



CITY OF NORTH OAKS

**Regular Planning Commission Meeting
Tuesday, February 04, 2020
5 PM, Community Meeting Room
100 Village Center Drive**

MEETING AGENDA

1 Call To Order

2 Roll Call

3 Approval of Agenda

4 Next Meeting: Thursday, February 27, 2020

5 Business Action Items

a. Concept Plan Review - Continuation
[East Oaks - Island Field Concept Plan Final.docx](#)

[Island Field Concept Plan Exhibits.pdf](#)

[Site H Island Field Development Concept Plan Staff Comments 1.24.2020.pdf](#)

[East Oaks - North Black Lake Concept Plan Final.docx](#)

[North Black Lake Concept Plan Exhibits.pdf](#)

[Site K Red Forest Way Development Concept Plan Staff Comments 1.24.2020.pdf](#)

b. Review of I-35E/ County Road J Information
[35E and County Road J Flyer_2019_Rev 12-5-19.pdf](#)

[Layout County Road J\(signal at centerville\).pdf](#)

[Layout County Road J.pdf](#)

6 Adjourn



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
Island Field Concept Plan (Site H)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “Island Field” parcel located south of the “Gate Hill” site along Centerville Road.

The subject 36-acre property is identified as “Site H” in the East Oaks Planned Development Agreement (PDA). The proposed development area borders wetlands to the north and south and an agricultural conservation easement to the west.

The submitted concept plan calls for the construction of a 46-unit condominium building upon the site and a future a commercial building. No details related to the type of commercial use (or uses) or related building design have been provided at this point.

According to the PDA, the City’s RCM - PUD, Residential Commercial Mixed zoning district provisions apply to the subject property.

The proposed condominium building and future commercial use (or uses) are proposed to be served by municipal sewer and water.

The purpose of this memorandum is to highlight various considerations for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Preliminary Grading Plan
- Exhibit G: Traffic Evaluation (page 2)

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

Site H, as identified in the Est Oaks PDA, makes an allowance for single family, townhomes, multi-family structures and commercial uses upon the subject property. Specifically, the PDA makes an allowance for 35 dwelling units on the site, with a potential 30 percent density increase which results in 46 total units.

The proposed 46-unit condominium building concept plan is consistent with maximum dwelling unit allowance stipulated in the PDA (for Site H).

The developers have indicated that they may construct a commercial building on the north one-half of the site or a building with 29 additional condominium units. If a 46-unit condominium building is constructed on the site, in order for an additional 29-unit condominium building to be built on the site on a separate parcel from the condominium building parcel, one of the following options exist:

- 1) The building would have to be built on a second, 5.73 acre "commercial" parcel and "counted" solely as commercial acreage (no counting of dwelling units within the building towards the maximum for 645 dwelling units); or
- 2) The PUD would have to be amended to permit additional dwelling units above the existing maximum of 46 dwelling units on Site H, remaining commercial acreage would need to be converted to dwelling units, and the number of proposed dwelling units would need to be reduced in order to avoid exceeding the maximum number of dwelling units for the East Oaks

Development of 670 (645 per PDA plus commercial conversion of 5 full acres x 5 dwelling units/acre (25)), unless the PDA is amended to allow additional dwelling units within the East Oaks Development Area.

Site Access. As shown on the concept plan, the subject site is proposed to be accessed from Centerville Road at a location approximately 1,200 feet south of County Road H2. Such access location appears to be consistent with the Conceptual Street and Access Plan included in the PDA.

According to the developers, Ramsey County representatives have indicated that the construction of turn lanes or other improvements may be necessary to accommodate traffic generated by the subdivision.

Condominium Building. According to the developers, the proposed 46-unit condominium building is to be three stories in height with underground parking. A foundation size of approximately 30,000 square feet is anticipated.

The developer has also indicated that the exact location, height and size of the building will be determined by the condominium developer and approved by the City Building Official and North Oaks Home Owners' Association (NOHOA).

It is unclear if future subdivision of the subject property is intended. Regardless, it is recommended that site and building plans for both the condominium building (or buildings) and commercial building be subject to review by the Planning Commission and City Council prior to building permit issuance.

Staging Plan. The developers have indicated that the condominium building may be built in phases. Specifically, the developers hope to complete the installation of utilities in the fall of 2020, in order to enable the developer to construct the condominium building in 2021.

Trails. The Trail Map (Exhibit B4 in the PDA) illustrates north and south connections to the subject site via a "primary trail."

The submitted concept plan does not illustrate any trails. The developer has however, indicated that they are working with NOHOA to determine exact trail locations as illustrated in the PDA. In this regard, Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. The East Oaks PDA imposes the following minimum setbacks requirements upon residential detached and attached structures located in RCM-PUD Districts (which includes the subject site):

Principal Building to Roadway Easements:

Front: 15 feet
Side: 20 feet
Rear: 20 feet

Principal Building to Principal Building:

Front to front: 40 feet
Side to side: 15 feet
Rear to rear: 50 feet

Also, to be noted is that principal and accessory buildings must be set back a minimum of 30 feet from all wetlands.

It appears that the condominium meets the preceding setback requirements.

ENGINEERING COMMENTS (Larina DeWalt)

- A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the 46-unit condominium building and future mixed use/commercial area, as shown in the Island Field Concept plan. According to industry standard Trip Generation calculations and preliminary discussions with Ramsey County Engineering, it appears that the county volume guideline for warranting turn lanes along Centerville Road will be exceeded. It is unlikely that signalization will be required, however, further analysis, including traffic counts and modeling, will be necessary for final determination of traffic control requirements.

Ramsey County may also require the alignment of site access with that of existing development to the east across Centerville Road. All further analysis required by the County should be included with future development submittals. Verification of proposed design from Ramsey County should also be provided with future development submittals.

- Ordinary High-Water elevation as well as the 100-year high water levels for site surface water features are not provided as part of the concept submittal. High water Elevations for adjacent wetlands and Overflow elevations should be provided for further verification in future development submittals.
- It appears that wetland impacts/ mitigation will be necessary for utility and road construction according to the concept plan. VLAWMO (as LGU) review of stormwater, grading and wetland mitigation/protection plans will be required.

- A Geotechnical evaluation with recommendations for pavement section, utilities and building pad elevations should be provided with future development submittals.
- Fire Department review of site plan access and layout for emergency services will be required.
- Existing survey information and proposed building pad information is insufficient to comment on viability of proposed or future utility service.
- A conceptual earthwork calculation/mass balance exercise for each proposed phase is recommended and should be included as part of future development submittals.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- Verification from White Bear Township Public Works for utility access agreement will be required with future development submittals.
- Concept layout/access for future commercial/mixed use should be provided for comment.

SUMMARY

Staff believes proposed 46-unit condominium building is consistent with the previously approved East Oaks master plan and the terms of the related PDA. Question does, however, exist regarding the need for a PDA amendment to accommodate the referenced 29-unit condominium building.

As indicated, Staff recommends that, prior to building permit, site and building plans for both the condominium building and future commercial or condominium building be subject to review by the Planning Commission and City Council prior to building permit.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
 Mikeya Griffin, NOHOA Executive Director
 Stephanie McNamara, Vadnais Lake Area Water Management Organization
 Jenifer Sorensen, Department of Natural Resources
 Mark Houge and Gary Eagles, North Oaks Company



MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Six Hill
- 12) South East Pines

 Developed and Undeveloped
 Land or Protected Open Space

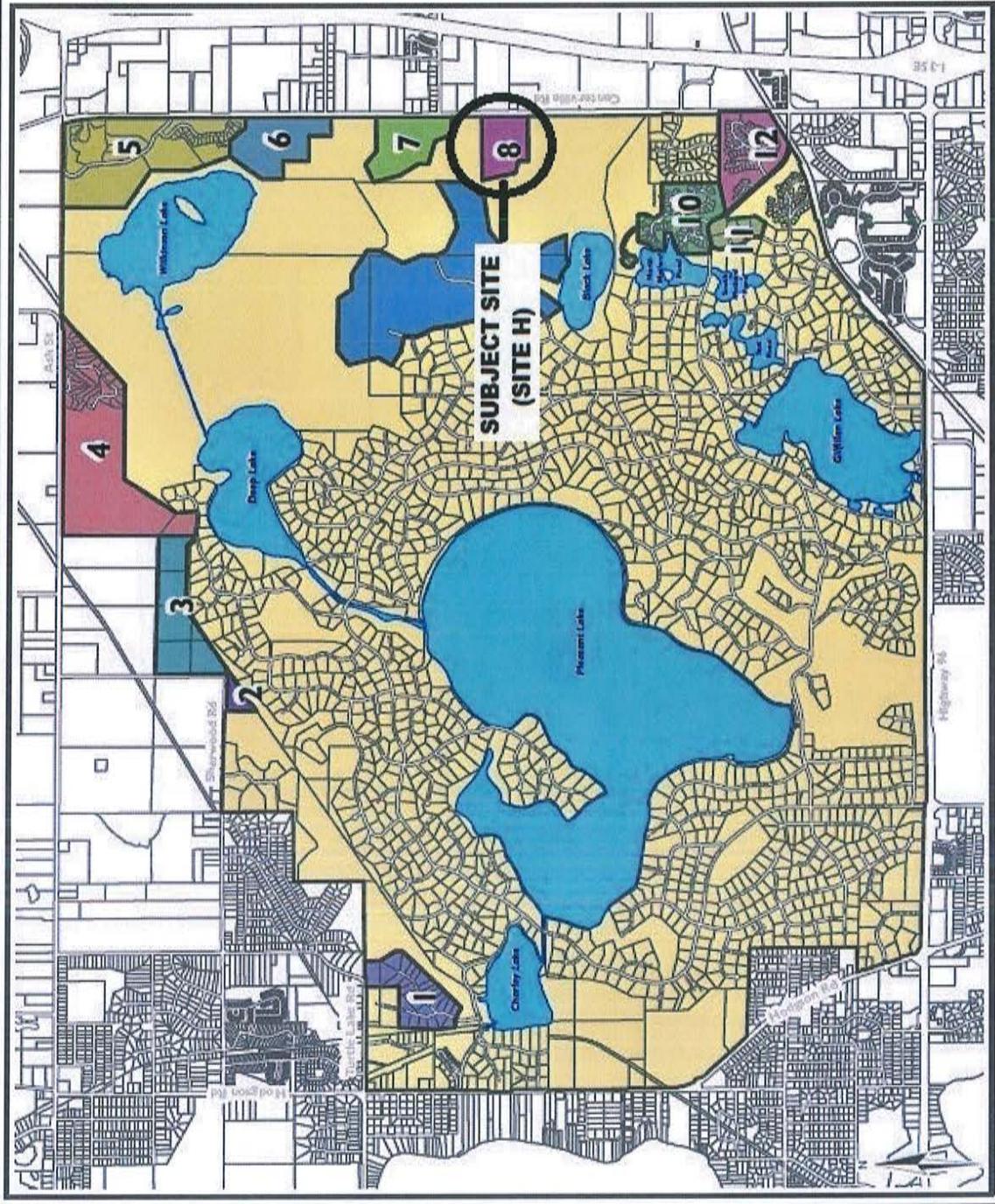


Exhibit A: Site Location



January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site H – Island Field Development
 Concept Plan - Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Nord, Anderson Woods, Gate Hill, and North Black Lake, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plans conform to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide Site H - Island Field. The Company may apply for Preliminary Plan approval to subdivide Site H - Island Field (SITE) in spring 2020.

