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REQUEST FOR COUNCIL ACTION

MEETING DATE: 2-19-03

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-4
ITEM DESCRIPTION: General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates. The Plan incorporates approximately 59.13 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and a 7.09 acre private lake. The property is located along the north side of Salem Road SE and along the east side of Westhill Drive SE.		PREPARED BY: Brent Svenby, Planner

February 12, 2003

Note: Staff recommends that the first sentence of condition number 6 be reworded to the following language: *At the time of development, the 28 foot wide private roadway shall be posted "No Parking" along one side of the street.*

City Planning and Zoning Commission Recommendation:

On January 22, 2003 the City Planning and Zoning Commission reviewed this General Development Plan.

The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual.

Mr. Haeussinger made a motion to recommend approval of General Development Plan #196 to be known as Bamber Valley Estates based on staff-recommended findings and conditions. Mr. Ohly seconded the motion. The motion carried 6-0.

Conditions:

The GDP shall be revised to 1) identify controlled access along the entire frontage of Salem Rd SW, with the exception of the public road access location(s) approved on the GDP. Controlled access shall also be identified along the west line of Lot 12 and the east line of Lot 23 in phase I and along the west line of the easterly access road from Salem Road SW to the north line of Lot 12 at the northerly extent of phase 2; 2) provide a 30 foot mid-block pedestrian connection between lots 14 and 15 in phase 3 which would lead to the 3 acre public park.

2. **Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Transportation Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.**
3. **Storm Water Management must be provided for this development. A Storm Water Management fee may apply to any areas of the Property that do not drain to an approved privately constructed on-site detention facility. Any storm water detention facility serving less than 50 developable acres shall remain in private ownership, and execution of an Ownership & Maintenance Agreement will be required, as well as access for maintenance.**
4. **Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, as well as, a 10 foot wide bituminous pedestrian path along the entire frontage of Salem Rd SW. The Owner shall construct all required mid-block pedestrian connections, and dedicate said connections to the City as separate Outlots.**
5. **The applicant shall execute a Contribution Agreement with the City to address the Owner's obligations for the extension of Sanitary Sewer & Watermain under City Project J7717 prior to the approval of any final plats on the property.**
6. **At the time of development, the 24 foot wide private roadway shall be posted "No Parking" on the both side of the street. The developer is responsible for right turn lanes from Salem Road SW at the public street accesses to the development and the construction of the by-pass lane at the public street access east of County Road 125.**

COUNCIL ACTION: Motion by:_____ Second by:_____ to:

7. The ponds identified on the development shall be platted as outlots. Ownership and maintenance of the two (2) proposed "Pond" features and the proposed 7.09 acre "Lake" shall be addressed prior to Final Plat submittal for "Phase 1" of this Property.

8. Prior to platting this property, the applicant shall complete a Wetland Delineation and submit it to the LGU for review and approval. Any applications to drain or fill Wetlands for this development must be submitted to the LGU and acted upon (approved or denied) prior to final plat submittal.

Planning Staff Recommendation:

See attached staff report dated January 17, 2003.

Council Action Needed:

