

COBBLESTONE LAKE NORTH SHORE 2ND ADDITION

PROJECT REVIEW

Existing Conditions

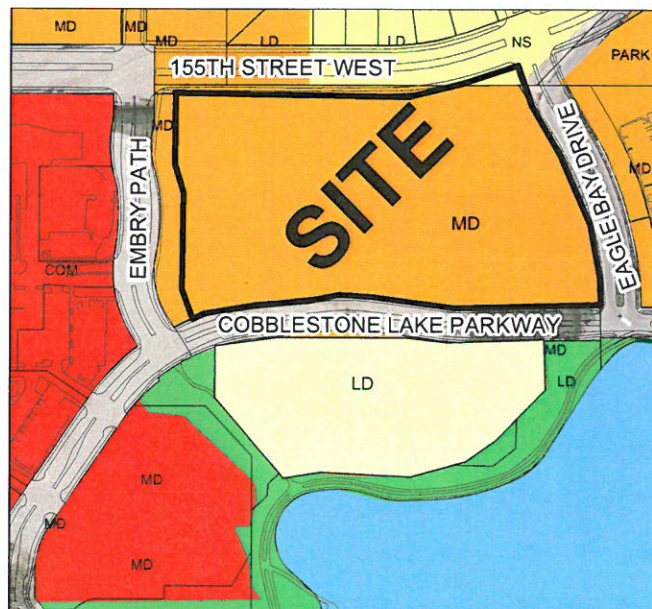
Property Location:	Southeast corner of 155 th Street West and Embry Path	
Legal Description:	Outlot B, COBBLESTONE LAKE COMMERCIAL 3RD ADDITION	
Comprehensive Plan Designation	“MD” (Medium Density Residential/6-12 units per acre)	
Zoning Classification	“PD-703/zone 8” (Planned Development)	
Existing Platting	Platted as an outlot	
Current Land Use	Vacant	
Size:	11.57 acres	
Topography:	Irregular terrain	
Existing Vegetation	Volunteer vegetation consistent with an undeveloped parcel	
Other Significant Natural Features	None	
Adjacent Properties/Land Uses	NORTH	Cortland Addition and Quarry View Townhomes
		Comprehensive Plan “LD” (Low Density Residential/2-6 units per acre) and “MD” (Medium Density Residential/6-12 units per acre)
		Zoning/Land Use “R-3” (Single Family Residential/11,000 sq. ft. lot) and “PD-849” (Planned Development)
	SOUTH	Cottages of North Shore Detached Townhomes
		Comprehensive Plan “LD” (Low Density Residential/2-6 units per acre)
		Zoning/Land Use “PD-703/zone 2A” (Planned Development)
	EAST	Legacy Homes at Cobblestone Lake North
		Comprehensive Plan “MD” (Medium Density Residential/6-12 units per acre)
		Zoning/Land Use “PD-703/zone 2A” (Planned Development)
	WEST	Cobblestone Lake Commercial/Retail Center
		Comprehensive Plan “C” (Commercial)
		Zoning/Land Use “PD-703/zone 6” (Planned Development)

