



**CITY OF ISANTI
SPECIAL MEETING OF THE PLANNING COMMISSION
TUESDAY, May 17, 2022
6:00pm
CITY HALL**

1. Meeting Opening

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Agenda Modifications
- E. Adopt the Agenda

3. Business

A. Request by Semler Construction Inc for approval of a Planned Unit Development Preliminary Plat under City Ordinance 740, said request is for a 44-lot housing development named Rum River Villas located at PID 16.111.0600.

4. Adjournment



MEMORANDUM

TO: Planning Commission

FROM: Stephanie Hillesheim, Community Development Director

DATE: May 17, 2022

SUBJECT: Preliminary Plat for Rum River Villas

Overview/Background

On April 19, 2022 the City of Isanti Planning Commission held a Public Hearing for the Preliminary Plat for Rum River Villas as requested by Semler Homes. The plat that was originally presented consisted of 53 homes as allowed by City Ordinance under Planned Unit Developments for a 20% increase in density in relation to the current zoning district. Upon direction from the Public Hearing aforementioned, Semler Homes has altered their request to consist of 44 homes as allowed in the current density for the zoning district R-1 Single Family Residential. The PUD ordinance allows for an alteration in lot sizes as long as they meet the minimums required within overall residential districts within City Zoning Ordinance.

The attached concept follows the rules and requirements of a PUD allowed in the R-1 Single Family Residential District.

Staff Recommendation

Staff recommends approval of the Preliminary Plat as long it meets all conditions outlined by the City Engineer and City Staff presented at the previous meeting. Previous Memos are attached.

Attachments

Concept Plan for Rum River Villas Preliminary Plat



SITE DATA

TOTAL SITE AREA	±14.94 AC.
TOTAL NUMBER OF LOTS	44
80' SF LOTS (R-1) (1-21)	21
55' VILLA LOTS (22-44)	23
MINIMUM R-1 RESIDENTIAL SETBACK DATA:	
FRONT	30 FT.
SIDE	10 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.
MINIMUM LOT AREA	11,000 SQ.FT.
MINIMUM VILLA SETBACK DATA:	
FRONT	30 FT.
SIDE	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.



3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL. 763.485.7900 \ FAX. 763.485.7958 \ CARLSONMCCAIN.COM

CONCEPT PLAN

RUM RIVER VILLAS
Isanti, Minnesota

SEMLER CONSTRUCTION, INC.
209 - 1st Ave E
Cambridge, MN, 55008

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	C.F.
ISSUE DATE:	05/10/2022
FILE NO:	1180



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: April 19, 2022

SUBJECT: Request by Semler Construction Inc. for approval for a Preliminary Plat under City Ordinance 740, said request is for a development labeled Rum River Villas located at PID 16.111.0600

Request: The applicant is requesting Preliminary Plat Planned Unit Development approval for Rum River Villas for 53 single family lots on PID 16.111.0600.

Overview/Background:

In 2004, a preliminary plat for the Rum River Meadows development was approved which included future single-family housing lots on the subject site: PID 16.111.0600. When the Rum River Meadows 2nd Addition Final Plat was submitted, the subject site was platted into Outlot C of the development. Preliminary plat approval is needed again due to added lots from the original approved preliminary plat and the timeline has surpassed where the original preliminary plat has now expired. Semler Construction Inc, the applicants of this proposed project, have purchased the vacant land to develop 53 single family lots.

Analysis of Application

The development is intended to extend Rum River Drive SW and Maplewood Ave SW to the south. The preliminary plat submitted has varying house sizes and lot sizes across a total of 14.94 acres for the vacant parcel. The smallest lot in the development is proposed to be 7,188 square ft and the largest lot is proposed at 12,025 square ft. The average lot size is 8,600 square ft. Two outlots are proposed in the southwest corner of the site. Staff recommends turning portions of these outlots into dedicated right of way to plan for future connections of roadways of surrounding properties.

Zoning

The subject site is currently zoned “R-1” Single Family Residential and is proposed by the applicants as a PUD. City staff recommends that the underlying district for this proposed development should be rezoned to “R-3A” Low Density Multiple Family Residential based on the intended lot sizes and housing types of the PUD. Minimum requirements not mentioned in this PUD Master Plan submittal would then follow the Zoning Ordinance requirements for the R-3A Zoning District.