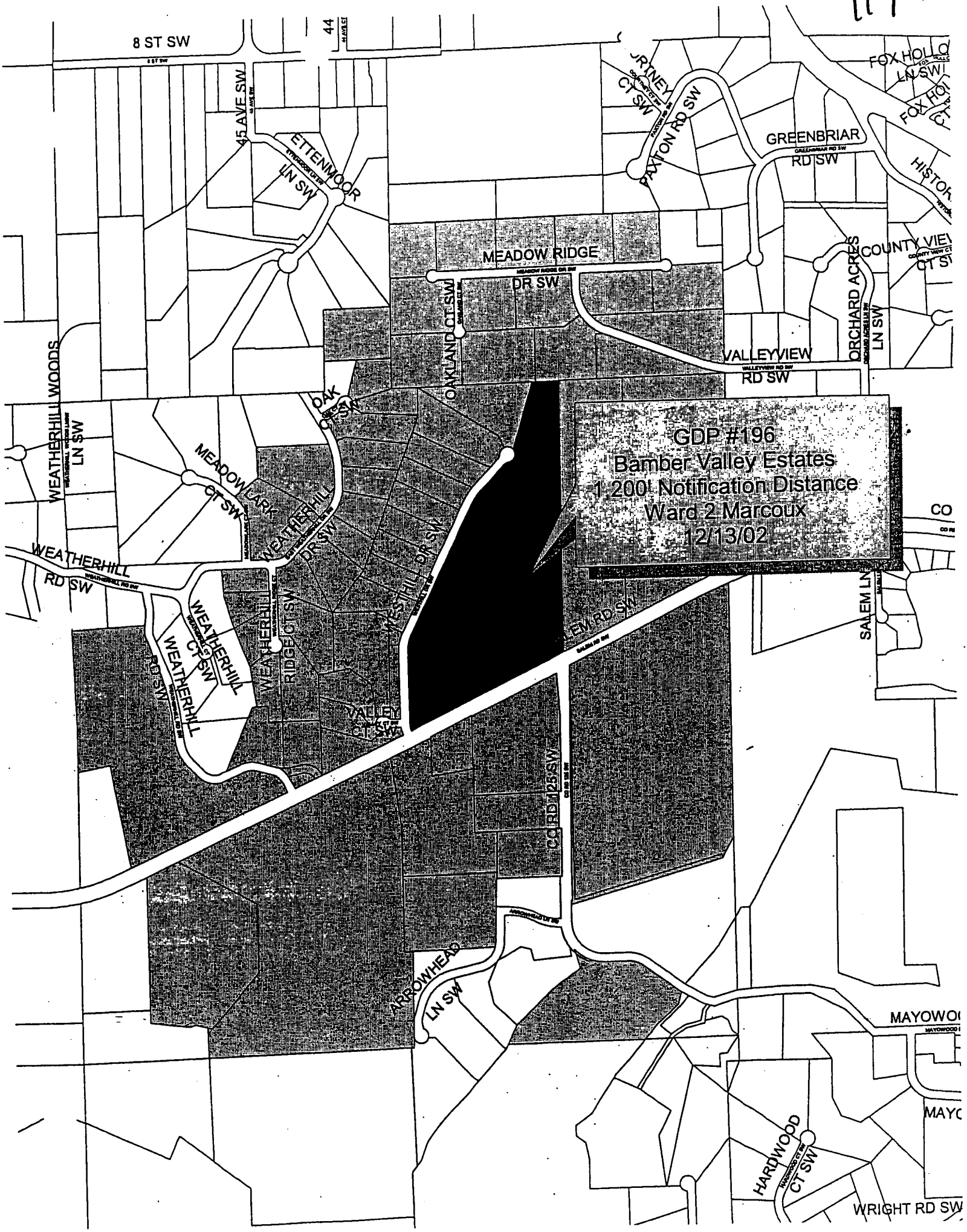
1. The Council may approve, approve with conditions, or deny the general development plan. The Council must make findings based on the criteria listed in Paragraph 61.215.
2. If the Council wishes to proceed with the general development plan as proposed, it should instruct the City Attorney to prepare a resolution for Council approval.

Attachments:

1. Staff Report dated January 17, 2003
2. Minutes of the January 22, 2003 CPZC Meeting

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department GIS Division
5. Applicant: This item will be considered some time after 7:00 p.m. on ***Wednesday***, February 19, 2003 in the Council/Board Chambers in the Government Center at 151 4th Street SE.
6. McGhie & Betts, Inc.


GDP #196
Bamber Valley Estates
1,200' Notification Distance
Ward 2 Marcoux
12/13/02
8 ST SW
45 AVE SW
ETTENMOOR LN SW
JRTNEY CT SW
PAXTON RD SW
GREENBRIAR RD SW
MEADOW RIDGE DR SW
OAKLAND CT SW
ORCHARD ACRES LN SW
VALLEYVIEW RD SW
WEATHERHILL WOODS LN SW
OAK CT SW
MEADOWLARK CT SW
WEATHERHILL DR SW
WEATHERHILL RD SW
WEATHERHILL CT SW
WEATHERHILL RIDGE CT SW
WESTHILL DR SW
VALLEY CT SW
SALEM RD SW
SALEM LN
CO RD 125 SW
ARROWHEAD LN SW
HARDWOOD CT SW
WRIGHT RD SW