Project Description: the SITE is zoned RCM-PUD with the intended use to be for single-family, townhomes, multi-family, and commercial use. Specifically, the PDA identified the site to include 35 to 46 housing units, 35 with the option to increase density 30%, resulting in a total of 46 housing units. The Company proposes building a condominium building(s) with 46 owned units. In addition, the Company may build a commercial building(s) on the SITE or a building with 29 additional condominium units. Each condo unit will be served by municipal water, sanitary sewer (to be provided by White Bear Township), natural gas, electric, and communication systems.

Road access and traffic: the SITE will be accessed from Centerville Road at the proposed intersection south of County Road H2. A 32' wide street with curb & gutter will serve the condominium building(s), extending west from Centerville Road. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates turn lanes or other improvements to Centerville will be required, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which shows a three-story building, and an additional lower level for parking, with a foundation size of 30,000 square feet (SF), approximately, which will be

completed in one or two phases. The SITE will be subdivided into two or three lots, a required to accommodate the phasing of construction for the condominiums or commercial space. In addition to the proposed 46 unit condominium building(s) an additional building may be built to house either 29 additional condominium units or commercial space. The actual location, height, and size of the building is to be determined by the condominium/commercial developer and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The Floor Area Ratio (FAR) guides the density versus a minimum lot size. Based on the approximate building sizes outlined above the proposed FAR is approximately 50% of the maximum allowable FAR of 0.375 coverage in aggregate for SITE, as noted in the zoning ordinance.

Existing site conditions and topography: attached you will find a Base Map survey. The existing topography shows the majority of the SITE is higher than the surrounding conservation areas, including a low area (ditch) along the west side of Centerville Road. The SITE has a limited number of existing trees.

General grading plan: a preliminary grading plan is attached, which illustrates minimal grading to build a road. Grading of the SITE will be limited to that required to install underground water, sanitary sewer, storm sewer, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography, with a small area of high ground in the center of the SITE that will be lowered. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees building a road through the ditch along Centerville Road is the most appropriate solution to minimize impacts to wetlands.

Staging Plan: the condominium building may be built in phases, and the Company anticipates obtaining approval to enable the street and utilities to be complete fall of 2020, in order to enable the developer to deliver the condominium units in 2021.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. Trails will be constructed to connect to the existing trail system to the west, south, and north. The Company is working with NOHOA to determine the exact location of the trails that will connect to this SITE, as shown in Exhibit C1 of the PDA.

This development is envisioned to be a part of NOHOA and will be served by a separate sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

- cc: City Planner (w/encl.)
- City Engineer (w/encl.)
- City Attorney (w/encl.)
- Mikeya Griffin, NOHOA
- Gary Eagles, North Oaks Company LLC

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

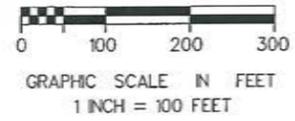
NORTH OAKS COMPANY

Updated: 01.21.2020

EAST OAKS PUD

SITE NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING									
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% = 12	564
B EAST PRESERVE	2	0	0	0	2	0	0	30% = 1	
C NORD	10	0	0	0	12	0	-2	30% = 3	
D RAPP FARM	200	34	0	122	0	0	44	50% = 100	589 611 612 614 617 626
E-1 EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% = 22	599 603 615
E-2 EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50% = 33	586 603
F ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% = 3	
G GATE HILL	68	0	0	0	71	13	10	30% = 20	
H ISLAND FIELD	35	0	0	0	46	16	5	30% = 11	
I THE PINES (East Mallard Pond)	54	54	0	0	0	0	0	0	562
J NORTH SKI HILL	7	7	0	0	0	0	0	30% = 2	569
K NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% = 19	566 604 618 629
L SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0	0	571
Subtotal	645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion	29					29			
COMMERCIAL									
E-3 EAST WILKINSON Waverly Gardens & Tria	21	15.27 Acres	0	0	5.73 Acres			See above - Commercial acres converted to housing units 1 acre = 5 housing units	586

DEVELOPMENT AREA "H"



GATE
HILL
G-561

LEGAL DESCRIPTION

TRACT D, REGISTERED LAND SURVEY NO. 561
RAMSEY COUNTY, MINNESOTA

AREA BREAKDOWNS

TOTAL AREA = 955,910 SQ FT \ 21.95 ACRES
TOTAL ROAD EASEMENT = 51,660 SQ FT \ 1.18 ACRES
(60' CENTERVILLE ROAD R/W)
TOTAL WETLAND = 242,690 SQ FT \ 5.58 ACRES

DATE: October 12, 2018
SHEET 1 OF 1 SHEET

PROJECT: ISLAND FIELD
SHEET DESCRIPTION: BASE MAP

PROJECT: ISLAND FIELD

NORTH OAKS
COMPANY

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Minnesota.
Randy L. Kurth, R.L.S., No. 20970
Randy L. Kurth, R.L.S., No. 16113

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9769 FAX: (763) 788-7602
email: ksl@kurthsurveyinginc.com

- ### LEGEND
- ROAD
 - FENCE
 - SPOT ELEVATION FROM MARK HURD AERIAL TOPD MAPPING
 - SPOT ELEVATION FIELD VERIFIED
 - EXISTING CULVERT
 - UTILITY POLE
 - SWAMP SYMBOL
 - TREE
 - EDGE OF WOODS
 - 10 FOOT CONTOUR
 - 2 FOOT CONTOUR
 - EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
 - CONCRETE CURBS
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER AND DIRECTION OF FLOW
 - EXISTING STORM SEWER AND DIRECTION OF FLOW
 - EXISTING FORCE MAIN
 - 30' SETBACK