Development Project Review



Location Map

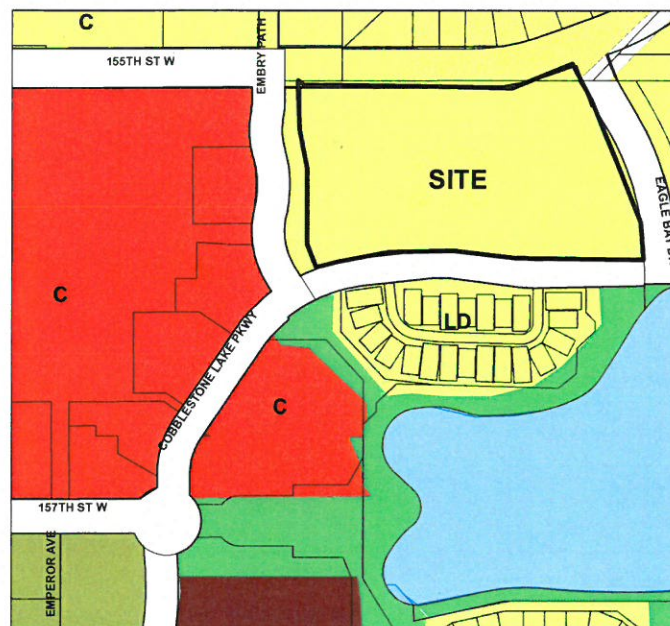
Comprehensive Plan: The subject property is currently guided “MD” (Medium Density Residential/6-12 units per acre). “MD” land uses include townhomes, other attached single-family dwellings, and low-rise apartments and condominiums at densities that range between six to twelve units per acre. This designation fits with the “M-4”, “M-5”, “M-6” (Multi-Family) and “PD” (Planned Development) zoning districts.



Existing Comprehensive Plan Land Use Map

The applicant is requesting an amendment to the 2030 Comprehensive Plan Land Use Map that would re-designate Outlot B, COBBLESTONE LAKE COMMERCIAL 3RD ADDITION to “LD” (Low Density Residential/2-6 units per acre), with the proposed single-family development having an overall density of 4.1 units per acre.

The 2030 Comprehensive Plan describes Low Density Residential as areas intended to create, preserve, and maintain the places to live that define the primary character and identity of Apple Valley. A variety of housing types may be built in the “LD” areas including single-family detached dwellings, duplexes, twin homes, townhomes, and other types of low density attached housing that range between three to six units per acre. Most single-family residential neighborhoods are zoned “R-1”, “R-2”, “R-3”, and “R-CL”. “R-5”, “M-1”, “M-2”, and “M-3”, and “PD” districts are eligible for this land use category provided that the performance standards are met.



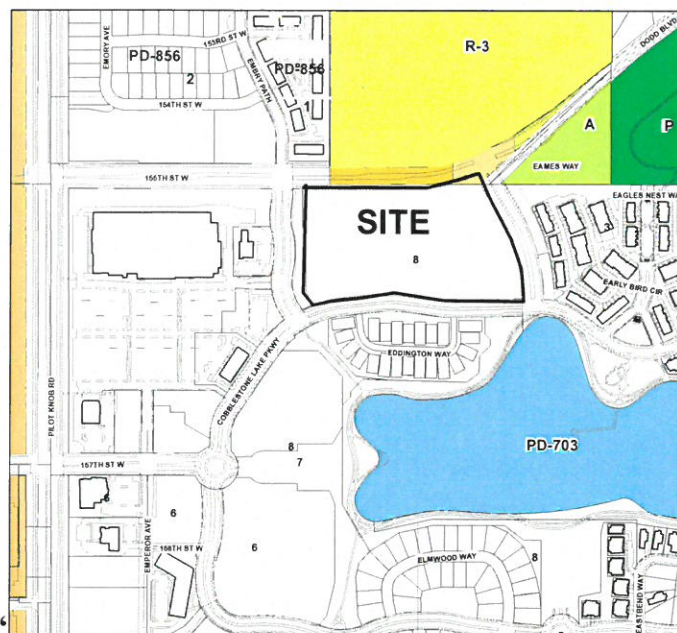
Proposed Comprehensive Plan Land Use Map

Livable Communities impact: The proposal will add 47 market-rate single-family dwelling units to the City’s existing housing stock, which is consistent with the Livable Communities Act of providing addition life-cycle dwelling units in the city.

Zoning: Outlot H is currently zoned “PD-703/zone 8” (Planned Development), which allows for sand and gravel mining as a permitted use. Zone 8 was established as a temporary zone within this planned development in 2001 in order to allow the existing property owners the ability to continue mining certain areas of the development site until the mining material was exhausted or development happened. It was expected that when one of these events occurred, the property would be rezoned consistent with the development proposal.