According to the City’s Subdivision Ordinance if any zoning changes are contemplated, a proposed rezoning of the property can be reviewed and approved at the time of the Preliminary Plat Approval. The Planning Commission should discuss whether the underlying zoning district of R-1 Single Family Residential should be changed to the R-3A Low Density Multiple Family Residential Zoning District in order to better fit the lot sizes and housing types proposed for the development.

Comprehensive Plan

According to the Future Land Use Map found in the City’s 2020 Comprehensive Plan, this parcel is guided as Low Density Residential. Housing Density in this classification is 0-3 units per acre. The proposed development calls for 3.55 units per acre (53 lots / 14.94 acres). This development falls outside of the Low-Density Residential housing density of 0-3 units per acre, however the next step of Medium Density Residential housing density accommodates for 4-8 units per acre. The proposed density of 3.55 units per acre would be most consistent with the Low-Density Residential category by definition.

Grading Plan/Utilities Plan/ Stormwater Plan

The City Engineer’s memo is attached. With revisions laid out in the report, Engineering is recommending approval.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Plat subject to the following conditions:

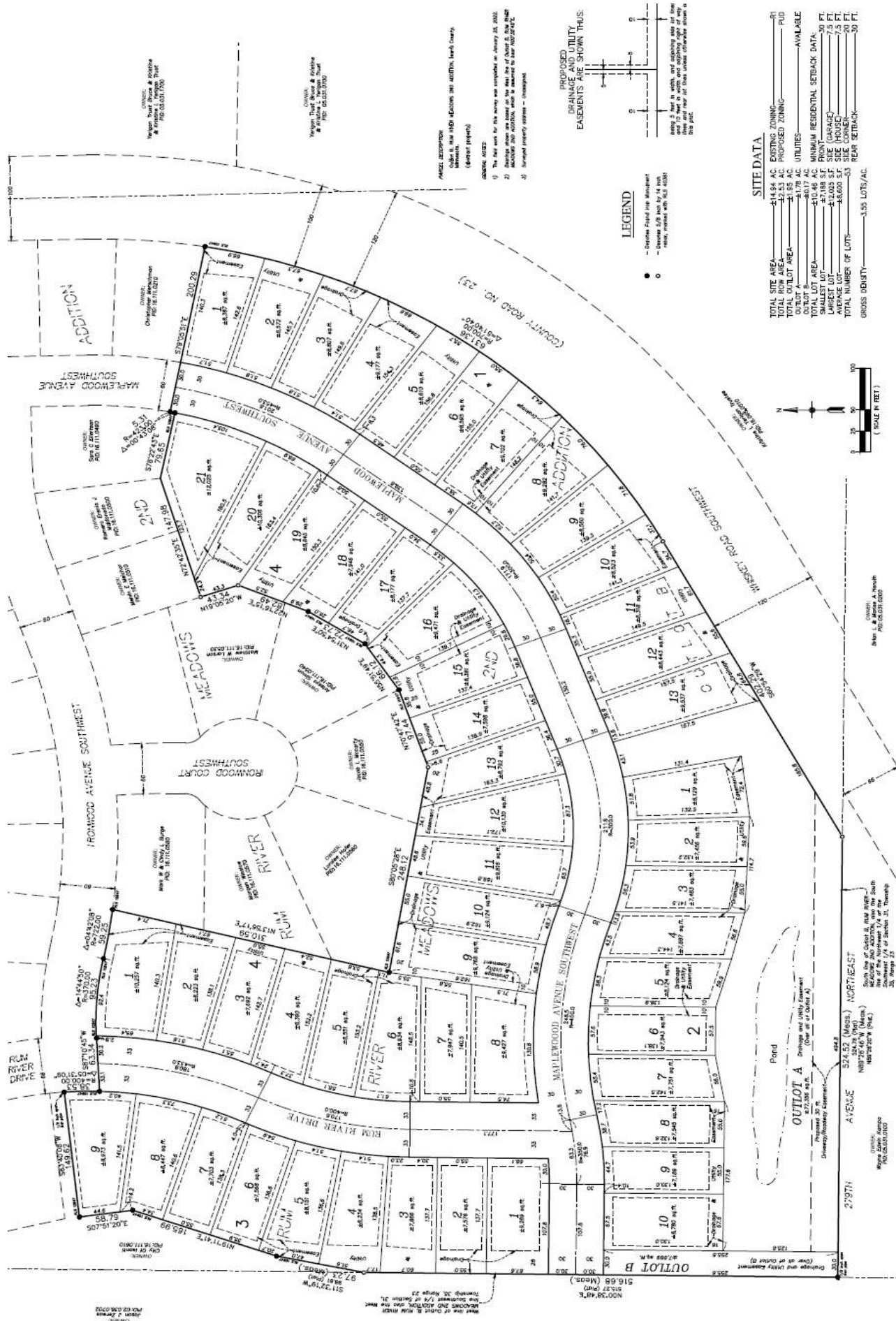
1. The developer must enter into a Development Agreement with the City of Isanti, which will outline the general terms of the development. Development fees will be charged to the developer based upon the City Fee Schedule.
2. The developer shall be responsible for any and all permits and approvals that may be necessary from other applicable governmental agencies. These permits and approvals shall be submitted to the City of Isanti and/or other governmental jurisdictions that may require said permits prior to development.
3. Any and all costs associated with the recording and processing of any agreements and Plat shall be assumed by the developer.