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JAN - 7 2003

REVISED

ROCHESTER-OLMSTED PLANNING DEPARTMENT
2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744
www.olmstedcounty.com/planning
COUNTY OF Olmsted

CITY OF ROCHESTER MINNESOTA INCORPORATED AUGUST 5 A.D. 1858

TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: January 17, 2003

RE: General Development Plan #196 to be Bamber Valley Estates

Planning Department Review:

Property Owner/Developer:	Bamber Valley Development C/o Roger Carlson 4410 19th Street NW Rochester, MN 55901
Consultant:	McGhie & Betts, Inc. 1648 Third Avenue SE Rochester, MN 55904
Location of Property:	The property is located in Section 8 of Rochester Township. The property is bounded by Salem Road on the south, Bamber Heights Subdivision to the north, Westhill Drive SW to the west and a 60-acre unplatted piece of property to the east.
Proposed Use:	The applicant is proposing a low density residential development for single family detached homes.
Land Use Plan And Zoning Designation:	The Rochester Urban Service Area Land Use Plan designates this property as suitable for "low density residential" uses. A portion of the property is currently in the process of being annexed to the City. Upon annexation, the property would be zoned R-1 (Mixed Single Family).
Streets:	This development proposes public and private roads. The development proposes two access locations to Salem Road SW. One access aligns with County Road 125 (Mayowood Road). The other access is on the east end of the development. The public roads are proposed on 56 and 60 feet of right-of-way. The private roadway is shown as 24 feet in width. Controlled access will need to be dedicated along the entire frontage of Salem Road, with the exception of the access locations approved on the GDP. Controlled access will also be required along the west line of Lot 12 and the east line of Lot 23 in phase I

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and along the west line of the easterly access road from Salem Road SW to the north line of Lot 12 at the northerly extent of phase 2. An access permit will be required from the Olmsted County Public Works Department from accesses shown to Salem Road SW. Right turn lanes will be required at public street access locations to Salem Road and a by-pass lane will need to be constructed for the public street east of Co Rd. 125.

Sidewalks:

Pedestrian facilities will be required throughout the development and will include a combination of sidewalks, bituminous paths and mid-block pedestrian connections. A 10 foot wide bituminous pedestrian path will be required along the entire frontage of Salem Road SW. The mid-block pedestrian connections will need to be platted as outlots and dedicated to the City once constructed. One additional mid-block connection, which would lead to the 3 acre pubic park, is needed between lots 14 and 15 in phase 3 of the development.

Drainage:

The General Development Plan identifies existing topography. The property generally drains from the northwest to the southeast. On-site detention ponds are proposed on the property. A stomrwater management fee will apply to any areas of the property that do drain to an approved privately constructed on-site detention facility.

Detailed grading and drainage plans will be required when the property is platted or developed.

Wetlands:

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Olmsted County Soil Survey indicates the presence of hydric soils on the property. The property owner is responsible for identifying wetlands on the property and submitting the information prior to or at the time of platting.

Public Utilities:

There are no public utilities connections on or adjacent to the site. The applicant has been working with the City of Rochester Public Works Department and the two adjoining property owners to establish a utility extension for the development. A Utility Feasibility Study has been completed for the extension of utilities to serve portions of Section 8 and 9 of Rochester Township. On December 16, 2002 the City Council approved the Feasibility Report to serve portions of Section 8 and 9 in Rochester Township. The City Council also approved McGhie and Betts, Inc. to provide design engineering

Phase I can be served from the future sanitary and watermain lines through the Mayowood Enterprises Property. Utilities for phases II-IV will have to be looped through the First Baptist Church property to the east. Execution of a Contribution Agreement is required to address the Owner's obligations for the extension of Sanitary Sewer and Watermain under City Project J7717.

Rochester Township has signed a letter stating that the board does not object to allowing municipal utilities to be extended through Township property prior to annexation of the property. Specific routing of sanitary sewer and water lines will be reviewed further during the preliminary design stages.

