



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, August 10, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the July 13, 2022 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to Section 15.16 Planned Development Districts/City of Chaska/PC #2022-51
 - 7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for Hazeltine Plaza Apartments/Trident Development/PC #2022-48
 - 7.C. Recommend Approval of the Concept Plan for CloudHQ/CloudHQ/PC #2022-41
8. Other Business
 - 8.A. Receive Other Meeting Minutes
9. Adjourn

CHASKA PLANNING COMMISSION MINUTES JULY 13, 2022

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Lacey, Olson, Gaare, Urbanski, and Chairperson Brass.

Members absent: Commissioners Rylee and Baswa

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Urbanski, second by Commissioner Aasen, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the June 8, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Lacey, to approve the minutes of the June 8, 2022 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- A. PUBLIC HEARING: Recommend Approval of the Variance for Clover Ridge Apartments/AV Development/PC #2022-42

City Planner Hanson presented the item to the Commission and noted that this item would come before the City Council on July 18, 2022.

Commissioner Olson asked why the issue of the usable open space not meeting City Codes was just being raised at the final phase of the plans.

City Planner Hanson stated that she agreed that this should be part of the three step process, but explained that it was not part of the notification process, which is why they are looking at it now.

Commissioner Olson stated that it was stated in the staff narrative during the Preliminary phase that this met the City requirement for usable open space, which means that the Commission and the Council was fed incorrect information at that time. He stated that the Commission recommendation and the Council's decision was based on this inaccurate information, which puts them in a difficult position now.

Community Development Director Kabat stated that staff agrees that this information was incorrect and that a mistake was made. He explained that now staff is trying to go about things in the right way to address this issue.

Commissioner Olson asked about the purpose of the Zoning Ordinance section 15.28.120F.1(a)(1)

City Planner Hanson explained that the purpose of that part of the ordinance is to ensure that multi-family, industrial, and commercial type properties are designed in accordance with the City's building design materials ordinance.

Commissioner Olson stated that he felt it was specifically for the more intensely developed areas of the City so it fits in.

Community Development Director Kabat noted that it applies to any project that comes to the City whether it was a 'green field' developer or an infill development.

Commissioner Olson stated that he has two concerns, the floor to area ratio that allows them to determine how big of a building they can build, and the usable open space. He stated that he feels the City is being asked to give a variance on just one-half of that calculation. He explained that the math tells the City what size of building can be built based on this same denominator, which is based on the same gross area. He noted that if you work it backwards, it tells you what size the building can be and asked staff why this was not addressed through the multiple steps that were taken with the developer, so they were more in line with City regulations. He stated that from the concept phase to now, there has been no change to the size or footprint of the building. He asked why the developer hadn't been encouraged to at least get closer to the ordinance for that parcel.

Community Development Director Kabat explained that the City has a long history of working on development projects and sites in order to try to maximize the opportunity on the site. He stated that they work with developers to ensure that it is a high quality development, provides a high level of amenities, and is reflective of other similar projects. He stated that this project is providing open space commensurate with other multi-family residential projects and noted that from staff's perspective, this project is providing a high amenity, multi-family project. He explained that sometimes the letter of the ordinance does not necessarily work with the site that they are working with, which is where variances come into play because they are a tool to enable high quality projects to come through.

Chair Brass clarified that the only variance being discussed tonight was related to usable area because the others were previously discussed.

Commissioner Olson stated that his concern is that they used the full gross area and the floor to area ratio for the building size, but now they want to use the net area to determine the usable open space. He explained that, to him, they are simply changing the calculation to make it fit.

Community Development Director Kabat clarified that nobody was changing the calculation.

Commissioner Olson stated that he feels that they are asking for a variance to ignore something.

Community Development Director Kabat explained that the applicant is requesting a variance because applying the calculation doesn't get the development to meet the ordinance. He reiterated that this was not changing the calculation.

Commissioner Olson stated that to him it appears to be a request for a variance to ignore the calculation.

Commissioner Gaare stated the applicant qualifies, based on the findings, for a variance.

Commissioner Olson reiterated his question on why this had not been brought up earlier in the process. He stated that they could still build an apartment building there, just not as big as they want.

Chair Brass stated that it would have been ideal if this had been noticed earlier in the process, but he has served on the Commission for four years and in that time there have been very few errors made by staff. He stated that did not think there was intentional misleading in this situation and is now just a matter of trying to correct something that was missed. He asked Commissioner Olson to clarify his concern is with this variance request.

Commissioner Olson explained that his issue was that with the land, the applicant used the gross area of the parcel to determine the size of their building. He stated it is using the same mechanisms of percentage of the gross areas, without the wetlands. He stated that to him, the whole purpose is to keep those with large parcels in check so they don't just put in too large of a building. He clarified that the developer used the gross area of the site to say that they wanted to building a big building and now when they are saying how much open space comes with that large of a building, they want to say that they can only use the net area in their calculation. He stated that he feels both things are correlated because they are talking about using the same denominator which is the gross area of the site.

Chair Brass stated that he believes that is the reason for the variance request.

Commissioner Olson stated that he understood that but feels that if they had come in at the same time as everything else, then there would have been a conversation about whether the floor to area ratio was too much. He explained that because the Commission was told that the open space was in line with the ordinance, even though it wasn't, it made the Commission feel that this project was within all the other guidelines other than for the parking spaces. He stated that

the message from the neighbors on this item, as well as the next item on the agenda, is that the building is too big for the parcel of land that it is on. He noted that developers want to build the largest building that they can, but the City has ordinances in order to be able to define what is there.

Chair Brass stated that the Comprehensive Plan guides this for multi-family which is what the City wants to see there. He stated that he understands Commissioner Olson's concern with the timing of the request but staff is saying that the three conditions to grant a variance have been met by the applicant.

Commissioner Olson stated that one of the questions was whether this would inhibit the developer from being able to use the land and he feels the answer to that question is, no. He explained that the applicant can still build a multi-family building on this parcel they just cannot build it as big as they would like, which he feels is what this is coming back to. He stated that the size of the building has not changed since the concept phase which, to him, shows that there is no intent, by the developer, to change the size of their footprint with the expectation that they would get some sort of variance on the back side.

Chair Brass stated that he thought that the actual footprint of the building was actually quite small and that they were maximizing the site.

Commissioner Olson asked about the percentage of Jonathan Flats usable open space today.

City Planner Hanson stated that it is 15%.

Commissioner Olson stated that Jonathan Flats was able to stay within the regulations with 15% of usable open space. He stated that he would question what is being used for the open space because in the presentation the part that was missing is that there are actually definitions of the size of the area that can be classified as usable open space. He stated that he feels that staff is showing the Commission some information, but not showing the full picture. He stated that the patio and grilling space is not large enough, by definition, nor can you use individual patios. He explained that even reduces what is being shown on the documentation and asked why those pieces are still being included in the usable open space if it does not meet the definition of usable open space.

City Planner Hanson explained that staff has been consistently applying the code how they have done it in other places and referenced Jonathan Flats where they looked at the unique characteristics of the site in order to understand what could be used. She reiterated that they are applying the code in a consistent manner.

Commissioner Olson stated that Jonathan Flats did not use their patio space as usable open space.

City Planner Hanson stated that Jonathan Flats did use their patio space and also got credit for a dock that they put in off site, as well. She stated that the reason they go through the PRD processes is so they can understand and review each of the sites in a more specific format.

Commissioner Olson stated that if all projects are unique then you cannot really use any of them for comparison because they are all unique to their parcel.

City Planner Hanson stated that this would be correct.

Chair Brass stated that, in his opinion, most real estate developments are unique.

Commissioner Olson stated that was his point, and that he felt the Commission cannot look at precedent, but instead should look at this specific parcel.

Chair Brass opened the public hearing at 7:34 p.m.

Craig Eiler, 1792 Emerson Court, asked if the City had taken into consideration what the impact of this project will be for additional congestion due to traffic. He stated that he had not been part of the past meetings, so he wasn't sure what had been discussed, but noted that this was his biggest concern.

Chair Brass stated that a traffic impact study was done and was considered by the City and was part of the previous approvals that have taken place on this project.

Mr. Eiler stated that he would like to see this documentation and explained that he tells people that he now lives on the 'edge' of rural Minnesota, because he feels it is disappearing. He stated that he is all in favor of anything Carver County or Chaska can do to prevent the sprawl.

Jeremy Landkammer Ely, 1360 Romeo Court, stated that as a resident, he would support this variance because he understands the challenges the developers face with this kind of unique lot. He stated that he thinks this type of development is something that is needed in the City. He expressed his appreciation to the Commissioners and to Commissioner Olson for his passion to make sure the City 'holds the line' and not just create enormous buildings that do not fit in. He reiterated that he feels there is a need for this product in the community. He noted that he was not able to see the documents for the final because they did not appear to be on the website. He asked if there was anything that could be done such as docking or paths to bridge the gap and make the wetland space somewhat usable.

Communications Director Kevin Wright noted that there was someone on Zoom who has indicated a desire to address the Commission.

Beth Sanchez, 1488 Sophia Drive, explained her frustration that when she would question things, she would be told to look at the zoning regulations and then when it doesn't meet the regulations, apply for a variance and it is usually granted. She stated that the neighborhood understands that this is coming and are not saying that it shouldn't be built but would like the Commission to take time to consider the size of the building because she does not feel that has been done up to this point. She stated that they purchased their land because of the wetlands and had no idea that anything could be built back there. She explained that when someone mentioned building into or developing the wetlands for people to use, she would ask that the Commission keep in mind that people have bought their properties because they did not anticipate there being development

on the wetlands and noted that there are other wetlands in the Jonathan development that remain undeveloped.

Chair Brass noted that the wetlands are protected and possible development of anything on the wetlands is not on the table for discussion tonight.

Ms. Sanchez stated that was not true because the wetland behind her house can be developed.

City Planner Hanson stated that she thinks that Chair Brass and Ms. Sanchez are talking about two different sites and clarified that these wetlands cannot be developed.

Wade Sorenson, 1456 Sophia Drive, stated that Commissioner Olson had asked what changed from the preliminary phase to final phase and his answer would be that the gross site area changed, which he thinks is odd. He stated that he believes it was changed in order to avoid the issue with floor area ratio. He asked the Commission to consider what would happen if they do not recommend approval for this variance and explained that he felt that they would still have a reasonable use of the property. He stated that in his opinion, this is an economically driven variance that should not be allowed.

Joe McElwain, 2140 County Road 42, Burnsville, stated that he is the developer for The Gallery Apartments, which is the next agenda item. He stated that although he will be a competitor of this development, he would like to show his support for the project. He stated that he has been developing this kind of project since 2008 and noted that no project, especially high impact and density projects, meet all the criteria and codes, especially when they are being developed in 'bedroom communities'. He stated that he thinks this project, as well as his own, clearly meet the intent of the Zoning Code.

There being no additional comment, Chair Brass closed the public hearing at 7:44 p.m.

Commissioner Urbanski stated that part of the reason that people love living in Chaska is having the rolling land and ravines. He noted that there is not a lot of flat cornfield type land where new developments can go in, so many of them will require some sort of variance or trade-off. He stated that the developer is definitely using all the space, but he feels this project supplies something that is much needed for the community and feels that they have done a lot of things that make it look even better than it did at the original concept phase. He stated that he is personally happy with the building and the product being presented and explained that the walking trails on the site will be for public use. He stated that he thinks this property is unique and feels the developer has done a very good job of creating a very unique project.

Chair Brass stated that he would mimic what Commissioner Urbanski stated and noted that this is a tough parcel. He stated that he is in real estate and feels that every project is unique so there will be disparities between developments and agrees that there are many scenarios in these projects that mean there is a need for a variance or two. He explained that he did not think this request was unreasonable and will help meet the housing demand.

Commissioner Olson referenced the Comprehensive Plan map and noted that the size of the parcel and building was known because of the wetlands. He stated that they have used the gross

size of the parcel to calculate how big the building can be despite the only thing being zoned for multi-family on the map is about 3.2 acres. He stated that while there may be constraints, the developer is using those constraints as a benefit in order to build a larger building. He stated that he did not think the City should say that this is a constraint, but then also give them that benefit and would like the City to ask why a variance is really needed. He stated that, in his opinion, there is a need for a variance because the other half of the calculation is too big. He stated that a variance cannot be for economic purposes and he feels this request is for economic reasons because it is about how big of an apartment building they can build. He stated that even if they only used the 3.2 acres, they could still build a multi-family building, but it would be about half the size of what they are planning. He stated that there needs to be a happy medium and find a balance. He noted that the ordinances are in place to keep things in check and not allow things to get too big. He stated that he was not saying that the development should not happen, but the developer knew that the wetlands were there before starting to plan this project.

Chair Brass noted that while he did not want to get into an argument he did not think that was entirely true because you don't know details about the wetlands until you get an environmental survey done. He stated that he also did not feel this was an economic variance because the Commission does not know the economic situation.

Commissioner Olson stated that the Final phase, when they were discussing setbacks and the question was raised why the building couldn't be smaller to meet those setbacks, the developer stated that they could not make the building smaller because it wouldn't be financially viable.

Chair Brass stated that he thinks the logic could be used that all these requests are for economic reasons.

Commissioner Olson stated that when the developer came last time they showed their landscape plan and noted that the description has not changed and asked why because in their large open space it says that the open space will be used for winter recreational activities such as sledding and in the summer for open field, ballfield, and frisbee. He stated that he would like to know where that is going to happen because they have once again submitted a plan that has the same commentary as Final and the Commission had been told that this would be addressed and corrected. He stated that there has been no change and there is no open space to use for frisbee or a ballfield and would question what parent would let their kids go down the hill on a sled with the trees and the landscaping that is there.

City Planner Hanson noted that from staff's perspective, that portion of the site is deemed as usable open space.

Commissioner Olson that from how the developer has defined it, he does not see how it can be used.

Chair Brass stated that he would agree with that point.

Commissioner Olson stated that to him it feels like the developer hasn't done anything to either try to hear the City's concerns or to meet the City ordinances. He stated that it just seems like they are just doing what they want to do and expecting the City to offer them variances and allow

them to continue on as they like. He stated that is not in support of granting this variance and reiterated that this is a discussion that should have taken place during the Preliminary phase. He stated that this is the City's opportunity to hold the developer to the City's standards, or, at the very least, require them to make some kind of concession to show that they are making an attempt to get close to the ordinance. He stated that in his opinion, they are not even close, nor did they make any kind of attempt, which he finds disappointing. He reiterated that the developer could make a smaller building and still have a multi-family project and repeated that he did not think the City should grant this variance.

Commissioner Lacey asked if the developer could address the Commission and answer some of the questions that are being raised.

Josh McKinney, Measure Group, stated that he is here representing the developer and noted that he felt staff did an adequate job articulating the reasons that they feel this is a reasonable request. He stated that the statement that this could be a smaller building and still be a viable multi-family site is ill informed. He stated that right now 33% of their site is dedicated to usable open space, which is over an acre of their 3.2 acres. He stated that they feel that they have taken a challenging site and they have made the best of it, based on what they have, and in a way, have taken their lemons and made lemonade.

Commissioner Olson asked what attempts have been made by the developer between the concept phase to now.

Mr. McKinney stated that Commissioner Olson has made the assertion multiple times tonight that 'nothing has been done'.

Commissioner Olson clarified that he was referring to the footprint of the building.

Mr. McKinney stated that he is correct that the footprint has not changed since the concept, but what the Commission had not seen was that this was their fourth iteration and the work that was done with staff in order to make the site viable. He stated that he assumes that a different plan would have just resulted in requests for different variances. He stated that they do not have an option to own the wetlands because the City gets to own them in perpetuity which means he is sitting there with exactly the land that is available to them to develop, nothing more, nothing less.

Commissioner Olson asked how large of a building he could develop on a 3.2 acre lot.

Mr. McKinney stated that right now they are asking for a variance between 1.8 acres of green space versus 1.05 acres. He stated that he is already pressed on parking and a unit count that would make this a viable project. He stated that before the argument is made that the City cannot consider economics, he would say that a variance would be required for any multi-family project that would come to this site.

Community Development Director Kabat stated that he would like to clarify, since there has been a lot of talk about economics during the evaluation by the Commission, that economics can be a

consideration, it just cannot be the only factor. He stated that the staff report did not talk about economics and talked about the other factors such as the wetlands and their impact on the parcel.

Chair Brass stated that while it is good to have discussion, the building area and other details have already been approved.

Commissioner Olson stated that he thinks the Commission has to look at the whole thing because this was not brought up at the same time as the size of the building.

Chair Brass stated that he felt the Commission had discussed this request thoroughly and asked for a motion.

Motion by Commissioner Lacey, second by Commissioner Gaare to City Council approval of the Variance from zoning section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from 15% down to 8.75%, based on the following findings:

1. Practical difficulties exist in complying with the zoning ordinance due to the significant wetlands and topography of the subject property, which are unique characteristics of the property and were not created by the applicant.
2. The proposed use of the subject property is consistent with the general purpose and intent of the comprehensive plan and City zoning ordinances, which guide the subject property for multi-family development and the amount of usable open space provided is sufficient to allow residents to recreate and enjoy outdoor activities on properties with multi-family development.
3. The proposed use, if granted, will not alter the essential character of the locality because the proposed development provides usable open spaces that are in scale with the surrounding neighborhood, which has guided the subject property for multi-family for nearly twenty years.
4. The wetlands and City stormwater pond areas make up more than half the gross site area and create practical difficulties in complying with the usable open space standard and requiring 1.8 acres of usable open space on the subject property is disproportionate to the overall use of the property and surrounding neighborhood.
5. The proposed 1.05 acres of usable open space is sufficient to serve the 119 dwelling units proposed by the applicant and meets the intent of the Usable Open Space ordinance

Motion carried 5-1 (Commissioner Olson opposed.)

Chair Brass stated that, in his opinion, just because you cannot 'use' the wetlands by walking on them, he still thinks they add value. He stated that as an artist, he is a visual person, and thinks having a view of the wetlands means that it is quite 'usable'.

Commissioner Olson stated that he has lived in this area for 15 years and he has never seen the Grade 1 wetland because it is on private property. He stated that this will be developed and the hillside will have a path so there will be some visibility, which he sees as a benefit, but questioned the cost that will come with it.

B.PUBLIC HEARING: Recommend Approval of the Final Site and Building Plan, Final Plat and Variances for The Gallery Apartments/Chase Real Estate/PC #2022-43

Commissioner Olson recused himself from discussion of this item and left the dais.

City Planner Hanson presented the item to the Commission and explained that this will come before the City Council on July 18, 2022.

Commissioner Lacey asked about the parking requirement.

City Planner Hanson stated that the City Code requires two parking stalls per dwelling unit and they are proposing 1.8 parking stalls per dwelling unit. She explained that the City has looked at other apartment projects and have analyzed the need and found that 1 parking stall for every 1 bedroom is also a sufficient way of analyzing parking for an apartment site and have rezoned certain areas to be this way. She explained that the applicant would be proposing 1.46 parking stalls per bedroom which is well above the 1 parking stall per bedroom calculation.

Chair Brass opened the public hearing at 8:33 p.m.

Chair Brass asked about the demographic profile of the building because, for example, when he thinks of a 1 bedroom unit, he thinks more along the lines of a husband and wife or boyfriend and girlfriend living together that would each have a car. He asked if the demographics were serving more singles and how the parking calculations all work out.

Mr. McElwain, Chase Real Estate, explained that their building demographic is typically ages 24-32 and they expect half will be couples. He stated that there is a typically a gap in their demographics between the ages of 33 and 45, because typically they do have families with children and then they also have empty nesters. He stated that over the last 10 years there has been a huge increase in just singles, for example divorcees. He explained that they manage all of their properties and track the cars so, when they build a new building, they have the data to show what they will actually need. He stated that in their suburban locations, they need 1.6 to 1.65 parking stalls per unit. He gave examples of the parking calculations for developments in Lakeville, St. Paul, and Burnsville. He stated that in the past there was a much larger portion of the unit mix taken up by 3 and 4 bedroom units and now there is about 70% of the units that are 1 bedroom or studio. He explained that they are very comfortable with 1.8 parking stalls per dwelling unit because it exceeds their own calculations. He stated that it is also important to remember that an apartment building is never completely full because there are people moving out and times when an apartment is empty for a few months.

Wade Sorenson, 1456 Sophia Drive, stated that he had submitted a packet of information to the Commission. He stated that he wanted to reiterate something that he had previously stated that he is not opposed to an apartment building coming onto this site and believes the key concern from all the residents is the size of the building. He questioned why this was being discussed as a 24 acre site because at the Preliminary stage it was a 5.7 acre site and his understanding is that Chase Real Estate is buying a 5.7 acre parcel of land and yet they are building a structure that with floor area ratio, according to City Code would require 8.8 acres. He referenced the Jonathan Flats property which is 4 acres, yet the zoning ordinances were looked at based on the

2.8 acre parcel for the residential property. He explained that they did not calculate open space based on the 4 acres, but on the 2.8 acres so he feels the precedent has been set on a PMD type property for the calculations to be made based on the site for the residential property itself. He stated that Chase is buying a 5.7 acre parcel and he feels the City should consider this site to be 5.7 acres.

Chair Brass stated that when he looks this parcel up on the tax GIS system it says that it is 24.4 acres.

Mr. Sorenson reiterated that Chase Real Estate is buying 5.7 acres and 18 acres will go back to the City and noted that this wetland area was supposed to have been deeded to the City twenty years ago. He stated that the City has not provided any rationale or justification for why this did not happen. He noted that one of the conditions for Chaska Investments back then, was to deed the wetland to the City which was not done. He stated that if that had been, it would be clear that this is truly a 5.7 acre parcel of land which would also show that this structure is significantly too large for that parcel. He stated that he feels the structure just needs to be reduced in size and also felt that there has been no attempt by the developer to do that nor has the City ever told the developer that the building was too large. He read aloud a portion of the City's write-up that stated that the proposed development would easily meet the code requirements on a 24 acre site with typical wetlands, and the same would be true on a 5 acre site without wetlands. He stated that this basically says that this project would be fine on a 5 acre site which he feels is absolutely not true.

Chair Brass stated that he thought that was referring to usable open space.

Mr. Sorenson stated that the facts are that this does not meet the requirements for a 5 acre site.

Chair Brass stated that he does not want to mislead people and what he felt staff was saying was that 15% of 5 acres would be about .75 acres of usable open space and they are providing more than that.

Mr. Sorenson agreed that this portion of the statement would be correct, but if you looked at all the Code requirements, it would be meet them. He stated that he thinks the appropriate discussion to have would be on floor area ratio and not on parking and open space because that is irrelevant. He stated that if the Commission votes to approve this request, in his opinion, what they are essentially saying is that it is perfectly fine to put a building that requires 8.8 acres of land on a space that is only 5.7 acres. He stated that the Comprehensive Plan map that was shown shows about 6 acres being for high density multi-family housing and does not show 24 acres for that purpose. He stated that to be consistent with the Comprehensive Plan, the Commission should be looking at this as a 5.7 acre parcel and reiterated that he feels the discussion should be on the floor area ratio.

Travis Olson, 1439 Sophia Drive, explained that his comments would be more in a housekeeping/nitpicking kind of way because this is at the final stage. He stated that their landscaping does not meet the caliper inches that their report shows and is short by 2 caliper inches. He stated that on the last page of the civil plan for the lighting diagram it still shows the old parking lot loop. He stated that the applicant did not clean up their plans and what was

presented to the City staff to make sure it included all the correct information. He stated that he feels these are two easy things for the applicant to fix prior to going to the City Council. He stated that if the developer is providing a donation for playground equipment because the Commission had encouraged a tot lot, he would like to hear from Jonathan on how they will use those funds. He stated that he would like to make sure that the residents of Jonathan know where the money came from and what it will be used for. He stated that with relation to the size of the building, he would like the Commission to take a look at why the ordinance was set up the way it was for usable open space to be at 15%. He explained that he felt it was put in place because something happened and noted that it was put into place in 1997. He stated that it is there to make sure that the size of the building is in balance with the community that it is going into. He reiterated that he would like the Commission to look at why that rule was put into place and why the City would consider deviating from that decision. He noted that one of the things not being discussed is that Chaska Investments sold off 4 acres of developable land to D.R. Horton but they want to still be able to use the rest of the parcel to tell them how big of a building they can build. He stated that they did not have to sell that land to D.R. Horton and if they hadn't, it would have checked the box for the amount of open space that is required per City code. He asked that the Commission at least look at the full picture and consider if it is too big of a building or if it is just the open space.

Jeremy Landkammer Ely, 1360 Romeo Court, explained that he was speaking on behalf of himself as a resident of Clover Field 4th Addition and as someone who will live across the street from this development. He stated that both this site and the site for the previous agenda item are very difficult sites to develop but feels this is a great product and appreciates what the developer has done to aesthetically address and make sure that it fits in from a contemporary product that was originally presented to something that will be cohesive. He stated that he also appreciated that the developer and the owner listened to the neighbors when they talked about the challenges with the Oak Creek Development and traffic going up through existing neighborhoods. He explained that they came up with an alternative solution that ultimately impacted the developable land and this calculation. He stated that he would like the City to take a step back and take a look at the partnership work that has gone into this which he appreciates, as a resident. He stated that the end result will not make everyone happy, but reiterated that he has been very impressed by the partnership that he has seen from all parties.

There being no additional comment, Chair Brass closed the public hearing at 8:54 p.m.

Chair Brass stated that he thinks it is worth noting the comments by Mr. Olson about the plans that should be cleaned up before this moves onto the City Council. He noted that the issue of gross area and usable area is a bit arbitrary and gave an example of a 100 acre parcel that had 99 acres of wetland and 1 acre of developable land. He stated that if his understanding was correct, that would mean they would need to use 15% of the 1 acre for usable open space which would essentially mean they would have nothing left to develop. He stated that he feels like this ordinance doesn't quite work and needs to be reworked. He stated that he thinks the City should look into possibly de-coupling it with the floor area ratio also. He stated that he had some questions for the Jonathan Association and whether they had the donation money earmarked for what it will be spent on.

Mr. Landkammer Ely stated that he would like to clarify a statement that was made earlier and noted that he could provide a copy of the letter to the City. He explained that the details related to the cash transaction are related to some other pieces with Chaska Investments and is not necessarily specified for one thing. He stated that this is part of a complicated transaction and noted that the Jonathan Association Board of Directors have worked together with Chase Real Estate and Chaska Investments. He read aloud from a letter he sent to Chase Real Estate on June 30, 2022.

Commissioner Aasen stated that he thinks they have done a lot of work on this project and that it seemed to fit the area. He noted that, in his opinion, wetland is still open space.

Motion by Commissioner Urbanski, second by Commissioner Lacey to recommend to the City Council approval of the Final Site & Building Plan and Final Plat for a 175-unit apartment building, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Narrative (pgs 1-18), prepared by Chase Real Estate, dated June 7, 2022
- b. Title Sheet (pg C1.0), prepared by James R. Hill, dated June 7, 2022
- c. Existing Conditions (pg C1.1), prepared by James R. Hill, dated June 7, 2022
- d. Site Information – Drainage Maps (pgs C1.2-C1.3), prepared by James R. Hill, dated June 7, 2022
- e. Erosion & Sediment Control Plan (pg C3.0), prepared by James R. Hill, dated June 7, 2022
- f. Erosion & Sediment Control Notes (pg C3.1-C3.2), prepared by James R. Hill, dated June 7, 2022
- g. Erosion & Sediment Control Details (pg C3.3), prepared by James R. Hill, dated June 7, 2022
- h. Grading & Drainage Plan (pgs C4.0-C4.2), prepared by James R. Hill, dated June 7, 2022
- i. Utility Plan (pg C5.0), prepared by James R. Hill, dated June 7, 2022
- j. Site Plan (pg C6.0), prepared by James R. Hill, dated June 7, 2022
- k. Overlay Plan (pg C6.1), prepared by James R. Hill, dated June 7, 2022
- l. Construction Details (pgs C7.0-C7.2), prepared by James R. Hill, dated June 7, 2022
- m. Landscape Plan (pg L101-L103), prepared by KW Architects, dated July 1, 2022
- n. Landscape Details (pgs L104-L105), prepared by KW Architects, dated July 1, 2022
- o. Turning Movement Exhibit, prepared by James R. Hill, dated June 7, 2022
- p. Photometric, prepared by Davis & Associates, Inc., dated February 25, 2022
- q. Final Plat, prepared by James R. Hill, undated
- r. Site Sections, undated
- s. Exterior Elevations (pgs 1-2), prepared by KW Architects, undated
- t. Exterior Materials, prepared by KW Architects, dated March 12, 2020
- u. Exterior Materials – Precedents (pgs 1-2), prepared by KW Architects, undated
- v. Floor Plans (pgs 1-5), prepared by KW Architects, dated March 23, 2022

2. Adherence with the City Engineer's Memo dated July 13, 2022.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision of sidewalks on both sides of all local streets.
6. Adherence to the following setbacks for The Gallery Chaska Apartments:
 - a. Front: 30 feet
 - b. Rear: 20 feet
 - c. Side: 20 feet
 - d. Side (corner): 20 feet
 - e. Wetland: 30 feet

7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including parkland fees.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that all mechanical equipment will be fully screened from view.
10. Provision that section 15.28 Special Regulations are complied with.
11. Provision of a Conservation Easement over the preserved wetland area, and to be addressed prior to final plat recording.
12. Provision to comply with any applicable and surviving requirements imposed by prior developer's agreements for Clover Field, Clover Preserve, and Clover Preserve Second Additions.
13. The resolution of any items of concern identified by the City Planner, City Engineer, or City Attorney prior to approval of the final plat. 14. Provision of Drainage & Utility Easements over all of Outlots A & B on the final plat, and to be addressed prior to final plat recording.

Motion carried. (Commissioner Olson abstained)

Motion by Commissioner Urbanski, second by Commissioner Gaare to recommend to the City Council approval of the variance from zoning section 15.28.030.F (Required Number of Off-Street Parking Spaces) for The Gallery Apartments, based on the staff report and the following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance, which include the expansive wetlands, ponds, and also considering the curvilinear layout of Clover Ridge Drive.
2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance, which seeks to provide adequate on-site parking to support use of the subject property for apartment homes.
3. The proposed use, if granted will not alter the essential character of the locality because it provides sufficient off-street parking to accommodate the proposed use in a manner that is consistent with land use regulations.

Motion carried. (Commissioner Olson abstained)

Motion by Commissioner Urbanski, second by Commissioner Lacey to recommend to City Council approval of the variance from zoning section 15.28.120.F.1 Usable Open Space for The Gallery Apartments, based on the staff report and the following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the wetland area makes up more than $\frac{3}{4}$ of the gross site area and thus usable open space area is extremely difficult to achieve.

2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance because the applicant will provide usable open space that is (i) a larger amount, (ii) higher percentage per dwelling unit, (iii) and higher percentage of lot size than similarly sized multi-family apartments developments throughout the City.
3. The proposed use, if granted will not alter the essential character of the locality because the usable open space is adequate to serve the 175-unit apartment building and is consistent with the spirit and intent of the usable open space ordinance.

Motion carried. (Commissioner Olson abstained)

Chair Brass reminded staff that the housekeeping/clean-up items should be taken care of by the developer prior to the City Council meeting.

Commissioner Olson returned to the dais.

C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat for Hidden Maples (Firemen's Park II)/Landmark Builders/PC #2022-44

City Planner Hanson presented the item to the Commission and noted that this will be before the Council on July 18, 2022.

Commissioner Gaare asked about the size of the homes and if they were consistent with others in the area.

City Planner Hanson stated that it will depend on what portion of the area they are looking at and stated that they had provided information on the lots to the north having newer two-story homes, but across the street on Maple is more of the cottage type.

Commissioner Olson asked if there was dialogue or guidance the City could give to make sure it fits in there and goes with the neighborhood. He stated that the diagrams that were provided do not necessarily fit into the neighborhood.

City Planner Hanson explained that there can be general guidance from the Planning Commission added as a condition of approval. She noted that the City cannot really restrict things based on the Code but can provide some guidance for evaluation of the overall style and how it fits into the neighborhood.

Chair Brass asked about the most southern lot.

City Planner Hanson explained that they would dedicate right-of-way for that and will clean up the plat.

Chair Brass opened the public hearing at 9:19 p.m. There being no comments, Chair Brass closed the public hearing at 9:20 p.m.

Commissioner Olson asked about the southern lots at the bend and if there would be a need for any variances.

City Planner Hanson stated that as far as they are laying it out, no variances will be needed because they are meeting the required setbacks.

Commissioner Olson stated that he likes the idea of including a condition that the new homes will be similar in nature to the existing neighborhood.

Commissioner Urbanski questioned whether the City had the right to dictate that to a developer if they were meeting code.

Commissioner Olson stated that he thinks the City can give guidance on the homes needing to be in a similar style to the neighborhood.

City Planner Hanson reiterated that the City can provide guidance on this issue.

Chair Brass noted that he thinks it would be a good idea if they can at least find a way to make it feel like it is part of the neighborhood, but he thinks it may be tough.

Motion by Commissioner Olson, second by Commissioner Gaare, to recommend to the City Council approval of the preliminary plat for Hidden Maples, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - d. Grading & Utility Plan (pg C5.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - e. Erosion & Sediment Control Plan (pg C6.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - f. SWPPP Narrative (pg C6.02), submitted by Civil Methods, Inc., dated June 1, 2022
 - g. Details (pg C7.0X), submitted by Civil Methods, Inc., dated June 1, 2022
 - h. Tree Inventory (pg C8.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - i. Landscaping Plan (pg C8.02), submitted by Civil Methods, Inc., dated June 1, 2022
 - j. House Plans (pgs 1-20), submitted by AGA Studio, dated May 21, 2022
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Adherence to the following building setbacks:
 - a. Front (house): 20 feet
 - b. Rear: 25 feet
 - c. Side(house/garage): 5 feet
 - d. Side (corner): 20 feet
 - e. Chaska Creek: 50 feet from edge
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).

6. Provision of a storm water management plan meeting City and Carver County WMO standards.
7. Provision of a construction traffic plan to be submitted at final submittal.
8. Provision of a survey indicating certified flood protection elevations and to be submitted at preliminary submittal.
9. Adherence with Zoning Code Section 15.20 Flood Protection.
10. Provision of Lots 2 and 4 providing differentiated designs to meet zoning section 15.28.290.
11. Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.
13. Provision to further evaluate the style of homes and how they fit into the neighborhood, and to be addressed at final submittal.

Motion carried.

D. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Club West 11th/Tradition Development/PC #2022-45

Commissioner Gaare recused herself from discussion of this item and left the dais.

City Planner Hanson presented the item to the Commission.

Commissioner Urbanski stated that he understands that they hope the reclamation of the mining area will be completed in 5 years and asked if the City could put something in about the extension down to Creek Road. He asked if the City could say something like by the end of 10 years it needs to be done so it isn't 20 years later and still has not been done.

City Planner Hanson stated that the response they have gotten from people who operate mining operations is that they cannot predict the actual time it will end, but noted that there are ways, through the CUP process, to put on, for example, an annual review to help understand where things are at.

Community Development Director Kabat gave an overview and timeline of the CUP process.

Chair Brass asked if the City could add some sort of review period onto the CUP.

Community Development Director Kabat stated that could be done.

City Planner Hanson stated that the Commission would not need to determine the review period right now, but could do that when the CUP comes forward.

Commissioner Olson stated that it seems like these may have different setbacks than what is already out there.

City Planner Hanson stated that the setback is the same as the 2nd through 10th additions. She explained that after the 1st addition, the developer had asked for a change so they could have more discretion on where they place the houses. The setback for these would be 10 and 5 feet and not 7.5 feet. She noted that she will make sure the narrative matches the conditions by the time this comes before the Council.

Commissioner Olson asked about the cul-de-sac near lot 7 and noted that it looks like there is a wetland impact there and asked what would be required to address this.

City Planner Hanson stated that it would have to go through the technical evaluation panel and will be addressed by Final.

Chair Brass opened the public hearing at 9:47 p.m. There being no comment, Chair Brass closed the public hearing at 9:47 p.m.

Motion by Commissioner Urbanski, second by Commissioner Lacey, to recommend to the City Council approval of the Club West 11th Addition Preliminary Plat for a 19-lot subdivision on 10.4 acres of land, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Preliminary Plat Narrative (pages 1-6), prepared by Patrick Wrase, Tradition Development, dated June 23, 2022;
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;
 - c. Tree Inventory, prepared by Alliant Engineering, dated June 27, 2022;
 - d. Preliminary Plat, prepared by Alliant Engineering, dated June 27, 2022;
 - e. Site Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - f. Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated June 27, 2022;
 - g. Grading Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - h. Grading Profiles (Vista View Drive and Vista View Court), prepared by Alliant Engineering, dated June 27, 2022;
 - i. Filtration Basin Detail, prepared by Alliant Engineering, dated June 27, 2022;
 - j. Sanitary Sewer and Watermain Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - k. Storm Sewer Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - l. Landscaping Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - m. Construction Details, prepared by Alliant Engineering, dated June 27, 2022;
 - n. Stormwater Management Hydrologic and Hydraulic Study for Kusske Property (Harvest West 11th Addition), prepared by Alliant Engineering, dated June 7, 2022;
 - o. "Aerial Map Exhibit" showing the Site Plan overlaid on an aerial photo and the existing wooded areas that provide screening between the future residential lots and the adjacent mining area, prepared by Alliant Engineering, dated June 22, 2022;
 - p. Kusske Property Trunk Sanitary Sewer Improvements, prepared by Stantec, dated March 2, 2015;
 - q. Robert Thomas Homes' Tradition Collection House Base Plans
 - i. Augusta, Elevation A
 - ii. The Broadmoor, Elevation G
 - iii. The St. Charles, Elevation B

2. Adherence with the City Engineer's Memo dated July 13, 2022
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of sidewalks on both sides of all local streets.
6. Provision of a connection to the planned regional trail on Creek Road.
7. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Rear: 30 feet
 - c. Side: 10 feet house/5 feet garage
 - d. Side (corner): 20 feet
 - e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - f. Wetlands: 30 feet
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
10. Preservation of the wooded steep slopes, including a 30-foot "no grade/mow" buffer and a 50-foot setback for buildings and parking from that wooded steep slope.
11. Provision of a storm water management plan meeting City and Carver County WMO standards.
12. Provision for trail access points into the areas designated as open space to the north, south, and east.
13. Provision that the property owner obtain a Conditional Use Permit (CUP) for the reclamation work on Kusske's site and to be obtained prior to a building permit being issued for Club West 11th.
14. Provision of screening between the proposed residential development and the adjacent mining reclamation operation on the site.
15. Provision that the 20 foot drainage and utility easement between Lots 7 and 8 of Block 2 be platted as a part of Outlot B, and addressed on the final plans.
16. Provision that 360 degree architecture applies to these lots as shown on the preliminary plat:
 - a. Lot 4, Block 1
 - b. Lots 1 & 15, Block 2
17. Provision that the temporary turnaround be further evaluated to be located outside of private property lines, and to be addressed at final submittal.

Motion carried. (Commissioner Gaare abstained)

Motion by Commissioner Olson, second by Commissioner Urbanski, to recommend to the City Council approval of the rezoning from Open Development (O) to Planned Residential District No. 62 (PRD-62).

Motion carried (Commissioner Gaare abstained).

E. Recommend Approval of the Concept Plan for Structures, Inc./Jeremy Banken/PC #2022-46

Commissioner Gaare returned to the dais.

City Planner Hanson presented the item to the Commission.

Chair Brass stated that he thinks either concept presented will work if there is fencing all along the south side, but if not, then he felt Concept B would be the better option with some alteration on the first lot. He stated that he thinks the approach of building three separate structures, while more expensive, is very creative and will be a good entry point for people that are moving their business out of their garage. He stated that he is an industrial broker and noted that it is hard to find a product like that this is new and thinks it will bring tremendous value in the future, even though it will cost more up front.

Commissioner Olson stated that in listening to the City Council's comments on some of the plans that have come through, they have had a general statement that says, 'what starts in concept, ends up in final'. He stated that the problem in this case is that there are two options and asked why there wasn't just one concept for the Commission to consider. He stated that he would much rather be clear on what the Commission is recommending for Council approval.

Community Development Director Kabat stated that the thought was for the Commission to screen the two concepts and have them make a recommendation based on whichever concept was their preference. He stated that he believes that was what the applicant was also looking for tonight.

Commissioner Olson stated that this property has already come through a few times so he would assume the berming, vegetation, and privacy fence would be adequate to cover everything that had been discussed in prior iterations.

City Planner Hanson stated that generally speaking, the City looked at the southern edge they looked at fencing, berming, and landscaping so they are trying to carry that through.

Commissioner Olson clarified that the big difference is that in this version they are encroaching on Xcel and getting closer to the neighborhood.

Chair Brass noted that this was not a public hearing but feels it would be beneficial for the Commission to ask the applicant some questions.

Jeremy Banken with Structures and Brian Field with Anderson introduced themselves.

Chair Brass asked if either concept would truly work for the applicant or if they had a preference.

Mr. Banken stated that their preference would be Concept A and explained that they submitted two concepts because they have already been through this process so many times with the City.

Mr. Field stated that they are also open to merging aspects of the two concepts together if the Commission liked certain things. He stated that they wanted this opportunity to get feedback and see what the Commission likes about both concepts.

Chair Brass asked why Concept A was their preference.

Mr. Banken stated that from his standpoint Concept A seems to flow better. He noted that in their previous times before the Commission staff had been pretty adamant about wanting the buildings to face out towards public streets so they thought staff would also support this option.

Commissioner Urbanski stated that he also likes Concept A better because there would be less fencing and appears smaller. He asked about the poor soils and asked if that was due to old swamp land or something like a landfill.

Mr. Field explained that in some areas there are about 15-24 feet of organics. He stated that he is assuming that the development to the south mined some soil from this site.

Commissioner Olson stated that, for him, the big difference between these concepts and previous versions is that now there is a lot of surface covered with either parking lots or outside storage. He asked if this can handle that much coverage and if it would be pavement or some other material that may cause dust and irritation.

Mr. Banken explained that previously all of their outside storage outside of the actual stalls was going to be recycled concrete and explained that it was still their intent to get as much of that as possible. He stated that for the drainage and run off question, they had a full report done on the entire property in previous versions but explained that in this concept they have a few underground water chambers that will handle their water.

Community Development Director Kabat explained that a condition of approval would be that they meet the City's stormwater requirements.

Chair Brass stated that he recalls the conversation around the recycled concrete and confirmed that it is similar to Class 5, but is much less dusty because it is concrete.

City Planner Hanson stated that this was deemed as acceptable material within the exterior storage area and noted that the others, per Code, will have to be bituminous.

Chair Brass reiterated that he would be fine with either concept and if the applicant's preference is Concept A, he would support that. He reiterated that he feels that these buildings will end up being a home run for the developer and will serve a need for the City.

Commissioner Gaare stated that she would also be comfortable with Concept A and noted that there appears to be consensus among staff and the Commission that there would be support for that option.

Commissioner Olson stated that this is really a unique build and congratulated the applicant for putting in all the blood, sweat, and tears to get things to this point.

Chair Brass stated that this wasn't a public hearing, but asked if there was anyone in the audience who wanted to comment on this concept.

Bruce Nord, 871 Ravoux Circle, stated that he lives directly adjacent to this project and speaking for himself and his neighbors, they also prefer Concept A.

Motion by Commissioner Gaare, second by Commissioner Urbanski, to recommend to the City Council approval of Concept A for Structure, Inc., subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Concept Plan (pgs 1-3), submitted by Structures
 - b. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - c. Site Forces Plan (pg C-100), submitted by Anderson, dated July 6, 2022
 - d. Concept A, submitted by Anderson, dated June 7, 2022
 - e. Concept B, submitted by Anderson, dated June 7, 2022
 - f. Colored Site Plan, submitted by Anderson, dated June 2, 2022
 - g. Main Floor Level (pg A2.1), submitted by HTG Architects, dated March 5, 2019
 - h. Exterior Elevations (pg A3), submitted by HTG Architects, dated March 5, 2019
2. Provision that vehicle access on Ravoux Road is prohibited.
3. Compliance with section 15.28.120 Building Design/Materials and Site Design for all three buildings.
4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
5. Provision that exterior storage will not exceed 8 feet in height.
6. Provision that exterior storage areas are fully screened from view via fencing and landscaping and to be addressed at preliminary.
7. Provision that all mechanical equipment will be fully screened from view.
8. Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, and to be shown on the plat.
9. Coordination with the City Engineer for the provision of public utilities to the site.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of a wetland delineation report be submitted.
12. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
13. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.
14. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.
15. Provision that all open storage areas shall be fully screened by a fence subject to the provisions of CZO 15.28.210 paragraph D,1, and be shown on the preliminary plans.
16. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed, and be shown on the preliminary plans.
17. Provision that open storage areas are completely delineated on the site plan via its own privacy fencing and to be shown on the preliminary plans.
18. Provision of berming and landscaping on the west side of the site and to be addressed at preliminary submittal.
19. Provision of coniferous trees to be added to the south side of the fence along the east parking lot, and to be addressed at preliminary submittal.

20.Provision of boulevard trees along Ravoux Road and Old Audubon Road, and to be addressed at preliminary submittal.

21.Provision of fence specs of all proposed fencing and to be submitted at preliminary.

22.Provision to further evaluate additional greenspace areas between pavement and to be addressed at preliminary submittal.

23.Provision of a truck turning exhibit to be provided at preliminary.

24.Provision of cross access easements across all lots and to be executed prior to final plat recording.

25.Provision of designated parking areas for each building that meet parking ordinance and to be addressed at preliminary submittal.

26.Provision that further evaluation be done on pedestrian connections out of the site and within the site, and to be addressed at preliminary submittal

Motion carried.

8. Other Business

a. Receive Other Meeting Minutes

Community Development Director Kabat reminded the Commission that on July 18, 2022, there will be a Joint Work Session between the Planning Commission and the City Council at 5:30 p.m. to discuss the notification process in the City for projects coming through. He explained that the plan was to meet in person, but there will be a Zoom option available if needed.

Commissioner Urbanski

- Noted the Chaska Community Center Task Force recently held an open house and got a lot of community input

Commissioner Olson

- Asked questions on the transition to the new platform and how files would be formatted.

City Planner Hanson stated that staff has had some of the same questions and will find out those answers and communicate them to the Commission.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson, to adjourn the meeting at 10:28 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

08/10/2022

Subject: Zoning Ordinance Amendment (ZOA) – Planned Development District (CMCO Chapter 15.16)

Applicant: City of Chaska

Case No.: 2022-51

Synopsis: The City is requesting to update the Zoning Code, relative to Planned Development Districts

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Zoning Ordinance Amendment

BACKGROUND

In the recent months of 2022, the City reviewed and approved a couple applications for apartment buildings (i.e. Clover Ridge Apartments and The Gallery Apartments). During the planning review of these applications it became evident that the City's zoning code, particularly for a Planned Development District ("PDD"), contains some ambiguity and lacks the basic flexibility that is fundamentally associated with PDD-style zoning. The zoning code should be updated to provide such clarity and to reflect greater flexibility in developing PDDs that are consistent with the Comprehensive Plan. These updates also follow more closely to how the City has been historically processing PDD applications. Staff presents this Report and the attached ordinance to amend the zoning code to add clarity and flexibility to PDD applications in the City.

The primary purpose of utilizing Planned Development Districts (PDD) for guiding new development is to place emphasis upon a more flexible regulatory process as compared to the rigid development regulations common to traditional zoning districts. The Planned Development process provides for a joint planning/design effort by developers and the City rather than the City establishing maximum limits within which developers may perform.

The goal of the PDD process is to create a regulatory process include an opportunity to protect and preserve valuable natural resources and amenities, to assure a higher quality man-made environment, and to assure that the development of a complex unit of associated uses is planned as a single entity.

Initially, the PDD regulations were adopted into the zoning code prior to the establishment of Jonathan (approximately in the 1970's). The Jonathan neighborhoods, northern industrial parks, Clover Ridge, Chaska Commons are just some of the many projects that have been created from this zoning process. The results of such process create projects/developments that are unique to community and provide amenities that are less common in standard zoning.

For example, Clover Ridge was able to provide variety in the housing types, prices, land uses, and amenities so as to promote a more sustainable and inclusive neighborhood. Under regular zoning districts this type of development would not come to be.

The PDD code has received minor updates over time, but has been relatively unchanged since its inception. Only recently has the City understood that some of the language within the PDD zoning code is contradictory to the flexible regulatory process noted in the intent of the code, and how the City has historically been processing applications. This request to amend the PDD zoning code is to provide immediate revisions that bring the Code more in line with the City's process. These initial revisions will also avoid the need for variances for projects that intend to come through the City's application process. The City still intends to do a major review/audit of the entire zoning code, which is anticipated to be completed by the end of 2022 or early 2023.

CURRENT REQUEST

This request to amend the Planned Development Districts (PDD) portion of the zoning code (CMCO Chapter 15.16) is to revise certain areas that are not consistent with the intent of the code, and how the City has been historically practicing the code. The request will also alleviate the need for applicants to apply for various variances. The amendments are within the Planned Residential Development District (PRD) and the Planned Commercial Development District (PCD). Those amendments are further explained below.

15.16.020 PRD – Planned Residential Development District

The following changes are proposed within the PRD zoning section:

- Revise the "Intent" of the code to include more variety of housing types and density instead of solely single-family and lower density; also include the intent to achieve the goals of the Comprehensive Plan
- Revise the "Required Conditions" so that one or more principal structures can be developed
- Revise the "Development Standards" so that the standards are more advisable and not restrictive; doing this allows the code to be more consistent with the intent of PDDs and PRDs
- Revise the "Building Setbacks, Lot Coverage, Floor Area Ratio (FAR) and Common Open Space" standards to say *should* instead of *shall*; this revision allows more flexibility when reviewing applications
- Incorporate sections on Usable Open Space and Off-Street Parking standards that emphasize recommended guidance of such regulations upon findings that they are being adequately addressed.

15.16.030 PCD – Planned Commercial Development District

The following changes are proposed within the PCD zoning section:

- Revise the "Development Standards" to provide flexibility to City regulatory approval process so that the standards are not restrictive and allow development to be consistent with the Comprehensive Plan.
- Revise the "Building Setbacks, Lot Coverage, and Floor Area Ratio (FAR)" standards to say *should* or *recommended* instead of *shall*; this revision allows more flexibility when reviewing applications.

- Incorporate sections on Usable Open Space and Off-Street Parking standards that emphasize recommended guidance of such regulations upon findings that they are being adequately addressed.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of the Zoning Ordinance Amendment that would modify Section 15.16 of the Zoning Ordinance to read as the attached draft Ordinance.

SECTION 1: AMENDMENT “15.16.020 PRD - Planned Residential Development District” of the City of Chaska Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.020 PRD - Planned Residential Development District

- A. *Intent.* In addition to the general purpose of Planned Development Districts as described in CZO 15.16.010 paragraph A, the purposes of the Planned Residential Development District (PRD) are to allow greater variety in the types of residential environment available to the residents of Chaska, to respond to changes in housing choices and in new housing concepts, to encourage innovative design in the development of residential single-family neighborhoods such as single-family housing, cluster housing, and multi-family housing, and to provide development standards that will achieve the goals of the Comprehensive Plan ~~but not necessarily at higher densities~~; the provision of privately controlled common open space ancillary to new housing developments, and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments.
- B. *Application.* The provisions of this Section shall apply to all proposed housing developments within the City of Chaska except one and two family developments less than five (5) acres in size. Existing planned areas of the City shall be subject to the applicable regulations at the time of their approval ~~exempt from the provisions of this Section~~; however, in the case of platted property developed or which may benefit from redevelopment, owners of such property may apply for PRD designation according to required PRD application procedures.
- C. *Permitted Uses.* The following uses are permitted generally in PRD Districts; however, individual PRD Districts may and usually will be more restrictive by limiting the type of dwellings permitted.
1. *Dwelling Units.* Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents.
- Schools, churches and similar public or semi-public uses shall only be permitted on sites less than 20 acres.
2. *Accessory Uses.* Accessory uses as permitted in the R1 District.
- D. *Required Conditions.*
1. *Principal Structures.* Two or more principal structures or uses will be developed.
 2. *Ownership.* The tract under consideration will be developed under single ownership or control.
- E. *Density.* A PRD may provide for a variety of housing types, densities, and cost levels, but such variety shall not be considered a condition required for approval. The total number of housing units allowable in a development shall be as established or

determined by:

1. The area standards of the zoning district in which the proposed development is to be located;
2. The density standards and criteria which are a part of the City's Comprehensive Plan; or
3. The density specified by the Planning Commission and City Council based upon the particular development characteristics of each PRD proposal.

A PRD may provide for a greater number of housing units per acre than would otherwise be permitted by the regulations applicable to the site; however, the applicant shall show that such excess will not have an undue and adverse impact upon existing public facilities and upon the reasonable use and enjoyment of neighboring property.

In determining the reasonableness of an increase in the authorized housing units per acre, the Planning Commission shall recognize that increased density may be compensated for by the provision of additional physical amenities, by increased efficiency in public facilities and services, or by preservation of natural resources and amenities beyond ordinance requirement. Such compensation for higher density may be achieved by:

- a. The location, amount and proposed use of common open space;
- b. The location, design and type of housing units; and
- c. The physical characteristics of the site.

F. *Development Standards.* ~~By definition, the PRD District emphasizes a regulatory process rather than strict regulations with the intent of achieving the goals established by the Comprehensive Plan. ; however, certain minimal~~ These development standards are deemed ~~necessary~~ advisory and ~~shall should be considered for apply to~~ all PRD proposals. A PRD District may adopt development standards that are different than the development standards recommended below based upon findings that the proposed development standards will achieve the goals established by the Comprehensive Plan. Such recommended development standards are as follows:

1. *Building Setbacks.* Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines ~~shall should~~ be ~~at least~~ 30 feet or the height of the building, whichever is greater. ~~The recommended m~~ Minimum spacing between principal buildings ~~shall should~~ be 25 feet.
2. *Lot Coverage.* The total ground area occupied by multi-family buildings in a PRD ~~shall is recommended to~~ not exceed 20 percent of the total site area ~~in the project~~. If the total project is to be staged over a period of time, open space ~~shall should~~ be provided so that the ground coverage of any one stage ~~shall is recommended to~~ not exceed 30 percent of the applicable site.
3. *Floor Area Ratio (FAR).* ~~There shall be a maximum~~ A floor area ratio of 0.5 ~~is recommended, but may be increased when consistent with the goals of the Comprehensive Plan.~~ Floor area ratio in a PRD shall be determined by dividing the sum total of the building floor area by the gross area of the total

site.

4. *Building / Site Design.*

- a. More than one building may be placed on one platted or recorded lot in any PRD. Areas for single family detached dwellings must comply with the City's Subdivision Ordinance in all respects not specifically noted in this Section as appropriate variances ~~or waivers~~.
- b. A PRD which only involves one housing type, such as all detached or all attached units, shall not be considered as inconsistent with the stated purposes and objectives of this Section and shall not be the sole basis for denial or approval.
- c. Architectural style of buildings shall not solely be a basis for denial or approval of a plan; however, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations in the review stages of the Planning Commission and Council.

5. Common Open Space

- a. Common open space ~~shall~~ should be provided within each PRD ~~according as recommended by~~ to the following schedule:
 - (1) 1,000 square feet of land per single family attached unit, (townhouses, quads, twin homes, etc.)
 - (2) 400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.)

In addition, 10 percent of the gross residential land within the PRD shall be dedicated for public use as parks or playgrounds or a cash equivalent as determined by the City Council.

- b. The City Council ~~shall~~ should not approve a PRD unless it meets the following standards applicable to common open space:
 - (1) The location, shape, size and character of the common space ~~shall~~ should be provided in a manner to meet the needs of the PRD and shall be consistent with the City's proposed parks and open space standards.
 - (2) Common open space shall be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.
 - (3) Common open space ~~must~~ should be suitably improved for its intended use, but common open space containing natural features, existing trees and ground cover worthy of preservation may be left unimproved.
- c. All land shown on the Final Plan as common open space shall be conveyed to an organization for the ownership and maintenance of the common open space.

In any event, the common open space, after being approved on the Final Plan,

shall be used thereafter for no other purposes than as specified on the Final Plan.

Exception to such use may be allowed if identified in a greenway agreement entered into by the City and the Developer prior to construction of the project.

6. Usable Open Space

- a. The requirements established by CZO 15.28.120 (F)(1) shall be recommended guidance in PRD Districts and strict compliance therewith shall not be required upon a finding that adequate usable open space will be provided.

7. Off-Street Parking

- a. The requirements established by CZO 15.28.030 (F)(1) shall be recommended guidance in PRD Districts and strict compliance shall not be required upon a finding that an adequate number of parking spaces will be provided.

~~G. PRD Districts. The following PRD districts have been adopted by Chaska City Council and are as follows:~~
~~PRD-2~~

SECTION 2: AMENDMENT “15.16.030 PCD - Planned Commercial Development District” of the City of Chaska Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.16.030 PCD - Planned Commercial Development District

- A. *Intent.* In addition to the general purpose of Planned Development Districts as described in CZO 15.16.010 paragraph A, the purposes of the Planned Commercial Development (PCD) District are to provide for the development of predominantly retail/commercial uses, but including a wide range of complimentary uses, in a cohesive, ~~rather~~ and more intensely developed arrangement geared to include or to relate closely to consumer-oriented retail and service businesses, like a shopping center, that may be either community or regional ~~service~~ in nature, and to provide development standards that will achieve the goals of the Comprehensive Plan.
- B. *Permitted Uses.* The following uses are permitted generally in PCD Districts; however, individual PCD Districts may be more restrictive than the general use.
1. Commercial establishments including, but not limited to, the following:
 - a. Retail establishments such as grocery, hardware, drug, department store, clothing and furniture stores, eating and drinking places, auto dealers, and gas stations.
 - b. Personal services such as laundry, barber, shoe repair shop, and

- photography studio.
 - c. Professional services such as medical and dental clinics, and attorneys' offices.
 - d. Finance, insurance, and real estate services.
 - e. Repair services such as jewelry and radio and television repair shops.
 - f. Entertainment and amusement services such as motion picture theater and bowling alley.
 - g. Lodging services such as hotel and motel.
 - h. Business services such as printing and computer services.
 - 2. Public and semi-public facilities serving all or major portions of the City such as municipal offices, library, post office, fire station, and YMCA;
 - 3. Multiple-family dwellings;
 - 4. Offices for administrative, executive, professional, research or similar organization, and laboratories having only limited contact with the general public;
 - 5. Accessory uses incidental to the foregoing principal uses such as off-street parking and loading areas, signs, storage of merchandise, wholesaling, and radio/TV and satellite dish antennas when incidental to a permitted use.
- C. *Development Standards.* The PCD District emphasizes a regulatory process rather than strict regulations with the intent of achieving the goals established by the Comprehensive Plan. These development standards are deemed advisable and should be considered in all PCD proposals. A PCD District may adopt development standards that are different than the development standards recommended below based upon findings that the proposed development standards will achieve the goals established by the Comprehensive Plan. Such recommended development standards are as follows:
- 1. *Building Setback.* Recommended setbacks are as follows: (In addition to those established in CZO 15.28.100) PLANNED DEVELOPMENT DISTRICTS in CZO 15.16.010
 - a. From rights-of-way of freeways or limited access expressways:..... 75 feet;
 - b. From other perimeter streets:..... 40 feet;
 - c. From interior public streets:..... 25 feet;
 - d. From adjoining residential uses or zoning districts:..... 75 feet;
 - e. Between principle detached structures:.....one-half the average heights of the two structures.
 - 2. *Lot Coverage.* ~~Not~~ Buildings should not cover more than 40 percent of any lot or tract ~~shall be covered by buildings.~~
 - 3. *Floor Area Ratio (FAR).* The recommended m~~Maximum~~ floor area ratio for any single lot or tract ~~shall~~ should be 2.0 provided the entire PCD of which it

is a part ~~shall~~should not exceed 1.0.

4. *Landscaping*. All required yards or open space areas shall either be open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with lawn, trees, shrubs, etc. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition. Yards adjoining any of the classes of Residence Districts ~~shall~~should be landscaped with planting screens.
5. *Residential Development*. In addition to requirements of this Section, residential developments ~~shall~~are recommended, but not required, to conform ~~be subject~~ to CZO 15.16.020 paragraph E and CZO 15.16.020 paragraph F of the PRD District:
6. Usable Open Space
 - a. The requirements established by CZO 15.28.120 (F)(1) shall be recommended guidance in PRD Districts and strict compliance therewith shall not be required upon a finding that adequate usable open space will be provided.
7. Off-Street Parking
 - a. The requirements established by CZO 15.28.030 (F)(1) shall be recommended guidance in PRD Districts and strict compliance therewith shall not be required upon a finding that an adequate number of parking spaces will be provided.

SECTION 3: AMENDMENT “15.16.050 PMD - Planned Multi-Use Development District” of the City of Chaska Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.050 PMD - Planned Multi-Use Development District

- A. *Intent*. In addition to the general purpose of Planned Development Districts as described in CZO 15.16.010 paragraph A, the purpose of the Planned Multi-Use Development (PMD) District is to provide for the development of a wide variety of complementary uses in a cohesive, ~~rather~~and more intensely developed arrangement, but not necessarily geared predominantly to ~~either~~ residential, commercial, or public use. Essentially, the PMD District allows any compatible combination of uses permitted in the PRD, PCD, and PID Districts. Type and intensity of development is controlled by the development standards of such districts and by the goals of the Comprehensive Plan.
- B. *Permitted Uses*. Any uses listed as Permitted Uses in the PRD, PCD, and PID Districts.
- C. *Development Standards*. In general, development standards set forth within the PRD, PCD, and PID Districts shall apply to the PMD District according to the specific use

proposed. Where questions of applicability arise, relevant standards shall be established as a part of the application/review process.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 08/10/2022

Subject: Hazeltine Plaza Apartments – Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA)

Applicant: Trident Development, LLC, Roger Fink

Locations: Southwest corner of Hazeltine Blvd. and Hundertmark Rd. in Hazeltine Plaza

Case No.: PC No. 2022-48

Synopsis: The applicant is requesting approval of a preliminary site & building plan and zoning ordinance amendment (ZOA) that would allow them to locate an apartment complex on the vacant parcel (PID: 302190030) at the southwest corner of Hazeltine Blvd. and Hundertmark Rd. in Hazeltine Plaza.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In September 2005, the City approved (Resolution # 05-92) the concept plan and rezoning for Hazeltine Plaza (PC 05-24), which included two retail buildings along the “main street” area at the northwest corner of the site (Lot 1, Block 1).