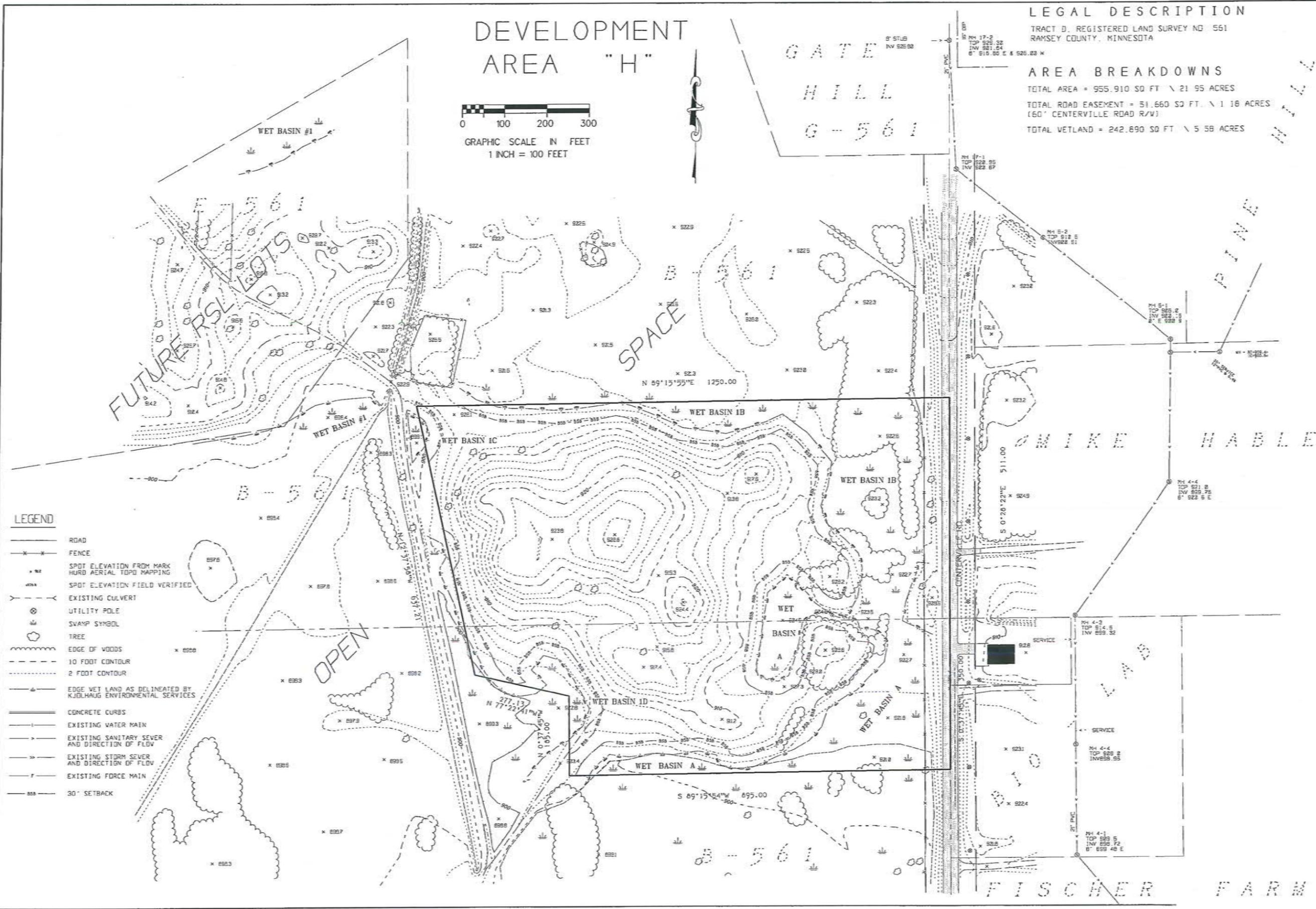


Exhibit D: Existing Conditions

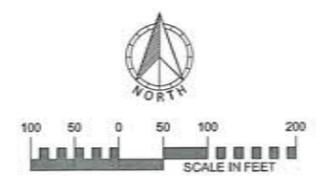
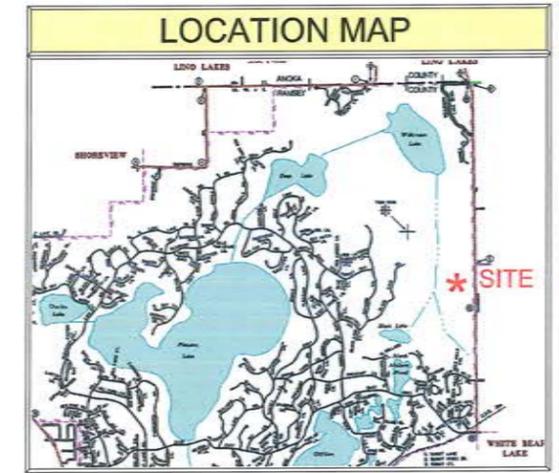
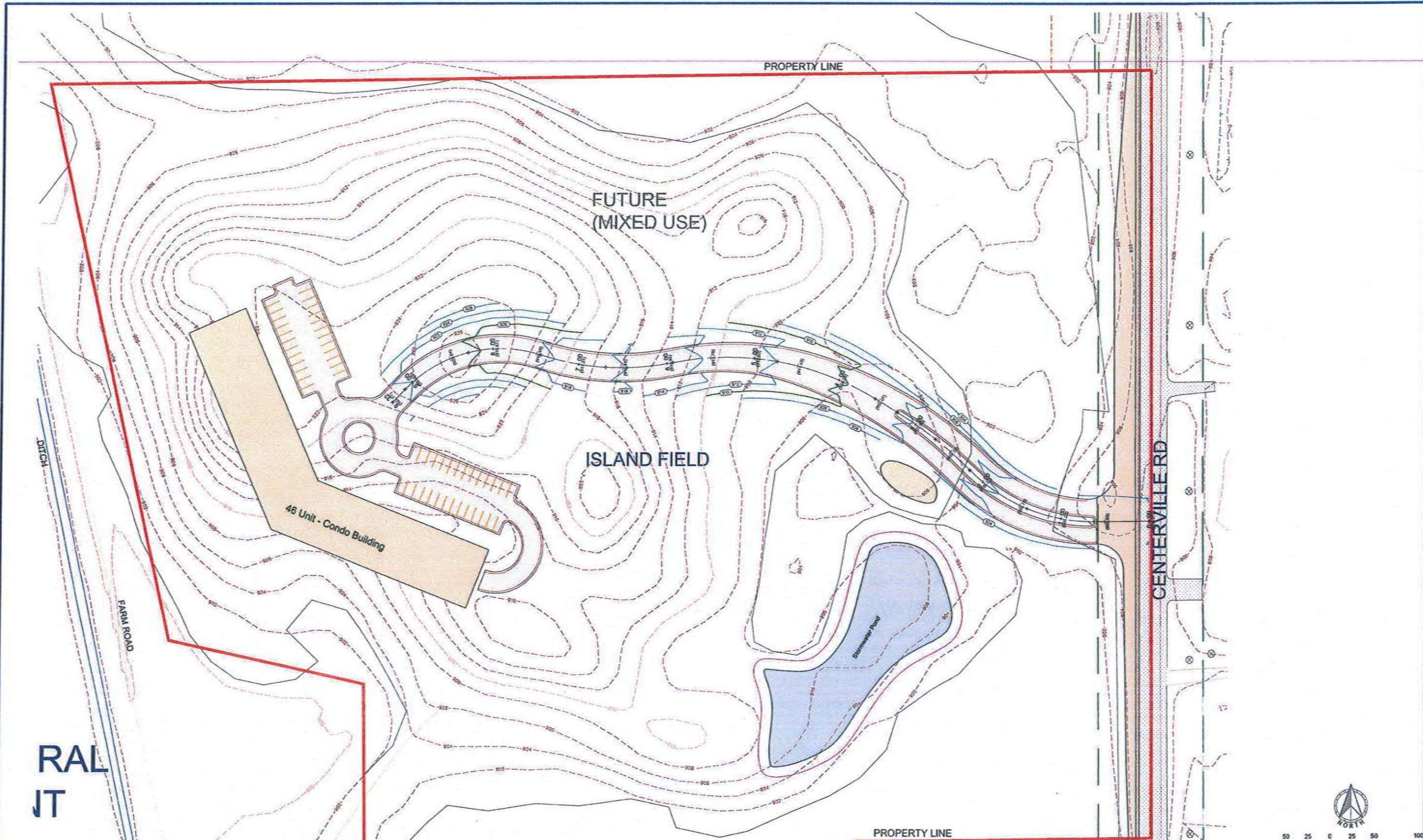


Exhibit E: Concept Plan



RAL
JT

EXISTING UTILITIES SHOWN ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE				
DRAWN BY				
CHECKED BY				
RSM				
DATE				
XXXXXX				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. _____
Date _____ Lic. No. _____

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
153 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____

NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN

ISLAND FIELD

NORTH OAKS COMPANY

FILE NO. 64500-024

GP1

GP2

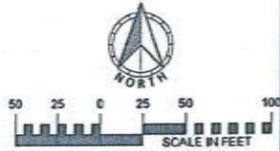


Exhibit F: Preliminary Grading Plan

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

MEMORANDUM

Date: December 27, 2019

Re: **Traffic Impacts along Centerville Road - East Oaks Concepts**
File #0022650.00

To: Mark Houge, President
Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to three residential development concepts under consideration. These concepts are located along Centerville Road (County Road 59) in North Oaks, MN.

Traffic issues for each of the three concepts are listed below:

- **Anderson Woods South Concept** – Nine (9) single-family residential lots are proposed along a cul-de-sac that intersects Centerville Road (County Road 59) at Anderson Lane.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Anderson Woods South Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	9 units	42	42	2	5	6	3
			42	42	2	5	6	3
			84		7		9	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- According to Ramsey County Engineering, the nine units proposed along the cul-de-sac will not generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles

per hour warranting either a northbound left turn lane and/or a southbound right turn lane.¹

- Signalization will likely not be warranted at the intersection with Anderson Lane. Side street stop will likely be required for traffic control.²



- **Island Field Concept** – This concept shows a 46-unit condominium project proposed west of Centerville Road. Access would be achieved via a cul-de-sac roadway.

Traffic Issues:

- The following table lists the trip generation potential of the multi-family residential development proposed in this concept:

Table 2 - Trip Generation Potential – Island Field Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	46 units	124	124	4	12	13	8
			124	124	4	12	13	8
			248		16		21	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- It appears that the condominium project proposed along the cul-de-sac may generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles per hour warranting either a northbound left turn lane and/or a southbound right turn lane.³
- Further, the posted speed limit of 50 mph along Centerville Road plus the turning volume may increase the likelihood for turn lane(s) being warranted by the County.
- Ramsey County may require that the cul-de-sac access intersection with Centerville Road align with an existing access on the east side.
- Ramsey County may require traffic counts at the intersection of Centerville Road and nearby intersection(s) to assess any warrants for changes in traffic control. Signalization will likely not be warranted at the intersection with Centerville Road. Side street stop will likely be required for traffic control.⁴

¹ Turn lane volume guidelines outlined during a preliminary meeting between North Oaks Company LLC and Ramsey County Engineering, December 4, 2019.

² Side street stop control refers to the condition where the main street traffic does not have a stop sign, but the intersecting side street traffic does have a stop sign.

³ See footnote 1

⁴ See footnote 2.

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- **Gate Hill Concept** – This concept shows a loop roadway serving 58 residential twinhome/duplexes and 27 villa residential lots on the west side of the intersection of County Road H2 E & Centerville Road.

Traffic Issues:

- The following table lists the trip generation potential of the residential development proposed in this concept. (Note: Although the twinhome/duplexes and villa residential units are generally smaller than typical single-family residential units, the ITE Trip Generation Manual makes no distinction between them.):

Table 3 - Trip Generation Potential – Gate Hill Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	58 units	315	315	11	34	38	22
Single Family Housing	210	27 units	156	156	6	18	18	11
			471	471	17	52	56	33
			942		69		89	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- The Gate Hill Concept proposed along the loop road will likely generate trip volumes that exceed the County guideline of ten (10) turning vehicles per hour, thus warranting construction of either a northbound left turn lane and/or a southbound right turn lane.⁵
- It is noted that Centerville Road currently has a northbound right turn lane approaching County Road H2 E. However, there is no southbound left turn lane or bypass lane along Centerville Road at County Road H2 E.
- Ramsey County may require traffic counts at this intersection with Centerville Road to assess whether warrants will be met for changes in traffic control (i.e., signalization or multi-way stop). Otherwise, side street stop will remain warranted for traffic control.⁶ A full intersection control evaluation report (ICE Report) may be required by the County.

In summary, this analysis represents a high-level overview of traffic issues related to these three development concepts. From this analysis, the Gate Hill Concept will most likely meet warrants for one or more turn lanes and potential changes in traffic control. This is due to the number of trips entering the development during peak hours. Traffic counts and additional analysis may be required to better define whether the County's turn lane guidance is met from one or both directions. Further, it is possible that the

⁵ See footnote 1.

⁶ See footnote 2.

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County may require additional analysis at either of the other concept access intersections.

Cc: David Weetman, Westwood Professional Services



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site H – Island Field Development Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plan dated January 21, 2020, for the Island Field Development from the North Oaks Company. This site is indicated as "Site H" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 35 planned households on Site H in an area designated as limited mixed use (zoned as RCM-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site H may have a density increase of 30%, which would bring the total number of dwelling units allowed to 45. Table 1 also indicates that the site may have single family detached, townhomes, other multi-family and limited commercial uses. The proposed concept plan provides for a condominium building with 46 owned units, which appears to be one unit more than the approved PUD. The condominium building is proposed to be a three story building with an additional lower level for parking and a foundation size of 30,000 square feet.
- The Concept Plan shows an area reserved for future development. The accompanying letter states that this may be a building with commercial or 29 additional housing units based on a conversion of commercial acres to residential dwelling units.
- The building(s) will be served by municipal water and sanitary sewer to be provided by White Bear Township.
- Stormwater is managed through a pond in the southeast corner of the site.
- The Concept Plan shows that the site will be accessed from a 32 foot wide street extending from Centerville Road south of County Road H2.