The anticipated static water pressures within this area will range from 46 PSI to 63 PSI. The watermains in the cul-de-sac streets must be looped and extended to adjacent properties per the requirements of the RPU – Water Division.

Parkland Dedication:

The Rochester Park and Recreation Department recommends that parkland dedication requirements for this development be satisfied through the form of land dedication. The development will have an estimated parkland dedication requirement of 3 acres. The GDP identifies a 3 acre park in phase 4 of the development. The 7.09 acre lake and other open space shown on the development plan do not meet the parkland dedication requirements.

Referral Comments:

1. Rochester Public Works
2. Rochester Park & Recreation
3. RPU Operations Division
4. RPU Water Division
5. Olmsted County Public Works
6. Planning Department - Addressing
7. Planning Department – Wetlands
8. MnDOT
9. Qwest
10. Fire Department

Report Attachments:

1. Proposed General Development Plan
2. General Development Plan Narrative
3. Referral Comments
4. Feasibility Report for Sanitary Sewer and Watermain
5. Letter from Rochester Township

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Criteria & Staff Suggested Findings:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the Criteria for approval of a general development plan (see attached).

Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The property is designated for "low density residential" types of land uses on Land Use Plan. Land uses within the GDP would be consistent with the "low density residential" land use designation for the property.

Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

This GDP proposes low density residential, which is consistent with the land use designation for the property. The plan proposes larger lot along Westhill Drive SW which are consistent with the existing lots along the west side of Westhill Drive SW. The plan proposes two accesses to Salem Road SW and also provides access to the property to the east.

Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

The development density is consistent with the low density residential land use designation of the Land Use Plan. The GDP promotes the development of mixed densities and housing styles. Additionally, the GDP is consistent with the Housing Plan and the standards for the physical and social environmental of residential neighborhoods.

Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

The development will be served by both public and private roadways. The private roadway is shown as 24 feet in width. Right turn lanes on Salem Road SW will be required at public street access locations to Salem Road and a by-pass lane will need to be constructed for the public street east of Co Rd. 125.

Controlled access will need to be dedicated along the entire frontage of Salem Road, with the exception of the access locations approved on the GDP. Controlled access will also be required along the west line of Lot 12 and the east line of Lot 23 in phase I and along the west line of the easterly

access road from Salem Road SW to the north line of Lot 12 at the northerly extent of phase 2. An access permit will be required from the Olmsted County Public Works Department from accesses shown to Salem Road SW.

Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

   The development will be served by both public and private roadways. The private roadway is shown as 24 feet in width. Right turn lanes on Salem Road SW will be required at public street access locations to Salem Road and a by-pass lane will need to be constructed for the public street east of Co Rd. 125.

   Controlled access will need to be dedicated along the entire frontage of Salem Road, with the exception of the access locations approved on the GDP. Controlled access will also be required along the west line of Lot 12 and the east line of Lot 23 in phase I and along the west line of the easterly access road from Salem Road SW to the north line of Lot 12 at the northerly extent of phase 2. An access permit will be required from the Olmsted County Public Works Department from accesses shown to Salem Road SW.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

   There are no public utilities connections on or adjacent to the site. The applicant has been working with the City of Rochester Public Works Department and the two adjoining property owners to establish a utility extension for the development. A Utility Feasibility Study has been completed for the extension of utilities to serve portions of Section 8 and 9 of Rochester Township. On December 16, 2002 the City Council approved the Feasibility Report to serve portions of Section 8 and 9 in Rochester Township. The

City Council also approved McGhie and Betts, Inc. to provide design engineering.

Phase I can be served from the future sanitary and watermain lines through the Mayowood Enterprises Property. Utilities for phases II-IV will have to be looped through the First Baptist Church property to the east. Execution of a Contribution Agreement is required to address the Owner's obligations for the extension of Sanitary Sewer and Watermain under City Project J7717.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Pedestrian facilities will be required throughout the development and will include a combination of sidewalks, bituminous paths and mid-block pedestrian connections. A 10 foot wide bituminous pedestrian path will be required along the entire frontage of Salem Road SW. One additional mid-block connection, which would lead to the 3 acre pubic park, is needed between lots 14 and 15 in phase 3 of the development. The mid-block pedestrian connections will need to be platted as outlots and dedicated to the City once constructed.