In June 2007, the City approved (Resolution # 07-52) the preliminary plat, and the preliminary site and building plans for Hazeltine Plaza (PC 07-12), which included the two retail buildings along the “main street” area at the northwest corner of the site (Lot 1, Block 1).

In July 2007, the City approved (Resolution # 07-59) the final plat, and the final site and building plan for Kohl’s located on Lot 4, Block 1 of the Hazeltine Plaza development (PC 07-12).

In March 2012, the City approved (Resolution # 12-08) the preliminary and final site and building plan for McDonald’s located on Lot 2, Block 1 of Hazeltine Plaza (PC 12-04).

In July 2012, the City approved (Resolution # 12-34) the preliminary and final site and building plan for Park Dental located on Lot 5, Block 1 of Hazeltine Plaza (PC 12-07).

In January 2018, the City approved (Resolution # 18-09) the concept plan to develop Lot 1, Block 1 of Hazeltine Plaza (PC 2018-01).

In March 2018, the City approved (Resolution # 18-27) the Preliminary Site Plan, Preliminary Plat and Zoning Ordinance Amendment to develop Lot 1, Block 1 of Hazeltine Plaza (PC 2018-03).

In May 2018, the City approved (Resolution # 18-63) the Final Site & Building Plan and Final Plat for ALDI, Chipotle and Starbucks in Hazeltine Plaza (PC 2018-16).

In March 2022, the City approved (Resolution #2022-29) the Concept Plan for Hazeltine Apartments (PC #2022-18). The Concept Plan showed a 4-story apartment for 116-128 units.

Goals

The Developer has described goals for this development as follows:

The proposed housing community will transform an underutilized retail lot into a high-quality housing option for citizens of Chaska. Residents will enjoy a sense of community among their neighbors, together with a close connection to one of Chaska's most significant amenities – Hazeltine Golf Course. The location of the proposed development will take advantage of the existing pedestrian connections to retail, employment and recreation destinations, creating a sense of neighborhood connection and walkability.

The proposed development will utilize existing public utilities, while increasing tax base. Contributions from this development, in the form of impact fees, will also serve to improve public parks and infrastructure.

The architectural design is intended to create a timeless façade and incorporating high quality exterior materials, including elements of "Chaska Brick" that will enhance the immediate neighborhood and reinforce community values.

The Developer has set the following principles to guide their development of the site:

- *Provide a quality rental housing option at a reasonable price.*
- *Assure the safety and security of residents and staff using the latest technology.*
- *Engage professional property management services to maintain quality appearance and quality resident base.*
- *Develop mechanisms to allow reciprocal cooperation with retail neighbors.*
- *Design resident amenities that take advantage of nearby golf courses.*
- *Direct the site plan design to meet or exceed the minimum open space and useable green space as specified in the PCD-15 district.*
- *Pursue a landscape plan that visually delineates the housing use, creating a sense of place.*

Existing Conditions

The site is 4.74 acres at the southwest corner of Hazeltine Blvd. and Hundertmark Rd. and comprises approximately the eastern third of the Hazeltine Plaza commercial development site. The subject property is zoned as Planned Commercial District (PCD-15) and is owned by Chaska Investment Limited Partnership. The intent of this district is to "create high-quality, pedestrian-friendly, lifestyle retail center that serves the day-to-day needs of Chaska residents for retail goods and services."

Presently, the site consists of paved parking at the northern half, a green space area intended for a commercial development pad, and includes two access points connecting Hazeltine Plaza

to Hundertmark Rd. The site is surrounded by a mix of uses including residential, recreational, and office/commercial. Hazeltine Plaza currently includes Kohl's as the primary anchor, Mc Donalds, Starbucks, Chipotle, Aldi's, and Park Dental as occupants of the commercial development. Hazeltine National Golf Course neighbors the site to the east, Hazeltine Shores townhomes is a residential rental development to the northeast, the City's newly renovated Loop executive golf course is to the north, and the Goodman Group office building is northwest of the site. The two neighboring golf courses provide an opportunity for the proposed apartments to create attractive views for units on the north and west sides. City trails currently exist along Hazeltine Blvd and Hundertmark Rd. adjacent to the site.

The parking lot of Hazeltine Plaza contains a Reciprocal Easement Agreement (REA) that is held by Kohl's. Kohl's has been advised of this proposed development and has expressed their consent to the project. A formal revision to the existing REA is being reviewed at this time.

CURRENT REQUEST

Trident Development proposes a Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) to develop, construct and operate a market-rate, rental housing community containing 112 dwelling units, contained within one (1) four-story apartment building. The preliminary plan contemplates maintaining the existing entrance drives from Hundertmark Road, by creating a drive-under/breezeway for vehicular and pedestrian traffic to travel from Hundertmark to the retail stores located west. The project will strive to create useable open space and pedestrian connections, as well as contemporary amenities for the residents. No retail uses are proposed within the apartment building.

Adjacent properties

Hazeltine Plaza currently includes Kohl's as the primary anchor, McDonalds, Starbucks, Chipotle, Aldi's, and Park Dental as occupants of the commercial development. Hazeltine National Golf Course neighbors the site to the east, Hazeltine Shores townhomes is a residential rental development to the northeast, the City's newly renovated Loop executive golf course is to the north, and the Goodman Group office building is northwest of the site. Chaska Commons is located to the south of the site, and is separated by a stormwater complex.

Use

The 2040 Comprehensive Plan guides this site for mixed residential, which is defined as follows:

Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.

The site is currently zoned PCD-15, and the current intent of the zoning district is as follows:

The intent of the PCD-15 district is to create a high-quality, pedestrian-friendly, lifestyle retail center that serves the day-to-day needs of Chaska residents for retail goods, and services.

While the proposed use is consistent with the Comprehensive Plan's land use guidance (23.6 dwelling units/acre), the request for a residential use is not consistent with the approved zoning (PCD-15) and thus would require a zoning ordinance amendment to make it viable, which is part of the request this evening.

The land use guidance for this site in the Comprehensive Plan is Mixed Residential and allows for the integration of more than one land use within a planned district. The proposal to include residential in this district would further support this goal and guidance by bringing in another use. The integration of residential, and more specifically high-density residential, typically provides increased expendable income that would benefit the existing businesses. Residents tend to patron businesses that are near to them, and due to the close proximity and proposed pedestrian connections this will be further enhanced. Staff believes the introduction of residential in this district will be complementary, help enhance, and bring vitality to the retail district, as well as carry out the goals of the Comprehensive Plan.

The PCD-15 zoning will be amended and the proposed intent is as follows:

The intent of the PCD-15 district is to create high-quality, pedestrian-friendly, lifestyle retail center that serves the day-to-day needs of the Chaska residents for retail goods, and services. The PCD-15 district also allows high-quality multi-family that is complementary and supportive to the vitality of the retail center.

Adherence With Section 15.16.020.E-F Planned Residential Development District Density and Development Standards

Although the property is located in the PCD-15 zoning district, PCD district regulations revert to the PRD district for residential uses regarding density and development standards (sections E & F of 15.16.020). Those standards and the project's proposal are defined below. It should be noted that the verbiage within the Planned Development District zoning code is being changed so that these standards are not restrictive standards, rather foundational and advisory to promote the flexibility that PDDs are predominantly based on.

- **Density.** *A PRD may provide for a variety of housing types, densities, and cost levels, but such variety shall not be considered a condition required for approval. The total number of housing units allowable in a development shall be as established or determined by:*
 1. *The area standards of the zoning district in which the proposed development is to be located;*
 2. *The density standards and criteria which are a part of the City's Comprehensive Plan; or*
 3. *The density specified by the Planning Commission and City Council based upon the particular development characteristics of each PRD proposal.*

- **Proposed:** 23.6 units/acre. This density is consistent with the Comprehensive Plan's guidance for this parcel which allows up to 3-40 units per acre.
- **Building Setbacks.** *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines should be at least 30 feet or the height of the building, whichever is greater. The recommended minimum spacing between principal buildings should be 25 feet.*
 - **Proposed:** Building height is 43 feet; the nearest setback to the property line which forms the perimeter of the total property is 20 feet.
 - **Staff Analysis:** The project meets the building setbacks laid out in the PCD-15 district. The PCD-15 district defines a setback from the northernmost property line abutting Hazeltine Blvd to be 25 feet, the southernmost property line to be 30 feet, the east property line to be 100 feet from the centerline of Hundertmark Road. There is no interior property line setback required. The project proposes 20 feet from the west interior property line, 25 feet from the northern property line, 100 feet from the centerline of Hundertmark Road, and approximately 100 feet from the south property line. In sum, they meet the PCD-15 setbacks.

The project does not meet the advisory PRD setbacks. A 20 foot setback is proposed on the west property line that abuts the Hazeltine Plaza shopping center's parking. The apartment building shows a 25 foot setback on the northeast corner of the property. The building's setback starts to increase as you move west. The east side of the site the building will meet the Hundertmark Road setback of 100 feet from the centerline, and be located at least 48 feet from the nearest property line on the east edge.

The goals of the Comprehensive Plan guide this area for the integration of more than one land use. The introduction of multi-family residential helps achieve this in a district that is solely retail. The PCD-15's intent is to create a high-quality, pedestrian-friendly, lifestyle center. The setbacks defined within the PCD-15 district help reinforce this intent by setting buildings closer to each other and in close proximity to pedestrian connections. The apartment's proposal to maintain/meet the setbacks defined within the PCD-15 district would be consistent with the existing retail center and intent/character of the district to create a pedestrian-friendly area. Staff's analysis of the proposal is that the PCD-15 district standards and setbacks are more appropriate in establishing the requirements for the proposed apartment project.

- **Lot Coverage.** *The total ground area occupied by multi-family buildings in a PRD is recommended to not exceed 20 percent of the total site area. If the total project is to be staged over a period of time, open space should be provided so that the ground coverage of any one stage is recommended to not exceed 30 percent of the applicable site.*

- **Proposed: 18% (35,565 square foot building divided by 206,751 square foot total site area)**
- **Floor Area Ratio (FAR).** *A floor area ratio of 0.5 is recommended, but may be increased when consistent with the Comprehensive Plan. Floor area ratio in a PRD shall be determined by dividing the sum total of the building floor area by the gross area of the total site.*
 - **Proposed: 0.69 (142,260 square foot floor area divided by 206,751 square foot gross area of the total site area)**
 - **Staff Analysis:** The PCD-15 district does not define FAR requirements. The proposed FAR for the apartment project exceeds the advisory FAR regulation of 0.5 for PRDs. The Mixed Residential use in the Comprehensive Plan allows residential between the density three (3) to 40 dwelling units per net residential acre. The proposal is consistent with this at 23.6 units per acre. As noted above, the goals of the Comprehensive Plan guide this area for the integration of more than one land use. The introduction of multi-family residential helps achieve this in a district that is solely retail. The addition of residential, will also be a beneficial use to add to the district as it can bring in additional expendable income to the businesses.

In addition, the proposal meets the site design requirements for this type of use pertaining to parking, landscaping, usable open space, etc. In meeting the goals of the Comprehensive Plan, and site design requirements, the request to increase the FAR for this proposal is appropriate.

- **Common Open Space.** *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.) (44,800 square feet required for 112 units)*
 - **Proposed: ~62,000 square feet (includes plazas/patios, tot lot, dog run, and common open space areas on the north and east sides)**

Setbacks & Development Standards

The required setbacks and development standards for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Hundertmark Road	100 feet from centerline
From southernmost property line	30 feet
From northernmost property line	25 feet

PARKING SETBACKS	
Direction	Setback
Hundertmark Road	10 feet from right-of-way
Hazeltine Boulevard	10 feet from right-of-way
Interior Property Lines	5 feet

PCD-15 DEVELOPMENT STANDARDS		
	Requirement	Proposed
Building Coverage	25 percent maximum	18 percent
Minimum amount of open landscaped area on each lot not covered by impervious surfaces	25 percent of total lot	39 percent

Zoning Ordinance Amendment (ZOA)

The zoning for this site, PCD-15, does not list residential as a permitted use. As such, the zoning is proposed to be amended to accommodate the multi-family use. The City's zoning code (Planned Commercial District 15.16.030) allows for Multi-Family use in PCDs.

The proposed apartment complex is in line with the Comprehensive Plan's land use guidance by integrating a complementary use to the district. The intent of the PCD-15 district is to, "create high-quality, pedestrian-friendly, lifestyle retail center that serves the day-to-day needs of Chaska residents for retail goods and services." The integration of multi-family residential will help enhance this intent by bringing in more pedestrians/residents to the retail area. The retail center will benefit from added incomes that are in close proximity. Additionally, the project will bring in more pedestrian connections that connect the retail center with the residential. Understanding the time and effort that has gone into pursuing the currently approved use over the past two decades, staff believes adding multi-family residential to the district would be a positive addition to this area that can align with the district's intent. This residential addition would bring enhanced vitality to the businesses in the retail center.

Hazeltine Plaza Housing Development Location/Design

The proposal is for one four-story, market-rate, rental housing apartment building containing 112 dwelling units. The property will offer a mix of studio (15), one-bedroom (53), two-bedroom (31), and three-bedroom (13) floor plans. The site plan proposes to maintain the existing entrance drives from Hundertmark Road, by creating a drive-under/breezeway above and across the northly access for vehicular and pedestrian traffic to travel from Hundertmark to the retail stores located west. No retail uses are proposed within the apartment building.

Pertaining to the proposed building height, the developer acknowledges that the current surrounding uses are of a variety of building heights and mass. The adjacent retail buildings are all 1-story (Kohl's reads as 2 stories at approximately 30 feet in height); however a number of nearby surrounding buildings including Lake Jonathan Flats (4 stories), Highland Shores apartments and condos (3-4 stories), Chaska Heights Senior Living (3 stories), and the Hazeltine Center/Goodman Group building (4-5 stories) provide a number of examples of similarly scaled buildings near this site. The developer proposes to incorporate a variation in roof line and exterior façade to soften the visual impact. Exterior materials consist of Chaska brick blend, limestone colored split faced block, LP Smartside lap siding, and board and batten. 4 inch window trim will also be incorporated.

Analysis

The location of the proposed building is appropriate in utilizing the connection to the surrounding golf courses and in relationship to the existing residential located to the northeast. This location will provide an amenity to the residents and optimize the views and connections to the golf courses, in addition to walkable access to the businesses at Hazeltine Plaza and Chaska Commons.

The design of the building uses a series of “bump-outs”, “insets” and contrasting colors to soften the massing and emulate traditional, timeless architecture. The buff-colored Chaska brick and flat roof elements compliment the Kohl’s department store and other retail buildings in Hazeltine Plaza. The black, oversized commercial style windows reflect the professional feel established by Hazeltine Plaza. The use of exterior details such as alternating widths of lap siding, board and batten panels and soldier course brick add additional visual interest to the building. In other words, the building is providing a 360-degree architectural design.

The City of Chaska has certain building design and material requirements for multi-family buildings. A portion of it is stated as follows:

“Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials.”

Building Materials	
Class I	Glass, LP Smartside siding (68%)
Class II	Brick (utility), split-faced block (32%)
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	68%; two different materials
CLASS III PROVIDED	None

The applicant is not meeting the building design/materials requirements for Class I materials. With the proposal of Utility brick, vs modular, it brings the building’s Class I make up to 68% where 80% is required. The applicant is asking for flexibility from the brick requirement, which is stated in the below paragraph.

Applicant’s Request for Flexibility

The applicant is requesting flexibility to the Building Materials with regards to the brick. They would like to use Utility brick versus Modular brick to be calculated as Class I. The City’s code classifies Utility brick as Class II. They argue that the Utility brick is larger in scale to modular brick and is consistent with the Kohl’s building in the development. They also argue that on buildings of this size (4 stories) Utility brick looks far more appropriate in scale than the smaller, modular format. Utility brick is fabricated from the same durable Chaska buff

material as the smaller, modular brick but achieves a superior visual appearance when applied to larger structures. They state that the use of Utility brick will allow the applicant to incorporate a greater quantity of brick exterior rather than substituting other Class I materials, such as LP siding to meet the required percentages.

Analysis

Staff would advise that the Building Design/Materials regulations be upheld for this apartment project. The City recently updated this portion of the code in 2014 with the distinguishment that modular brick was more qualitative than utility brick due to its finer dimensions. As such modular brick is considered a Class I material and utility brick is Class II. Recent multi-family projects have also been reviewed consistently in regards to the masonry proposed.

Therefore, allowing flexibility from this section of the code would be inconsistent, and unfair, to the other multi-family projects recently approved.

Parking/Access/Circulation

The site is currently paved for a parking lot. The parking lot that exists on this site was intended to serve additional commercial space originally planned to be built adjacent to Kohl's.

Hazeltine Plaza was originally planned with the intention that all parking would be shared among the commercial developments on the site. With this objective in mind, the expectation has been that each development contributes its share of parking to ensure that the development can park itself as a whole. City requirements for retail parking are one parking space per 200 square feet. The Kohl's development was originally approved with 5.6 parking spaces per 1,000 square feet of retail, which exceeds the 1 space per 200 square feet requirement. Kohl's currently contains 444 spaces on its property; a 1 space per 200 square foot ratio would require 450 spaces. However, shared parking easements with the balance of the development results in ample parking.

The Aldi's/Starbuck's/Chipotle development was approved with 135 total spaces, which is five spaces lower than the 1 space per 200 square feet requirement but was found sufficient based on the cross-parking access with the surrounding development and based on staff observations of similar developments.

The site plan is proposing 233 parking stalls for the apartment site (102 surface; 131 underground). The make up of this is stated below:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family	112 Units	2ps/dwelling unit	224 parking spaces
		PROVIDED	233 parking spaces (102 surface, 131 underground)

According to this table the applicant is providing more parking spaces than required for multi-family residential.

Analysis

The above ground parking areas provide clear separation from the overall Hazeltine Plaza shopping center. The only exception area are the existing 23 stalls on the northwest side of the lot, which are from the existing shopping center's parking area. Although the parking areas are well defined from the overall shopping area it will still be important that the plan shows designated parking signage for these areas. The applicant will need to address this in their final submittal. With the north-south drive aisle and east-west drive aisle both providing connections to the overall shopping area it will be required that these provide the appropriate cross access easements over them.

The two access points onto Hundertmark Road will be maintained with this plan. The southern Hundertmark access is currently primarily used as a truck access to accommodate deliveries into Kohl's today. The apartment proposal shows two connection points to this access; one to access the underground parking and one that will provide access to the apartment's surface parking lot and main drive into Hazeltine Plaza.

The northern Hundertmark access is currently and primarily used by shopping center patrons as the primary access from Hundertmark, and a secondary access to the shopping center by volume as compared to the access onto Hazeltine Blvd. The project proposes to create a drive-under/breezeway across this access point. Attention to design and use has been given to this area of the building. The first floor areas adjacent to the breezeway will be common space and covered parking areas. The building exterior wall assembly will also achieve an average 38 STC (Sound Transmission Class) rating and the overhead bridge construction is designed to achieve a 54 STC rating to mitigate noise sound to the dwelling units above.

There is a Reciprocal Easement Agreement (REA) in place for Hazeltine Plaza which requires the approval of Kohl's for any proposed development within Hazeltine Plaza and also provides Kohl's with approval authority for proposed changes to the access points to Hazeltine Plaza. The applicant has engaged with Kohl's and have received consent (attached in the packet). The developer will need to continue to coordinate with Kohl's on the impacts to the access and construction phasing.

The applicant has provided a traffic study for the proposed apartment use, which looked at traffic movements and parking. In conclusion, the proposed development has appropriate access to the site and to the surrounding roadway network. The proposed development will provide 233 parking spaces exceeding the traffic study's anticipated demand for 131 parking spaces. In other words, the roadway network serving the proposed development will function well with the proposed addition of the apartment development and site has more parking than forecast demand for spaces.

A truck turning analysis was included with this submittal. This analysis showed several scenarios for trucks accessing the loading dock for Kohl's. The analysis shows that turning movements/access are still adequate with the new apartment layout adjacent.

The applicant will need to complete a sight-line analysis to ensure adequate sightlines are provided for drivers and pedestrians at the primary access points. The applicant is working with staff to prepare this.

Signage

The existing pylon sign located at the northern access onto Hundertmark Road identifies the existing commercial establishments on the site. The site plan shows this sign remaining in its current location.

The applicant is also showing signage for the site in the form of a monument sign, which will be located in the landscape island near the front entrance of the apartment building.

Staff Recommendation/Analysis

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. It should also be noted that the City's sign ordinance will dictate the amount and scale of signs on for the apartment building.

Landscaping, Screening & Tree Preservation

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	439 caliper inches	439 caliper inches (313 new; 126 existing)
Understory Trees	35	35
Shrubs	122	368

The landscape plan is sufficient in meeting the landscape ordinance. The existing trees on site that are being saved are evergreen trees near the loading dock area. These will be transplanted to the edge of the Kohl's building and loading dock area to provide a lush and mature buffer between the residential and commercial.

In addition to the existing evergreens, the applicant is proposing the inclusion of new coniferous trees around the edge of the green space adjacent to the loading dock and truck access areas. This edge will help provide additional buffering from the residential and commercial.

Parking areas of 25 stalls or more require planting islands that make up at least 10% of the parking area. Planting islands are being proposed in this development area and will consist of 17% of the pervious surface area.

As noted above evergreen trees will be saved and transplanted on site. 20 total evergreens will be saved which range in size from 6-8 inches in caliper. In addition to the evergreens, 25 deciduous trees will be saved on site. These are mainly situated at the east and north edges of the site. 25 total trees will be removed from the site.

Usable Open Space

The City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use." A minimum of 15% of the gross site area shall be shared open area. The intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces. The City Code calls for 0.71 acres (31,012 square feet) of usable open space for an ordinary 4.74-acre site. The proposal is showing 0.72 acres (32,142 square feet).

Usable open space is shown in four different areas on the site. One is a dog run area on the north side of the building. One is shown as a patio, tot lot and putting green directly west of the main entrance into the building. One is shown as a courtyard space with pedestrian connections, benches and a pergola, which is on the south side of the site. And one is shown as a rooftop deck on the northwest corner of the building.

Pedestrian Connections

A public trail currently exists on Hazeltine Boulevard and Hundertmark Road. These pedestrian connections will remain. Pedestrian connections are proposed from the apartment site into the existing connections on Hazeltine Blvd and Hundertmark Road. Additional internal connections will happen on the site. Primarily connecting pedestrians to the parking areas and to the amenities. Pedestrian crossings between parking areas are further defined with concrete to create adequate and safe pedestrian crossings.

Lighting

The parking lot lighting proposed for this plan will be fully screened and face downward. Lighting will be designed to be consistent with the existing Hazeltine Plaza lighting.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

Currently, the site drains to an existing pond located to the south of the site. The proposed development will keep the existing drainage patterns relatively the same as they are today. Details on this are being coordinated with the City Engineer. Stormwater needs to meet all City and County requirements.

Platting

The development is currently platted from the Hazeltine Plaza plat, so a re-platting is not being considered for this proposal.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Staging

Construction is anticipated to start as soon as all approvals are obtained. Construction phasing and access will need to be coordinated with the City Engineer and existing businesses to ensure adequate access throughout construction for commercial patrons and deliveries.

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Wednesday, July 20, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, September 18, 2022** (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to *Thursday, November 17, 2022*. The City may with the petitioners consent extend the review period beyond the Thursday, November 17, 2022. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Hazeltine Plaza Housing Development – Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) (PC#2022-48), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative (pgs 1-4), submitted by Trident Development, LLC, dated July 5, 2022 and revised August 1, 2022
 - b. Trip Generation Study (pgs 1-5), prepared by SSTs, dated July 19, 2022
 - c. Cover (pg C1), prepared by Carlson McCain, dated August 1, 2022
 - d. Existing Conditions Survey (pg C2), prepared by Carlson McCain, dated July 1, 2022
 - e. Removals Plan (pg C3), prepared by Carlson McCain, dated August 1, 2022
 - f. Site Plan (pg C4), prepared by Carlson McCain, dated August 1, 2022
 - g. Turning Analysis (Fire/Snow Storage) (pg C4.1), prepared by Carlson McCain, dated August 1, 2022
 - h. Turning Analysis (Loading Dock) (pg C4.2), prepared by Carlson McCain, dated August 1, 2022
 - i. Utility Plan (pg C5), prepared by Carlson McCain, dated August 1, 2022
 - j. Utility Plan (Storm Sewer) (pg C5.1), prepared by Carlson McCain, dated August 1, 2022
 - k. Grade Plan (pg C6), prepared by Carlson McCain, dated August 1, 2022
 - l. Stormwater Pollution Prevention Plan (pgs C7-C7.1), prepared by Carlson McCain, dated August 1, 2022
 - m. Details (pgs C8-C8.4), prepared by Carlson McCain, dated August 1, 2022
 - n. Landscape Plan (pgs L1-L5), prepared by Carlson McCain, dated August 1, 2022
 - o. Tree Preservation Plan (pg TP1), prepared by Carlson McCain, dated August 1, 2022
 - p. Photometric Plan, prepared by Berd Electric, dated August 4, 2022
 - q. Exterior Materials, prepared by KW Architects, dated July 20, 2022
 - r. Exterior Elevations (pgs 1-2), prepared by KW Architects, dated July 20, 2022
- 2. Compliance with the zoning PCD-15 (ord. nos. 802 and 946).**
- 3. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).**
- 4. Compliance with section 15.28.120 Building Design/Materials for Multi-Family Residential, and to be addressed at final submittal.**
- 5. Provision that if masonry is used that they are natural stone and/or full face**

- modular brick in order to be considered Class I materials.
6. Provision of adequate sound proofing of the drive-under/breezeway to ensure noise does not conflict with residents.
 7. Coordinate with the City Engineer to ensure that adequate sight-lines are preserved at all access points to Hundertmark Road.
 8. Adherence to the following building setbacks as found in PCD-15:
 - a. Hundertmark Road: 100 feet from centerline
 - b. From southernmost property line: 30 feet
 - c. From northernmost property line: 25 feet
 9. Adherence to the following parking setbacks as found in PCD-15:
 - a. Hundertmark Road: 10 feet from right-of-way
 - b. Hazeltine Boulevard: 10 feet from right-of-way
 - c. Interior Property Lines: 5 feet
 10. Coordination with the City Engineer for the provision of public utilities to the site.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
 13. Provision of review and approval of Kohl's per the existing Reciprocal Easement Agreement.

Motion to recommend approval of the Zoning Ordinance Amendment (ZOA) to PCD-15 to allow for multi-family use.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: August 10, 2022
Subject: Hazeltine Plaza Apartments – Prelim Site Plan

The planned development for the site proposes a new apartment building and parking lot along with site amenities. From an overall sewer and water standpoint, the use over the site is consistent with the City's comprehensive plan with capacity in the system to serve what's proposed. The storm water management plan, and grading plan must meet both the City and watershed requirements prior to grading occurring. Further, the wetland agency requirements remain outstanding for jurisdiction and boundaries. The wetland conservation act requirements must be met prior to final plat, site, and grading plan approvals.

The overarching traffic study was conducted to analyze what was considered with the original planned uses of the Hazeltine Plaza campus in terms of expected trips and layering in new proposed apartment building. The study concluded the campus plan that was approved planned for a larger number of trips and the apartment complex trip generation falls below what was previously considered. The study also evaluated travel patterns for the new apartment buildings to both the local and regional systems which favor using Hundertmark Road as the primary entrance and exit during peak times. Further, that existing accesses along Hundertmark are sufficient to support the plan.

To summarize the development has appropriate access to the surrounding road network with no concern of operations at any of the surrounding intersections. While traffic will increase with development, no improvements are recommended due to the surrounding roadways having sufficient capacity.



1200 25th Avenue South • St. Cloud, MN 56301
Phone: 320.258.4438 • 320.252.3603

July 5, 2022
REVISED August 1, 2022

Ms. Elizabeth Hansen, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962
HAND-DELIVERED & E-MAILED

RE: REQUEST FOR BUILDING/SITE PLAN REVIEW AND AMENDMENT TO PCD-15
HAZELTINE PLAZA HOUSING DEVELOPMENT

Dear Ms. Hansen,

Trident Development, LLC is please to submit this request for 1) Building/Site Plan Review and 2) Rezoning/Amendment to the Planned Commercial District – 15 for the proposed Hazeltine Plaza apartment development. The following narrative is intended to provide information for our site plan, building plan and proposed amendment to the PCD-15 district.

BACKGROUND - The project site contains approximately 4.74 +/- acres and is the remaining vacant lot of Hazeltine Plaza, legally described as Lot 3, Block 1, Hazeltine Plaza, Carver County, MN. Currently, the subject property is governed by a Planned Commercial District (PCD-15) and is owned by Chaska Investment Limited Partnership. Trident Development, LLC has executed a contingent purchase agreement with the owner. The subject site is currently improved with asphalt surface parking and was originally designated as a future phase of retail expansion. The other lots in the Hazeltine Plaza Addition are occupied by retail tenants, most significantly, Kohl's Department Store. Kohl's has been advised of this proposed development and has expressed their consent to the concept. A formal revision to the exiting reciprocal easement agreement (REA) is being reviewed.

On March 21, 2022, City Council voted unanimously to approve the concept subject to meeting certain conditions. A response to each of the conditions are provided below.

PROJECT DESCRIPTION – Trident (or a related party) proposes to develop, construct and operate a market-rate, rental housing community containing 112 dwelling units, contained within one (1) four-story apartment building with underground parking. In addition to contemporary indoor and outdoor amenities, the property will offer an appropriate mix of studio (15), one-bedroom (53), two-bedroom (31), and three-bedroom (13) floor plans. All dwelling units will be furnished with stainless steel appliances, solid wood cabinetry, granite countertops, luxury vinyl plank flooring, LED lighting and window treatments. Unit heating and cooling is provided by individual 'magic-pak' gas-fired, HVAC equipment. Each unit comes complete with 9-foot ceilings, washer/dryer appliances, high-speed wifi and balcony/patio. All rental units are intended to be "market-rate" with no retail uses contemplated within the building.

This amenity-rich community includes roof-top patio and sky lounge, golf simulator, fitness room, bike racks and community room. The exterior amenities provide a putting green, a children's play area (tot lot) and fenced pet exercise area, furnished patio with fire pit and grill stations and walking paths. Plans will also include seven (7) electric car charging stations – three (3) outdoor and four (4) in the parking garage.

SITE PLAN - The site plan utilizes the existing platted lot within the Hazeltine Plaza Commercial Center and maintains the two (2) existing entrance drives from Hundertmark Road, by creating a drive-under/breezeway for vehicular and pedestrian traffic to access the retail stores located to the west. The site design observes a 100-foot building set back from the center line of Hundertmark Road Right of Way and 25 feet from Hazeltine Blvd. Surface parking stalls are 9' x 20' and internal drive aisles are 24 feet minimum width. Vehicular access to the underground parking is provided at the southern end of the building. Entrance to the at-grade parking garage is located on west side of the building. The project provides generously landscaped open space and safe pedestrian connections to existing sidewalks and trails. The plan creates a heavily landscaped private park, located conveniently next to the southern wing of the building, featuring walking paths and seating.

ARCHITECTURAL GOALS – In collaboration with the architectural design team, the exterior building design accomplishes the following goals: a) create a timeless façade befitting of the surrounding neighborhood, b) integrate a complimentary mix of highly durable, maintenance-free exterior materials, c) utilize variations in vertical plane, complimentary colors and building details to create visual interest.

The four-story structure utilizes a series of “bump-outs”, “insets” and contrasting colors to soften the massing and emulate traditional, timeless architecture. The buff-colored Chaska brick and flat roof elements compliment the Kohl’s department store and other retail buildings located west of the site. The black, over-sized commercial style windows reflect the professional feel established by the Hazeltine Office Park. The use of exterior details such as alternating widths of lap siding, board and batten panels and soldier coarse brick add additional visual interest. Color “3-D” elevations of all four sides of the building are provided in this submittal.

Exterior building materials consist of a complimentary blend of highly durable, maintenance-free materials. The current plan incorporates “Chaska Buff Blend” brick, Limestone colored split-faced block, “Tundra Gray” LP Smartside lap siding, “Abyss Black” LP Smartside Panels (board & batten) and 4” window trim colored to match.

TRAFFIC/PARKING – Off-street parking is provided by a combination of a) underground, b) covered, at-grade stalls and c) off-street/surface parking spaces. The plan proposes approximately 102 surface parking spaces, together with 100 parking spaces underground and an additional 31 parking spaces covered, at-grade. The combined total off-street parking is 233, an overall parking ratio of 2.08 spaces per unit, with 131 spaced covered. The plan preserves the customer access to the Kohl’s retail store, by maintaining the existing access drives on the east side of the site, through the use of a drive-under breezeway. Dwelling units are insulated from traffic noise by orienting the public/common area uses near the drive lane and the use of sound attenuation techniques in the exterior walls.

Further, a traffic and parking analysis was prepared by SSTS Traffic Solutions, dated July 1, 2022, with revision memo dated July 19, 2022. A copy of this report is included in this submittal. The traffic study concluded that the plan’s traffic circulation plan “will adequately serve the existing and future traffic demand.” This same study concluded that the off-street parking demand is calculated at 131 spaces, less than the 233 spaces provided.

Finally, the surface parking layout has been revised to successfully accomplish a) clear path of travel for retail customers entering from Hundertmark, b) a distinct, segregated parking lot for residents vs retail customers and c) safe pedestrian movement for entering/existing and walking to nearby retail.

UTILITIES - Public and private utilities necessary to serve this development are readily available and accessible in the street right-of-way or at the property line. No additional extension of public utility services is anticipated for this development.

NEIGHBORHOOD MEETING/HAZELTINE NATIONAL GC MEETING – An informational neighborhood meeting was held on March 7, 2022, to identify and address potential conflicts or concerns regarding the proposed development. Trident also met with members of the Hazeltine National Golf Course Board to share information and discuss concerns. The suggestions and ideas expressed at these meetings are incorporated into this plan including: a) creating a durable, timeless architectural façade complimenting the surrounding neighborhood, b) creating the appearance of commercial uses on the ground floor level, c) orienting the roof-top patio so as not to allow direct view of Hazeltine National, for security reasons.

On July 20, 2022, Trident Development connected with Chad Anvery of Hazeltine National by telephone to open a dialogue regarding the subject development. Mr. Anvery’s comments and concerns were very much in line with those expressed by the Board in the March meeting. The call was followed up by an email on July 20 to Mr. Anvery along with Mr. Hancherenko, Mr. Howell and Ms. Lockman of the Board containing updated drawings and building elevations. As of the date of this letter, no reply or feedback has been received.

CONDITIONS OF APPROVAL - At the March 21, 2022 meeting of the City Council, the concept plans for this project were approved subject to specific conditions. Below is an itemized list of such conditions and a response as to how the current plan addresses each:

1. Approval of an amendment to the zoning (PCD-15) to include multi-family as a permitted use.
 - a. RESPONSE: This application hereby requests approval of an amendment from Planning Commission and City Council based the enclosed submittals.
2. Compliance with the zoning PCD-15 (ord.nos.802 and 946)
 - a. RESPONSE: Compliant.
3. Compliance with section 9.11 Building Design/Materials for Multi-Family Residential
 - a. RESPONSE: Compliant, except for requested flexibility (see below)
4. Provide 360 degree architecture for all facades
 - a. RESPONSE: Compliant/Provided.
5. Provide material boards showing the proposed material selections.
 - a. RESPONSE: Compliant
6. Provide natural stone and/or full-face modular brick in order to be considered Class I materials.
 - a. RESPONSE: Compliance except for requested flexibility (see below)
7. Provide adequate sound proofing of the drive-under/breezeway to ensure no noise conflicts with residents.
 - a. RESPONSE: Compliant based on building floor plan orienting common spaces and non-residential uses adjacent to breezeway. Building exterior wall assembly achieves an average 38 STC rating and the overhead bridge construction is designed to achieve a 54 STC rating to mitigate noise sound to the dwelling units.
8. Coordinate with City Engineer to assure adequate sight lines are preserved.
 - a. RESPONSE: No obstruction to existing sight lines are proposed.
9. Provide a landscape plan meeting all applicable requirements of Chapter 9.6 of the Zoning Code. Compliant.
10. Provided adequate screening and landscaping along all edges of the subject property.
 - a. RESPONSE: Compliant. See landscape plan.
11. Adhere to the following building setbacks:
 - a. Hundertmark Road: 100 feet from center line. Complies.
 - b. Southern boundary: 30 feet. Complies.
 - c. Northern boundary: 25 feet. Complies.
12. Adhere to the following parking setbacks
 - a. Hundertmark Road: 10 feet from ROW. Complies.
 - b. Hazeltine Blvd: 10 feet from ROW. Complies.
 - c. Interior property lines: 5 feet. Complies.
13. Provide planting islands of minimum 10 feet wide
 - a. RESPONSE: Compliant.
14. Provide lighting specifications
 - a. RESPONSE: Compliant/Provided
15. Coordinate with City Engineer for providing public utilities
 - a. RESPONSE: Compliant.
16. Provide a storm water management plan meeting City and Carver County standards
 - a. RESPONSE: Compliant.
17. Provide a traffic circulation plan that encourages use of Hundertmark access, limits conflict points with main drive isles and provide safe pedestrian crossings.
 - a. RESPONSE: Compliant.
18. Provide a parking plan that discourages cross-access parking and ensures residential parking.
 - a. RESPONSE: Compliant.
19. Provide a construction traffic plan and obtain approval of City Engineer
 - a. RESPONSE: Construction traffic plan enclosed for review.
20. Provide a review and approval of Kohl's existing Reciprocal Easement Agreement
 - a. RESPONSE: Draft to be provided.
21. Provide a plan to relocate the existing pylon sign located north access to Hundertmark Rd.
 - a. RESPONSE: Based on site plan, no re-location is deemed necessary. See exhibits.
22. Provide a traffic impact study.
 - a. RESPONSE: Compliant.

REQUEST FOR FLEXIBILITY – Trident is requesting approval of flexibility in one specific area of the development standards.

Request #1. Approval of the use of utility brick as opposed to modular brick for the Class I Materials calculation. The utility brick is slightly larger compared to modular brick and is consistent with the brick format size used on the Kohl's Department Store and other neighboring properties. On buildings of this size (4-story) utility brick looks far more appropriate in scale than the smaller, modular format. Utility brick is fabricated from the same durable "Chaska buff" material as the smaller, modular brick, but achieves a superior visual appearance when applied to larger structures. The use of utility brick will allow us to incorporate a greater quantity of brick exterior rather than substituting other Class I materials, such as LP siding to meet the required percentages.

DEVELOPMENT TEAM – Trident Development, LLC is based in St. Cloud, MN and has considerable experience in development and construction of multi-story apartment housing. Trident Development was instrumental in the development of Chaska Heights Senior Living as well as Lake Jonathan Flats, both located on Hwy 41. Trident's team of real estate professionals have over 50 years of real estate experience. Trident will work closely its design professionals, Kaas-Wilson Architects and Carlson McCain, Inc. to assure quality, functionality and integration within the immediate neighborhood.

Enclosed herewith please find the following:

- A check to the City of Chaska in the amount of \$3,709.09 as application fees (based on 112 units and 4.75 acres) + \$1,529.00 processing fees for a total check of \$5,238.09.
- Three (3) 24"x36" prints of the Site Improvement Plan, Architectural Schematic Plans, Site Lighting Plan
- Five (5) 11"x 14" reduced prints of the materials described above.
- One (1) signed Land Use/Development Application Form
- One (1) flash drive containing electronic files of each of the submittal materials detailed above.

We thank you in advance for considering this application. Let us know if you require any additional information. Please feel free to contact me at (320) 258-4438 or (612) 242-6097 if there are any questions.

Regards,

Trident Development, LLC



Roger D. Fink
Sr. Vice President
Enclosures

C: Scott O'Brien, Trident Development, LLC
Nate Kabat, AICP, Community Development Director
Mike Benson, Chaska Investments, LP



N56 W17000 Ridgewood Drive, Menomonee Falls, WI 53051 • (262) 703-7000

March 29, 2022

Trident Development, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301
Attn: Roger Fink (rogerf@tridentdevelopmentmn.com)

FAILURE TO RESPOND IN THIRTY (30) DAYS SHALL CONSTITUTE YOUR APPROVAL

RE: Kohl's Store No. #1266 – Hazeltine Plaza Shopping Center at 1140 Hazeltine Blvd, Chaska, MN 55318 (the "Shopping Center")

Request for Approval of Multi-Family Apartment Development (the "Chaska Apartments")

Dear Sir or Madam:

In reference to the requested approval for the development of the Chaska Apartments, Kohl's agrees to approve of the Chaska Apartments identified in the Site Plan attached hereto as Exhibit A.

In exchange for Kohl's consent of the Chaska Apartments at the Shopping Center, Chaska Investment, Limited Partnership (Chaska Investment, L.P) agrees to cooperate with Kohl's, at no out-of-pocket cost to Chaska Investment, L.P., in Kohl's pursuit of additional or alternative signage in support of Kohl's partnership with Sephora, including but not limited to: (i) placement of Sephora branded signage on the exterior walls of the Kohl's Building; (ii) modification of Kohl's pylon sign panels to include the name and identification of Sephora; and (iii) if there should be an available panel position or any available space on existing Shopping Center signs or the addition of a new monument or pylon signs attaching a sign panel for Sephora. Additionally, Chaska Investment, L.P. agrees that the Sephora Work, as set forth in Exhibit B hereto, shall be deemed architecturally harmonious with the adjoining buildings.

This waiver is not intended to, and shall not be construed to, amend or modify the leases or operation documents. These mutual consents shall not be deemed to release any person or party from the liability for any of the obligations to be performed under the respective leases.

Thank you in advance for your timely consideration. If you have any additional questions, please do not hesitate to contact me at brett.uelner@kohls.com.

Rewarding the Everyday



N56 W17000 Ridgewood Drive, Menomonee Falls, WI 53051 • (262) 703-7000

Sincerely,

Name: Brett Uelner

Title: Associate Portfolio Management Analyst

Dated: 3/29/2022

AGREED AND ACCEPTED:

CHASKA INVESTMENT, L.P.

BY: PRIMAC CORPORATION - GENERAL PARTNER 2

By:

Name: MICHAEL D. BENSON

Title: PRESIDENT

Dated: 3-29-22

AGREED AND ACCEPTED

TRIDENT DEVELOPMENT, L.L.C

By:

Name: ROGER D FINK

Title: SR. VICE PRESIDENT

Dated: 3-30-22

Rewarding the Everyday

N56 W17000 Ridgewood Drive, Menomonee Falls, WI 53051 • (262) 703-7000

[illegible]

Rewarding the Everyday

KOHL'S

N56 W17000 Ridgewood Drive, Menomonee Falls, WI 53051 • (262) 703-7000

Exhibit B

(See Attached)

Rewarding the Everyday

Kohl's + Sephora Branding

Exterior Architectural and Signage Approaches



Two-Front Entrance Storefront Architecture/Signage
Sites with dual front entrances

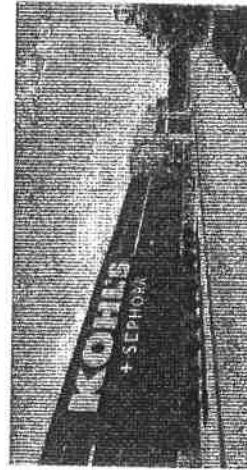
to receive Sephora-branded black-and-white striped paint scheme at one entry, plus new signage overhead.



Single Entrance

Storefront Signage

Sites with single entrances to receive new co-branded Kohl's + Sephora signage configuration



Site-Level Signage Concepts



Co-branded pylon and monument sign panel concepts

KOHL'S + SEPHORA

CONFIDENTIAL



July 19, 2022

**To: Roger Fink, Trident Development
Andy Brummer, Trident Development**

From: Vernon Swing, PE

Re: Trip Generation Study – Trident Chaska Apartments, Chaska, MN

Per your request, S² Traffic Solutions, LLC has conducted a trip generation study for the proposed Trident Chaska Apartments project in Chaska, MN. The proposed project is located in the southwest quadrant of the Hundertmark Rd E and Hazeltine Blvd intersection and is located just to the east of Kohls department store and other commercial uses withing the same overall development. The site as originally planned can be accessed directly via two existing driveways on Hundertmark Rd E on the east side of the property, and indirectly through the adjacent commercial development via two accesses along Hazeltine Blvd. The proposed project will include a 4-story residential building with 112 units, and will include 229 parking spaces, 131 within an internal garage, and 98 in a surface lot. (See attached site plan.)

This memorandum discusses the trip generation potential for the property as originally proposed with Commercial/Retail uses, as well as with the current site uses, and with the addition of the proposed use. Further discussion includes the distribution of the site traffic at the driveways and the parking demand.

Trip Generation and Distribution

The original design for the retail center included the 88,577 sf Kohls Department store as an anchor, a 46,000 sf retail strip adjacent to Kohls, two 14,000 sf retail/restaurant strips in the northwest corner of the site, and an 8,000 sf restaurant pad assumed to include two fast food restaurants. The trip generation potential for the original uses has been estimated using the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 11th Edition. Table 1 summarizes the findings.

**Table 1
Original Trip Generation**

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Kohls	875	33 Trips	18 Trips	87 Trips	86 Trips	2027 Trips
Strip Retail (46 K-SF)	822	65 Trips	44 Trips	152 Trips	151 Trips	2504 Trips
Strip Retail (28 K-SF)	822	40 Trips	26 Trips	82 Trips	83 Trips	1525 Trips
Fast Food no Drive Thru	933	60 Trips	73 Trips	67 Trips	66 Trips	1802 Trips
Fast Food w/Drive Thru	934	91 Trips	87 Trips	69 Trips	53 Trips	1870 Trips
TOTAL		577 Trips		926 Trips		9728 Trips

As shown in Table 1, the site was forecast to generate 329 entering and 248 exiting trips during the morning traffic peak, 457 entering and 439 exiting trips during the afternoon traffic peak hour, and 9,728 trips per day.

The trip generation for the site as currently developed including the 88,577 sf Kohls department store, the 20,500 sf Aldi's supermarket, the 7,200 sf dentist office, the 2,190 sf Chipotles, the 1,860 sf Starbucks and the 4,600 sf McDonalds was also estimated using the ITE's 11th Edition of Trip Generation. Table 2 summarizes the findings.

Table 2
Current Trip Generation

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Kohls	875	33 Trips	18 Trips	87 Trips	86 Trips	2027 Trips
Dentist Office (7.3 K-SF)	720	17 Trips	5 Trips	8 Trips	20 Trips	259 Trips
Aldi's Supermarket	850	35 Trips	24 Trips	91 Trips	92 Trips	1924 Trips
Fast Food no Drive Thru (Chipotle)	933	55 Trips	40 Trips	37 Trips	36 Trips	991 Trips
Fast Food w/Drive Thru (McDs)	934	105 Trips	100 Trips	79 Trips	73 Trips	2150 Trips
Coffee Shop w/Drive Thru (SBuck)	937	82 Trips	78 Trips	36 Trips	37 Trips	992 Trips
TOTAL		592 Trips		682 Trips		8343 Trips

As shown in Table 2, today the site is forecast to generate 327 entering and 265 exiting trips during the morning traffic peak, 338 entering and 344 exiting trips during the afternoon traffic peak hour, and 8,343 trips per day. In other words, the site is currently generating 1,385 fewer trips per day than originally planned for, and during the critical PM Peak traffic hour it is generating 244 fewer trips than the original design anticipated.

The trip generation for the proposed Trident Chaska Apartment development has also been estimated based on the methodology in ITE's *Trip Generation*, 11th Edition. Table 1 summarizes the findings.

Table 1
Trip Generation

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Mid Rise Apartments	221	9 Trips	32 Trips	27 Trips	17 Trips	508 Trips
TOTAL		41 Trips		44 Trips		508 Trips

As shown in Table 1, the site is estimated to generate 9 entering and 32 exiting trips during the morning traffic peak, 27 entering and 17 exiting trips during the afternoon traffic peak hour, and 508 trips per day. When added to the current trip generation the total site trip generation is 633 trips during the AM Peak, 726 Trips during the PM Peak, and 8,851 Trips per day. In other words site will generate 877 fewer trips per day than anticipated for the original use, and 200 fewer trips during the critical PM peak than designed for.

To determine the likely distribution of site generated traffic a travel time analysis was conducted. The results of the analysis suggest the site traffic will favor TH 212 versus TH 5 to access destinations to the east toward Minneapolis or St Paul. It is anticipated that the 70 percent of the forecast site traffic or 29

trips in the AM and 31 trips in the PM will generally ingress and egress the site from the two driveways on Hundertmark Rd E arriving from and destined to the south as this path results in a shorter travel time. The remaining 30 percent (12 trips in the AM and 13 trips in the PM) are expected to enter/exit from the western access on Hazeltine Blvd and visit the retail/restaurant facilities on site. Observations conducted at the existing driveways indicate that the traffic entering from Hundertmark Rd E is exclusively a left turn from northbound to westbound into the site and the traffic exiting is also exclusively turning right from eastbound to southbound out of the site. The traffic entering from Hazeltine Blvd will turn right, eastbound to southbound into the site and the traffic exiting will turn left northbound to westbound. The magnitude of the site generated traffic at the accesses will not effect the operations and no improvements are recommended to accommodate the additional site traffic associated with the development of the Trident Chaska Apartments.

The existing accesses to Hundertmark Rd E include one lane entering and one lane exiting, and the proposed site plan indicates the access driveways will remain one lane entering and one lane exiting. This configuration will adequately serve the existing and future traffic demand.

Parking Demand

The parking demand for the proposed Trident Chaska Apartments development utilized *Parking Generation*, 4th Edition, published by ITE, the Institute of Transportation Engineers. The ITE information for Land Use Code 221 associated with Mid-rise multi-family residential buildings indicates the number of parking spaces needed to address the demand associated with this land use can be estimated based on the number of dwelling units, the number of occupied dwelling units, or the number of bedrooms included with the project. The number of dwelling units is the most generic category since it includes units with one, two three or four bedrooms. The occupied dwelling units category can be useful if the number is known and the number of occupants is known, however, this information is unknown with the proposed project at this time. The last category, if the number of bedrooms is known, is the most accurate for estimating demand with new developments. In this case, there are 15 alcove units which are included as one-bedroom units for this analysis, 38 units identified as one-bedroom units, 15 one-bedroom plus den units which are included as two-bedroom units for this analysis, 31 units identified as two bedroom units, and 13 units identified as 3 bedroom units for a total of 184 bedrooms.

Also, parking demand statistics are available for different area types, whether suburban, dense urban or City Center. In this case suburban was chosen because the statistics are more conservative suggesting more residents will drive, and because the characteristics for the other two categories include robust transit options which reduce parking demand, which is not present in this case.

Once it has been determined whether to use dwelling units versus bedrooms, and it has been decided whether the site is suburban, dense urban or City Center the parking demand can be calculated. The parking demand calculation includes are two methods. The first method is based on a rate of parking demand per “unit” determined from a weighted average of collected data. The second method is based on a fitted curve equation generated to fit the collected data. ITE recommendations as to the appropriate method are as follows:

From ITE:

“When the data plot includes at least 20 points and when a fitted curve is provided the fitted curve equation should be used if the R square value is 0.75 or greater.

Coefficient of Determination (R squared)— the percent of the variance in the number of parked vehicles associated with the variance in the independent variable value. This value is presented for every fitted curve equation. If the R squared value is 0.75, then 75 percent of the variance in the number of parked vehicles is accounted for by the variance in the size of the independent variable. As the R squared value approaches 1.0 the better the fit; as the R squared value approaches zero, the worse the fit.”

In this case the fitted curve equation was chosen as the regression analysis indicates the R squared is 0.94 indicating this is the most accurate method for estimating demand (see attached sheet from ITE). The Parking Demand is calculated as follows, with P representing Parking Demand, and X representing the number of bedrooms:

$$\begin{aligned}P &= 0.82 (X) - 20.37 \\P &= 0.82 (184) - 20.37 \\P &= 131 \text{ Spaces}\end{aligned}$$

As mentioned earlier the proposed development is planning to provide 229 spaces exceeding the anticipated demand calculated at 131 spaces.

Conclusion

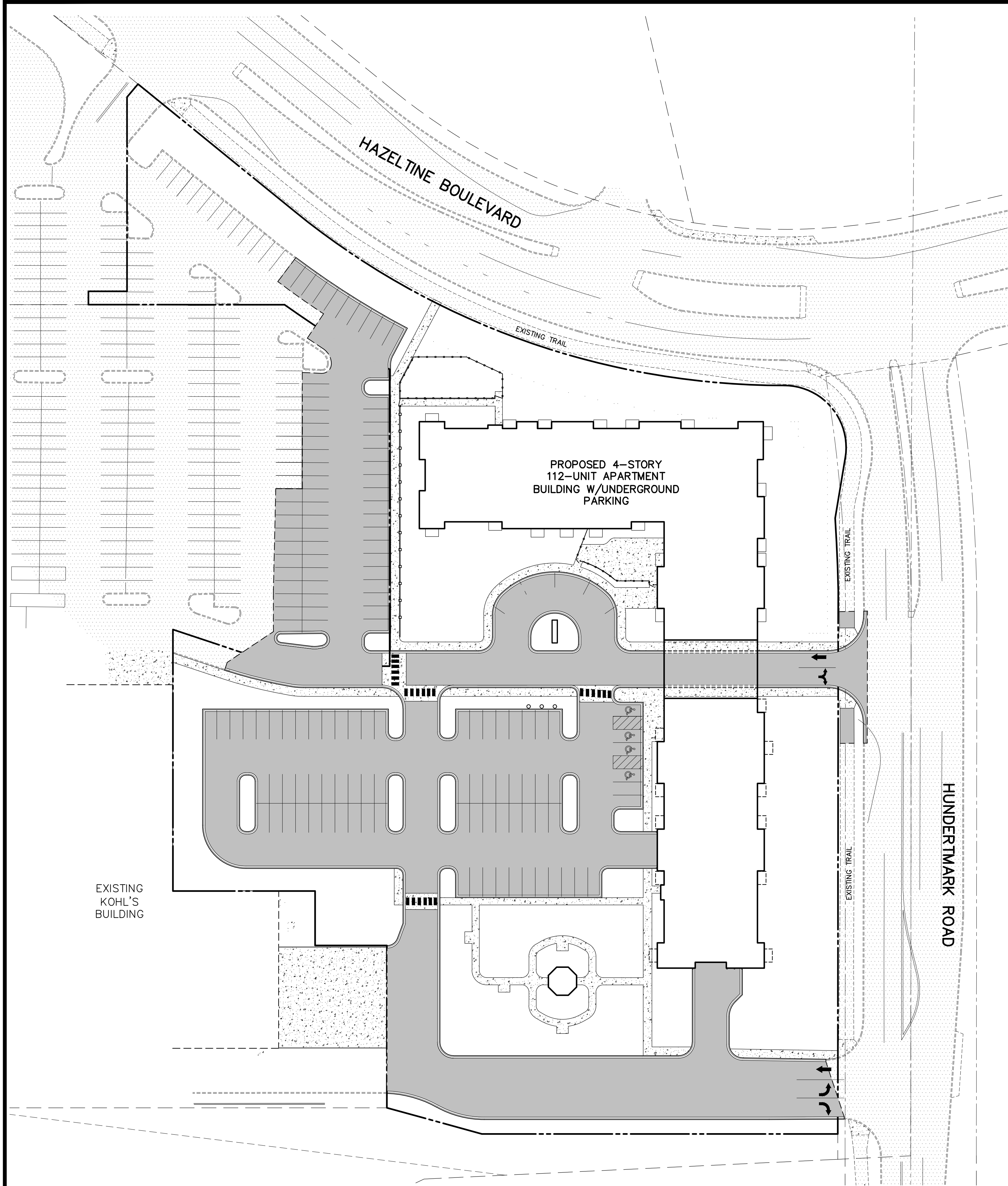
In conclusion, the proposed development has appropriate access to the site and to the surrounding roadway network. The proposed development will provide 229 parking spaces exceeding the anticipated demand for 131 parking spaces. In other words, the roadway network serving the proposed development will function well with the proposed addition of the Trident Chaska Apartment development and site has more parking than forecast demand for spaces.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

Attachment: Site Plan



Site Plan (from others)

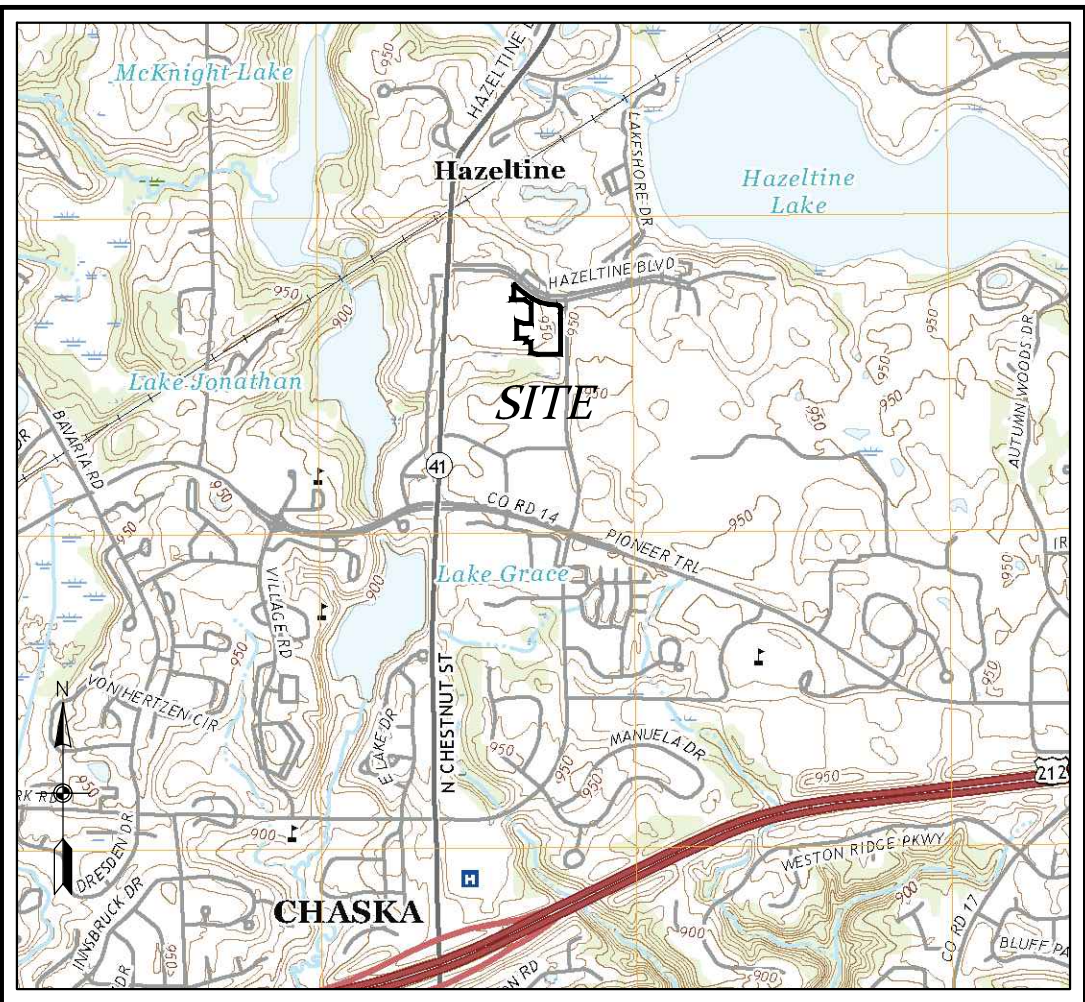


HAZELTINE APARTMENTS

~ SITE IMPROVEMENT PLANS ~

CHASKA, MINNESOTA

VICINITY MAP
NOT TO SCALE



PROJECT OWNER

TRIDENT DEVELOPMENT, LLC
ROGER FINK
3601 18TH STREET S #103
ST. CLOUD, MN 56301
320-258-4438

ARCHITECT

KAAS WILSON ARCHITECTS
GRIFFIN JAMESON
1301 AMERICAN BOULEVARD EAST, STE 100
BLOOMINGTON, MN 55425
612-879-6000

CIVIL ENGINEER

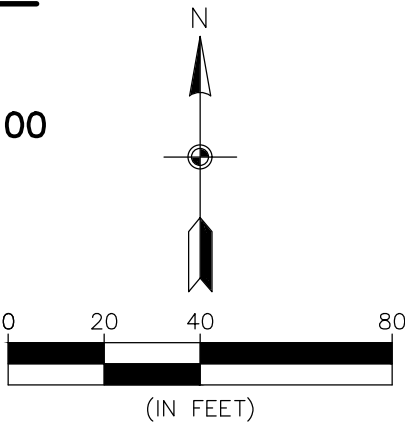
CARLSON MCCAIN, INC.
DAN WILKE
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

LANDSCAPE ARCHITECT

CARLSON MCCAIN, INC.
RYAN RUTTGER
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

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- C3. REMOVALS PLAN
- C4. SITE PLAN
- C4.1 TURNING ANALYSIS (FIRE)/SNOW STORAGE
- C4.2 TURNING ANALYSIS (LOADING DOCK)
- C5. UTILITY PLAN
- C5.1 UTILITY PLAN (STORM SEWER)
- C6. GRADE PLAN
- C7. STORMWATER POLLUTION PREVENTION PLAN
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- C8-C8.4. DETAILS
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- L4. LANDSCAPE PLAN
- L5. LANDSCAPE PLAN
- TP1. TREE PRESERVATION PLAN



BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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COVER SHEET

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC

3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1. 07/20/22 Per City Comments

2. 08/01/22 Per City Comments

DRAWN BY: DJW

DESIGNED BY: DJW

ISSUE DATE: 07/05/22

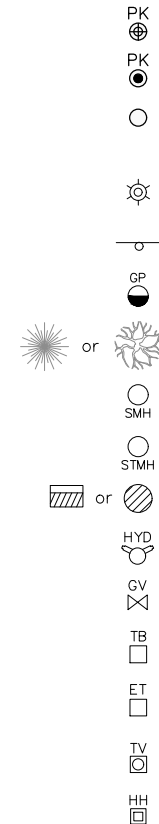
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.

