



CITY COUNCIL AGENDA REPORT

TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: Patriot Parkway Preliminary Plat
DATE: June 3, 2024
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 City Council take action on the application for a preliminary plat for the Patriot Parkway development. 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.

Staff distributed the plat to MnDOT for review given proximity of the proposed new street's intersection with Pederson Dr NW. MnDOT replied and offered no comments on the preliminary plat.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Code amendment at their meeting on May 15, 2024 and held a public hearing. No oral or written comment from the public was received. Planning Commissioners discussed the proposed access points for the loop road. Commissioners inquired about street access locations on Pederson Dr NW and alignment with driveway access to the commercial uses to the North. Staff noted that the proposed western street access matches up with the existing western driveway access for County Market which is the less busy access point to the shopping center. The proposed street intersection points do not pose a concern from a traffic engineering perspective due to the gradual curve and low speed limit of Pederson Dr NW, , as well as the distance of each street intersection from Hwy

47. Following the public hearing, the Planning Commission unanimously voted to recommend approval of the Patriot Parkway preliminary plat.

ACTION TO BE CONSIDERED:

Based on the Planning Commission’s unanimous recommendation for approval, a draft approval resolution has been prepared and is attached for your review.

Potential Motions:

1. Move to approve Resolution 2024-22 approving the preliminary plat for the Patriot Parkway development with conditions and findings of fact as presented by Staff.
2. Move to deny the Patriot Parkway preliminary plat for the following reason(s): _____ and direct Staff to prepare written findings.
3. Table the amendment request and request additional information from Staff/applicant.

ATTACHMENTS:

- Draft Resolution 2024-22
- Planning Commission Memo – May 15, 2024