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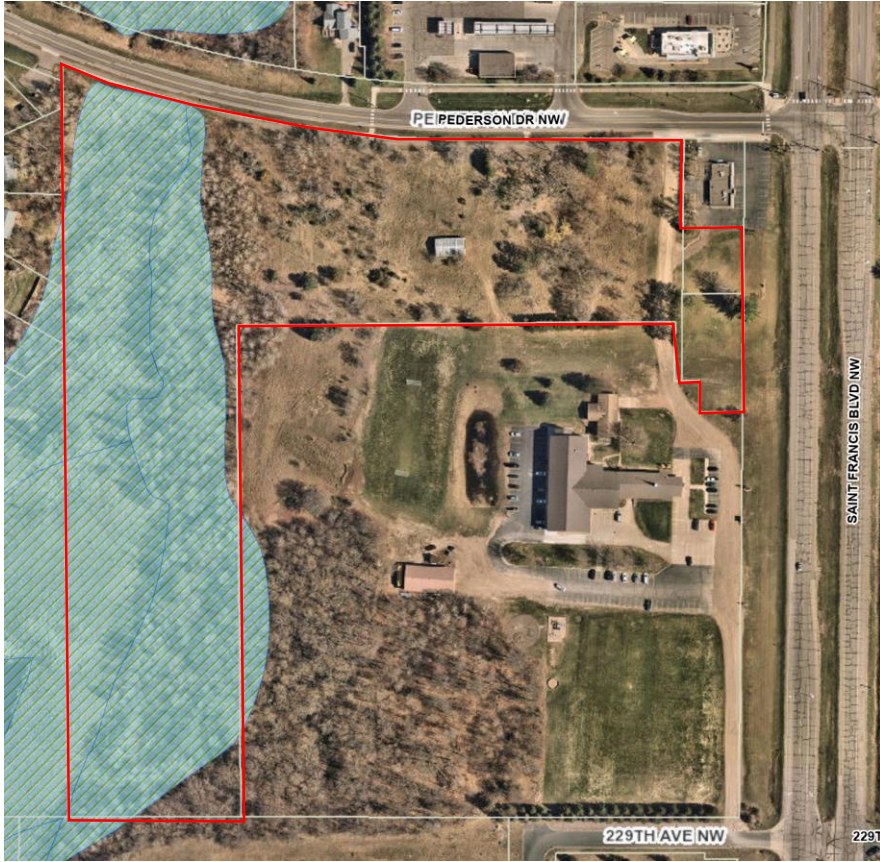
**TO:** St. Francis Planning Commission  
**FROM:** Beth Richmond, Planner  
**SUBJECT:** Patriot Parkway Preliminary Plat  
**DATE:** 5-8-2024 for 5-15-2024 meeting  
**LOCATION:** 23040 Pederson Drive NW; 23030 St Francis Blvd NW; 23018 St Francis Blvd NW  
**COMP PLAN:** Commercial and High Density Residential  
**ZONING:** B-2 General Business and R-3 High Density Residential

**OVERVIEW**

The City, in conjunction with First Baptist Church, requests that the Planning Commission hold a public hearing and provide a recommendation to the City Council regarding the Patriot Parkway preliminary plat application. The preliminary plat proposes to create three developable commercial lots, establish one lot for stormwater facilities, establish right-of-way for a new public street, and create an outlot for future residential development.

The subject site is made up of three parcels and abuts St. Francis Blvd NW on the east and Pederson Drive NW on the north. All together, the site is roughly 14.5 acres in size. A 7-acre wetland encompasses roughly 50% of the site along the western edge.

The development of this site was reviewed as a concept in September 2022. In May 2023, the City approved a Comprehensive Plan amendment and rezoning for the site.



**ANALYSIS**

***Land Use***

The site is guided for Commercial and High Density Residential use by the 2040 Comprehensive Plan. The eastern portion of the site, including the two existing lots, two new commercial lots, and the street ROW, is guided for Commercial use. The western portion of the site includes Outlot A and is guided for High Density Residential use which allows a residential density of 12-60 units per net acre.

***Preliminary Plat***

The preliminary plat proposes to create three developable commercial lots, establish one lot for stormwater facilities, establish right-of-way for a new public street, and create an outlot for future residential development.

**Dimensional Standards**

Three developable commercial lots are proposed as part of this plat. The required and proposed dimensions for each lot are shown in the table below:

Lot	Minimum Lot Area		Minimum Lot Width	
	Required	Proposed	Required	Proposed
Block 1 Lot 1	20,000 SF	40,020 SF	100 ft.	~179 ft.

Block 1 Lot 2		39,759 SF		177 ft.
Block 2 Lot 1		16,254 SF		158 ft.
Block 2 Lot 2		14,186 SF		100 ft.

The two lots that make up Block 2 are currently owned by the City. Both are less than 20,000 SF in area, making them undersized lots today. Lot 1 is intended to be used as a developable commercial parcel while Lot 2 will be used for stormwater facilities. The proposed preliminary plat will adjust the lot lines for these two lots slightly, increasing the size of Lot 1 and decreasing the size of Lot 2. This adjustment will make Lot 1 as large as possible to support development of a small commercial building while still ensuring that Lot 2 will be large enough to manage the stormwater needs for the development.

Access

A new public street is proposed to serve this development. This street would connect to Pederson Dr NW in two places, creating a loop road. The three commercial lots and Outlot A are all proposed to have access to this street. It is expected that this road will also serve the First Baptist Church property to the south and the Mansetti’s property in the future.

The eastern intersection of the loop road and Pederson Dr. NW is proposed to be a right-in/right-out intersection while the western intersection would be a full intersection aligned with the westernmost County Market access. Because this development is located adjacent to St. Francis Blvd NW, Staff has notified MnDOT about the proposed project. Comments have not been received from MnDOT at this time.

Utilities/Stormwater

The site will be served by City utilities. Plans were provided by the City Engineer demonstrating how the development will be served. Two stormwater ponds are proposed to manage stormwater for the development. One pond will be located on Block 2 Lot 2 while the other will be located on the First Baptist Church property. The City has discussed this approach with the First Baptist Church to ensure that the necessary agreements to allow a stormwater pond on the First Baptist Church property would be attainable.

Lot Development

The three commercial lots and Outlot A are expected to develop in the future. Site plans/building plans have not been submitted for any of these lots at this time. The City’s intent at this time is to create lots that are ready for development to occur. As each of these properties develops, the City will complete a site plan review for each of these properties as they develop to ensure that all City requirements such as setbacks, parking, and landscaping, are met.

**RECOMMENDATIONS**

Staff recommends approval of the preliminary plat request with the following conditions of approval and findings of fact:

***Proposed Findings of Fact – Preliminary Plat***

1. The proposed preliminary plat is consistent with the City’s 2040 Comprehensive Plan and is compatible with present and future land uses of the area.
2. The development is consistent with the City’s Zoning and Subdivision Ordinances. Block 2 Lots 1 and 2 are undersized in lot area today and will continue to be undersized with this preliminary plat.

***Conditions of Approval – Preliminary Plat***

1. Applicant shall address any comments from MnDOT.
2. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

**ACTION TO BE CONSIDERED**

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as presented by Staff.
2. Recommend denial with findings of fact as established by Commissioners.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

***Suggested Motions:***

1. Move to recommend approval of the preliminary plat for the Patriot Parkway development with conditions and findings of fact as presented by Staff.

**ATTACHMENTS**

- Patriot Parkway Preliminary Plat