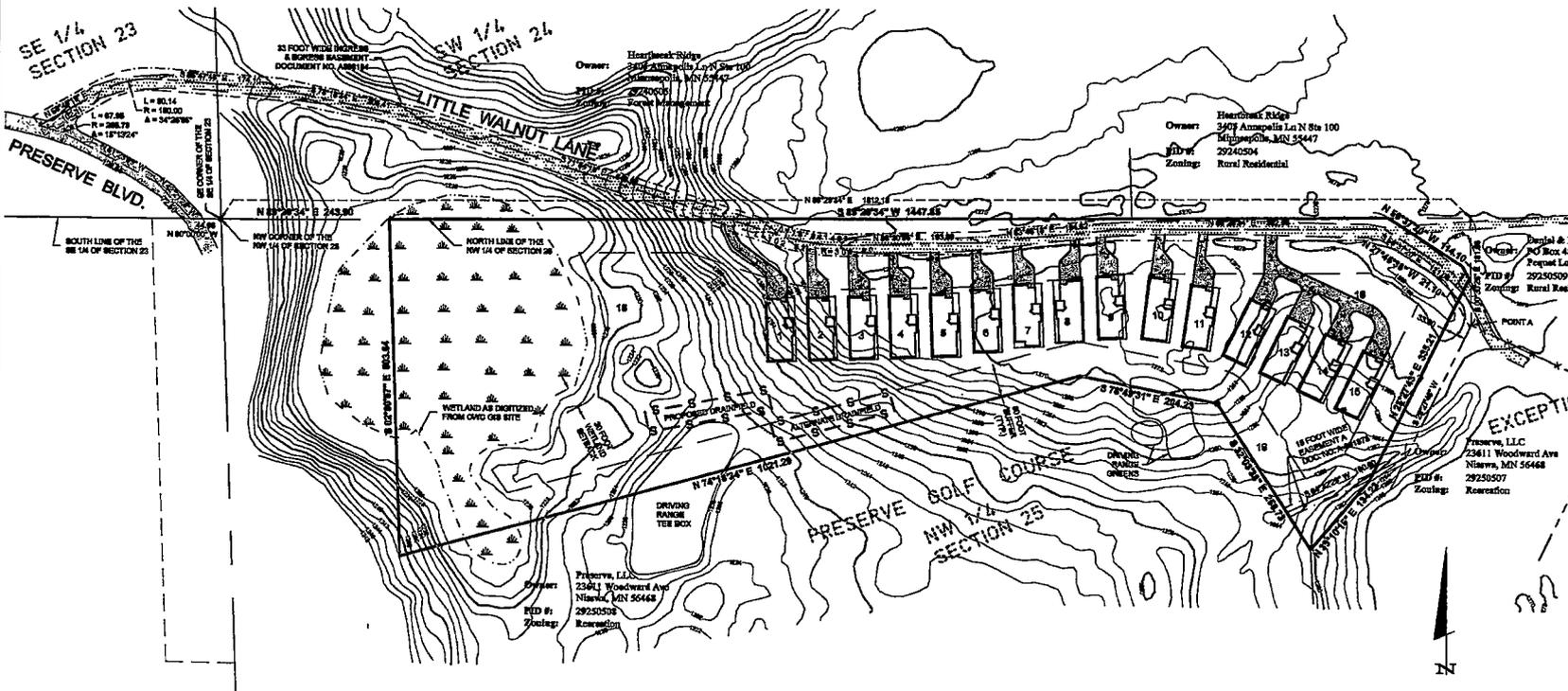
Together with and subject to a 33.00 foot wide easement for ingress and egress purposes over and across the Southeast Quarter, Section 23, over and across the Southwest Quarter, Section 24, and over and across the Northwest Quarter, Section 25, all in Township 136 North, Range 29 West, Crow Wing County, Minnesota, the sectionline is described as follows: Commencing at the southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West, surveyed bearing, along the south line of said Southeast Quarter 44.64 feet; thence North 42 degrees 21 minutes 28 seconds West 72.50 feet; thence North 01 degrees 23 minutes 59 seconds West 123.65 feet; thence northwesterly 67.95 feet along a tangential curve concave to the southwest having a radius of 255.76 feet and a central angle of 15 degrees 13 minutes 24 seconds to the point of beginning of the sectionline to be herein described; thence North 59 degrees 46 minutes 19 seconds East not tangent to last described curve 102.11 feet; thence northwesterly 90.14 feet along a tangential curve concave to the southeast having a radius of 150.00 feet and a central angle of 34 degrees 25 minutes 55 seconds; thence South 83 degrees 47 minutes 46 seconds East tangent to said last described curve 174.10 feet; thence South 78 degrees 18 minutes 34 seconds East 205.41 feet; thence South 71 degrees 54 minutes 15 seconds East 548.54 feet; thence westerly 102.52 feet along a tangential curve concave to the northwest having a radius of 300.00 feet and a central angle of 19 degrees 34 minutes 49 seconds; thence North 88 degrees 30 minutes 56 seconds East tangent to said last described curve 183.89 feet; thence North 83 degrees 48 minutes 18 seconds East 194.42 feet; thence North 89 degrees 29 minutes 34 seconds East 392.96 feet; thence South 56 degrees 37 minutes 20 seconds East 121.08 feet; thence South 27 degrees 46 minutes 38 seconds East 94.23 feet and said described sectionline there terminating.

