



CITY OF CORCORAN
Corcoran Parks and Trails Commission Agenda
July 15, 2021 - 7:00 pm

Meeting Instructions for the Public

Call: +1 312 626 6799
 Enter Meeting ID: 826 3893 1140
 Press *9 to Comment during the Public Comment
 Sections in the meeting.
 Computer log-in:
<https://us02web.zoom.us/j/82638931140>
 For more information on options to provide public
 comment visit: www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
 - a. Minutes – May 20, 2021 Meeting*
5. **Open Forum**
6. **Presentations**
 - a. Three Rivers Park District – Diamond Lake Regional Trail*
7. **Unfinished Business**
 - a. Cook Lake Highlands*
8. **New Business**
 - a. 2022 Budget and Fee Schedule*
9. **Reports/Information**
 - a. Active Planning Applications – Informational only*
 - b. Recreation Coordinator Update*
10. **Subcommittee & Miscellaneous Reports**
 - a. City Council Report*
 - b. Garden Club Report
 - c. Park Dedication Fund*
11. **Other Business/Announcements**
12. **Commissioner Liaison Calendar**
City Council Meetings

7/22/2021	8/12/2021	8/26/2021	9/9/2021	9/23/2021	10/14/2021	10/28/2021
Meister	Strehler	Dugan	Hoffmann	Nybo	Christenson	Anderson

13. Adjournment

**Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by door.*



CITY OF CORCORAN
Corcoran Parks and Trails Meeting Minutes
May 20, 2021 - 7:00 pm

The Corcoran Parks and Trails Commission met on May 20, 2021, in Corcoran, MN.

Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the Parks and Trails Commission meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Present via telephonic or other electronic means were Commissioners – Anderson, Christenson, Hoffmann, Meister, and Strehler.

Commissioner Nybo joined electronically at 7:13.

Also present electronically were Mayor McKee and City Administrator Martens.

Recreation Coordinator Christensen Buck was present at City Hall.

1. Call to Order / Roll Call

Chairperson Meister called the meeting to order at 7:02 pm.

2. Pledge of Allegiance

Chairperson Meister invited all in attendance to rise and join in the Pledge of Allegiance.

3. Agenda Approval

Motion: Made by Anderson, seconded by Christenson, to approve the agenda as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Hoffmann, Meister, and Strehler.

(Motion carried 5:0)

4. Minutes

a. Minutes – April 15, 2021 Meeting Minutes

Motion: Made by Hoffmann, seconded by Strehler, to approve the minutes as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Hoffmann, Meister, and Strehler.

(Motion carried 5:0)

5. Open Forum

Recreation Coordinator Christensen Buck informed the Commission that there was an individual on the call interested in speaking.

Katherine Drivas, 6747 Olde Sturbridge Drive, expressed interest in having the City publish the parks and trails that are available for public use.

Commissioners discussed options for informing the community members of parks and trails available to the public. Commissioners also discussed food trucks that had been making appearances at Wildflower Park.

6. Presentations – None

7. Unfinished Business – None

8. New Business

a. Rezoning, Preliminary Plat, and PUD Application for “Amberley and Bellwether”

Recreation Coordinator Christensen Buck provided the history of the Bellwether development and the staff recommendation including approval of land dedication for the planned off-road trail easement and cash-in-lieu of land fee for the remaining park dedication. Commissioners discussed removing the noncontiguous piece of land, the desire for on-site parking with 10 stalls, and access for residents that do not live in the development. Paul Hoyer with Pulte Homes provided an estimate on the noncontiguous piece of land proposed as park dedicated land at 0.2 acres. Commissioner Anderson inquired about locations of the water tower and lift station to which Paul Hoyer with Pulte Homes informed the Commission that the sizes shown on the diagram for both were provided by the City staff and could be placed elsewhere.



CITY OF CORCORAN

Motion: Made by Christenson, seconded by Hoffmann, to recommend the plan as presented with the removal of the southwest noncontiguous section of dedicated land, with sufficient proof of parking or additional land if not acceptable.

Voting Aye by Roll Call Vote: Anderson, Christenson, Hoffmann, Meister, Nybo, and Strehler.
(Motion carried 6:0)

Following the motion, Commissioners discussed looking further into standards for park dedication land from developers.

9. Reports/Information

- a. Active Planning Applications – Informational only

Commissioners did not have a discussion.

- b. Recreation Coordinator Update

Recreation Coordinator Christensen Buck informed the Commission of items that she is working on including baseball and soccer preparations, putting together the Parks and Trails packets, applying for the Hennepin County Youth Sports equipment grant, and creating resolutions for City Council approval.

10. Subcommittee & Miscellaneous Reports

- a. City Council Report

Mayor McKee provided an overview of items discussed during previous City Council meetings including residential zoning district standards, discussions on “Franzen Estates” and “Cook Lake Highlands”, Planning Commission appointments, and the recreational vehicle ordinance update.

- b. Garden Club Report

Tom Anderson informed the Commission of the spring clean-up that the Garden Club completed at the Memorial Garden and the 2021 tree giveaway that took place at City Park.

- c. Park Dedication Fund

Commissioners did not have a discussion.

11. Other Business/Announcements - None

12. Commissioner Liaison Calendar

4/22/2021	5/13/2021	5/27/2021	6/10/2021	6/24/2021	7/8/2021	7/22/2021
Strehler	Dugan	Hoffmann	Nybo	Christenson	Anderson	Meister

Commissioners Nybo and Christenson discussed trading dates.

13. Adjournment

Motion: Made by Strehler, seconded by Hoffmann, to adjourn the meeting at 8:11 pm.

Voting Aye by Roll Call Vote: Anderson, Christenson, Hoffmann, Meister, Nybo, and Strehler.
(Motion carried 6:0)

Submitted by Jessica Christensen Buck, Recreation Coordinator



CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.ci.corcoran.mn.us

MEMO

Meeting Date: July 15, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Three Rivers Park District - Diamond Lake Regional Trail

Three Rivers Park District has requested to meet with the Parks and Trails Commission to receive additional feedback during the planning process for the Diamond Lake Regional Trail.

During a Parks and Trails Commission work session on February 20, 2020, Three Rivers Park District came to the Parks and Trails Commission to acquire feedback on areas of the city that would be most fitting for the Diamond Lake Regional Trail.

Following that work session, they worked with other cities that the trail would travel through and determined an appropriate route. At the January 21, 2021 Parks and Trails Commission meeting, Three Rivers Park District came back to the Commission and presented their updates to the trail. Commissioners discussed their concerns regarding eminent domain and crossing busy streets.

At this point in the planning process, Three Rivers Park District has a proposed trail plan that they would like the Parks and Trails Commission to look at, provide feedback on, and potentially approve. Following the meetings with the City of Corcoran and surrounding City's Parks and Trails Commissions, the preferred route would begin being presented to Corcoran and surrounding City's Councils.

Attached is information provided by Three Rivers Park District.

Attachments:

1. Three Rivers Park District Presentation



Three Rivers
PARK DISTRICT

master planning

Diamond Lake Regional Trail

Project Update for City of Corcoran Parks & Trails Commission

July 15, 2021

Meeting Agenda

- Introductions
- Project Overview and Update
- Route Analysis Overview
- Public Comments Overview
- Recommended Route
- Next Steps
- Discussion



Meeting Objectives

1. Present current recommended route
2. Respond to questions
3. Receive formal support from Parks & Trails Commission for recommended route

DIAMOND LAKE REGIONAL TRAIL

PROJECT OVERVIEW

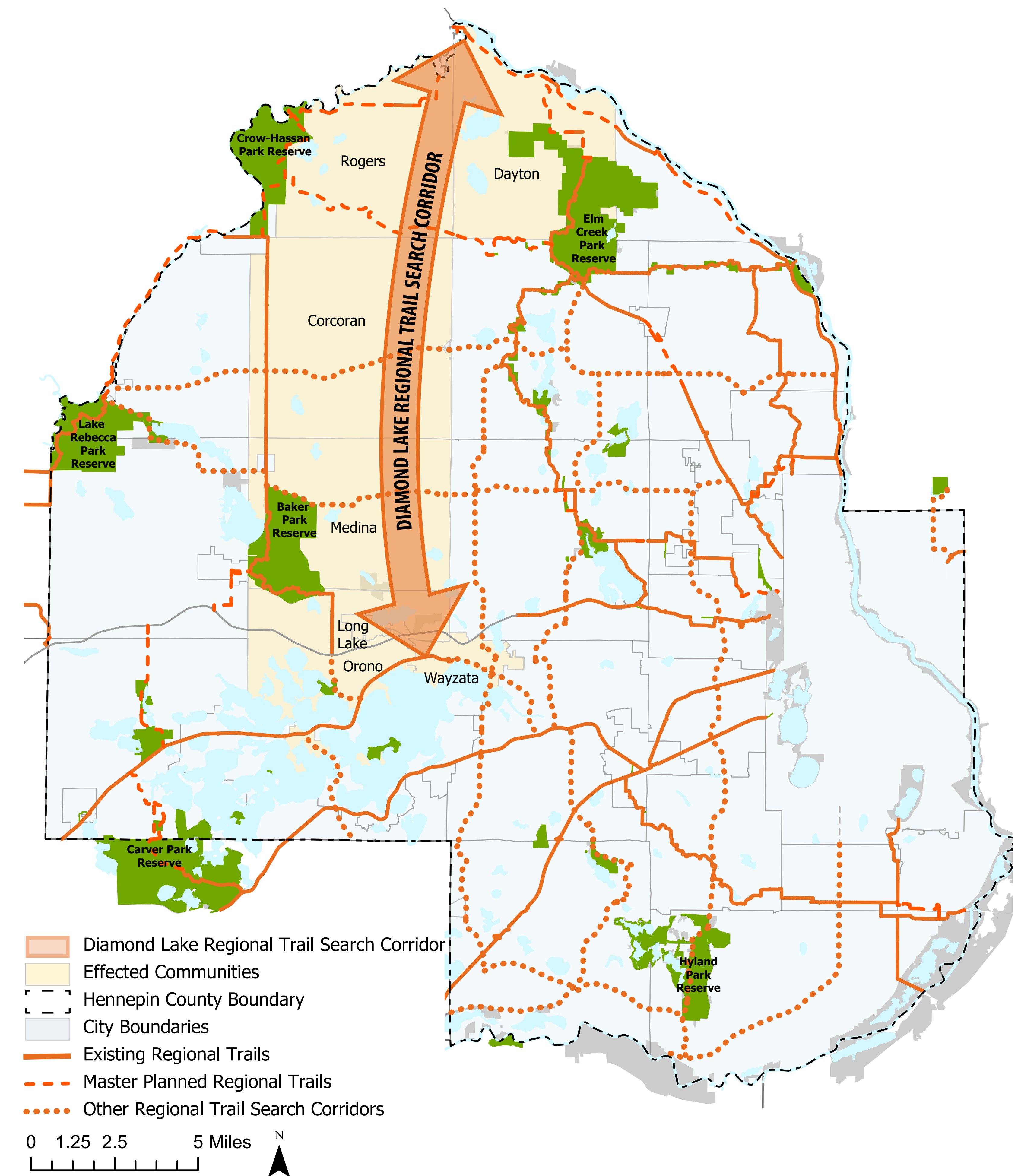
Three Rivers Park District is beginning the master planning process for future development of a new north-south regional trail through the western portion of Hennepin County. Identified as the Diamond Lake Regional Trail, it will travel 20 miles through Dayton, Rogers, Corcoran, Medina, Long Lake, Orono and Wayzata. The vision for the trail is a 10-foot-wide paved, multi-use trail that will connect natural areas, other regional trails in the Three Rivers system, and local parks and trails. Trail uses include biking, hiking, dog walking, running, and in-line skating.

PLANNING TIMELINE

This is a long-term master plan process, not an imminent construction project. The master plan will be reviewed and approved by city councils in all seven communities, the Three Rivers Park District Board and the Metropolitan Council before acquisition or development can begin. Right-of-way acquisition for the trail is done on a willing seller basis, which may take many years or decades to complete before trail construction can be considered.