4. The setback requirements are as follows:

Front yard setback:	Thirty (30) feet
Side yard setback:	7.5 feet, each side
Garage setback:	7.5 feet
Street side yard setback:	Twenty (20) feet
Rear yard setback:	Thirty (30) feet
5. Trees and landscaping shall be planted on each lot according to Section 15 of the City Zoning Ordinance.
6. Dedication, if required, of utility and access easements are granted to the City of Isanti.
7. The developer, at their cost must install sidewalks consistent with City Codes and Ordinances and extend the bike trail.
8. Address items/conditions identified in the Memorandum from City Engineer Jason Cook dated April 7, 2022 to Community Development Director Stephanie Hillesheim

Attachments:

- Proposed Plat
- City Engineer's memo
- Fire Chief memo



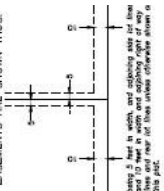
SITE DATA

TOTAL SITE AREA	214.94 AC	EXISTING ZONING	R-1
TOTAL LOT AREA	22.53 AC	PROPOSED ZONING	PUD
TOTAL OUTLOT AREA	1.19 AC	UTILITIES	AVAILABLE
OUTLOT 1	0.57 AC	OUTLOT 2	0.62 AC
OUTLOT 3	0.57 AC	OUTLOT 4	0.57 AC
TOTAL LOT AREA	22.53 AC	MINIMUM RESIDENTIAL SETBACK DATA	
FRONT LOT	27.08 SF	FRONT	30 FT.
REAR LOT	27.08 SF	REAR	30 FT.
AVENUE LOT	48,600 SF	SIZE (HOUSE)	7.5 FT.
AVENUE LOT	48,600 SF	SEE CORNER	30 FT.
TOTAL NUMBER OF LOTS	53	ROAD SETBACK	30 FT.
GROSS DENSITY	1.35 LOTS/AC		

LEGEND

- Proposed Right of Way
- Proposed 30 ft. Right of Way
- Proposed 10 ft. Right of Way
- Proposed 5 ft. Right of Way

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS



- The plat was prepared and completed on January 15, 2002.
- Survey was conducted on the basis of the plat of Survey 1, Sub Area 1, dated January 15, 2002, which is recorded in the public records of the State of North Dakota.
- Surveyed property owner - (Name)

APPROVED: [Signature]
 Notary Public for the State of North Dakota
 My Comm. Expires [Date]

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Bolton-Menk.com

MEMORANDUM

Date: April 7, 2022
To: Stephanie Hillesheim, Community Development Director
From: Jason W Cook, P.E.
City Engineer
Subject: Rum River Villas – Site Plan, Stormwater Management Plan & Preliminary Plat Review
City of Isanti, MN
Project No.: 0R1.126218

We have reviewed the Site Plan, Preliminary Plat, and Hydraulics Report all entitled “Rum River Villas” with a plan set signature date of March 11, 2022 and received at the City on March 25, 2022.

The plat includes the construction of 53 single family lots. The submitted plan set includes the extension of city streets and utilities as well as site and storm water pond grading.

Also submitted was a stormwater management plan and modeling dated March 11, 2022.

We have reviewed the submitted documents and have the following comments:

Stormwater Management Plan:

1. What are the building low opening elevations for the 3 structures on the property south of this site? They will need to be above the proposed B-B 100yr event.
2. Confirm 279th gravel driveway will not be flooded in the 100-yr event. It appears there is a 0.5’ buffer.
3. Verify ground water elevation and percolation rate of pond and update model accordingly.