The sidelines of easterly end of easement shall be prolonged or shortened to terminate on lines bearing South 25 degrees 27 minutes 43 seconds West and South 64 degrees 32 minutes 17 seconds East from Point A. Said Point A is described as follows: Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 29 minutes 34 seconds East, surveyed bearing, along the north line of said Northwest Quarter 1812.18 feet; thence South 00 degrees 30 minutes 26 seconds East 161.56 feet to said Point A.

Also subject to easements, restrictions and reservations of record.

Easement A
A 15.00 foot wide easement for access purposes over and across part of the Northwest Quarter, Section 25, Township 136 North, Range 29 West, Crow Wing County, Minnesota, the sectionline of said easement is described as follows: Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 29 minutes 34 seconds East, surveyed bearing, along the north line of said Northwest Quarter 1812.18 feet; thence South 00 degrees 30 minutes 26 seconds East 161.56 feet; thence South 25 degrees 27 minutes 43 seconds West 220.50 feet to the point of beginning of the sectionline to be herein described; thence South 64 degrees 32 minutes 17 seconds West 190.60 feet to the westerly line of the "HEBLING PROPERTY" as recorded in Document No. 195295, Crow Wing County Recorder's Office, and said sectionline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said westerly line and on lines bearing North 25 degrees 27 minutes 43 seconds East and South 25 degrees 27 minutes 43 seconds West from the point of beginning.



NOTES:

- 1. Open Space = 68.3%
- 2. Upland percentage of Open Space = 75.5%
- 3. Density Calculations:
Total Area = 12.4 Acres
Allowable = 2 Units per Acre
24 Units Permissible
- 4. Property is subject to general easement for golf course amenities, e.g. driving range.
- 5. Wetlands to be professionally delineated when conditions allow for determination.

IMPERVIOUS CALCULATIONS

| PROPOSED | IMPERVIOUS AREA (sq. ft.) | Net Area (sq. ft.) | Percent Impervious (sq. ft.) |
|---------------------|---------------------------|--------------------|------------------------------|
| 15 Units @3116 each | 46,740 | 539,941 | 8.7% |
| Driveways | 25,818 | 539,941 | 4.7% |
| Existing Road | 22,128 | 539,941 | 4.1% |
| Total | 94,686 | 539,941 | 17.5% |

CONTOUR INFORMATION

Contours shown have been slighted from Crow Wing County GIS Site. Contour interval is 2 feet as shown on this drawing.

SOIL DATUM

The USDA Web Soils Survey indicates soil in the proposed platted area to be classified as D49B Grayloam loamy sand, 2 to 8 percent slopes and D49D Entendre-Greyloam-Kolfin escarp, pitted, 10 to 20 percent slopes.