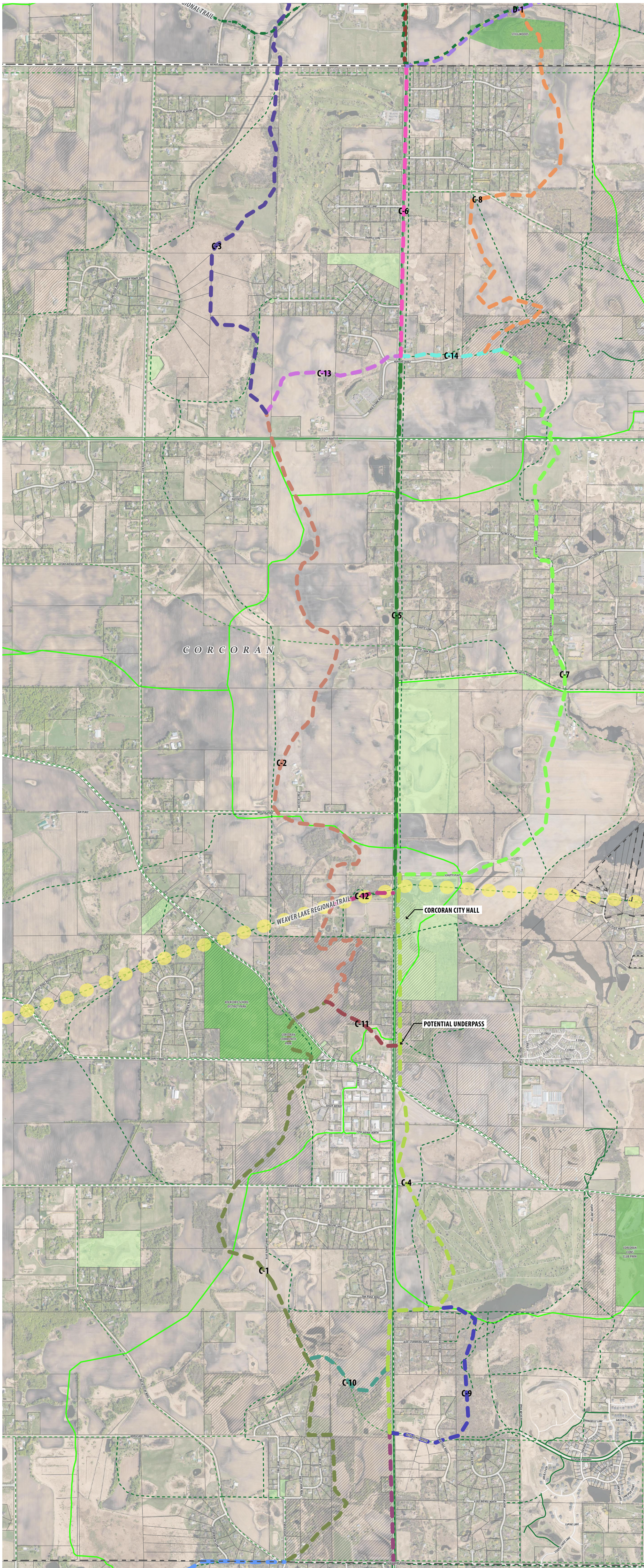
DIAMOND LAKE REGIONAL TRAIL SEARCH CORRIDOR



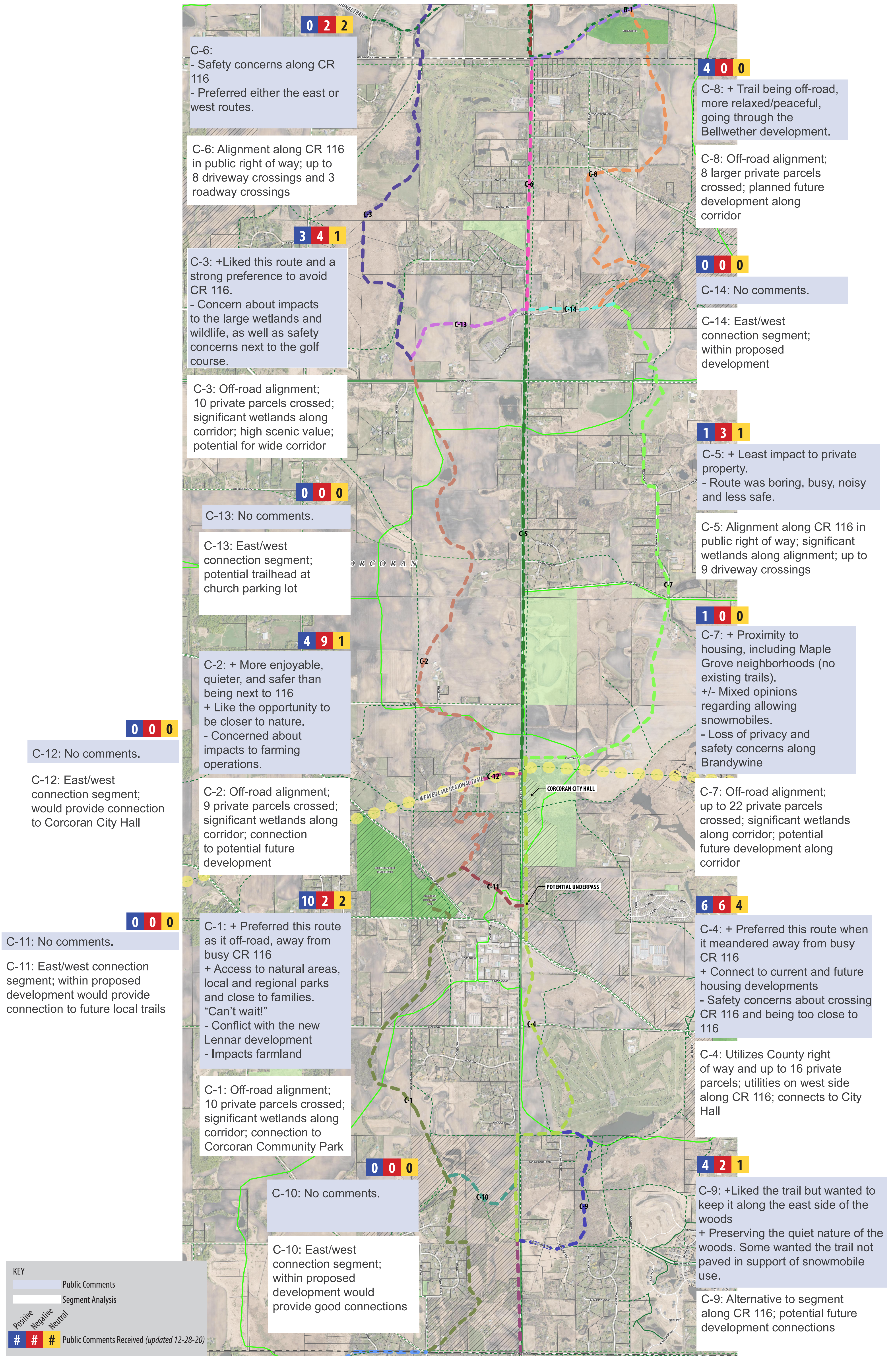


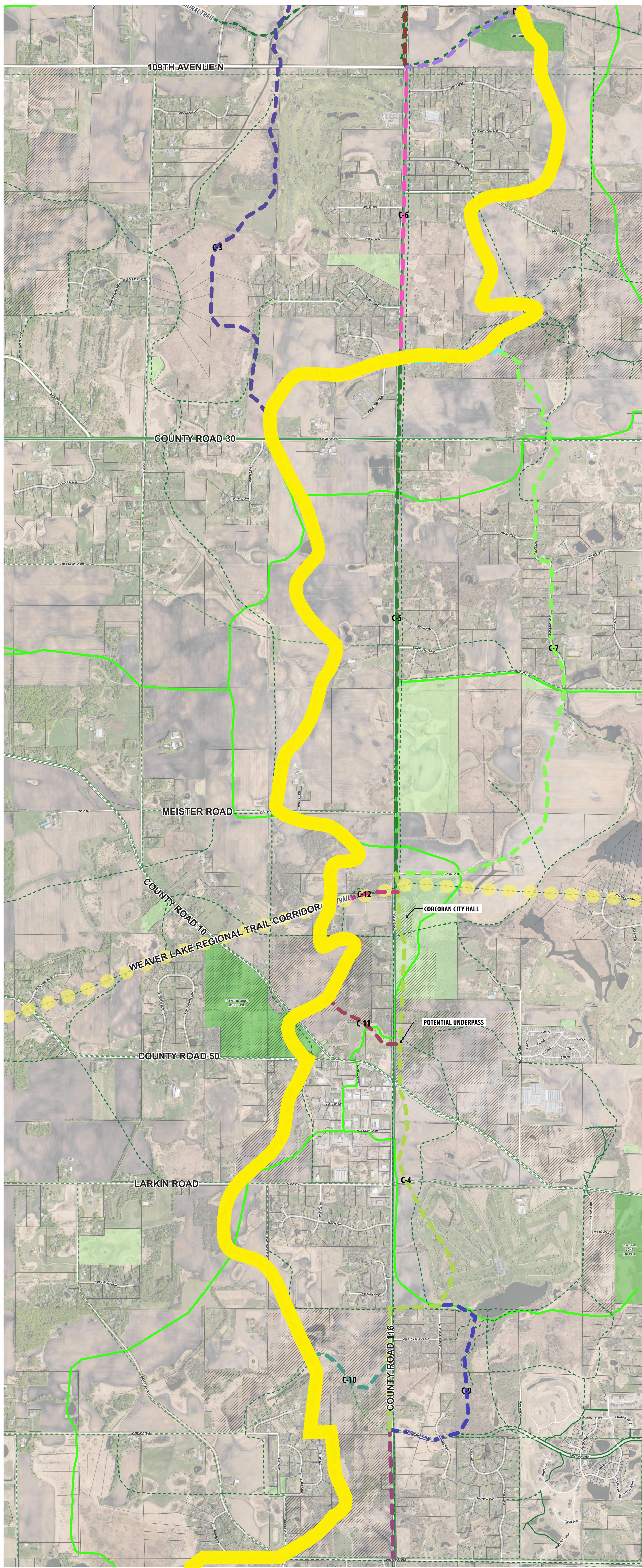
Master Plan Process





- KEY
- Potential DLRT Trail Segment
 - Regional Trail Search Corridor
 - Planned Local Trail
 - Snowmobile Trail





KEY	
	Recommended Route
	Regional Trail Search Corridor
	Planned Regional Trail
	Existing Off-Street Trail
	Proposed Off-Street Trail
	Existing On-Street Trail
	Proposed On-Street Trail
	Snowmobile Trails
	Developments
	Parks
	Public Land

RECOMMENDED ROUTE- CORCORAN (DRAFT)

Master Plan Process





Three Rivers

PARK DISTRICT

master planning

Diamond Lake Regional Trail

Project Update for City of Corcoran Parks & Trails Commission

July 15, 2021



From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Corcoran Parks and Trails Commission
FROM: Kevin Shay through Kendra Lindahl, Landform
DATE: July 7, 2021 for the July 15, 2021 Parks and Trails Commission Meeting
RE: Rezoning, Preliminary Plat and Preliminary PUD Development Plan for “Cook Lake Highlands” at 19220 County Road 10 (PID 25-119-23-14-0003) (City File 21-028)

60-DAY REVIEW DEADLINE: August 7, 2021

1. Description of Request

The applicant is requesting approval of “Cook Lake Highlands” which contains a 102-unit senior living cooperative, 20 single family residential villa lots, a 12,987 square foot child care and early education facility and a 20,781 square foot assisted living and memory care facility (32 units). The site is located on the northwest corner of County Road 10 and Brockton Lane. The development plan shows development of the project in a single phase.

2. Planning Commission Review

The Planning Commission held a public hearing on the current application on July 1, 2021. There were several people who wrote letters or spoke on the application. The Planning Commission voted 5-0 to recommend denial of the request.

3. Application History

The Planning Commission reviewed the item on April 1, 2021 and voted 4-0 to recommend denial of the project.

Following the Planning Commission review, the developer submitted revised plans which removed the apartment building, added 8 single-family villas, moves the large stormwater to the previous apartment location and retained the trail near Bass Lake Crossing in the northwest corner of the site.

The Parks and Trails Commission reviewed the item on April 15, 2021. The Parks Commission recommended not taking Outlot C, taking cash-in-lieu of land for the park dedication and no cul-de-sac connection for the trail.

The City Council reviewed the item on April 22, 2021. The City Council voted 5-0 to deny the project, as recommended by the Planning Commission.

4. New Application

Section 1070.010 of the Zoning Ordinance says “Whenever an application for an amendment has been considered and denied. City Council shall not consider a similar application for an amendment





affecting substantially the same property again for at least 6 months from the date of its denial. A subsequent application affecting substantially the same property shall likewise not be considered again by the Planning Commission or City Council for an additional 6 months from the date of the second denial unless a decision to reconsider such matter is made by not less than a majority of the full City Council.”

Following denial of the application at the April 22nd City Council meeting, the applicant met with neighboring residents and believes she now has the support of neighbors. At the May 27th, the applicant requested City Council approval to submit a substantially similar application to the one that was previously denied. The Council voted 4-0 to allow her to submit a new, but substantially similar application for review.