On-site detention ponds are proposed on the property. A stomrwater management fee will apply to any areas of the property that do drain to an approved privately constructed on-site detention facility. Detailed grading and drainage plans will be required when the property is platted or developed.

The development will have an estimated parkland dedication requirement of 3 acres. The GDP identifies a 3 acre park in phase 4 of the development. The 7.09 acre lake and other open space shown on the development plan do not meet the parkland dedication requirements.

Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

On-site detention ponds are proposed on the property. Any storm water detention facility serving less than 50 developable acres will remain in private ownership and execution of an Ownership and Maintenance Agreement with the City will be required. A stomrwater management fee will apply to any areas of the property that do drain to an approved privately constructed on-site detention facility.

Detailed grading and drainage plans will be required when the property is platted or developed.

Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards

contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

The street layout and overall density appear to be generally consistent with the land use and special district proposed for this property. Circulation patterns and roadways proposed on the GDP provide access to abutting properties. Lot configuration and roadway design will be reviewed in more detail at the time of platting.

Recommendation:

Based on the above criteria, staff would recommend that the following conditions should be imposed in order to assure compliance with the Rochester Zoning Ordinance and Land Development Manual:

1. **The GDP shall be revised to 1) identify controlled access along the entire frontage of Salem Rd SW, with the exception of the public road access location(s) approved on the GDP. Controlled access shall also be identified along the west line of Lot 12 and the east line of Lot 23 in phase I and along the west line of the easterly access road from Salem Road SW to the north line of Lot 12 at the northerly extent of phase 2; 2) provide a 30 foot mid-block pedestrian connection between lots 14 and 15 in phase 3 which would lead to the 3 acre public park.**

2. **Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Transportation Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.**

3. **Storm Water Management must be provided for this development. A Storm Water Management fee may apply to any areas of the Property that do not drain to an approved privately constructed on-site detention facility. Any storm water detention facility serving less than 50 developable acres shall remain in private ownership, and execution of an Ownership & Maintenance Agreement will be required, as well as access for maintenance.**

4. **Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, as well as, a 10 foot wide bituminous pedestrian path along the entire frontage of Salem Rd SW. The Owner shall construct all required mid-block pedestrian connections, and dedicate said connections to the City as separate Outlots.**

5. **The applicant shall execute a Contribution Agreement with the City to address the Owner's obligations for the extension of Sanitary Sewer & Watermain under City Project J7717 prior to the approval of any final plats on the property.**

6. **At the time of development, the 24 foot wide private roadway shall be posted "No Parking" on the both side of the street. The developer is responsible for right turn lanes from Salem Road SW at the public street accesses to the development and the construction of the by-pass lane at the public street access east of County Road 125.**

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7. **The ponds identified on the development shall be platted as outlots. Ownership and maintenance of the two (2) proposed "Pond" features and the proposed 7.09 acre "Lake" shall be addressed prior to Final Plat submittal for "Phase 1" of this Property.**

8. **Prior to platting this property, the applicant shall complete a Wetland Delineation and submit it to the LGU for review and approval. Any applications to drain or fill Wetlands for this development must be submitted to the LGU and acted upon (approved or denied) prior to final plat submittal.**

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ROCHESTER

Minnesota

DEPARTMENT OF PUBLIC WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

FROM: Mark E. Baker

DATE: **REVISED 1/13/03**

The Department of Public Works has reviewed the application for General Development Plan #196, for the proposed Bamber Valley Estates development. The following are Public Works comments on this request from 12/27/02. New comments are indicated with **BOLD**, while prior comments that have been addressed are shown with ~~STRIKETHROUGH~~:

1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to~~, substandard street reconstruction charges & Transportation Improvement District charges~~, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.