• NATURE • HERITAGE • COMMUNITY •

Mr. Kevin Kress
January 24, 2020
Page 2

- The development is envisioned to be a part of NOHOA and served by a separate sub-association. Upon development completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- NOHOA understands the density increase to allow up to 45 units for this site not the 46 units as is proposed. Further, NOHOA seeks further clarification on the proposed additional commercial or residential dwelling units for this site given that the site is at the maximum allowed residential density with the current proposed condo building.
- NOHOA seeks further discussion regarding the proposed trail system as this site needs to be connected to the existing trail system to the north, west, and south.
- As the design progresses NOHOA will want to continue discussions with the Company on what NOHOA's maintenance responsibilities will be for the road given that it terminates at a parking lot for the condo building.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting, we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me at 651-792-7765.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
North Black Lake (Red Forest Way South) Concept Plan (Site K)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “North Black Lake” parcel located between Catbird Lane and the “Island Field” site. The subject property occupies the southern half of “Site K” in the East Oaks Planned Development Agreement (PDA). The submitted concept plan calls for the creation of 34 single family residential lots upon the subject site. Presently, 41 lots exist in the abutting Red Forest subdivision to the north. The additional 34 lots will result in a total of 75 lots with a maximum of 75 dwelling units within Site K.

According to the PDA, the City’s RSL - PUD, Residential Single-Family Low-Density zoning district provisions apply to the subject property. Additionally, the southern one-third of the site lies within the Shoreland Management District of Black Lake, a designated “natural environment” lake.

All lots are proposed to be served by individual septic systems and wells.

The purpose of this memorandum is to highlight various considerations for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Preliminary Grading Plan
- Exhibit G: Traffic Evaluation

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

According to the East Oaks PDA, a total of 64 dwelling units are allowed upon the subject site (Site K) with a potential 30 percent density bonus. In this regard, a maximum of 83 lots are allowed. The concept plan illustrates a total of 34 lots. Including the 41 lots which presently exist upon Site K, a total of 75 lots and dwelling units are proposed for Site K.

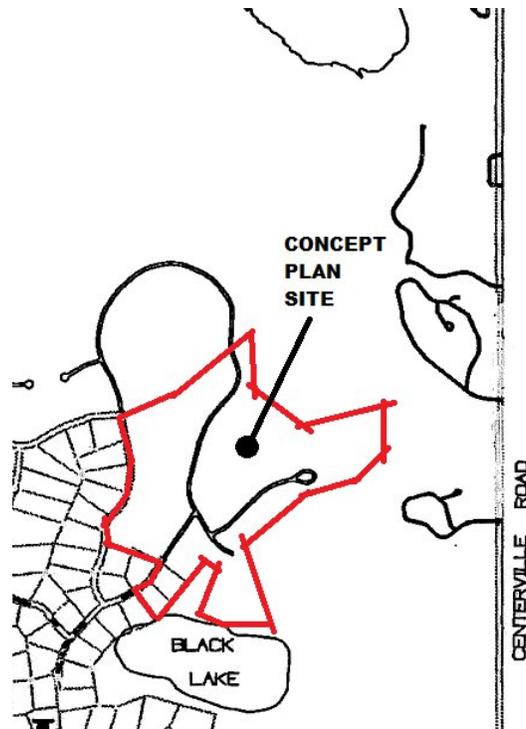
The proposed uses and dwelling unit total are consistent with the PDA requirements.

To be recognized is that a decision to exercise the available density bonus upon the subject property may impact the intensity of development (number of dwelling units) upon other undeveloped sites within the East Oaks PUD.

Site Access and Subdivision Design. As shown on the submitted concept plan, sole access to 31 of the 34 lots within the subdivision is proposed from a northeasterly extension of Black Lake Road. The three remaining lots are proposed to be accessed from existing Catbird Lane. The project narrative however, states that all 34 lots are to be accessed from an extension of Black Lake Road.

While the extension of Black Lake Road as primary access point is consistent with the "Conceptual Street and Access Plan", Exhibit B2 of the PDA, it is important to note that the Street and Access Plan illustrates two access points to the subdivision. Aside from Black Lake Road access, a northerly street connection to the abutting development to the north is also illustrated on Exhibit B2 (see diagram below). Feedback regarding the

acceptability of the single access condition, or desire for a second access, should be provided by City Officials.



While the arrangement of uses and street configuration is considered well-conceived, some concern exists regarding the need for emergency vehicle access. Lot 34, for example, is essentially provided sole access from an approximate 3,000-foot long dead-end street.

To be noted is that the City's Subdivision Ordinance does not impose a maximum cul-de-sac length requirement. Thus, the proposed street layout technically complies with Ordinance requirements. Recognizing however, that over 90 percent of the proposed dwellings are to be provided access from a single point (at the intersection of Black Lake Road and Catbird Lane), comment and recommendation from the Lake Johanna Fire Department should be provided related to the need for a secondary emergency access.

Lots. The RSL - PUD zoning district imposes a minimum lot area requirement of 1.45 acres. In addition, the Shoreland Ordinance imposes a minimum lot size requirement of 43,560 square feet (1 acre).

The 34 lots within the subdivision range in size from 1.46 to 6.33 acres in size and exceed the minimum area requirements imposed in the RSL District.

As shown on the submitted concept plan, two structures presently exist upon proposed Lot 20. Specifically, a pole barn and a deer barn are identified. The shed illustrated on the concept plan appears to be located upon the adjacent property to the east.

Proposed Lot 20 is considered a flag lot. While flag lots presently exist in the City and are allowed to be created, Staff believes they should be avoided if possible. Of particular concern in this case is the proximity of what appears to be a service vehicle driveway (within the narrow portion of the lot) to future homes upon Lots 19 and 21.

Future intentions of the Lot 20 structures, including long term use and access locations, should be conveyed by the developers.

Staging Plan. The developers have indicated that lots within the subdivision will be created in two phases. The first phase is expected to be complete in 2021 while the second phase is expected to be complete on or before the summer of 2025.

Trails. The Trail Map (Exhibit B4 in the PDA) illustrates a “primary trail” which appears to connect to the subject site from the west, at a location just south of Red Forest Way. A trail loop also appears to be illustrated around the north and east sides of the site.

The developer has indicated that the proposed subdivision will include trails which will connect to the existing trail system. The developer has further indicated that they are working with NOHOA to determine exact trail locations which will connect to the concept plan site. In this regard, Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. Within RSL - PUD zoning districts, a minimum 30-foot structure setback from all property lines is imposed.

Also, to be noted is that a 150-foot setback is imposed from the ordinary high-water level of Black Lake (for unsewered lots). This setback requirement is particularly relevant to the proposed structure and sewage treatment systems to be constructed on proposed Lot 10 as it borders Black Lake.

It appears that all lots have an ability to meet required structure setbacks.

Floor Area Ratio. Within the RSL - PUD Districts, a maximum floor area ratio of 12 percent is imposed (ratio of floor area of buildings to gross lot area). This floor area ratio requirement will be imposed as a condition of preliminary subdivision approval.

ENGINEERING COMMENTS (Larina DeWalt)

- The project narrative should be revised to consistently indicate the proposed access for the three residential lots off of Catbird Lane, if applicable.
- Also, the project narrative indicates Storm Sewer will be installed as part of initial site grading. This is inconsistent with the indication of a typical North Oaks rural road section.
- A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the 34 proposed residential lots shown in the North Black Lake Concept plan. According to industry standard Trip Generation calculations, it is indicated in the Traffic Impact Memorandum that the proposed development is expected to increase traffic along Black Lake Road, Bent Tree Lane, North Oaks Road and East Oaks Road. It is estimated that during peak traffic hours, the increase in traffic will equate to approximately one vehicle every two minutes. It is expected that this increase in traffic will follow normal commuter traffic patterns and will be limited to AM and PM peak hours.

Further discussion and evaluation of traffic control signage on the existing roadway network should be required for subsequent submittals to determine the potential need for additional signage or traffic/speed control measures.

- Ordinary High-Water elevation as well as the 100-year high water levels for site surface water features have not been provided to determine viability of building pad setbacks.
- It appears that no wetland impacts or necessary mitigation is proposed based on the concept plan, as shown. Construction of access between Wetlands 2 & 3 without impact or mitigation will be difficult, however sufficient details have not been provided to offer further comment at this time.
- Due to existing survey information, it appears that significant earthwork will be required for individual homesites. A conceptual earthwork calculation exercise is recommended as the quantities required may necessitate individual CUP applications for many of the homesites.
- It should also be noted that according to the conceptual street grading and existing survey information, there are proposed lots with 30-60 feet of elevation change. This extensive elevation change will likely either significantly decrease the buildable area or necessitate retaining walls and excessive slopes on driveways and yards.

- As it is proposed that each lot will be served by individual well and septic, suitable area determination for septic shall be made in conjunction with Geotechnical evaluation.
- Fire Department review of site plan access and layout for emergency services will be required.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- VLAWMO (as LGU) review of stormwater, grading and wetland protection plans will be required.

SUMMARY

From a design standpoint, Staff believes the proposed North Black Lake concept plan is generally consistent with the previously approved East Oaks master plan and the terms of the related PDA.