The following changes have been made since the April 22nd City Council meeting:

- Two additional coniferous trees and one river birch or similar species have been added to the single-family villa lots 1-12 to buffer from the existing “Bass Lake Crossing” homes.
- Lots 1-12 will be restricted to single story villa homes.
- The Applewood Pointe building has been converted to a flat roof which reduces the building height from 55 feet to 49 feet.
- The memory care facility has a full kitchen and bathroom in each unit and are now considered housing units for the density calculation.

5. Context

Zoning and Land Use

The property is guided Mixed Residential and zoned RMF-2 Mixed Residential. The property is in the 2020-2025 phase of the 2040 Staging Plan and municipal services are available.

Surrounding Properties

There is an exception parcel in the northern portion of the site that is owned by the Metropolitan Council for a lift station with an easement access over the eastern portion of the site. This property is guided Public/Semi-Public and zoned P-I Public/Institutional.

The property to the north is guided Low Density Residential and zoned RSF-2 Single Family Residential. The property to the west is developed as a single-family residential subdivision “Bass Lake Crossing”. The property to the east is located in Maple Grove and is currently going through the review process to be developed as a single-family residential subdivision. The property to the south is guided Mixed Use and zoned PUD Planned Unit Development. It is currently Lions Park.

Natural Characteristics of the Site

There is a large wetland on the northern portion of the site. Cook Lake is located northeast of the site and imposes Shoreland restrictions on this site. The Natural Resource Inventory map identifies



a high-quality maple/basswood natural community and a rare species occurrence on the site. There are areas of FEMA floodplain in the northern portion of the site.

6. Analysis of Request

Trails and Sidewalks

The 2040 Parks and Trails Plan map shows an off-road trail that runs along the western property line abutting the Bass Lake Crossing development and an on-road trail that runs along County Road 10.

The on-road trail will be constructed when the improvements to County Road 10 are completed by Hennepin County.

The off-road trail was constructed with the Bass Lake Crossing development and an easement was put in place for a portion of the trail on the Cook Lake property. The revised Cook Lake Highlands site plan preserves the trail in its existing location and will have it run through the backyard of the single-family villa lots. A connection to the trail from the cul-de-sac is not shown on the plans. The applicant will need to revise plans to include a 20-foot easement with an 8-foot wide trail connecting to the existing trail.

City policy is to require an 8-foot wide trail in a 20-foot easement for off-road trails and give credit for the area of off-road trails shown on the Comprehensive Plan. In this case the easement is already in place for the “Bass Lake Crossing” portion of the trail. Only newly dedicated easements would qualify for park dedication credit. The Parks Commission could consider providing park dedication credit for the portion of the trail easement in the open space if the Parks Commission does not accept the proposed open space as park land.

A trail is shown on the northwest side of the site in the proposed park area which connects to the existing trail constructed with “Bass Lake Crossing”. A sidewalk is shown on the south side of 74th Avenue which continues until the intersection with the Maple Grove street connection. The sidewalk should continue south to County Road 10.

The applicant is working with the City of Corcoran, the City of Maple Grove and the Metropolitan Council to provide a trail connection which crosses the boundary between the two cities near the booster station.

Trails will be maintained by the City according to City trail policy and sidewalks will be maintained by building management or homeowners.

Park Dedication Calculation

The Comprehensive Plan does not indicate any parks in the area; however, the applicant is proposing to dedicate Outlot C to the City. Outlot C is a total of 8.36 gross acres (2.94 net acres) in exchange for the park dedication due for the single family lots ($\$4,628.00 \times 20$ S.F Lots = \$92,560.00). The City park dedication formula assumes land in this district is valued at \$90,000 per acre. The land in Outlot C is worth more than the applicant is requesting in return however there is a



long-term maintenance cost to the City to maintain the area. The developer would pay park dedication as cash-in-lieu of land for the other parcels.

Under the current ordinance, park dedication of land is required at 28% of the net pre-development area for Mixed Residential land. Park dedication is only taken for newly created lots. The ordinance would require 5.98 net acres of park dedication for the 21.34 net acres being platted.

Park dedication credits would be given for any trail easements taken for off road trails shown on the Comprehensive Plan. As noted above only the new trail easements for this plat would receive park dedication.

Where no park land is shown on the Comprehensive Plan, the City should take cash-in-lieu of land. For residential developments, the current cash in lieu of land fee has been calculated based on the per capita share of park system costs at \$4,628 per single family unit, \$3,141 per multi family unit and \$4,498 per commercial and industrial unit. Assisted living and memory care units are calculated in a different way from other units and shall apply the commercial rate to the percentage of memory care and/or assisted living units that are in the project, multiplied by the project net acres. This calculation is shown below. Because no trail easements are being dedicated and staff does not recommend this site for a park, the full cash-in lieu of land fee is required. The calculations below outline the park dedication fees for each use based on the current plan:

20 villas x \$4,628 = \$92,560
102 senior living x \$3,141 = \$320,382
(32 memory care units / 154) x 21.41 x \$4,498 = \$20,011
1 daycare facility x \$4,498 = \$4,498
TOTAL = \$437,451

If the Parks and Trails Commission were to recommend approval of the applicant's request to dedicate Outlot C and pay the remaining as cash-in lieu then the park dedication fees would be as follows:

102 senior living x \$3,141 = \$320,382
(32 memory care units / 154) x 21.41 x \$4,498 = \$20,011
1 daycare facility x \$4,498 = \$4,498
TOTAL = \$344,891

The final park dedication calculation will be based on final land area calculations and the fee schedule in place at the time of release of the final plat.

The land proposed for dedication is not shown as planned park in the Comprehensive Plan and the City generally only accepts land dedication where shown on the Comprehensive Plan map. Staff continues to recommend cash-in-lieu of land for park dedication.



7. Recommendation

The Parks and Trails Commission should provide a recommendation on the request to dedicate Outlot C as a public park.

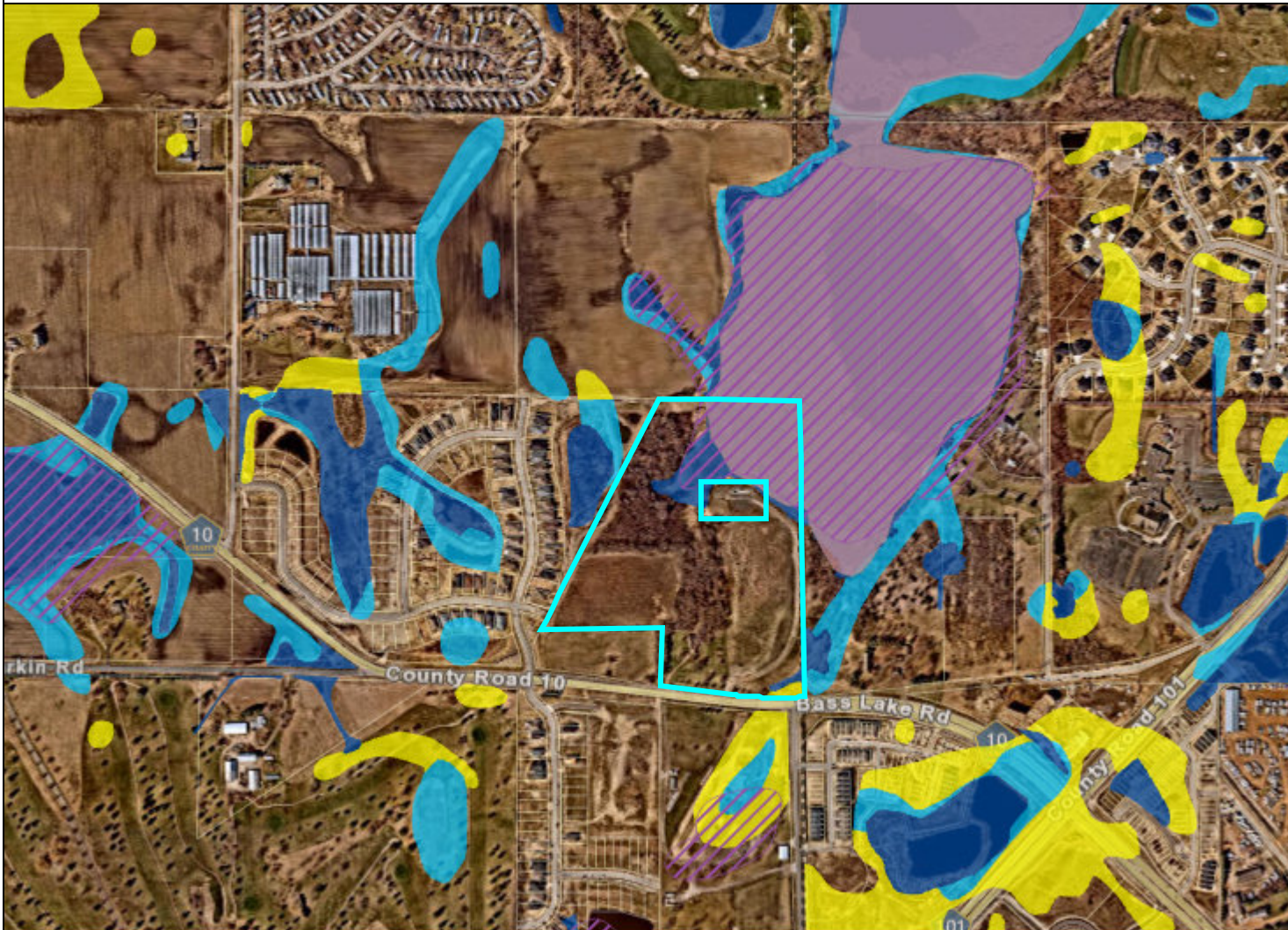
Attachments

1. Site Location Map
2. 2040 Parks and Trails Map
3. Applicant's Narrative dated June 8, 2021
4. Plan drawings dated June 7, 2021



Hennepin County Natural Resources Map

Date: 8/27/2020



Legend

FEMA Floodplains - 100 Year

- A
- AE FLOODPLAIN
- AH
- AO
- AE FLOODWAY

DNR Buffer Protection - Public Waters

- Undefined
- General Development
- Natural Environment
- Natural Sensitive
- Recreational Development
- Special Protection

Wetlands

- Potential Wetland - HCWI
- Probable Wetland - HCWI
- Probable Wetland - NWI

PID: 2511923140003
 Address: 19220 CO RD NO 10,
 CORCORAN
 Owner Name: ALBERT SCHOMMER ESTATE
 Acres: 27.31

Comments:

1 inch = 800 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

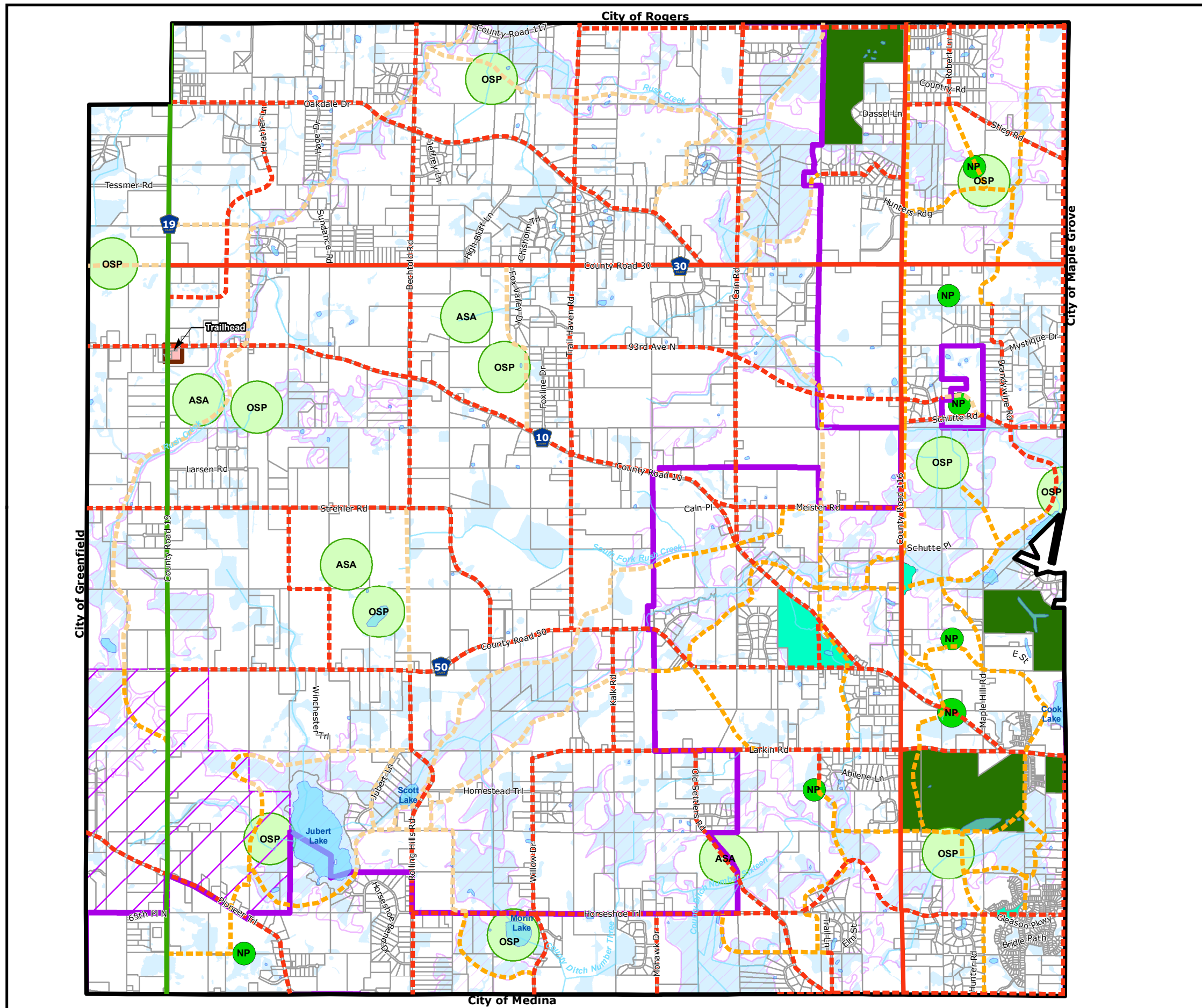
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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1 Parks and Trails Plan