2. Storm Water Management must be provided for this development. The GDP plan narrative indicates that the proposed 7.09 acre lake will be used to address Storm Water Management for this property. A Storm Water Management fee will apply to any areas of the Property that do not drain to an approved privately constructed on-site detention facility. Due to the high water table, care should be taken in the design of the pond to minimize the potential for ground water contamination.

3. Ownership and maintenance of the two (2) proposed "Pond" features, and the proposed 7.09 acre "Lake" shall ~~be addressed prior to Final Plat submittal for "Phase 1" of this Property. Any storm water detention facility serving less than 50 developable acres shall~~ remain in private ownership, and execution of an Ownership & Maintenance Agreement will be required, as well as access for maintenance.

4. The Owner should provide further information to clarify what type of structure is intended for the "Bridges", since they would be part of a publicly maintained roadway.

5. Controlled access will be required along the entire frontage of Salem Rd SW, with the exception of any public road access location(s) approved on the GDP. **Additional controlled access will be required along the west line of Lot 12 and east line of Lot 23, in Phase I., abutting the proposed central public access road, AND along the west line of the easterly access road from Salem Rd SW to the north line of Lot 12 at the northerly extent of Phase 2.**

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ROCHESTER

Minnesota

DEPARTMENT OF PUBLIC WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

FROM: Mark E. Baker

6. The internal loop and easterly roadway connecting the loop should be a 56 foot ROW. The ROW for the access roads to Salem Rd SW should be 60 feet wide from Salem Rd to the loop. The ROW for the cul-de-sac proposed for Phase 4 can be 50 feet wide as shown

7. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, as well as, a 10 foot wide bituminous pedestrian path along the entire frontage of Salem Rd SW.

8. The Owner is required to construct all required mid-block pedestrian connections, and dedicate said connections to the City, as separate Outlots. **In addition to the mid-block connection shown on the GDP, a connection will be required form the proposed loop street to the park (likely between proposed Lots 14 & 15 in Phase 4).**

9. Specific routing of sanitary sewer and water lines will be reviewed further during the platting stages.

10. Execution of a Contribution Agreement is required to address the Owner's obligations for the extension of Sanitary Sewer & Watermain under City Project J7717.

11. Execution of a City-Owner Contract will be required prior to construction of public infrastructure.

The following charges/fees are applicable for the development of the property (rates are valid through 7/31/03, and subject to annual review and change):

- Sanitary Sewer Availability Charge (SAC) @ **$1790.25** per developable acre
- Water Availability Charge (WAC) @ **$1,790.25** per developable acre.
- Contribution for J7717 Sanitary Sewer & Watermain extension, estimated at **$109,485.00** based on the project feasibility report
- ~~Substandard Street and/or TID – TBD~~
- Storm Water Management – TBD, for any areas that do not drain to an approved privately constructed on-site detention facility, **plus a downstream conveyance charge for improvements previously completed by the City to serve this development.**
- Traffic Signs as determined by the City Engineer.

ROCHESTER PARK AND RECREATION DEPARTMENT

MEMORANDUM

DATE: January 9, 2003

TO: Jennifer Garness
Planning

SUBJECT: Bamber Valley Estates GDP # 196 **REVISED**

The development will have a dedication of ± 3.0 acres. The Park Department recommends that the entire dedication be in the form of land dedication.

The 3.0 acre park site as shown on the revised GDP can be graded to meet the dedication standard. Minimum 30' pedestrian accesses to the park should be shown adjacent to lot 13 and lot 15 in Phase 3.

The applicant has indicated that the 7.09 acre lake and ponds and open spaces are intended to remain private.

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COUNTY OF
Olmsted

PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

January 17, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the General Development Plan #196 and has the following comment:

- ***Access control shall be shown along CSAH 25 (Salem Rd).***
- ***Right turn lanes will be required at both access locations.***
- ***By-pass lane will be required at the east access.***

Sincerely,

Michael Sheehan
County Engineer

MTS/ss

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COUNTY OF Olmsted

PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

December 18, 2002

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the General Development Plan #196 and has the following comment:

- ***Access permit will be required from Olmsted County Public Works Department.***
- ***Right turn lane will be required at public street access locations.***
- ***By-pass lane will be required at public street east of Co Rd 125.***
- ***Street alignment opposite Co Rd 125 shall be at a 90 degree angle to Salem Road.***