Signature: Dan Wilke

Date: 07/05/22 License #: 53182

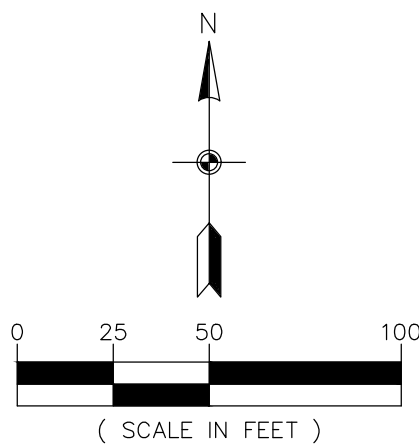
C1 of 8



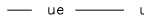
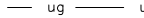
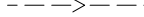
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ELEVATION = 955.35 FT. (NAVD 88)



EM
GSV
GM

- | | | |
|--|---|---------------------------------|
| Denotes Found PK Nail |  | Denotes Electric Meter |
| Denotes Set PK Nail |  | Denotes Gas Valve |
| Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361 |  | Denotes Gas Meter |
| Denotes Light Pole |  | Denotes Underground Telephone |
| Denotes Miscellaneous Sign |  | Denotes Underground Electric |
| Denotes Guard Post |  | Denotes Underground Gas |
| Denotes Existing Tree |  | Denotes Watermain |
| Denotes Sanitary Manhole |  | Denotes Sanitary Sewer |
| Denotes Storm Manhole |  | Denotes Storm Sewer |
| Denotes Catch Basin |  | Denotes Existing Fence as noted |
| Denotes Fire Hydrant |  | Denotes Concrete Surface |
| Denotes Gate Valve |  | Denotes Bituminous Surface |
| Denotes Telephone Box |  | Denotes Existing 2 Ft. Contour |
| Denotes Electric Transformer |  | Denotes Existing 10 Ft. Contour |
| Denotes Television Box | | |
| Denotes Hand Hole | | |

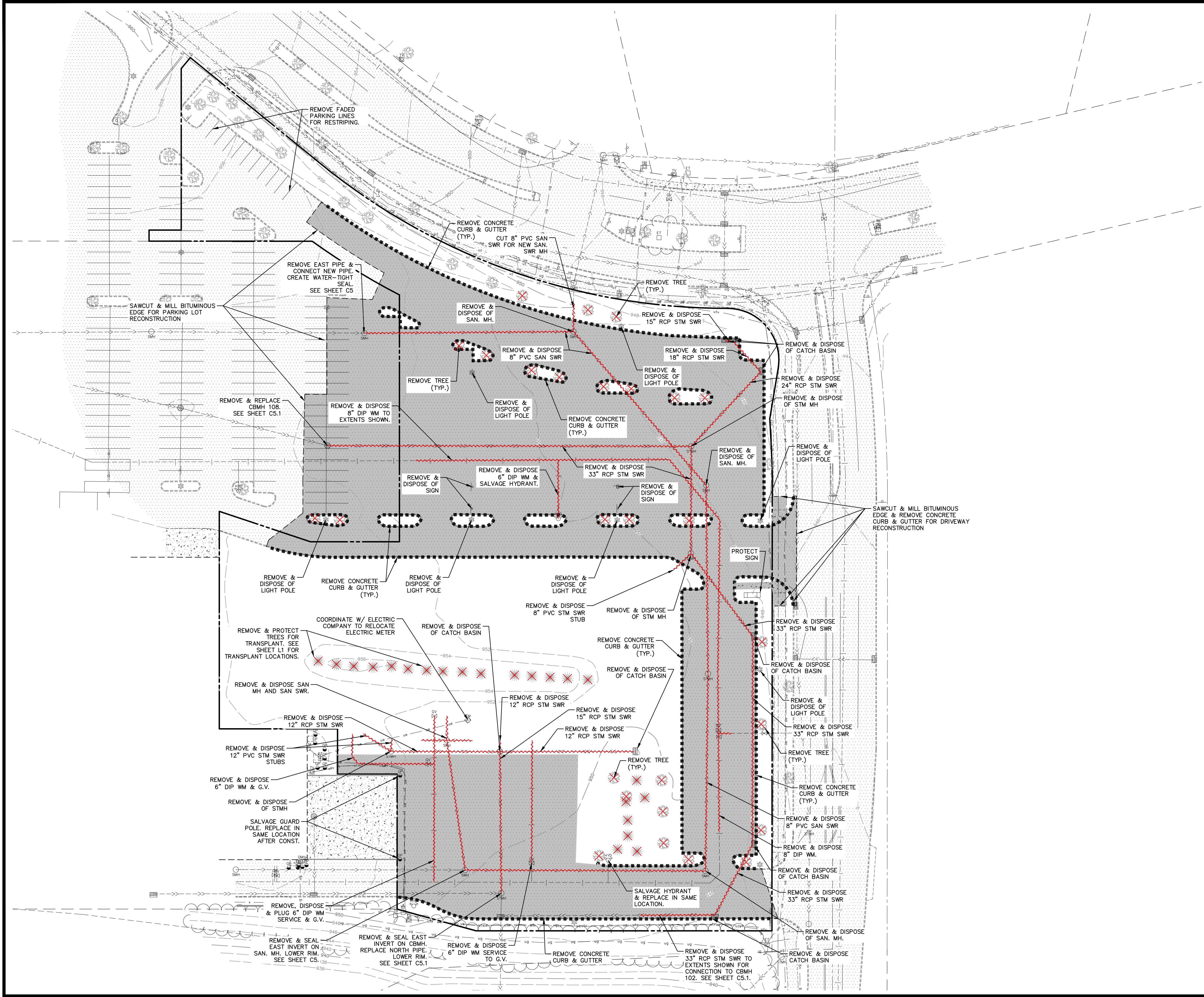
HAZELTINE APARTMENTS

TRIDENT DEVELOPMENT, LLC
3601 - 18th Street S., Suite 103
St. Cloud, MN 56301

1.	
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6.	
DRAWN BY:	bj
ISSUE DATE:	7/01/2011
FILE NO:	244

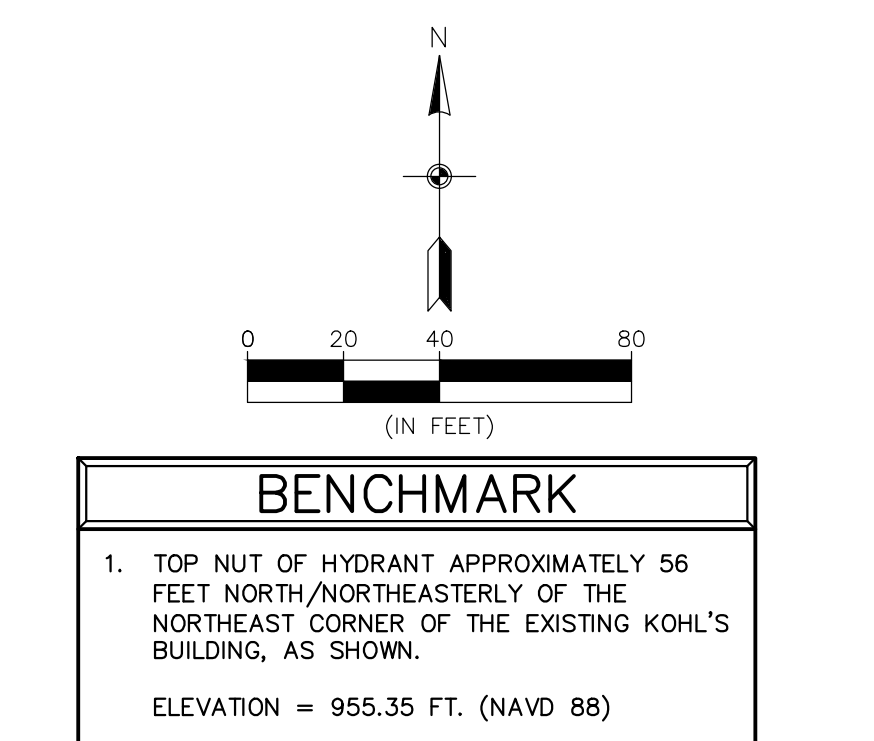
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Name: Thomas R. Balluff
Signature: 
Date: 07/01/22 License #: 40361



LEGEND	
EXISTING	REMOVAL
PROPERTY LINE	-----
EASEMENT LINE	-----
BITUMINOUS PAVEMENT	-----
CONCRETE WALK	-----
CURB LINE	-----
SANITARY SEWER	-----
WATER MAIN	-----
STORM SEWER	-----
UNDERGROUND TELEPHONE	-----
UNDERGROUND GAS	-----
UNDERGROUND ELECTRIC	-----
FENCE	-----
GAS VALVE	-----
HYDRANT	-----
SANITARY MANHOLE	-----
STORM MANHOLE	-----
GUARD POST	-----
LIGHT POLE	-----
GATE VALVE	-----
SIGN	-----
TELEPHONE BOX	-----
ELECTRIC TRANSFORMER	-----
TELEVISION BOX	-----
HAND HOLE	-----
ELECTRIC METER	-----
GAS METER	-----
10' CONTOUR	-----
2' CONTOUR	-----

- REMOVALS PLAN NOTES**
- EXISTING CONDITIONS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY CARLSON MCCAIN, INC. IN APRIL OF 2022.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.



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TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

REMOVALS PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

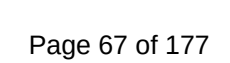
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

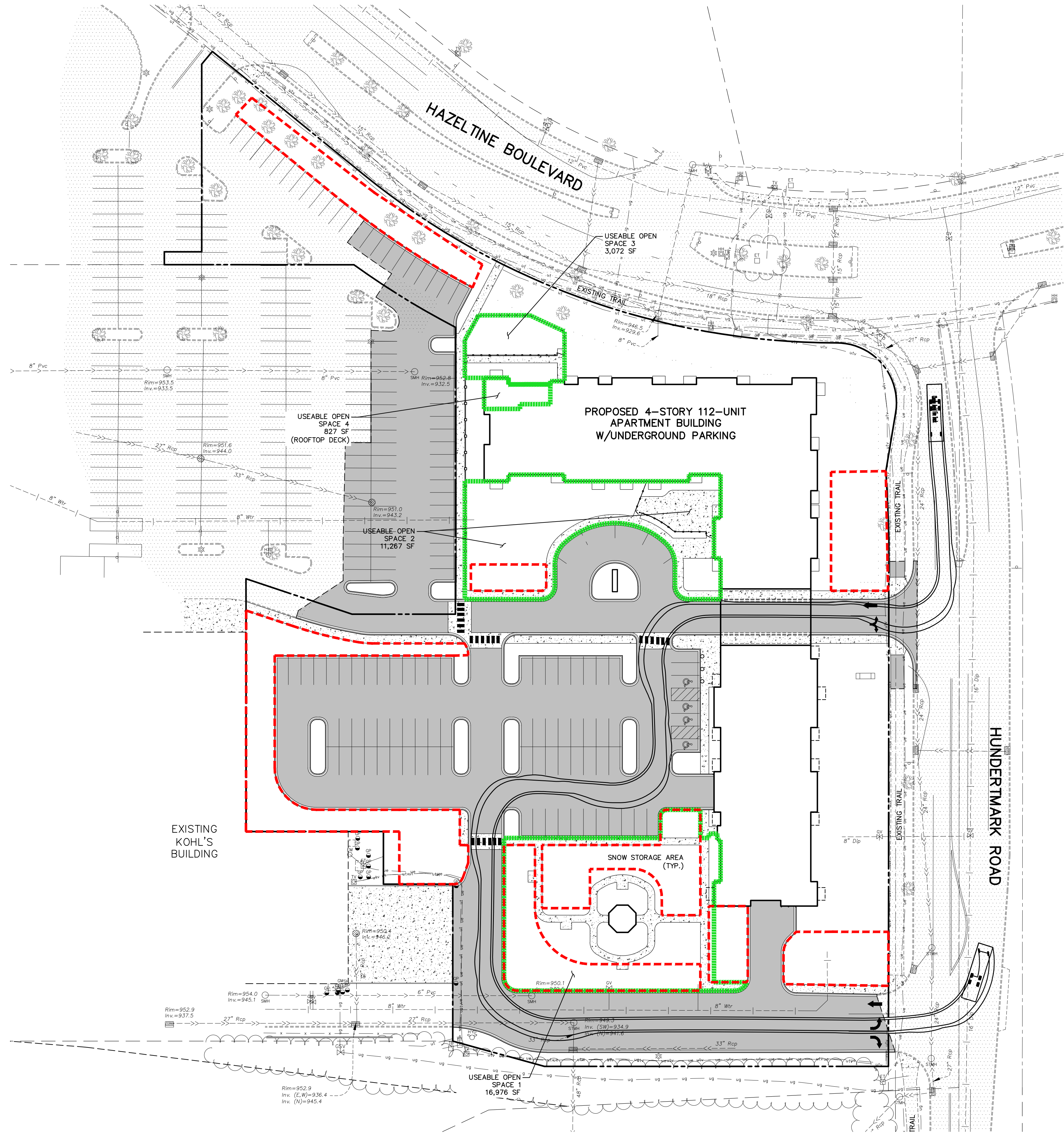
DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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 Professional Engineer under the laws of the State of Minnesota

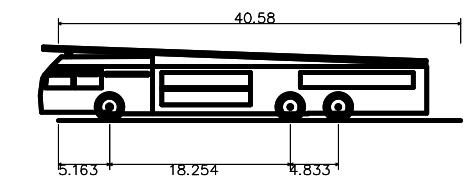
Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C3 of 8



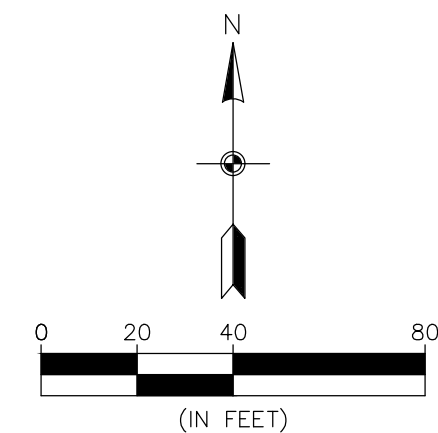


USEABLE OPEN SPACE CALCULATIONS	
TOTAL AREA:	206,751 SF
USEABLE OPEN SPACE 1:	16,976 SF
USEABLE OPEN SPACE 2:	11,267 SF
USEABLE OPEN SPACE 3:	3,072 SF
USEABLE OPEN SPACE 4:	827 SF
TOTAL USEABLE OPEN SPACE:	32,142 SF 16%



Chaska Aerial Fire Truck	40.580ft
Overall Length	10.500ft
Overall Width	7.403ft
Overall Body Height	6.633ft
Min Body Ground Clearance	7.610ft
Track Width	6.00s
Lock-to-lock time	36.00°
Max Steering Angle (Virtual)	

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEVISION	---
UNDERGROUND FIBER OPTIC	---
OVERHEAD ELECTRIC	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
UTILITY POLE	---
GUY WIRE	---
ELECTRIC TRANSFORMER	---
TELEPHONE BOX	---
TELEVISION BOX	---
HAND HOLE	---
LIGHT POLE	---
SIGN	---
FENCE LINE	---
SNOW STORAGE AREA	---



BENCHMARK	
1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.	
ELEVATION = 955.35 FT. (NAVD 88)	

CALL BEFORE YOU DIG


Know what's below.
Call before you dig.

TURNING ANALYSIS (FIRE)/SNOW STORAGE

HAZELTINE APARTMENTS

Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

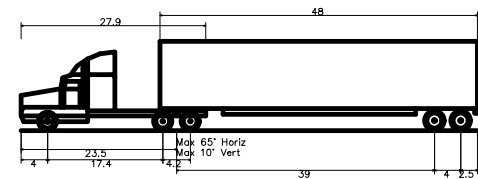
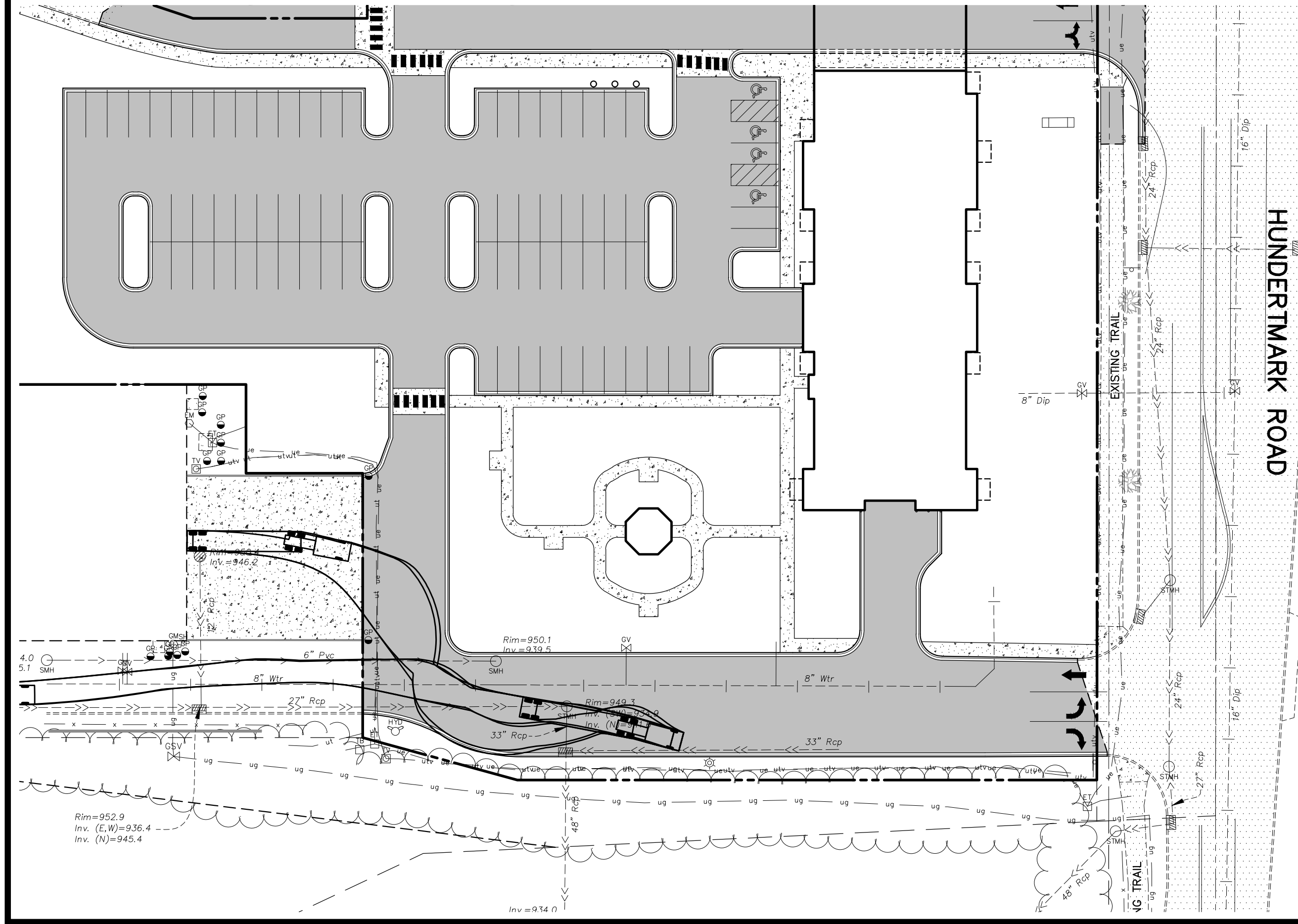
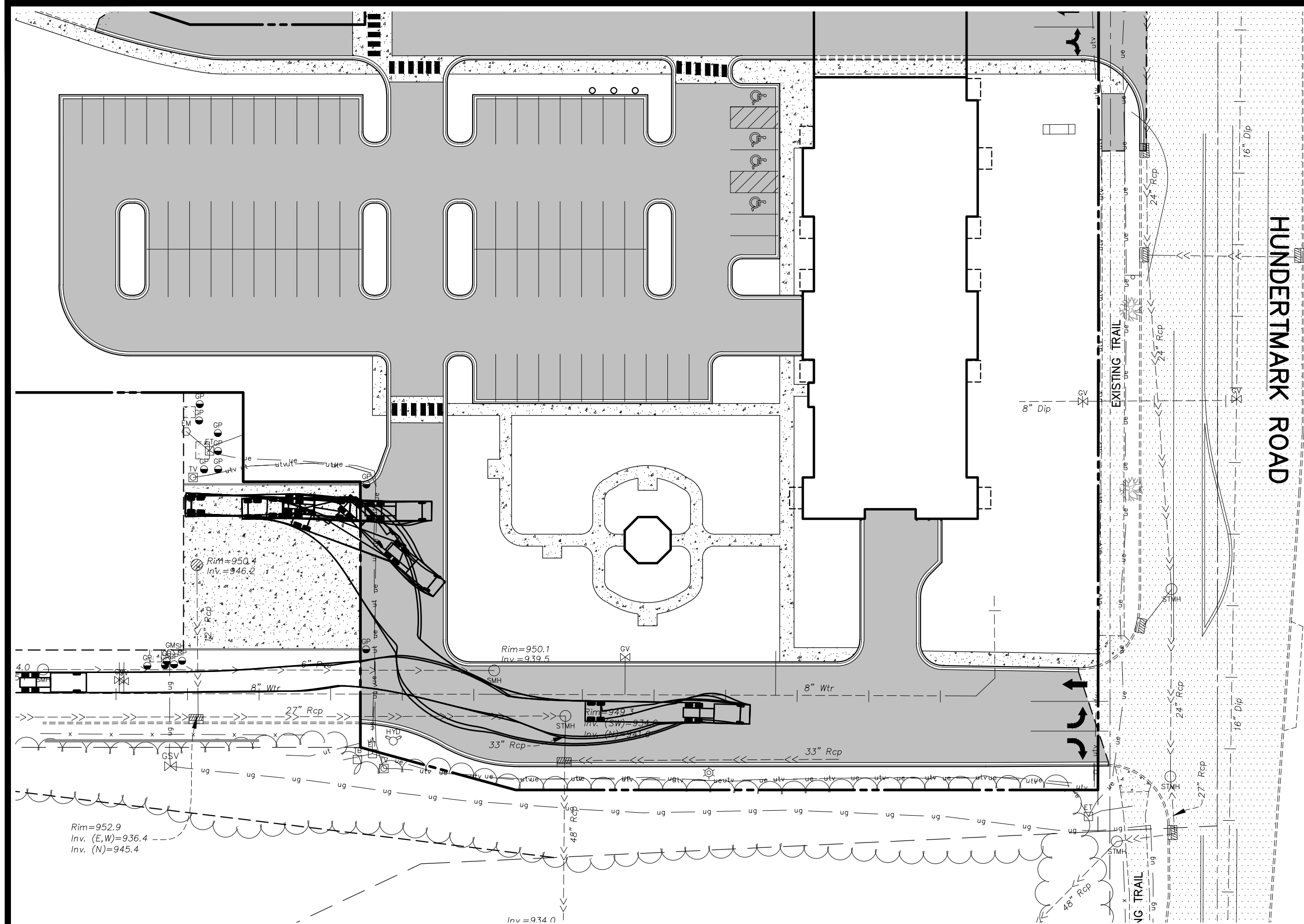
- 07/20/22 Per City Comments
- 08/01/22 Per City Comments
- 08/04/22 Useable Open Space Lines

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

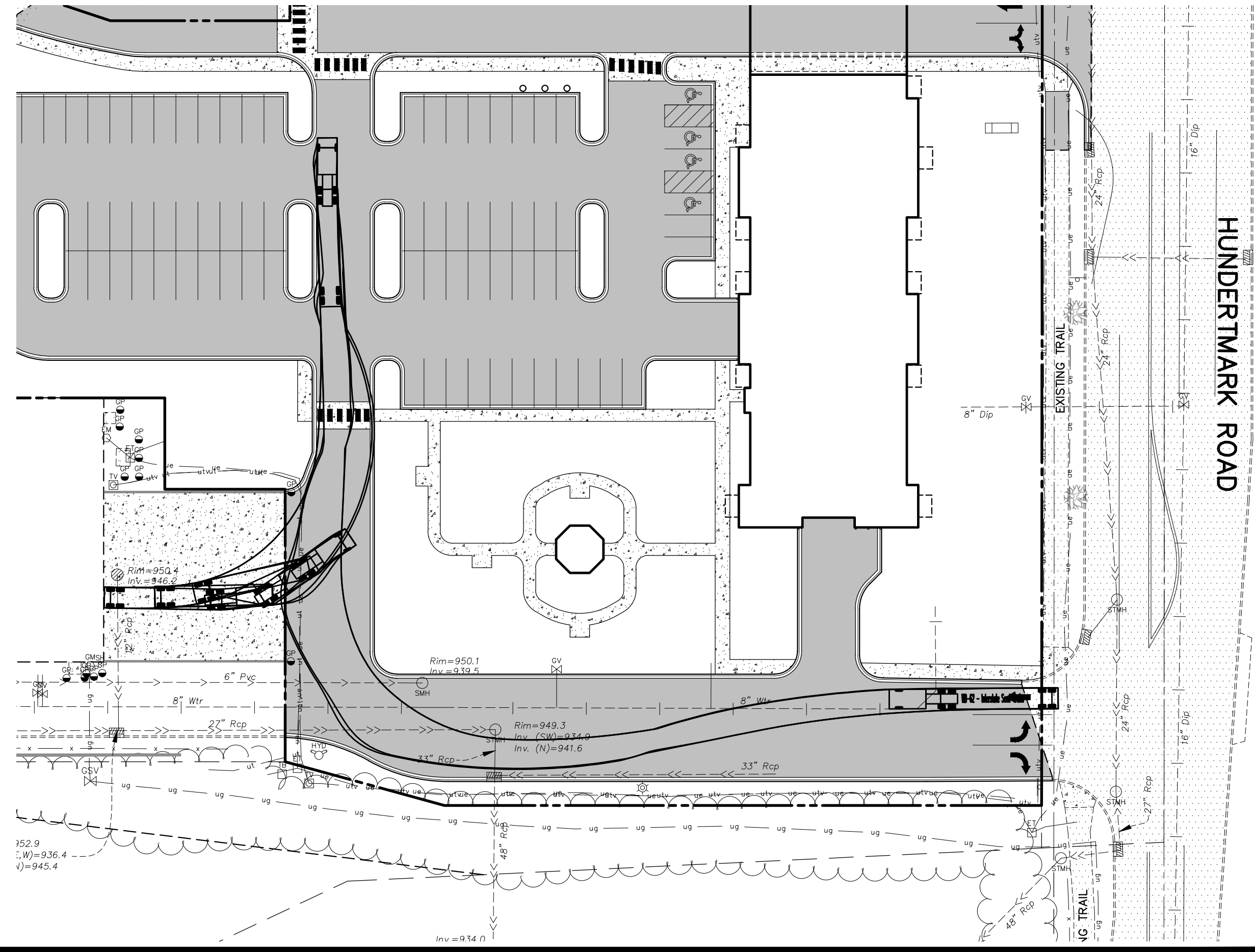
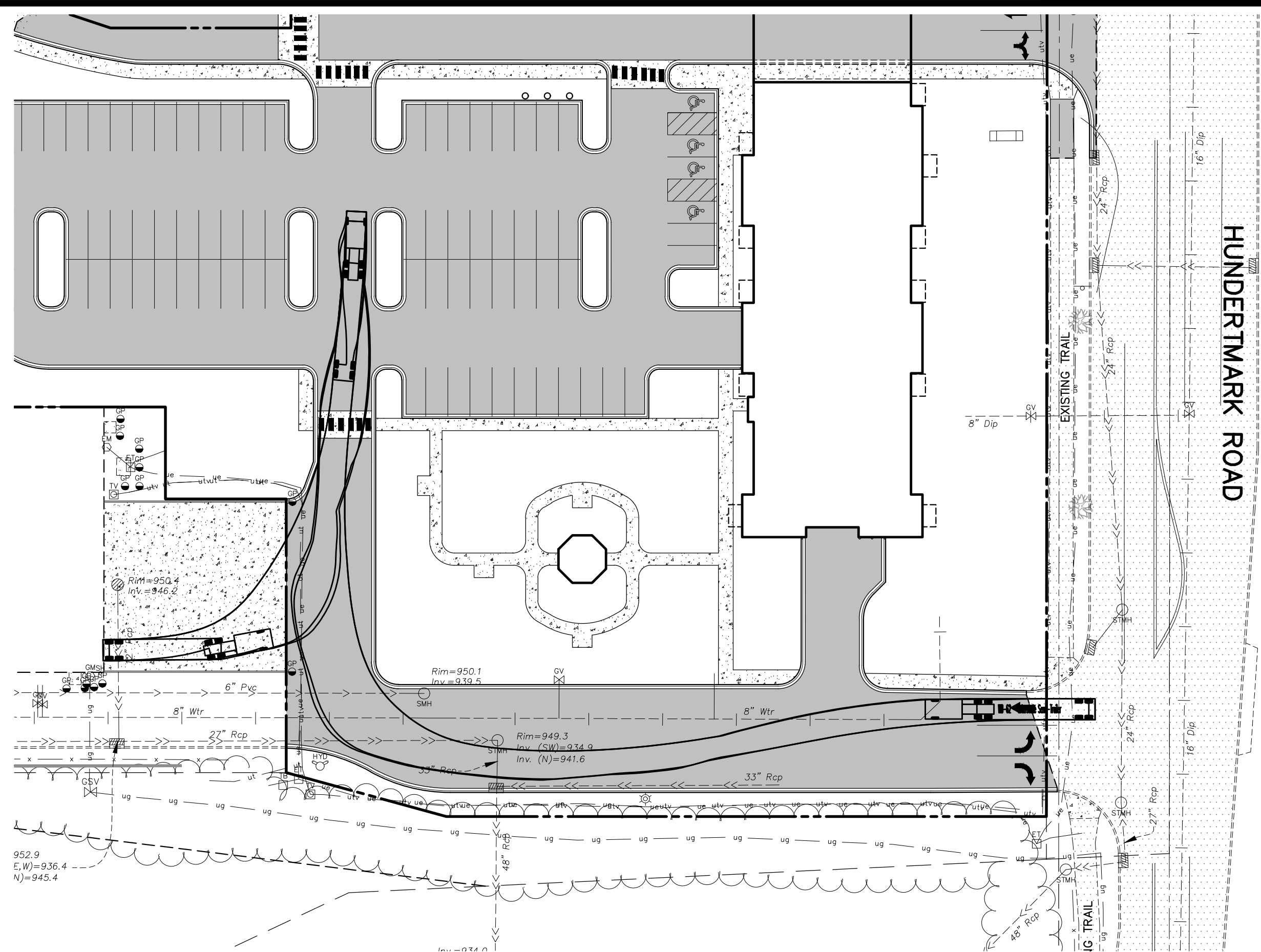
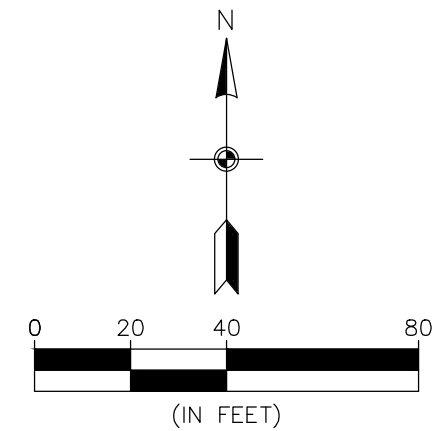
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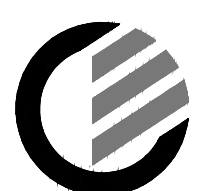
Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C4.1 of 8



WB-62 Interstate Semi-Trailer
Overall Length 85'000ft
Overall Width 8'500ft
Max Body Height 13'500ft
Min Body Ground Clearance 8'350ft
Max Tractor Width 8'500ft
Look-Ahead Time 28.40s
Max Steering Angle (Virtual)





**CARLSON
McCain**

ENGINEERING
SURVEYING
ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7998 \ CARLSONMCCAIN.COM

TURNING ANALYSIS
(LOADING DOCK)

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1. 07/20/22 Per City Comments

2. 08/01/22 Per City Comments

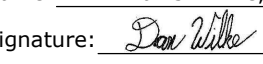
DRAWN BY: DJW

DESIGNED BY: DJW

ISSUE DATE: 07/05/22

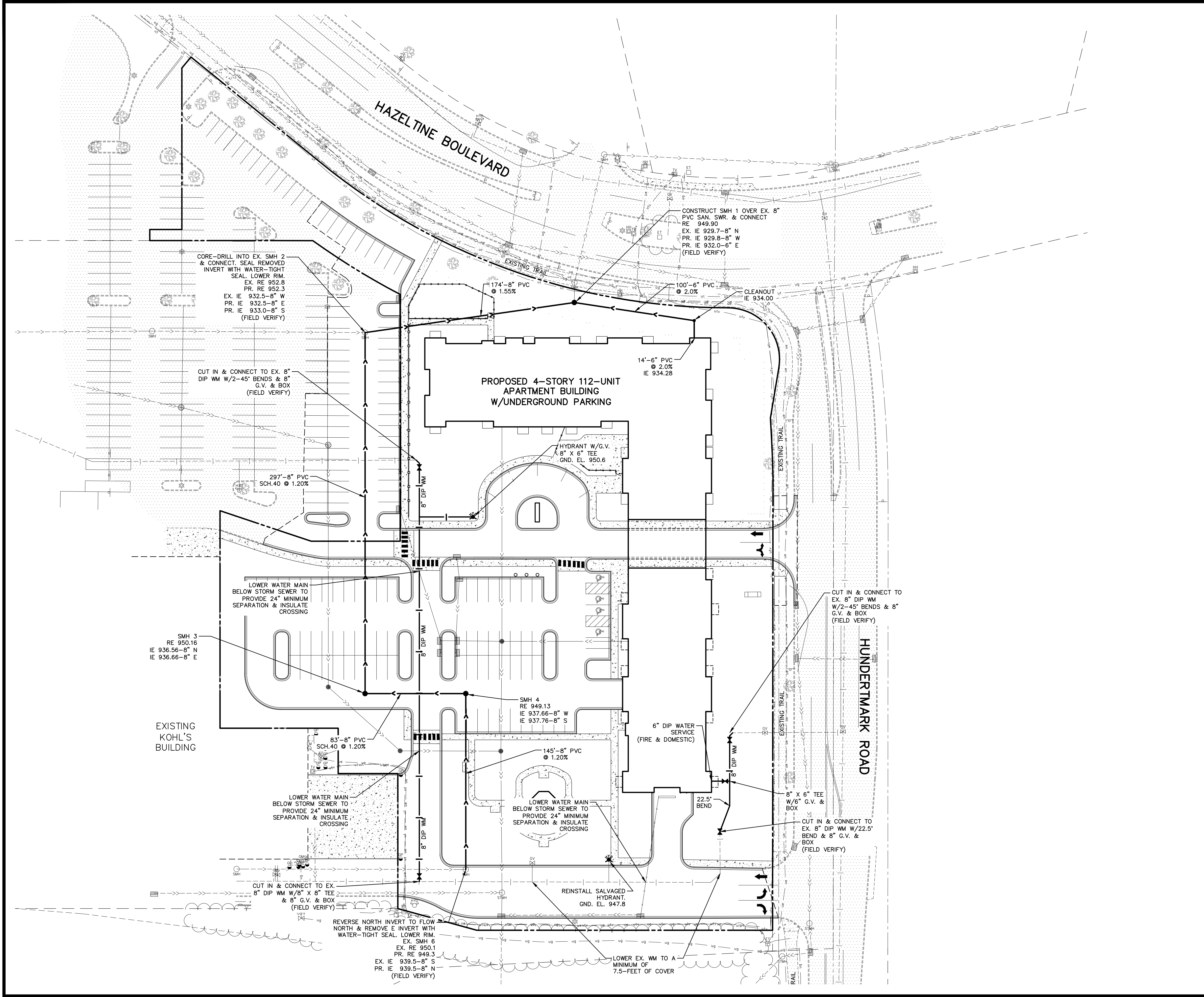
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Name: Dan J. Wilke, P.E.

Signature: 

Date: 07/05/22 License #: 53182

C4.2 of 8



LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
FENCE	---	---
GAS VALVE	---	---
HYDRANT	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
GUARD POST	---	---
LIGHT POLE	---	---
GATE VALVE	---	---
SIGN	---	---
TELEPHONE BOX	---	---
ELECTRIC TRANSFORMER	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC METER	---	---
GAS METER	---	---

- UTILITY PLAN NOTES**
- SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF CHASKA STANDARD DETAIL SPECIFICATIONS & THE MINNESOTA PLUMBING CODE.
 - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
 - A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
 - ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF CHASKA PUBLIC WORKS DEPARTMENT.
 - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17' ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
 - ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.
 - SANITARY MANHOLE UMBRELLAS REQUIRED DURING CONSTRUCTION.

0 20 40 80
(IN FEET)

BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)

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TEL 763.488.7900 \ FAX 763.488.7955 \ CARLSONMCCAIN.COM

UTILITY PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

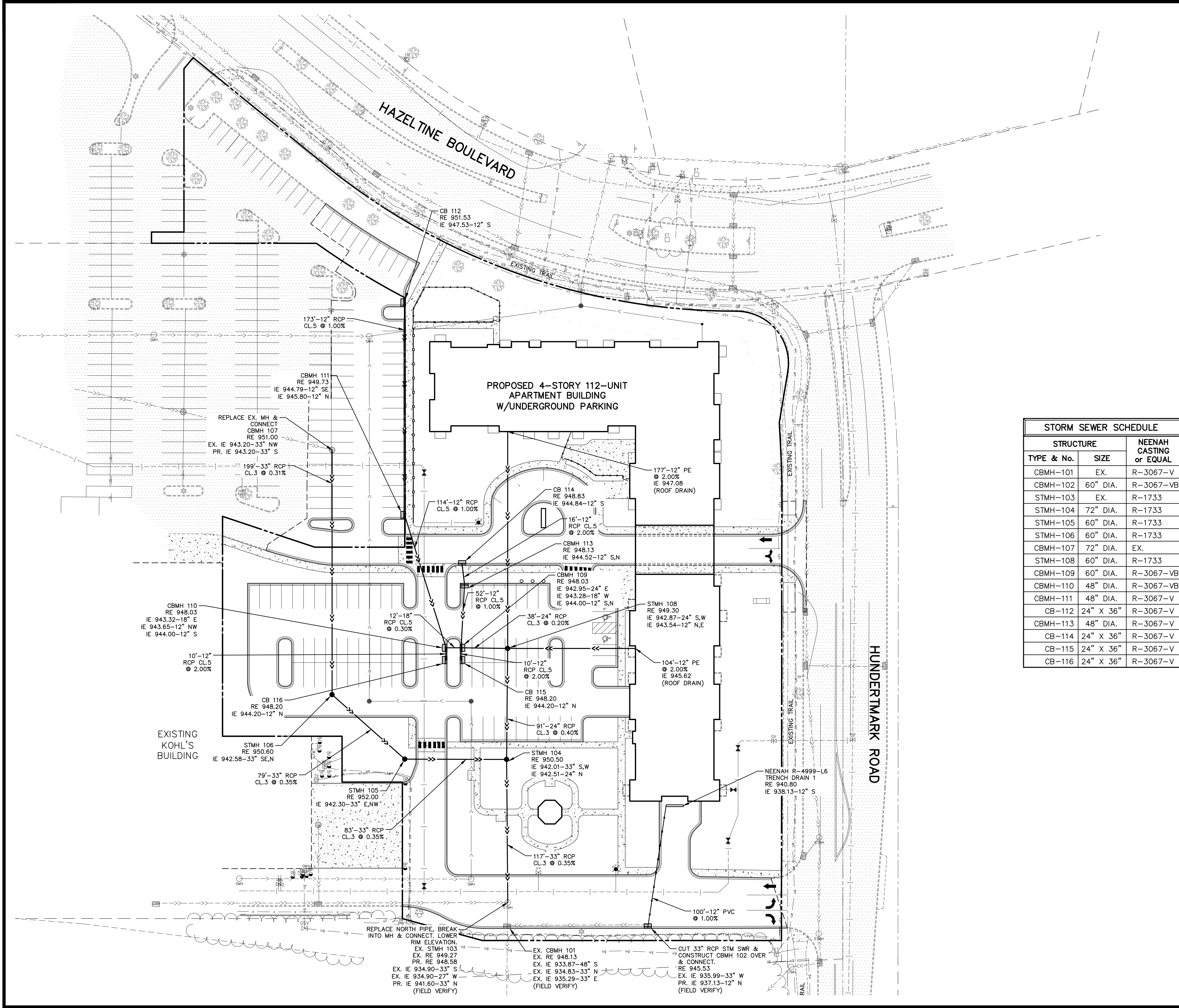
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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 Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C5 of 8



LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	- - - -	- - - -
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE	=====	=====
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
FENCE	x x x	x x x
GAS VALVE	⊕	⊕
HYDRANT	⊕	⊕
SANITARY MANHOLE	⊕	⊕
STORM MANHOLE	⊕	⊕
GUARD POST	⊕	⊕
LIGHT POLE	⊕	⊕
GATE VALVE	⊕	⊕
SIGN	⊕	⊕
TELEPHONE BOX	⊕	⊕
ELECTRIC TRANSFORMER	⊕	⊕
TELEVISION BOX	⊕	⊕
HAND HOLE	⊕	⊕
ELECTRIC METER	⊕	⊕
GAS METER	⊕	⊕

STORM SEWER SCHEDULE		
STRUCTURE		
TYPE & No.	SIZE	NEENAH CASTING or EQUAL
CBMH-101	EX.	R-3067-V
CBMH-102	60" DIA.	R-3067-VB
STMH-103	EX.	R-1733
STMH-104	72" DIA.	R-1733
STMH-105	60" DIA.	R-1733
STMH-106	60" DIA.	R-1733
CBMH-107	72" DIA.	EX.
STMH-108	60" DIA.	R-1733
CBMH-109	60" DIA.	R-3067-VB
CBMH-110	48" DIA.	R-3067-VB
CBMH-111	48" DIA.	R-3067-V
CB-112	24" X 36"	R-3067-V
CBMH-113	48" DIA.	R-3067-V
CB-114	24" X 36"	R-3067-V
CB-115	24" X 36"	R-3067-V
CB-116	24" X 36"	R-3067-V

UTILITY PLAN NOTES

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0 20 40 80
(IN FEET)

BENCHMARK

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UTILITY PLAN (STORM SEWER)

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

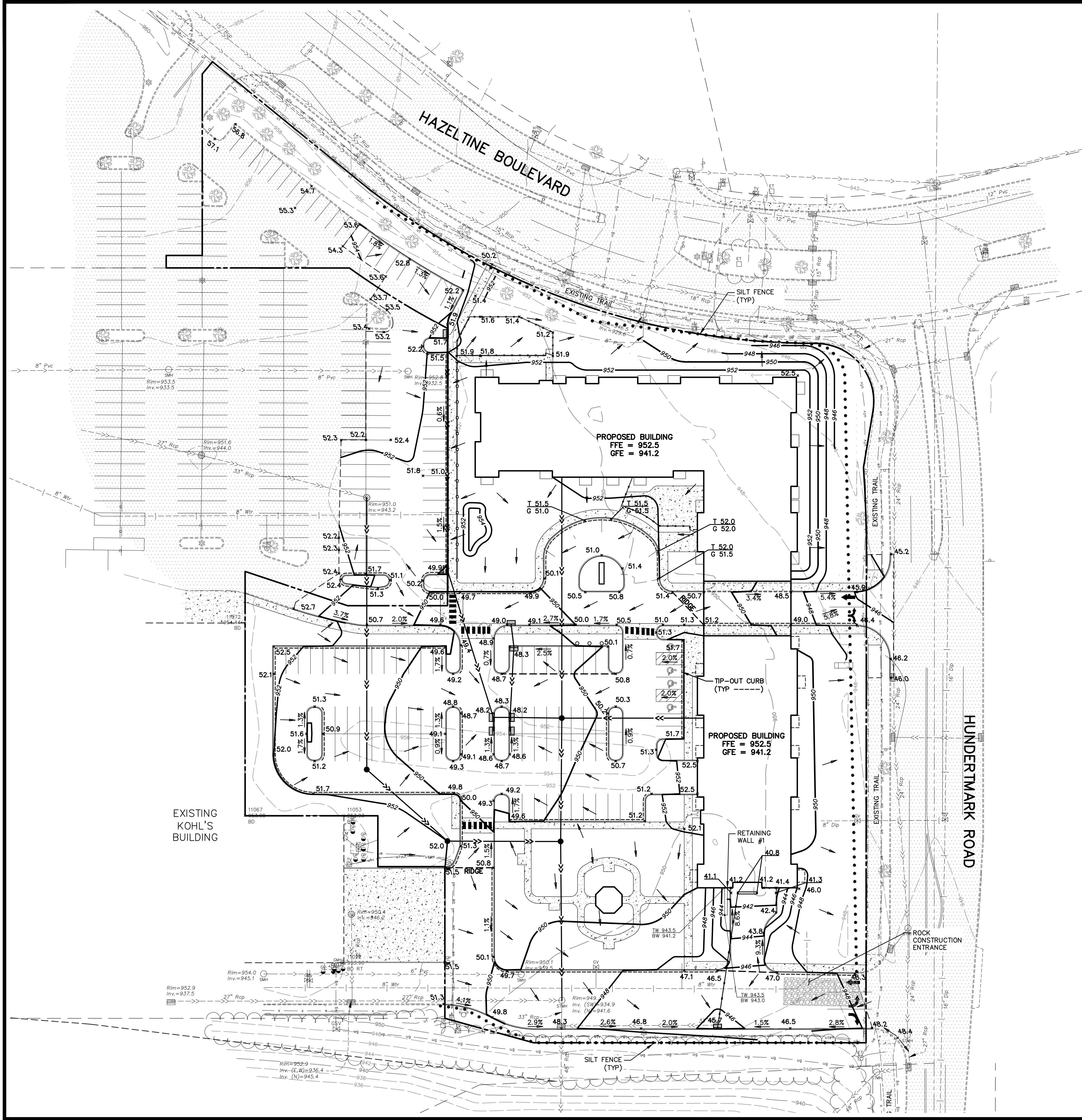
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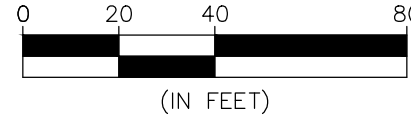
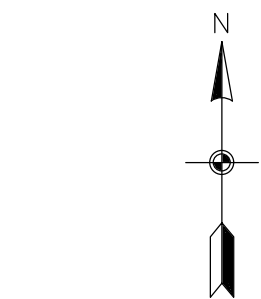
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
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TELEVISION BOX	---
HAND HOLE	---
ELECTRIC METER	---
GAS METER	---
10 FT. CONTOUR	---
2 FT. CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---
TOP OF CURB ELEV.	---
GUTTER LINE ELEV.	---
SILT FENCE	---

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF CHASKA SPECIFICATIONS.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED, OR LANDSCAPED.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
6. UPON COMPLETION OF THE SITE GRADING, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE SHOWN.
7. ALL RETAINING WALLS 4 FEET AND HIGHER, OR SUPPORTING A SURCHARGE, REQUIRE A SEPARATE BUILDING PERMIT (STRUCTURAL ENGINEER (PE) REQUIRED).
8. ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.



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GRADING, DRAINAGE, & EROSION CONTROL PLAN

HAZELTINE APARTMENTS

Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

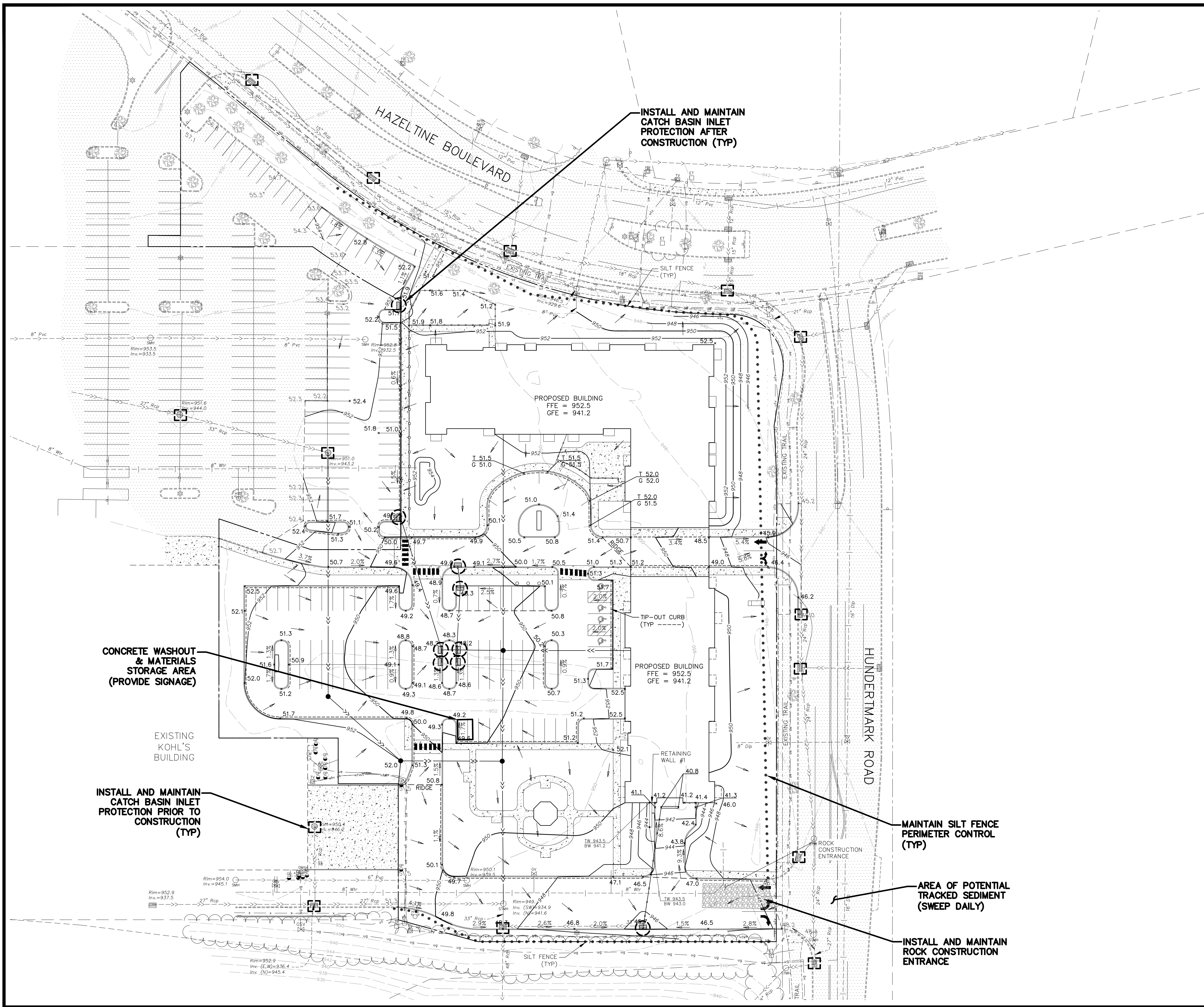
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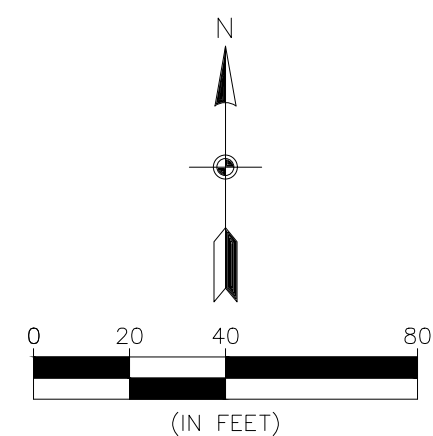
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Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C6 of 8



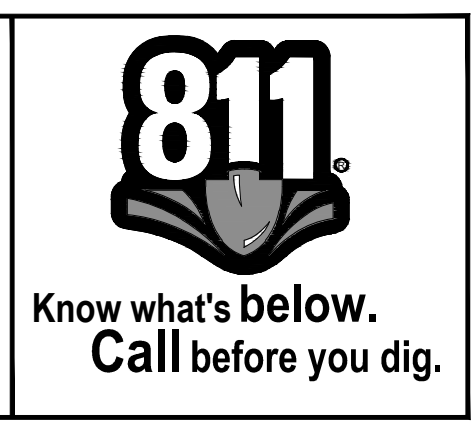
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EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
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STORMWATER POLLUTION
PREVENTION PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

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Name:	Dan J. Wilke, P.E.
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Date:	07/05/22 License #: 53182
C7	of 8

GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: HAZELTINE APARTMENTS
PROJECT LOCATION: CHASKA, CARVER COUNTY, MINNESOTA
PROJECT OWNER: TRIDENT DEVELOPMENT, LLC.

SWPPP APPLICABILITY

THIS SWPPP IS FOR THE HAZELTINE APARTMENTS.

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SWPPP DESIGN: AARON BRISKI, PE

TRAINING DOCUMENTATION: DESIGN OF CONSTRUCTION SWPPP, U OF M, 3/3/23

SITE MANAGER:

TRAINING DOCUMENTATION:

INSPECTION REPRESENTATIVE:

TRAINING DOCUMENTATION:

EXISTING SITE CONDITIONS

THE SITE IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HAZELTINE BOULEVARD AND HUNDERTMARK ROAD IN CHASKA, CARVER COUNTY, MINNESOTA. THE SITE IS A PART OF THE HAZELTINE PLAZA DEVELOPMENT, WHICH LAST RECEIVED MAJOR IMPROVEMENTS IN 2008. THE DEVELOPMENT INCLUDES MULTIPLE COMMERCIAL PROPERTIES, THE LARGEST OF WHICH IS A KOHL'S DEPARTMENT STORE LOCATED JUST WEST OF THE PROPOSED APARTMENT LOCATION. THE SITE IS BOUNDED ON THE NORTH BY HAZELTINE BOULEVARD, ON THE WEST BY N CHESTNUT STREET, ON THE SOUTH BY ANOTHER COMMERCIAL DEVELOPMENT, AND ON THE EAST BY HUNDERTMARK ROAD. THE PROPOSED APARTMENT LOCATION IS CURRENTLY MADE UP OF PARKING, DRIVE LANES, AND GREEN SPACE. ORIGINAL DEVELOPMENT PLANS FOR THE PROPOSED APARTMENT LOCATION INCLUDED 3 BUILDINGS ATTACHED TO THE EAST SIDE OF THE KOHL'S BUILDING, HOWEVER THOSE BUILDINGS WERE NEVER CONSTRUCTED.

THE PROPOSED SITE BOUNDARY CONSISTS OF 4.746 ACRES. THE EXISTING SITE CURRENTLY HAS APPROXIMATELY 2.592 ACRES OF IMPERVIOUS SURFACE ONSITE. THE EXISTING STORMWATER MANAGEMENT SYSTEM WAS DESIGNED ASSUMING THAT THE PROPOSED SITE BOUNDARY WOULD CONTAIN 4.070-ACRES OF IMPERVIOUS SURFACE.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY GENERALLY SLOPING TO THE SOUTH AND EAST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 10% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 871 IN THE SOUTHEAST CORNER OF THE SITE, DOWN TO ABOUT 946 IN THE NORTHEAST CORNER OF THE SITE. STORMWATER FROM THE SITE DRAINS OVERLAND OR TO STORM SEWER TO THE SOUTH TO THE EXISTING REGIONAL STORMWATER POND CONSTRUCTED FOR THE DEVELOPMENT. THE POND OUTLETS TO A WETLAND WEST OF THE POND, WHICH OUTLETS TO A FILTRATION BASIN BUILT FOR THE DEVELOPMENT. THE FILTRATION BASIN OUTLETS TO A WETLAND LOCATED JUST SOUTH OF THE REGIONAL PONDING AREA.

PROPOSED SITE CONDITIONS

TRIDENT PLANS ON DEVELOPING THE SITE INTO A 4-STORY, 112-UNIT, APARTMENT BUILDING AND ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 4.6 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE SITE WILL CONTAIN APPROXIMATELY 2.896 ACRES OF IMPERVIOUS SURFACE, WHICH IS A NET DECREASE IN IMPERVIOUS SURFACE OF APPROXIMATELY 1.174 ACRES, FROM THE ORIGINAL DESIGN FOR THE SITE.

STORMWATER FROM THE SITE WILL BE COLLECTED IN STORM SEWER AND ROUTED TO THE EXISTING REGIONAL STORMWATER POND, AS IT DOES IN EXISTING CONDITIONS.

SOIL INFORMATION

ACCORDING TO THE NRCS WEB SOIL SURVEY, THE ONSITE SOILS CONSIST PRIMARILY OF LOAM AND THE LESTER-KILKENNY COMPLEX. THESE SOILS ARE GENERALLY CLASSIFIED BY THE NRCS AS HYDROLOGIC SOIL GROUP "C".

WETLAND CONSIDERATIONS

THE REGIONAL PONDING AREA IS INDICATED AS A WETLAND BY THE USFWS WETLANDS MAPPER, HOWEVER THESE WETLANDS ARE MAN-MADE AND WILL NOT RECEIVE ANY ADDITIONAL RUNOFF THAN WAS ORIGINALLY PLANNED FOR THE DEVELOPMENT.

STORMWATER RECEIVING WATERS

ALL STORMWATER FROM THE APARTMENT SITE DRAINS TO STORM SEWER BEFORE DISCHARGING TO THE REGIONAL PONDING AREA SOUTH OF THE SITE, AND ULTIMATELY TO UPPER GRACE LAKE.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

HAZELTINE LAKE IS AN IMPAIRED WATER AND IS LOCATED APPROXIMATELY 0.25 MILES NORTHEAST OF THE SITE. UPPER GRACE LAKE, GRACE LAKE, AND MCKNIGHT LAKE ARE IMPAIRED WATERS AND ARE LOCATED APPROXIMATELY 0.15 MILES WEST OF THE SITE. ADDITIONAL BMPs INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN

THE MPCA REQUIRES SITES TO PROVIDE A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM NEWLY CREATED IMPERVIOUS SURFACES. THE CITY OF CHASKA REQUIRES THAT SITES REDUCE TP AND TSS RATES FROM EXISTING. SINCE THE PROPOSED SITE REDUCES IMPERVIOUS SURFACE AREA FROM WHAT THE EXISTING STORMWATER SYSTEM WAS ORIGINALLY DESIGNED FOR, WATER QUALITY REQUIREMENTS DO NOT APPLY.

THE EXISTING REGIONAL STORMWATER POND, WETLAND, AND FILTRATION BASIN WILL CONTINUE TO PROVIDE WATER QUALITY TREATMENT FOR THE SITE.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- SILT FENCE
SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
- ROCK CONSTRUCTION ENTRANCE
ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
- CATCH BASINS
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
- TEMPORARY SEDIMENTATION BASIN
WHERE FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. THE TEMPORARY (OR PERMANENT) BASINS MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADIENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE BASIN. WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE PERMITTEE(S) MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE AND AVAILABLE AREA ON SITE. THE BASIN MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF PART III.C. OF THE MPCA CONSTRUCTION STORMWATER PERMIT.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- PHASED GRADING
TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.

- TRACKED SEDIMENT
ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT, IF ROCK CONSTRUCTION ENTRANCE IS NOT ADEQUATE TO PREVENT TRACKING, ADDITIONAL BMPs WILL BE REQUIRED TO PREVENT TRACKING.
- STOCKPILES
STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND POLY COVERING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
- TOPSOIL
UPON GRADING COMPLETION, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
- DECOMPACTION
SOIL COMPACTION FOR ALL NON-STRUCTURAL LANDSCAPED AREAS (INCLUDING LANDSCAPING ISLANDS) MUST NOT EXCEED 80% OF STANDARD PROCTOR DENSITY OR 200 PSI FOR A MINIMUM OF THE TOP 18 INCHES OF SOIL. COMPACTION SAMPLES ARE TO BE TAKEN AFTER FINAL GRADING OF THE SITE IS COMPLETE. COMPACTION SAMPLES ARE TO BE SUBMITTED AND APPROVED BY THE CITY OF SHAKOPEE'S BUILDING DEPARTMENT BEFORE INSTALLATION OF LANDSCAPING BEGINS. SAMPLES SHALL BE RANDOMLY TAKEN WITH EVEN COVERAGE OF ALL LANDSCAPED AREAS. SUBMIT SAMPLE RESULTS TO THE SHAKOPEE BUILDING DEPARTMENT - NBUSKA@SHAKOPEEMN.GOV. SOILS NOT MEETING THIS REQUIREMENT ARE REQUIRED TO BE SUBSOILED TO RELIEVE COMPACTION.
- RESTORATION
ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS.
- SLOPES
IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
- DRAINAGE DITCHES
THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
- PIPE OUTLETS
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
- CATCH BASINS
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
- DUST
CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
- DEWATERING
DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LOADED DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPs SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
- CONSTRUCTION MATERIALS AND DEBRIS
CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
- CHEMICALS
CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
- SPILLS AND CONTAMINATION
IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
- CONCRETE WASHOUT AREA
CONCRETE WASHOUT IS PROHIBITED ONSITE.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

- ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE DECOMPACTED AND STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
- SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
- WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

NOTICE OF TERMINATION

THE PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

INSPECTIONS & RECORD KEEPING

THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATION COVER IS ESTABLISHED. THE PERMITTEE SHALL MAINTAIN A LOG OF THESE ACTIVITIES, WHICH MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.

DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

- RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
- RECORD RAINFALL AMOUNT SINCE MOST RECENT INSPECTION.
- INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
- INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
 - INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
 - INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION
 - INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
 - INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
- INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
- INSPECT STABILIZED AREAS FOR EROSION.
- RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.

- RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.

- RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

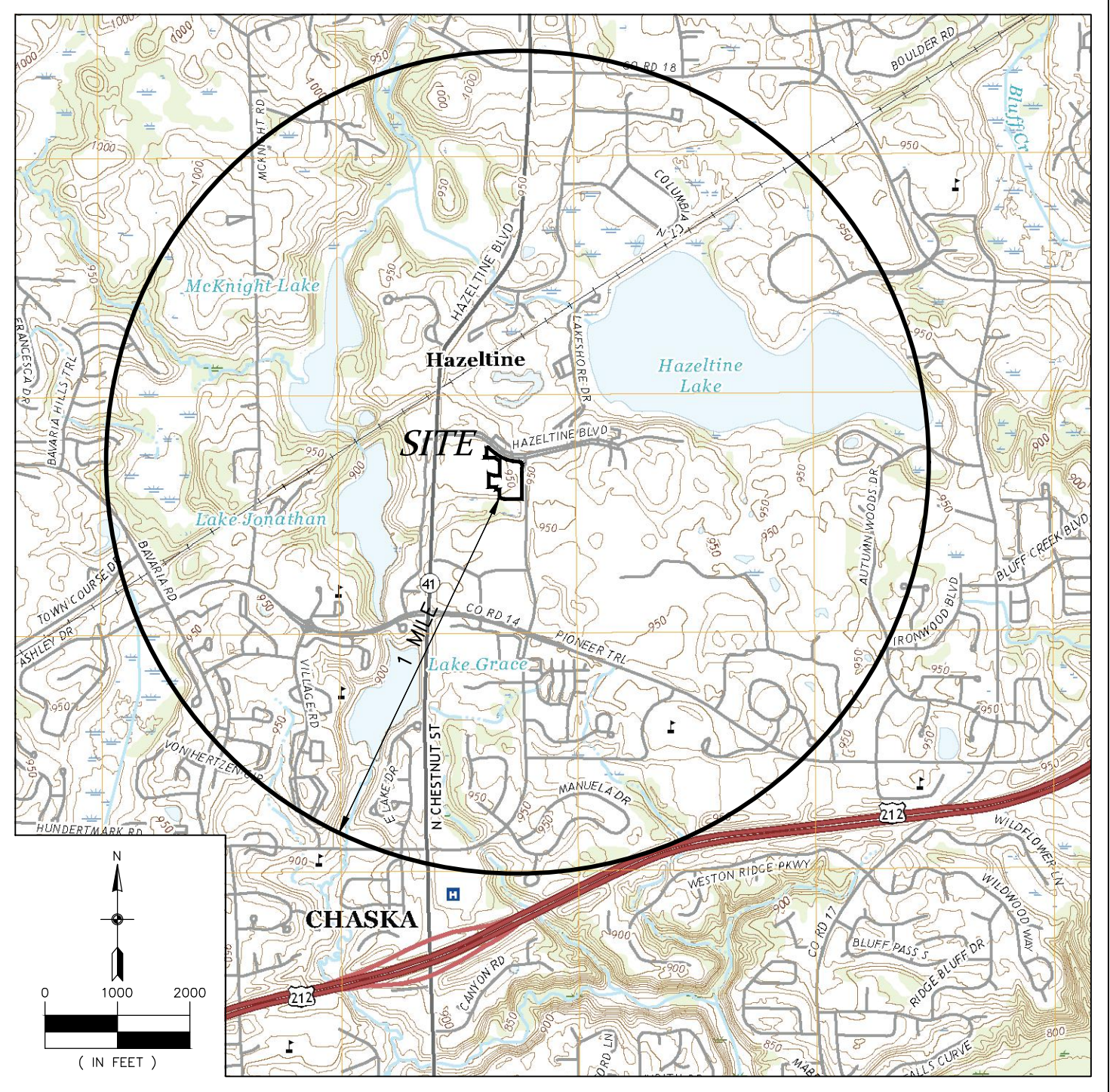
- ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
- SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
- CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
- FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
- IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITTEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
- PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE/BIO-ROLLS	L.F.	1,150
INLET PROTECTION	EA.	23
TURF ESTABLISHMENT	AC.	1.7

SITE LOCATION MAP



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STORMWATER POLLUTION PREVENTION PLAN

HAZELTINE APARTMENTS

Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC

3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

- 07/20/22 Per City Comments
- 08/01/22 Per City Comments

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

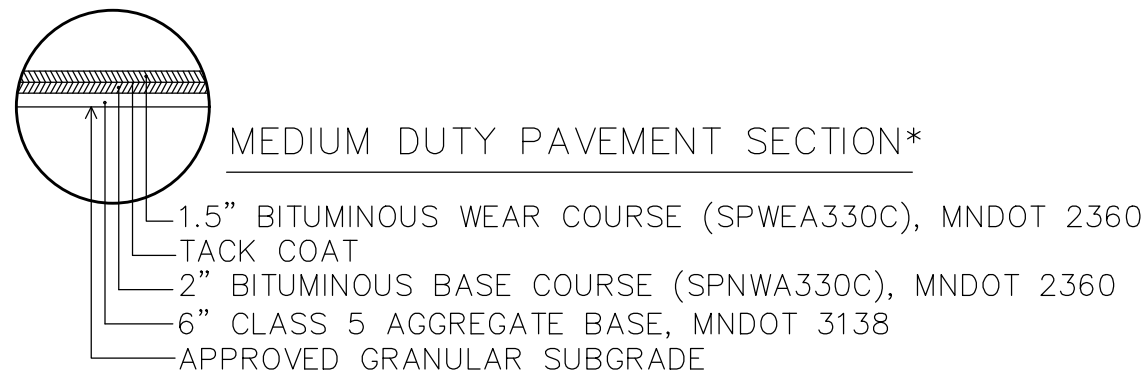
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that: I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.
Signature: Dan Wilke
Date: 07/05/22 License #: 53182

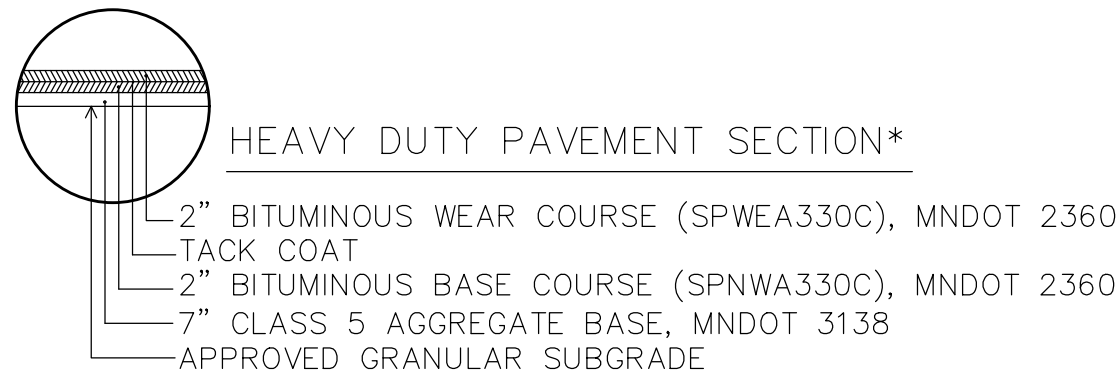
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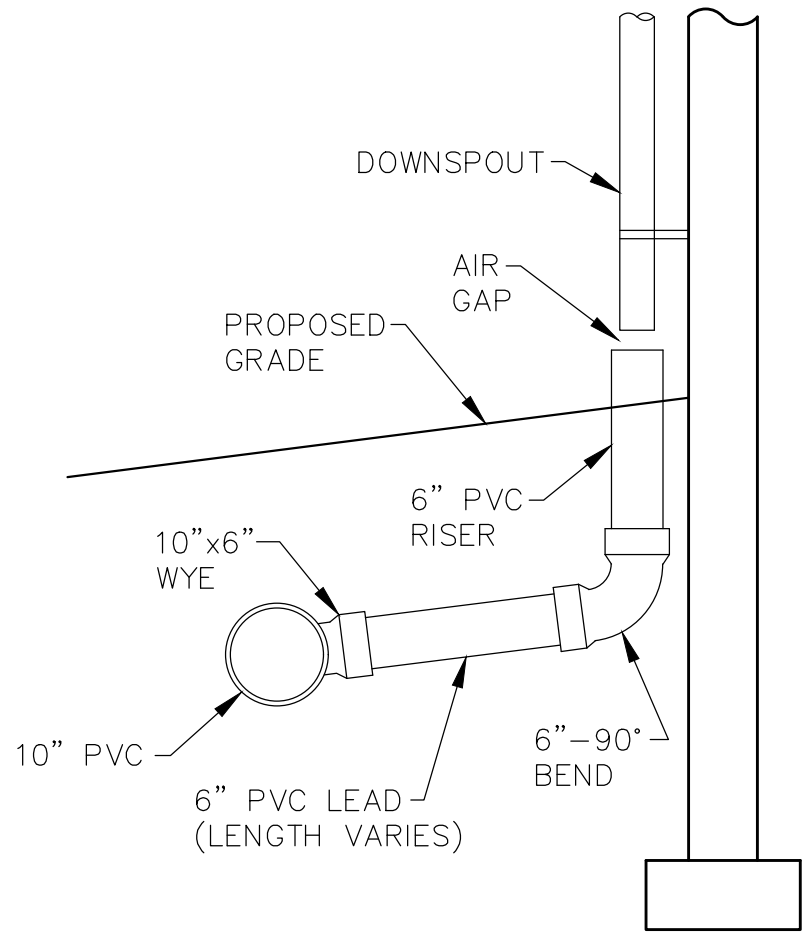
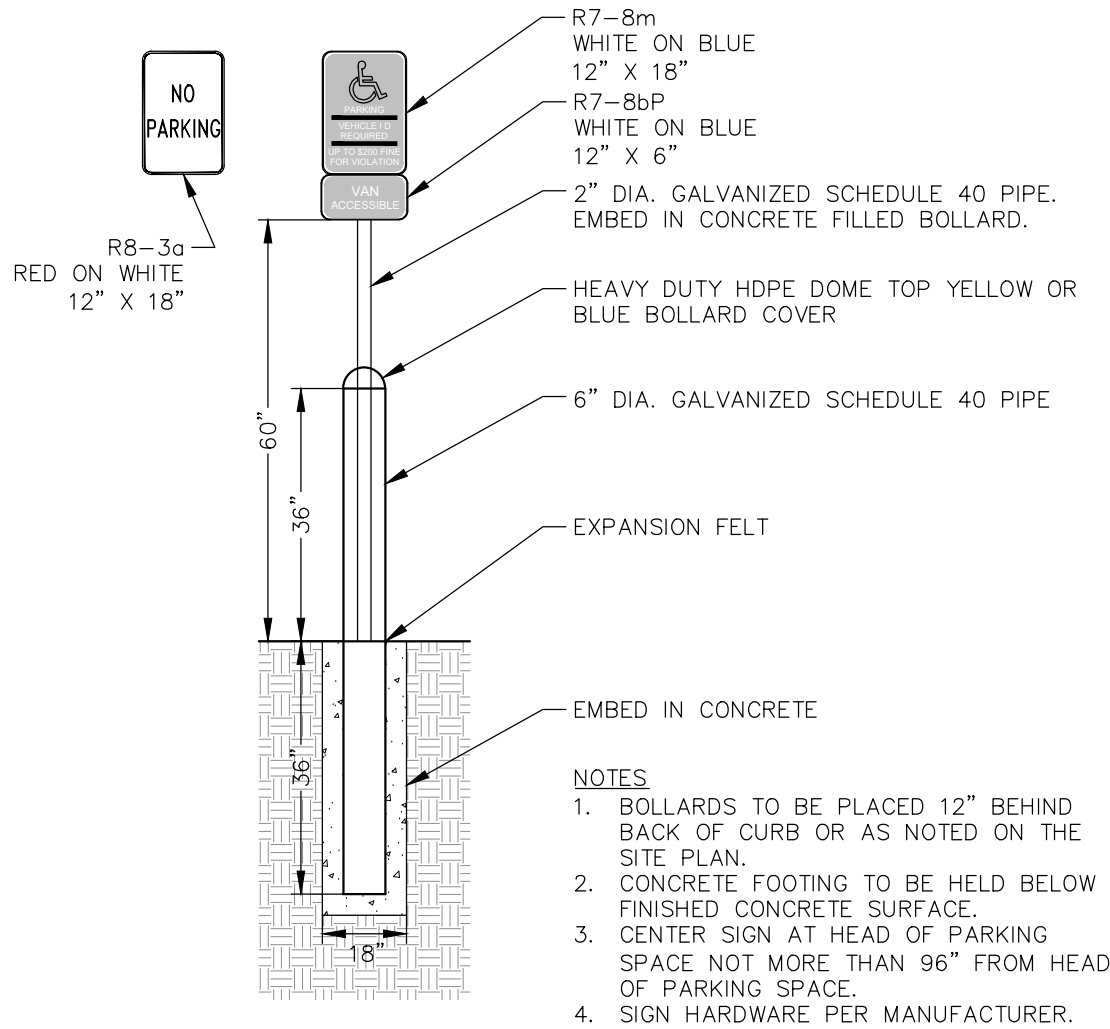
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*MEDIUM DUTY PAVEMENT SECTION SHALL BE USED FOR ALL PARKING AREAS ONSITE.



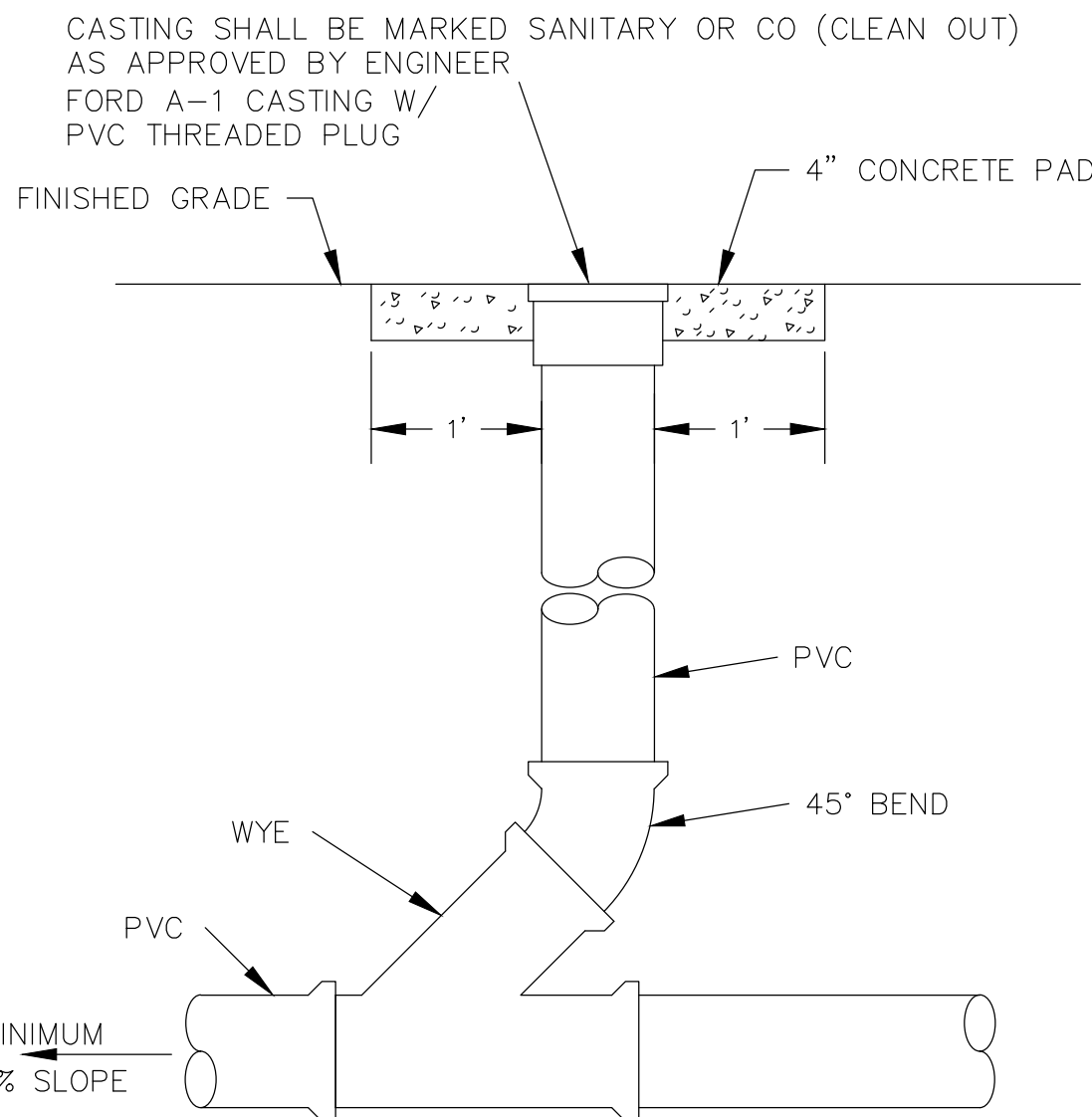
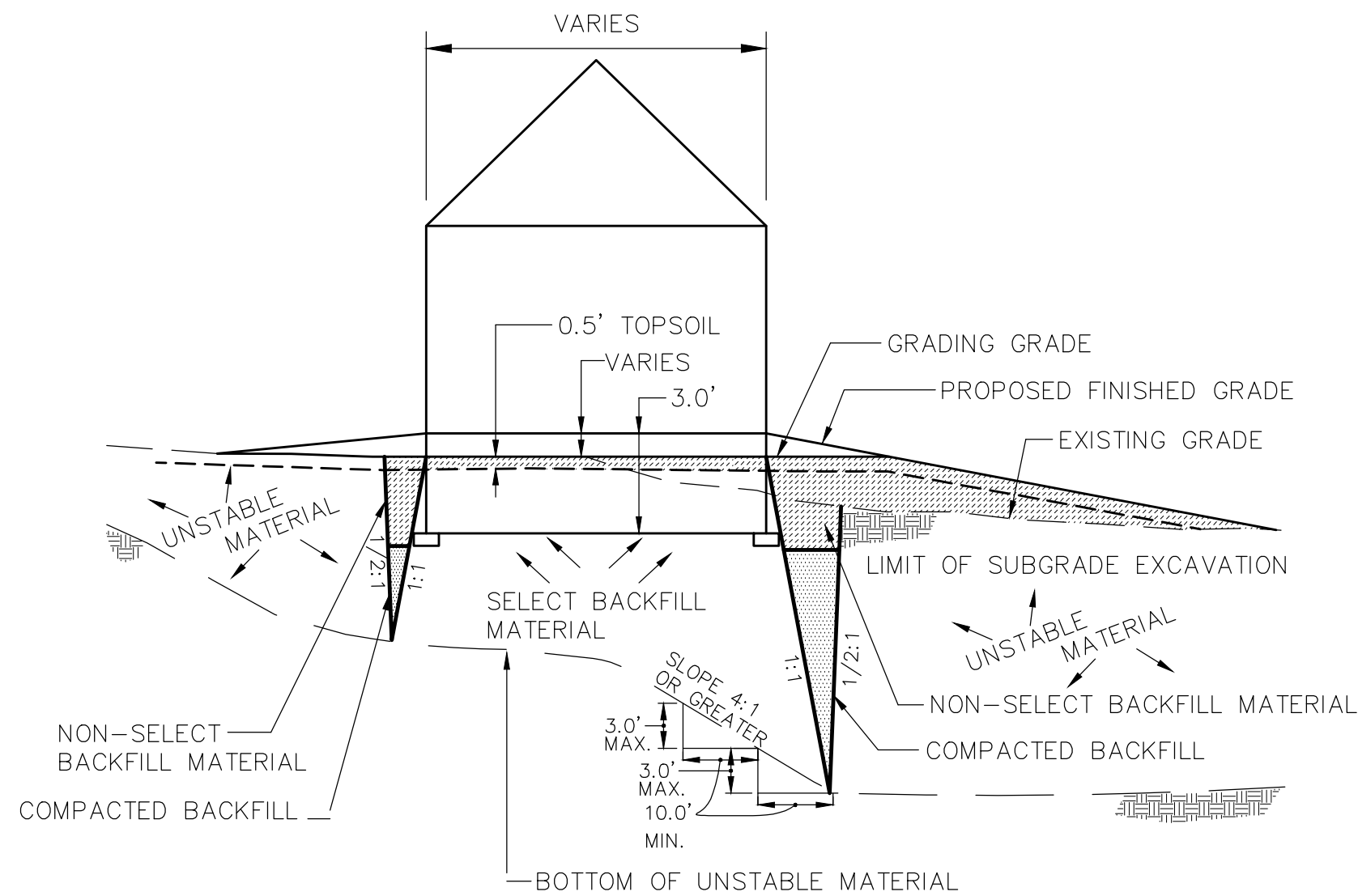
*HEAVY DUTY PAVEMENT SECTION SHALL BE USED FOR ALL DRIVE LANES ONSITE.



1 PAVEMENT SECTIONS
CB NO SCALE

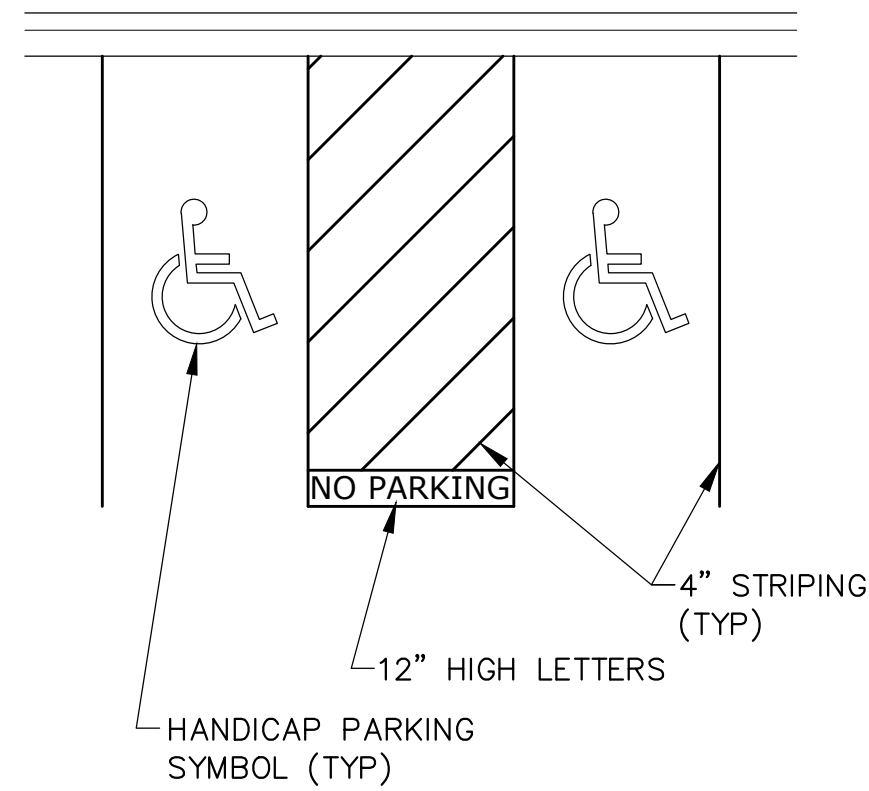
4 SIGN ON BOLLARD
CB NO SCALE

7 DOWNSPOUT CONNECTION
CB NO SCALE

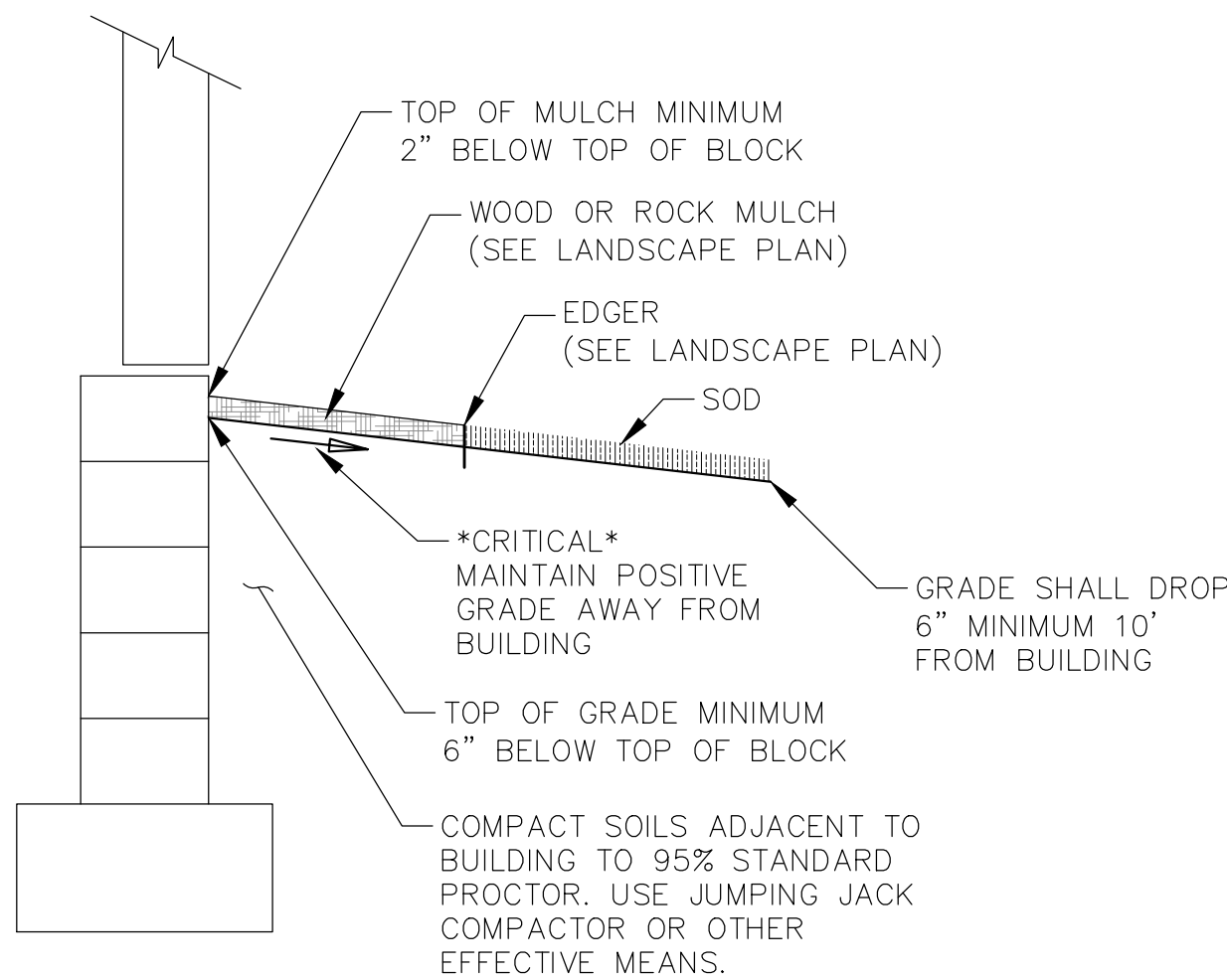


- NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
 - CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
 - ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

5 STORM SEWER CLEAN OUT
CB NO SCALE



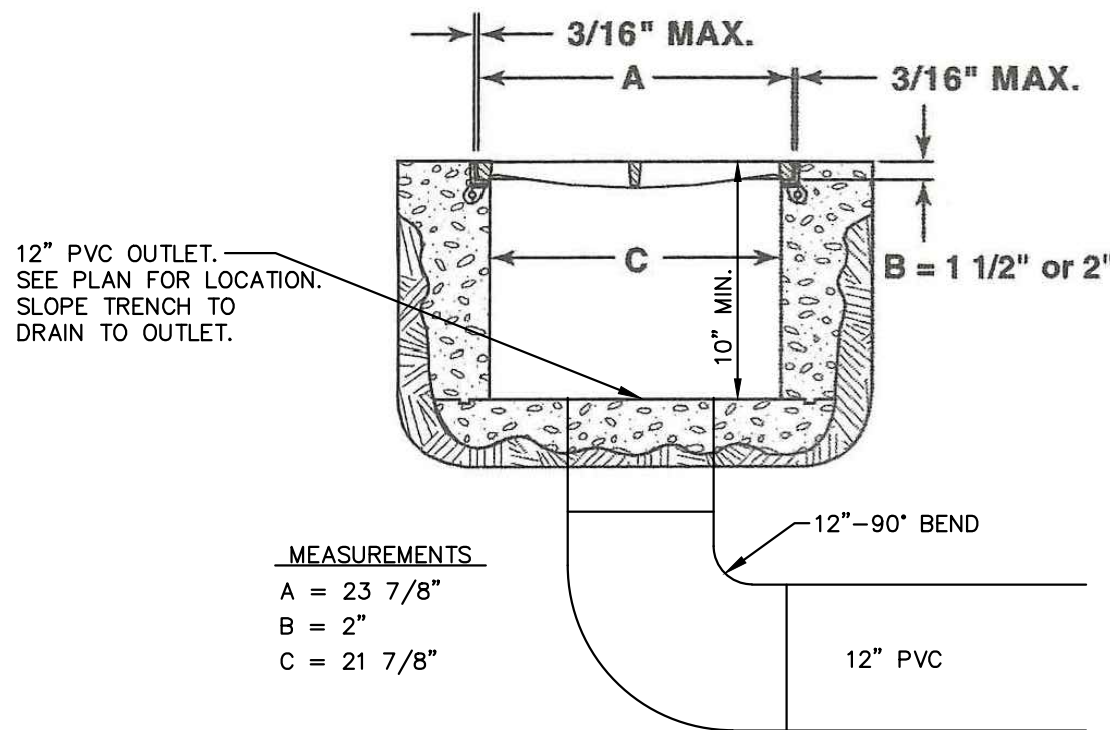
8 HANDICAP PARKING STALL STRIPING
CB NO SCALE



- TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
- TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
- SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
- DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER
- MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
- FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

NOVEMBER 1ST.

6 TURF ESTABLISHMENT
CB NO SCALE



9 R-4999-L6 DETAIL (PER MANUFACTURER'S SPEC.)
CB NO SCALE

3 TYPICAL GRADING AT BUILDING
CB NO SCALE

DETAILS

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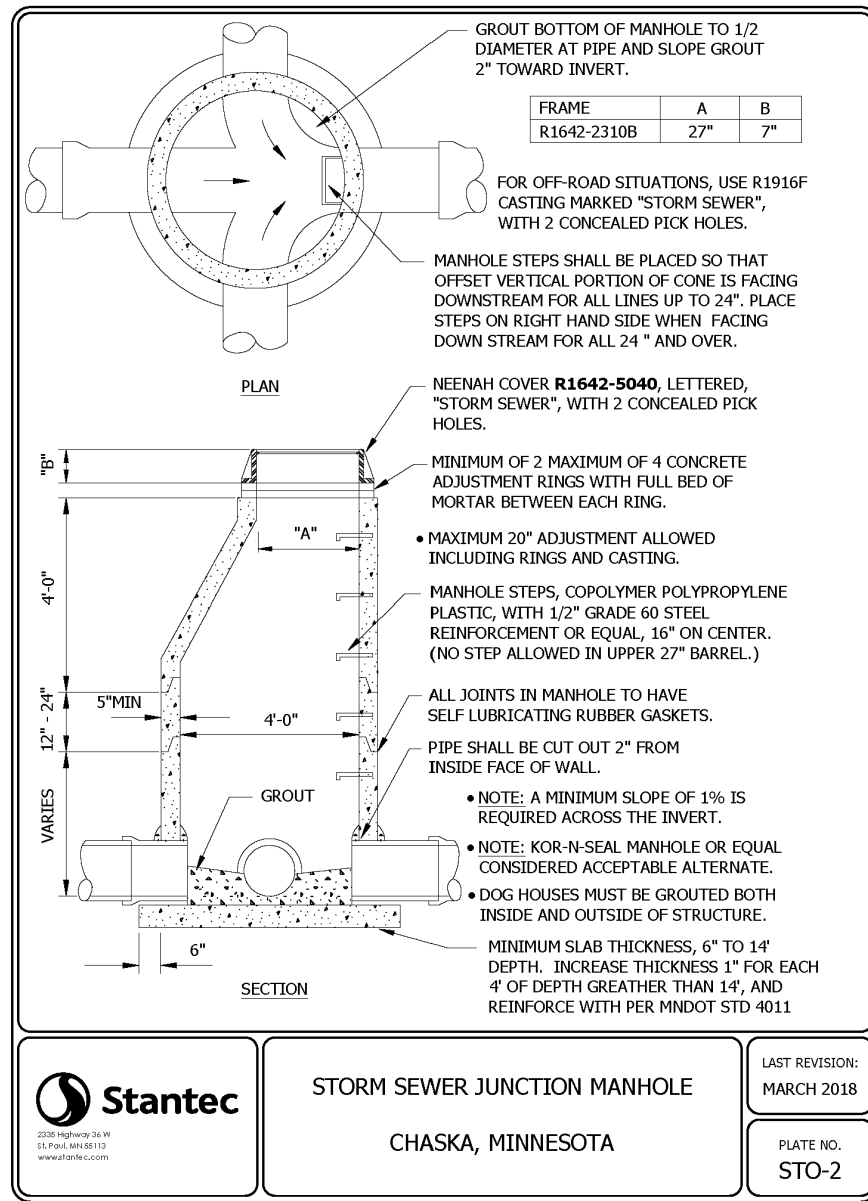
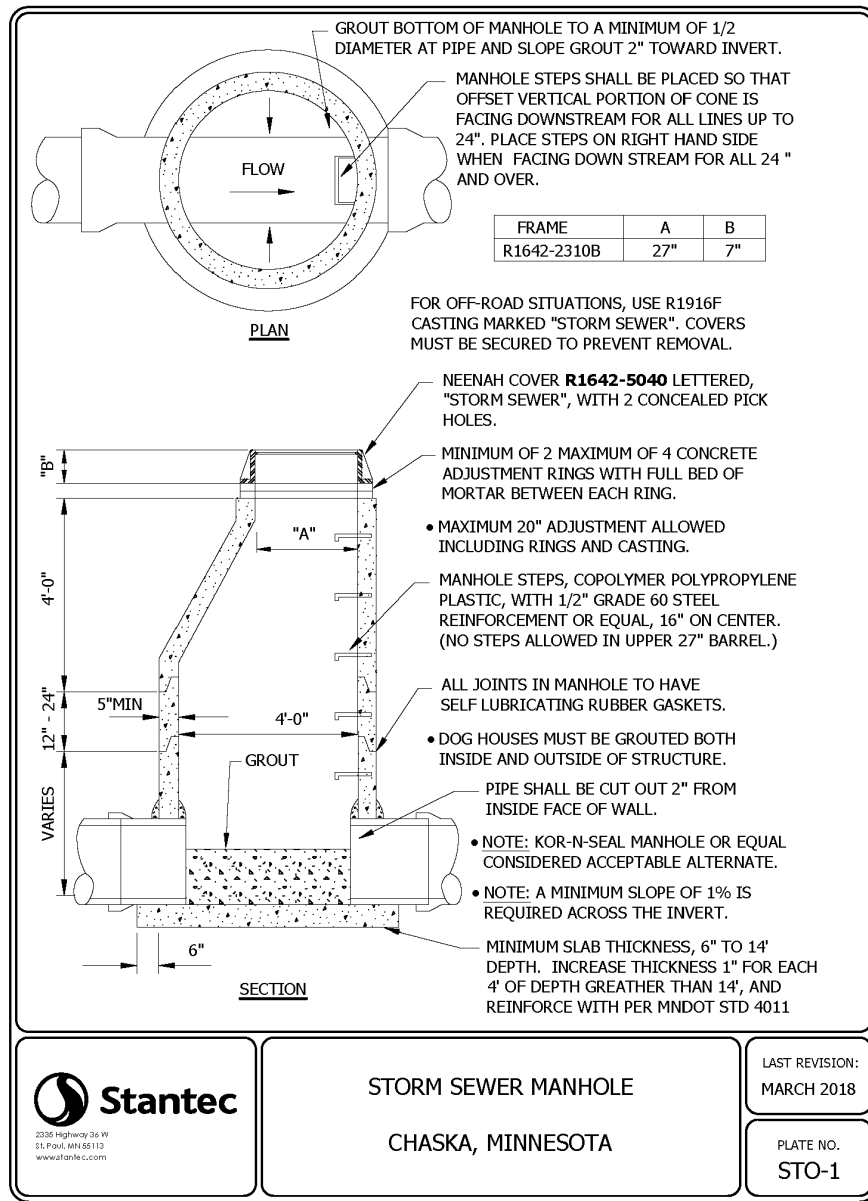
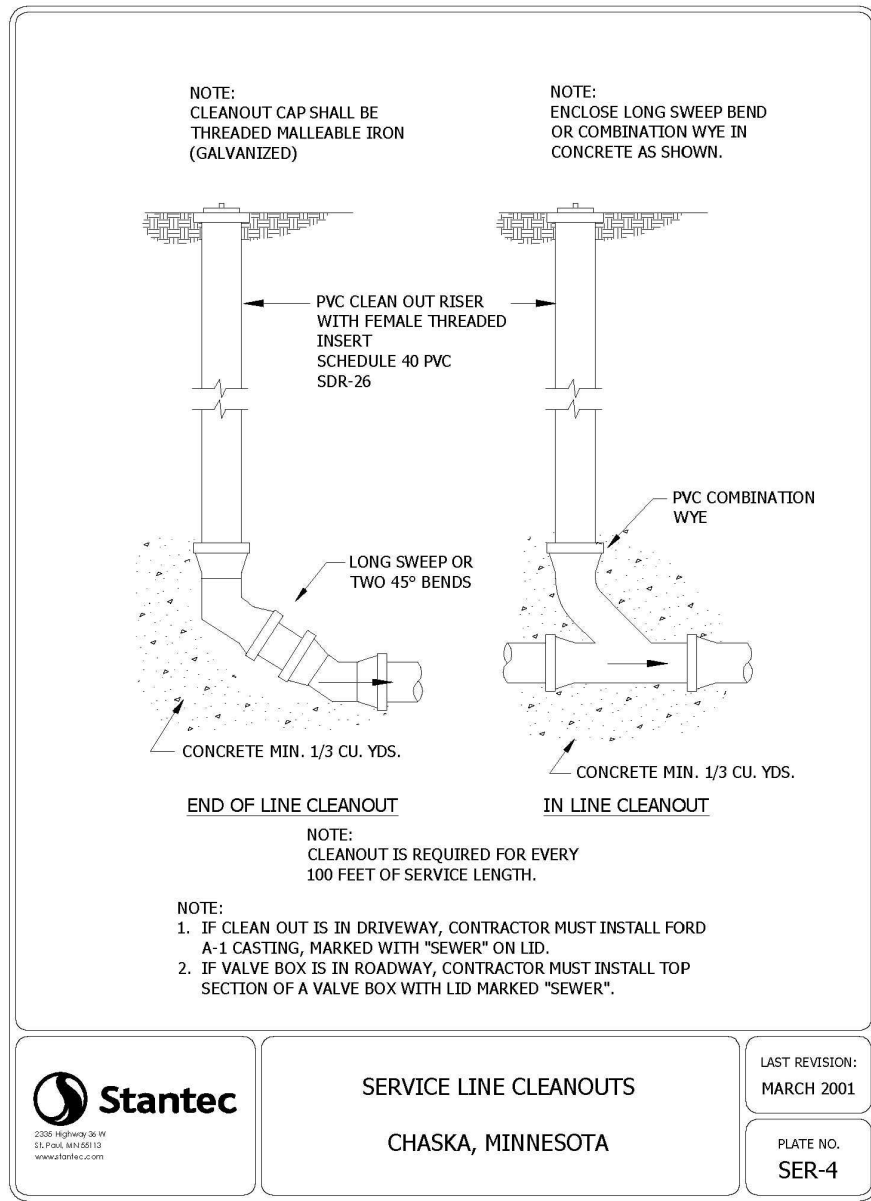
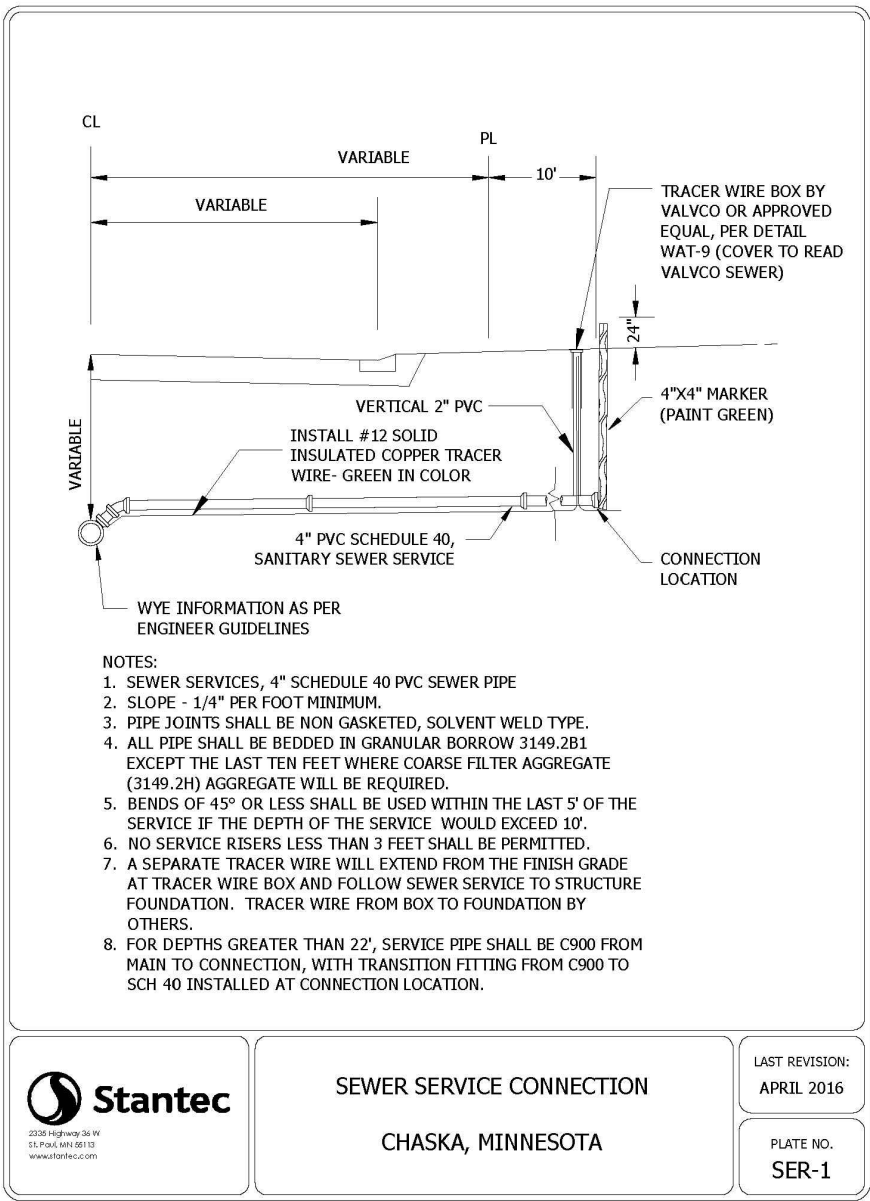
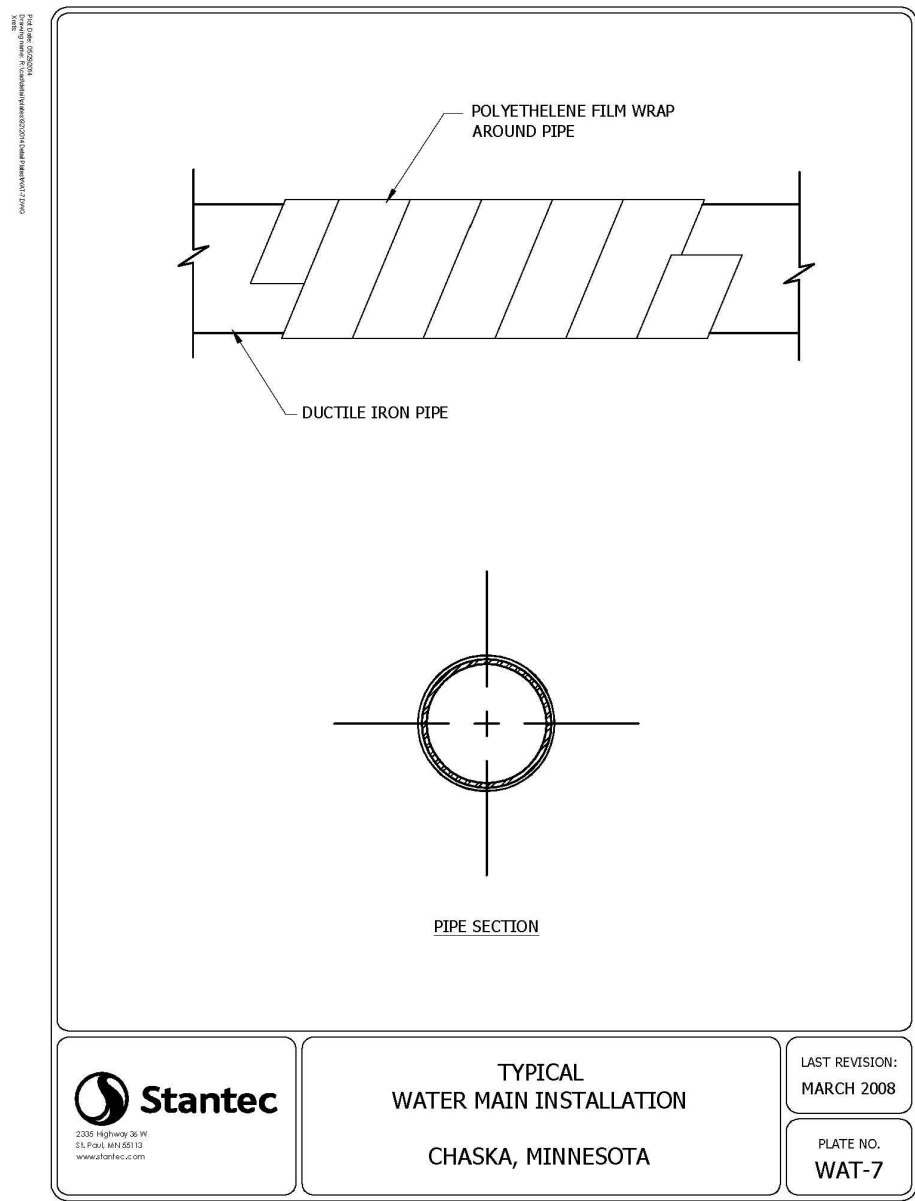
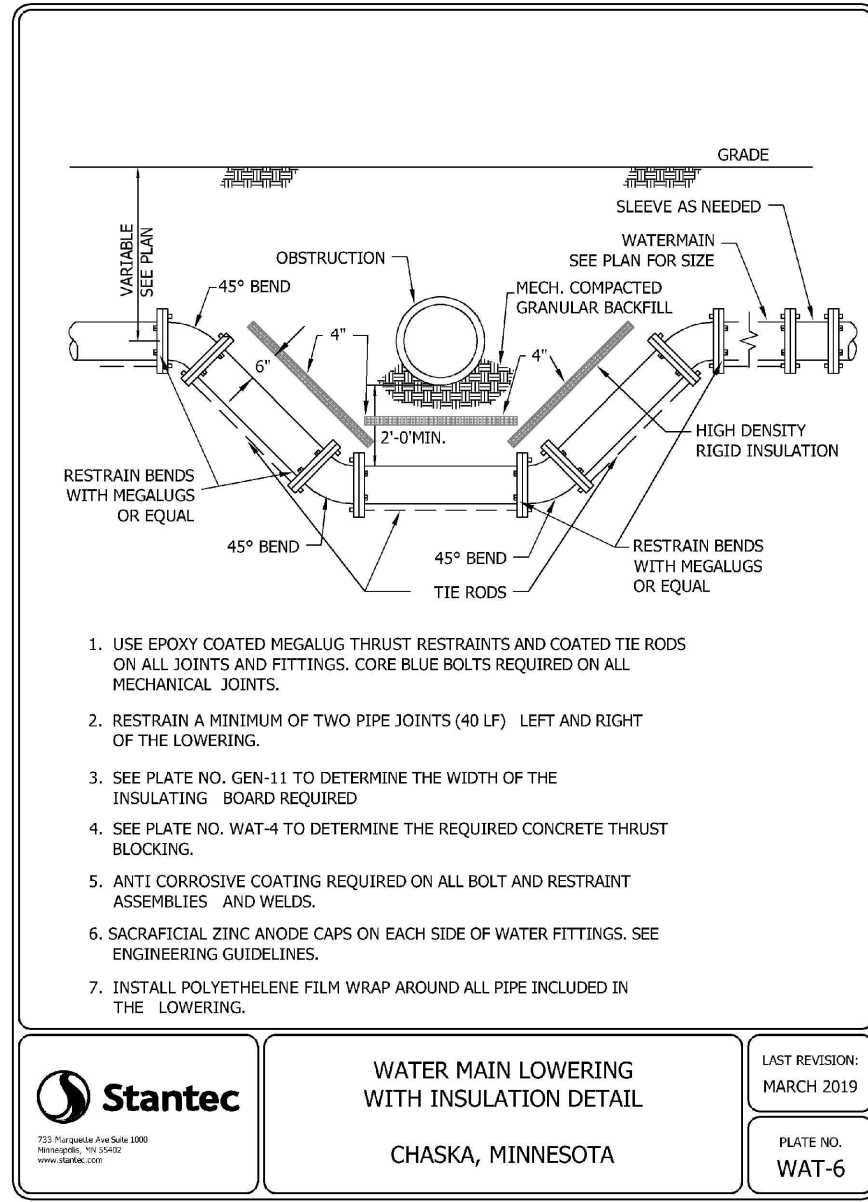
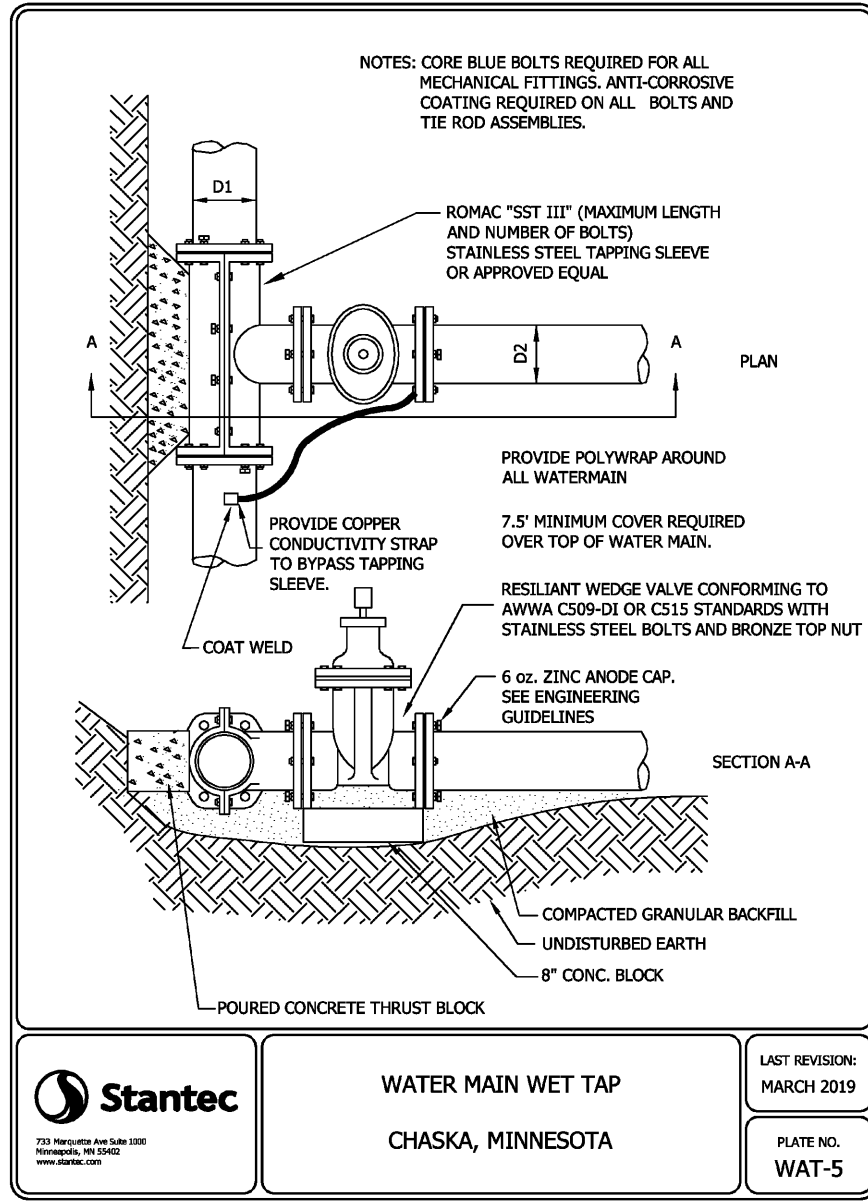
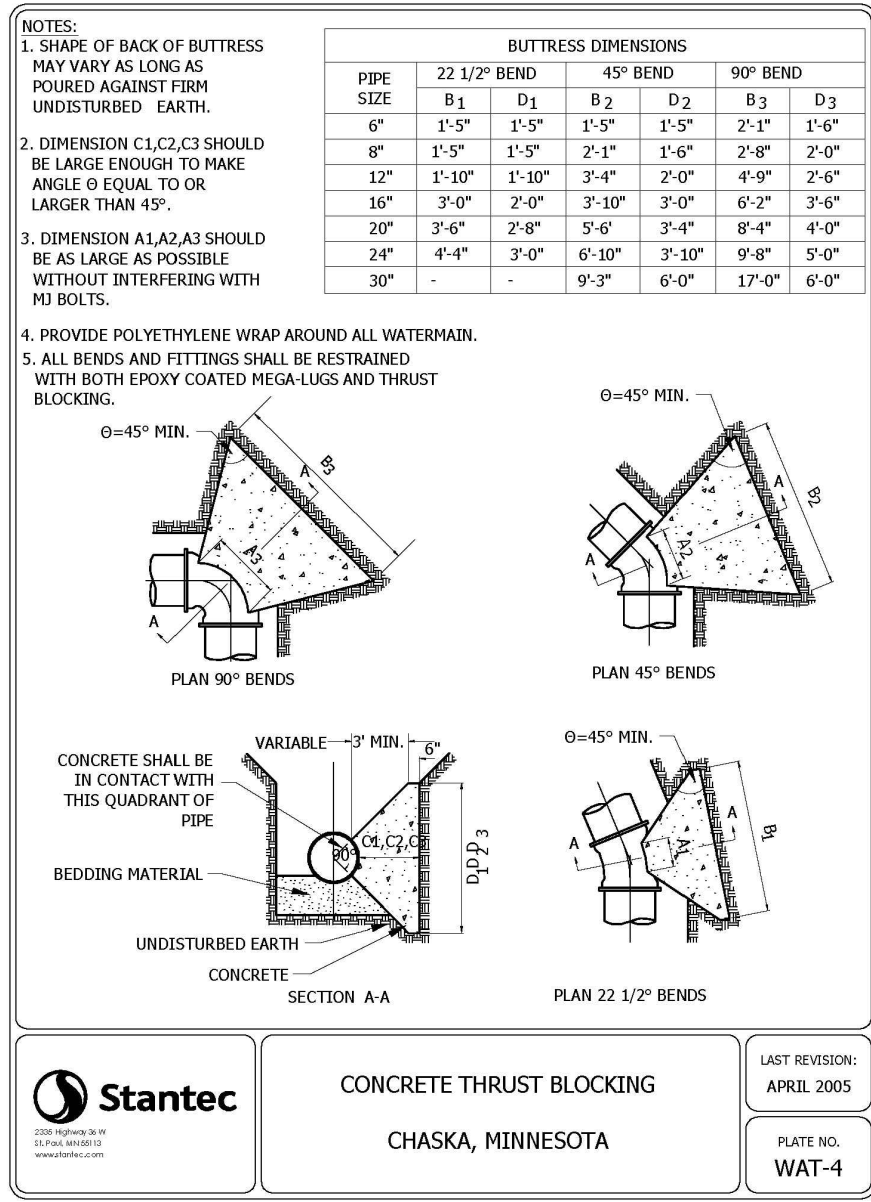
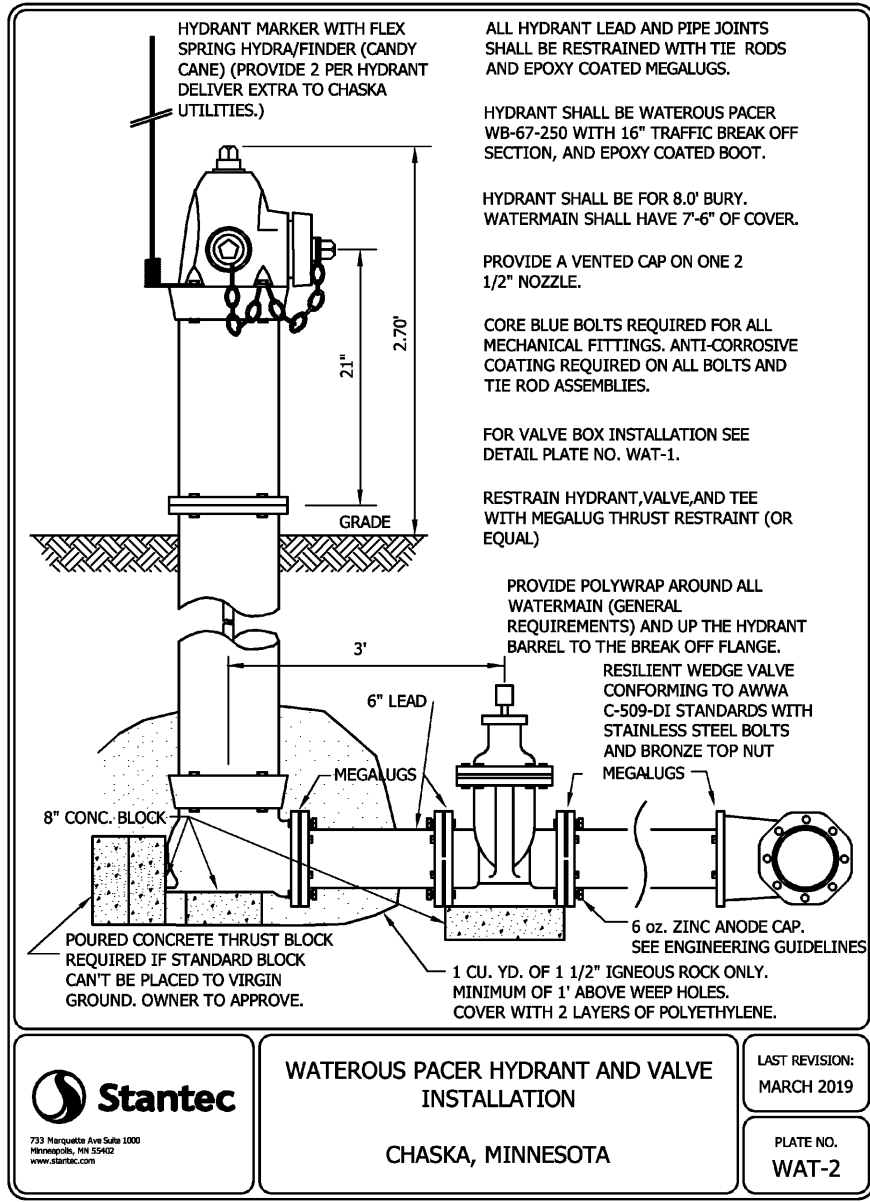
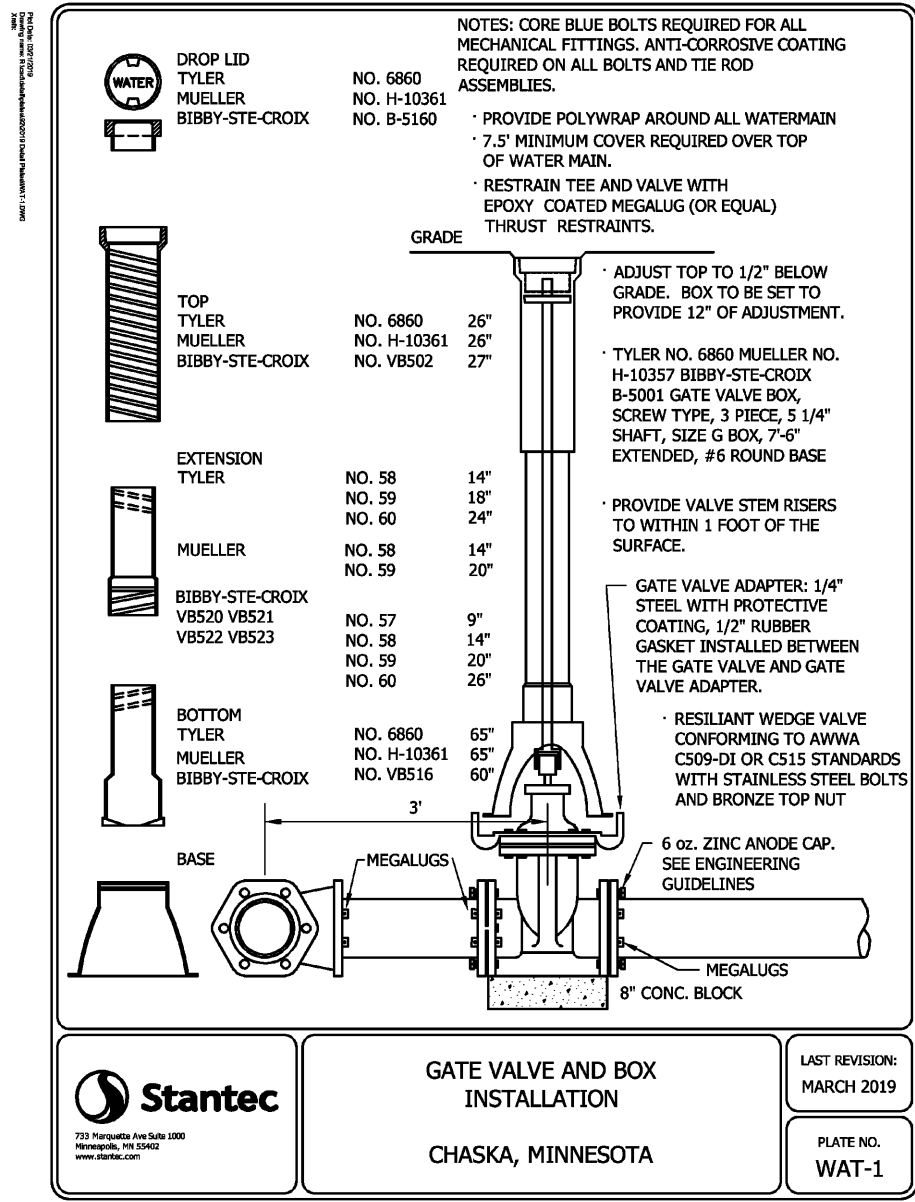
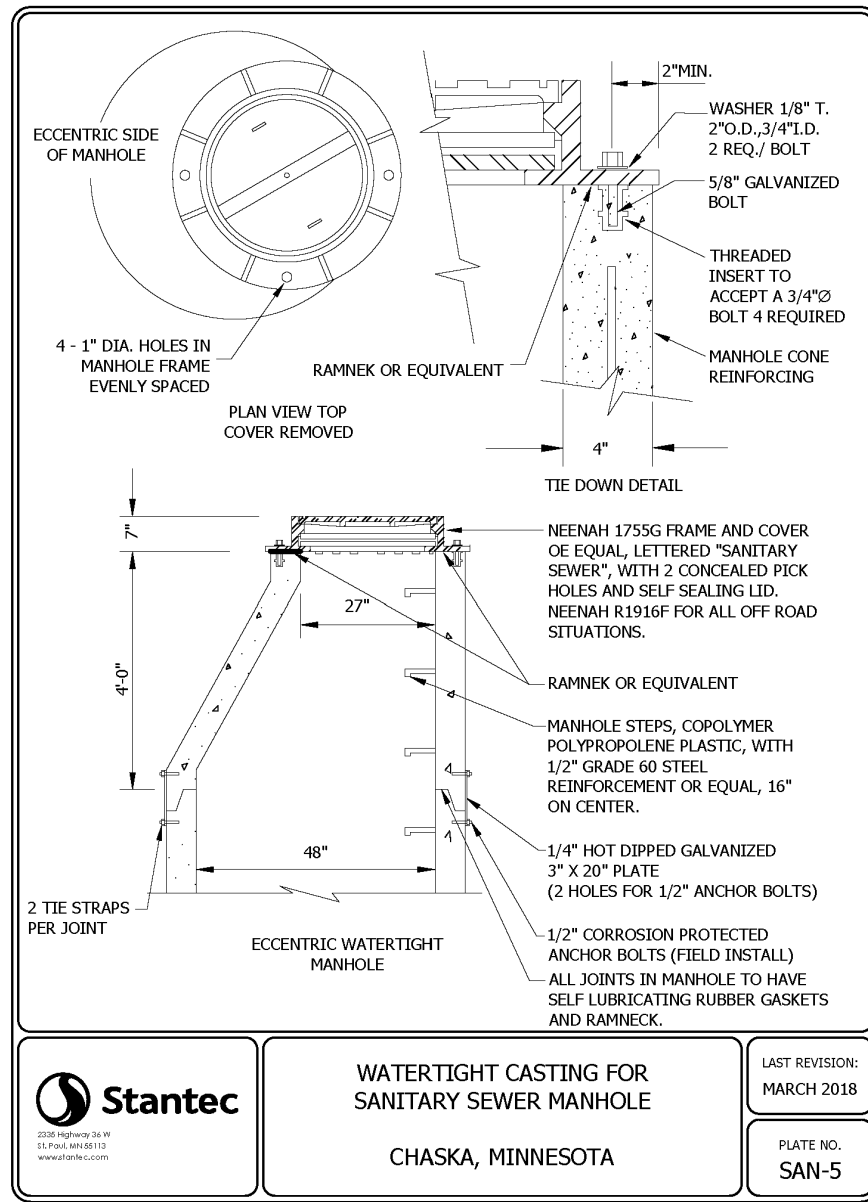
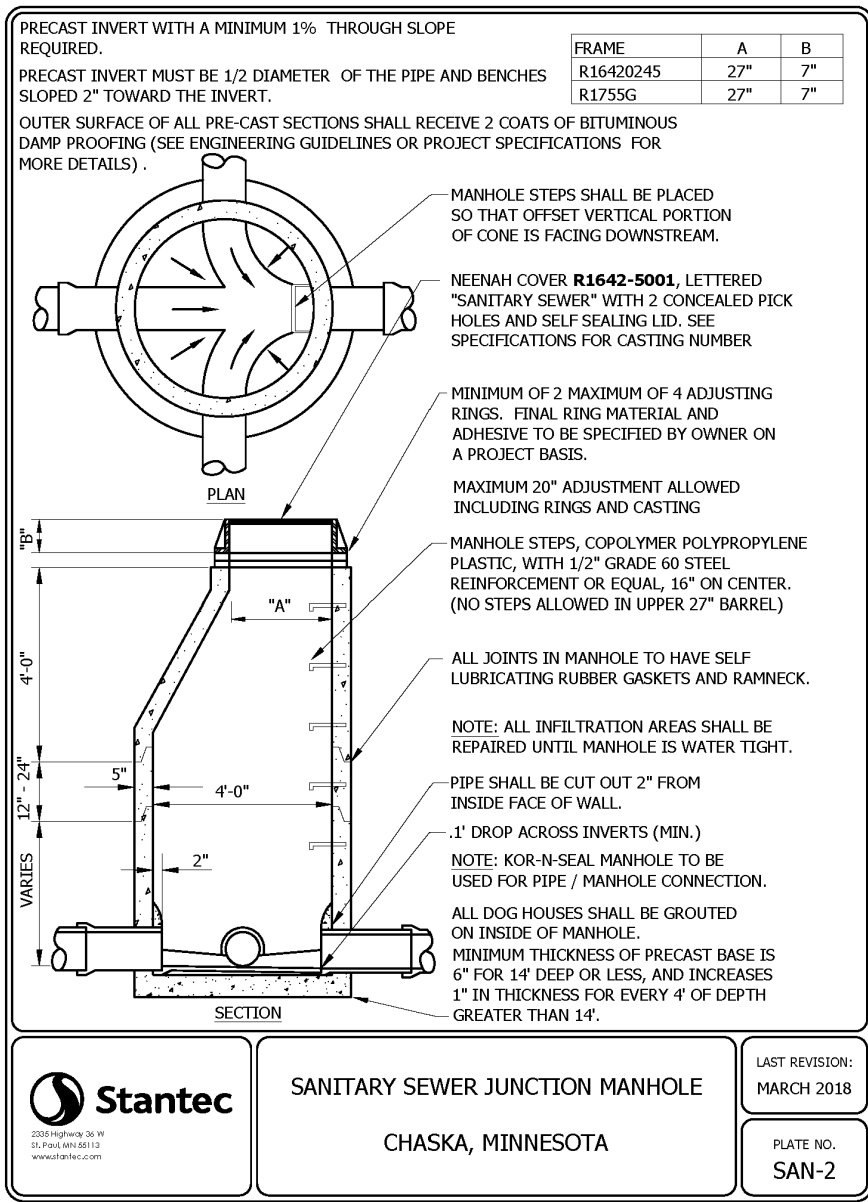
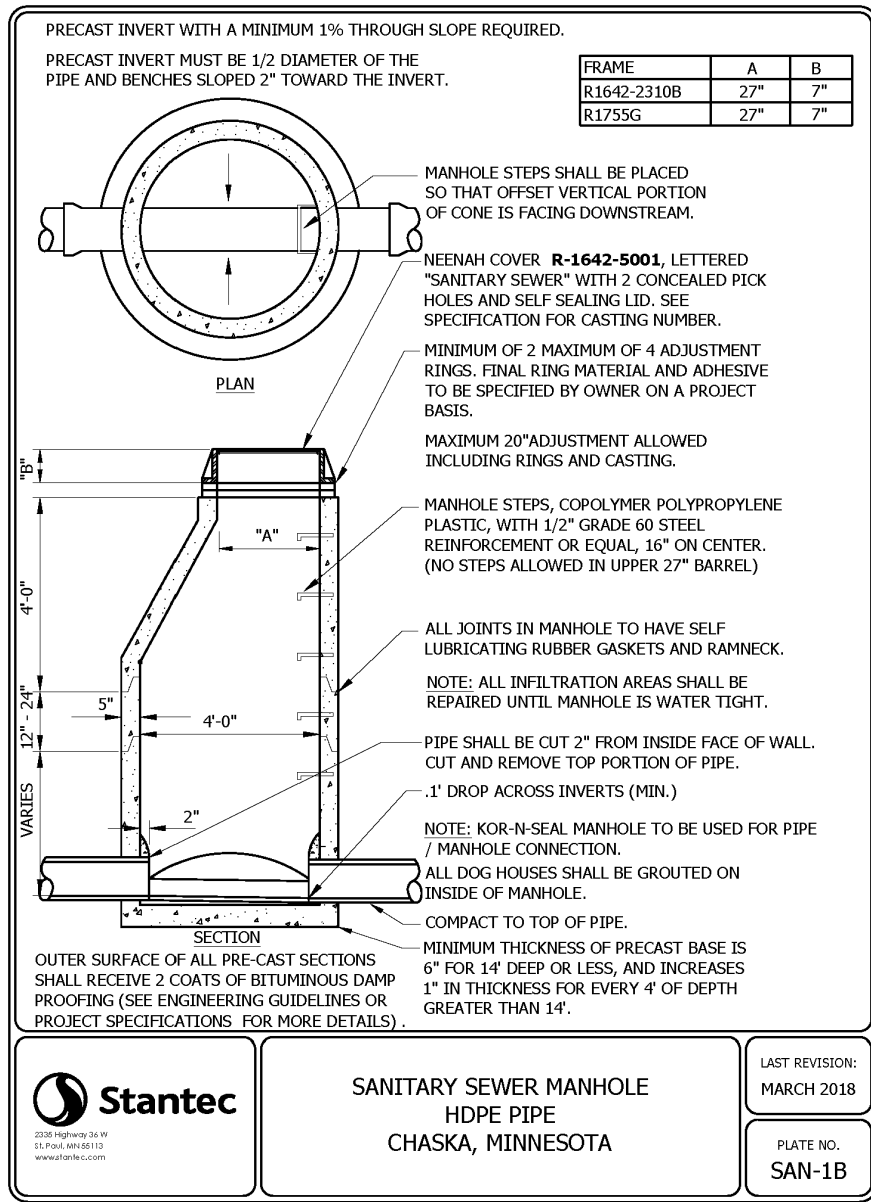
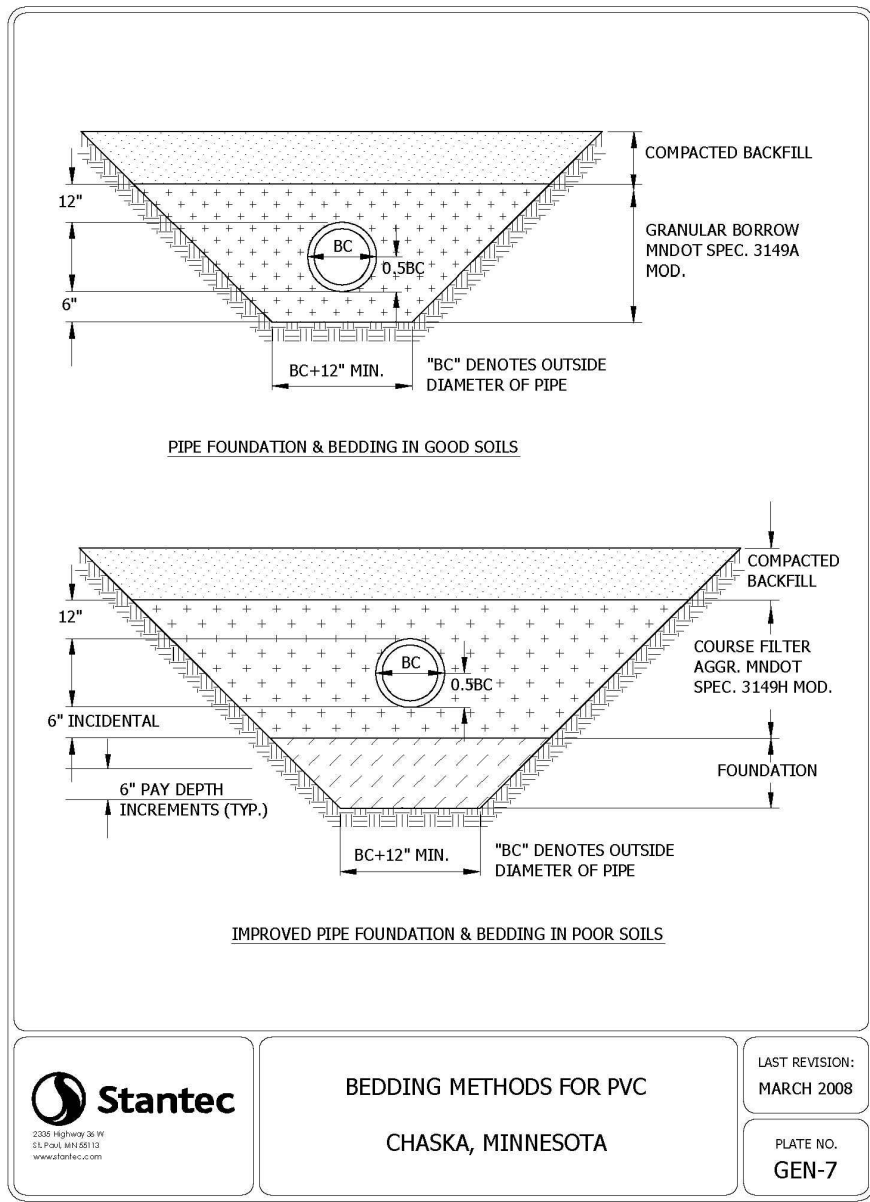
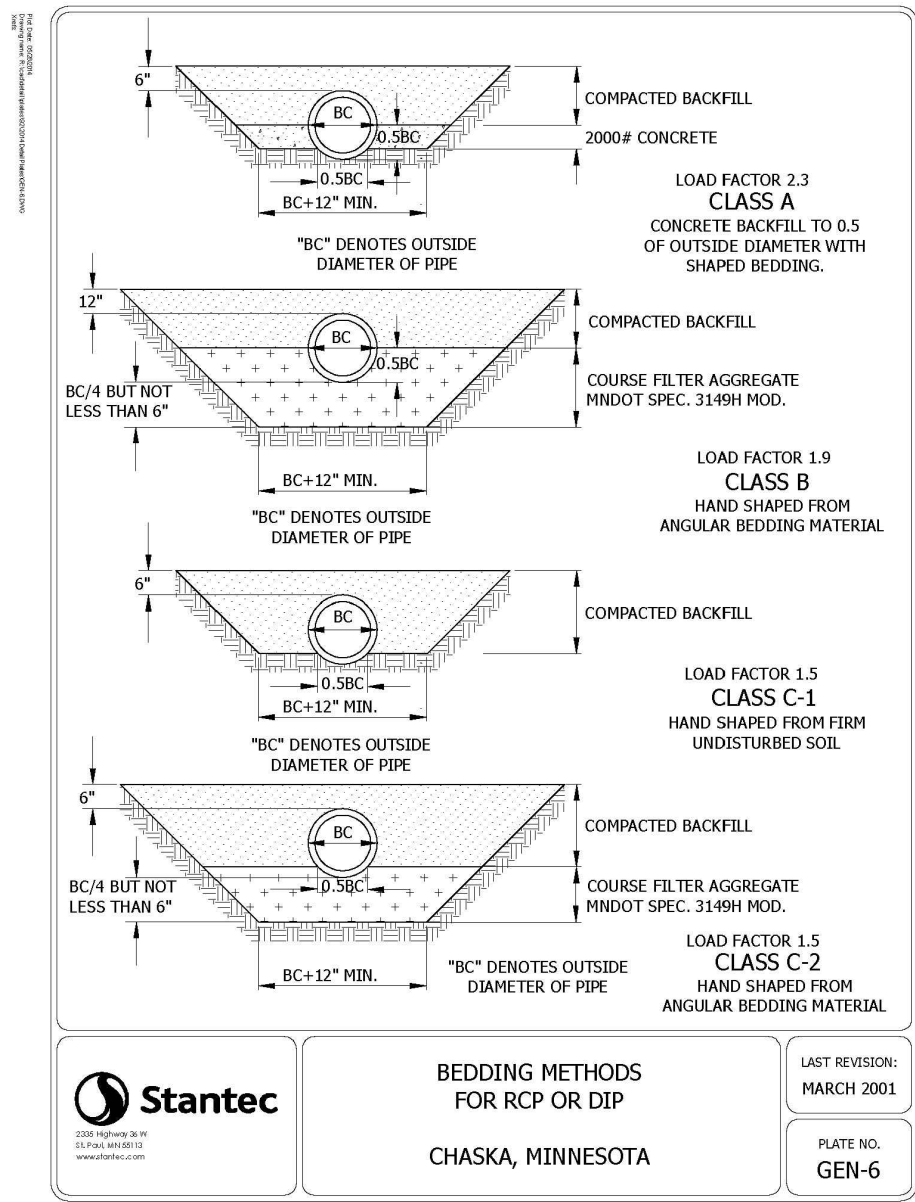
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DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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 Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.
Signature: Dan J. Wilke
Date: 07/05/22 License #: 53182



