
TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Turtle Ponds 6th Addition Concept Review
DATE: 3-9-2026 for 3-18-2026 meeting
APPLICANT: Home Improvement Shop Inc (Bill Carroll)
LOCATION: 2761 229th Ave NW (PID 33-34-24-43-0110)
COMP PLAN: Medium Density Residential
ZONING: Turtle Run PUD

OVERVIEW

The applicant, Home Improvement Shop Inc, represented by Bill Carroll, has applied for review and discussion of a concept plan for a residential development at 2761 229th Ave NW (PID 33-34-24-43-0110). The concept plan shows a general layout for the future subdivision of the property into 7 detached townhome lots. This concept incorporates roadway extensions from the abutting Turtle Ponds 4th Addition, which was approved in March 2020.



ANALYSIS

Existing Site Characteristics

The 2.56-acre site is located within the City's Urban Service Area. CSAH 24 (229th Ave NW) extends along the site's southern property line. 229th Ave NW is a County road, therefore

Anoka County has jurisdiction of any access points onto 229th Ave NW from the site. There are currently two gravel driveways which access onto 229th Ave NW from this site.

A majority of the site is vacant today. An existing pole shed is located in the southeast corner of the site. A large wetland complex exists along the west and north portions of the property.

The site is located within the Turtle Run Planned Unit Development (PUD), which includes the Ponds Golf Course located to the west of the site and the townhomes located to the north and east (Turtle Ponds 2nd and 4th Additions). The City of Oak Grove is located immediately to the south of this parcel.

Proposed Improvements

Based on the Concept Plan dated 1/6/26, the applicant is proposing to create 7 detached townhome lots on the site. Two stormwater ponds are proposed at the north and south ends of the development. The existing pole building and the access points to 229th Ave NW would be removed.

229th Ave NW is classified as a Minor Arterial street. Anoka County’s access spacing requirement between full intersections involving Minor Arterials is 0.5 mile. Currently, the site is located roughly 0.1 mile from the existing full intersection at Arrowhead St NW. In addition, the site has the potential for access through the local, private street that was approved with the 4th Addition of Turtle Ponds. Therefore, it is unlikely that the County would be supportive of a full access onto 229th Ave NW for this site. Reflecting this, access for the site is proposed as a continuation of the private street that was platted as part of the 4th Addition of Turtle Ponds.

Land Use

The 2040 Comprehensive Plan currently guides the subject parcel for Medium Density Residential (MDR) use, which allows a density of 3-7 units per net acre. This site is located within the southern portion of the Turtle Run PUD. This area is guided for medium density residential use and has already been developed with rowhomes, townhomes, and detached townhomes at a net density of roughly 5.5 units per net acre. The subject site is the last remaining parcel in this area to be developed. The proposed net density of the site is roughly 4.7 units per acre which is consistent with the MDR land use category.

Zoning

This property is included in the Turtle Run PUD. This PUD was established in 1996 and was most recently amended in 2023 to rezone the subject property into the PUD. The minimum requirements for detached townhouses in the Turtle Run PUD are listed below.

Detached Townhouse Requirements – Turtle Run PUD	
Minimum lot area	4,250 SF
Minimum lot width	37’
Minimum front setback	10’
Minimum rear setback	0’
Minimum building separation	10’
Minimum distance from the pavement edge of any roadway	20’

The west and north portions of the property are covered by a wetland. The City requires a 30' building setback from the edge of all delineated wetlands. In addition, a minimum 16.5' vegetated buffer is required adjacent to the boundary of any wetland. The areas shaded red on the concept are areas that are intended to make up the building pads for each lot but which are within the 30' setback. If the applicant chooses to move forward, the plans should be revised so that each of the building pads meets the 30' setback requirement.

Access and Parking

Access to the site will be provided via 229th Ln NW, the existing private street that serves the Turtle Ponds 4th development to the east. Private streets are required to have a pavement width of 24' and a right-of-way width of 50'. Within the 6th Addition, the applicant is proposing to create an extension of 229th Ln NW which would have a 20' pavement width and a 30' right-of-way. Subdivision variance(s) would be required to allow reduced widths for either pavement or the right-of-way.

As proposed today, the creation of this roadway would impact the two westernmost lots in the 4th Addition of Turtle Ponds, as principal structures are required to be set back at least 20' from the pavement edge of any roadway. This was discussed in 2023 when this provision was added to the PUD. At the time, the owner confirmed that the 4th Addition lots could meet this requirement and still be developed. This provision should be reviewed with any further submittal.

Parking for detached townhomes is required to be provided at a rate of 2 spaces per unit. Typically, the driveways for each unit can accommodate these spaces. The applicant would need to demonstrate that this requirement is met with any further submittal.

ACTION 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 to 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.

If the applicant chooses to proceed with the project in this configuration following concept plan review, the likely entitlements would include a subdivision variance(s) and preliminary and final plat.

ATTACHMENTS

- Concept Plan
- Turtle Run PUD (Ord. 255 and Ord. 321)