Sincerely,

Michael Sheehan
County Engineer

MTS/ss

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recycled paper
recyclable

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: GDP #196 - Bamber Valley Estates

- [ ] No hydric soils exist on the site based on the Soil Survey
- [x] Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- [ ] A wetland delineation has been carried out for the property and is on file with the Planning Department.
- [ ] A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- [ ] A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- [ ] No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- [ ] Other or Explanation:

From John Harford
Wetlands LGU Representative

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rpu

we pledge. we deliver

December 17, 2002

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. The property may be subject to the water availability fee, connection fees or assessments. The Land Development Manager (507-281-6198) at the Public Works Department determines the applicability of these fees.
2. Anticipated static water pressures within this area will range from 46 PSI to 63 PSI (depending on final grades).
3. The water main in the cul-de-sac streets must be looped and water mains must be extended to adjacent properties per our requirements.
4. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
Kristi Clarke, McGhie & Betts, Inc.
Bamber Valley Development

Rochester Public Utilities, 4000 East River Road NE, Rochester, Minnesota 55906-2813
telephone 507-280-1540 facsimile 507-280-1542

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ROCHESTER FIRE DEPT.

The hand to reach for...

DAVID A. KAPLER
Fire Chief

DATE: December 23, 2002

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: General Development Plan #196
Bamber Valley Estates

With regard to the above noted General Development Plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.

2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.

3. Streets less than 28 feet in width shall be designated "No Parking" on both sides of the street. Streets less than 36 feet in width shall be designated "No Parking" on one side of the street.

4. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.

5. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division

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Date: December 13, 2002

Re: Rochester Township letter/Donovan property

Dear Mr. Bernard Donovan

The Rochester Townboard met on December 12 2002, to discuss extension of municipal utilities by the City of Rochester through your property along Salem Road S.W. in order to serve the Carlsen development on the Bamber Valley Farms property north of Salem Road S.W.

The board does not object to allowing municipal utilities to be extended through your property prior to annexation based on the terms of the " Feasibility Study prepared by the City of Rochester, titled, Sanitary sewer and watermain extension adjacent to Salem Road S.W. to serve protions of Section 8 & 9 in Rochester Township."

Sincerely,

Brenda Dicken

Ms. Brenda Dicken,
Chair Rochester Townboard

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MINUTES OF THE
CITY OF ROCHESTER PLANNING COMMISSION
2122 CAMPUS DRIVE SE – SUITE 100
ROCHESTER MN 55904

Minutes of the regularly scheduled meeting of the City Planning and Zoning Commission held on Wednesday, January 22, 2003, at 7:00 p.m. at **City Hall in Room 104**, 201 4th Street SE, Rochester, MN.

Members Present: Ms. Lisa Wiesner, Chair; Mr. Michael Quinn, Vice Chair; Mr. Randy Staver; Mr. John Hodgson; Mr. Robert Haeussinger; and Mr. Paul Ohly

Members Absent: Ms. Leslie Rivas; Ms. Mary Petersson; and Mr. James Burke

Staff Present: Mr. Brent Svenby; Mr. John Harford; Ms. Mitzi A. Baker; and Ms. Jennifer Garness

Other City Staff Present: None

ADMINISTRATIVE BUSINESS:

Mr. Haeussinger made a motion to approve the minutes of January 8, 2003, as written. Mr. Staver seconded the motion. The minutes from January 8, 2003 were approved unanimously.

Mr. Haeussinger made a motion to approve the agenda, as written. Mr. Staver seconded the motion. The motion carried unanimously.

CONTINUED ITEMS:

General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates. The Plan incorporates approximately 59.13 acres of land to be developed with single family detached dwellings. The plan shows the property being served by both private and public roadways and a 7.09 acre private lake. The property is located along the north side of Salem Road SE and along the east side of Westhill Drive SE.

Mr. Brent Svenby presented the staff report, dated January 17, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Svenby explained that the general development plan was revised to locate a three-acre park on the site. He showed where the park would be located. He explained that the applicant intends purchase three acres of land to the east of the site to locate the park there. However, at this time, they are moving forward with the park on their site.