The property identified to be used for the single-family development is proposed to be rezoned “PD-703/zone 2A”, which allows for single family, two-family, and six-unit townhouse dwellings as permitted uses. The planned development ordinance’s minimum lot area requirements for single-family lots in zone 2A are 4,800 sq. ft. for an interior lot and 6,000 sq. ft. for a corner lot,

with a minimum lot width of 40 feet for both an interior and corner lot. The residential lots will vary in size from 5,121 sq. ft. to 18,063 sq. ft., which meet or exceed the minimum requirements.



Zoning Map

Preliminary Plat: The preliminary plat indicates the subdivision of Outlot B, COBBLESTONE LAKE COMMERCIAL 3RD ADDITION into 47 single-family lots and one outlot. Outlot A will be open space that will be privately maintained.

The City's subdivision code requires that a plat include drainage and utility easements, a minimum of ten (10) feet wide, which shall abut the street right-of-way and shall be centered on the rear and side lot lines. The preliminary utility plan indicates easements around the perimeter of each lot in accordance with the code.

Access to the proposed lots will be via a public street that will be constructed on platted road right-of-way (r-o-w) that will have a width of 52 feet. On-street parking will be restricted to one side of the street in accordance with the planned development ordinance.

The plat is bounded by public streets to the north, south and the east, and an outlot to the west. Direct access from the lots within the proposed subdivision to the abutting streets shall be prohibited, by means of access restriction easements that will be part of final plat approval.

A portion of a pipeline easement, 67-90 feet deep, is located in the rear of Lots 7-22, Block 1. This easement will remain, which will put limitations on improvements in the rear of those lots.

Grading Plan: The site has been mass graded as part of the sand and gravel reclamation. Additional grading will occur in preparation for single-family development that will include grading for the streets, utilities, and building pads.

Landscape Plan: As is typical with other single-family residential development in the city, no overall landscape plan has been submitted. The subdivision code does require, at a minimum, the planting of one (1) tree per lot. That tree shall be placed five to seven feet inside the property line.

There is one outlot in the proposed project that will not be developed and will be left as private open space. Staff always has concern about how a space like this will be maintained and asked that the applicant provide a landscape plan. The applicant has submitted a landscape plan that shows a combination of Black Hills spruce and Norway pines planted around the perimeter of the outlot and three lindens planted within the outlot. The plan also shows the planting of trees within the Street A right-of-way. As stated previously, those trees should be placed five to seven feet inside the property line.

Availability of Municipal Utilities: Municipal utilities to serve the proposed development will be available by means of extensions of existing watermain, storm sewer, and sanitary sewer lines located in the Cobblestone Lake Parkway right-of-way. All public utilities and streets to serve this development will be designed by the City. The City Engineer has reviewed the utility plan and is recommending that the sanitary sewer and watermain be extended via connections to existing lines at the intersections of Street A and Cobblestone Lake Parkway North. This will avoid the need to establish unusually large drainage and utility easements in Lots 1 and 29, Block 1. In addition, the existing services previously installed to serve the site will need to be abandoned or removed.

Street Classifications/Accesses/Circulation: Access to the proposed lots will be via a public street that will intersect with Cobblestone Lake Parkway. In addition, construction of the proposed street intersections will cause the removal of a minimum of 12 recessed parking spaces located along the north side of Cobblestone Lake Parkway.

All vehicular access to the dwellings units within the development will be from Street A. The proposed width of Street A will be 26 feet wide paved driving surface, which is typical for this planned development but is 6 feet less than a typical local street. This will require that on-street parking will be limited to one side of the street only, which is also typical for this planned development. Staff has not identified any outstanding issues with the traffic circulation within the proposed subdivision,

Pedestrian Access: A 5-foot wide sidewalk is proposed along one side of Street A, which will intersect with the existing sidewalks along Cobblestone Lake Parkway North. A sidewalk shall be added to the other side of the street as required by the planned development ordinance.

Public Hearing Comments: The public hearing was held on November 4, 2015. No comments from the public were received and the hearing was closed.