Of primary issue is the proposed road reconfiguration, which varies from that shown in the Conceptual Street and Access Plan) which illustrates two street access locations to the site. In this regard, Staff requests that City Officials provide specific feedback regarding the acceptability of the proposed site access.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
 Mikeya Griffin, NOHOA Executive Director
 Stephanie McNamara, Vadnais Lake Area Water Management Organization
 Jenifer Sorensen, Department of Natural Resources
 Mark Houge and Gary Eagles, North Oaks Company



MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Ski Hill
- 12) South East Pines

 Developed and Undeveloped Land or Protected Open Space

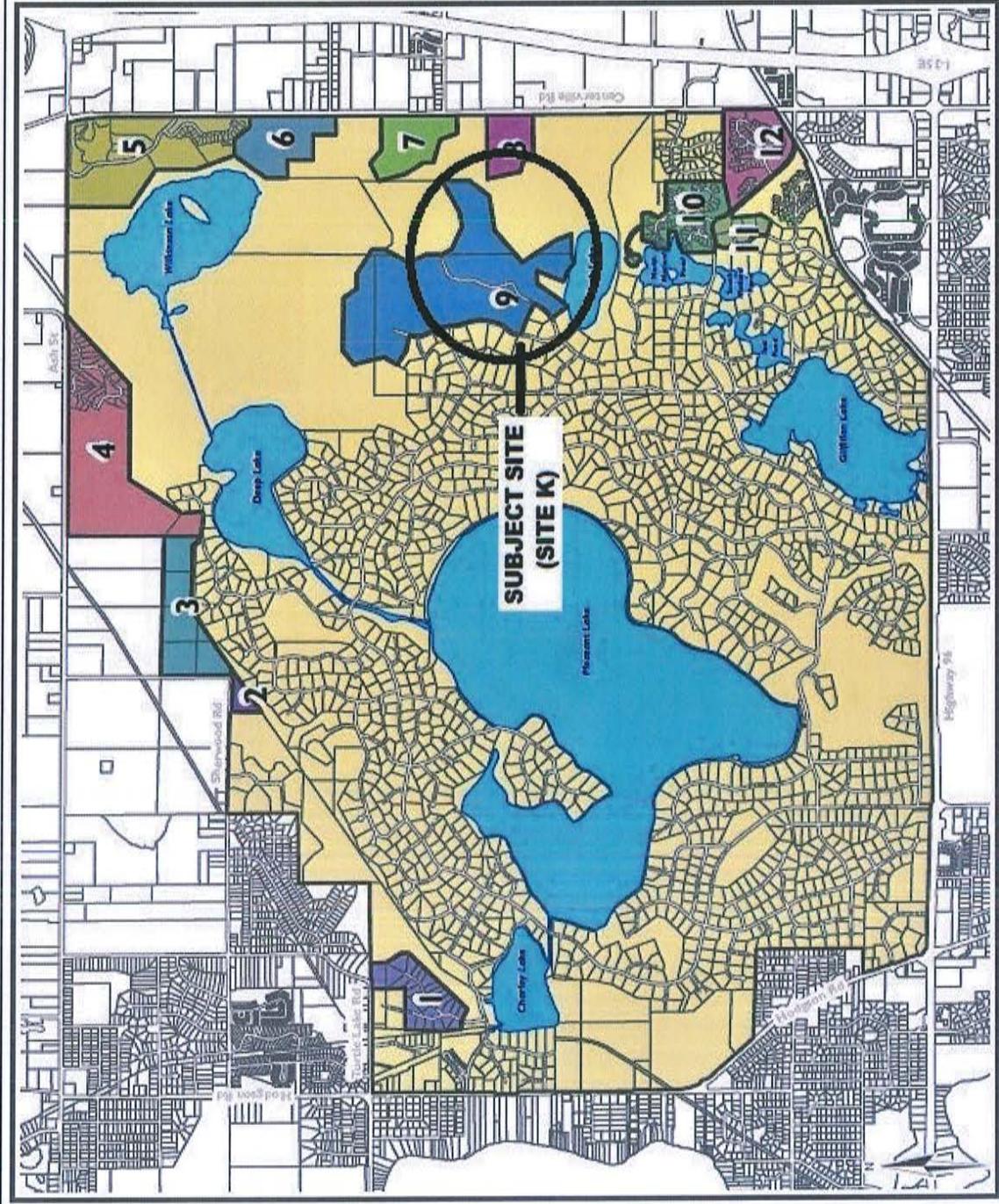


Exhibit A: Site Location



January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site K – North Black Lake (Red Forest Way south) Development
 Concept Plan - Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Nord, Anderson Woods, Gate Hill, and Island Field, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plans conform to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide Site K - North Black Lake (Red Forest Way south). The Company may apply in spring of 2020 for Preliminary Plan approval to subdivide Site K - North Black Lake (SITE).

Project Description: the SITE is zoned RSL-PUD with the intended use to be for 64 to 83 single-family lots, 64 plus the option to increase density 30%, resulting in a total of 83 lots. The Company proposes subdividing the SITE into 34 additional single-family lots, added to the 41 current lots it brings the total lots in the SITE to 75. Each lot will be served with natural gas, electric, and communication services. Individual homeowners will install a septic system and well on each lot.

Road access and traffic: the SITE will be accessed from Black Lake Road from the west. A 28' wide street with no curb & gutter (typical North Oaks rural section) will serve all 34 lots, extending from Black Lake Road to the 2 proposed cul-de-sacs. The Company consulted with Westwood Engineering and the preliminary review of traffic generated from development is consistent with the original design agreed to in the PDA, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which show boxes on each lot that represent a one or two story single-family home with an approximate foundation size of 2400 square feet (SF). The actual location, height, and size of each future house will be determined by the homeowner and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The minimum lot size is 1.45 Acres, the approximate size of each lot is noted in the table below.

Lot 1	1.48 Acres	Lot 18	1.97 Acres
Lot 2	1.50 Acres	Lot 19	2.47 Acres
Lot 3	1.46 Acres	Lot 20	3.16 Acres
Lot 4	1.47 Acres	Lot 21	2.72 Acres
Lot 5	1.48 Acres	Lot 22	1.76 Acres
Lot 6	1.49 Acres	Lot 23	1.59 Acres
Lot 7	1.82 Acres	Lot 24	1.46 Acres
Lot 8	2.32 Acres	Lot 25	1.50 Acres
Lot 9	5.20 Acres	Lot 26	1.48 Acres
Lot 10	3.72 Acres	Lot 27	1.52 Acres
Lot 11	2.54 Acres	Lot 28	1.57 Acres
Lot 12	3.85 Acres	Lot 29	1.62 Acres
Lot 13	5.22 Acres	Lot 30	1.58 Acres
Lot 14	2.54 Acres	Lot 31	1.63 Acres
Lot 15	6.33 Acres	Lot 32	1.68 Acres
Lot 16	1.85 Acres	Lot 33	3.21 Acres
Lot 17	1.53 Acres	Lot 34	2.25 Acres

Existing site conditions and topography: attached you will find a Base Map survey. The SITE is heavily wooded with an existing farm road at the location of the proposed east-west street.

General grading plan: a preliminary grading plan is attached, which illustrates minimal grading to build a road. Initial grading of the SITE will be limited to that required to install storm sewer, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees this is the most appropriate solution with no impact to wetlands.

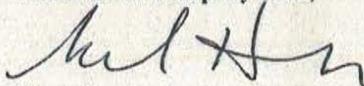
Staging Plan: lots will be created in two phases, and the Company anticipates obtaining approval to enable the street for the first phase (Phase III) to be complete in 2021. The subsequent phase, Phase IV to be complete on or before summer of 2025.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. Trails will be constructed to connect to the existing trail system. The Company is working with NOHOA to determine the exact location of the trails that will connect to this SITE.

This development is envisioned to be a part of NOHOA and will not be served by a separate sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)
Mikeya Griffin, NOHOA
Gary Eagles, North Oaks Company LLC

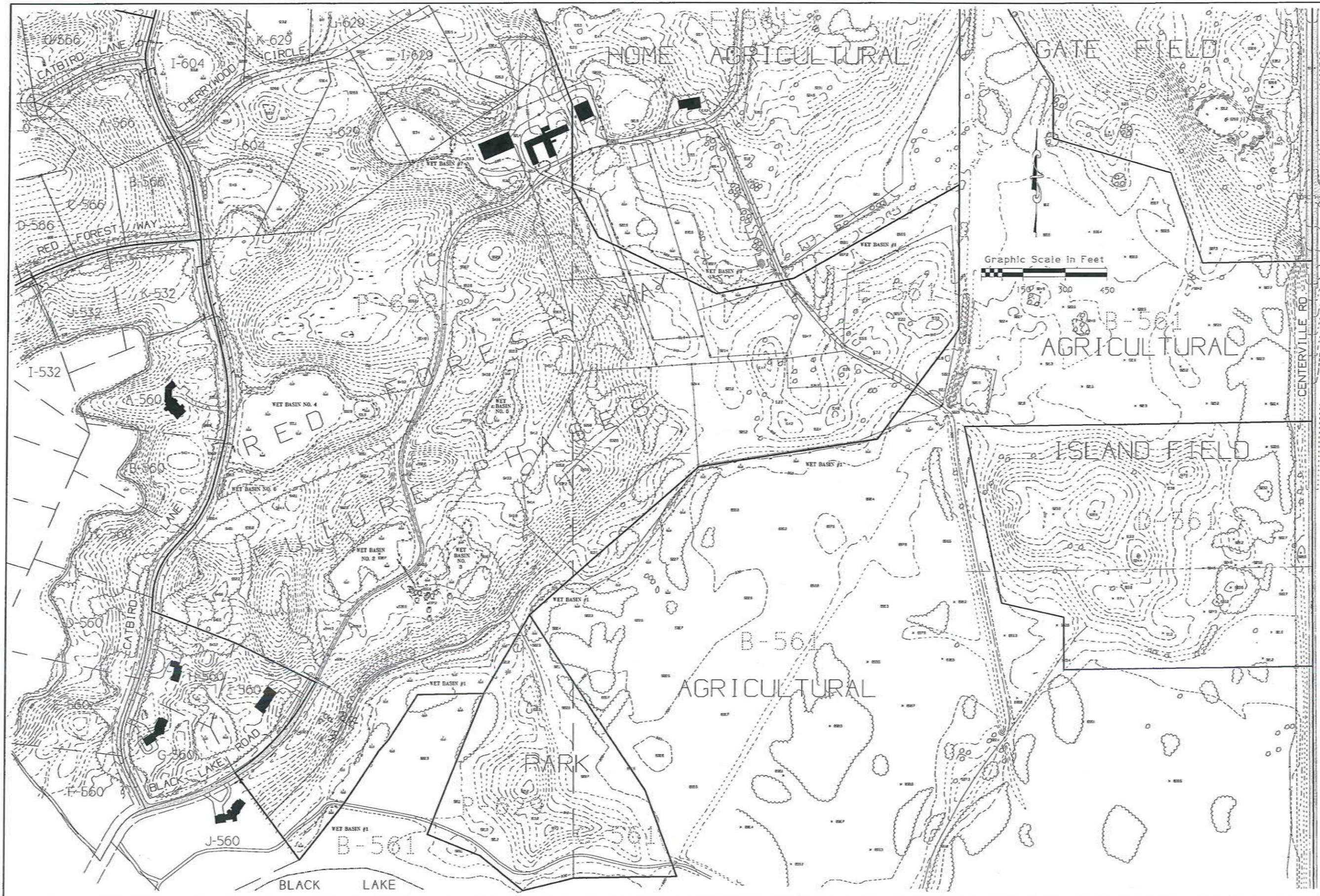
EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