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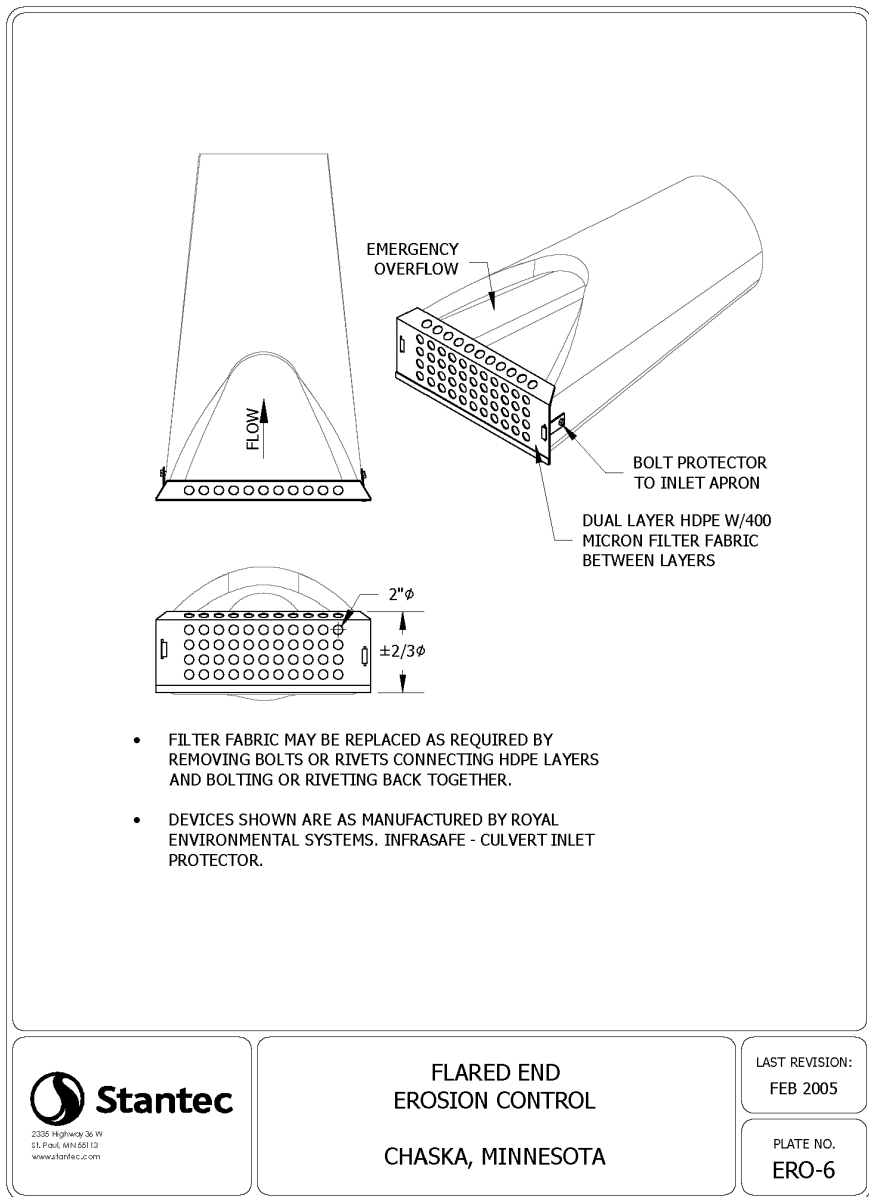
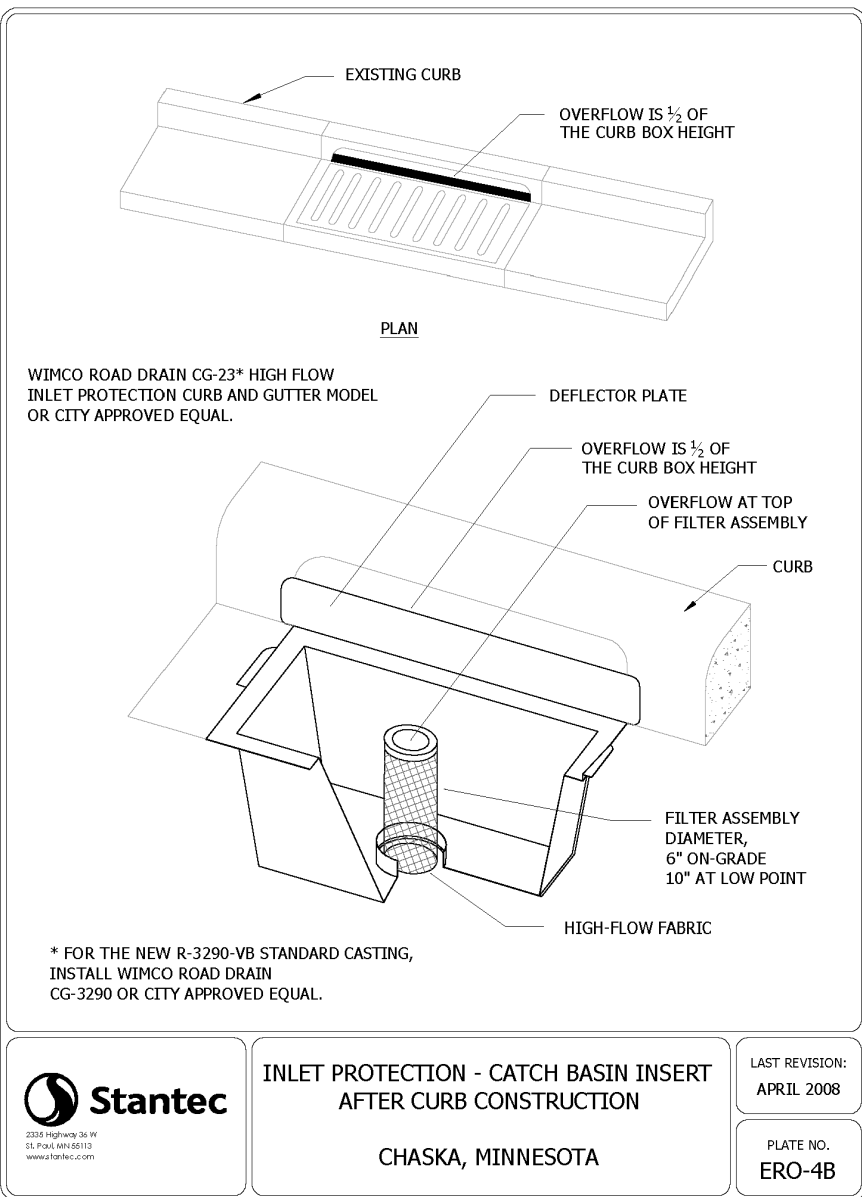
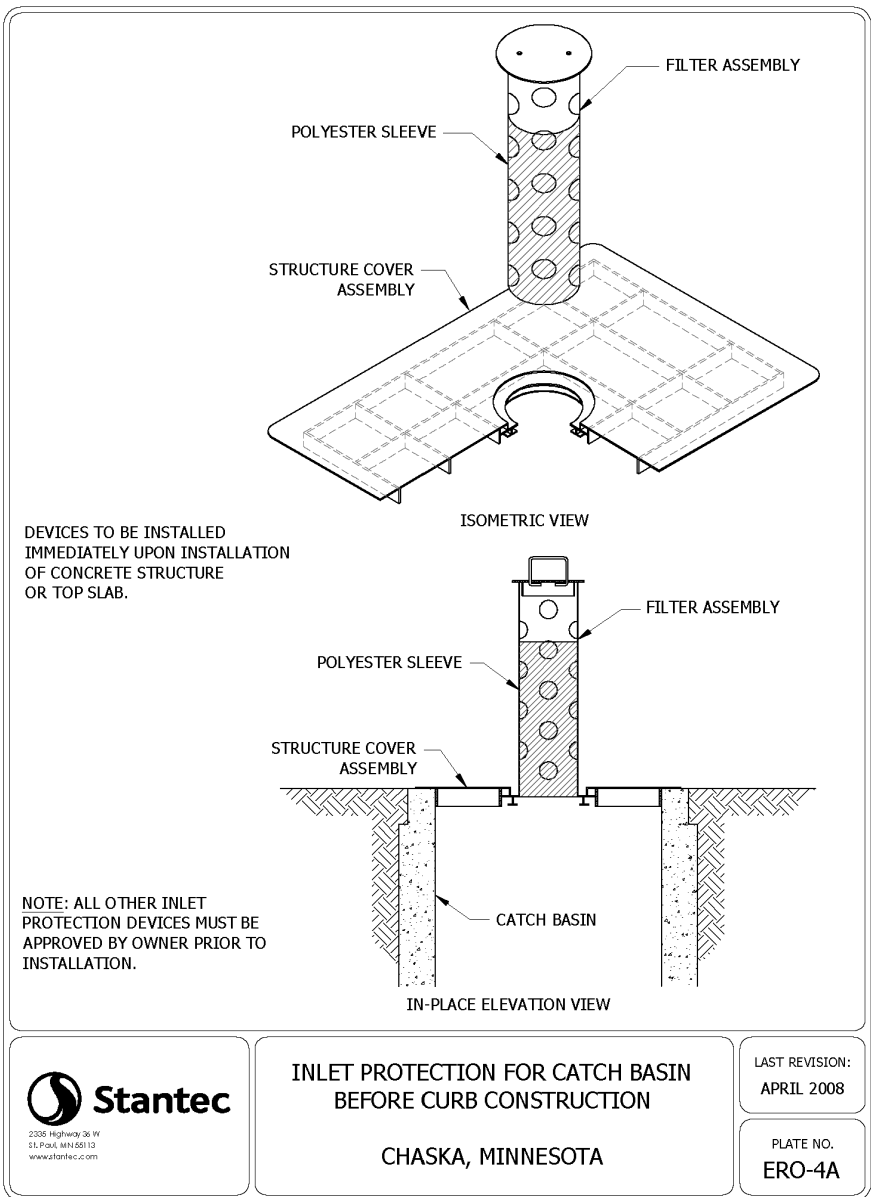
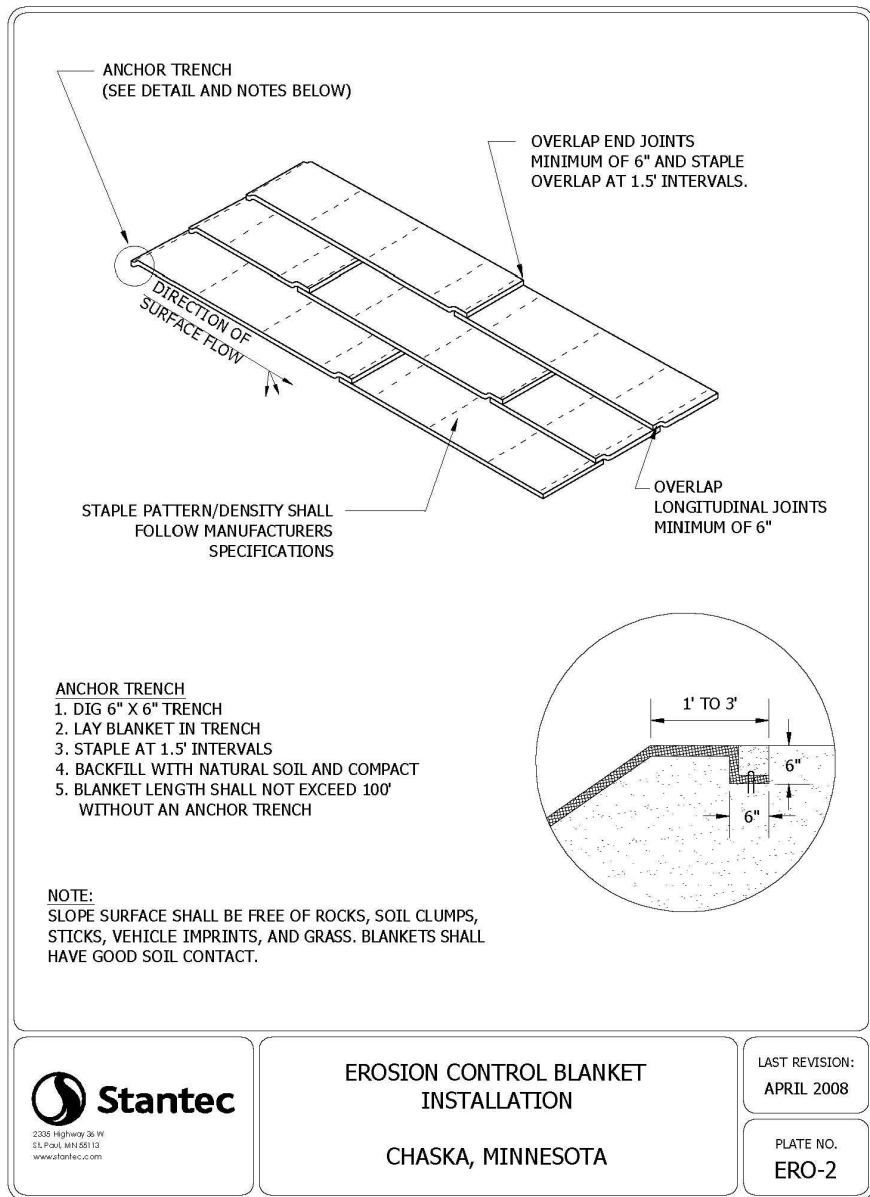
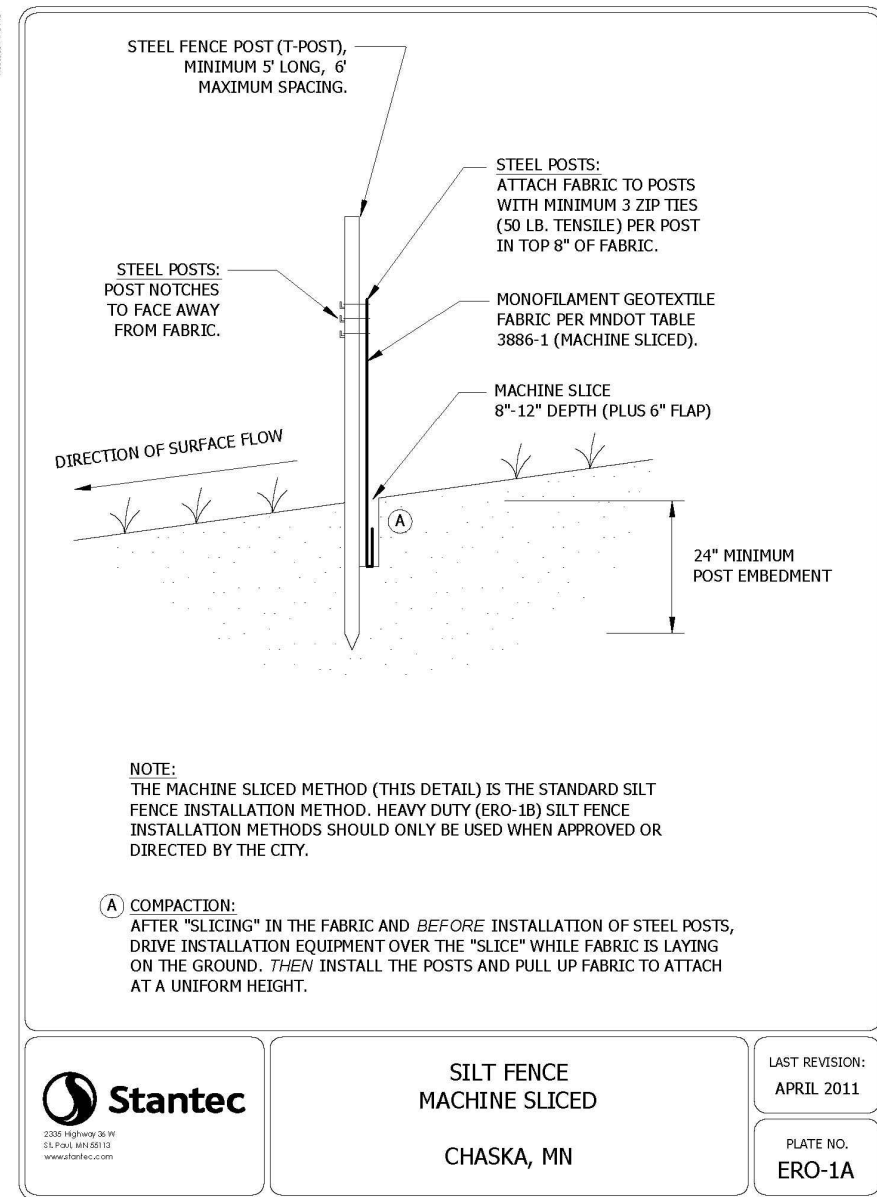
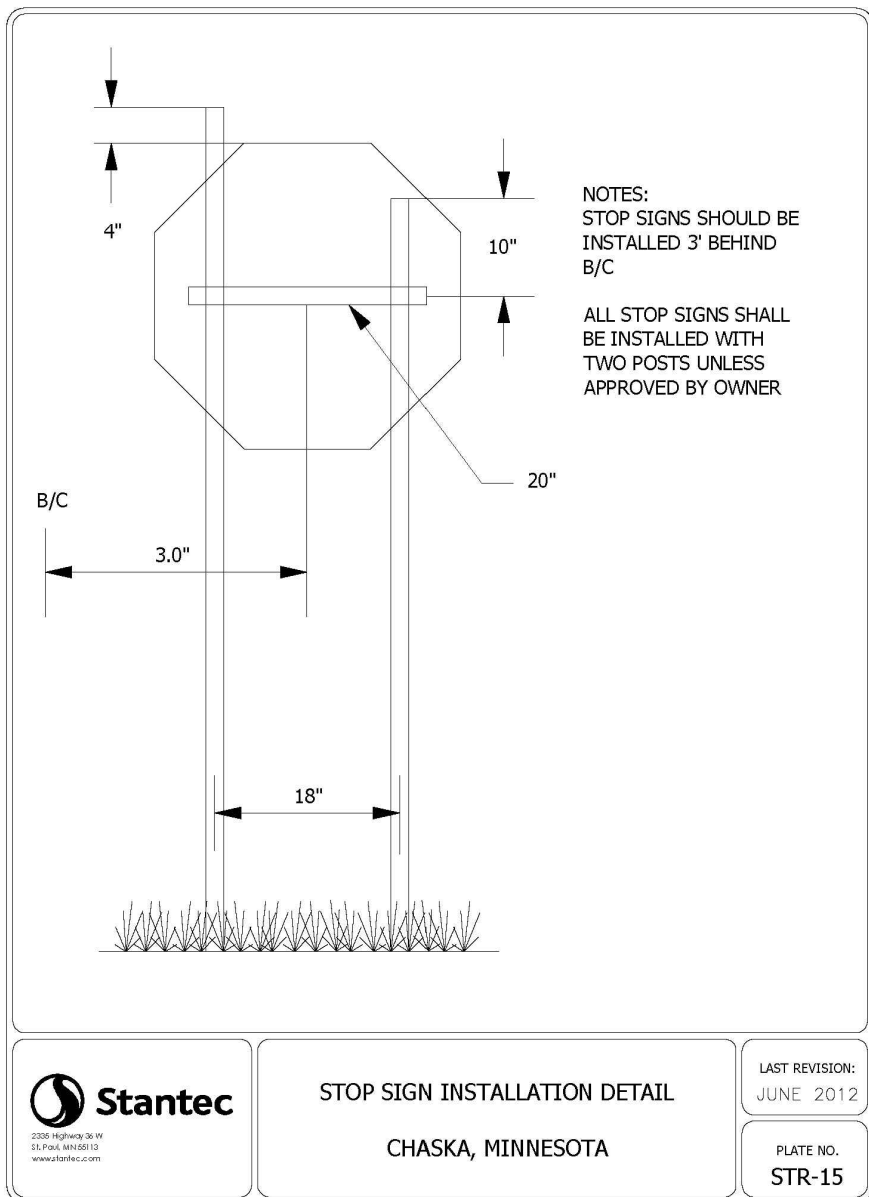
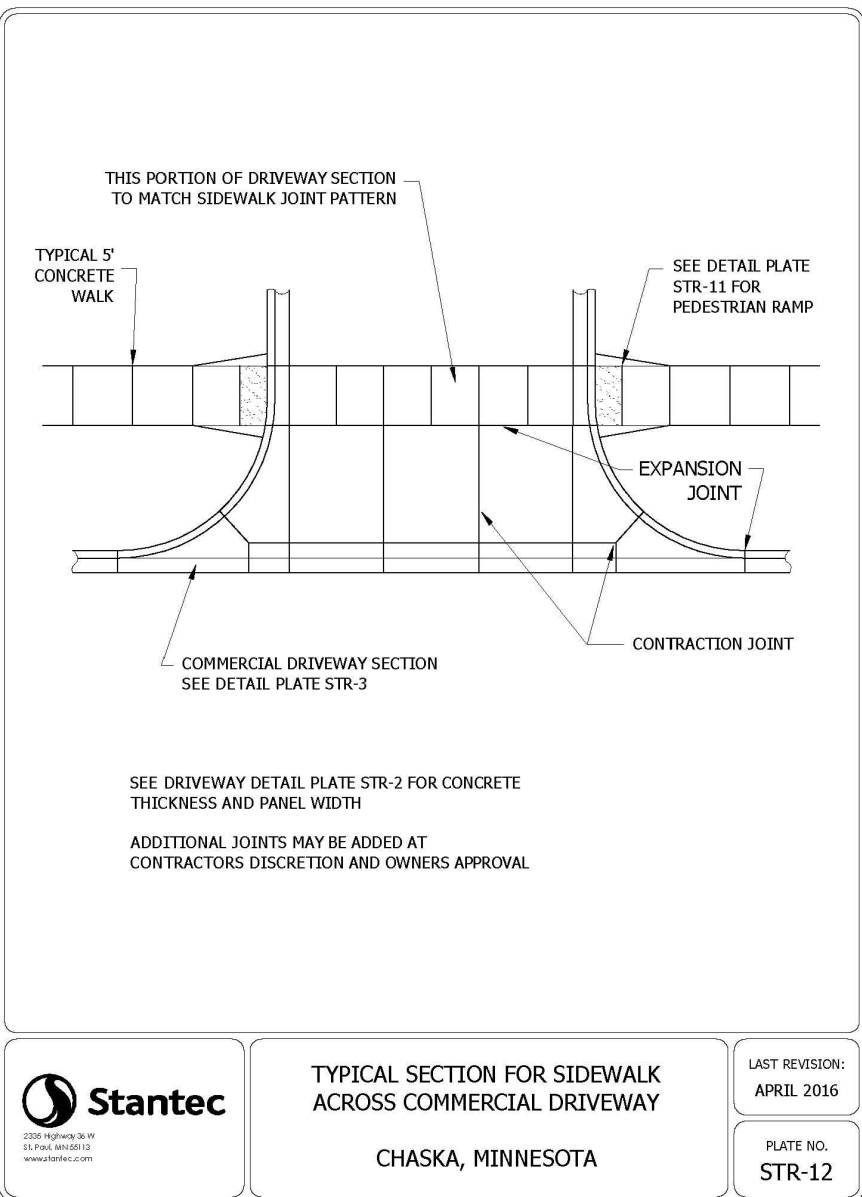
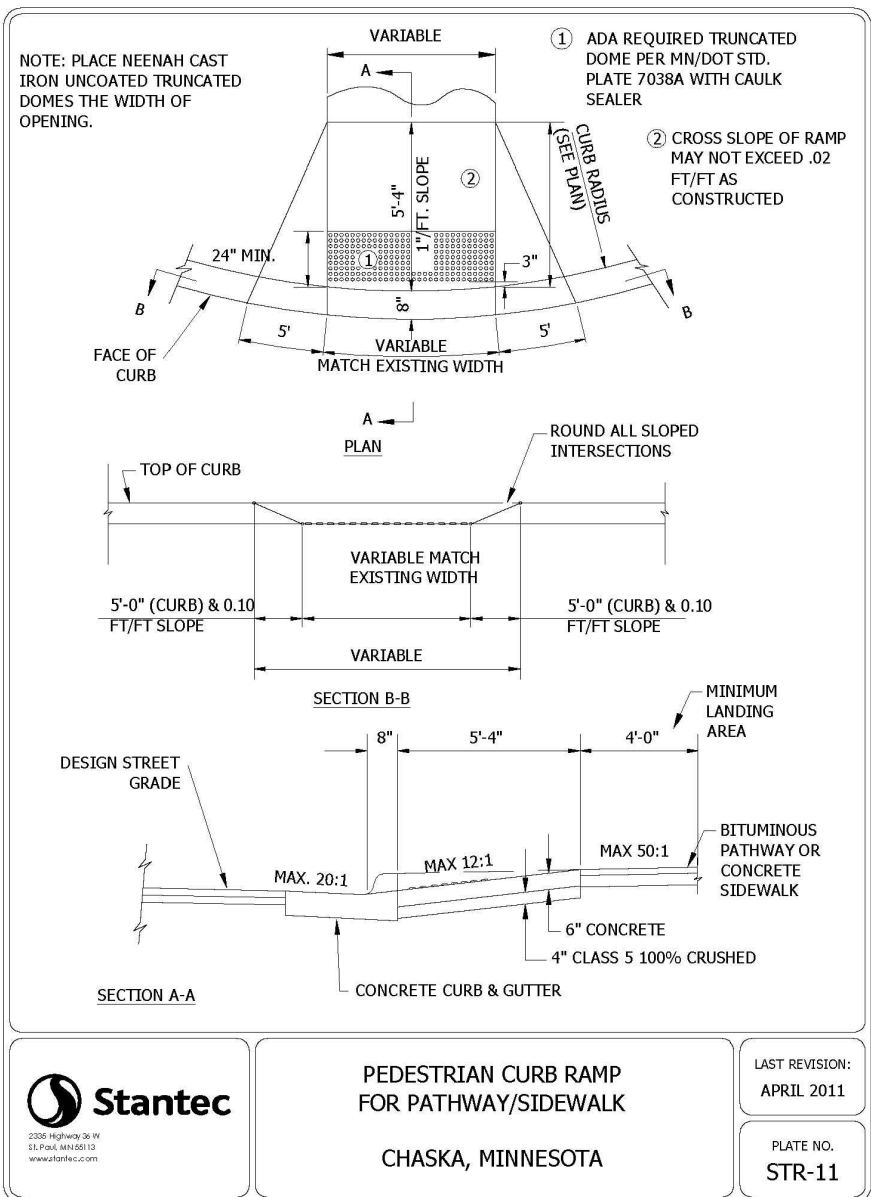
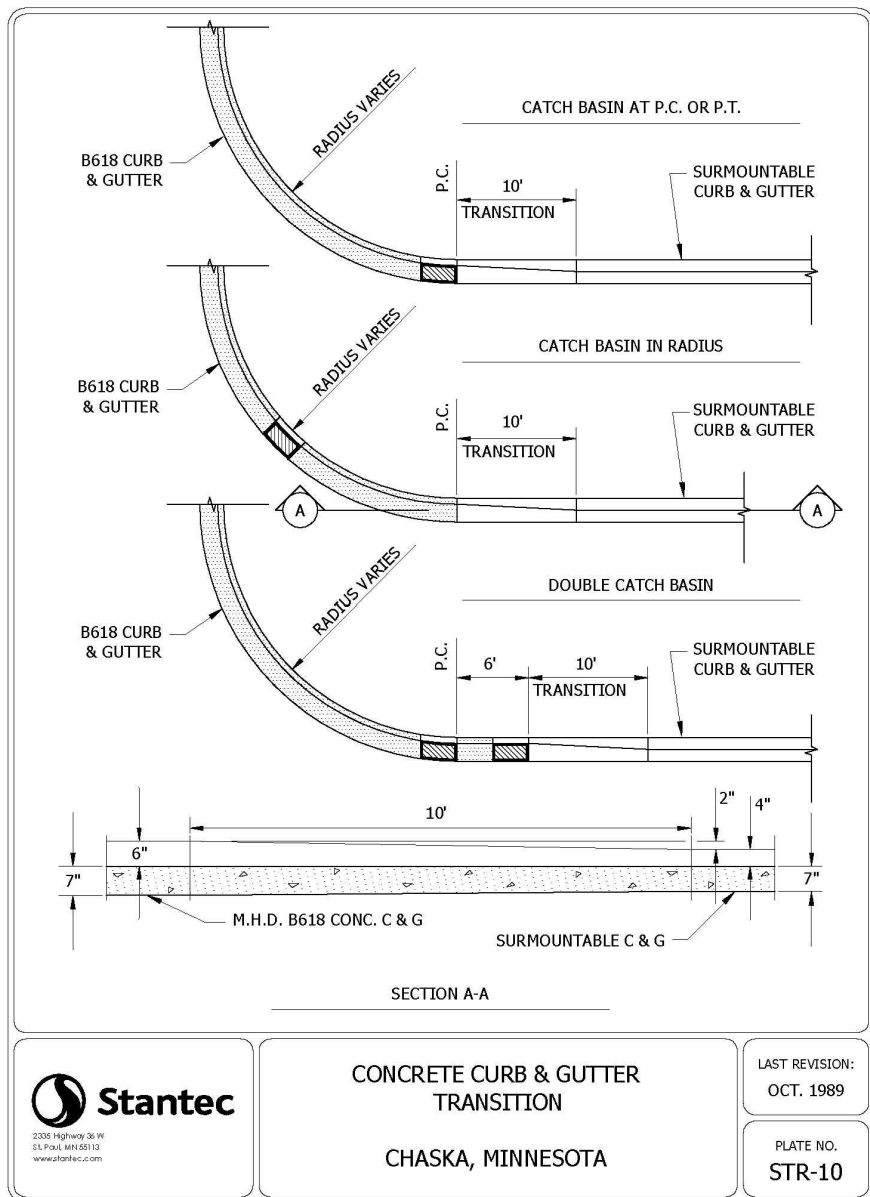
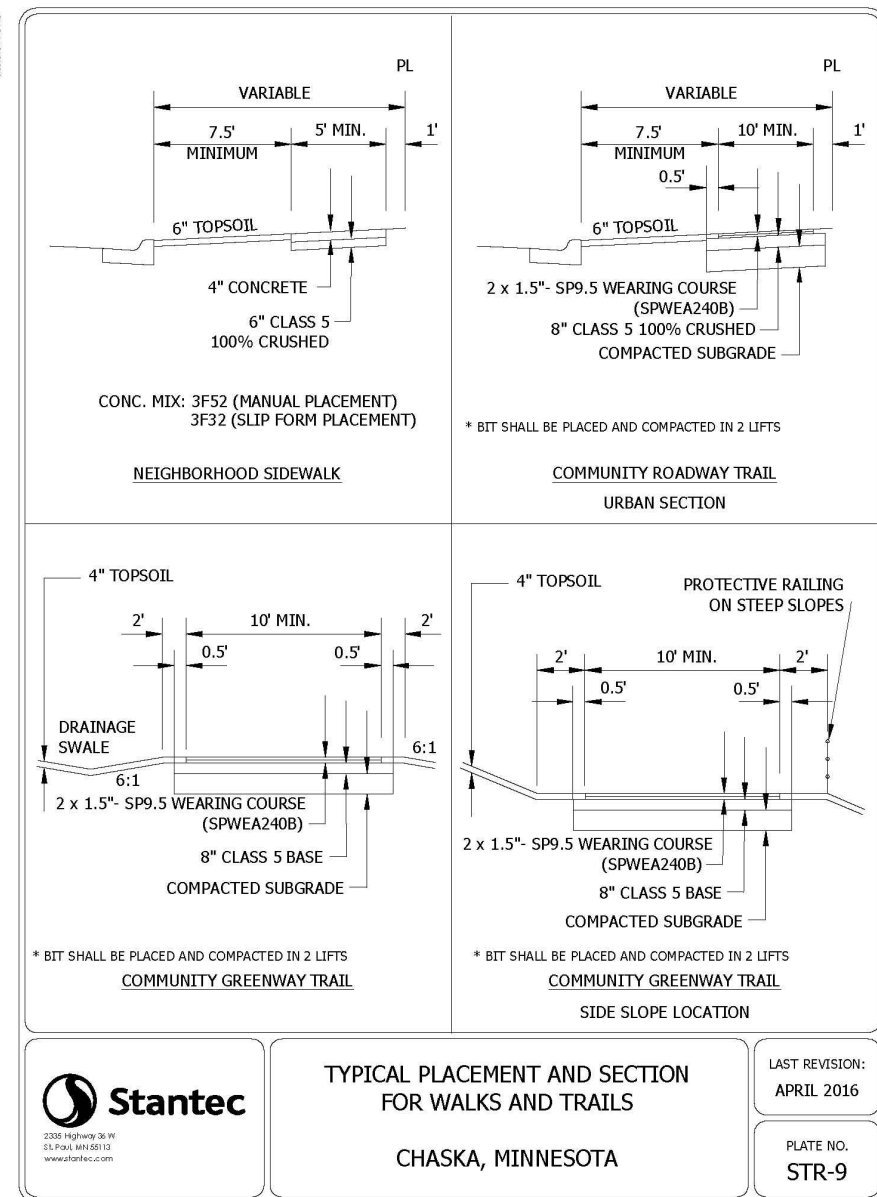
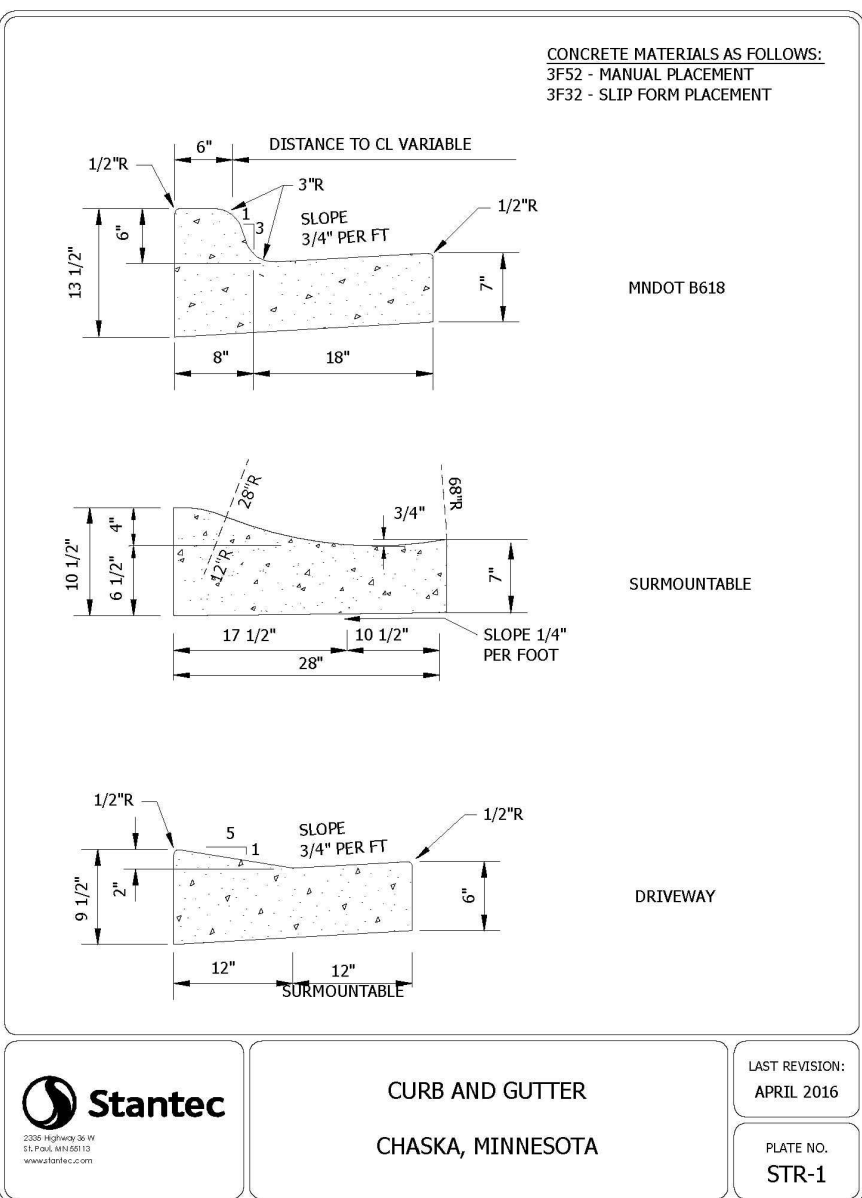
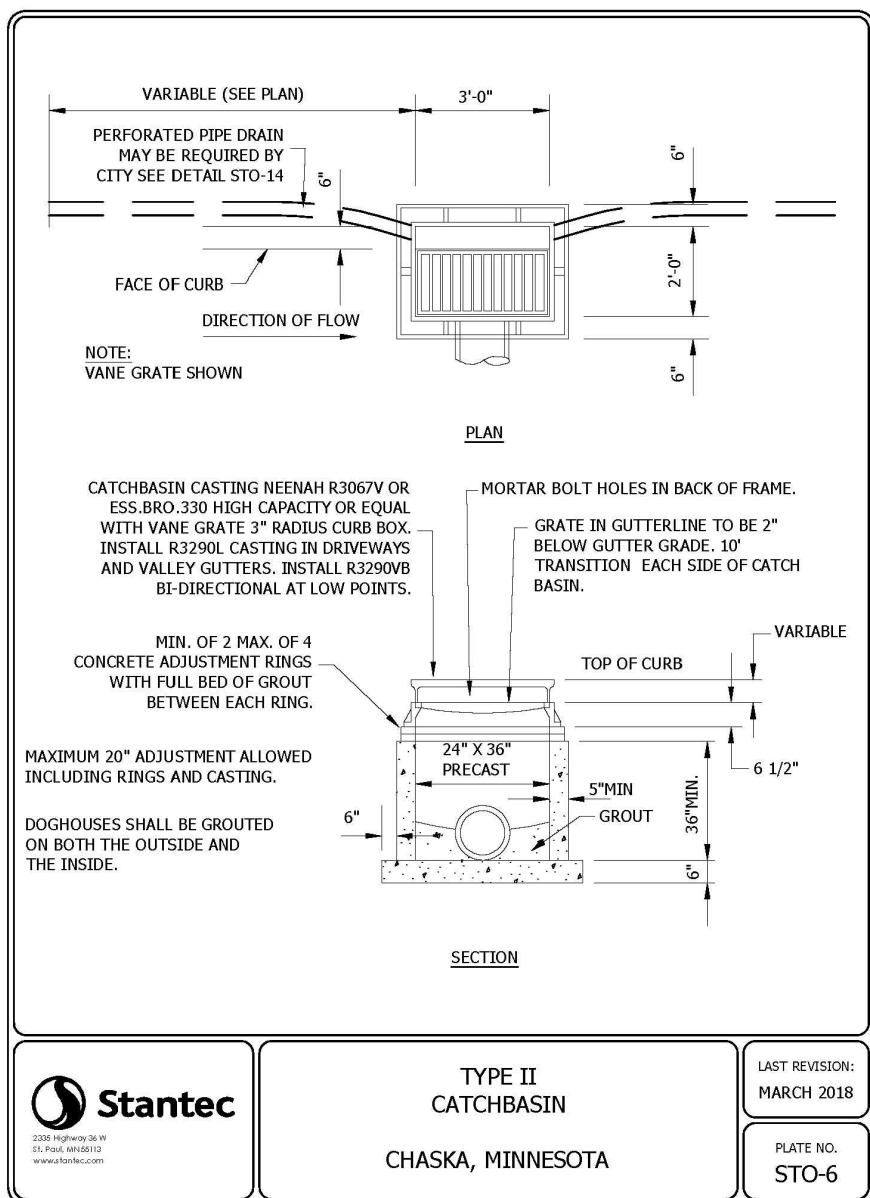
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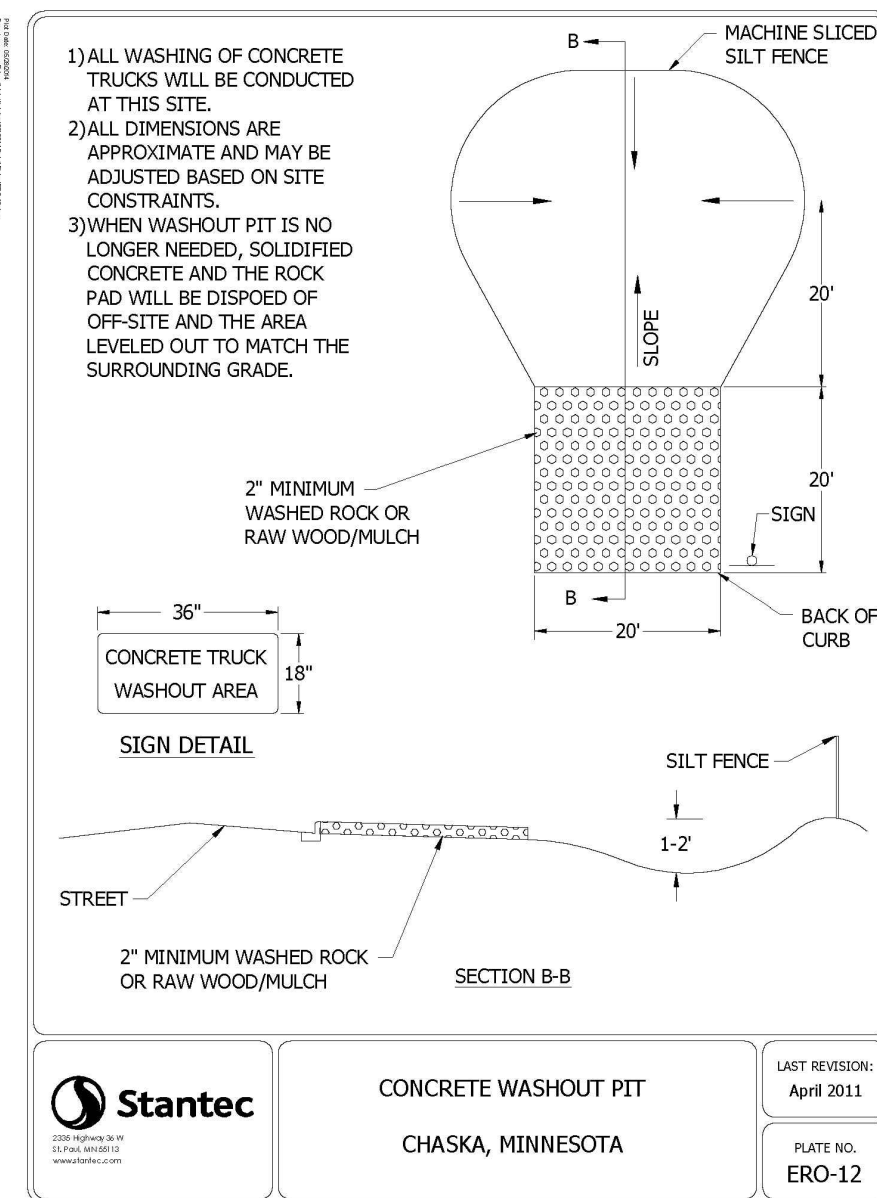
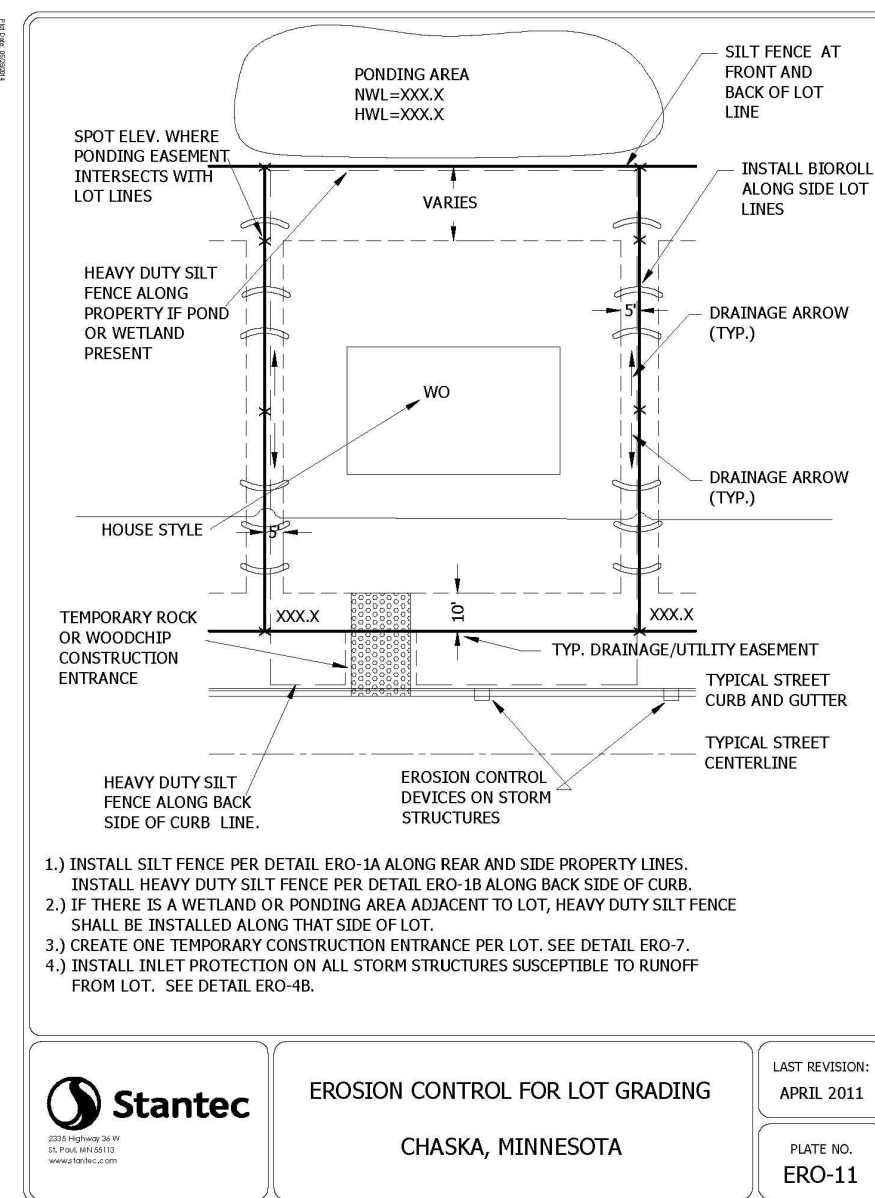
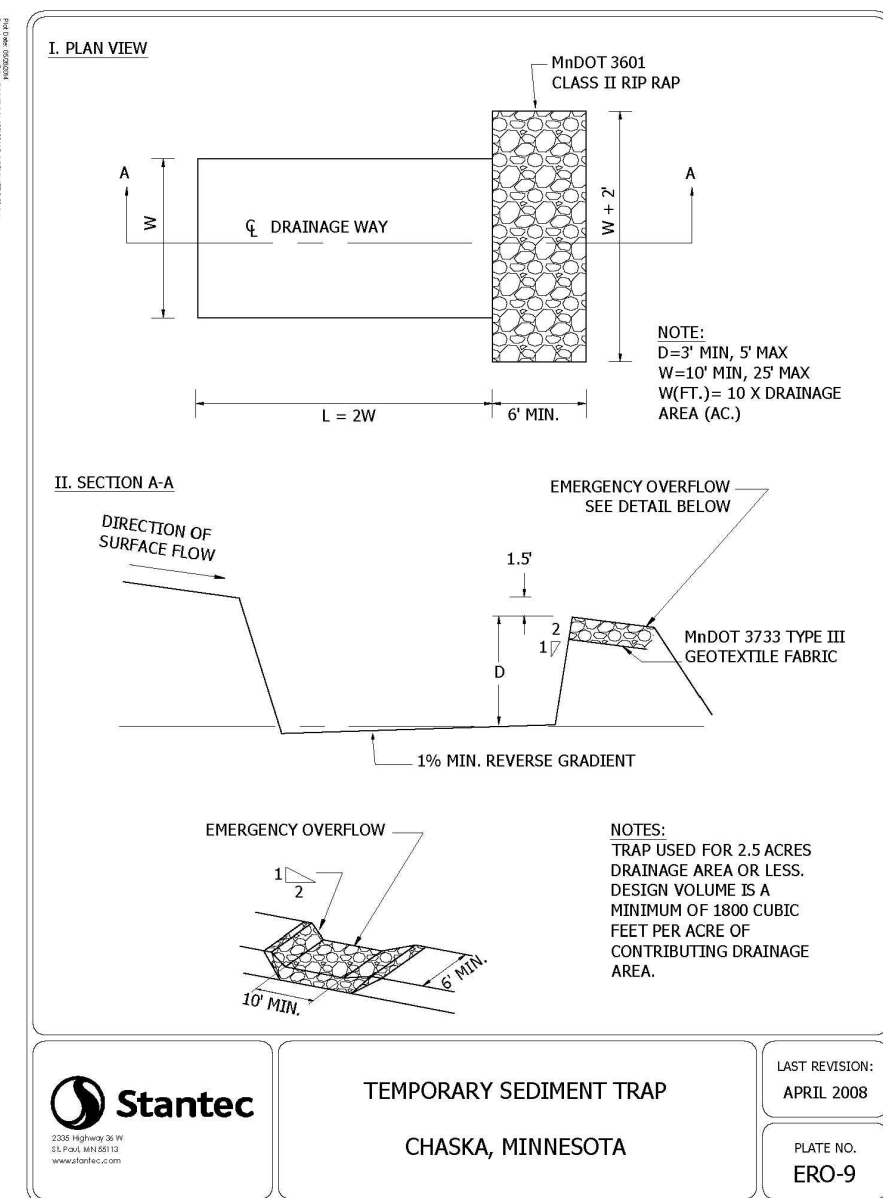
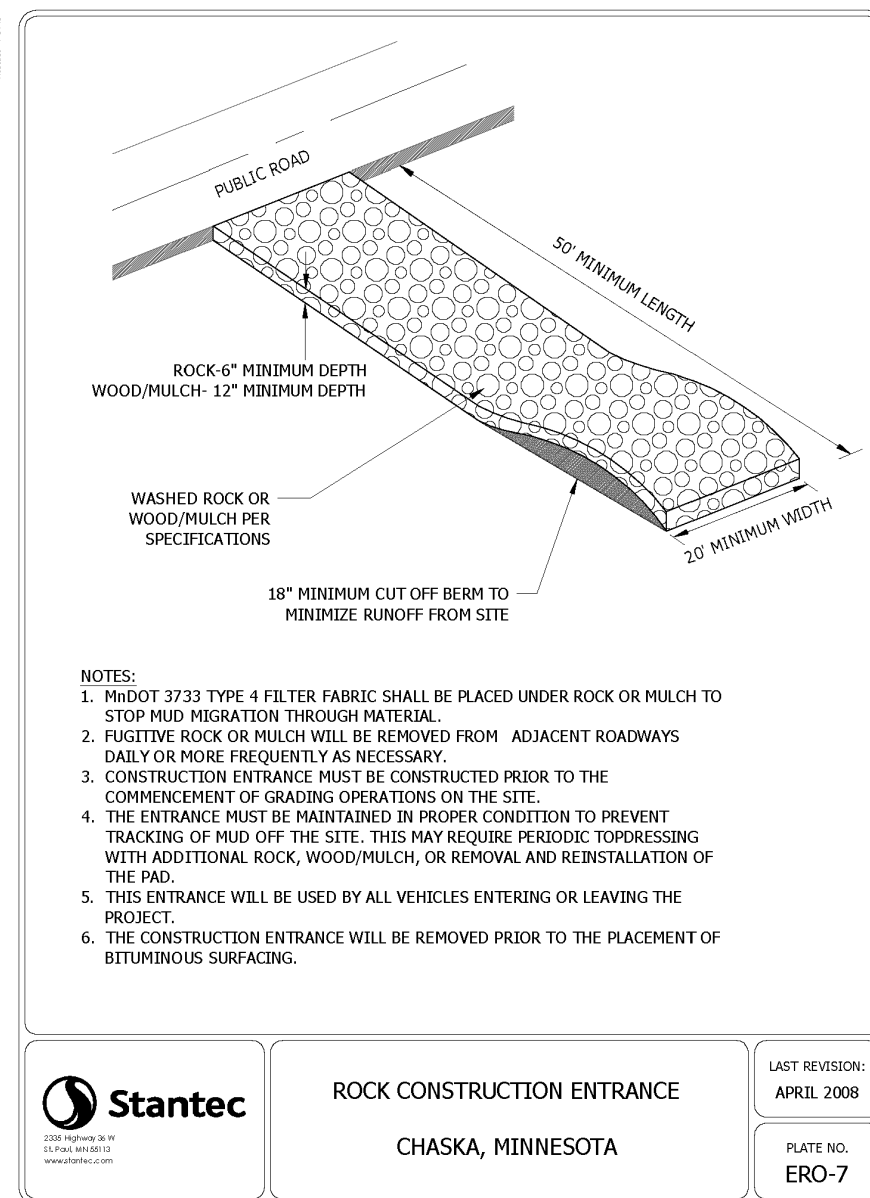
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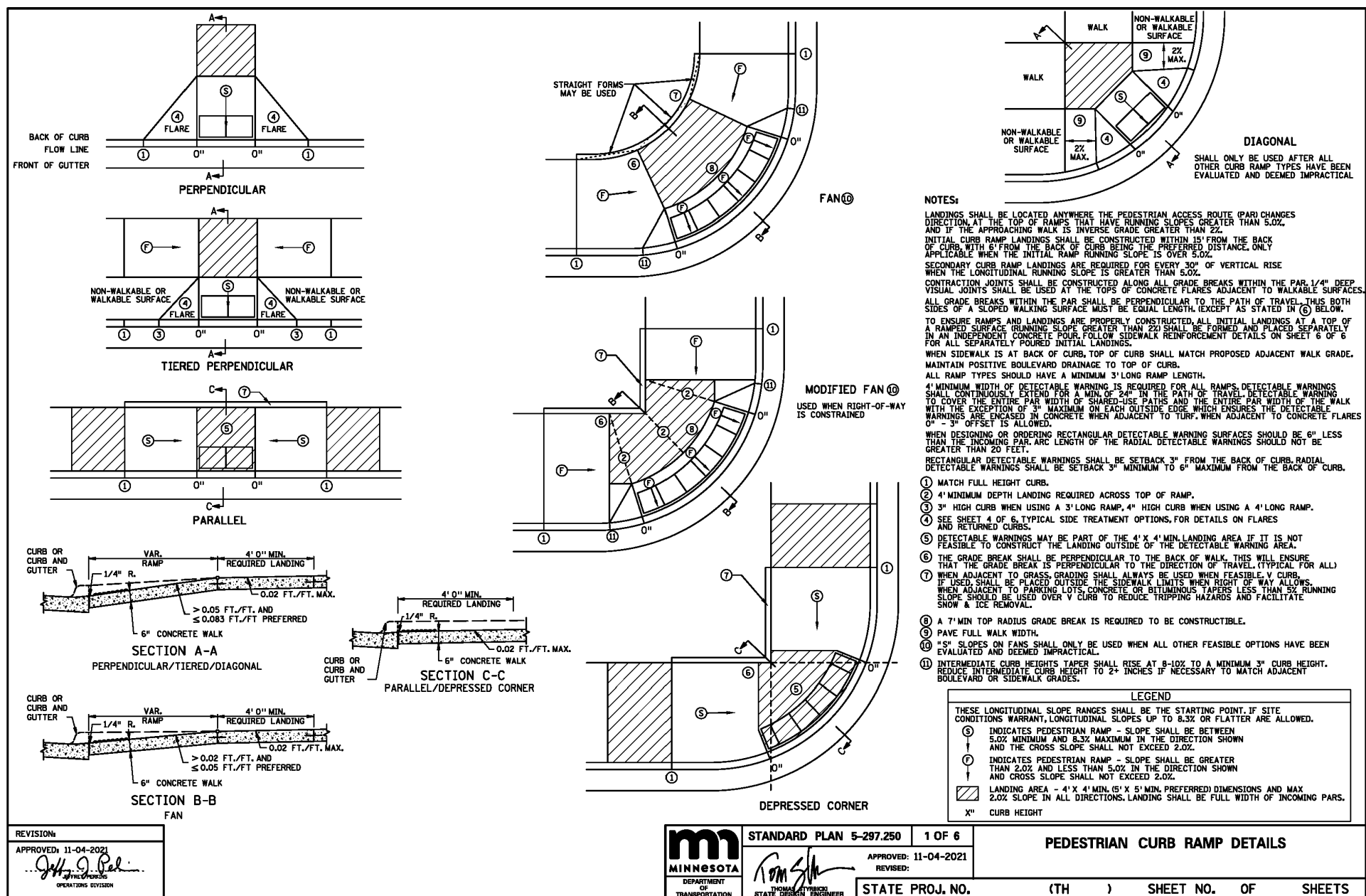
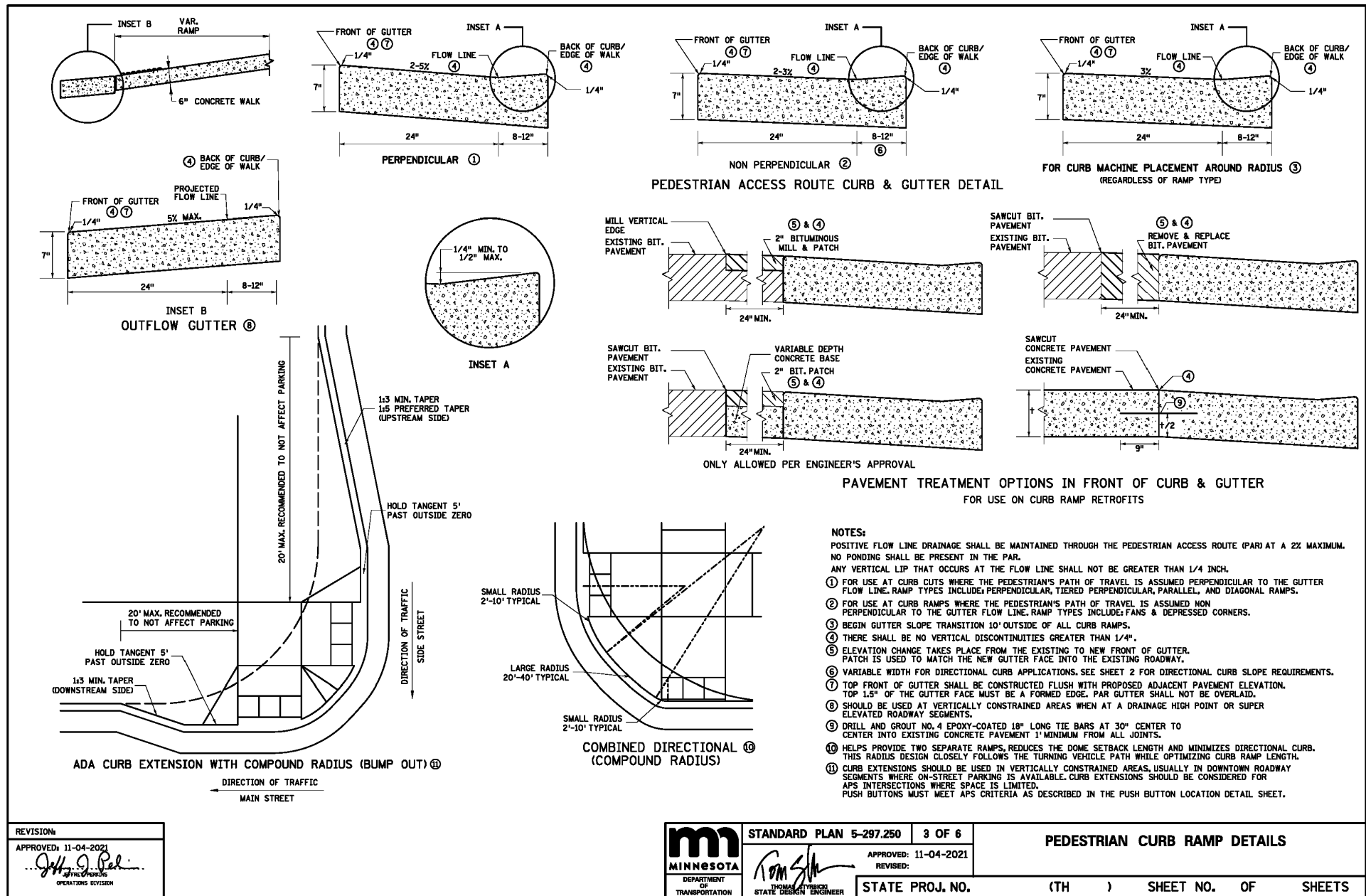
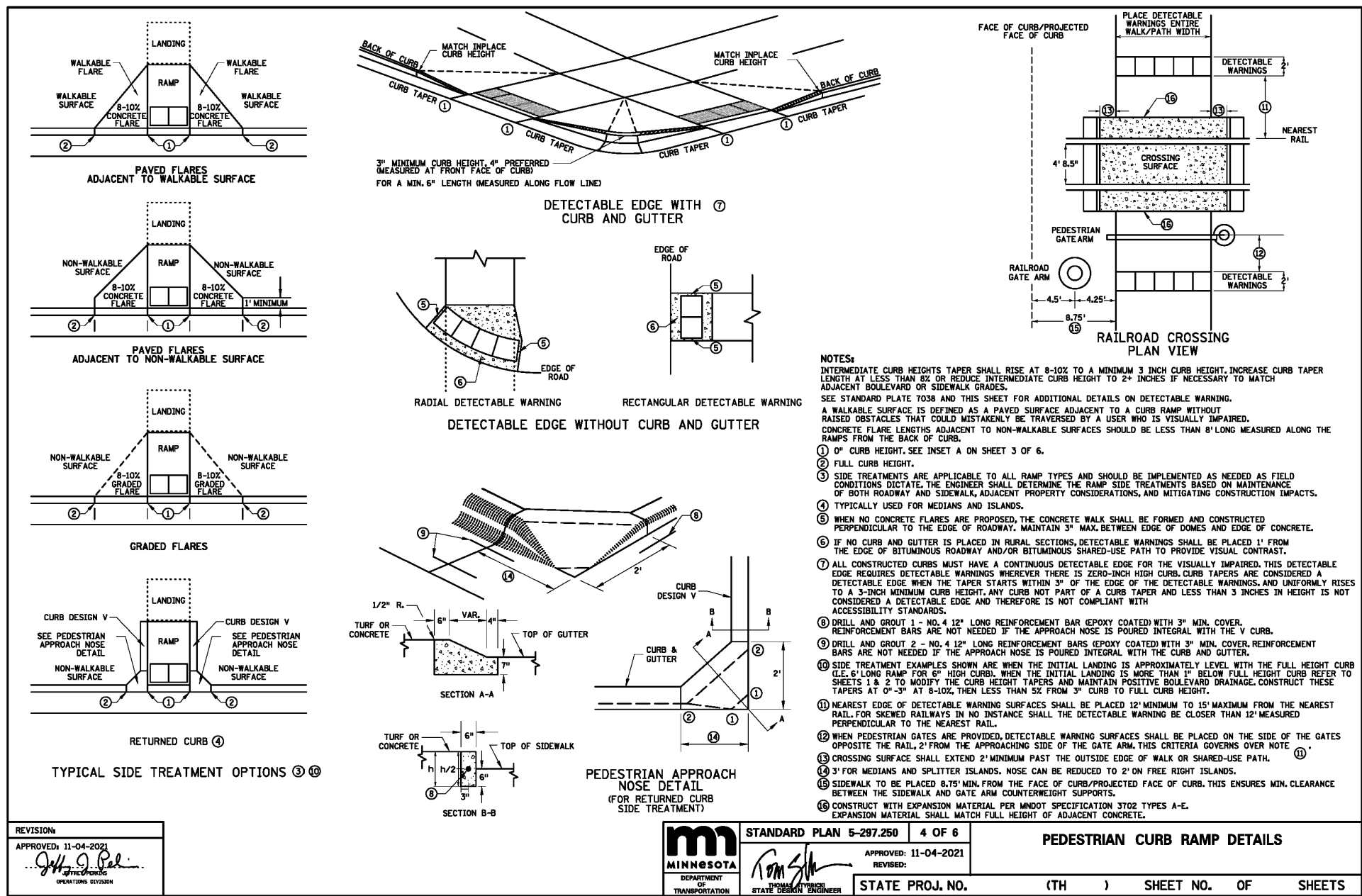
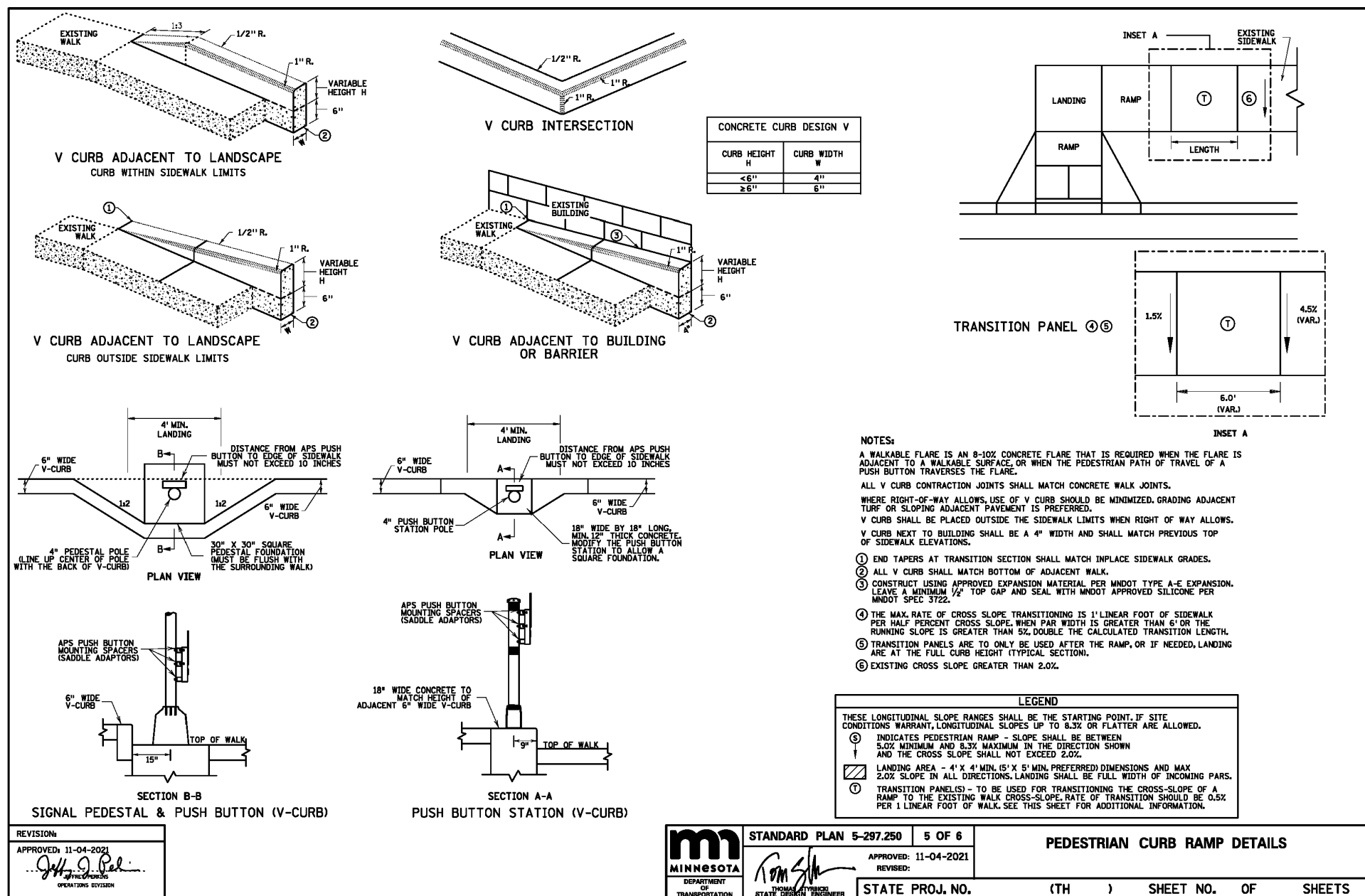
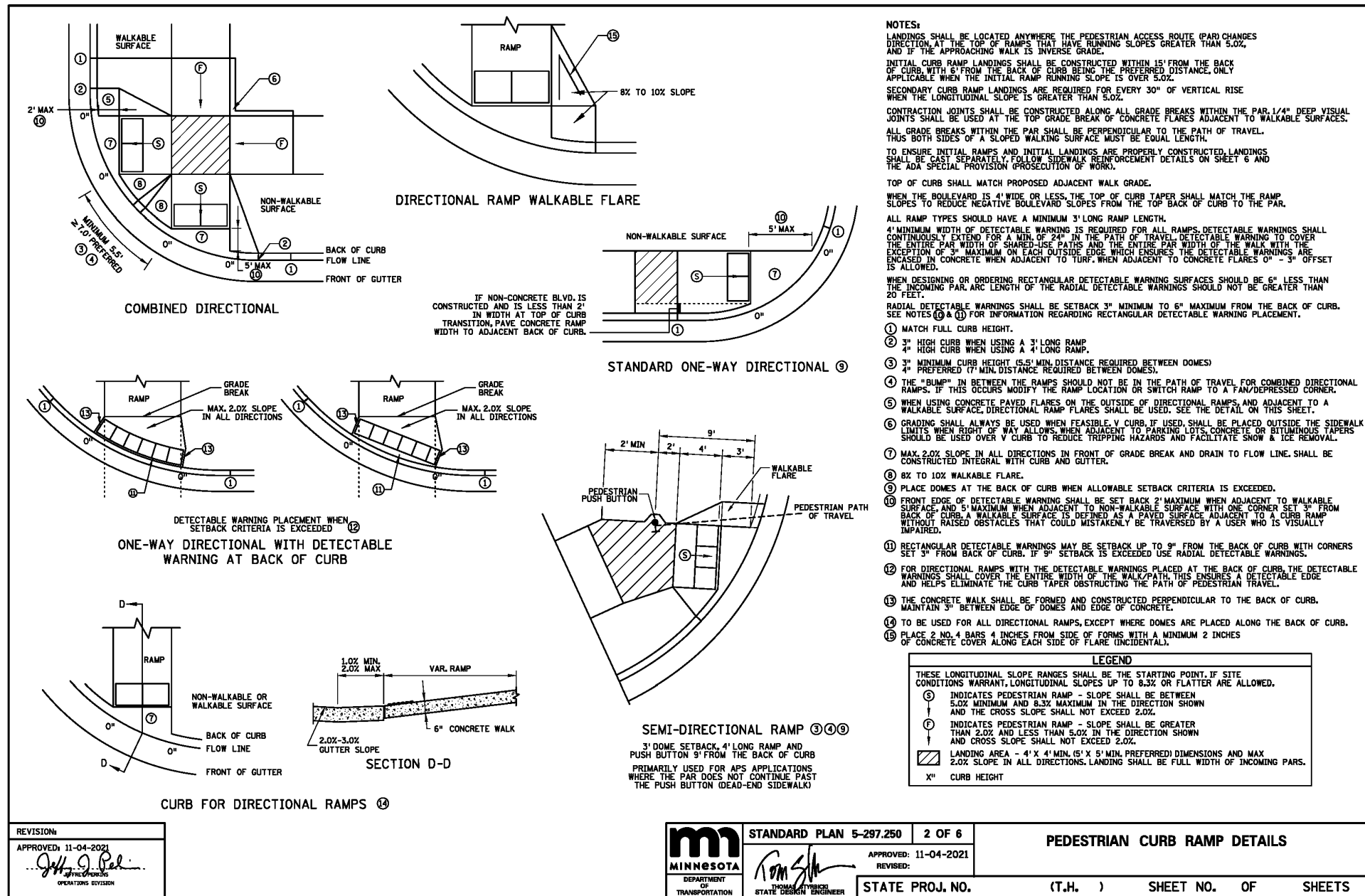
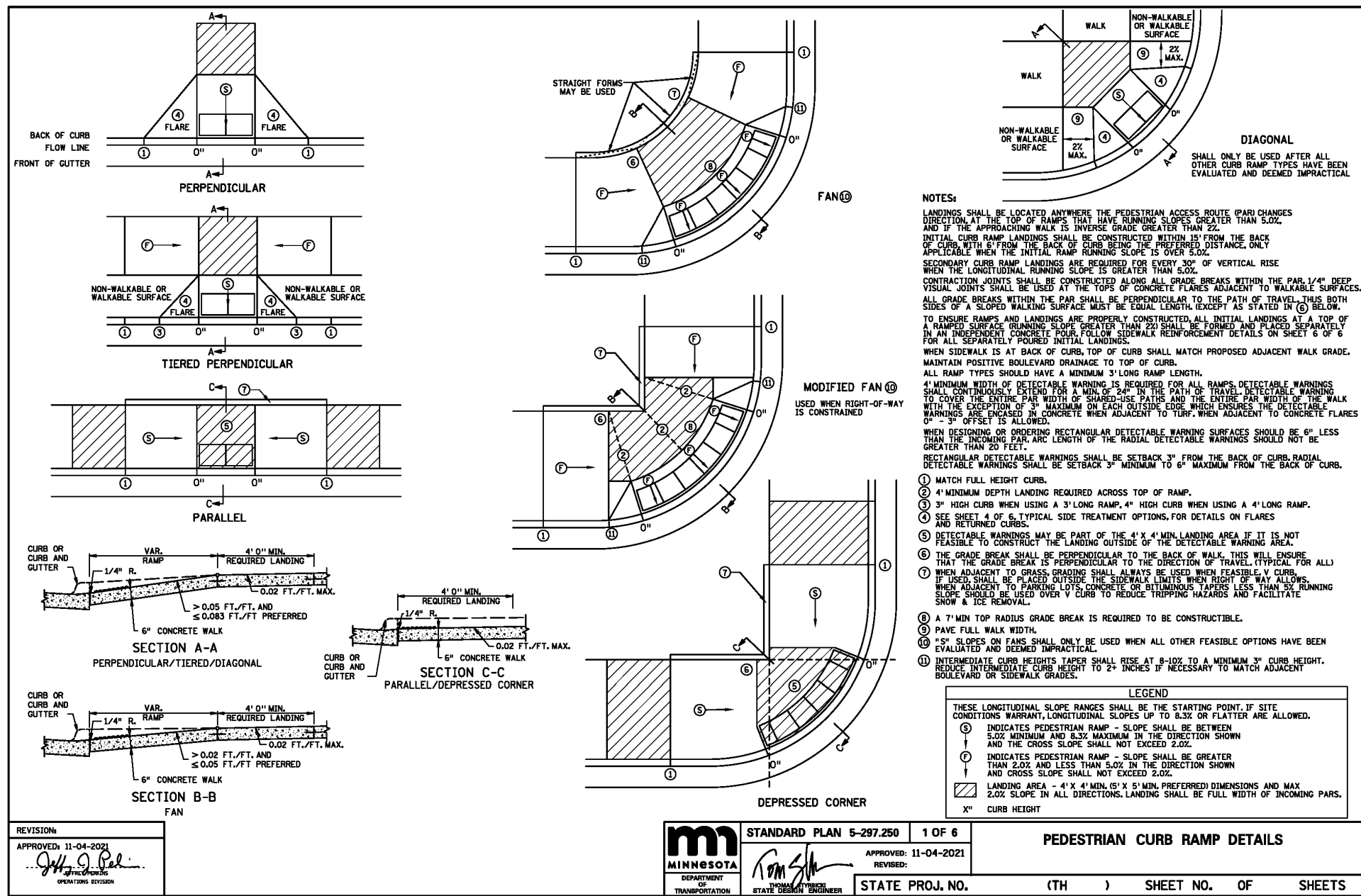
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Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

