



April 5, 2019

Mr. Mike Robertson  
City Administrator  
City of North Oaks  
100 Village Center Drive, Suite 230  
North Oaks, Minnesota 55127

Re: East Oaks PDA – Decennial Review

Dear Mike,

Thank you for assisting with a review of the Concept Plan, Sheets 1-3, dated December 2018, for development of Gate Hill (Site G), Island Field (Site H), North Black Lake (Site K), aka Red Forest Way, Nord (Site C), and Anderson Woods (Site F). Based on the feedback received at the recent Planning Commission meetings, North Oak Company LLC (Company) has withdrawn this Concept Plan. The intent was to share the Concept Plan as a part of the 2<sup>nd</sup> Decennial Review, 20 years after the execution of the East Oaks Planned Unit Development Agreement (PDA).

Please provide a summary of questions and concerns about the Concept Plan, and clarification whether or not the City desires a road into North Oaks from Centerville Road, through Island Field and Red Forest Way, connecting to either Black Lake Road or Catbird Lane. It was our understanding the City desired a road to improve response times for fire and ambulance calls, provide another means of egress for the convenience of residents, and to relieve traffic congestion at the intersection of East Oaks Road and Centerville Road. The Company is open to incorporating a road if desired by the City.

The event center concept has been withdrawn. Please let us know if the City would like us to pursue this further. If so, we would need an amendment to the PDA to allow for it to be considered at any of the three parcels along Centerville Road.

You will find an updated copy of Exhibit B5 – Generalized Plan for Phasing Development, dated 04.05.19 (Phasing Plan) attached. The Phasing Plan outlines the number of housing units designated for each area, Sites A – L, number of housing units platted as of April 5, 2019, and the remaining housing units available for development. It also identifies the number of commercial acres designated for development, number of acres developed, and the remaining acres for future development. You will find a column added that references the Register Land Survey (RLS) number for each development area. There are three areas that may need clarification, as follows:

- Site E2 – of the 90 units shown 76 are encompassed in the Mews Buildings and 14 remain to be platted on the parcel owned by Waverly Gardens, west of Wilkinson Lake Boulevard.

- Site K – the design of Red Forest Way Phase 2A started as a plat (RLS 604) of 10 lots but was later reduced to 9 lots (RLS 618).
- Site E3 – was created to encompass the main building for Waverly Gardens and the office building that houses Tria Restaurant and North Oaks Companies; the City and the Company agreed it equated to 15.27 acres of Commercial Area and no Housing Units (Seventh Amendment to the PDA).

You will see in the attached Phasing Plan, based on the feedback received during the recent concept review, the Company's estimate of housing units at each Site. The allocation of Commercial acres is not determined at this time. We are constantly seeking input from residents and housing experts familiar with North Oaks to determine what type housing (e.g. single-family, villas, condominiums, etc.) the community wants, and we will bring back updated concept plans for each individual Site as we determine it is ready for development. Please call if you have any questions or concerns. We look forward to working with City staff, Planning Commission, and City Council to complete the development of each Site in the PDA.

Sincerely,  
North Oaks Company LLC



Mark Houge  
President

CC: Mr. Gregg Nelson, Honorable Mayor  
Ms. Katy Ross, Chair of the Planning Commission  
David Magnuson, City Attorney

EXHIBIT B5 - GENERALIZED PLAN FOR PHASING DEVELOPMENT  
 NORTH OAKS COMPANY  
 EAST OAKS PUD. Updated: 04.05.19

SITE NAME	PDA Dwelling Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2019-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
<b>RESIDENTIAL HOUSING</b>								
A WILDFLOWER (Peterson Place)	40	27	0	0	0	13	30% = 12	564
B EAST PRESERVE	2	0	0	0	2	0	30% = 1	
C NORD	10	0	0	0	10	0	30% = 3	
D RAPP FARM	200	34	0	122	0	44	50% = 100	589 611 612 614 617 626
E-1 EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	-2	50% = 22	599 603 615
E-2 EAST WILKINSON Waverly Gardens - Mews	65	0	90 (see note-1)	0	0	-25	50% = 33	586 603
F ANDERSON WOODS (Andersonville)	10	0	0	0	13	-3	30% = 3	
G GATE HILL	68	0	0	0	65	3	30% = 20	
H ISLAND FIELD	35	0	0	0	46	-11	30% = 11	
I THE PINES (East Mallard Pond)	54	54	0	0	0	0	0	562
J NORTH SKI HILL	7	7	0	0	0	0	30% = 2	569
K NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	42	-19	30% = 19	566 604 618 629
L SOUTH-EAST PINES (South Deer Hills)	45	45	0	0	0	0	0	571
<b>COMMERCIAL</b>		203	99	165	178	0		
E-3 EAST WILKINSON Waverly Gardens & Tria	21	15.27	0	0	5.73			586

Acreage Allowed: 645  
 Acreage Developed: 203  
 Remaining Acreage: 178  
 dwelling units 5/acre = 29

Note 1: Waverly Gardens owns Tract 603 with rights to build 14 Housing Units as of 04.05.2019.