NORTH OAKS COMPANY

Updated: 01.21.2020

EAST OAKS PUD

SITE	NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING										
A	WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% =	12 564
B	EAST PRESERVE	2	0	0	0	2	0	0	30% =	1
C	NORD	10	0	0	0	12	0	-2	30% =	3
D	RAPP FARM	200	34	0	122	0	0	44	50% =	100 589 611 612 614 617 626
E-1	EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% =	22 599 603 615
E-2	EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50%	33 586 603
F	ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% =	3
G	GATE HILL	68	0	0	0	71	13	10	30% =	20
H	ISLAND FIELD	35	0	0	0	46	16	5	30% =	11
I	THE PINES (East Mallard Pond)	54	54	0	0	0	0	0		0 562
J	NORTH SKI HILL	7	7	0	0	0	0	0	30% =	2 569
K	NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% =	19 566 604 618 629
L	SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0		0 571
Subtotal		645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion		29					29			
COMMERCIAL										
E-3	EAST WILKINSON Waverly Gardens & Tria	21	15.27 Acres	0	0	5.73 Acres	See above - Commercial acres converted to housing units	1 acre = 5 housing units		586



KURTH SURVEYING, INC.
 4003 JEFFERSON ST., N.E.
 COLUMBIA HEIGHTS, MN 55421
 PHONE: (763) 788-9769 FAX: (763) 788-7602
 E-MAIL: KSI@KURTHSURVEYING.COM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
 Brady L. Kurth, L.S., No. 020710
 Russell J. Kurth, R.L.S., No. 16113

NORTH OAKS
 C O M P A N Y

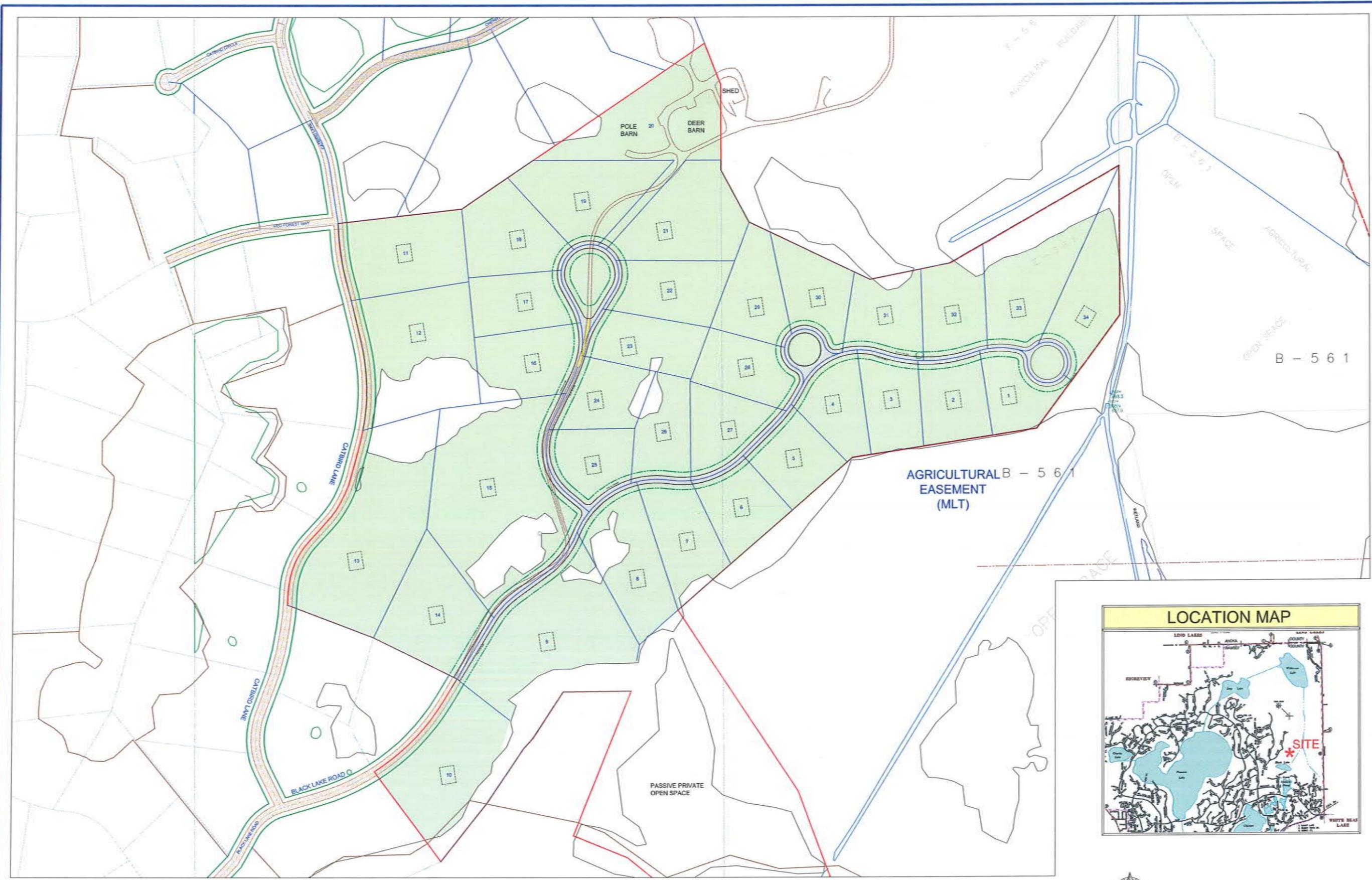
PROJECT:
 RED FOREST WAY
 PHASE 3+

SHEET DESCRIPTION:
 BASE MAP
 NORTH HALF

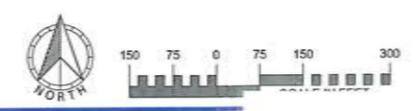
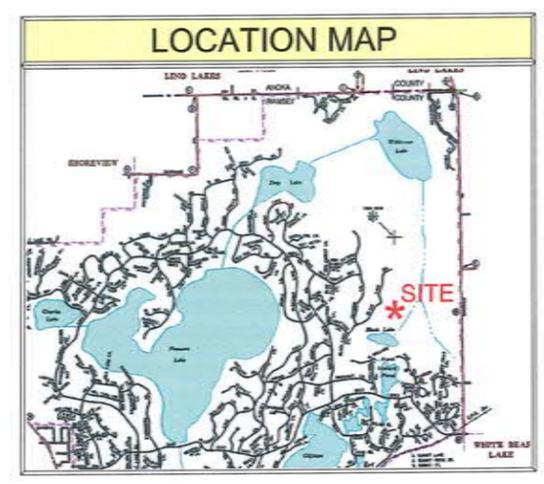
DATE: July 25, 2013

SHEET 1 OF 2 SHEETS

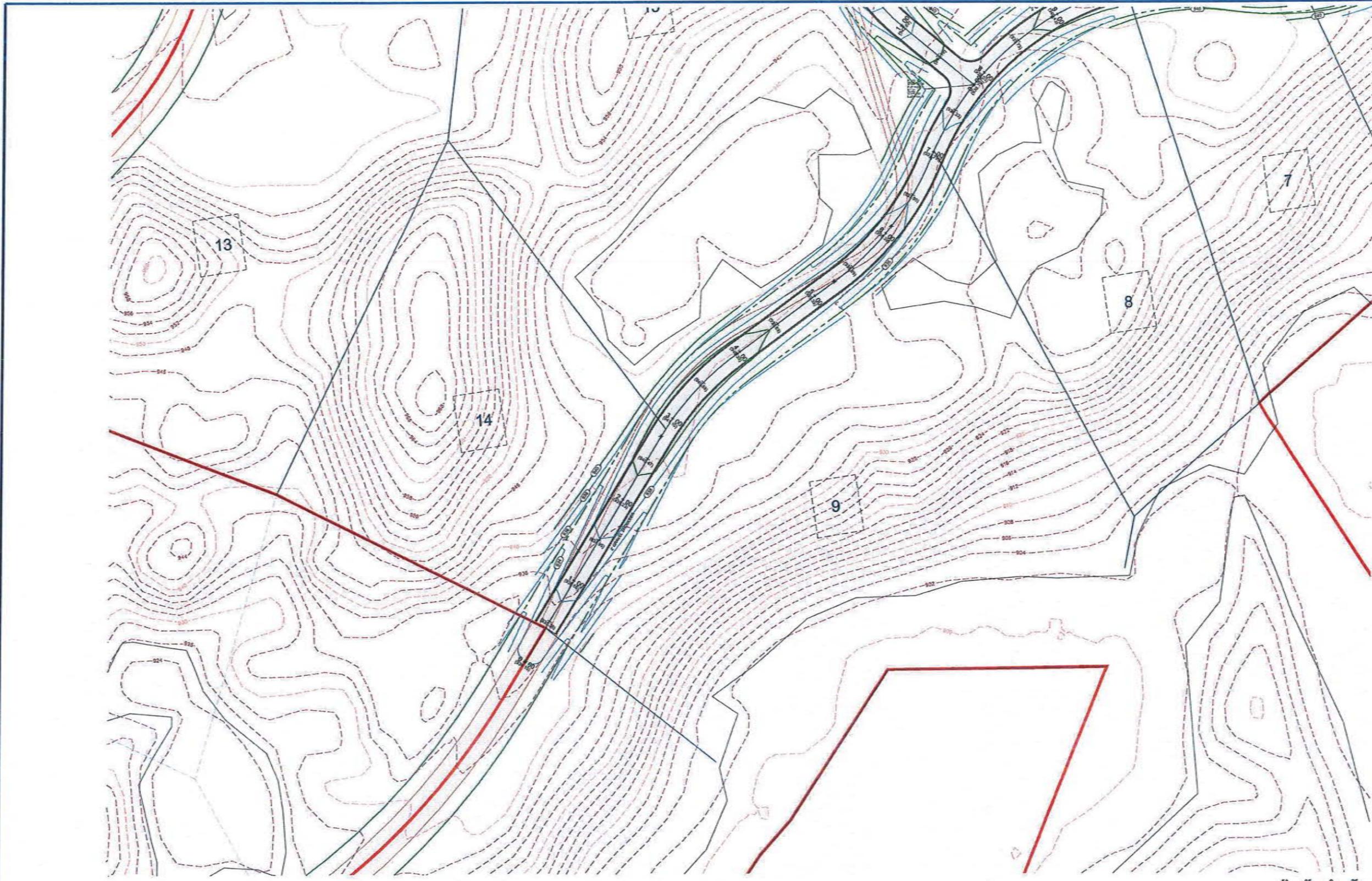
Exhibit D: Existing Conditions



RED FOREST WAY - SOUTH



01/21/20



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE				
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ERJ				
CHECKED BY				
RSM				
DATE				
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Name, P.E. _____
 Date: _____ Lic. No. _____