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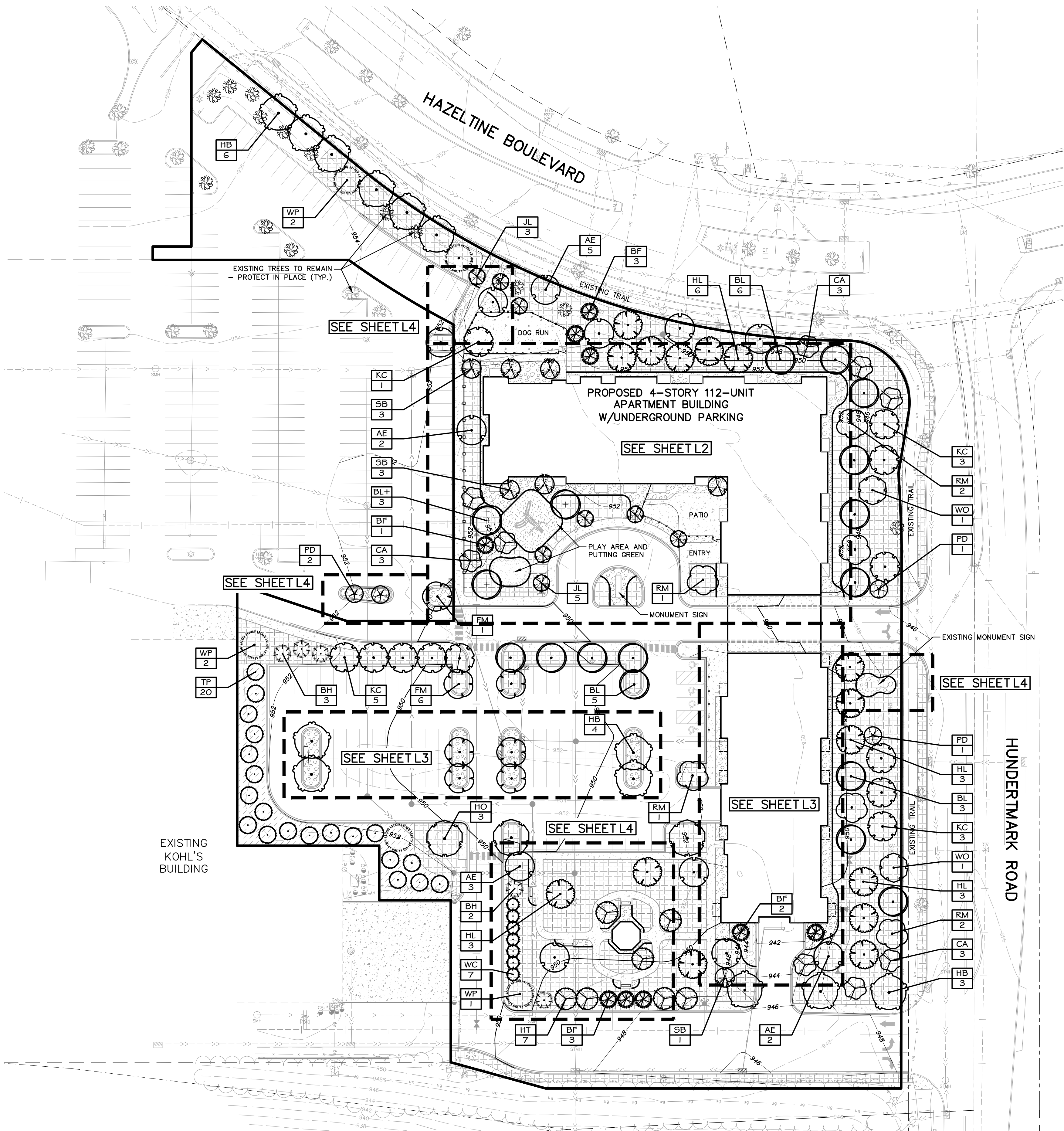
DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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 Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C8.4

of 8



1 OVERALL LANDSCAPE PLAN
L1

CITY OF CHASKA LANDSCAPE REQUIREMENTS

1. **OVERSTORY TREES.** THE MINIMUM NUMBER OF CALIPER INCHES OF OVERSTORY TREES REQUIRED SHALL BE DETERMINED BY DIVIDING THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS OF A BUILDING BY 320.
- OVERSTORY INCHES REQUIRED = 439 INCHES (140,568 SF GROSS BLDG AREA / 320, EXCLUDES UNDERGROUND PARKING)
- OVERSTORY INCHES REQUIRED (PER 4 STORY BLDG HEIGHT REQUIREMENTS) = 69 - 2.5" CAL TREES (40%)
29 - 3.0" CAL TREES (20%)
13 - 3.5" CAL TREES (10%)
11 - 4.0" CAL TREES (10%)
10 - 4.5" CAL TREES (10%)
9 - 5.0" CAL TREES (10%)
- REQUIRED AFTER CREDIT
2 (9 TREE CREDIT)
0 (10 TREE CREDIT)
0 (9 TREE CREDIT)
- CREDIT FOR EXISTING TREES (SEE TREE PRESERVATION PLAN) = 126 INCHES
9 - 5.0" CAL TREES = 45 INCHES
10 - 4.5" CAL TREES = 45 INCHES
9 - 4.0" CAL TREES = 36 INCHES
- TOTAL OVERSTORY INCHES PROVIDED = 439 INCHES (INCLUDES 126" CREDIT FOR EXISTING TREES, 6" CONIFERS = 3" CAL OVERSTORY TREES)
TOTAL OVERSTORY TREES PROVIDED = 141 TREES (INCLUDES 20 TRANSPLANT TREES)

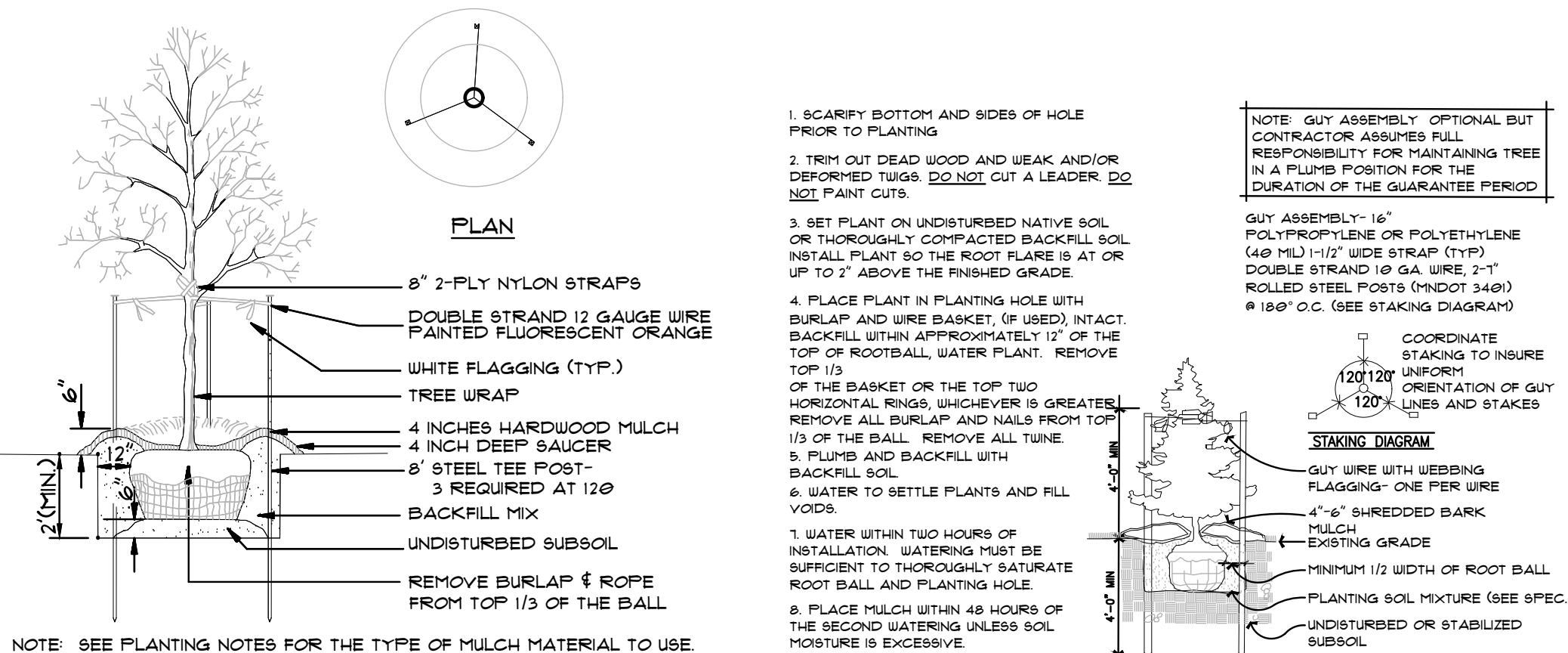
2. **UNDERSTORY TREES AND SHRUBS.** A MINIMUM NUMBER OF UNDERSTORY TREES AND SHRUBS ARE REQUIRED AS FOLLOWS:

- A) THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.
- UNDERSTORY TREES REQUIRED = 35 (25% OF 141 OVERSTORY TREES)
UNDERSTORY TREES PROVIDED = 35
- B) THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.
- SHRUBS REQUIRED = 122 (2,582 LF SITE PERIMETER / 30 = 86, OR 36,565 SF BLDG FOOTPRINT / 300 = 122)
SHRUBS PROVIDED = 368

3. **IRRIGATION.** ALL AREAS TO BE SODDED, PLANTED, OR OTHERWISE LANDSCAPED SHALL BE FULLY IRRIGATED. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

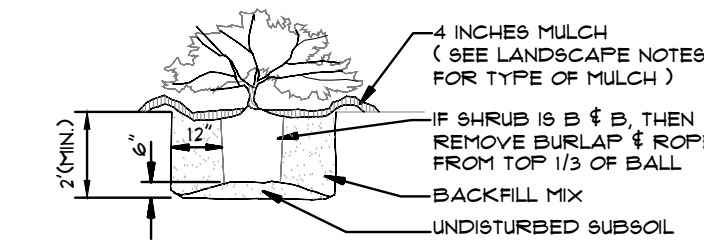
LANDSCAPE PLAN NOTES

1. **EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. **SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. **UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
2. LANDSCAPE SPECIFICATIONS.
3. PLAN DRAWINGS.
4. PLANT / MATERIAL SCHEDULES.
5. CITY STANDARD SPECIFICATIONS AND DETAILS.
6. MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

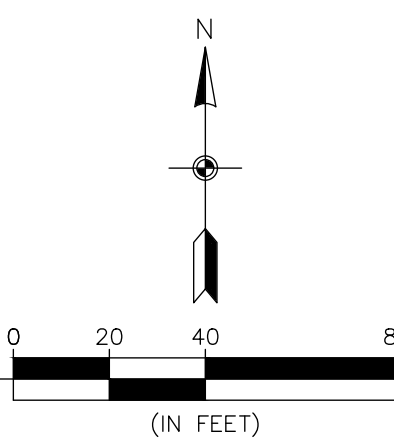


A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



LANDSCAPE PLAN

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

DRAWN BY: RJR

DESIGNED BY: RJR

ISSUE DATE: 07/05/22

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.

Name: Ryan J. Rutger, RLA

Signature: [Signature]

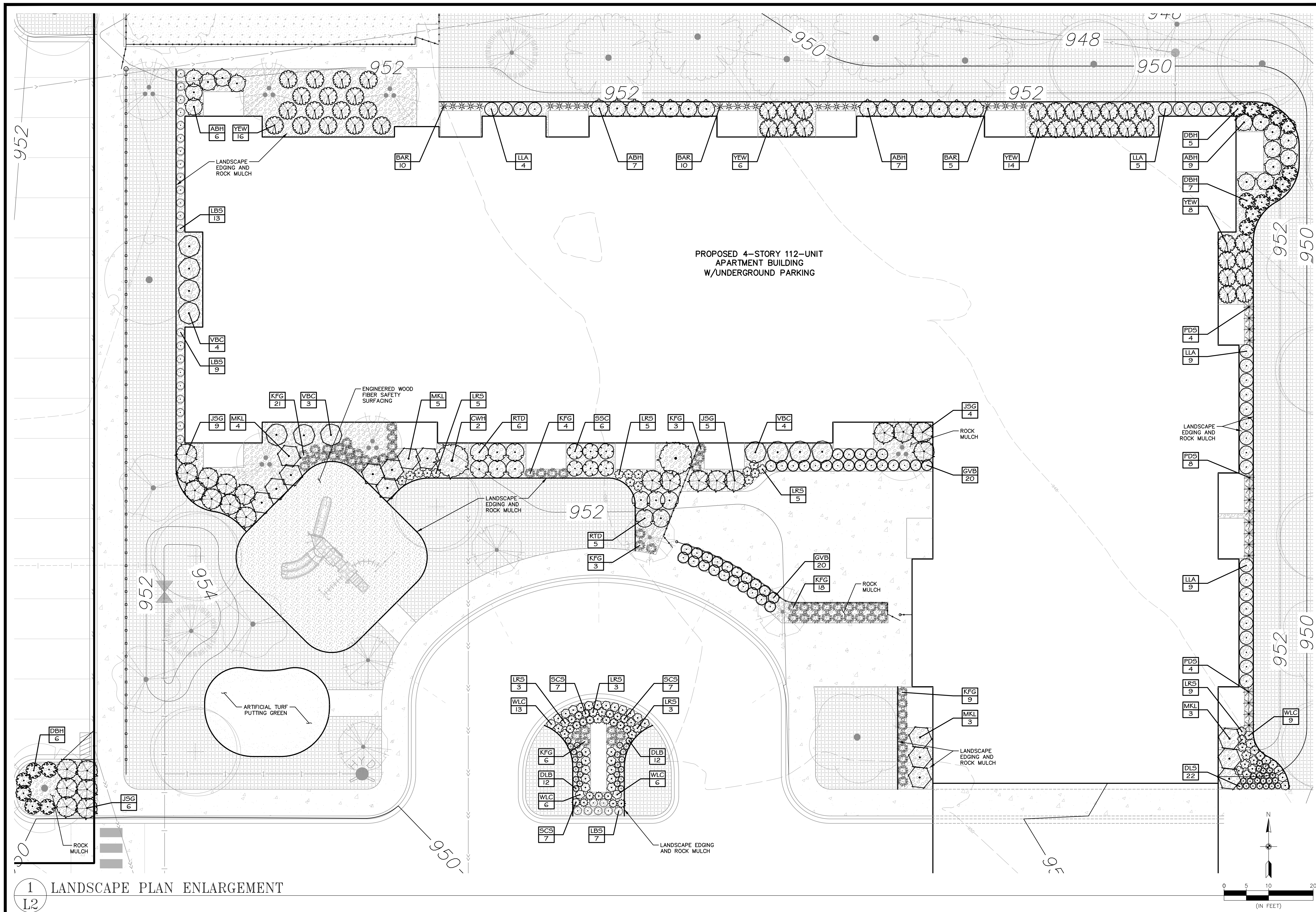
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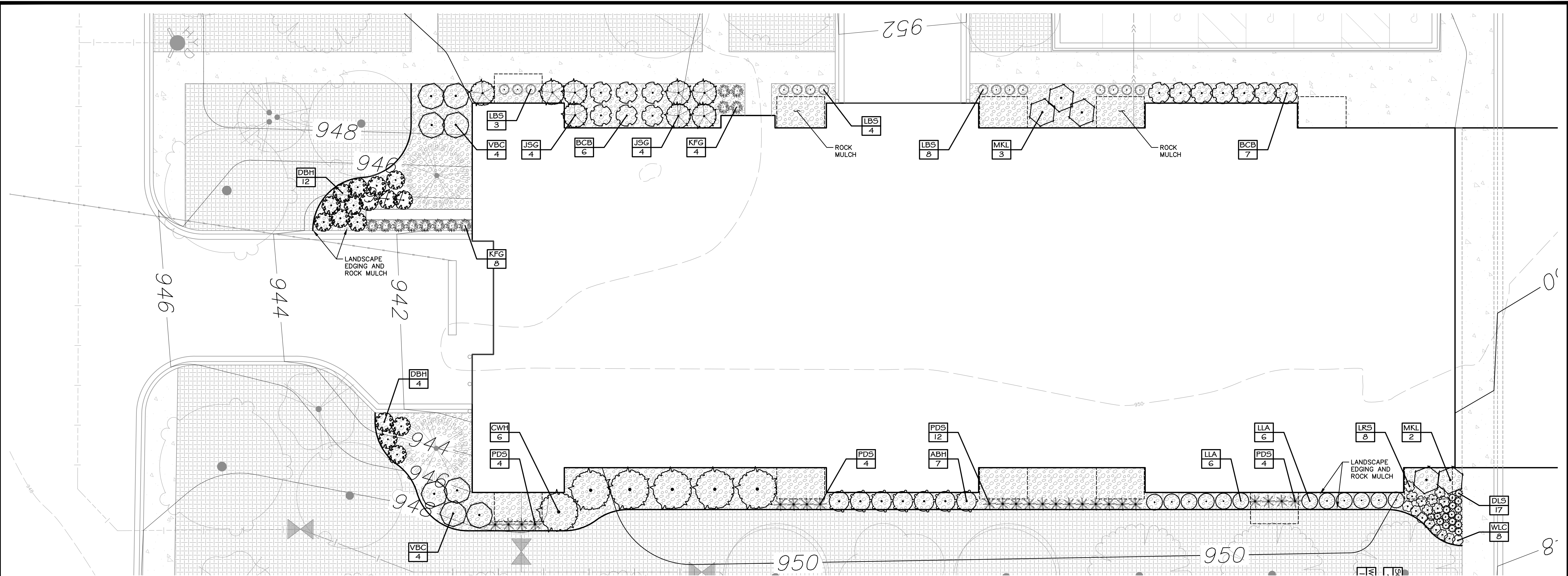
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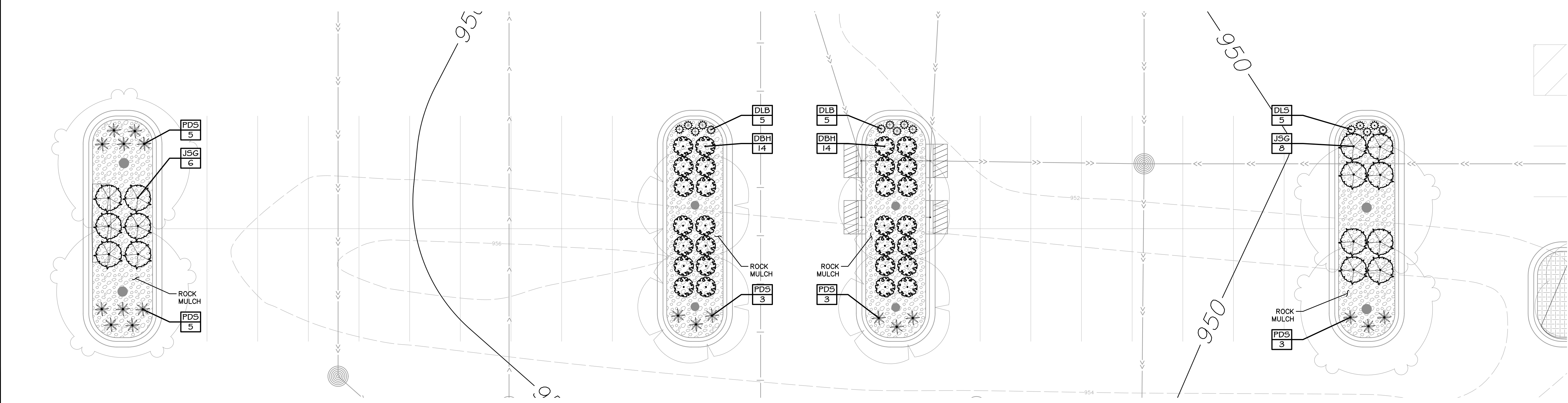
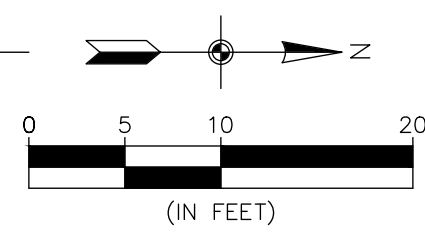
3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

HAZELTINE APARTMENTS
Chaska, Minnesota

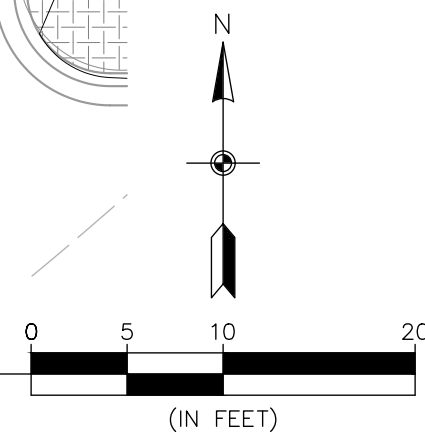




1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT



REVISIONS	
1. 07/20/22 Per City Comments	
2. 08/01/22 Per City Comments	

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 07/05/22

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.

