PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission

FROM: Beth Richmond, Consulting Planner

SUBJECT: Dalton River Villas Concept Review

DATE: 6-11-2025 for 6-18-2025 meeting

APPLICANT: Meadow Creek Construction (Mike Pomerleau)

LOCATION: PID 32-34-24-24-0069

COMP PLAN: Low Density Residential and Park/Open Space

ZONING: R-1 Urban Low Density Detached Residential

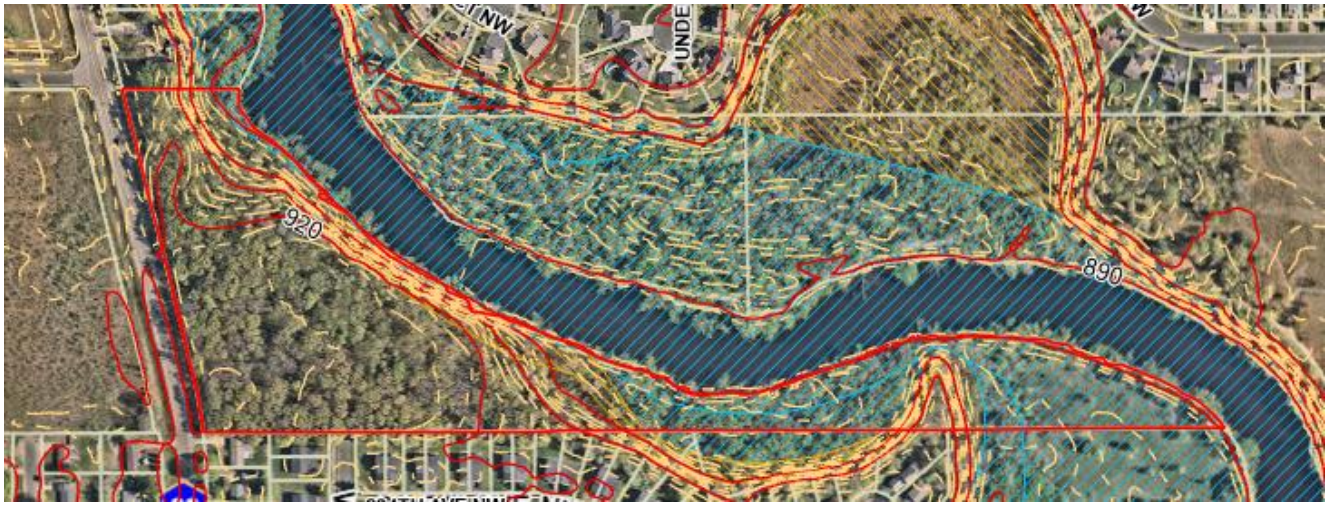
OVERVIEW

The applicant, Meadow Creek Construction, represented by Mike Pomerleau, has applied for review and discussion of a concept plan for the development of a 19-lot single-unit residential development on an approximately 15.45-acre site located between Ambassador Blvd NW and the Rum River (PID 32-34-24-24-0069). This property is located north of the Rum River Terrace neighborhood and east of the Vista Prairie Senior Living site. Roughly half of the site is encumbered by a bluff and the 100-year floodplain.

The purpose of a concept plan is to provide the applicant with an advisory review of a specific development concept before the applicant enters into binding agreements, incurs substantial expense, or files a formal application. This process is intended to inform the applicant of the alignment with the City's Comprehensive Plan and to identify elements of the development concept which may not be in compliance with current requirements. Staff, the Planning Commission, and the City Council will review the concept and identify areas for discussion. Ultimately, the goal is to provide feedback to the applicant who can then determine whether or not the development is worth pursuing.

PROPOSAL

The applicant is proposing to create 19 single-unit detached lots on a 15.45-acre site along the Rum River and Ambassador Blvd NW. Land along the eastern half of the site is located within the floodplain. A bluff exists which separates the upland area in the southwestern corner of the site from the Rum River.



An outlot is proposed along the Rum River which encompasses the floodplain area and the bluff. Primary access for the development is proposed to come from an extension of Woodbine Street NW from the south.

ANALYSIS

Land Use

This property is primarily guided for Low Density Residential use in the Comprehensive Plan. This land use category allows development at a density of 2-3 units per net acre. Land within the 100-year floodplain and along the bluff is considered undevelopable and is guided for park/open space use in the Comprehensive Plan. The proposed concept is consistent with the Comprehensive Plan. It shows a single-unit development of 19 units on 8 developable acres, or a net density of 2.375.

Zoning

The site is currently zoned R-1 Urban Low Density Detached Residential which permits single-unit detached dwellings with the following standards:

A. Perimeter Foundation. Be constructed upon a continuous perimeter foundation that meets the requirements of the State Building Code.
B. Dimensional Requirements. No residential structure shall have a width of less than 22 feet on not less than 70 percent of the structure. Width measurements shall not be inclusive of overhangs or other projections beyond the principal exterior walls.
C. Roof.
    a. Permitted roof materials include earth covered, shingles (asphalt, fiberglass, wood), tile, finished metal standing seam with concealed fasteners, or better.

b. Roofs for single unit dwellings may be flat or pitched. A flat roof must shed water having some degree of slope. If the single unit dwelling includes a pitched roof, the roof pitch shall be at least three/twelve (3/12) with a one (1) foot overhang.