The applicant's representative, Ms. Kristi Clarke, of McGhie & Betts, Inc., addressed the Commission. She explained that she had an extensive conversation with the utility companies, City Public Works, First Baptist Church, Mayowood Enterprises, and Bamber Valley Development regarding a utility easement being located along 34th Avenue SE. She explained that Public Works wants the utility easement to be located along the Mayowood Enterprise site of Salem Road.

Ms. Clarke explained that the site is 71.54 acres in size and propose 128 lots. Lots 1-13 would directly abut a township road and homes. There have been two unofficial township meetings. The lots are also between 1-1.5 acres in size.

Ms. Clarke discussed the topography change on the site. She further indicated that there are no wetlands on the site and that they would retain the R-1 zoning district designation.

Ms. Clarke stated that there would be a stormwater pond (7-acre lake shown on general development plan). She explained that the lake would be constructed according to stormwater management standards. She stated that they would be retaining some of the First Baptist Church drainage in the stormwater pond as well.

Ms. Clarke stated that there would not be excessive cuts or fill on the site. They plan on retaining the existing topography. Also, they plan on doing a lot of landscaping, as there are no current trees on site.

Ms. Clarke explained that the park would be developed on site, if they were unable to purchase land from First Baptist Church to locate the park on.

Ms. Wiesner asked Ms. Clarke if they applicant agreed with the staff recommendations.

Ms. Clarke responded yes.

Mr. Haeussinger asked if the lake would have an outfall.

Ms. Clark showed that there would be two.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Mr. Haeussinger moved to recommend approval of General Development Plan #196 by Bamber Valley Development to be known as Bamber Valley Estates with the staff recommending findings and conditions. Mr. Ohly seconded the motion. The motion carried 6-0.

CONDITIONS:

1. **The GDP shall be revised to 1) provide a right-of-way width of 56 feet on the internal loop road and the easterly roadway connecting the loop and to provide a right-of-way width of 60 feet for the access roads to Salem Road SW; 2) a 10' wide bituminous pedestrian path along the entire frontage of Salem Road SW; 3) controlled access along the entire frontage of Salem Rd SW, with the exception of the public road access location(s) approved on the GDP.**

2. **Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Transportation Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way**

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dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.

3. Storm Water Management must be provided for this development. A Storm Water Management fee may apply to any areas of the Property that do not drain to an approved privately constructed on-site detention facility. Any storm water detention facility serving less than 50 developable acres shall remain in private ownership, and execution of an Ownership & Maintenance Agreement will be required, as well as access for maintenance.

4. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, as well as, a 10 foot wide bituminous pedestrian path along the entire frontage of Salem Rd SW. The Owner shall construct all required mid-block pedestrian connections, and dedicate said connections to the City as separate Outlots.

5. The applicant shall execute a Contribution Agreement with the City to address the Owner's obligations for the extension of Sanitary Sewer & Watermain under City Project J7717 prior to the approval of any final plats on the property.

6. At the time of development, the 24 foot wide private roadway shall be posted "No Parking" on the both side of the street. The developer is responsible for right turn lanes from Salem Road SW at the public street accesses to the development and the construction of the by-pass lane at the public street access east of County Road 125.

7. The ponds identified on the development shall be platted as outlots. Ownership and maintenance of the two (2) proposed "Pond" features, and the proposed 7.09 acre "Lake" shall be addressed prior to Final Plat submittal for "Phase 1" of this Property.

8. Prior to platting this property, the applicant shall complete a Wetland Delineation and submit it to the LGU for review and approval. Any applications to drain or fill Wetlands for this development must be submitted to the LGU and acted upon (approved or denied) prior to final plat submittal.

PUBLIC HEARINGS:

General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway AND Zoning District Amendment #02-16. The applicant is proposing to develop a 4.8 acre parcel of land with uses permitted in the R-2 zoning district. The applicant is also proposing to re-zone the approximately 4.8 acres from the R-1 (Mixed Single Family) district to the R-2 (Low Density Residential) district. The development would be served by public and private