Name: Ryan J. Ruttger, RLA
Signature: *[Signature]*
Date: 07/05/22 License #: 56346

1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL, ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DRILL SEEDER OR DRILL SEEDER, FOLLOWING SEEDING IN ROWS, IN ROWS, OR IN ROWS. SEEDING SHALL BE DONE ON ALL SLOPES AT THE RATE OF 450 LBS PER ACRE. AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES

13. **IRRIGATION, DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, MATERIALS, EQUIPMENT, SERVICE RECORDS, AND TESTING RECORDS. THE IRRIGATION SYSTEM SHALL BE REQUIRED TO MEET THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, AND ELECTRICAL PANELS. OTHER THAN THE 1 YEAR MAINTENANCE PERIOD INCLUDING FALL WINTERIZATION AND 1 SPRING START-UP, IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.**

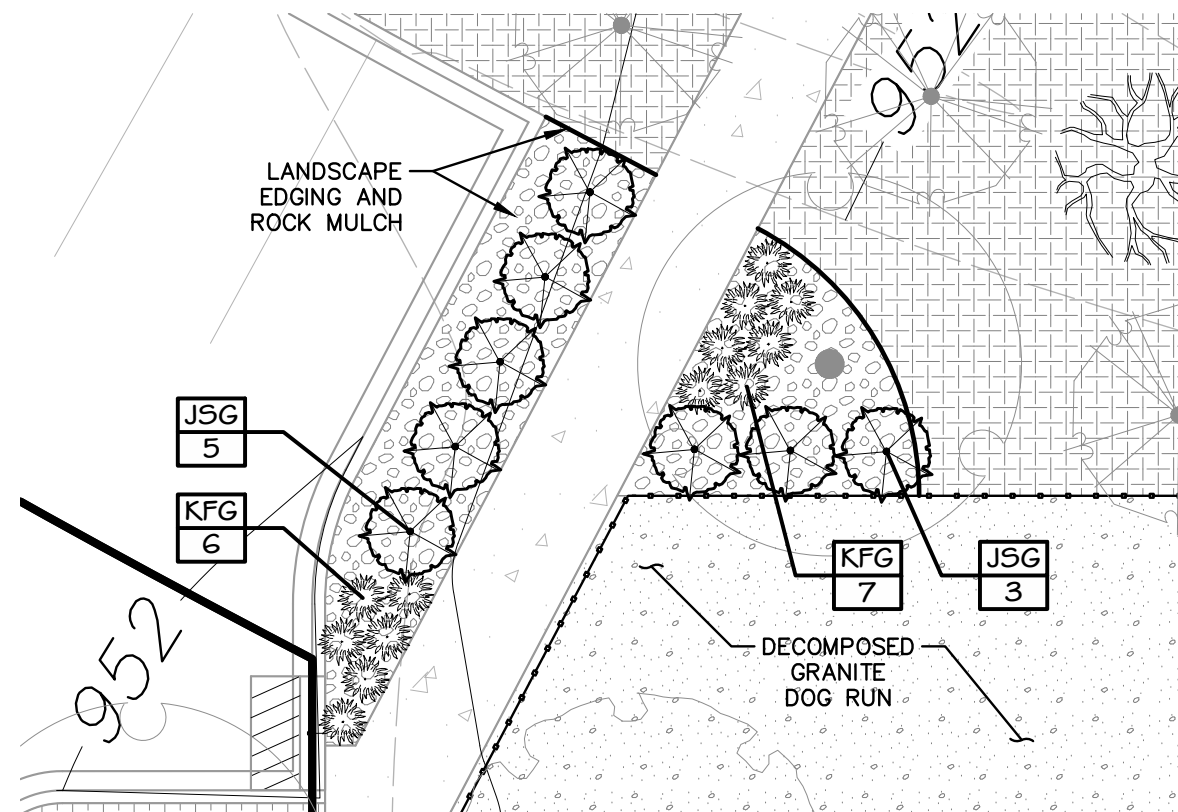
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, AND REPLACEMENT OF PLANTS THAT ARE DAMAGED OR MISSING. AFTER ACCEPTANCE, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

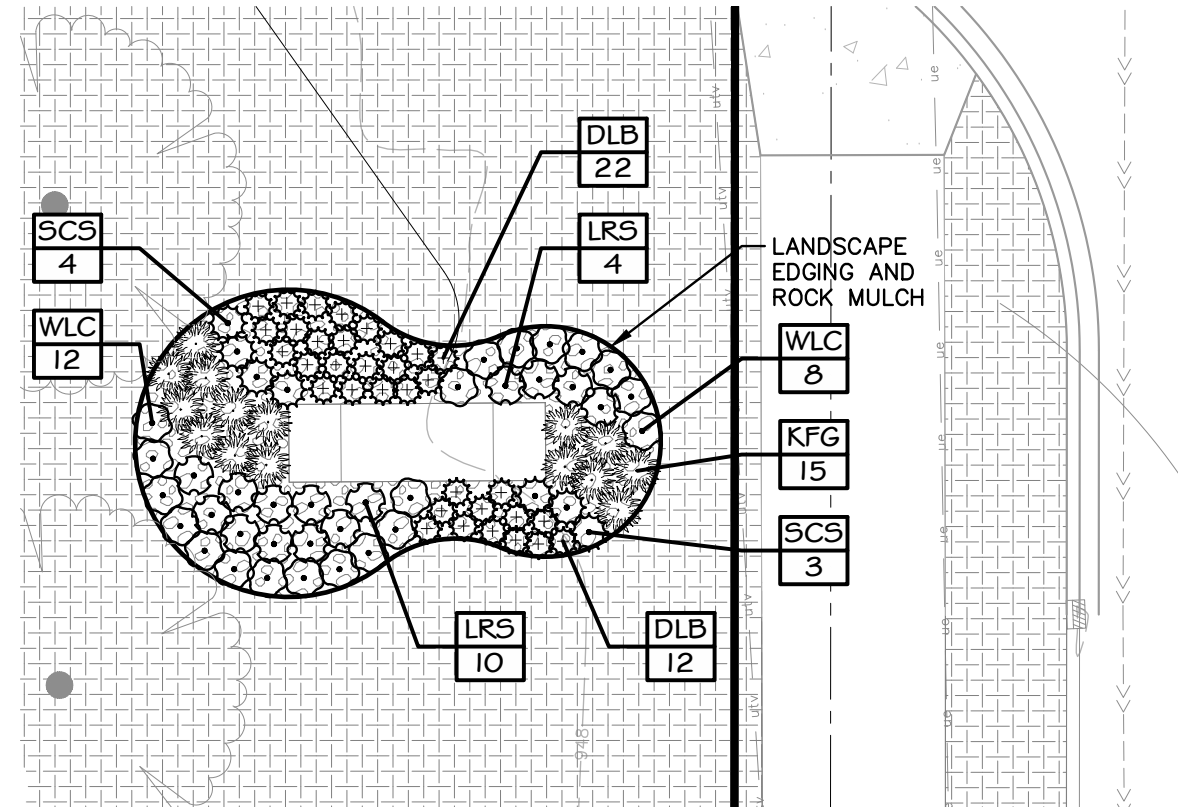
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SPECIES MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION OF THE SOIL. THE COVER CROP SPECIES SHALL BE MAINTAINED UNTIL THE NATIVE PLANTS ARE WELL ESTABLISHED. ONCE A SUCCESSFUL NATIVE PLANT COMMUNITY, SEEDS AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR; RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFUL WHEN TESTING DURING THE FIRST YEAR AFTER INITIAL SEEDING INDICATES THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

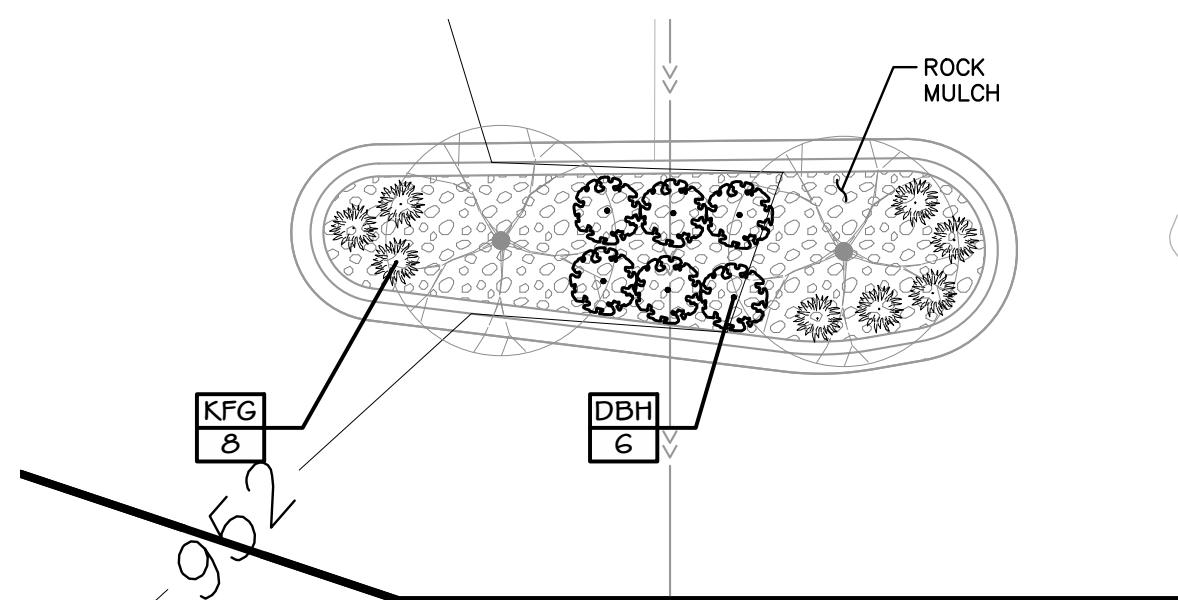
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



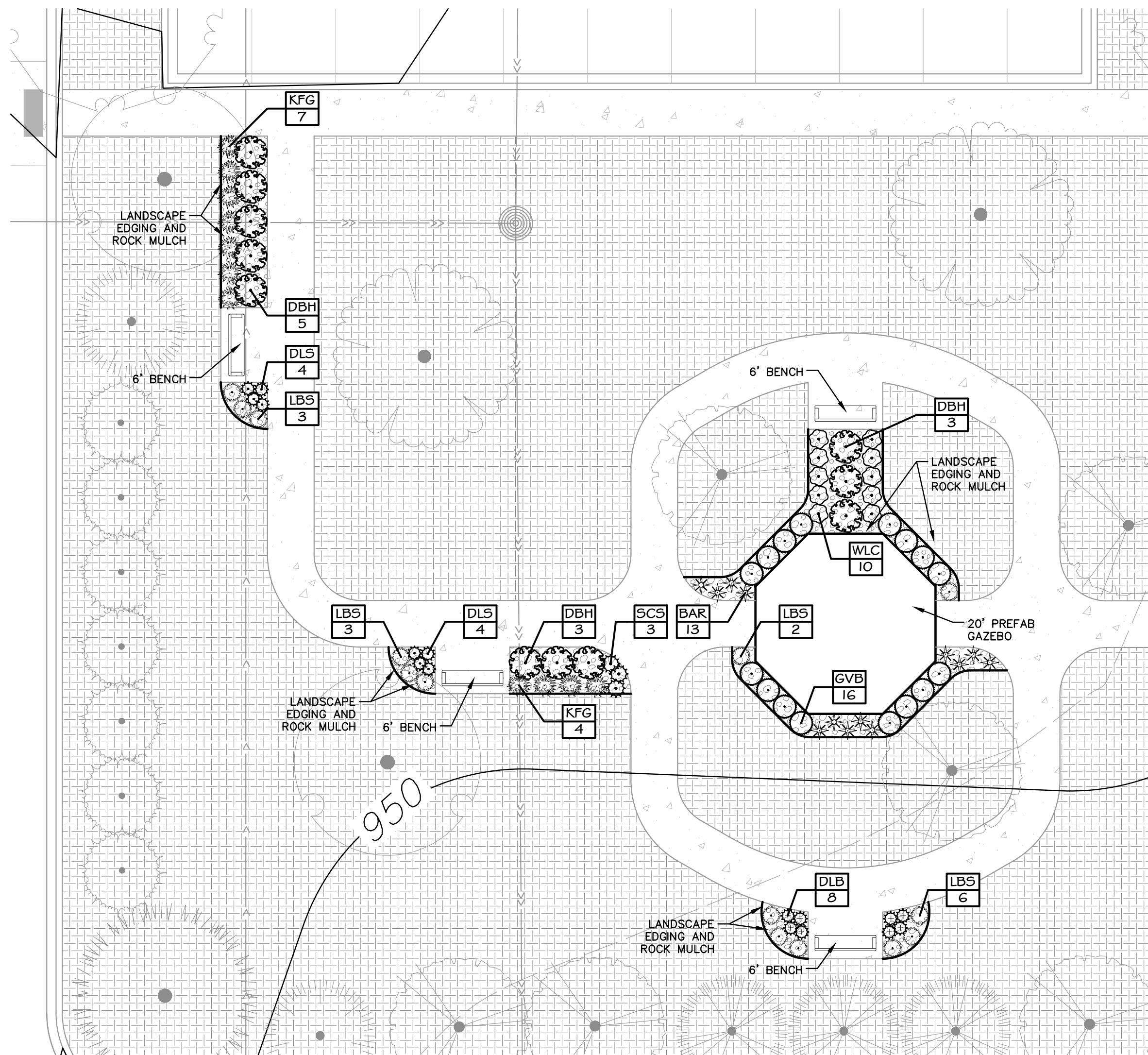
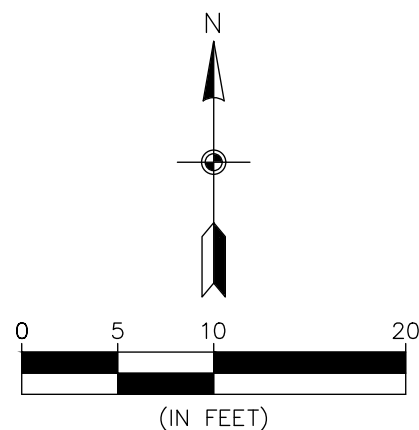
1 LANDSCAPE PLAN ENLARGEMENT
L4



2 LANDSCAPE PLAN ENLARGEMENT
L4



3 LANDSCAPE PLAN ENLARGEMENT
L4



4 LANDSCAPE PLAN ENLARGEMENT

REVISIONS

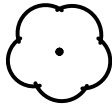
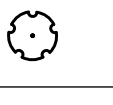
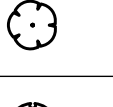
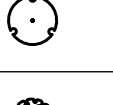
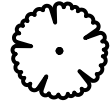
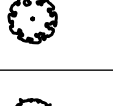
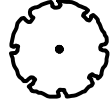
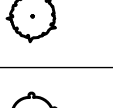
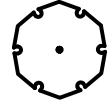
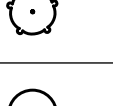
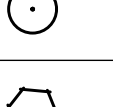
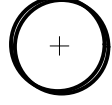
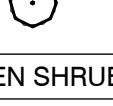
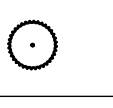
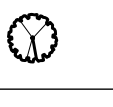
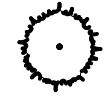
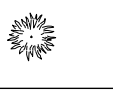
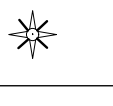
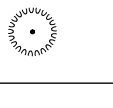
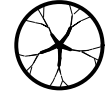
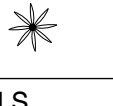
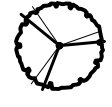
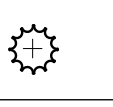
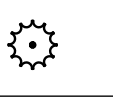
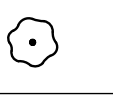
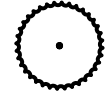
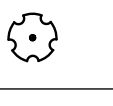
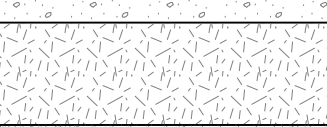
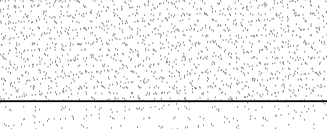
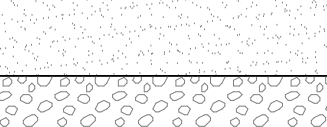
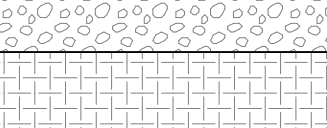
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

DRAWN BY:	RJL
DESIGNED BY:	RJL
ISSUE DATE:	07/05/20

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.

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 07/05/22 License #: 56346

L4 of 5

PLANT SCHEDULE													
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	6	Acer rubrum `Autumn Radiance`	Autumn Radiance Red Maple	3.5" Cal.	B&B		BCB	13	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	FM	7	Acer x freemanii `Sienna`	Sienna Glen Maple	3.5" Cal.	B&B		SSC	6	Clethra alnifolia `Hummingbird`	Summersweet	#5 Cont.	
	HB	13	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B		RTD	11	Cornus sericea `Alleman`'s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	HL	15	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B		DBH	79	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	KC	12	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B		CWH	8	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	WO	2	Quercus bicolor	Swamp White Oak	4" Cal.	B&B		ABH	36	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	#5 Cont.	
	HO	3	Quercus x macdanielii `Clemons` TM	Heritage Oak	2.5" Cal.	B&B		LLA	39	Rhododendron x `Lemon Lights`	Lemon Lights Azalea	#5 Cont.	
	BL	14	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B		MKL	20	Syringa patula `Miss Kim`	Miss Kim Lilac	#5 Cont.	
	BL+	3	Tilia americana `Redmond`	Redmond Linden	3" Cal.	B&B		VBC	19	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
	AE	12	Ulmus americana `Jefferson`	Jefferson American Elm	2.5" Cal.	B&B	EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		GVB	56	Buxus x `Green Velvet`	Green Velvet Boxwood	#5 Cont.	
	BF	9	Abies balsamea	Balsam Fir	6` Ht.	B&B		JSG	54	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	BH	5	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B		YEW	44	Taxus x media `Tauntonii`	Tauton Yew	#5 Cont.	
	WP	5	Pinus strobus	White Pine	6` Ht.	B&B	GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	WC	7	Thuja occidentalis	White Cedar	6` Ht.	B&B		KFG	123	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#2 Cont.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		BAR	38	Juncus inflexus `Blue Arrows`	Blue Arrows Rush	#2 Cont.	
	SB	7	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, Red Fall Color, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8` Ht.	B&B		LBS	58	Schizachyrium scoparium	Little Bluestem	#2 Cont.	
	PD	4	Cornus alternifolia `Wstackman` Pale Yellow Flowers, Maroon Fall Color	Golden Shadows Pagoda Dogwood	2" Cal.	B&B		PDS	59	Sporobolus heterolepis	Prairie Dropseed	#2 Cont.	
	HT	7	Crataegus crus-galli `Inermis`	Thornless Hawthorn	2" Cal.	B&B	PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CA	9	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	2" Cal.	B&B		DLB	76	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	JL	8	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B		DLS	52	Hemerocallis x `Stella De Oro` Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
TRANSPLANTED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		WLC	72	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 Cont.	
	TP	20	Transplant - Coniferous	Spruce Tree (6-7" DBH)	---	Transplant		LRS	55	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
								SCS	31	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
							GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
								DG	1,785 sf	Decomposed Granite Compacted, Non-Woven Geotextile Incidental	Decomposed Granite	4" Depth	
								EEWF	1,170 sf	Engineered Wood Fiber Mulch	Play Area Surfacing	12" Depth	
								PF	211 sf	Putting Fringe Refer to Architectural Specifications	Artificial Turf	---	
								PG	264 sf	Putting Green Refer to Architectural Specifications	Artificial Turf	---	
								ROCK	10,520 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
								SOD	61,027 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
								TI	5,699 sf	Type I - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-221	seed	

ENGINEERING
SURVEYING
ENVIRONMENTAL



3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

LANDSCAPE SCHEDULE

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1. 07/20/22 Per City Comments

2. 08/01/22 Per City Comments

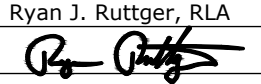
DRAWN BY: RJR

DESIGNED BY: RJR

ISSUE DATE: 07/05/22

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.

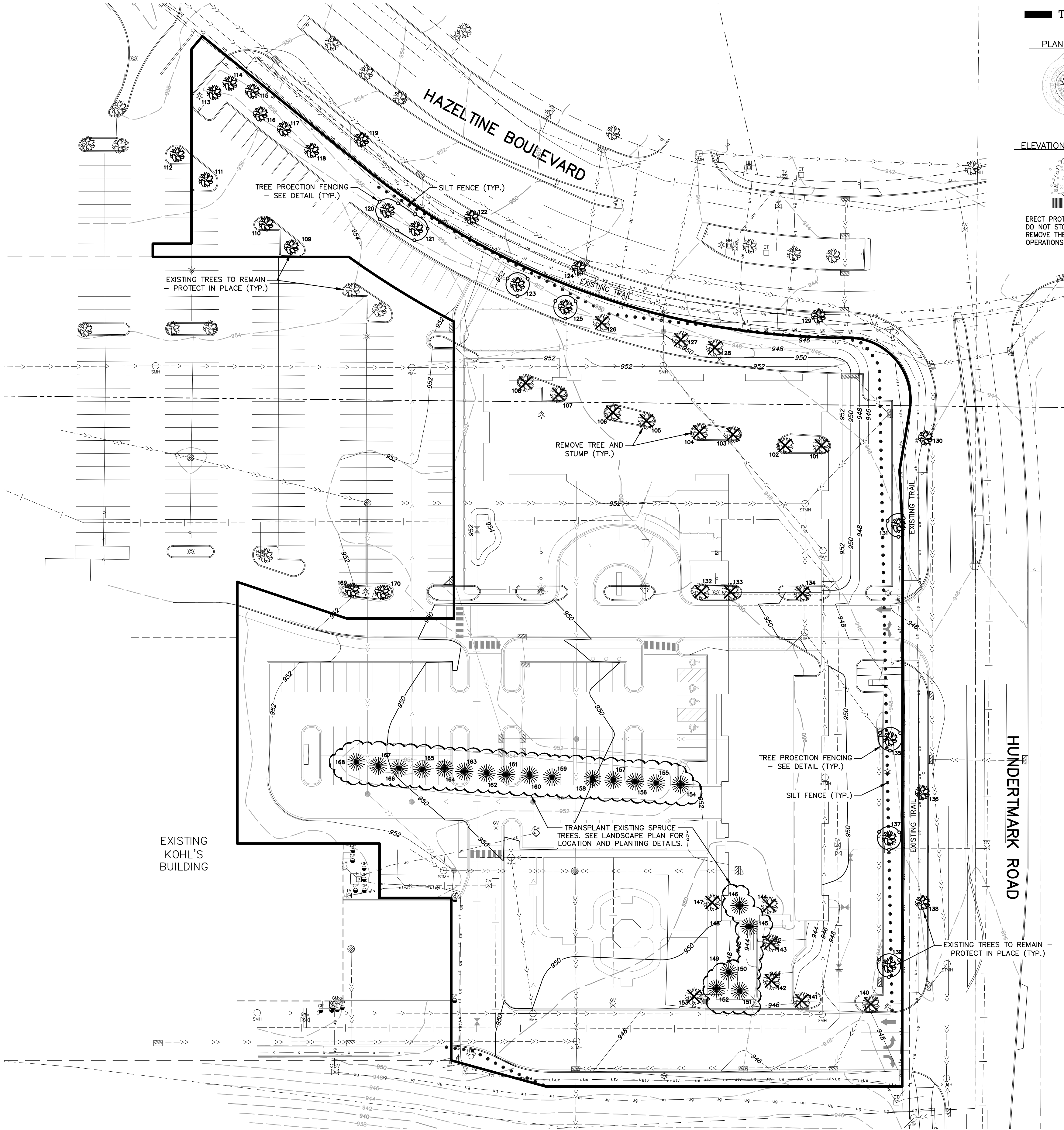
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Signature: 

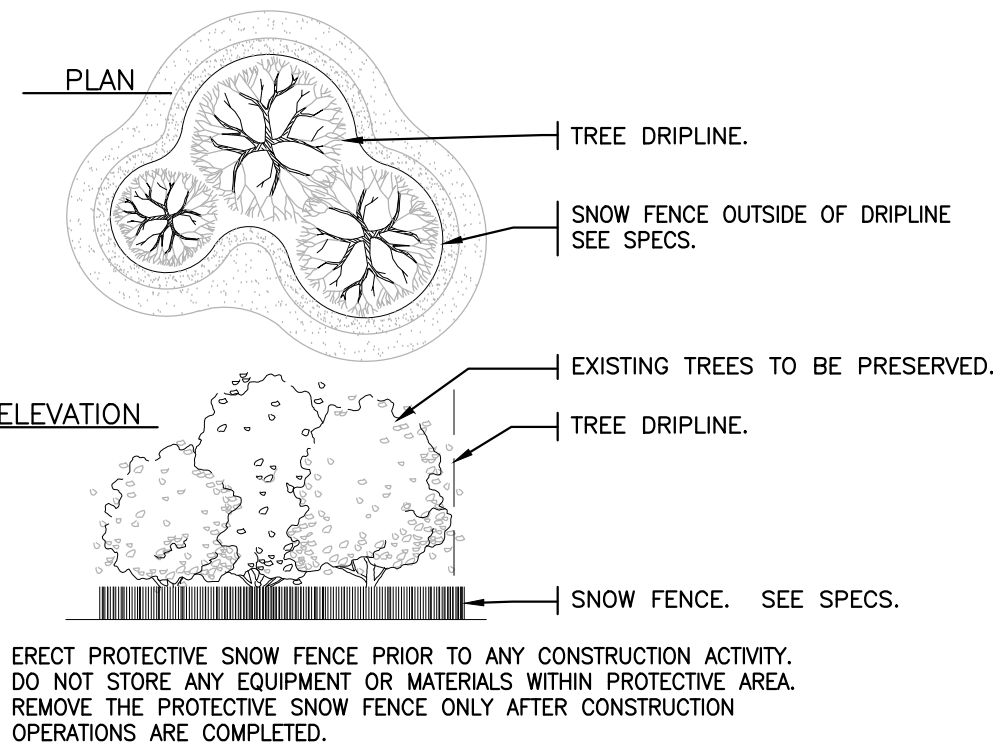
Date: 07/05/22 License #: 56346

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TREE PROTECTION FENCE



LEGEND

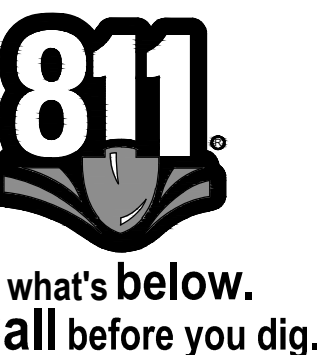
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND CABLE	---	---
UNDERGROUND FIBER OPTIC	---	---
OVERHEAD UTILITY	---	---
POWER POLE	---	---
GUY WIRE	---	---
CABLE PEDESTAL	---	---
FIBER OPTIC BOX	---	---
HYDRANT	---	---
DECIDUOUS TREE	● TAG #	● TAG #
CONIFEROUS TREE	● TAG #	● TAG #
SAVE	● TAG #	● TAG #
REMOVE	✕ TAG #	✕ TAG #

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Designation
101	5	Sugar Maple	Good	REMOVE
102	8	Sugar Maple	Good	REMOVE
103	7	Sugar Maple	Good	REMOVE
104	7	Sugar Maple	Good	REMOVE
105	7	Sugar Maple	Good	REMOVE
106	7	Sugar Maple	Good	REMOVE
107	8	Sugar Maple	Good	REMOVE
108	7	Sugar Maple	Good	REMOVE
109	6	Sugar Maple	Good	SAVE
110	6	Sugar Maple	Good	SAVE
111	8	Sugar Maple	Good	SAVE
112	8	Sugar Maple	Good	EXEMPT (Save)
113	2	Serviceberry	Good	EXEMPT (Save)
114	5	Pear	Good	EXEMPT (Save)
115	5	Pear	Good	EXEMPT (Save)
116	8	Swamp White Oak	Good	SAVE
117	7	Sugar Maple	Good	SAVE
118	7	Swamp White Oak	Good	SAVE
119	7	Swamp White Oak	Good	EXEMPT (Save)
120	7	Sugar Maple	Good	SAVE
121	6	Sugar Maple	Good	SAVE
122	5	Swamp White Oak	Good	EXEMPT (Save)
123	7	Sugar Maple	Good	SAVE
124	5	Sugar Maple	Good	EXEMPT (Save)
125	7	Sugar Maple	Good	SAVE
126	7	Sugar Maple	Good	REMOVE
127	7	Sugar Maple	Good	REMOVE
128	6	Sugar Maple	Good	REMOVE
129	6	Swamp White Oak	Good	EXEMPT (Save)
130	7	Swamp White Oak	Good	EXEMPT (Save)
131	6	Swamp White Oak	Good	SAVE
132	3	Chokecherry	Good	EXEMPT (Remove)
133	3	Chokecherry	Good	EXEMPT (Remove)
134	8	Sugar Maple	Good	REMOVE
135	6	Swamp White Oak	Good	SAVE
136	6	Swamp White Oak	Good	EXEMPT (Save)
137	8	Swamp White Oak	Good	SAVE
138	6	Swamp White Oak	Good	EXEMPT (Save)
139	7	Swamp White Oak	Good	SAVE
140	6	Swamp White Oak	Good	REMOVE
141	6	Swamp White Oak	Good	REMOVE
142	5	Swamp White Oak	Good	REMOVE
143	6	Swamp White Oak	Good	REMOVE
144	6	Swamp White Oak	Good	REMOVE
145	8	Spruce	Good	TRANSPLANT
146	7	Spruce	Good	TRANSPLANT
147	5	Swamp White Oak	Good	EXEMPT (Remove)
148	5	White Pine	Poor	EXEMPT (Remove)
149	5	White Pine	Good	EXEMPT (Remove)
150	7	Spruce	Good	TRANSPLANT
151	7	Spruce	Good	TRANSPLANT
152	6	Spruce	Good	TRANSPLANT
153	5	Swamp White Oak	Good	EXEMPT (Remove)
154	6	Spruce	Good	TRANSPLANT
155	6	Spruce	Good	TRANSPLANT
156	6	Spruce	Good	TRANSPLANT
157	6	Spruce	Good	TRANSPLANT
158	6	Spruce	Good	TRANSPLANT
159	6	Spruce	Good	TRANSPLANT
160	6	Spruce	Good	TRANSPLANT
161	6	Spruce	Good	TRANSPLANT
162	6	Spruce	Good	TRANSPLANT
163	6	Spruce	Good	TRANSPLANT
164	6	Spruce	Good	TRANSPLANT
165	6	Spruce	Good	TRANSPLANT
166	7	Spruce	Good	TRANSPLANT
167	6	Spruce	Good	TRANSPLANT
168	6	Spruce	Good	TRANSPLANT
169	6	Amur Maple	Good	EXEMPT (Remove)
170	5	Amur Maple	Poor	EXEMPT (Remove)
SUMMARY			Cal. Inches	No. of Trees
Exempt Trees Removed (Undersized, Poor Condition, Off-Site, Nuisance Species, etc.)			37	8
Significant Trees Removed			113	17
Total Removed			150	25
Significant Trees Saved (in place)			158	25
Significant Trees Saved (transplant)***			126	20
Total Saved			284	45
TOTAL INVENTORIED			434	70

***Credit for existing trees applied to landscape requirements.

1 OVERALL TREE PRESERVATION PLAN
TP1



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7989 \ CARLSONMCCAIN.COM

TREE PRESERVATION PLAN
HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments
DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 07/05/22

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Name: Ryan J. Rutger, RLA
Signature: [Signature]
Date: 07/05/22 License #: 56346
TP1 of 1

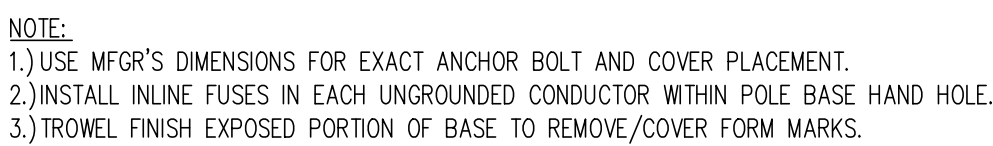
SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OHIO AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NFPA, NEMA, ANSI, IES, IEEE, NEW LIFE SAFETY QCO, ASHRAE 90.1, EEC ENERGY CODE AND BIC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, COMMISSIONED, PLACED IN OPERATION IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEES AND INSTALLATION.

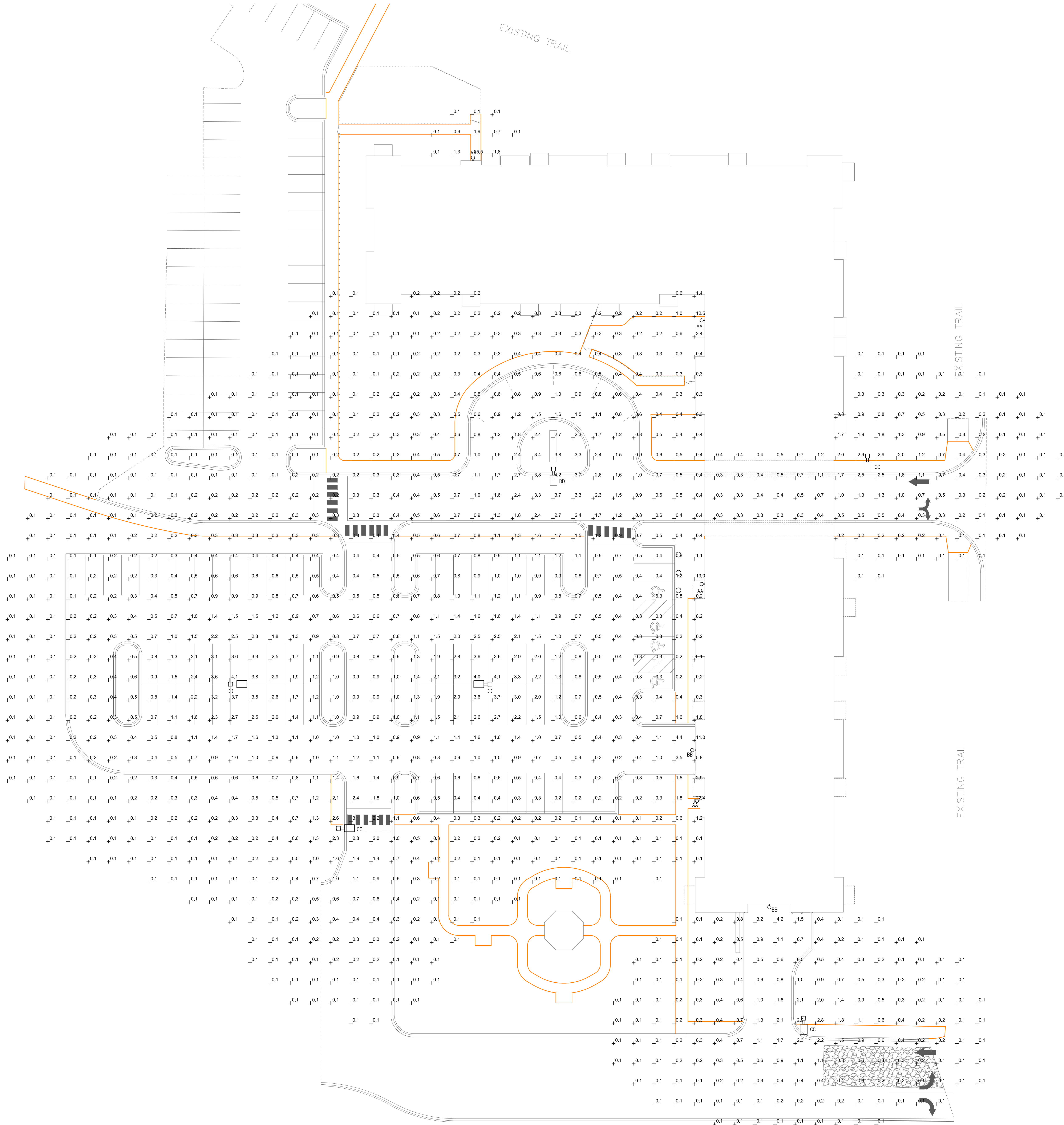
ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACES SHALL BE 20" AFF. SWITCHES SHALL BE 48" AFF.
8. GFI PROTECT ALL RECEPTANCES WITHIN 6' OF EVERY SINK.
9. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACES, SWITCHES, LIGHTS, IVAPOLATE JAWS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
10. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
11. PROVIDE TAMPER RESISTANT RECEPTACES IN ALL AREAS LISTED UNDER NEC 406.12.

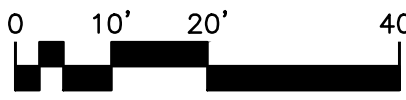
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	20	SMALL EXTERIOR WALL PACK	HUBBELL
BB	LED	30	MEDIUM EXTERIOR WALL PACK	HUBBELL
CC	LED	70	POLE MOUNT FIXTURE, TYPE II OPTICS, 25' POLE	A17
DD	LED	150	POLE MOUNT FIXTURE, TYPE V OPTICS, 25' POLE	A17



2 POLE BASE DETAIL
E1.1 NOT TO SCALE



ELECTRICAL SITE PLAN



SCALE: 1" = 20'-0"

DATE	REVISION	DESCRIPTION	BY
8/4/22	A	-	-
SCALE: AS SHOWN	A	-	-
DRAWN BY: DK	A	-	-
CHECKED BY: BI	A	-	-
JOB NO. ---	A	-	-

HAZELTINE APARTMENTS
CHASKA, MN
—
ELECTRICAL SITE PLAN

DRAWING NO.
E1.1

HAZELTINE APARTMENTS - CHASKA, MN

07/05/2022



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EXTERIOR RENDERING	5.5
EXTERIOR RENDERING	5.6
EXTERIOR RENDERING	5.7
EXTERIOR RENDERING	5.8
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EXTERIOR ELEVATIONS	6.1
EXTERIOR ELEVATIONS	6.2
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1 Site Location Aerial
1" = 300'-0"

EXISTING SITE PLAN KEY

- 1 KOHL'S - 1 STORY
- 2 HIGHLAND SHORES APTS - 3 STORIES
- 3 HIGHLAND SHORES CONDOS - 4 STORIES
- 4 CHASKA HEIGHTS SENIOR LIVING - 3 STORIES
- 5 HAZELTINE CENTER - 4-5 STORIES

SITE METRICS

PARCEL ID	302190030
ADDRESS	1130 HAZELTINE BLVD, CHASKA, MN 55318
PARCEL AREA	4.74 ACRES
ZONING	PCD - PLANNED COMMERCIAL DEVELOPMENT



EXISTING VIEW - HAZELTINE BLVD AND HUNDERTMARK RD



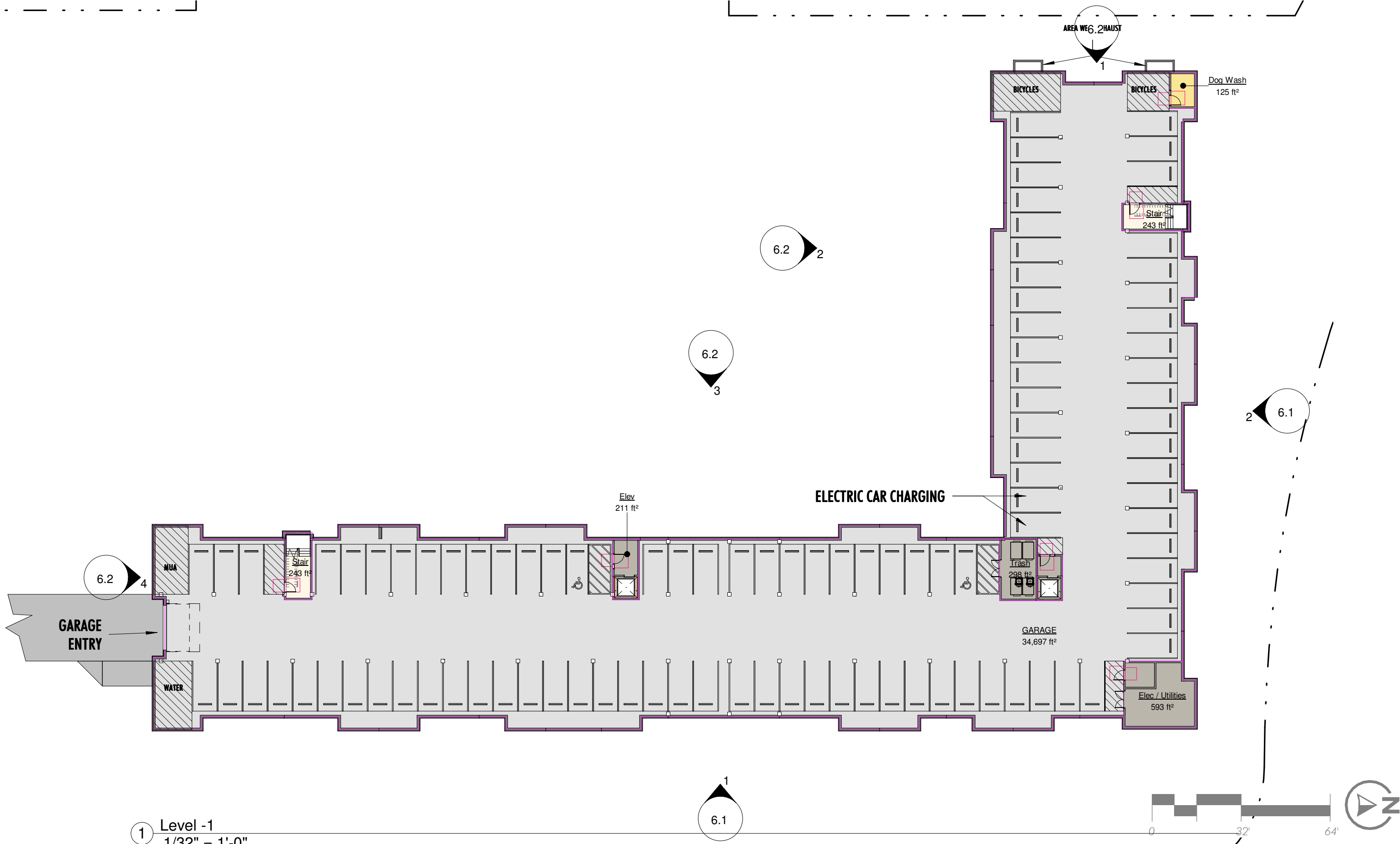
EXISTING VIEW - HUNDERTMARK RD EAST ENTRANCE



EXISTING VIEW - HUNDERTMARK RD SOUTH



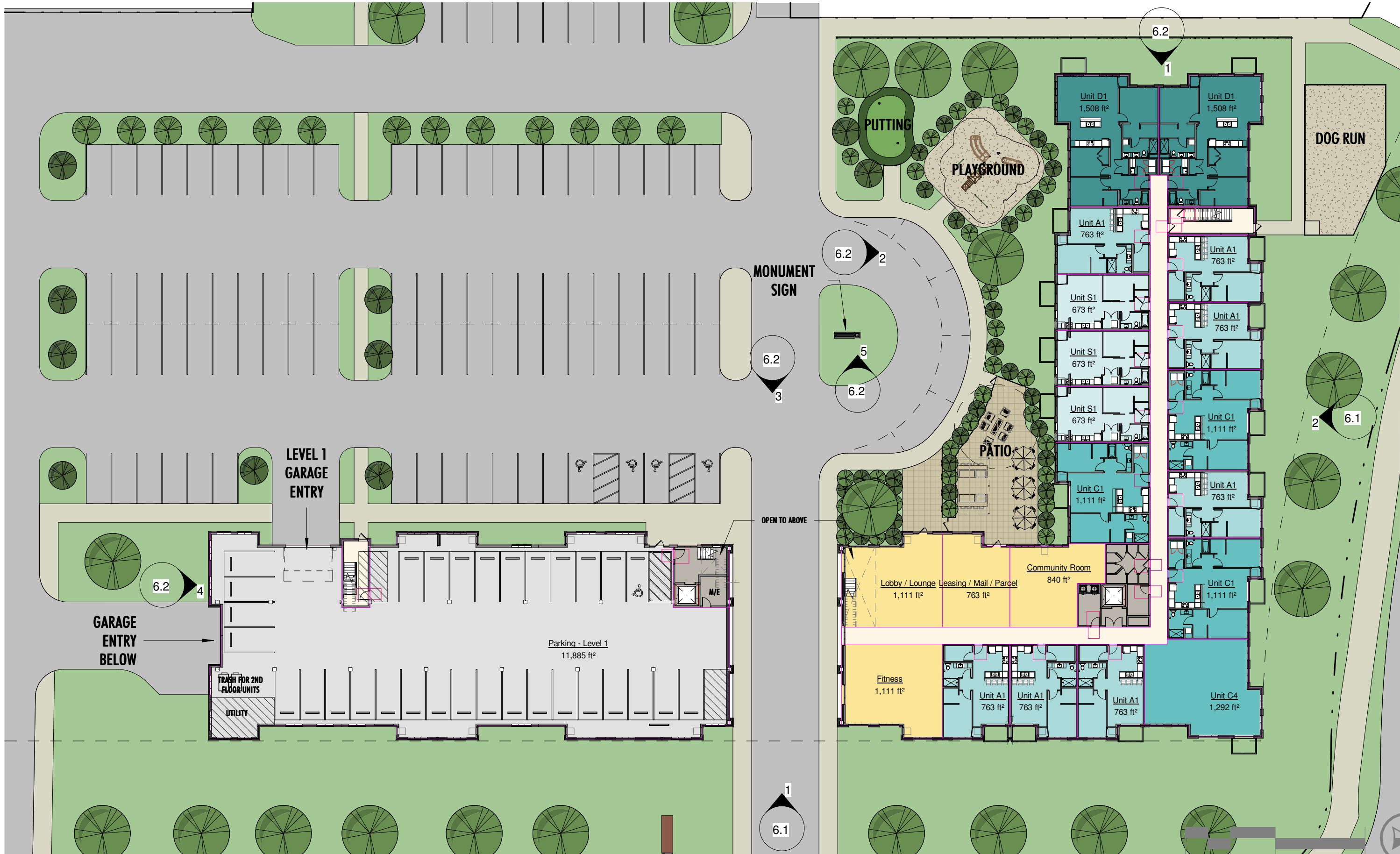
EXISTING VIEW - HAZELTINE BLVD NORTH ENTRANCE



1 Level -1
1/32" = 1'-0"

FLOOR PLANS - LEVEL -1

HAZELTINE APARTMENTS - CHASKA, MN



① Level 1
1/32" = 1'-0"

FLOOR PLAN - LEVEL 1

HAZELTINE APARTMENTS - CHASKA, MN



1 Level 2
1/32" = 1'-0"

FLOOR PLANS - LEVEL 2

HAZELTINE APARTMENTS - CHASKA, MN



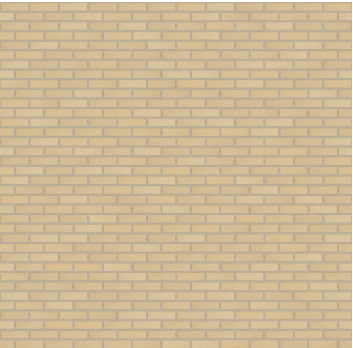
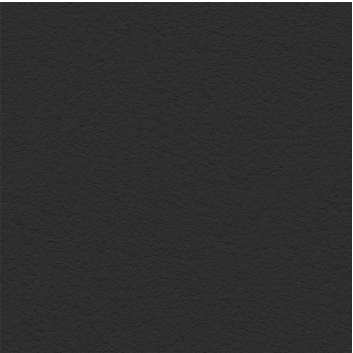
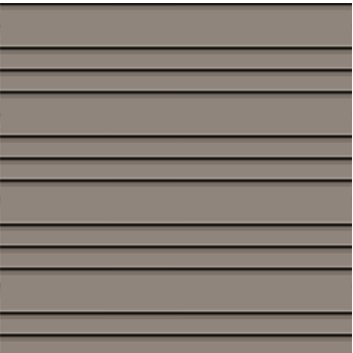
1 Level 3
1/32" = 1'-0"

FLOOR PLANS - LEVEL 3

HAZELTINE APARTMENTS - CHASKA, MN



EXTERIOR MATERIALS

Material Mark	Description	Image
CLASS I		
4.1	Brick (Utility) - Color: Chaska Buff Blend	
7.1	LP Smartside Panel -Texture: Smooth - Color: Abyss Black	
7.2	LP Smartside Lap - Exposure: Alternating 4", 4", 8" pattern - Texture: Smooth - Color: Tundra Gray	
8.0	GLAZING	

EXTERIOR MATERIALS

Material Mark	Description	Image
CLASS II		
4.2	CMU (Split-Face) - Color: Limestone	

TOTAL BUILDING EXTERIOR MATERIAL AREAS

- CLASS I
- 4.1 - BRICK (UTILITY) - 13,310 SF (23%)

7.1 - LP SMARTSIDE PANEL SIDING - 9,728 SF (17%)

7.2 - LP SMARTSIDE LAP SIDING - 12,664 SF (22%)

8.0 - GLASS - 16,393 SF (29%)
- CLASS II
- 4.2 - SPLITFACE CONCRETE MASONRY - 5,047 SF (9%)

EAST ELEVATION MATERIAL AREAS
CLASS I
GLASS - 4,950 SF (28%)
BRICK (UTILITY) - 4,431 SF (26%)
LP SMARTSIDE LAP SIDING - 4,094 SF (24%)
LP SMARTSIDE PANEL SIDING - 2,430 SF (14%)
CLASS II
SPLITFACE CONCRETE MASONRY - 1,449 SF (8%)

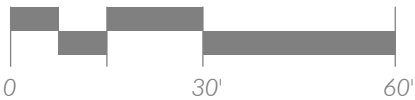


1 Elevation - East
1" = 30'-0"

NORTH ELEVATION MATERIAL AREAS
CLASS I
GLASS - 3,440 SF (30%)
BRICK (UTILITY) - 2,011 SF (18%)
LP SMARTSIDE LAP SIDING - 2,840 SF (25%)
LP SMARTSIDE PANEL SIDING - 2,190 SF (20%)
CLASS II
SPLITFACE CONCRETE MASONRY - 860 SF (7%)



2 Elevation - North
1" = 30'-0"



WEST END ELEVATION MATERIAL AREAS

CLASS I
GLASS - 958 SF (28%)
BRICK (UTILITY) - 1,110 SF (32%)
LP SMARTSIDE LAP SIDING - 0 SF (0%)
LP SMARTSIDE PANEL SIDING - 1,159 SF (34%)

CLASS II
SPLITFACE CONCRETE MASONRY - 220 SF (6%)



① Elevation - West End
1" = 30'-0"

Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

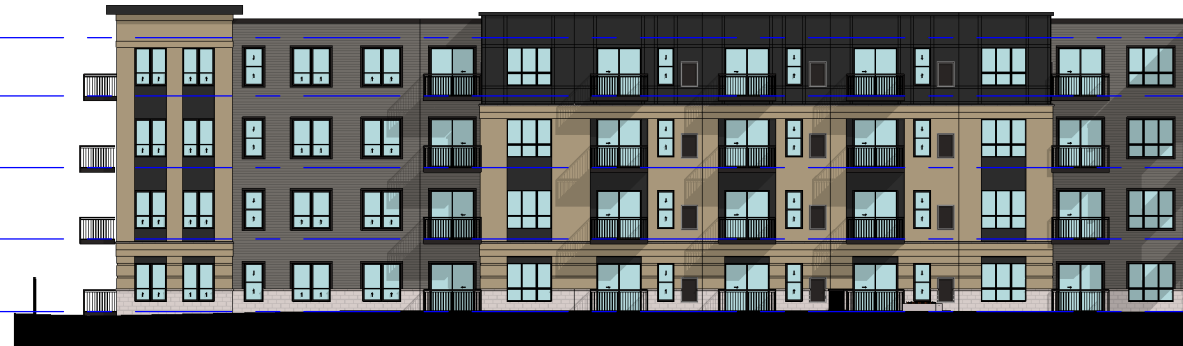
122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"



② Elevation - South
1" = 30'-0"

Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

SOUTH ELEVATION MATERIAL AREAS

CLASS I
GLASS - 2,369 SF (30%)
BRICK (UTILITY) - 1,888 SF (24%)
LP SMARTSIDE LAP SIDING - 1,684 SF (22%)
LP SMARTSIDE PANEL SIDING - 1,439 SF (18%)

CLASS II
SPLITFACE CONCRETE MASONRY - 433 SF (6%)

WEST ELEVATION MATERIAL AREAS

CLASS I
GLASS - 3,774 SF (28%)
BRICK (UTILITY) - 2,569 SF (19%)
LP SMARTSIDE LAP SIDING - 4,046 SF (30%)
LP SMARTSIDE PANEL SIDING - 1,697 SF (13%)

CLASS II
SPLITFACE CONCRETE MASONRY - 1,298 SF (10%)



③ Elevation - West
1" = 30'-0"

Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

WEST ELEVATION MATERIAL AREAS

CLASS I
GLASS - 902 SF (24%)
BRICK (UTILITY) - 1,301 SF (34%)
LP SMARTSIDE LAP SIDING - 0 SF (0%)
LP SMARTSIDE PANEL SIDING - 813 SF (22%)

CLASS II
SPLITFACE CONCRETE MASONRY - 787 SF (20%)



④ Elevation - South End
1" = 30'-0"

Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

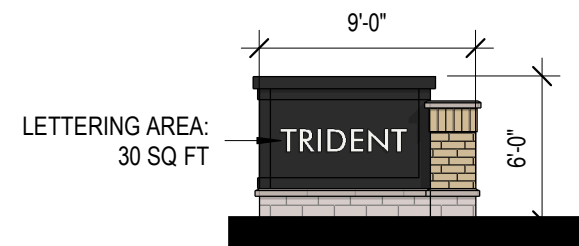
111'-4"

Level 1

100'-0"

Level -1

88'-8"



⑤ Elevation - Monument Sign
1/8" = 1'-0"

PLANNING METRICS

<u>Zoning</u>	
Current:	PCD - Planned Commercial Development
<u>Height</u>	
Proposed:	4 Stories / 48 Feet
<u>Density</u>	
Proposed:	128,000sqft gross occupied floor area / 206,751sqft gross site area = 0.619 F.A.R.

Lot Coverage
Building Footprint: 36,565 SF (18% of the lot)
Open green space: 79,314 SF (38% of the lot)

GROSS AREA - TOTAL	
<i>Level</i>	<i>Area</i>
Level 4	36,469 ft²
Level 3	36,565 ft²
Level 2	33,529 ft²
Level 1	34,005 ft²
Level -1	36,564 ft²
Grand total	177,132 ft²

PARKING		
<i>Level</i>	<i>Type</i>	<i>Count</i>
Level -1	Parking - Garage	100
Level 1	Parking - Garage	31
Level 1	Parking - Surface	96
		227

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
0 BR (Alcove)				
Unit S1	15	673 ft²	10,100 ft²	13.4%
	15		10,100 ft²	13.4%

1BR				
Unit A1	38	763 ft²	28,989 ft²	33.9%
Unit A3	1	695 ft²	695 ft²	0.9%
		39	29,685 ft²	34.8%

1BR + Den				
Unit B1	6	876 ft²	5,257 ft²	5.4%
Unit B2	3	1,053 ft²	3,159 ft²	2.7%
Unit B3	2	840 ft²	1,679 ft²	1.8%
Unit B4	3	893 ft²	2,680 ft²	2.7%
		14	12,775 ft²	12.5%

2BR				
Unit C1	23	1,111 ft²	25,550 ft²	20.5%
Unit C2	4	1,160 ft²	4,640 ft²	3.6%
Unit C4	4	1,292 ft²	5,169 ft²	3.6%
		31	35,359 ft²	27.7%

3BR				
Unit D1	13	1,508 ft²	19,609 ft²	11.6%
		13	19,609 ft²	11.6%
Grand total	112		107,528 ft²	100.0%



CONCEPTUAL RENDERING - HUNDERTMARK ROAD SOUTHEAST VIEW



CONCEPTUAL RENDERING - BREEZEWAY VIEW



CONCEPTUAL RENDERING - HUNDERTMARK ROAD AND HAZELTINE BOULEVARD VIEW



CONCEPTUAL RENDERING - HAZELTINE BLVD VIEW



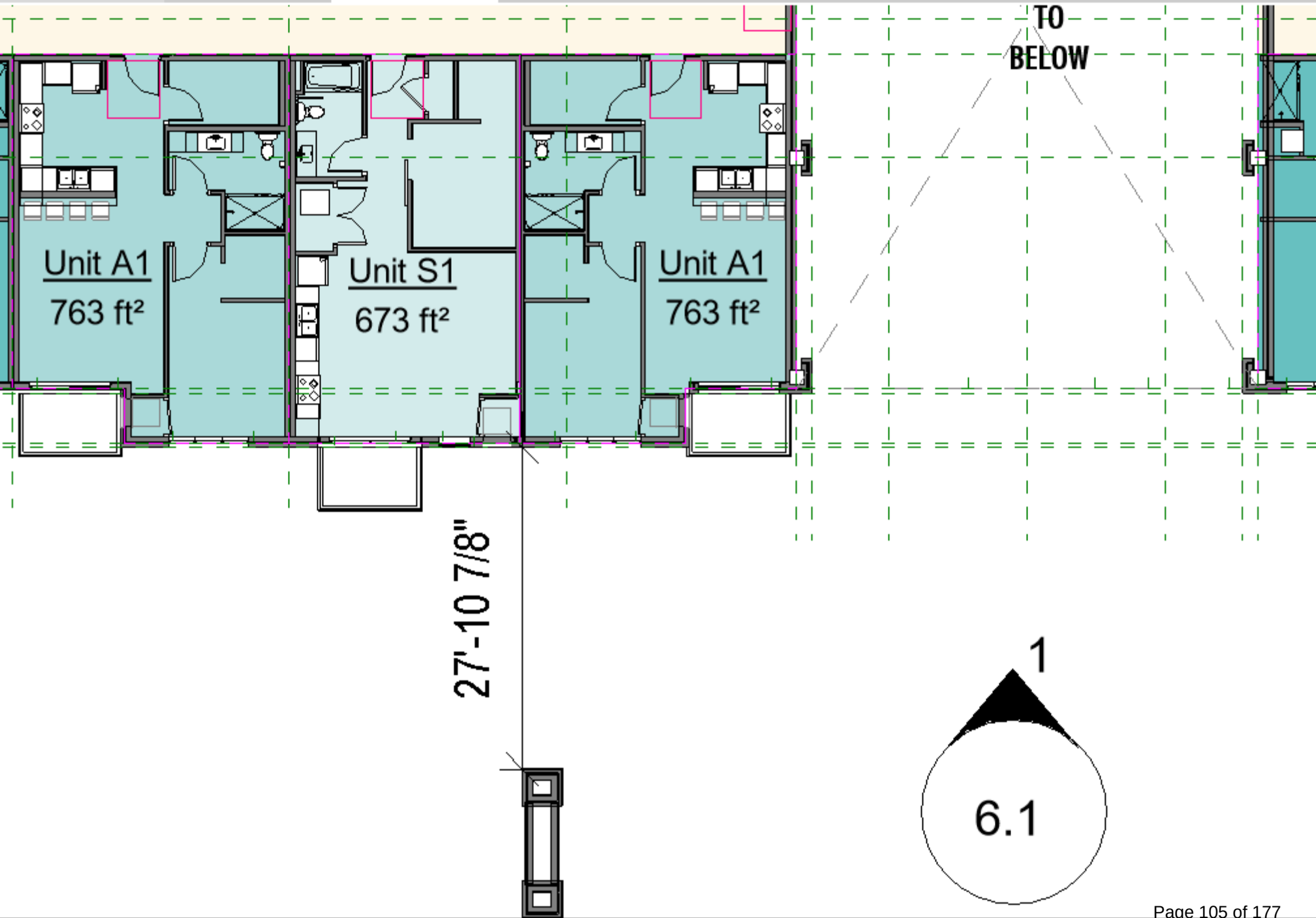
CONCEPTUAL RENDERING - ROOFTOP DECK VIEW



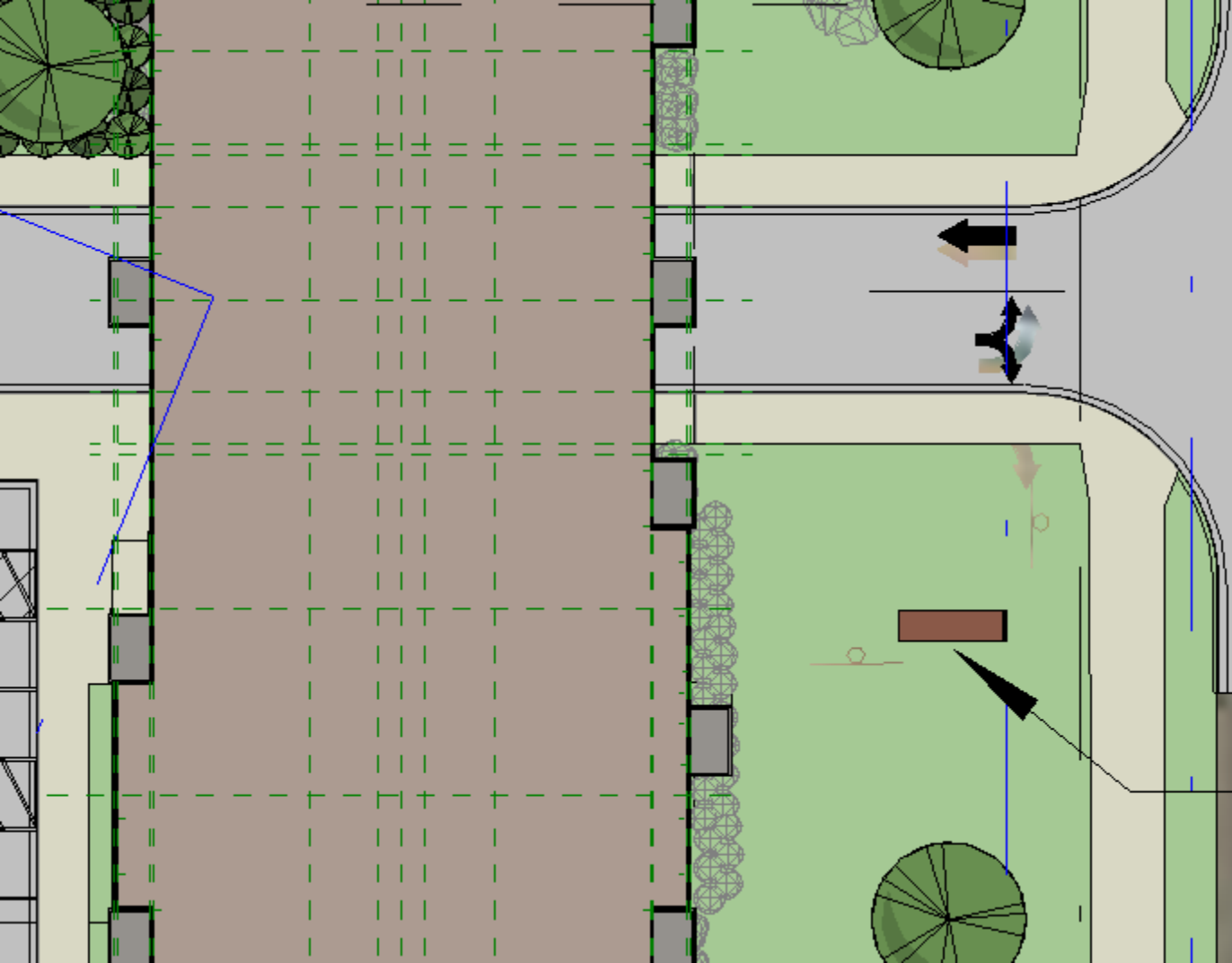
CONCEPTUAL RENDERING - SOUTHWEST AERIAL VIEW



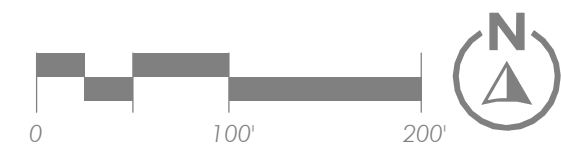
CONCEPTUAL RENDERING - ENTRANCE COURTYARD VIEW













OAKS STATION PLACE - MINNEAPOLIS, MN



PRAIRIE BLUFFS SENIOR LIVING - EDEN PRAIRIE, MN



LYRA - COON RAPIDS, MN



Hazeltine Apartments - Chaska, MN

Lighting Fixture Package

Date:	6/30/2022
Job #:	TBD

SITE LIGHTING				
Fixture Type	Qty	Vendor / Brand	Part #	Description
AA	4	hubbell	sg1-20-5k7-ft-unv-db	wall pack
BB	2	hubbell	sg1-30-5k7-ft-unv-db	wall pack
CC	2	rab	a17-2t70/ps4-11-25d2	pole light
DD	3	rab	a17-5t150/ps4-11-25d2	pole light

SLING SERIES SG

TYPE AA
SG1-20-5K7-FT-UNV-DB

Job TYPE BB
SG1-30-5K7-FT-UNV-DB



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

Slender wallpack/floodlight available in two sizes for a variety of applications including building perimeter/security lighting, entrances, stairways, loading docks or facades for schools, apartments or commercial buildings.

Construction:

Rugged die-cast aluminum housing with corrosion resistant powder coat finish both protects and provides architectural appearance. Heat dissipating fins provide superior thermal performance extending the life of the electronic components.

Electrical:

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in larger SG2 housing
- 10KA surge protection included

LED(s) Optics, CCT:

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs, see page 2 for electrical and photometric data

Lenses:

- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

Installation:

- Side hinge allows for easy installation and wiring.
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs.
- Mounts to 4" junction box and includes a gasket to help seal electrical connections.
- Four 1/2" threaded conduit hubs for surface conduit provided

Options/Controls

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub.
- Occupancy sensor available for on/off and dimming control in larger SG2 housing.
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details.
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height
- Diffused comfort lens provides glare control and improved uniformity. Available as an option or accessory

Listings

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40C to 40C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

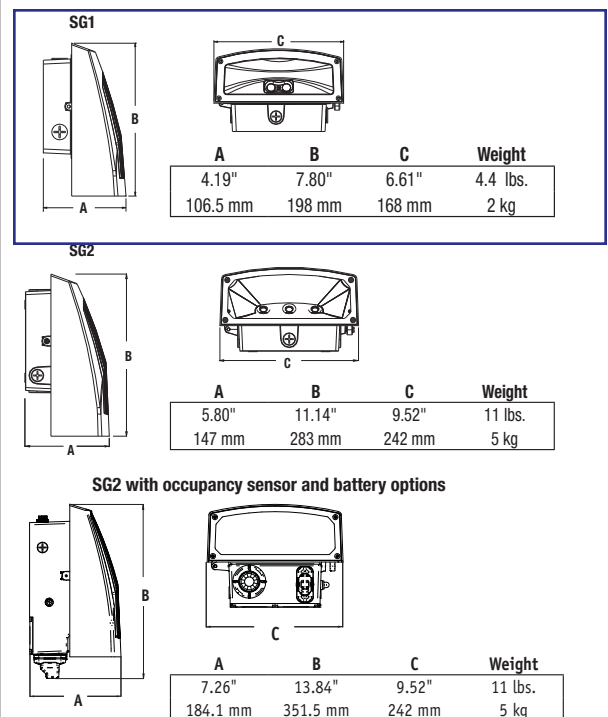
Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelllighting.com/resources/warranty/>)

PRODUCT IMAGE(S)



DIMENSIONS



CERTIFICATIONS/LISTINGS



tradeSELECT®

C US *3000K and warmer CCTs only

SHIPPING INFORMATION

Catalog Number	G.W.(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2 kg)	9.5 (24)	8.25 (21)	5.25 (13.32)	6	98
SG2	11lbs (5 kg)	14 (35.5)	11.5 (29.2)	8 (20.3)	2	64

ORDERING INFORMATION — ORDERING EXAMPLE: SG1-20-4K7-FT-UNV-DB

			FT				
FAMILY	CCT/CRI	DISTRIBUTION	VOLTAGE	COLOR/FINISH	CONTROL OPTIONS	OPTIONS	
SG1-20 Size 1, 20w	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	DB Textured Dark Bronze	PCU Button Photocontrol 120-277V	CS Comfort lens	
SG1-30 Size 1, 30w	4K7 4000K, 70 CRI		120' 120V	BL Textured Black	SCO ^{1,2} Sensor Control, on/off	E ^{1,2} Battery 0°C	
SG2-50 Size 2, 50w	5K7 5000K, 70 CRI		277' 277V	WH Textured White	SCP ^{1,2,3} Sensor Control, Programmable	EH ^{1,2} Battery w/ heater -20°C	
SG2-80 Size 2, 80w			UHV ¹ 347V-480V	GYS Smooth Gray	SWP SiteSync, Precommission		
				PS Smooth Plat. Silver	SWPM ^{1,2} SiteSync, Precommission, Motion		
				CC Custom Color	Specify MTG HT for SCO/SCP & SWPM		
					8F Up to 8'		
					20F Up to 20'		

¹ Available in SG2 only, UHV available in SG2-50 only

² Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting.