SATHRE-BERGQUIST, INC.
 153 SOUTH BROADWAY WAYZATA, MN 55391 (952) 475-0200

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS

FILE NO.
 64500-024
GP1
GP4

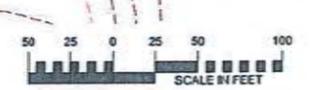
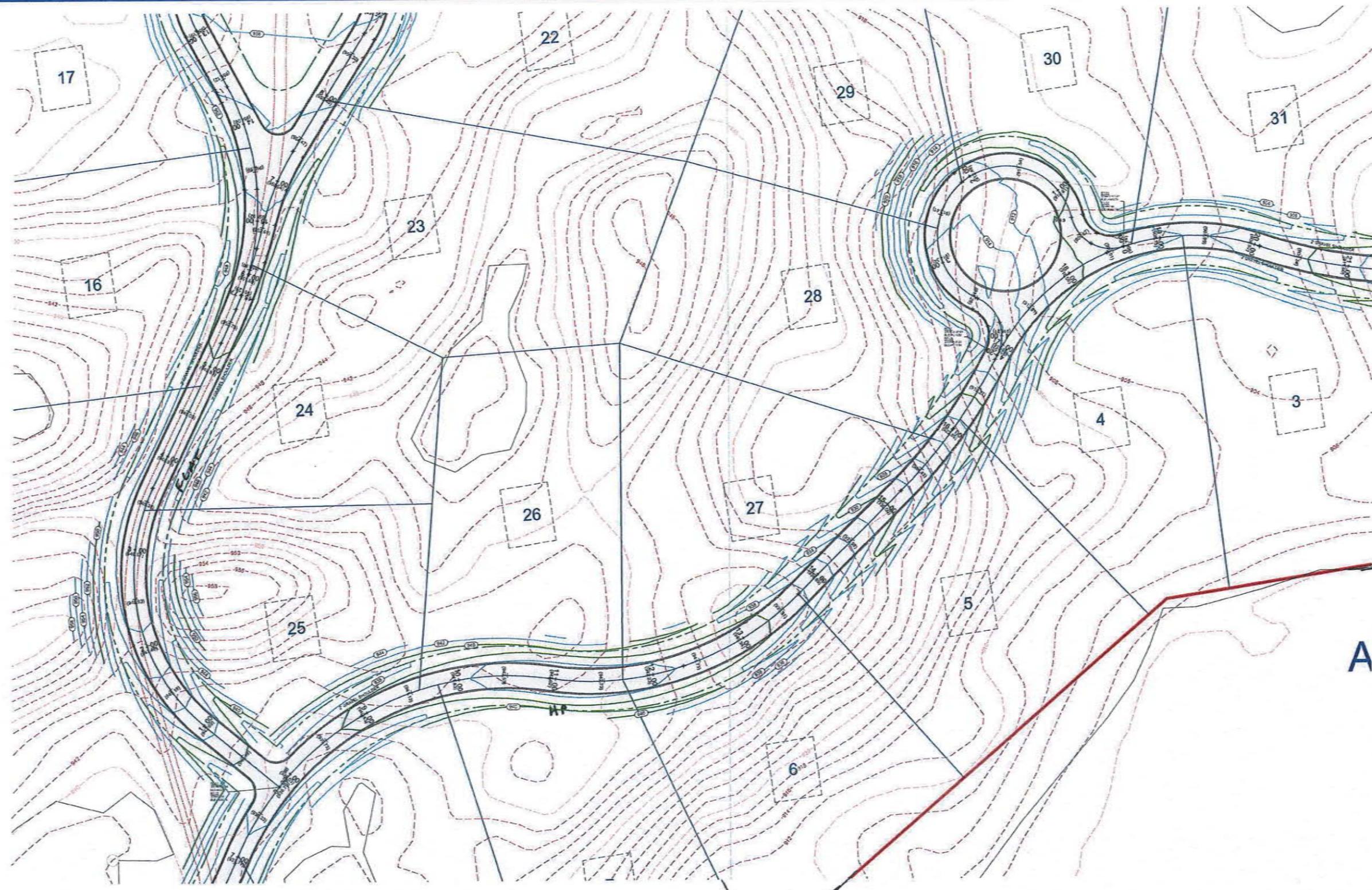
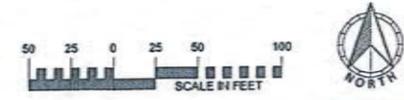


Exhibit F: Preliminary Grading Plan



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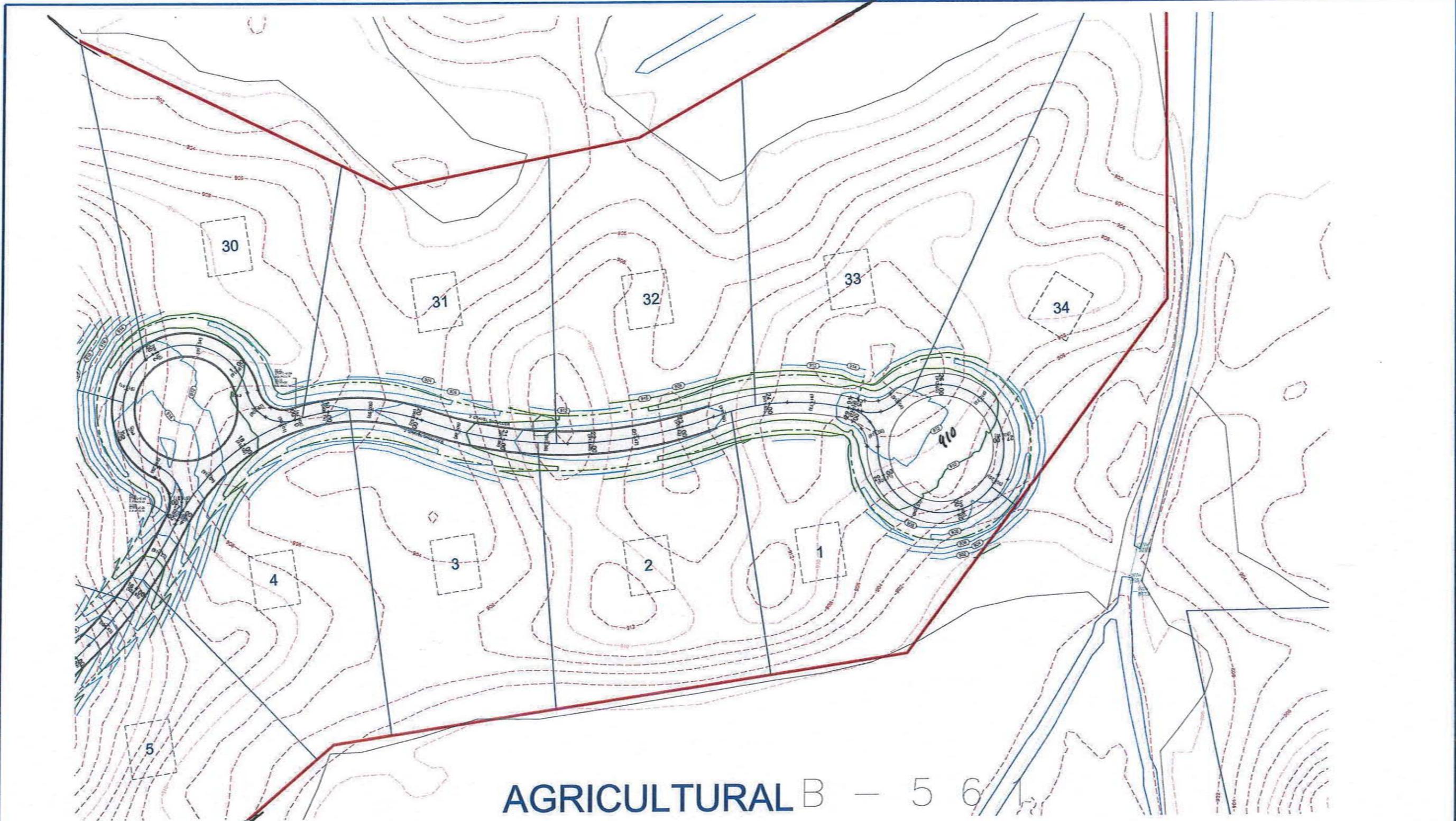


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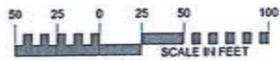
PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS

FILE NO.
 64500-024
GP2
GP4



AGRICULTURAL B - 5 6 1

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.



