

**TO:** St. Francis Planning Commission  
**FROM:** Beth Richmond and Brad Scheib, Planners  
**SUBJECT:** Rivers Edge PUD Amendment  
**DATE:** 7-10-2024 for 7-17-2024 meeting  
**APPLICANT:** St. Francis Land Development, LLC (Dale Willenbring)  
**LOCATION:** Land along Rum River Blvd NW north of 235<sup>th</sup> Ave NW (PID 33-34-24-22-0017)  
**COMP PLAN:** Medium Density Residential (MDR)  
**ZONING:** PUD

**OVERVIEW:**

The City has received an application to amend the Rivers Edge Planned Unit Development (PUD) to incorporate the easternmost 2.5 acres of land planned as part of the Rivers Edge development along Rum River Blvd NW into the Rivers Edge PUD and to allow for reduced side yard setbacks for villa lots. The Rivers Edge development was approved in 2018 with the ultimate development boundaries planned as shown in red below. The applicant has been working on building out the site since the original approvals were obtained. Amendments to the existing PUD have occurred periodically to incorporate additional land into the PUD and to revise dimensional requirements.



## **REVIEW PROCEDURE**

### ***60-Day Land Use Application Review Process***

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the PUD amendment requests is August 25, 2024.

### ***Public Hearing***

City Code requires that a public hearing for review of the land use requests be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on July \_\_, 2024 and posted on the City Hall bulletin board on July \_\_, 2024. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on July \_\_, 2024.

## **ANALYSIS**

### ***PUD Amendment to Adjust Rivers Edge PUD Boundary***

Previous additions of the Rivers Edge development have been zoned as the Rivers Edge PUD. This PUD was established by Ordinance 240 on June 4, 2018. Over the years, the PUD was amended to include additional land as Rivers Edge developed.

In 2021, the City rezoned the easternmost 2.5 acres of land along Rum River Blvd NW to PUD as part of the Citywide Zoning Code and Zoning Map update. However, this land was never officially included within the Rivers Edge PUD itself. Therefore, the requested PUD amendment is considered by Staff to be a housekeeping item to clearly denote that these 2.5 acres are within the Rivers Edge PUD and are held to all the specific requirements established for that PUD.

This request is consistent with the original concept plan and preliminary plat for the Rivers Edge development that was approved in 2018 which included these 2.5 acres as part of the Rivers Edge development.



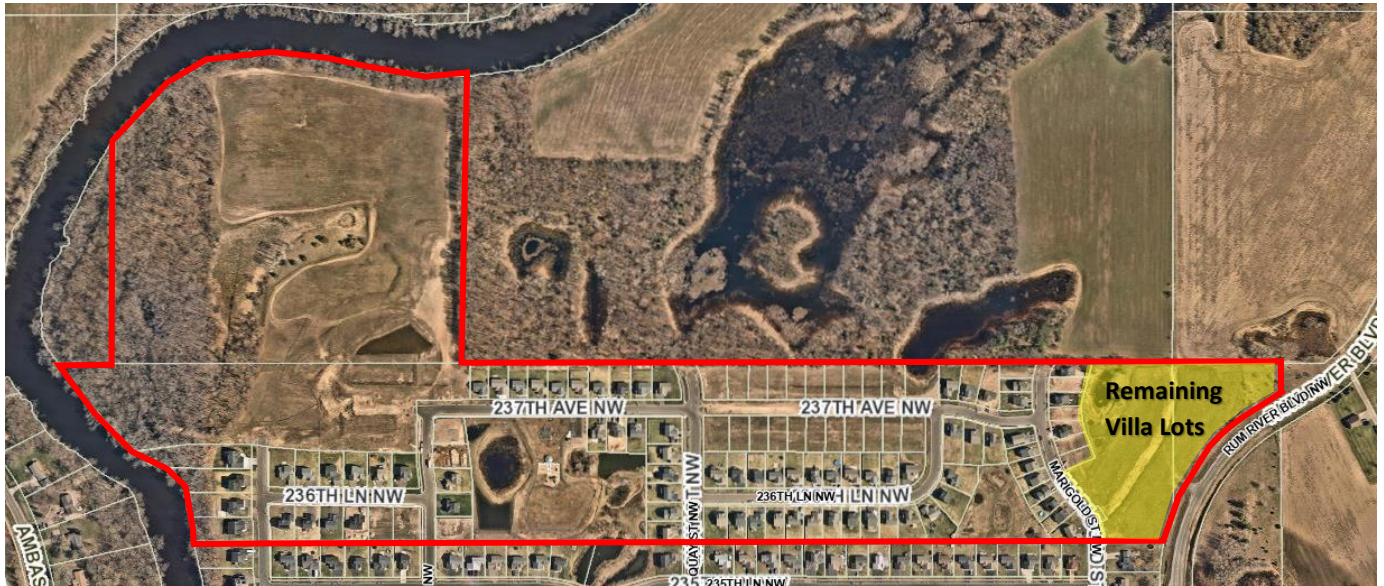
***PUD Amendment to Reduce Side Yard Setbacks***