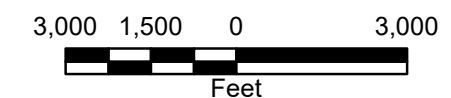


Existing Parks and Trails

- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails

- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands



Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
Date: 1/15/2019 Time: 1:22:31 PM User: Shu.JC0243

TREK DEVELOPMENT

6/8/21

Dear City of Corcoran Staff, Commissioners, and Councilors

Please find attached:

- Trek Development's waiver request letter which I sent to the City Council for consideration and vote at the 5.24.21 City Council meeting.
- Trek's new Project Narrative which includes changes made because of neighborhood participation and input (see underlined).

On Thursday 5.24.21 Corcoran City Council voted unanimously to waive the 6-month delay rule for Cook Lake Highlands and allow Trek to resubmit the PUD Application with changes made after my on-site meeting with neighbors, and multiple on-site meetings and discussions with City Council members.

Sincerely,

Elisabeth (Beth) Hustad
Trek Development, Inc
President
beth@trek-development.com
612-840-5233

YOUR LOGO
HERE

Street Address
Address 2
City, ST ZIP Code
Country

PHONE Enter phone
FAX Enter fax
EMAIL Enter email
WEBSITE Enter website

5.19.21

Mr. Mayor, City Council Members, and Staff

Within days following the April 22, 2021 City Council meeting upon which the City Council denied Trek Development 's request for the approval to rezone and develop Cook Lake Highlands (CLH), a neighbor reached out to me to ask that I walk the site with the two of them. The neighbor, Mary and Gerry Tucker live at 7402 Fir Lane, the first house on 74th and Fir Lane immediately adjacent to CLH previously proposed single family.

Mary and Gerry wanted to walk the site with me to ask questions that would help them better understand what the proposal would look like if approved and developed, especially from their home. They wanted to learn more about the project proposal to voice and articulate their own opinion to the community, City Staff, Planning Commission and Council. On April 28, 2021 the three of us walked the site for 2 ½ hours discussing the grades, products, trees, trails and open space.

Gerry and Mary suggested I also meet with other neighbors and walk the site to answer multiple questions about the previously presented project. They invited City Councilors and neighbors. I invited Brad Martens from City Staff and Alex Hall with Applewood/United Properties. Mary and Gerry sent an invite for a site walk with me on May 12, 2021 @ 2:00 PM.

Upon the suggestion of two Councilors, I asked Jon Bottema to walk the site and bring his drone. On Saturday May 8, 2021 Councilor Bottema and I walked the site with his drone. The drone helped us see the height of the CLH proposed homes in comparison to the homes in Bass Lake Crossing along Fir Lane and adjacent to CLH. The drone also helped to identify the 49' Applewood height as it would be built on proposed grade vs the existing grade.

I asked our engineers to stake certain locations, such as the street, the cul de sac, some lot corners, and the location of the cross section provided at public hearings (a perspective across the site from Bass Lake Crossing homes to the Applewood). The engineers provided me with and a key identifying existing and proposed grades. Walking the site with this information helps provide a perspective of grades, building locations, heights and more accurate distances. It helps visualize the proposal.

I have walked the site with each Council Member at different dates in the application process. I continue to encourage and welcome Councilors, Planning Commissioners and Staff to meet with me on site to walk and review the previous proposal as I did with the neighbors.

On May 12, 2021 I walked the CLH site with neighbors interested in understanding the previous proposal. Councilor Bottema provided the drone perspective helping all present understand the height of the buildings based on the existing vs proposed grades. The neighborhood on site meeting concluded with the following consensus between Me/Developer and the neighbors:

Summary of compromises, additions and agreements following the neighborhood on site meeting.

- 1. Developer will provide or cause builder to provide two conifers and one river birch (if available) per lot for the 12 lots along the trail/ western property edge. BB 6' conifers and 1 ½" caliper for the deciduous trees, per Landscape Company description.*

2. *Alex Hall from United Properties confirmed that the Applewood building will not exceed 49' from first floor grade including HVAC.*
3. *Possibly the homes will be M/I but not guaranteed.*
4. *The 12 single family homes adjacent to the trail/west property line, will be one story slab on grade, daylight, or walkout homes. The single family homes across the CLH street may be two story slab on grade, daylight, or walkout homes.*
5. *Keep park/open space on North property point as wooded buffer and nature habitat for existing neighbors, trail and future development to North. Dedicate the property north of the ravine as open park/open space in exchange for park fee credit for the single family lots only. Approximately \$96,000 cash park fee credit.*

Considering the recent events, developments and neighborhood input described above, If the above section language applies to Cook Lake Highlands, I would like to formally request the City Council respectfully consider voting to waive the 6 month delay period at your May 27th Council meeting. Please note. I am happy to walk the site with you prior to May 27th Council meeting to answer questions and review the site plan as I did with the neighbors. Thank you!

Best Regards,

Elisabeth (Beth) Hustad
President
Trek Development, Inc
612.840.5233

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Cook Lake Highlands

Project Narrative

6.8.2021

Planned Unit Development Revised Preliminary Plat Application

Existing Land Use

- *Cook Lake Highlands proposed development is located on the Albert Schommer homestead which the family purchased in 1939. It is approximately 27.17 acres located in the southeast quadrant of Corcoran. Adjacent to the proposed Project:*
 - **North** is a wetland, Cook Lake, Guers Family Farm, and further in the distance is Rush Creek Golf Course
 - **East** is the community property line of Corcoran and Maple Grove. The Schommer's original homestead included the property to the east, in Maple Grove.
 - **West** is M/I Homes, Bass Lake Crossing project (re-guided and down zoned from Mixed Residential to Low Density Residential as Single Family).
 - **South** is CSAH 10 and future required extension and intersection of Brockton Lane North and CSAH 10. Across CSAH 10 to the south is Bass Lake Crossings South and Self-Storage (developed low density single family and Industrial self-storage). Also, across CSAH 10 is The Lyons Park property (guided as Mixed Use).

The site consists of rolling topography with farm fields, stands of trees, one homestead, and wetlands adjacent to Cook Lake.

- *The Property is currently subject to*
 - *A Metropolitan Council Lift Station Parcel - consisting of approximately 1.5 acres located at the center of the property.*
 - *A permanent easement in favor of the Metropolitan Council for sanitary sewer and water utility purposes, dated December 11, 2012 recorded November 13, 2013. Doc. No. A10027481*
 - *An easement in favor of City of Corcoran for sanitary sewer and water utility purposes, dated December 26, 2012 and recorded on November 13, 2013. Doc. No. A10027482*

- *A trail easement per the M/I Homes, Bass Lake Crossings approved plan.*
- *Hennepin County taking of an additional (40'+ 20') 60 feet required.*
- *Utility easement from Lift Station given in favor of the City of Corcoran along the North property line to provide utility connection for Bass Lake Crossing and future developments.*

Zoning, Guiding and Proposed Land Use

The Property is zoned RMF-2 Mixed Use Residential per the September 2020 city zoning map and is guided according to the Corcoran 2030 and 2040 Comprehensive Guide Plan as Mixed Residential with medium density allowing for 8-10 units/acre. The M/I project, Bass Lake Crossings adjacent to the west is currently being developed as a PUD, was also guided mixed-residential, medium density. The M/I project to the Southwest, is Bass Lake Crossing South which was guided mixed residential and developed as a PUD with single family homes and an industrial self-storage building. The Lyons Park directly South of Cook Lake Highlands is guided Mixed-Use, which allows commercial use.

We are requesting the City of Corcoran approve this Cook Lake Highlands Planned Unit Development Preliminary Plat consisting of the following mixed residential and complimentary non-residential Child Care Early Education Center and Senior Memory Care Home.

- **Applewood Pointe- Senior Co-op**

Applewood Pointe of Corcoran is a proposed 4-story 102 +/- unit senior cooperative. The cooperative is a "for sale" product with average home sizes of 1,584 sq. ft. The proposed exterior materials include a combination of high quality, low maintenance stucco, lap siding and shake, as well as cultured stone and brick. All homes have at least two bedrooms and two baths, with many having a sunroom or den.

The total site area is 4.78 acres with a proposed building size of 259,000 gross square feet including the underground parking garage. The community includes numerous common areas that encourage a true community feel, the amenities include: a great room with kitchen facilities, library, sunroom, game/club room, fitness center, craft room and a hobby shop for woodworking. The exterior amenities include walking paths, a screened gazebo, fire pit, garden beds and a pickle ball court or bocce ball. The average buyer at an Applewood Pointe is approximately 70 years old, is active, and is drawn to the amenities within the area.

United Properties completed a demand assessment for senior cooperative housing in Corcoran on November 24, 2020. This study concluded that competition for senior cooperatives is light and most of the competitive supply is over 16 years old, with the exception of Applewood Pointe of Maple Grove at Arbor Lakes, which opened in January 2020, sold out prior to construction completion and has a current waitlist of approximately 35. There is one unit available among the competitive housing supply in the primary market area at Gramercy Park Cooperative Northwest, which is over 5 miles away. The study concluded there is unmet demand. United Properties intent would be to begin marketing the community late-2021. They must reach 60% presales before HUD authorizes us to break ground. Given recent marketing experience, we would anticipate reaching presales by early-2022. The construction timeline is typically 17 months. Their last several cooperatives have been sold out by the time that construction is complete.

United Properties has been in business for over 100 years and has developed 15 Applewood Pointe Cooperatives; 1 is currently under construction and they will break ground on a 16th Applewood Pointe early-2021. There is strong demand for this product supported by a significant (doubling) increase in the senior population over the next 25 years.

- **The Building Height** will not exceed 49' from the first-floor grade. The roof will be a flat roof and will not have a pitch to it. Cook Lake Highlands site design, and the Applewood building location, are different from the neighboring mixed residential in Maple Grove. The Applewood building is set back 450' feet from CSAH 10 and as much range from within 1' -10' below CSAH 10. This creates a transition of distance that will minimize the height impact from the roadway. The approximate 22' -25' Childcare and Memory care buildings will create an additional transition to the Applewood and are similar in height to the neighboring Bass Lake Crossing single family homes.

- **Single Family Villa Homes – by M/I Homes or Others**

The 20 single family homes (1 & 2 stories in height) will be of similar quality and design as the adjacent Bass Lake Crossing M/I Homes product. The 12 single family homes along the west property line will be one story slab on grade, daylight or walkout and will have 3 trees planted in the rear yard 2 - 6' Conifers and one 1 1/2 " River Birch (deciduous) if available. The single-family homes and the existing wetland that lie between the two will provide distance, like kind product, a similar lifestyle, and an appropriate transition for the Bass Lake Crossing homes and neighbors. The code requires 10'

side setbacks. We are proposing 5' side setbacks. The same setbacks as Bass Lake Crossings adjacent to the west.

- **Off Road Trail and Park Dedication**

We are proposing the existing off-road trail remain in place.

We are proposing to dedicate Outlot C to the City as open space park, with the understanding the development will receive cash park credit for all upland property dedicated. Outlot C consists of 8.36 acres, of which 2.94 acres are upland park dedication and 5.42 acres are wetland park dedication. This park land dedication represents 26% of the proposed project.

- **New Horizon Child Care and Early Education – single story building with outdoor play space.**

A Minnesota, family-owned and operated company, has been serving young children since 1971. New Horizon Academy's, founder, Sue Dunkley, began her career as an elementary school teacher. Sue knew she needed to provide a nurturing place for children to go before they ventured out into the big world; a place that would help them believe in themselves. That is why New Horizon was born.