D. The requirements of the State Building Code or the applicable manufactured housing code shall be met.

The site is also located within the urban Rum River Management (uRRM) Overlay District because it is adjacent to the Rum River. The applicant is proposing to create an outlot along the Rum River so that all developable lots will be non-riparian sewered lots. The most restrictive dimensional standard (bolded) applies:

Standard	R-1 Requirement	uRRM Requirement	Proposed
Min. lot area	10,800 sq. ft.	**12,150 sq. ft.**	8,981 sq. ft. to 18,820 sq. ft.
Min. lot width	80 ft.	**90 ft.**	55 ft. (4 lots) 65 ft. (15 lots)
Min. front setback	25 ft.	**35 ft. local road** **50 ft. County highway**	25 ft. local 50 ft. County highway
Min. interior side setback	**10 ft. living space** **5 ft. garage**	N/A	10 ft. living space 5 ft. garage
Min. corner side setback	**20 ft.**	N/A	20 ft.
Min. rear setback	**30 ft.**	(75 ft. from OHW)	30 ft. rear 100 ft. from OHW 30 ft. from bluff
Max. height	3 stories or 35 ft., whichever is less	**35 ft.**	Not provided
Max. impervious surface	35%	**30%**	Not provided

The concept proposes lots which are undersized in lot area, lot width, and which do not meet the front setback requirement for the uRRM overlay district. 8 of the proposed lots meet the R-1 lot area requirement of 10,800 sq. ft., while 6 lots meet the uRRM requirement of 12,150 sq. ft. None of the lots meet the required 90-ft. lot width of the uRRM – 15 lots are proposed to be 65 feet wide and 4 lots are proposed to be 55 feet wide. Variances or a PUD would be required in order to allow the flexibility shown on the concept. Because the site is within the uRRM overlay district and therefore would require DNR approval for any variance or ordinance amendment, the City has notified the DNR of the concept and requested their feedback. No comments have been received as of June 9.

Staff supports the design of this concept. The wide east/west nature of this lot, coupled with the existence of the floodplain, bluff, and County Road, create challenges when it comes to designing a development that preserves the natural features of the site while efficiently utilizing City infrastructure. While the lots are smaller than required, the overall density of the site is considerably less than what would be allowed if the site was unencumbered. The proposed lots are similar in size to the existing lots in the neighborhood directly to the south, promoting a cohesive neighborhood throughout the area.

Outlot

An outlot is proposed along the Rum River which encompasses the floodplain area and the bluff. This outlot would also include the stormwater pond for the development. As part of a future application, the applicant would need to identify the owner for the outlot and provide the City access to the stormwater pond from the Woodbine St NW extension. The Planning Commission should discuss whether the City would be interested in owning this outlot. The City owns the open space along the river directly to the south of this outlot. It may make sense for the City to also take ownership of this outlot so that the two could be connected.

Access

Street access to 16 of the 19 lots is proposed to come from an extension of Woodbine St NW. Woodbine St NW is currently constructed up to the south property line of the site. The concept shows the Woodbine St NW extension ending in a cul-de-sac. Staff and the applicant have discussed the possibility of connecting Woodbine St NW through to Ambassador Blvd NW instead of creating a cul-de-sac. Because Ambassador Blvd NW is a County Road, the County would have the final say on that possibility. Staff is supportive of either option but feels that the cul-de-sac option is more likely to be supported by the County based on Anoka County's street spacing guidelines.

Within the City, cul-de-sacs are allowed a maximum street length of 750 feet in the Urban Service Area and may serve the maximum density allowed by State Fire Code (30 units or less according to D107 of the Minnesota State Fire Code). The proposed cul-de-sac is anticipated to be less than 750 feet long and would serve 20 units including those already constructed in the development to the south.

Three of the proposed lots are shown to have access directly onto Ambassador Blvd NW. As an A Minor Collector, it is unlikely that Anoka County will allow additional access points onto Ambassador. If that is true, the applicant would need to adjust the concept to eliminate the access points onto Ambassador. This could be done through the use of shared driveways, lot reconfiguration, or the elimination of up to three lots.

The concept was sent to Anoka County for review. No comments have been received as of June 9.

ACTIONS TO BE CONSIDERED

The Planning Commission is requested to provide feedback to the applicant on the proposed concept. No motion is required. Comments shared are not binding on the City nor do they constitute official assurances or representations of the City on future recommendations or approvals. The City Council will also review the concept and provide feedback.

The Planning Commission should discuss the following topics in addition to providing feedback on the overall concept:

1. Flexibility would be requested from the lot area, lot width, and setback requirements for the uRRM and R-1 districts. Flexibility is typically granted with a variance or by creating a Planned Unit Development. Does the Planning Commission prefer one route over another?

2. Should the City consider owning the outlot containing the bluff and floodplain? If the city takes ownership, would it be managed as part of the city park system?

ATTACHMENT

- Concept Plan