The Rivers Edge PUD was established in 2018 and includes dimensional requirements that are specific to the lots within this development. The Rivers Edge PUD requirements are listed below:

<b>Rivers Edge PUD Requirements</b>			
<b>Requirement</b>	<b>Single-Family Lots</b>	<b>Villa Lots</b>	<b>Lots within Rum River Management Overlay District</b>
Lot Area	9,450 SF	6,100 SF	20,000 SF riparian 12,150 SF non-riparian
Lot Width	70 ft.	50 ft.	90 ft.
Width at setback from river	N/A	N/A	90 ft.
Front setback	25 ft.	25 ft.	35 ft.
Side setback	7.5 ft.	<del>7.5 ft.</del> <b>6 ft.</b>	7.5 ft.
Corner side setback	20 ft.	20 ft.	20 ft.
Rear setback	30 ft.	25 ft.	30 ft.
Wetland setback	30 ft.	30 ft.	30 ft.
OHW setback	N/A	N/A	75 ft.

The applicant is requesting that the City reduce its minimum side yard setback requirement for Villa lots from 7.5 feet to 6 feet. The main reason for the request is to accommodate current market demands reported by the builders in the development for a larger building pad size. The 18 western villa lots were developed several years ago as part of the 2<sup>nd</sup> Addition of Rivers Edge with 36’ wide building pads and tuck under garages. In the intervening years, the housing market has shifted and the tuck under garage model is now too expensive to build for what the market can afford. In order to keep the villa models affordable, the applicant is requesting to reduce the side yard setbacks in order to create a slightly wider building pad.

Staff is supportive of this request as this amendment would still ensure a building separation of at least 12 feet, which is required by Code for any building within a PUD. This amendment would affect the 23 remaining villa lots that are still to be final platted in the easternmost area of the development (yellow highlighted area below). No lots would be added or removed as a result of this change. All other areas of the development would continue to be developed according to current dimensional requirements.



## **Recommendations**

### ***Action to be Considered:***

The Planning Commission is requested to hold the public hearing for the PUD amendments to adjust the Rivers Edge PUD boundary and reduce side yard setbacks for villa lots. Following the public hearing, Commissioners are requested to take action on the requests and provide a recommendation to Council.

### **Suggested Motion:**

1. Move to recommend approval of the PUD amendment to:
  - a. Rezone 2.5 acres of land along Rum River Blvd NW into the Rivers Edge PUD; and
  - b. Allow reduced side yard setbacks for the villa lots within the Rivers Edge PUD with conditions and findings of fact as presented by Staff.

### ***Findings – PUD Amendment***

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan as amended and is compatible with present and future land uses of the area.
2. This PUD expansion is consistent with the concept plan and approved preliminary plat for the area.
3. The PUD provides a public benefit by adding a variety of housing to meet the diverse needs in St. Francis and expanding access to utilities to make way for future development. Reduced setbacks are needed to allow for the development of the villa lots in Rivers Edge.

### ***Conditions – PUD Amendment***

1. Any additional expansion of this PUD shall require a PUD amendment as specified by Code Section 10-37-05 Amendment of a PUD.

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2. The reduced side yard setbacks shall only apply to the 23 undeveloped villa lots within the easternmost area of the Rivers Edge development.