Today, Chad Dunkley, Sue's son and one of New Horizon Academy's first students, is our Chief Executive Officer. Chad ensures that the commitment to excellence that Sue strived for New Horizon's early years continues to be the cornerstone for each New Horizon Academy.

New Horizon thrives as one of the nation's most successful and respected child-care providers with over 80 schools in Minnesota, Idaho, Iowa and Colorado. As New Horizon Academy continues to grow and serve more families each year, we will always have family roots, a warm atmosphere, an open door, and a commitment to excellence.

New Horizon is committed to quality. In fact, they became the first organization of their size to accomplish 100% national accreditation by the National Association for the Education of Young Children, the gold standard in our field. Each of the schools has also earned the highest quality rating in the of the state they operate in, including Minnesota's Parent Aware program New Horizon Academy's insatiable appetite for continuous improvement leads the industry every day by adopting the newest research and evidence about how to create the best early childhood classrooms.

Children flourish in New Horizon Academy's thoughtfully planned programs designed specially to meet children's specific needs at each stage of development. Learning programs include infants, toddlers, preschool, pre-kindergarten, school age, distance and e-learning, summer camp program, and enrichment programs, such as music, fitness, language, and dance. Children build the necessary skills to succeed not only in school, but also in life.

With uncompromising commitment to excellence and passionate, talented teachers, families are delighted to discover the difference at New Horizon Academy.

The Building Height: *The center great room (center of the building) reaches approximately 22', which is the highest point of the New Horizon Academy building.*

- **Rivers of Life Memory Care/ Enhanced Assisted Living – single story building**

Overview- 32 Units of High Acuity Memory Care Assisted living

The Memory Care units will have their own kitchenette and bathroom qualifying them as units according to my email correspondence with the Metropolitan Council Senior Housing Guidelines which follow the U.S Census practices and identify when a senior housing facility qualifies as a housing unit or is classified as group quarters.

In response to an increased demand for high acuity memory care and senior living in Corcoran, Rivers of Life Memory Care is proposing to develop an assisted living and memory care community to serve the care needs of the elderly citizens of the community. Specialized memory care services are lacking and currently in the twin cities it is estimated that there will be a 27% increase from 2018 to 2025 in the number of people needing Dementia care in the state of MN. This highly visible site offers many advantages and easy access for caregivers and families to visit loved ones often.

Rivers of Life Memory Care of Corcoran will feature a total of 32 private units with the bulk of them **providing high acuity assisted living services in memory care.** The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secure area of the building that has its own separate amenities like a congregate dining room, activity/craft area and a secure memory garden. **These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia.**

Staff at Rivers of Life Memory Care will be trained in serving those with Alzheimer's/Dementia, Parkinson's and other specialty needs usually unmet by other senior care facilities. **This Memory Care will employ about 30 full-time and part-time positions.**

A simple floor plan design and small home-like environment (32 units) differentiates Rivers of Life Memory Care from other Senior Living assisted living providers in the area with a more focused specialty in higher acuity and more advanced memory care services unlike that of large campuses (93-155 units) which includes independent living (minimal to no services). **There is a large demand for this more focused care and practitioners across the state are struggling to find residences to place seniors with higher levels of dementia.**

At Rivers of Life Memory Care, our goal is to provide our residents the right care at the right time and bring about 30 jobs to the community and fulfill a need in the immediate community for geriatric residents.

Rivers of Life communities are designed to be a niche, boutique model of memory care that is resident focused with a high level of care. **Rivers of Life Communities owns all of its real estate and the management company for quality control.**

Rivers of Life Communities offers a high acuity memory care “home” for those that need a higher level of care. The de-institutionalization of health care is a key component to our model. In addition to living accommodations, our focus will be on offering a higher level of care to those affected by memory loss and higher acuity assisted living. Our highly trained staff will offer a higher level of cognitive activities to help stabilize and give our residents the best quality of life possible.

Rivers of Life Communities provides a housing and care solution for those that need a level of care beyond the typical assisted living model. Many residents need 24-hour care and many families do not want their loved ones living in a “facility” or hospital-like institution. We provide a home.

Our primary resident consists of seniors that are experiencing memory loss on all levels, behavioral issues and those in need of additional living assistance on a daily basis. We will target those in need of a high acuity as it relates to care.

What separates our model from the competition: We specialize in high acuity memory care for everyone including those with an early on-set of memory loss (age 40+). **Our residents will have state of the art landscaping, amenities, activities, staffing, competitive pricing for cares, and a highly visible and convenient location for friends and family to visit their loved ones.**

Those individuals who are suffering from an early onset or advanced stages of Alzheimer’s/dementia, behavioral issues associated with memory loss, and residents that are in need of a higher level of assisted living to complete daily tasks are Rivers of Life Memory care’s core focus.

The high level of fit and finish, the “home” vs “facility” atmosphere and high acuity care will be our competitive advantage. The overall de-institutionalization of our health care model will set us apart from the other buildings on the market.

With exponentially rising rates of people being diagnosed with Alzheimer’s and other forms of dementia. Our high acuity memory care facilities are in high demand and will be for many years to

come. The future of our memory care model depends on the prevalence of the disease state we are catering to, which is Alzheimer's and other forms of dementia. Recent studies have revealed that Alzheimer's disease is on the rise and the new onset of people diagnosed with the disease is projected to triple by the year 2050. Advanced memory care, will not only be the cornerstone of our model, but also the catalyst to a successful memory care facility for many years to come due to the growing demand. As care providers we are aware that Alzheimer's cannot be cured; but merely the symptoms can be treated to offer comfort.

Recently, an estimated 5.7 million American had some level of Alzheimer's. Approximately 200,000 individuals were under the age of 65 who had an early onset of Alzheimer's. As the baby boomer generation ages, the demand for assisted living facilities and specialized memory care facilities grows rapidly. Healthcare providers need to be aware of the rising rate of new patients being diagnosed with Alzheimer's disease annually. **The key to a successful memory care facility is creating a highly patient centered and focused atmosphere that promotes the well-being of patients and promotes a high quality of living in an ever so destructive disease.**

According to the Alzheimer's Association, "In 2013, 15.5 million family and friends provided over 17.7 billion hours of unpaid care to those with Alzheimer's and other forms of dementia. The value of this care was estimated at \$220.2 billion, which is nearly eight times the total revenue of McDonalds in 2012." Today dementia care is costing Americans closer to 277 billion on an annual basis to treat those with Alzheimer's. That being said, Alzheimer's is the most expensive medical condition in the nation for ongoing care.

In 2018, the ongoing cost of caring for those with Alzheimer's totaled an estimated \$277 billion, including \$150 billion in costs to Medicare and Medicaid. According to the Alzheimer's Association, a recent study revealed that Alzheimer's will cost an estimated 1.1 trillion per year, by the year 2050. These growing numbers are not surprising and will create a large demand for new facilities across the U.S and will most likely create a shortage of facilities in the near future.

Nearly one out of every five dollars spent by Medicare is on patients with Alzheimer's or another form of dementia. The average per-person Medicare spending for those with Alzheimer's is 3 times higher than those without the condition. The average per-person Medicaid spending for patients with the disease and other dementias is 19 times higher than the average per-person Medicaid spending for all other seniors.

The financial toll of Alzheimer's spending is clearly on the rise and patients are spending 36 billion dollars out of pocket annually. As the growing need for Memory care facilities rises, so does the need for a smaller scale and more patient centered memory care facility like our model. Our model is patient centered with daily activities and we will promote a higher quality of life to those in need of

memory care. We will offer smaller facilities and promote independence, more interactive activities to engage patients with the level of care they deserve and will have highly trained professionals to differentiate us in the market.

Levels of Care Offered:

Dementia Level One

Minimal amount of Assistance and Supervision

- Help with dressing.
- Help with personal care.
- Toileting and/or occasional help with incontinence
- Weekly scheduled shower
- Two loads of laundry per week
- Monthly Simple medication set-up
- Simple medication administration
- Weekly housekeeping
- 24-hour supervision
- Wander Guard/Secured environment
- Nightly checks every four hours
- Three meals a day

Dementia Level 2

Moderate amount of Assistance and Supervision

- All of the above, plus:
- Additional personal care & bathing two times per week
- Additional loads of laundry, up to four loads per week
- Additional Housekeeping up to ½ hour per week
- Additional support with eating
- Additional support with social cueing
- Frequent redirection & intervention to reduce the risk of elopement and/or inappropriate behavior.
- Occasional two-person assist with transferring.

Dementia Level 3

Extensive amount of Assistance and Supervision

- All of the above, plus:
- Assistance with toileting (every two-hour program)
- Additional shower schedules up to five times per week
- Unlimited Laundry
- Additional Housekeeping up to 1 hour per week
- Approx. every two-hour checks for safety & security
- Daily two-person assist with transferring.

Dementia Level 4

Considerable amount of Assistance and Supervision

- All the above, plus:
- Two person transfers with care
- Incontinence assistance (total)
- Physical assistance/support with eating
- Daily one-to-one interactions
- Approx. every 15-minute checks for safety & security
- Management of periodic aggressive behaviors, i.e.: hitting, biting, pushing, chocking, or other behavior that could cause physical harm to the resident or other residents.
- Mechanical lifts
- Management of inappropriate toileting behavior i.e.: urinating or defecating in inappropriate locations.
- Wound care

Parking Stall Depth

The code requires 18'.5" deep parking stalls. We are proposing 18' deep parking stalls to minimize the hardcover impact as much as possible.

Intersection of Bass Lake Road (CSAH 10) and Brockton Lane

Trek has provided a \$25,000 surety required to complete the feasibility report for the intersection of Bass Lake Road (CSAH 10) and Brockton Lane North. This intersection is designed to provide access for this concept PUD, the adjacent Cook Lake Maple Grove project, the Metropolitan Council L-80 lift station, and ultimately access to a controlled intersection for the adjacent Bass Lake Crossing neighborhood.

The feasibility study revealed a cost estimate for the intersection to be in excess of \$1.1M. This amount does not include the value of land required to be contributed by this project for future corridor/community development. Also, this amount does not include an adjustment required, resulting in additional land to be taken for realignment of CSAH 10 for safety compliance or the land for the Corcoran Booster Station.

Shoreland Overlay - The PUD is located within the shoreland overlay district of Cook Lake

- ***Impervious Calculation-*** *The Shoreland Overlay District allows 25% hardcover. We are requesting a change from our original proposal of 43.3% hardcover to 39% hardcover. The hardcover calculations for Cook Lake Highlands PUD are increased, in part by the demand for additional property to improve and correct the existing roadways and to provide sewer for future corridor development to benefit the greater community. This calculation does not include the property*

occupied by the MCES Lift station. If considered as a significant public benefit and thus included, it would further reduce the actual hardcover for this shoreland district.

- **The Shoreland Overlay District guidelines for Building Height and Impervious goals may conflict with Mixed Residential Guide use and density allowed in the 2030 and 2040 Comprehensive Guide Plan.**
 - **Impervious:** Residential 2 and 3 story attached townhomes would increase the Impervious calculation, the grading impacts, and the tree loss. The Open Space/Park would require the site ponding be built on it to accommodate the storm treatment.
 - **Height:** The height of one- story S.F homes in Bass Lake Crossing exceed 25'. One, two, or three story single family home and /or townhomes will also require height flexibility.

Storm Water Treatment for Corcoran CSAH 10 –

- **Our proposal has been designed to treat the storm water for the future/expanded CSAH 10 from Fir Lane East to the Corcoran City limits at Brockton Lane.**

Trails - Cook Lake Highlands will have trails throughout the project which will connect to the M/I off road trail system, the Corcoran trail system and to the neighboring Maple Grove sidewalk and off-road trail proposed along Cook Lake.

In summary, Trek Development is requesting a PUD Preliminary Plat approval consistent with the City of Corcoran's 2040 Comprehensive Guide Plan, recently adopted and approved. We are proposing to develop approximately 20 net acres and 27.17 gross acres into 21 single family homes, 102 Senior for sale homes, a child-care learning center, 32 units of senior, enhanced assisted memory care, and 8.36 acres dedicated (2.94 Upland and 5.42 wetland and buffer) as park and open space.

The PUD Application provides both developer and community with a framework to master plan, design, and develop a neighborhood with a mix of uses that create appropriate transitions to and from neighboring uses. Master planned developments like Cook Lake Highlands purposefully interface multiple elements and uses to creatively combine community services and housing needs that co-function well. This includes a collaborative design and use of community infrastructure, trails, park land and green space/wetlands.

The Cook Lake Highlands PUD/master plan proposal creates an opportunity to integrate residential uses with complimentary non-residential uses and establish appropriate transitions from intersections and well-traveled County roadways that will provide for future corridor and community development.