Geotechnical Evaluation:

1. Complete soil borings and provide pavement design, ground water table, and percolation rate at the pond.

Plan Set:

1. Sheet 3 of 8: Preliminary Plat
 - a. Change Outlot B and the 30’ roadway easement along the south side of Outlot A into 30’ wide Right-of Way. Label each ROW with street names following the naming convention in the area (alphabetical tree names)
 - i. Get signed document from resident to the south stating they have a private driveway in the City ROW that the resident is solely responsible to maintain until it is removed when the future roadway is constructed.
 - b. Change Maplewood Avenue street name to Juniper Avenue SW starting at the intersection of Ironwood Ave SW continuing south. There is already a Maplewood & Rum River drive intersection north of this site.
 - c. Submit temporary cul-de-sac easement for west end stub street.



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2. Sheet 4 of 8:
 - a. Add call outs for watermain fittings, valves, hydrants etc.
 - i. Add valves at intersections one less valve per leg of watermain pipe.
 - b. Add profiles showing watermain, sanitary, and storm sewer sizes, depths and grades.
 - c. Add proposed street profiles grades and vertical curve call outs.
 - d. Add intersection details showing grade through curb radii.
 - e. Add storm leads sheets showing all proposed pipes and structures
 - f. Add all sanitary sewer services and water services to plans, call out invert at ROW and grade of service pipe.
 - g. Extend 10" watermain to the west dead end.
 - h. Sidewalk should run 6' from back of curb.
 - i. Remove ped ramp to south in the NW quadrant of Maplewood & Rum River Drive.
 - i. Trail should run 2' from ROW line.
3. Sheet 5 of 8:
 - a. Trail should run 2' off the ROW line.
 - b. Add concrete pedestrian ramp with truncated domes at the South Passage Intersection. Add cross walk blocks and stop bar as well. Relocate stop sign to the west side of the new crosswalk.
4. Sheet 6 of 8:
 - a. Will the existing storm apron that catches the county ditch at the SE corner of the site have adequate cover to the trail, and fit the trail side slope as to not drop off at the trail edge?
 - b. Will the pond be a wet pond with a NWL as called out on plan? Or an infiltration basin? Get soil boring to determine groundwater level. If wet pond, will need to have 10' bench and dead storage per design requirements.
5. Sheet 7 of 8:
 - a. Add the following details:
 - i. Proposed structures, hydrant with gate valve, sewer and water service leads, surmountable curb ("Edina style")
 - ii. Trail section shall be 2.5" SPWEA240B with 4" CI 5 base.
 - iii. Revise typical sections to show walk 6' from back of curb.
6. Sheet 8 of 8:
 - a. Provide wall anchor design and detail of wall type, footing and drain layout.



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7. Sheet L1 of 2:
 - a. Verify no trees will be planted within 10 feet of proposed pipes or in easements.
8. Add the following table to the plan set:
 - a. Show elevation of proposed low floor and low opening if each lot.
 - b. Show sewer service invert at right of way. Verify all 4-inch services can be installed at 1.5% minimum grade and still service all proposed building elevations.
 - c. Show elevation of 2-feet above the B-B 100-year event at each parcel along pond. Verify low opening elevation is at least 2-feet above the B-B 100-year flood elevation.
 - d. Show elevation of 1-foot above the emergency overflow at each parcel including back yard inlets. Verify low opening elevation is at least 1 foot above emergency overflow elevation.
9. Add a signage and striping plan. Show cross walks at all ped ramp crossings with stop bar. Show cross walk sign with arrow at the non-stop condition crossing.
 - a. Show two permanent type-III barricades at the west end of stub street.
 - b. Show street name signs at intersection and at Maplewood street name change near trail crosswalk.
10. Add lighting plan.
11. Fill out SWPPP checklist (attached)
12. Submit specifications.
13. Submit construction cost estimate.

We recommend requiring the additional submittal documents be submitted for review and approved prior to approval of a development agreement.

Please contact me if you have any questions.

March 30, 2022

City of Isanti Planning Commission
110 1st Ave NW
Isanti, MN 55040



RE: Rum River Villas

City of Isanti Planning Commissioners,

Isanti Fire District has reviewed the proposed Rum River Villas plat, PID 16.111.0600.

Isanti Fire supports the continuation as presented in the March 29, 2022 development review meeting providing that all State and City fire codes are conforming per City of Isanti Code 111-113: *Adoption of MN State Fire Code.*

Sincerely,

A handwritten signature in blue ink, appearing to be "Alan Jankovich", written over a faint circular stamp.

Alan Jankovich | Fire Chief
Isanti Fire District