ZONING

Current zoning is Rural Residential in Residential-Golf Course Community Overlay District.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 15 lots for residential purposes and one lot for common space. Each residential lot will support residential improvements where vegetation and land alterations will occur for the construction of homes, garages, drives, sewer hookups, and other appropriate residential amenities.

UTILITIES

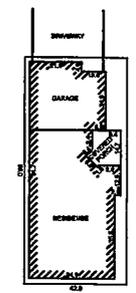
All lots will be served by a common draftfield(s) and a common well(s).

EROSION CONTROL PLAN

- 1. All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment
- 2. Maintain vegetation along property lines and areas undisturbed by construction
- 3. No filling or disturbing wet land(s) areas.
- 4. Silt fences shall be placed at edge of wet lands during construction.

LOT AREA TABLE

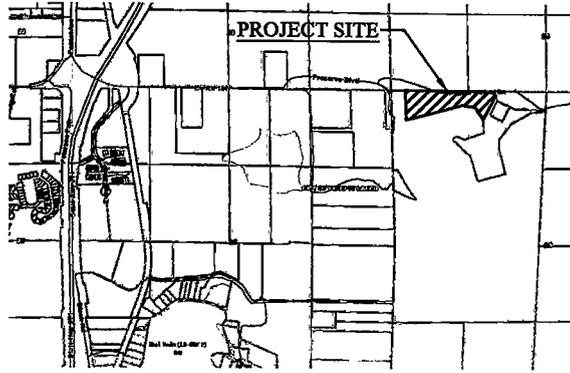
- LOT 1, BLOCK 1 = 4,032 SQ. FT.
- LOT 2, BLOCK 1 = 4,032 SQ. FT.
- LOT 3, BLOCK 1 = 4,032 SQ. FT.
- LOT 4, BLOCK 1 = 4,032 SQ. FT.
- LOT 5, BLOCK 1 = 4,032 SQ. FT.
- LOT 6, BLOCK 1 = 4,032 SQ. FT.
- LOT 7, BLOCK 1 = 4,032 SQ. FT.
- LOT 8, BLOCK 1 = 4,032 SQ. FT.
- LOT 9, BLOCK 1 = 3,969 SQ. FT.
- LOT 10, BLOCK 1 = 4,032 SQ. FT.
- LOT 11, BLOCK 1 = 4,032 SQ. FT.
- LOT 12, BLOCK 1 = 4,032 SQ. FT.
- LOT 13, BLOCK 1 = 4,032 SQ. FT.
- LOT 14, BLOCK 1 = 4,032 SQ. FT.
- LOT 15, BLOCK 1 = 4,032 SQ. FT.
- LOT 16, BLOCK 1 = 4,79,424 SQ. FT.



TYPICAL BUILDING AND LOT LAYOUT

LEGEND

- DENOTES EDGES OF EXISTING BITUMINOUS
 - DENOTES EDGES OF EXISTING GRAVEL
 - DENOTES EXISTING INTERMEDIATE CONTOUR
 - DENOTES EXISTING INDEX CONTOUR
 - DENOTES WET LAND(S)
 - DENOTES MONUMENT FOUND
- ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER TO HAVE AN ASSUMED BEARING OF N 89°29'34" E.



VICINITY MAP

30208 Resourceland Blvd
Rolls 1
P.O. Box 874
Pequot Lakes, MN 56472
www.stonemarkland.com

OWNER: Dan & Lauri Hebling
DEVELOPER: Premier Homes/Resort Development, LLC
SURVEYOR: Stonemark Land Surveying, Inc.

PROJECT NO.: 18024
FILE NAME: PL, MEASUREMENTS
FIELD BOOK: FIELD BOOK
SCALE: 1"=100'
DATE: 5-18-2018
CHECKED BY: PAT
DRAWN BY: PAT
DATE: 5-18-2018
SCALE: 1"=100'
DATE: 5-18-2018
SCALE: 1"=100'

PRELIMINARY PLAT
Dan & Lauri Hebling
P.O. Box 488
Pequot Lakes, MN 56472

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