The mix of these uses fills gaps of currently unmet demand and creates added value as high-quality housing and services are developed. This PUD has a mix of uses that intentionally provide benefits to those who live within the neighborhood and to those who live within the community.

- ***Cook Lake Highlands PUD benefits:***
 - ***Community and Corridor Infrastructure Improvements***
 - ***Providing Storm water storage for future CSAH 10 from Fir lane to City limits at Brockton Lane***
 - ***Provide a mix of residential product not currently offered.***
 - ***Providing land for L- 80 Lift Station and access to Community Lift Station***
 - ***Providing additional permanent and temporary utility and access easements for public utilities and public access.***
 - ***Providing Land for additional ROW needed to correct a County roadway design for safety standards.***
 - ***Providing Land for future Hennepin County roadway improvements.***
 - ***Provide Land and access for City of Corcoran community water pump station.***
 - ***Collaborate with public entities and neighboring community to coordinate and share in the cost to construct the shared access intersection.***
 - ***Trail connections and Park Dedication***
 - ***Provide and dedicate to the public 8.36 acres of Park, Trails and open space throughout project.***
 - ***Provide public trail connections to existing community trail system and to neighboring community trail which will extend access to walking trail along open space adjacent to Cook Lake.***
 - ***Trail networks and Park dedication provide important environmental, economic, social, and health benefits for individuals and communities. The presence of trails encourages physical activity, and bring communities together around shared natural amenities and wildlife habitats.***
 - ***Other***
 - ***Designed to create efficient, collaborative, shared uses such as roadways, fire lanes, trails, Open Space and Public Access.***

- ***Provide a mix of residential and non-residential, relevant, neighborhood and community services such as Child Care and Memory Care at the same time providing appropriate transitions from CSAH 10, Bass Lake Crossings, and future development to the North.***
- ***Provides a multigenerational model which integrates child-focused services, parent and caregiver services, and adult- focused services. Services for children often aim to improve school readiness, and care giving, while services for adults target economic assets such as housing, job opportunities, social groups, health, well-being and care.***

Site Construction - Cook Lake Highlands will be developed in one phase. The infrastructure construction plan is designed to be constructed as one project. The pad sites will be sold to the buyers/ team members as pad ready sites developed by Trek Development.

Cook Lake Highlands has expansive, beautiful, long views overlooking the wetlands, the Lake, and Rush Creek Golf Course. The design for this site considers all neighbors, optimizes the views to the north for the residents, and provides visibility from CSAH 10 for two the care centers.

The neighborhood services, adjacent at the Markets of Rush Creek make Cook Lake Highlands, Ravinia and other nearby neighborhoods, desirable places to live. Unlike Ravinia, Cook Lake Highlands PUD is located within the Rockford School district. The Rockford district does not have a school nearby, making this mixed residential property a challenging site for single family homes that target school age children. The Rockford high school is located approximately 9 miles west of Cook Lake Highlands.

Thank you for your time and consideration.

Sincerely,

Elisabeth Hustad

Trek Development, Inc

President

612.840.5233



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

Cook Lake Highlands
Corcoran, Minnesota
Trek Real Estate & Development
135 Crabbapple Lane, Excelsior, MN 55331

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin Teppen
KEVIN TEPPEN
DATE 6/7/21 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/19/20	CITY SUBMITTAL
2/2/21	CITY RESUBMITTAL
3/15/21	CITY RESUBMITTAL
6/7/21	CITY RESUBMITTAL

DRAWN BY: KIT, DK REVIEWED BY: DK, MP
PROJECT NUMBER: 20011

DATE	DESCRIPTION
6/18/21	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
6/18/21	CITY RESUBMITTAL

SITE PLAN OVERALL
C2.0
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SITE AREA TABLE:

OVERALL SITE AREA CALCULATIONS	EXISTING		PROPOSED	
	AREA (SF)	%	AREA (SF)	%
BUILDING COVERAGE	3,865 SF	0.3%	141,347 SF	11.9%
ALL PAVEMENTS	14,348 SF	1.2%	215,276 SF	18.2%
ALL NON-PAVEMENTS	1,166,225 SF	98.5%	827,815 SF	69.9%
TOTAL SITE AREA	1,184,438 SF	100.0%	1,184,438 SF	100.0%

OVERALL IMPERVIOUS SURFACE	EXISTING	PROPOSED
EXISTING CONDITION	18,213 SF	1.5%
PROPOSED CONDITION	356,623 SF	30.1%
DIFFERENCE (EX. VS PROP.)	338,410 SF	28.6%

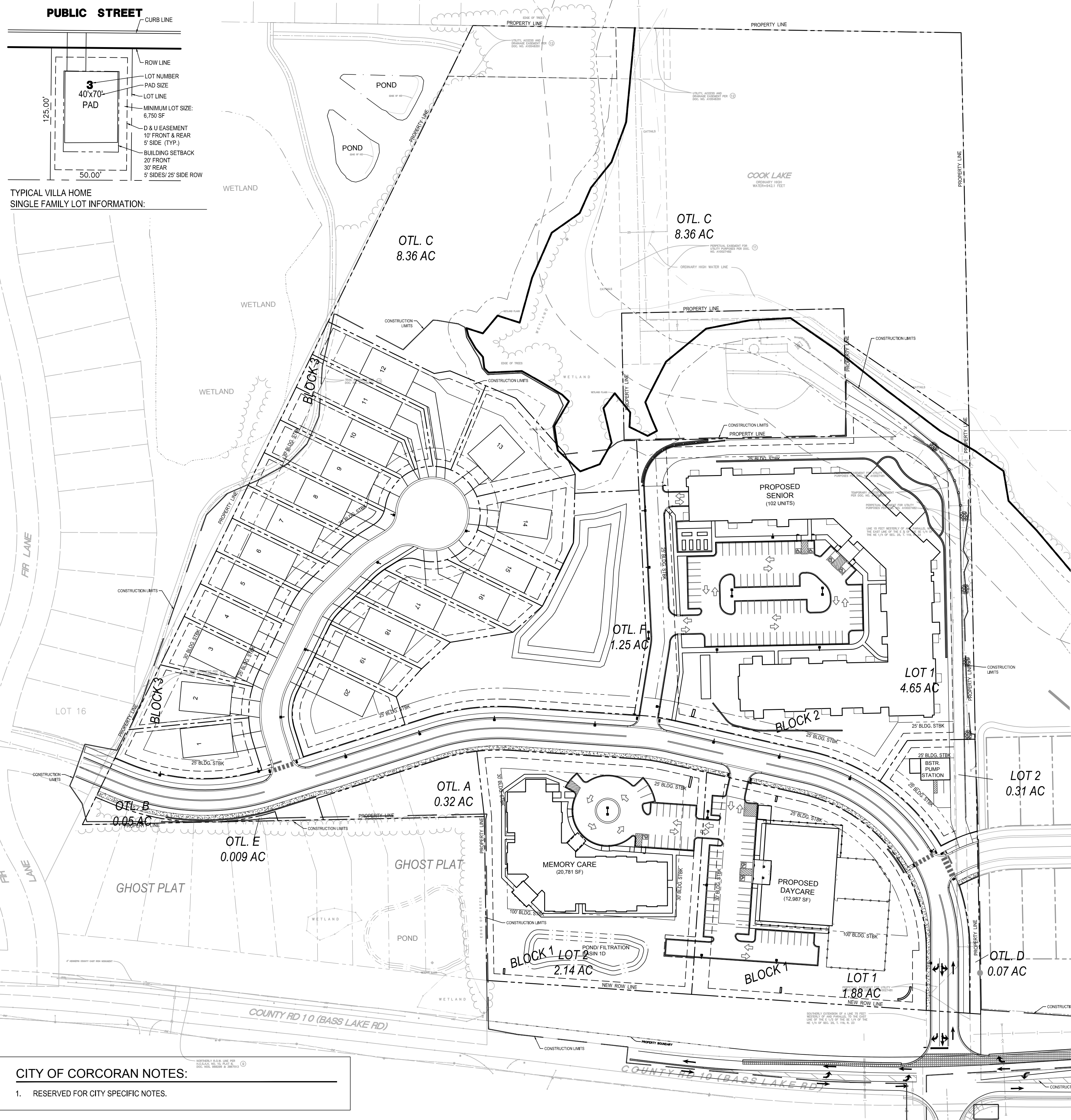
Zoning: RMF-2 (Mixed Residential District, 8-10 u/a)
Existing Zoning: RMF-2 (Mixed Residential District, 8-10 u/a)
2040 Land Use Guide: Mixed Residential
Proposed Zoning/ Land Use: PUD
Overall Net Density: Max=198 units/lots (10 u/a) - Met Council
Min=158 units/lots (8 u/a) - Met Council
Max=166 units/lots (10 u/a) - City of Corcoran
Min=133 units/lots (8 u/a) - City of Corcoran
Block 1, Lot 1, Kid Day Care: 0 units
Block 1, Lot 2, Memory Care: 32 units
Block 2, Lot 1, Senior Living: 102 units
Block 3, Villa SF lots 50' x 125' min.: 20 lots
TOTAL: 154 units/lots

	LOT NO.	LOT AREA (SF)	LOT AREA (AC)	EXISTING WET AREA (SF)	PROP. WET AREA (SF)	BUFFER AREA OMIT (SF)	POND AREA OMIT (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO HC (SF)	TOTAL LOT HC	% LOT HC
BLOCK 1	1	82077	1.88	691	0	0	0	13396	22446	0	35842	44.04%
	2	93390	2.14	0	0	0	0	20973	19522	0	40495	43.36%
BLOCK 2	1	202418	4.65	4997	4997	5664	0	49846	66201	0	116047	58.78%
	2	13299	0.31	0	0	0	0	1500	3518	0	5018	37.73%
BLOCK 3	1	12546	0.29	0	0	0	0	2800	602	150	3552	28.31%
	2	9692	0.22	0	0	0	0	2800	555	150	3505	36.16%
	3	7483	0.17	0	0	0	0	2800	558	150	3508	46.88%
	4	6250	0.14	0	0	0	0	2800	550	150	3500	56.00%
	5	6268	0.14	0	0	0	0	2800	550	150	3500	55.84%
	6	6731	0.15	0	0	0	0	2800	632	150	3582	53.22%
	7	7609	0.17	0	0	0	0	2800	668	150	3618	47.55%
	8	8775	0.20	0	0	0	0	2800	757	150	3707	42.25%
	9	9022	0.21	0	0	0	0	2800	578	150	3528	39.10%
	10	9204	0.21	0	0	0	0	2800	668	150	3618	39.31%
	11	10214	0.23	0	0	0	0	2800	1302	150	4252	41.63%
	12	15517	0.36	0	0	113	0	2800	1880	150	4830	31.13%
	13	14714	0.34	0	68	1759	0	3000	571	150	3721	25.29%
	14	11781	0.27	0	0	222	0	2800	573	150	3523	29.90%
	15	7199	0.17	0	0	0	0	2800	706	150	3656	50.78%
	16	8922	0.20	0	0	0	0	2800	1211	150	4161	46.64%
	17	8550	0.20	0	0	0	0	2800	882	150	3832	44.82%
	18	7153	0.16	0	0	0	0	2800	797	150	3747	52.38%
	19	6606	0.15	0	0	0	0	2800	550	150	3500	52.98%
	20	12760	0.29	0	0	0	0	2800	55	150	3005	23.55%
OTL A		13909	0.32	0	0	0	0	0	0	0	0	0.00%
OTL B		2247	0.05	0	0	0	0	0	0	0	0	0.00%
OTL C		364032	8.36	236120	236120	25761	0	0	0	0	0	0.00%
OTL D		2884	0.07	1681	0	0	0	0	0	0	0	0.00%
OTL E		387	0.01	0	0	0	0	0	0	0	0	0.00%
OTL F		54436	1.25	0	0	0	15320	0	4335	0	4335	7.96%
ROW (STREETS)		124159	2.85	4913	0	0	0	0.00	91891	0	90362	75.78%
ROW (CSAH 10)		44204	1.01	3519	0	0	0	0.00	0	0	0	0.00%
OVERALL TOTAL		1184438	27.19	251921	241185	33519	15320	141915	222558	3000	365944	39.24%

	AREA SF	AREA AC	MAX. UNITS	MIN. UNITS	# OF UNITS	UNITS/AC
PRE DEVELOPMENT DENS.	932517	21.41	214.08	171.26	154	7.2
POST DEV. DENS.	726051	16.67	166.68	133.34	154	9.2
MET COUNC. DENS.	865530	19.87	198.70	158.96	154	7.8

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCALITIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE. SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CITY OF CORCORAN NOTES:
1. RESERVED FOR CITY SPECIFIC NOTES.