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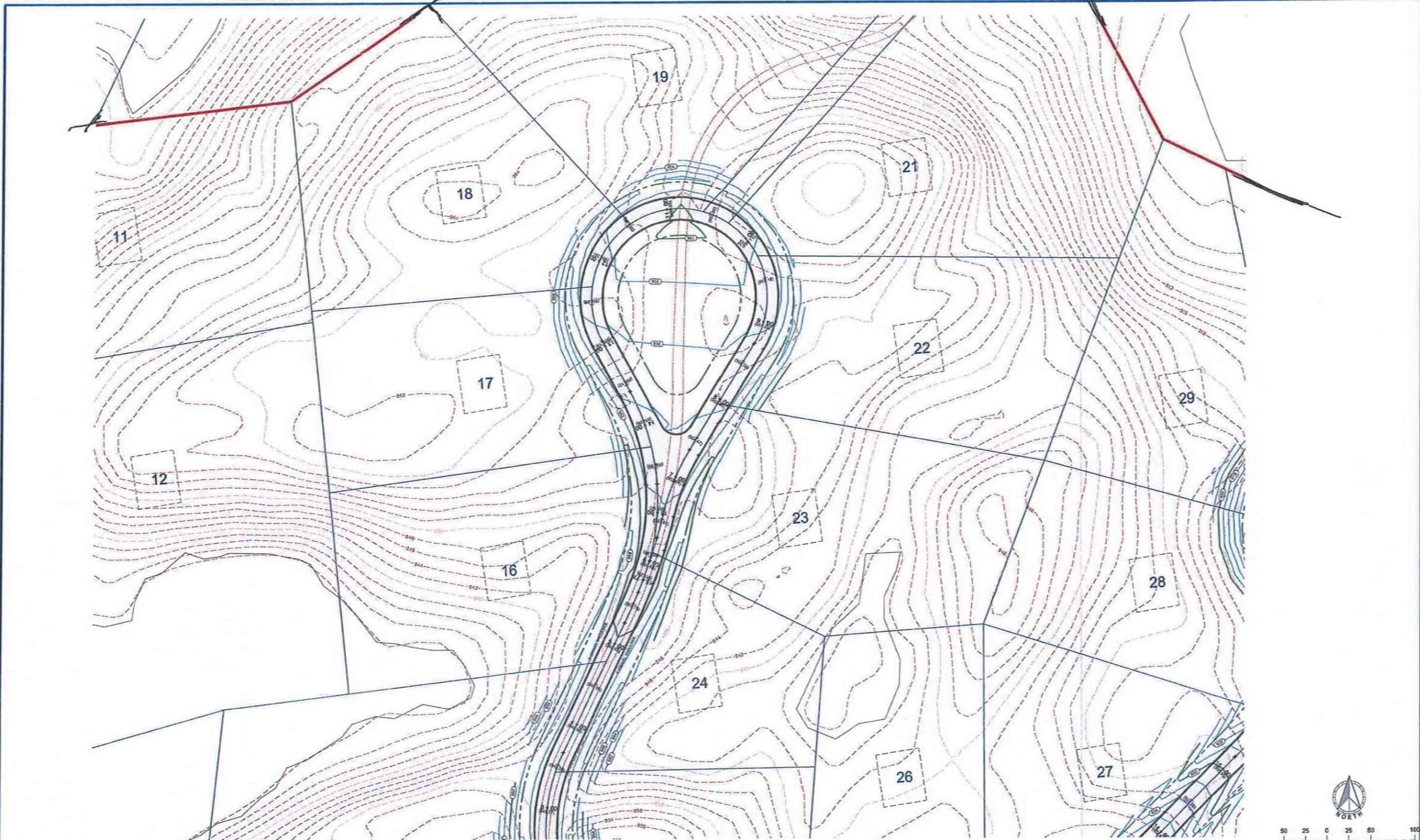


SATHRE-BERGQUIST, INC.
 157 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

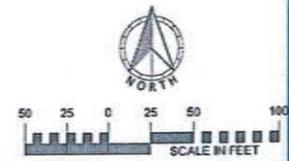
CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS

FILE NO.
 64500-024
GP3
GP4



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DRAWING NAME	NO.	BY	DATE	REVISIONS
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DRAWN BY				
CHECKED BY				
RSM				
DATE				
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Name, P.E. _____ Lic. No. _____
 Date: _____

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (652) 476-8000

CITY PROJECT NO. _____

NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
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GP4
GP4

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

MEMORANDUM

Date: December 27, 2019

Re: **Red Forest Way Concept - East Oaks Concepts**
File #0022650.00

To: Mark Houge, President
Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to a residential development concept under consideration.

Traffic issues for the Red Forest Way Concept are listed below:

- **Red Forest Way Concept** – Thirty-four (34) single-family residential lots are proposed along an extension of Black Lake Road that culminates into two cul-de-sacs. In addition, three single-family residential lots are proposed to be accessed off of Catbird Lane.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Red Forest Way Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	34 units	193	193	7	22	23	13
			193	193	7	22	23	13
			386		29		36	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- This concept will be accessed by existing streets internal to the North Oaks street system – there will be no alternative access to Centerville Road or other external street system.
- Because this concept comprises single-family residential lots, it reflects normal commuter traffic patterns – increased outbound traffic during

December 27, 2019

Page 2

- the a.m. peak hour and increased inbound traffic during the p.m. peak hour.
- The trips generated by this development will increase traffic along Black Lake Road, Bent Tree Lane, North Oaks Road and East Oaks Road. However, even during peak hours, this increase will amount to approximately one vehicle every two minutes.

In summary, this analysis represents a high-level overview of traffic issues related to the Red Forest Way Concept. From this analysis, all vehicular traffic will utilize other streets within North Oaks. Therefore, traffic concerns will be raised by nearby residents, while the actual number of new trips will not be over 390 trips per day, nor over 40 during a peak hour.

Cc: David Weetman, Westwood Professional Services



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site K – North Black Lake (Red Forest Way South) Development Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plan dated January 21, 2020, for the North Black Lake (Red Forest Way South) Development from the North Oaks Company. This site is indicated as "Site K" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 64 planned households on Site K in an area designated as single family detached (zoned as RSL-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site K may have a density increase of 30%, which would bring the total number of dwelling units allowed to 83. The proposed Concept Plan provides for 34 lots in addition to the 41 already developed, bringing the total to 75 lots, which is within the limit established in the approved PUD.
- Each lot will be served by individual well and septic.
- The Concept Plan shows that the new homes will be served from an extension of Black Lake Road with two cul-de-sacs, with the exception of three lots that will be served off of existing Catbird Lane. The street will be a typical 28 foot road.
- A driveway is shown extending between lots 19 and 21 connecting to an existing pole barn, deer barn, and shed on lot 20.
- The location of future trails has not been shown on the Concept Plan.
- The development is envisioned to be a part of NOHOA. Upon development completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

• NATURE • HERITAGE • COMMUNITY •

Mr. Kevin Kress
January 24, 2020
Page 2

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- Exhibit B2 of the 1999 PUD show a street connection rather than cul-de-sacs in this area. NOHOA acknowledges that the connection will be difficult given the previous subdivision allowed in this area.
- NOHOA has concerns about the design as lot 20 would be accessed via a driveway extending between lots 19 and 20. Further, clarification is sought about the intended use of the existing pole barn, deer barn, and shed on lot 20.
- NOHOA seeks further discussion regarding the proposed trail system as no trails are shown on the Concept Plan. This development is the best opportunity to provide for an east/west trail connection to the existing trail system. NOHOA would like to ensure that this is provided on high ground that is maintainable and outside of any seasonably wet areas.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting, we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me at 651-792-7765.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company

I-35E and County Road J Reconstruction



Project Overview

The existing I-35E and County Road J interchange – and the surrounding area – has several safety, congestion and access issues that impact motorists, pedestrians and bicyclists.

The project is located on the border between Ramsey and Anoka counties and includes three different areas targeted for improvement:

1. *The I-35E and County Road J interchange.*
2. *County Road J from Centerville Road to Otter Lake Road.*
3. *Centerville Road from County Road J to Ash Street.*

These three areas work in unison with each other; addressing just one area will not resolve the issues in the other two areas.

Additional development is expected near the interchange in the next five years, which will increase traffic and worsen safety issues.



Community Partners

- Ramsey County (Lead agency)
- Minnesota Department of Transportation
- Anoka County
- Lino Lakes
- North Oaks
- White Bear Township

Existing businesses and area chambers of commerce also support the need for improvements, including:

- White Bear Area Chamber of Commerce.
- Metro North Chamber of Commerce.
- Schwing America.
- The Specialty Manufacturing Company (SMC).
- North Oaks Company.
- Presbyterian Homes.

Next Steps

Assuming funding is identified in 2020, design and environmental analysis will take place from 2021-2023 and construction will begin in 2024.

Project Area

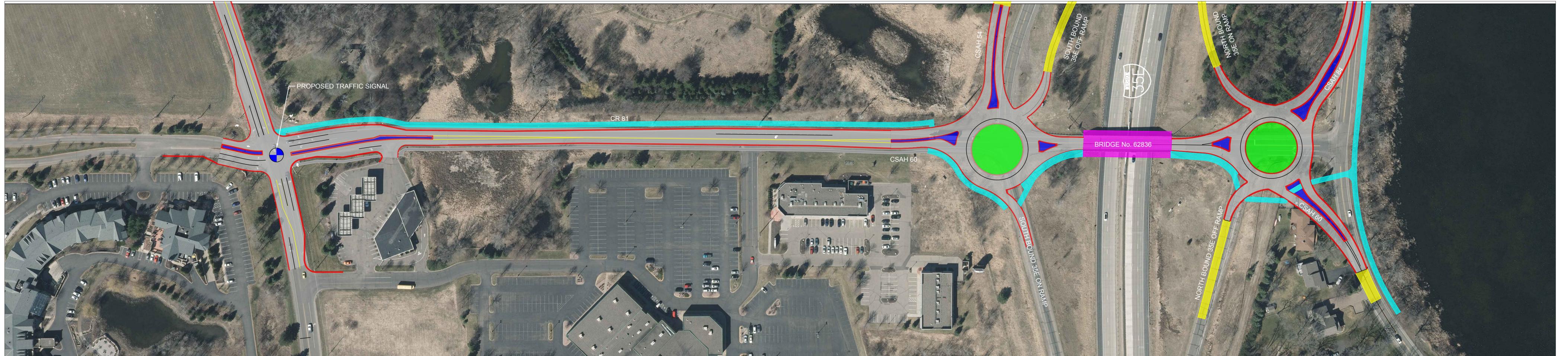
See reverse for large scale and project details.



I-35E and County Road J Reconstruction Project Area



COUNTY ROAD J (ASH STREET, COUNTY ROAD 81) CENTERVILLE ROAD TO OTTER LAKE ROAD



COUNTY ROAD J (ASH STREET, COUNTY ROAD 81) CENTERVILLE ROAD TO OTTER LAKE ROAD