SITE PLAN LEGEND:

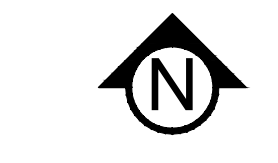
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
- CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY

OPERATIONAL NOTES:

- | | |
|--|---|
| BLOCK 1, LOT 1: | BLOCK 2, LOT 1: |
| SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. |
| TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN TRASH ENCLOSURE. | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN BUILDING. |
| DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. |
| BLOCK 1, LOT 2: | BLOCK 2, LOT 2: |
| SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. |
| TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN TRASH ENCLOSURE. | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN BUILDING. |
| DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. |



Know what's below.
Call before you dig.



1" = 80'-0"
40'-0" 80'-0"



CITY OF CORCORAN

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MEMO

Meeting Date: July 15, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: 2022 Budget and Fee Schedule

Staff reviewed the fees that are currently being charged and made the following suggestions for 2021. The only additional change would be to the volleyball court reservation to align it with the tennis court reservation fee (“Tennis Courts – All courts 2-hour usage” “\$15”).

Staff is planning on increasing some of the registration fees for 2022 to cover the increase in equipment costs and to continue to purchase equipment as the older items become unusable. Staff anticipates that the 2022 budget will likely see impacts from increased costs in equipment due to inflation and the addition of a part-time seasonal employee. This is part of the reason for the increased registration fees listed below.

The following are the proposed registration fees:

Spring Baseball

- T-Ball – Resident: \$65, Non-Resident: \$75
- Coach Pitch – Resident: \$70, Non-Resident: \$80
- Machine Pitch – Resident: \$80, Non-Resident: \$90
- Late registration fee: additional \$5

T-ball and coach pitch resident rates to remain the same; machine pitch resident rate to increase \$5. Non-resident rates increase to remain consistent with the \$10 gap between non-residents and residents.

Fall Baseball

- T-Ball – Resident: \$40, Non-Resident: \$45
- Coach Pitch – Resident: \$40, Non-Resident: \$45
- Machine Pitch – Resident \$50, Non-Resident: \$55
- Late registration fee: additional \$5

No changes to the fees, just the additional late registration fee.

Summer Soccer

- Resident: \$75
- Non-Resident: \$85
- Late registration fee: additional \$5

Increase to resident and non-resident rates to cover uniform and equipment cost increases.

Staff is looking to add a part-time seasonal employee to assist with recreation programming and allow for additional time to be spent on items such as park planning, RFPs, potential additional programming, etc. for the Recreation Coordinator. The new employee would have responsibilities such as attending evening programs, answering questions on-site, set up and tear down of the programs, field painting, etc.

Staff is looking for any feedback from the Parks and Trails Commission regarding 2022 fees or additional items you would like to see staff implement. If no feedback is provided, staff will proceed with budget and fee schedule adjustments.

Attachments:

None



From Site to Finish

105 South Fifth Street,
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

MEMORANDUM

DATE June 17, 2021
TO Brad Martens
CC City Council, Planning Commission, Parks & Trails Commission
FROM Kendra Lindahl, City Planner
RE Active Corcoran Planning Applications

Projects/Comments in blue italics are new

The following is a summary of project status for current, active projects:

1. **Request from Westside Tire for a Zoning Ordinance text amendment (city file 21-015).** The applicant is requesting approval of a text amendment to allow outside storage and parking as a principal use in the I-1 zoning district. If approved, the change would apply to all property in the I-1 zoning district. *The application was reviewed at a public hearing at the June 3rd Planning Commission and action is expected at the June 24th City Council meeting.*
2. **Request for Rezoning, Site Plan, Conditional Use Permit and Variance for Garages Too, LLC at 224010 Highway 55 (PID 32-119-23-44-0001) (city file 21-016).** The applicant has requested approval to allow a mini storage/self-storage facility on the property. The City Council reviewed a concept plan earlier this year and indicated support. The application is currently incomplete and will be scheduled for a Public Hearing at the Planning Commission and Council action after it is deemed complete.
3. **Request for Rezoning, Preliminary PUD Development Plan and Preliminary Plat for “Amberley” and “Bellwether” from Pulte Homes (PID 01-119-23-34-002 and 01-119-23-43-0002) (City file 21-017).** Pulte has submitted a request for approval to allow 192 new homes. The Council reviewed a concept plan earlier this year and indicated support. Staff is working with the applicant to resolve infrastructure questions. *This item was reviewed at the Parks and Trails Commission meeting on May 20th and is scheduled for a public hearing at the July 1st Planning Commission and City Council review on July 22nd.*
4. **Conditional Use Permit for Accessory Building Sidewall Height at 6805 Rolling Hills Road (PID 32-119-23-11-0002) (city file 21-018).** The applicant is requesting approval to exceed the sidewall height on a new accessory building in the rear yard. *This item was reviewed at a public hearing at the June 3rd Planning Commission meeting where questions were raised about the section of the Zoning Ordinance regarding accessory buildings. This item has been placed on hold while the City considers a Zoning Ordinance text amendment and Council action is tentatively scheduled for August 26th.*
5. **City Initiated Ordinance Amendments (city file 21-020).** Staff is recommending four changes to the land use map for consistency with the adopted plan and minor edits to Appendix B of the Zoning Ordinance. This item has been scheduled for a public hearing at the July 1st Planning Commission and Council action on July 22nd. If approved, the land use map edits will be send to the Metropolitan Council for review.
6. **Franzen Estates Final Plat at 23020 Strehler Road (PID 17-119-23-32-0003) (city file 21-021).** Greg and Deb Franzen have submitted a final plat application for the three lot subdivision. The

preliminary plat was approved earlier this year. The application is currently incomplete. When deemed complete staff will schedule for the next City Council meeting.

7. **Request for Vacation of Cain Road (city file 21-022).** Michael Galbraith has requested vacation of the unimproved portion of Cain Road adjacent to his property at 20700 70th Avenue. *The application is scheduled for City Council review at the June 24th meeting.*
8. **PUD Amendment for Tavera (city file 21-023).** U.S. Home Corporation dba Lennar has requested approval of a PUD amendment to modify the PUD approvals to allow larger temporary real estate signs than allowed by City Code, add two additional lots to the approved preliminary plat and to modify the PUD approvals to allow garage forward home design even for the homes that exceed the percentage of garage on the front elevations. *The application has been scheduled for consideration at the July 22nd City Council meeting.*
9. **Preliminary Plat and Variance for Gordon's County Estates at 19701 and 19717 Jackie Lane (PID 01-119-23-22-0021 and 01-119-23-22-0024) (City file 21-025).** The applicant has submitted a request to adjust the common lot line between two parcels in the Urban Reserve zoning district. *The item is scheduled for a public hearing at the July 1st Planning Commission and Council action on July 22nd.*
10. **Sign Ordinance Amendment (city file 21-027).** *The City Council directed staff to prepare an update to the sign ordinance regarding campaign signs. The ordinance is scheduled for consideration at the August 26th City Council meeting.*
11. **Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 21-028).** *Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. This is a new application similar to the one denied in April. The applicant has since met with neighbors and received Council approval to submit a new application. This new application will be reviewed at a Public Hearing at the Planning Commission on July 1st, at the July 15th Parks and Trails Commission and at the July 22nd City Council meeting.*
12. **Zoning Ordinance Amendment (city file no. 21-029).** *Staff is requesting that the City Council consider a text amendment to Section 1030.020 of the Zoning Ordinance regarding accessory structures. The ordinance was amended in 2011 to allow landowners to apply for a conditional use permit to exceed the sidewall height for all properties regardless of parcel size. As part of the review of a recent application by Dave Dornsbach, the City Attorney was asked to review the ordinance and recommends changes before acting on the landowner request. This item is scheduled for Council consideration at the June 24th meeting and staff is requesting that the item be scheduled for a public hearing at the August 5th Planning Commission and for action at the August 26th City Council meeting.*
13. **Preliminary Plat for "Bechtold Farm" at 10165 Bechtold Road (PID 05-119-23-44-0001 and 0811923110007) (city file no. 21-030).** *Skies Limit LLC has requested approval of a preliminary plat to create 12 lots on 115.61 acres. Staff is reviewing the application for completeness. If the application is complete, it will be scheduled for Parks and Trails Commission review on July 15th, a public hearing at the August 5th Planning Commission and action at the August 26th City Council meeting.*
14. **Request for an Allowed Home Occupation for Bye-Bye Stumps at 6416 Hunter Lane (PID 36-119-23-31-0021) (city file no. 21-031).** *Chris Mehrkens has requested approval of an allowed home occupation for his stump grinding businesses. Staff is reviewing for completeness. This item may be administratively approved..*

The following projects were recently acted upon and will be closed out:

1. **Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 20-047).** Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. This item was reviewed at the Parks and Trails Commission on February 18th and a public hearing was held at the March 4th Planning Commission meeting. The applicant submitted a revised application on March 15th. The revised plan was reviewed at the Planning Commission on April 1st, Parks and Trail Commission on April 15th and the City Council voted unanimously to deny the request on April 22nd. *The applicant appealed to the Council and asked to be allowed to submit a revised application for consideration. The Council approved that request and a new application was submitted.*
2. **Conditional Use Permit, Variance and Site Plan for a new NAPA at 19905 75th Avenue (PID 26-119-23-11-0040) (city file no. 21-004).** Kinghorn Construction, on behalf of REH Auto LLC., has requested approval of a conditional use permit, variance and site plan for a new 16,400 sq. ft. building. The item was reviewed at a public hearing on at the Planning Commission on April 1st *and was approved by the City Council on May 27th.*
3. **Conditional Use Permit and Site Plan for the Property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 21-007).** Trevor Scherber has requested approval of a conditional use permit and site plan approval to operate a business at 23240 County Road 30. *The application was reviewed at a public hearing at the Planning Commission on May 6th and approved by the City Council on May 27th.*
4. **KMM Land Development, LLC request for Site Plan, Conditional Use Permit and Variance at 23405 CR 10 (PID 18-119-23-12-0001) (city file 21-012).** The applicant is requesting approval to allow a new office with storage yard for their construction company. This request is similar to the ComLink operation that was approved on this site but never built. *The application was reviewed at a public hearing at the May 6th Planning Commission meeting and approved by the City Council on May 27th.*
5. **Agriculture Preserve Designation (PID 19-119-23-41-0002, 29-119-23-12-0006 and 30-119-23-11-0001) (city file 21-019).** Patnodes have requested enrollment or re-enrollment in the Metropolitan Agricultural Preserve Program for three parcels. *This item was approved by the City Council on May 27th.*
6. **Development Rights Appeal (PID 09-119-23-44-0017) (City file 21-024).** Brandon Magnan has submitted a development rights appeal to request that the Council grant a development right for an outlot that was created without development rights. *The requested was reviewed at the June 10th City Council meeting and denied.*
7. **Certificate of Compliance for rooftop solar at 22624 County Road 10 (PID 08-119-23-43-0004) (city file 21-026).** *This item was administratively approved.*



CITY OF CORCORAN

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MEMO

Meeting Date: July 15, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Recreation Coordinator Update

The following is a summary of what Recreation Coordinator Christensen Buck has been overseeing since the last meeting.

- Baseball: Monitored numerous spring season games, oversaw roster reporting by coaches for all spring season leagues, sanitized all equipment on a weekly basis, wrapped up the spring season, provided coaching refunds, collected equipment, set up fall baseball registration, monitored fall baseball registration, and began looking at fall baseball equipment needs.
- Emergency Operations Center: Closed the Emergency Operations Center.
- Night to Unite: Worked with Sergeant Ekenberg to coordinate neighborhood parties, created social media graphics for Night to Unite, worked to acquire swag for handouts, collaborated with the committee to determine staff involvement for the event, and posted a quorum notice for the event.
- Other: Put together Parks and Trails Commission packet materials, posted to the City Facebook and Twitter accounts, updated Parks and Recreation related website items, processed pavilion/ballfield reservations, completed resolutions for City Council, and wrapped up City involvement with Hennepin County's Step to it Challenge.
- Soccer: Closed registration for 2021 season, answered parent questions, monitored CDC/MDH guidance as it related to youth athletics, formed soccer teams, acquired coaches for teams, coordinated background checks for coaches, worked with Public Works to set up fields, put together the season schedule, organized photo night, and attended the first night of the season.

Attachments:
None



CITY OF CORCORAN

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MEMO

Meeting Date: July 15, 2021
To: Parks and Trails Commission
From: Brad Martens, City Administrator
Re: City Council Report

The Parks and Trails Commission last met on May 20, 2021. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

May 27, 2021 Council Meeting

- Hennepin County Corridor Planning Application
 - Approved the resolution supporting an application for grant funds to update the northeast district design guidelines
- D&D Service Site Plan, Conditional Use Permit and Variance at 23405 County Road 10
 - Approved the item as presented for a 9,600 square foot office building and outdoor storage yard
- Site Plan and Conditional Use Permit for Scherber Demolition and Excavating at 23240 County Road 30
 - Approved the application to allow a contractor's operation with outside storage
- NAPA Site Plan, Conditional Use Permit and Variance at 19905 75th Avenue North
 - Approved the application for a new 12,800 square foot Napa store
- Grading Expansion Request – Rush Creek Reserve
 - Approved the request to allow grading on the entire site

- Request to Reconsider Application – Cook Lake Highlands
 - Approved the request; applicant will need to submit a new application and go through the Planning Commission and City Council for approval
- Conditional Uses in Zoning Districts
 - Tabled the discussion to the June 24th City Council meeting
- Hackamore Road Improvement Plan Update
 - Approved the 75% design vision for the Hackamore Road Improvement Project
- Public Works Building Improvement – 9525 Cain Road
 - Approved the quote to reside the old Public Works building
- Construction Hours Discussion
 - Directed staff to draft an ordinance update with amending construction hours to 7am-7pm Monday-Friday and 8am-4pm on weekends and holidays with options for individual homeowners; also look into options for enhanced enforcement
- Sergeant and K9 Handler Appointment Process
 - Authorized staff to begin the recruitment and hiring process for the police sergeant position; authorized the Director of Public Safety to hold a K9 handler process and appoint the preferred candidate
- City Meeting Format
 - Directed staff to begin hybrid meetings on June 10th for Council with both in-person and virtual attendance for Council and attendees
- City Council Terms, Roles, etc.
 - Directed staff to have the Charter Commission discuss updates to the Charter ordinance

June 10, 2021 Joint Council and Planning Commission Work Session

- Discussed residential zoning standards. Staff was directed to draft updates based on the discussion and hold discussions with developers as well as property owners

June 10, 2021 Council Meeting

- Hennepin County Sheriff Hutchinson
 - Sheriff Hutchinson provided an update to Council and thanked the Corcoran Police Department for their coordination
- 2020 Audit – Andy Berg, Abdo Eick & Meyers
 - Council accepted the audit and thanked staff for their efforts
- Resolution 2021-56 Accepting NW Area Jaycees Donation
 - Accepted the donations; thanked the Jaycees for their support
- Building Rights Appeal for Outlot A of Outcalt 2nd Addition
 - Denied the appeal as recommended

- Interim Ordinance Establishing a Development Moratorium
 - Approved the interim ordinance to pause on any development reviews in northeast Corcoran until sufficient planning takes place, up to one year
- Finance Software Request for Proposal Review
 - Approved the implementation of software from BS&A and Kronos
- Water Supply Workplan – Supplemental Information
 - Authorized staff to proceed with the finance plan for the potential system investment
- Public Hearing – 2021 Dust Control Program
 - Held the public hearing;
- Improvement Hearing – Corcoran Trail East/West Improvements Project
 - Held the public hearing; approved the resolution ordering the improvement as well as plans and specifications
- Mandatory Connection Extension Requests
 - Extended the required connection until June 2023
- Liquor License Renewal Fees
 - Authorized the one-time fee discount
- Code Enforcement Discussion
 - Directed staff to pause on proactive code enforcement while specific parts of the code are reviewed; complaint-based enforcement will continue
- Finance Manager Job Offer
 - Authorized the Mayor and City Administrator to extend a job offer for the position of finance manager; tentative start date is July 6th

June 24, 2021 Council Meeting

- Zoning Ordinance Amendment – Westside Tire
 - Approved the amendment as recommended by the Planning Commission
- Cain Road Vacation Commencement Request
 - Approved the amended resolution authorizing the right-of-way vacation to commence
- Consider Amendment to Section 1030.020 of the Zoning Ordinance
 - Directed staff to proceed with the ordinance amendment which clarifies language
- Conditional Uses in Zoning Districts
 - Directed staff to schedule a public hearing at the August Planning Commission meeting to consider ordinance changes
- Draft City Center Drive and 79th Place Feasibility Study
 - Directed staff to proceed with the feasibility study for the proposed project

- Stieg Road Transportation Improvements
 - Discussed road improvements related to development; directed staff to proceed with review of the project with developer only contributions
- Maintenance Worker Job Offer
 - Authorized the Mayor and City Administrator to offer the position to the preferred candidate

July 8, 2021 Council Meeting

- Job Offer – Accountant
 - Authorized the Mayor and City Administrator to issue a job offer for the position of Accountant
- Request for Amendments to Chapter 82 (Nuisances) of the City Code
 - Directed staff on ordinance changes to allow for additional storage on properties and schedule a public hearing for August 12th
- City Center Drive & 79th Place Feasibility Study
 - Adopted the resolution accepting the feasibility study and ordered the improvement hearing
- FEMA Floodplain Mapping
 - Authorized staff to proceed with tasks to assist in the review of flood plain modeling reviews
- American Recovery Plan Act Fund Use
 - Reviewed potential use options; provided initial input on use
- Public Works Staff Planning
 - Directed staff to proceed with drafting job descriptions for review
- Developer Round Table
 - Scheduled a developer round table for August 26th at 5:30 pm
- 2021 Action Steps Progress Update
 - Reviewed progress on action steps; directed staff to begin initial work to draft a request for proposal for potential internet providers with the assistance of Mayor McKee

Attachments:

None

CITY OF CORCORAN					
PARK CAPITAL FUND REPORT					
May 12, 2021					
		CASH FUNDS			
Date		Park Dedication	Memorial Park Maintenance	Combined Fund Balance	
		415-10100	415-10102		
09/16	Beginning Balance	364,189.75	9,097.68	373,287.43	
09/16	Millow Electric	(3,885.00)			
09/16	Interest Earned	0.17	1.15		
09/16	3rd Qtr Interest Allocation	40.13			
10/16	Interest Earned	0.18			
11/16	Garden Gate	(210.00)			
11/16	Park Place Storage 16-027	55,875.00			
11/16	Interest Earned	0.16			
12/16	Park Dedication Fees	11,910.00			
12/16	Interest Earned	0.28	1.14		
12/16	4th Qtr Interest Allocation	405.70			
01/17	Interest Earned	0.37			
02/17	Interest Earned	0.27			
03/17	Wenck - Ravinia Park Design	(769.40)			
03/17	Lennar - Ravinia 8th Addition	79,400.00			
03/17	Interest Earned	0.21	1.12		
03/17	1st Qtr Interest Allocation	283.29			
04/17	Garden Gate	(180.00)			
04/17	Wenck - Ravinia Park Design	(238.50)			
04/17	Interest Earned	0.17			
05/17	Wenck - Ravinia Park Design	(23.60)			
05/17	Interest Earned	0.13			
06/17	Wenck - Ravinia Park Design	(275.40)			
06/17	Interest Earned	0.18	1.14		
06/17	2nd Qtr Interest Allocation	120.83			

07/17	Wenck - Ravinia Park Design	(610.40)			
07/17	Interest Earned	0.21			
08/17	Kevin Dale - Press Box Supplies	(272.78)			
08/17	Kevin Dale - Press Box Supplies	(2,799.30)			
08/17	MN Twins Community Fund - 2016 Hennepin Co. Grant	15,000.00			
08/17	Interest Earned	0.20			
09/17	Morris Excavating - 4" Tile Install	(6,407.50)			
09/17	Wenck - Ravinia Park Design	(57.50)			
09/17	M/I Homes of Minneapolis Bass Lake Crossing	166,740.00			
09/17	Interest Earned	0.18			
09/17	Interest Earned	65.41			
09/17	Interest Earned			1.14	
10/17	Wenck - Ravinia Park Design	(445.80)			
10/17	George or Jean Gmach	7,940.00			
10/17	Interest Earned	0.18			
11/17	Interest Earned	0.29			
12/17	Town & Country Fence	(43,470.00)			
12/17	Interest Earned	0.21		1.15	
12/17	Interest Allocation	736.88			
01/18	Interest Earned	0.15			
02/18	Wenck - Ravinia Park Design	(59.00)			
02/18	Interest Earned	0.23			
03/18	Bass Lake Crossing South park dedication fees	242,645.00			
03/18	Interest Earned	0.29		1.12	
03/18	Interest Allocation	84.27			
04/18	Interest Earned	0.37			
05/18	Transfer to Rockford School Land Fund (423)	(250,000.00)			
05/18	Interest Earned	0.31			
06/18	Interest Earned	0.30		1.15	
06/18	Interest Allocation	1,193.74			
07/18	Interest Earned	0.36			
08/18	Interest Earned	0.34			
08/18	Willow1 LLC park dedication fee	3,970.00			
08/18	Wenck - Ravinia Park Design	(1,066.76)			
08/18	Menards - Ravinia Park Supplies	(17.13)			
08/18	Menards - Ravinia Park Supplies	(460.97)			
09/18	Interest Allocation	393.87			

09/18	Interest Earned	0.33	1.14	
10/18	Acme Tools #27309 Ravinia Park Supplies	(350.00)		
10/18	Brock White #27311 Ravinia Park Supplies	(140.12)		
10/18	Brock White #27311 Ravinia Park Supplies	(153.50)		
10/18	Brock White #27311 Ravinia Park Supplies	(150.66)		
10/18	Brock White #27311 Ravinia Park Supplies	(386.37)		
10/18	Core & Main #27316 Ravinia Park Supplies	(840.00)		
10/18	Menards - Ravinia Park Supplies	(322.00)		
10/18	Vonco II, LLC #27352 Ravinia Park Supplies	(83.53)		
10/18	Wenck - Ravinia Park Design	(2,171.70)		
10/18	Advanced Drainage #27358 Ravinia Park Supplies	(608.07)		
10/18	Cemstone Products #27363 Ravinia Park Supplies	(3,998.50)		
10/18	Minnesota Equipment #27390 Ravinia Park Supplies	(200.00)		
10/18	St. Croix Recreation #27398 Ravinia Park Supplies	(79,890.00)		
10/18	Wenck - Ravinia Park Design	(458.50)		
10/18	Interest Earned	0.33		
11/18	Site One Landscape Supply	(891.00)		
11/18	Interest Earned	0.31		
11/18	Whisney - Park Dedication Fee	15,919.70		
12/18	The Mulch Factory	(8,690.00)		
12/18	Wenck - Ravinia Park Design	(590.50)		
12/18	Interest Earned	0.38	1.14	
12/18	Interest Allocation	1,097.33		
01/19	Interest Earned	0.39		
02/19	Interest Earned	0.44		
03/19	M/I Homes of Minneapolis Bass Lake Crossing	210,410.00		
03/19	Interest Earned	0.55	1.13	
03/19	Interest Allocation	1,388.67		
04/19	Interest Earned	0.50		
05/19	Interest Earned	0.52		
06/19	Interest Earned		1.13	
06/19	Interest Earned	0.43		
06/19	Interest Allocation	3,290.11		
07/19	Ravinia 11th Park Dedication Fees	55,580.00		
07/19	Willow1 LLC park dedication fee	3,970.00		
07/19	Interest Earned	0.46		
08/19	Advanced Irrigation	(8,750.00)		

08/19	St. Croix Recreation	(4,700.00)			
08/19	Interest Earned	0.47			
09/19	Twin City Seed Company	(162.50)			
09/19	The Mulch Factory	(2,172.50)			
09/19	Interest Earned	0.34	1.15		
09/19	Interest Allocation	4,095.24			
10/19	Most Dependable Fountains	(4,370.00)			
10/19	Deposit 10-10-19CH	3,970.00			
10/19	Interest Earned	0.51			
11/19	Highland Products Group (Ravinia Wildflower Park Benches)	(1,095.00)			
11/19	Deposit 11-12-19	714.60			
11/19	Interest Earned	0.45			
12/19	Interest Earned	0.38	1.15		
12/19	Interest Allocation	4,895.77			
01/20	Interest Earned	0.50			
02/20	Interest Earned	0.37			
03/20	Interest Allocation	3,581.24	1.14		
03/20	Interest Earned	0.52			
04/20	Interest Earned	0.72			
05/20	Interest Earned	0.81			
06/20	Interest Earned	0.78	1.13		
06/20	Interest Allocation	1,833.01			
07/20	Interest Earned	0.77			
07/20	Donation	-	352.51		
08/20	Interest Earned	0.62			
09/20	Interest Earned	0.39	1.19		
09/20	Interest Allocation	1,243.03			
10/20	Interest Earned	0.34			
10/20	Grove Nursery	(438.80)			
11/20	Interest Earned	0.15			
12/20	Interest Earned	0.11	0.67		
12/20	Interest Allocation	771.62			
12/20	Interest Allocation	(915.31)			
01/21	Interest Earned	0.07			
02/21	Interest Earned	0.06			
03/21	Interest Earned				
04/21	Grove Nursery	438.80	(438.80)		

	ENDING BALANCE	830,434.13		9,031.47	839,465.60