³ 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH

⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only



HUBBELL
Outdoor Lighting

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ORDERING INFORMATION - Stock Versions

Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG1-20-PCU	5000K/70	21w	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2)
SG1-20-4K-PCU	4000K/70					2310	110	
SG1-30-PCU	5000K/70	29w	10-15ft			3270	113	
SG1-30-4K-PCU	4000K/70					3060	105	
Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG2-50-PCU	5000K/70	51w	12-18ft	120-277V	Dark Bronze	5548	110	11 (5)
SG2-50-4K-PCU	4000K/70					5526	109	
SG2-80-PCU	5000K/70	80w	15-25ft			8061	101	
SG2-80-4K-PCU	4000K/70					8079	101	

PERFORMANCE DATA

Catalog number	# of LEDs	Drive Current	System Watts	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30		350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80		650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

1. Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

Configurable Versions

Catalog number	# of Drivers	Input Voltage	Current (Amps)	System Power
SG1-20	1	120	0.18	21.0
		277	0.08	21.0
SG1-30	1	120	0.24	28.9
		277	0.10	28.9
SG2-50-UHV	1	347	0.13	43.5
		480	0.18	43.5
SG2-50	1	120	0.42	50.6
		277	0.18	50.6
SG2-80	1	120	0.68	79.8
		277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Wireless and Occupancy Controls



SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.



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OPTIONS AND ACCESSORIES

Catalog Number	Description	Weight lbs. (kg)
SG1-CS	Acrylic comfort lens for SG1	1 (.45)
SG2-CS	Acrylic comfort lens for SG2	1 (.45)
SG1-YOKE	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
SG1-KNUCKLE	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
SG2-YOKE	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
SG2-KNUCKLE	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)
SG2-PMA-3-XX	3" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-4-XX	4" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-5-XX	5" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-6-XX	6" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG1-SPC	Vandal Resistant Lens (shield polycarbonate), SG1	3 (1.5)
SG2-SPC	Vandal Resistant Lens (shield polycarbonate), SG2	3 (1.5)
SG1-WCP	Universal Wall Cover Plate, Dark Bronze, SG1	10 (5)
SG2-WCP-H	Horizontal Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
SG2-WCP-V	Vertical Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
SG2XL-WCP-H	Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)
SG2XL-WCP-V	Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)

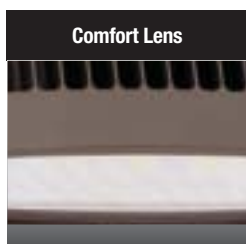
*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

Accessories and Services (Ordered Separately)

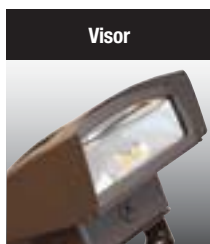
Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

*When ordering SiteSync at least one of these two interface options must be ordered per project.

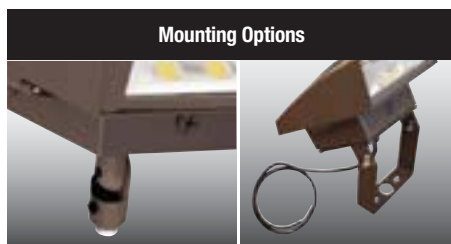
+ If needed, an additional Bridge Node can be ordered.



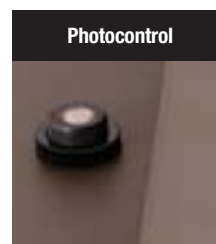
Comfort Lens



Visor



Mounting Options



Photocontrol



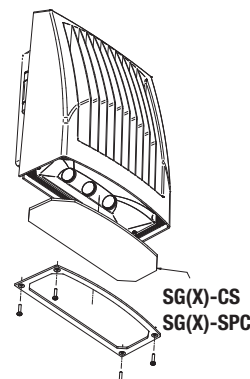
Hinged Housing Door

Acrylic comfort lens provides glare control, improved visual comfort and better uniformity

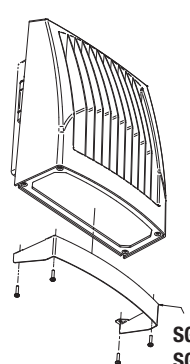
Visor accessory included Flood mounting accessories - 1/2" threaded knuckle with mounting accessory or yoke (includes grommet and 3' SO cord) kits

Photocontrol option available for energy-saving dusk-to-dawn operation

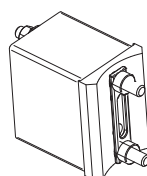
Side hinged for easy installation and wiring access, single screw secures housing closure



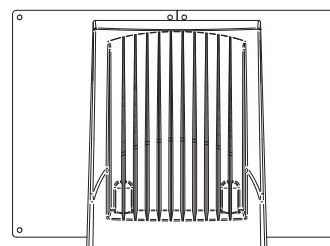
**SG(X)-CS
SG(X)-SPC**



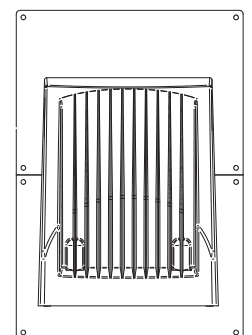
**SG(X)-Yoke
SG(X)-KNUCKLE**



SG(X)-PMA(X)-XX

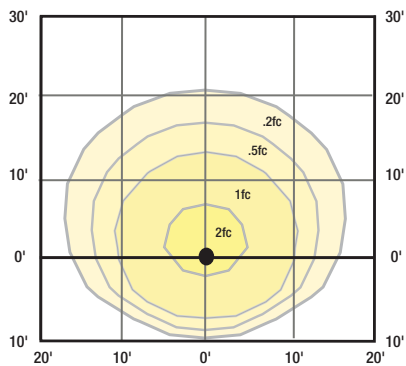


SG(X)-WCP-H



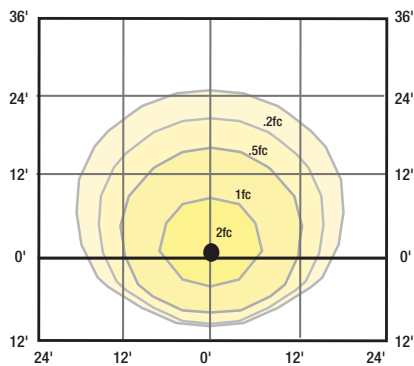
SG(X)-WCP-V

PHOTOMETRICS



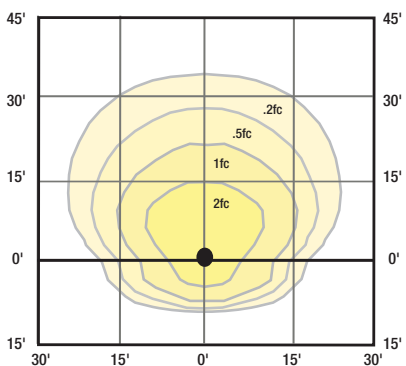
SG1-20

Mounting Height 10ft



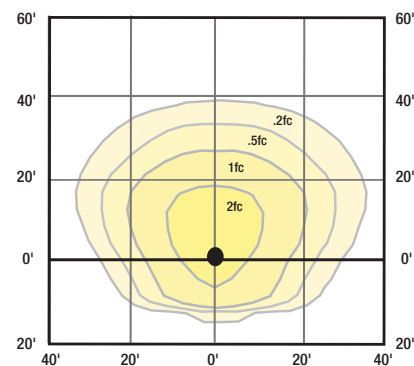
SG1-30

Mounting Height 12ft



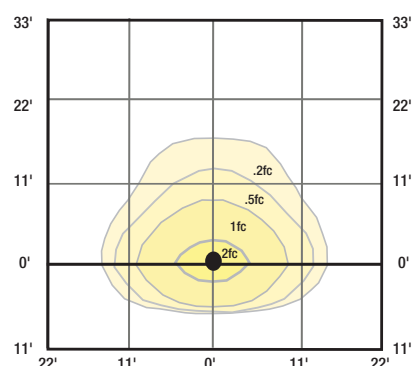
SG2-50

Mounting Height 15ft



SG2-80

Mounting Height 20ft



SG2 in E or EH Emergency mode

Mounting Height 11ft

Emergency Mode (EH)



Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12ft mounting height. Assumes open space with no obstructions.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

A17-2T70



Color: Bronze

Weight: 10.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	69.84W

LED Info

Watts	70W
Color Temp	5000K (Cool)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	10,234
Efficacy	146.5 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLDHB6T92Z4

Electrical**Driver:**

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.24% at 120V, 13.52% at 277V

Power Factor:

99.6% at 120V, 91.7% at 277V

Surge Protection:

10kV

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	2T	70				
		3T = Type III	70 = 70W/10,000LM	Blank = Universal Pole Mount	Blank = 5000K Cool	Blank = 120-277V, 0-10V	Blank = No Option
		4T = Type IV	100 = 100W/15,000LM	SF = Slipfitter (Factory installed	N = 4000K Neutral	Dimming	/3PRS = 3-pin Receptacle and
		5T = Type V	150 = 150W/22,500LM	SF available in 150W)		/480 = 480V, 0-10V	Shorting Cap
			200 = 200W/30,000LM			Dimming ¹	/7PRS = 7-pin Receptacle and
			240 = 240W/36,000LM				Shorting Cap
			300 = 300W/45,000LM				/MVS = Microwave Motion
			375 = 375W/51,800LM				Sensor
							/LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories



Color: Bronze

Weight: 13.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.50A
208V	0.80A
240V	0.70A
277V	0.06A
Input Watts	148.49W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	20,022
Efficacy	134.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLNTYJ268FL7

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.76% at 120V, 9.31% at 277V

Power Factor:

99.8% at 120V, 93% at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type V distribution produces light in a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots, corporate parks and retail settings

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	5T	150				
		3T = Type III	70 = 70W/10,000LM	Blank = Universal Pole Mount	Blank = 5000K Cool	Blank = 120-277V, 0-10V	Blank = No Option
		4T = Type IV	100 = 100W/15,000LM	SF = Slipfitter (Factory installed	N = 4000K Neutral	Dimming	/3PRS = 3-pin Receptacle and
		5T = Type V	150 = 150W/22,500LM	SF available in 150W)		/480 = 480V, 0-10V	Shorting Cap
			200 = 200W/30,000LM			Dimming ¹	/7PRS = 7-pin Receptacle and
			240 = 240W/36,000LM				Shorting Cap
			300 = 300W/45,000LM				/MVS = Microwave Motion
			375 = 375W/51,800LM				Sensor
							/LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 167.6 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

25 FT

Weight:

168 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 4.3 ft./275 lb.

80MPH 1.7 ft./270 lb

Other

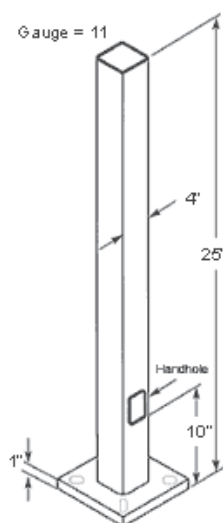
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

REQUEST FOR ACTION CHASKA PLANNING COMMISSOIN 08/10/2022

Subject: CloudHQ – Concept Plan

Applicant: CloudHQ and Kimley-Horn & Associates, Inc.

Location: North of Engler Boulevard (CR 10), west of Clover Ridge Drive

Case No.: P.C. No. 2022-41

Synopsis: Requesting Concept Plan Approval for a data center in the West Creek Corporate Center

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In 2010, 2012, and 2016 the Preliminary and Final Plat were approved for West Creek Corporate Center 1st, 2nd, and 3rd Additions. Today three buildings have been constructed in the development, one 250,000 square foot data center (United Health Group) in the 1st Addition, one 115,000 square foot data center (Stream Data) in the 2nd Addition, and one 115,000 square foot data center (Stream Data 2) in the 3rd Addition.

In 2015 the Concept Plan for a data center use (Compass Data) and its remnant area were approved. In 2017 the Preliminary Site & Building Plan, Preliminary Plat and Rezoning (PID-7) were approved for the site. The preliminary plan showed 4 separate data center buildings. The overall project site area encompassed the Kelzer land to the north of the existing West Creek Corporate Center guided for Business Park in purple in the Comprehensive Plan exhibit to the right. This project did not move on to final approvals and was eventually abandoned.

This subject site is being looked at again for a different concept plan.

PROJECT GOALS

The following are the proposed goals of the project:



- Large increase in workers coming to the area for an extended period of time will bring a significant benefit to local businesses such as hotels, restaurants, convenience stores and retail shops, as well as service providers.
- The building will create 75-100 permanent jobs in technical positions; 60-80 of these will be for skilled, high-earning professionals, with an average annual single employee salary greater than the local median household income.
- Provide a significant generation of tax revenue to the local jurisdictions.
- Provide a use that reduces the amount of traffic coming to the site for both regular vehicles and large trucks.

LAND USE/ZONING

The current site is zoned Planned Industrial District (PID-7), which is the same zoning as the data centers to the south. The West Creek Corporate Center to the south of this site was rezoned from Rural (R) to Planned Industrial District (PID-7) in 2007. The Kelzer site was rezoned to PID-7 in 2017 when the previous 4-building plan came through planning approvals. The intent of the PID-7 district is to provide an area for offices and “Clean and Quiet” industrial and related uses that can be developed and operated in a high-quality physical environment, one which will be complementary to and compatible with the natural beauty found along West Chaska Creek and its adjacent residential developments, and one which will ensure the full use, benefit and prestige of a Planned Office/Industrial District of exemplary standards.

It is intended that development within PID-7 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities within the City and of strengthening the City’s non-residential tax base.

Uses which involve “heavy” manufacturing or processing activities, which are predominantly storage or warehousing in nature, which emanate objectionable odors, or which require the outdoor storage of goods and materials are specifically discouraged from locating in the PID-7 District.

The permitted uses within the PID-7 district are: Office and administrative facilities; Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials; Scientific research, investigation, testing or experimentation; Data Centers; and Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-7 District.

The use of a data center meets the aforementioned criteria and is therefore consistent with the zoning of Planned Industrial District No. 7.

EXISTING CONDITIONS

The site being looked at for the project is made up of two lots, which total approximately 72 acres in size. A homestead exists on the smaller parcel. The larger parcel contains agricultural land. A private driveway accesses this homestead off of Schoolmaster Drive between two single-family residences in Clover Ridge.

ADJACENT PROPERTIES

The site is bound on the north by residential; the east by residential and ponding; the south by a City-owned substation, West Creek Lane and existing data centers; and the west by rural residential properties.

CURRENT REQUEST

The request this evening is for Concept Plan for the construction of a new data center in the West Creek Corporate Center. An end user for this data center has not been formally identified. This building will be set up and designed similarly to the other data centers in West Creek Corporate Center, however, will be of much larger scale.

LAYOUT

Currently the subject site is the remaining portion of the West Creek Corporate Center guided for Business Park. It is comprised of two separate lots both owned by the Kelzer family (one contains the home site, the other contains farmland). The subject site as outlined above is approximately 7272 acres in size.

The access to the site will be from West Creek Lane to the south. A cul de sac is proposed at the base of the access off of West Creek Lane, which will be public ROW. A private driveway will extend from this cul de sac to the security gate/booth. Like other data centers in the business park, public access to the site is discouraged due to the necessary security of a private data center, but improved landscaping and a high-quality building together will enhance the public perception of the facility. Past the security access the driveway will extend to the east and then north to provide full circulation around the building. The main parking lot is shown on the northwest side of the site, with additional parking on the east and west sides of the building.

Currently the applicant is showing one building totaling approximately 1,425,000 square feet.. An additional penthouse of approximately 180,000 square feet is proposed on top of the building. This area will house the necessary mechanical equipment to support this facility. An end user has not been formally identified.

PARKING

Based on the concept the site is proposing to incorporate 226 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	80,000 sf	1ps/250sf Office	320 parking spaces
Data Center	1,346,000 sf	1ps/2,000sf Data Hall	673 parking spaces
			REQUIRED
			993 parking spaces
			PROVIDED
			226 parking spaces

According to the table above the applicant is insufficient in meeting parking for the site. The applicant will need to address that in their preliminary submittal with a detailed parking need

analysis and proof of parking exhibit. Parking for the building is shown in several areas on the site; on the east, west and north sides of the building.

Though the amount of parking spaces may not seem adequate in relation to the overall building square footage, precedence in other data centers has shown that parking is minimal as these types of users don't bring in the typical traffic that other industrial/office users do. As a comparison, United Health Group's data center located south of the proposed Data Center, is 251,000 square feet and has 60 surface parking spaces with 30 additional "proof of parking" spaces.

Regardless, it will be important for the applicant to summarize their parking needs based on the use of the building during their preliminary submittal.

BUILDING ELEVATIONS

The building envelope (713,000 square foot footprint; total building square footage ~1,425,000 square feet) will consist of an integral neutral-colored architectural insulated precast panels with an admin/office component that will take advantage of daylighting through the use of curtainwall glazing in select areas. The building will be constructed with high quality materials oneone would likely find in new office construction including steel and glass, expansive glazing at the building entrances, stainless steel panels, and metal cabling for the green wall.

The height of the buildings will range in size from 46 feet up to 72 feet. The applicant has provided a couple section drawings showing how the building heights compare to the berm height, proposed landscaping and adjacent residences. In sum, the site views from adjacent residences will be minimal as plantings start to grow in. It should be noted that the proposed height with the penthouse is twice the allowance that the zoning district allows (36 feet height maximum). Because of this the applicant will be required to amend the PID-7 zoning to incorporate standards that are in line with the proposal. This will need to happen at the preliminary phase.

The following is the Building Design/Materials requirements for industrial buildings:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials"

Building Materials	
Class I	Glass (unknown)
Class II	Precast Concrete, Metal Panels (unknown)
Class III	unknown
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material

PROVIDED	unknown
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The applicant will have to show in their preliminary submittal how they meet the Building Design ordinance. Staff will have to review the architectural metal paneling proposed to see if it meets Class I requirements.

The applicant states that careful consideration has been given to placing the exterior mechanical equipment areas away from the adjacent residential properties, with the building oriented such that the equipment is located on the roof facing the south side of the structure. The exterior equipment will be fully enclosed with screen walls for the dual purpose of noise reduction and reducing visibility from adjacent properties, resulting in a similar curb appeal as the existing adjacent data center properties in the West Creek Corporate Center area. The applicant will be required to show these details in their preliminary submittal.

LANDSCAPE/SCREENING

The applicant will have to show in their preliminary submittal how they meet the landscape ordinance.

There are a couple areas on the site that staff needs further evaluation for landscaping and berming. These areas are the west edge and southeast edge of the site. The west edge is adjacent to existing (and potential future) residential. It will be important that this edge is not forgotten when screening/landscaping the site. The other area, southeast edge of the site, also needs to be further evaluated to see if additional screening/landscaping should occur here. This edge also abuts existing residential. There is berming and landscaping in place from the United Health Group building, but it is not clear if that berm screens everything from this site. The transmission line easement that runs east-west essentially dissects this berm and the berm proposed on the CloudHQ site. It will be important to see if the existing and proposed berming/screening is adequate in the preliminary submittal. If it isn't, then additional screening will need to occur.

Section 15.28.120 of the Zoning Ordinance outlines requirements for Mechanical Screening, which states:

Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping, berming may be used as additional screening.

With the mechanical area more oriented on the south side of the building, but still visible from West Creek Lane, it is important to understand the various heights of the equipment that will be installed in this area. As noted above under Building Elevations, the mechanical equipment proposed on the roof will be screened with screen walls. There are other tanks shown on the ground on the south side of the building. Staff would like to see a more detailed profile of these areas to understand the relationship of the equipment to the building and to ensure the Mechanical Screening requirements are met. Staff will be working with the applicant to ensure

the equipment stays below the screen wall height or is screened appropriately from applicable viewsheds.

Buffer & Berm

A 300' buffer will be maintained from the existing residential properties to the edge of the parking/drive aisles. A tall landscaped berm (30 feet in height) will be constructed on the north and east sides of the property to screen the existing residential properties from the proposed data center building. A mix of trees, shrubs, and native grasses, of varying heights will fill the buffer area. The applicant will need to provide a detail of this berm during the preliminary approval to show how it will screen the building from various viewsheds.

The applicant will have to explain in their preliminary submittal the timing of installing the berm with the project. Staff would require that this berm is constructed prior to the building.

SETBACKS & DEVELOPMENT STANDARDS

Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	Setback
Engler Boulevard (Co Rd 10)	150 feet from centerline
Local Public Streets	65 feet from centerline
Interior Property Lines	20 feet except that 30 feet shall be required when a side driveway is provided
From adjacent residential (principal) use	300 feet

PARKING SETBACKS	
Direction	Setback
Interior Property Lines	10 feet
Property Lines Abutting ROW	20 feet

PID-7 DEVELOPMENT STANDARDS	
Building Coverage	35 percent
Minimum Lot Size	4 acres
Minimum amount of open landscaped area on each lot not covered by loading and driving areas	30 percent of total lot
Maximum Building Height	36 feet

UTILITIES

Water is available to the site from the north at Schoolmaster Drive and sanitary sewer is available near the southern limits of the site. The latter will require a minor extension to provide service to the proposed development. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements. Utilities within the site will all be private, with the exception of the trunk watermain.

Xcel Transmission Lines

The site is bifurcated by existing Xcel transmission lines that run east to west along the property. These lines are proposed to remain in their current location. The applicant will have to work with Xcel Energy with their plan.

STORMWATER & DRAINAGE

There are three separate ponding areas proposed on site; one on the northwest side, one on the east side, and one on the south side of the property. Runoff from the property will be managed on site using surface stormwater management basins to mitigate adverse impacts to the neighboring properties and maintain or improve existing drainage patterns. This design work will include collection of stormwater runoff from the north side of the landscape berm adjacent to the neighboring residential properties to ensure that surface water from the residential back yards and berm is adequately carried downstream. Drainage from the berm on the north and east sides will be conveyed via a sloped swale to inlet that connects to the site's storm sewer and stormwater management network.

LIGHTING

The applicant will be required to provide a photometric plan and lighting specs during their preliminary submittal. All lighting will need to meet the City's lighting ordinance.

NOISE

Due to the proposal to include a significant amount of exterior mechanical equipment, staff will require that a noise analysis is completed in the preliminary submittal. The City follows State noise statutes and the applicant will have to show how they meet these requirements.

SUBSTATION NEEDS

There currently exists a substation (West Creek Substation) that abuts the southwest corner of the Kelzer site totaling 50MW. This substation is not built to the load requirements needed for this new data center. Because of this the applicant and the appropriate electric utility providers will be working towards a phased approach in enhancing the existing West Creek Substation and adding new substations near the CloudHQ site to get them to their needed capacity. It will be important that with the preliminary submittal the new substation areas and details are more defined so that Staff understands how the new data center can be supported.

This substation will require its own environmental review that will be undertaken by the appropriate utility agency in charge. In addition to that, the substation will require a Conditional Use Permit (CUP) with the City of Chaska in order to be constructed.

PLAT

The property will be platted, and will be coming in with a preliminary plat at the time of their preliminary site and building plan. A final plat will follow those approvals.

ZONING ORDINANCE AMENDMENT

The site is currently zoned Planned Industrial District (PID-7). There are development standards within such district, such as maximum height requirements (36 feet). The project will have to request an amendment to PID-7 in order to pursue the height they are proposing (7272 feet). There may be other revisions, like parking requirements, that come with that.

AUAR

The site is required to go through an environmental review process due to the size and use of the building. The project team has begun an Alternative Urban Areawide Review (AUAR) of the property to fully assess the environmental impacts of the proposed data center construction, encompassing an area totaling approximately 72.3 acres on the two parcels that make up the project site. The intent of the AUAR is to recognize the worst-case potential impacts and identify mitigation measures that may be taken to compensate for those impacts. The AUAR development and review process will occur over the next several months with an anticipated conclusion in November 2022 and will include opportunities for the public to review and comment on the findings and conclusions throughout the approval process.

NEIGHBORHOOD MEETING

The CloudHQ team held a neighborhood meeting on Tuesday, February 15, 2022 to introduce their concept plan to neighboring properties. Comments pertained to timing of the project, construction of the berm, and noise.

DEADLINE FOR AGENCY ACTION

The City of Chaska received the complete application for this request on July 8, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Tuesday, September 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Saturday, November 5, 2022. The City may with the petitioner's consent extend the review period beyond the Saturday, November 5, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to approve the Concept Plan for CloudHQ (PC #2022-41), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative (pgs 1-4), prepared by Kimley-Horn, dated July 8, 2022**
 - b. Existing Property Aerial Image, prepared by CloudHQ, undated**
 - c. Proposed Chaska Site Plan, prepared by CloudHQ, undated**
 - d. Site Influences, prepared by Kimley-Horn, undated**
 - e. Architectural Façade Details, prepared by CloudHQ, undated**
 - f. Ref. Rendering 1 – Main Façade & Entry, prepared by CloudHQ, undated**
 - g. Ref. Rendering 2 – Side Façade, prepared by CloudHQ, undated**

- Page 134 of 177



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: August 10, 2022
Subject: Cloud HQ Data Center – Concept Plan

The planned development for the site proposes a new data center along with site amenities. From an overall sewer and water standpoint, the use over the site is consistent with the City's comprehensive plan with capacity in the system to serve what's proposed. As a part of the preliminary process, the cul-de-sac that exists at the end of West Creek Lane will need to be relocated and incorporated into the new site plan with public easement for City maintenance. Water main and gravity sewer stubs are located at the end of West Creek Lane for the development to connect onto. The developer will need to work with staff on extension of both utilities and providing a looped water connection between West Creek Lane and Schoolmaster Drive.

From a storm water perspective, it will be important for reviewing the overall system that can meet both the City and watershed requirements. A stormwater management plan will be needed with the overall campus. Several wetlands exist over the property that will also need to be coordinated with all agencies for review and acceptance. Aside from storm water plan meeting all agency standards, the grading and drainage plan will need to accommodate over land drainage and backyard drainage for the residential properties the site backs up to.



July 8, 2022

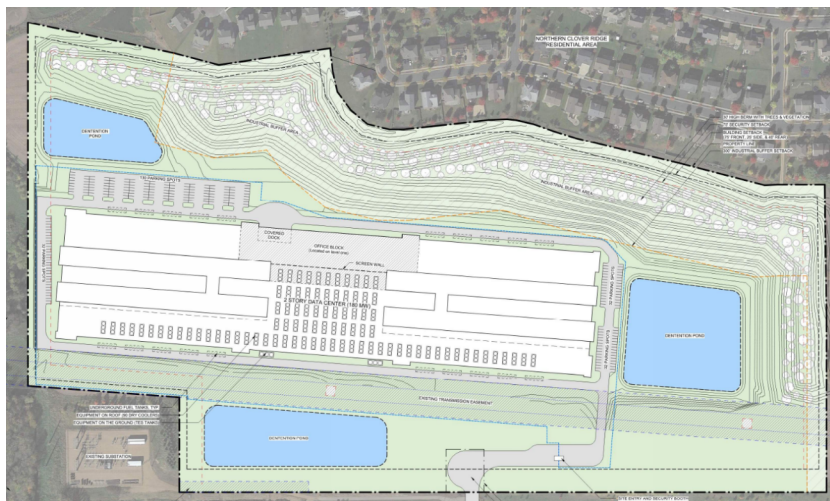
Mr. Nate Kabat
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: *Concept Site Plan Submittal Narrative*
 CloudHQ Data Center
 Kelzer Property – Chaska, MN

On behalf of CloudHQ, Kimley-Horn is requesting a Concept Plan Review from the City of Chaska. CloudHQ is a global data center provider that specializes in the design, development, and operation of best in class, carrier neutral, hyperscale data center facilities. We understand our customers' critical IT load power capacity needs are mission critical and ever-changing. That's why CloudHQ provides flexible, efficient, and resilient data center solutions for businesses of all sizes. We are excited for the opportunity to continue our development expansion plans in the City of Chaska.

Project Overview

The design of this data center building and the surrounding landscape are intended to help the building nestle into the site and conceal itself from neighboring views. The character of this building will be similar in nature to the recently constructed nearby data centers in the West Creek Corporate center area. The building envelope (713,000SF footprint) will consist of an integral neutral-colored architectural insulated precast panels with an admin/office component that will take advantage of daylighting through the use of curtainwall glazing in select areas. The building will be constructed with high quality materials you would likely find in new office construction including steel and glass, expansive glazing at the building entrances, stainless steel panels, and metal cabling for the green wall. The building will be built to a LEED standard, which highlights our commitment to sustainable development.



In addition to the design elements used to ensure this project will be a benefit to the community, there are many other aspects of this proposed project that will bring great value to the City of Chaska and other surrounding areas. Major benefits of data center projects are the increase in the property tax base and increase in jobs coupled with limited demand for public services such as schools, police, and fire and rescue. The proposed building will take 1.5-2.5 years for full construction and will employ approximately 1,000 construction workers during that time. Many of these are highly skilled, technical positions needed for Data Center construction.

The project will contribute to and reinforce the Chaska Mission Statement: to be the Best Small Town in Minnesota, and its stated Core Strategies of:

- Chaska's High Quality of Life is Enhanced: by furthering the high-technology infrastructure in Chaska and providing well-paying jobs.
- Taxpayers Perceive they are Getting Cost-Effective Service: by improving the power and fiber grids, while being a low-impact community member- benefit for closing water loop?
- Well-Planned and Orderly Community Development is a Priority: by aligning with the "Business Park" future land use and adjacent compatible data center campus uses, and by honoring and enhancing the planned 300' buffer from the single-family residential neighborhoods, to include a 30' berm and landscaping.
- A Sense of Community and Small-Town Values are Maintained, and a Commitment to Excellence: CloudHQ's values and excellent reputation align well with Chaska's commitment to excellence. Physically, CloudHQ's investment in a high-quality building combined with the way it is nestled into the Site are complimentary to Chaska's sense of small-town values.

Great care has been taken when making decisions around the building layout and positioning on site to ensure that both the visual and audial impacts of the data center building and its mechanical systems are minimized on the surrounding area. A 300' buffer will be maintained along the north and east property lines to separate the proposed development from the existing residential properties. Within the buffer, an approximately 30-ft high landscaped berm will be constructed to provide screening of the data center building to the north and east using a variety of species of trees, shrubs, and native grasses, with the goal of providing a visual separation from the second story of the adjacent residences. Multiple views from the surrounding neighborhood have been studied in order to ensure a diverse array of perspectives have been accommodated, and to demonstrate how views from abutting properties are mitigated.

Careful consideration has also been given to placing the exterior mechanical equipment areas away from the adjacent residential properties, with the building oriented such that the equipment is located on the roof facing the south side of the structure. The exterior equipment will be fully enclosed with screen walls for the dual purpose of noise reduction and reducing visibility from adjacent properties, resulting in a similar curb appeal as the existing adjacent data center properties in the West Creek Corporate Center area.

One of the primary reasons that the property is so attractive for a data center is the proximity to the overhead transmission lines that currently run through the site. These overhead lines run east-west across the south half of the property and lie within an existing transmission easement, all of which will be maintained in place; since no structures or increases in finished ground elevation is allowed within

the easement, the proposed building is sited adjacent and parallel to the north edge of the transmission easement to maximize the building land area. CloudHQ is working with Xcel Energy as well as Chaska Power to utilize the existing capacity within the overhead power lines and construct an additional substation in the immediate vicinity of the project site to fully support the proposed development. More specifically for the associated substation, CloudHQ is working diligently with Xcel Energy and Chaska Power to obtain full permanent power. A new planned 300MW substation needed to service our loads and improve the existing grid will likely be placed on an adjacent site to the west of our property on land that Xcel energy is working to acquire. Once the land is under control, Xcel Energy will work with the regional power regulators and the City to get the substation project approved, and will likely start construction on the new facility in 2023 to deliver in late 2024.

The majority of the 72-acre site will be disturbed during construction to support construction of the large building, berm, and ponding areas, and the project design plans will include a comprehensive grading and drainage plan to satisfy the stormwater management and erosion control requirements of the City of Chaska, Carver County Watershed Management Organization, and the State of Minnesota. Runoff from the property will be managed on site using surface stormwater management basins to mitigate adverse impacts to the neighboring properties and maintain or improve existing drainage patterns. This design work will include collection of stormwater runoff from the north side of the landscape berm adjacent to the neighboring residential properties to ensure that surface water from the residential back yards and berm is adequately carried downstream. Drainage from the berm on the north and east sides will be conveyed via a sloped swale to inlet that connects to the Site's storm sewer and stormwater management network.

The project team has begun an Alternative Urban Areawide Review (AUAR) of the property to fully assess the environmental impacts of the proposed data center construction, encompassing an area totaling approximately 72.3 acres on the two parcels that make up the project site. The intent of the AUAR is to recognize the worst-case potential impacts and identify mitigation measures that may be taken to compensate for those impacts. The AUAR development and review process will occur over the next several months with an anticipated conclusion in November 2022 and will include opportunities for the public to review and comment on the findings and conclusions throughout the approval process.

As a secured site located at the terminus of a West Creek Lane, the street will be extended to serve the site and the cul-de-sac will be relocated to the new terminus of the road. The proposed facility does not necessitate extensive pedestrian or bicycle facilities and will include a single secured access point for vehicles. Public access to the site is discouraged due to the necessary security of a private data center, but improved landscaping and a high-quality building together will enhance the public perception of the facility.

Please see the enclosed Site Forces Exhibit, Site Sections and Render Views, which identifies site features that influence the development and the design such as the potential wetlands, topography, proposed grading and berm, utility networks (including connecting the City's watermain networks), circulation and adjacent neighborhoods.

Project Goals

The large increase in workers coming to the area for an extended period of time will bring a significant financial benefit to local businesses such as hotels, restaurants, convenience stores and retail shops, as well as service providers. In addition, our building will create 75-100 permanent jobs in technical positions needed to run the facilities long term. 60-80 of these jobs will be for skilled, high-earning professionals, with an average annual single employee salary greater than the local median household income. These operating employees will include mechanical engineers, electrical engineers, computer engineers, security personnel, maintenance personnel, and real estate property managers. We anticipate that a significant number of these high-earning professionals will choose to live near the site, given the 24-hour nature of the facility.

The financial benefits of this project to the City are tremendous. The CloudHQ investment in this campus will be in excess of \$1 billion. Between utility taxes and real estate taxes, the project will provide several hundred million dollars of tax revenue to the local jurisdictions over the useful life of the building.

Another advantage of the project is the significantly reduced traffic to the site when compared to a warehouse/distribution type use which is the most likely alternative to a data center for this property. The proposed building will on average see about 75% fewer traffic trips than a distribution use, and much fewer trips from large trucks. Once operational, it is rare for comparable data center buildings to have more than 100 employees in them at any time after they become fully operational, leading to little impact to local traffic congestion.

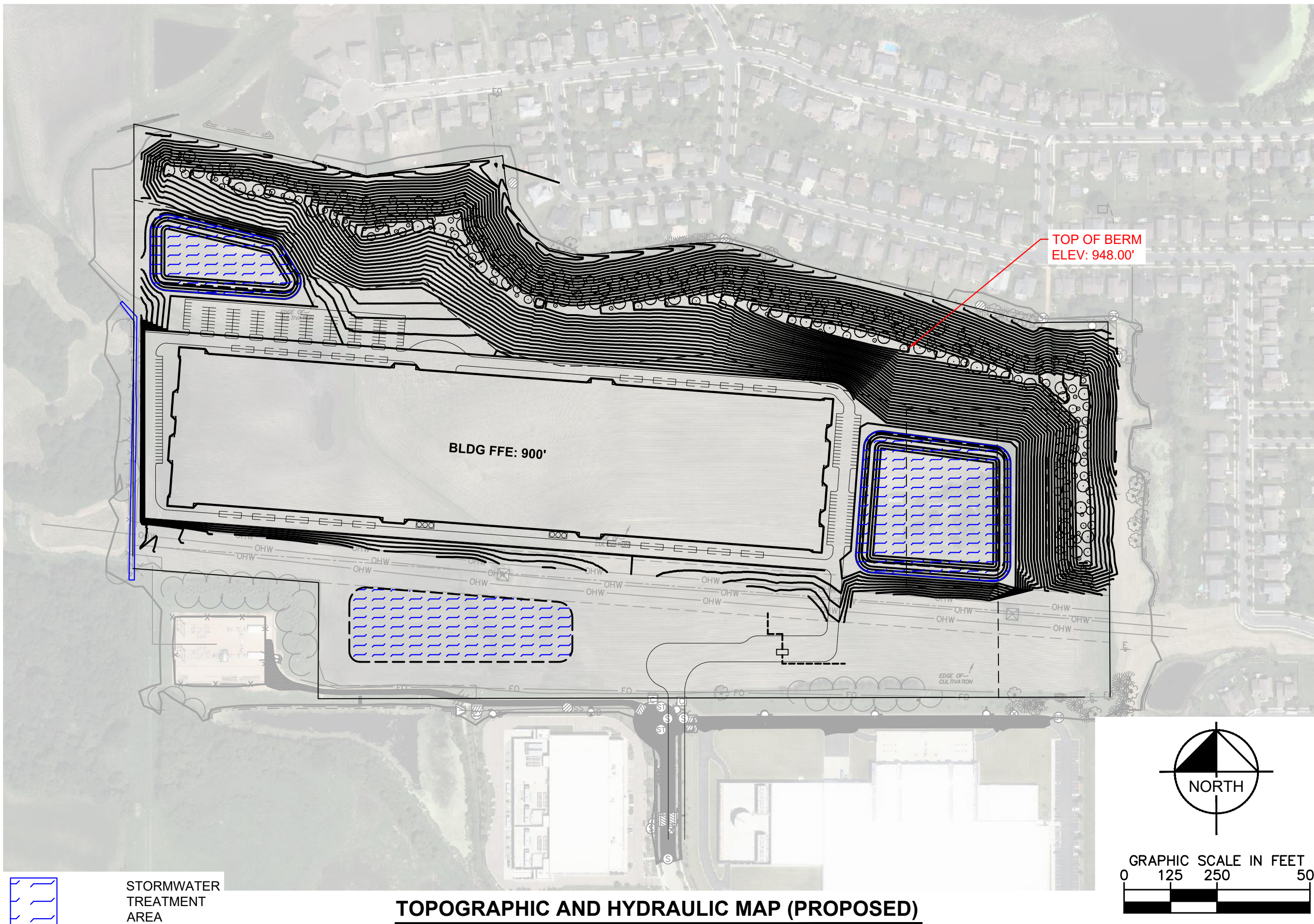
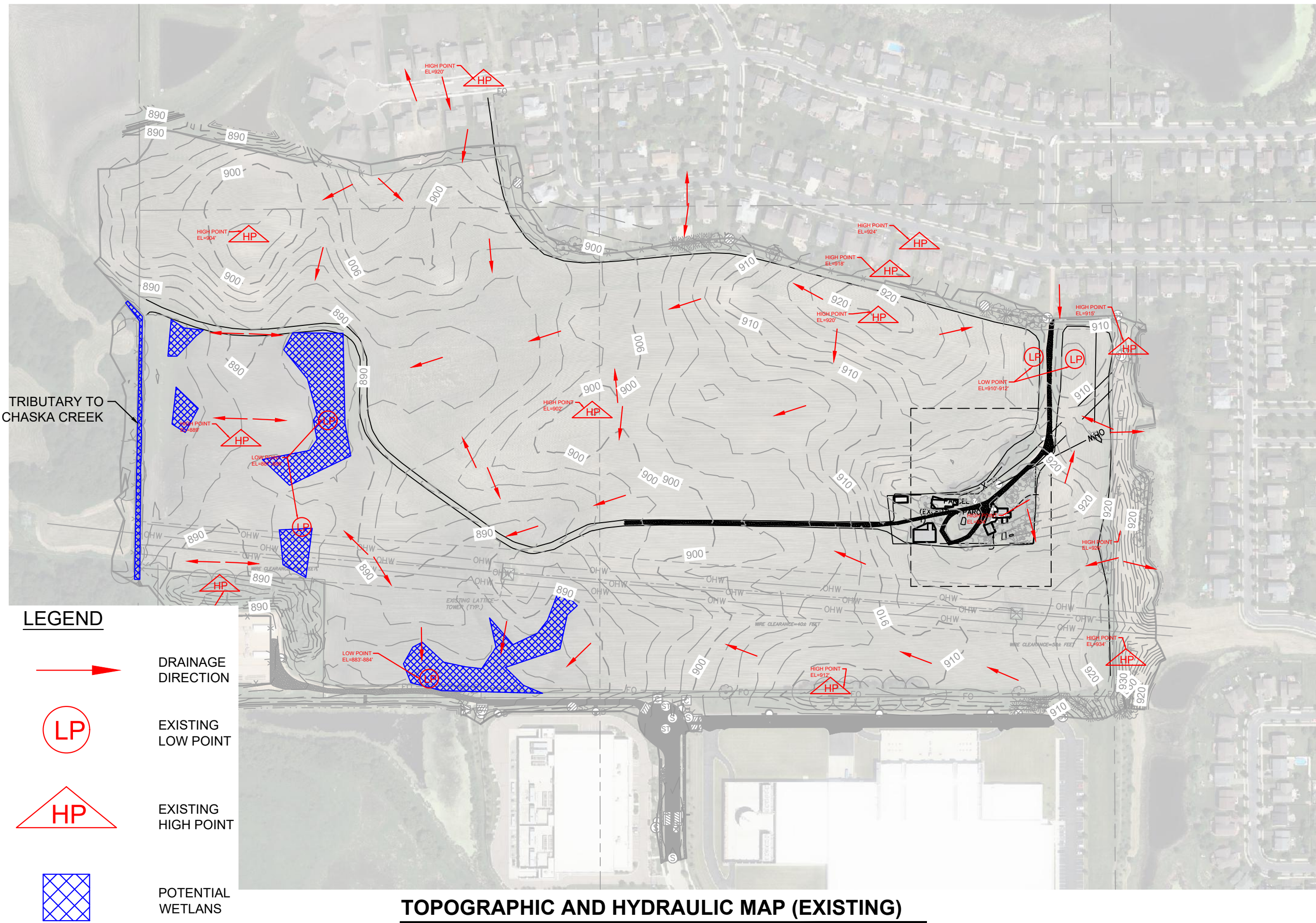
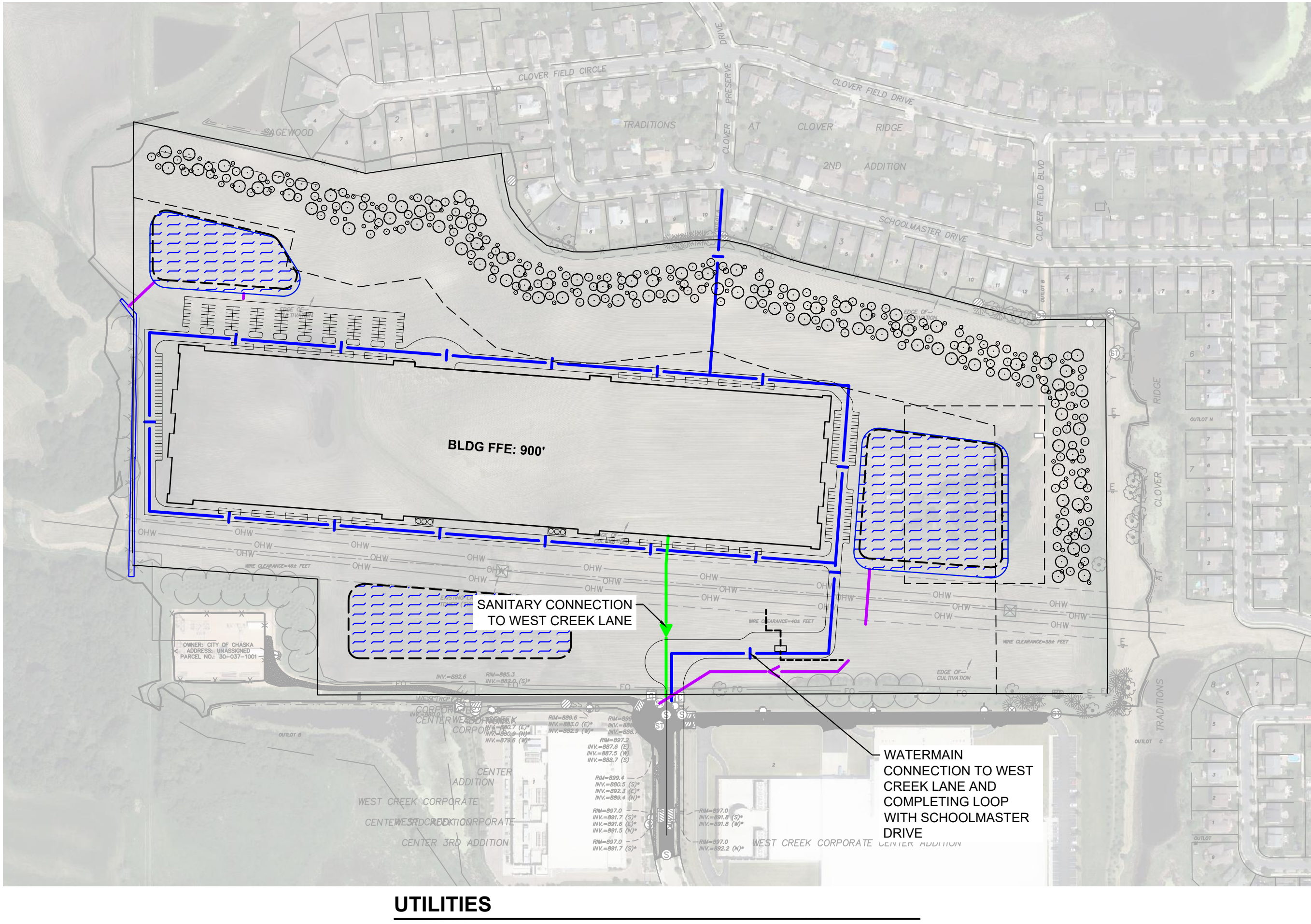
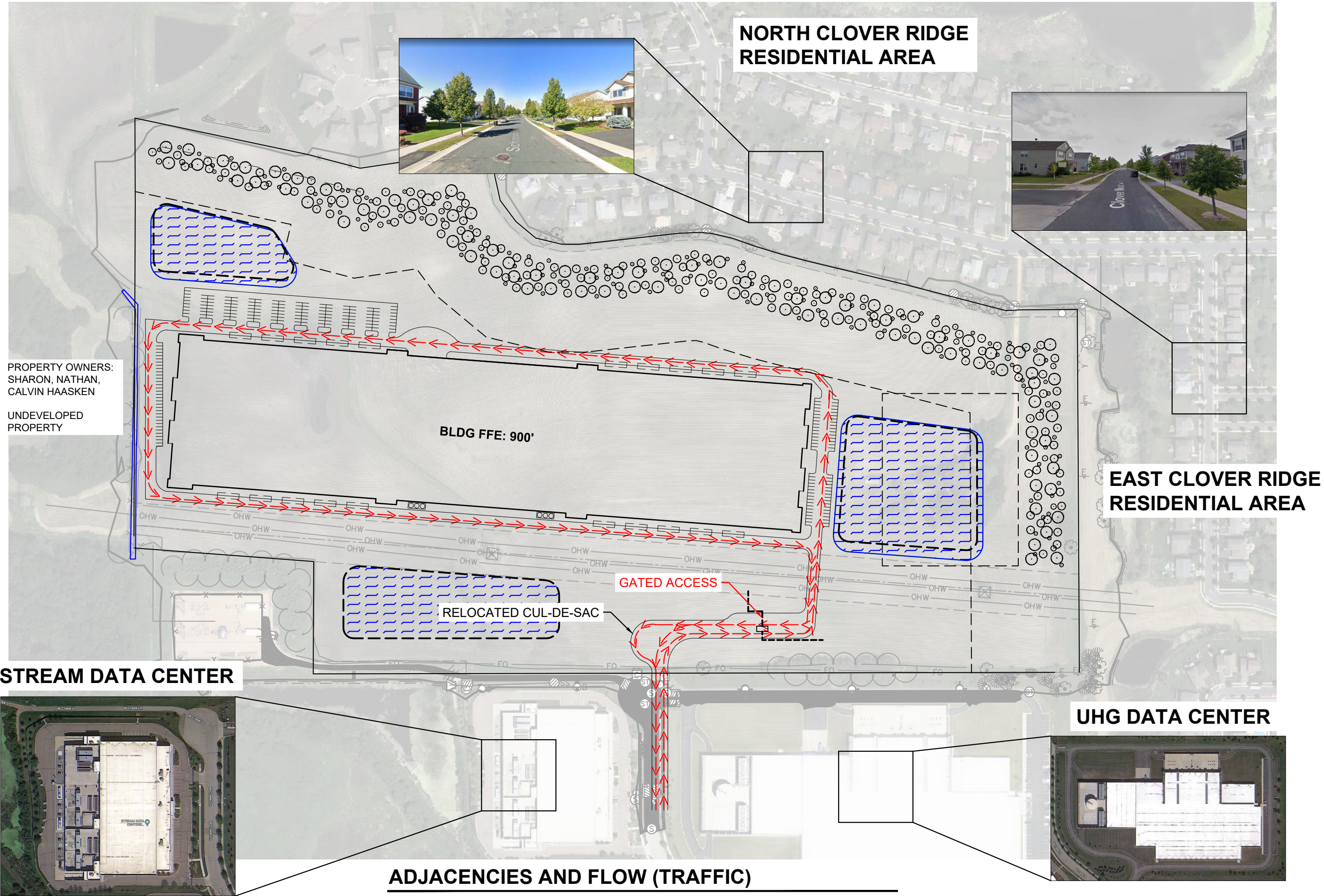
Conclusion

With the extensive improvements proposed to this mostly vacant property, the substantial financial benefit to the City of Chaska and its residents, the minimal negative impacts to the surrounding community (particularly when compared to alternative uses,) and CloudHQ's strong reputation for developing high quality projects, we believe this project is an ideal fit for both CloudHQ and community.



EXISTING PROPERTY AERIAL IMAGE

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-445-4197
WWW.KIMLEY-HORN.COM

SITE INFLUENCES

**CHASKA DATA
CENTER
PREPARED FOR
CLOUD HQ**

EX-6



Green wall, cables with vines.



Stainless steel elements inset into the precast panel reveals.



White metal cladding canopy and glazing with white mullions.

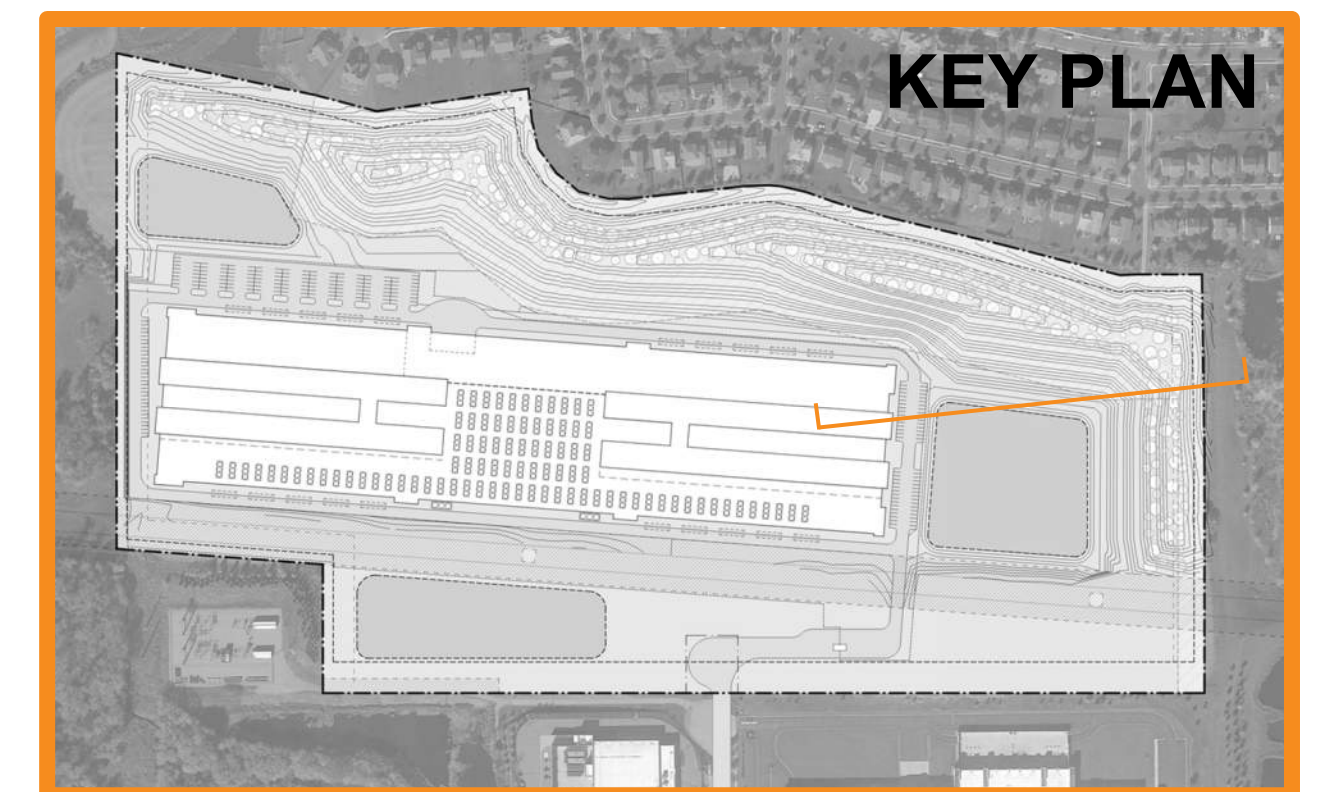
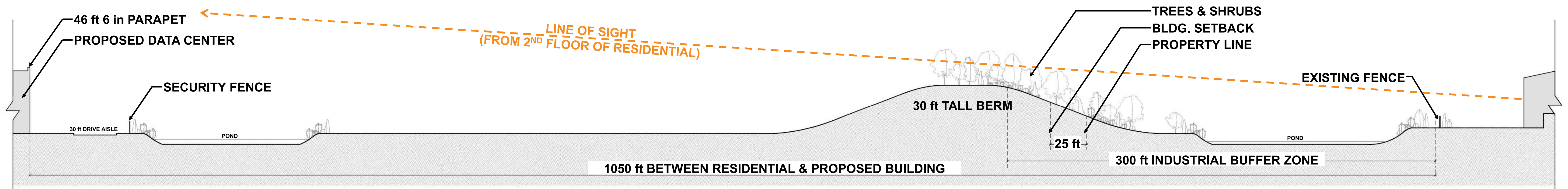
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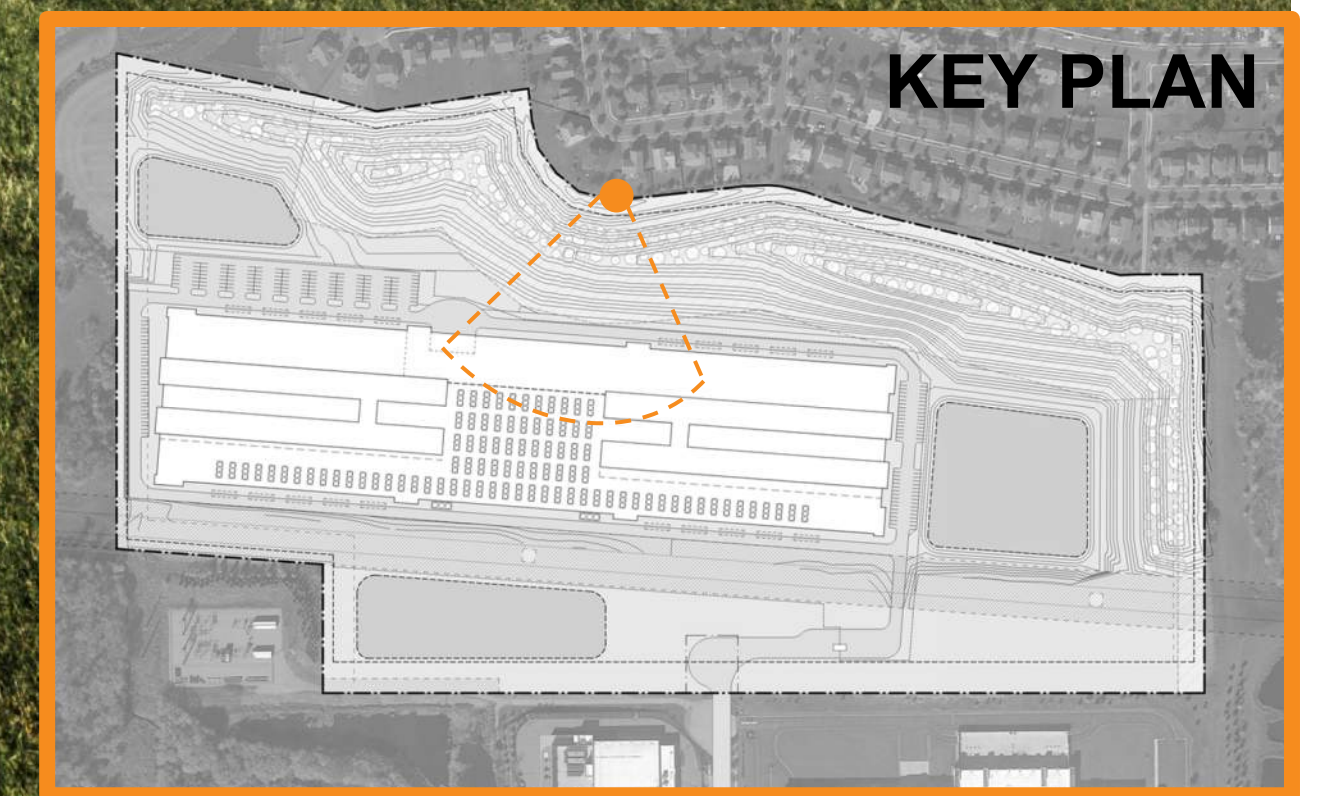
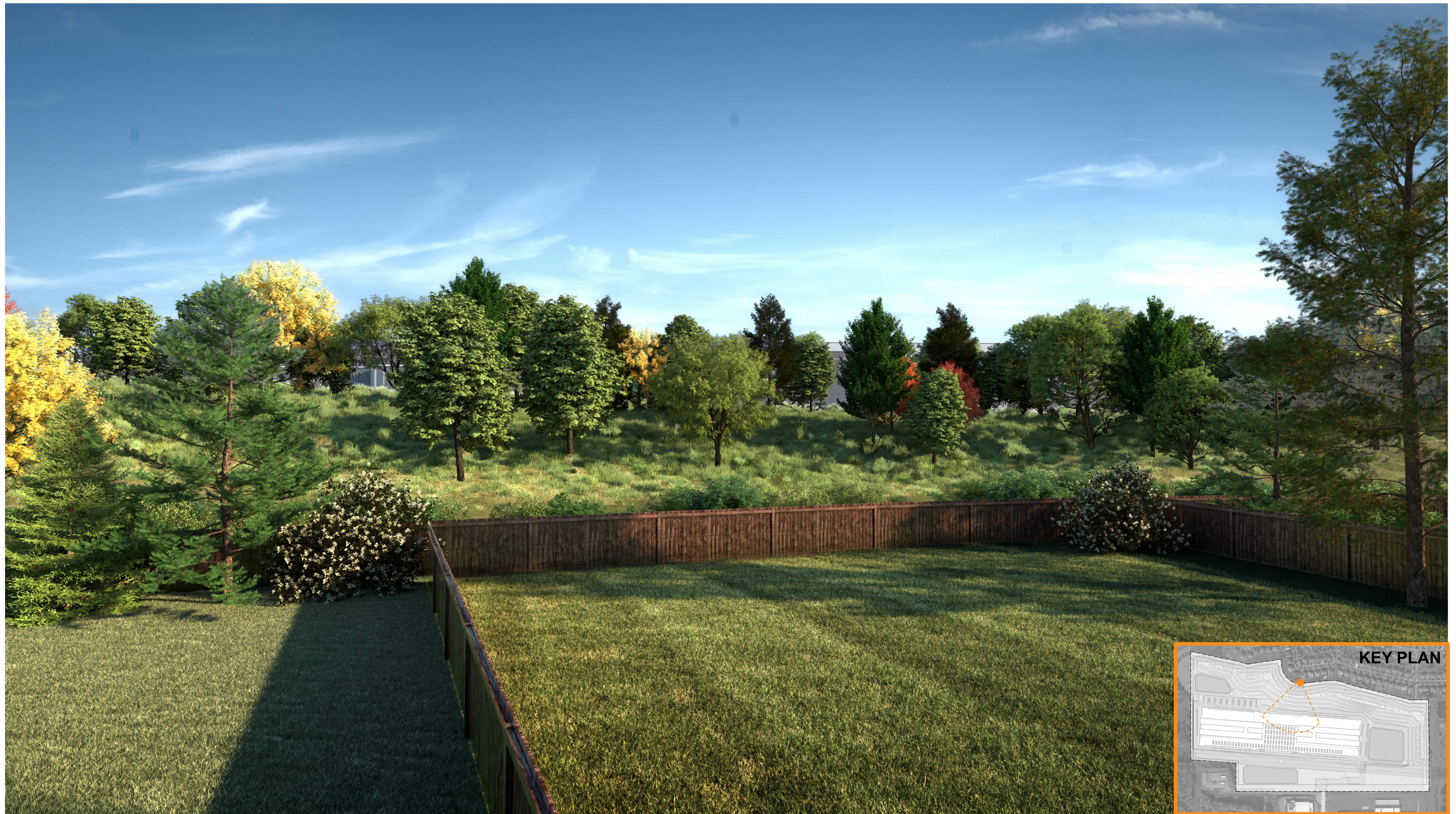




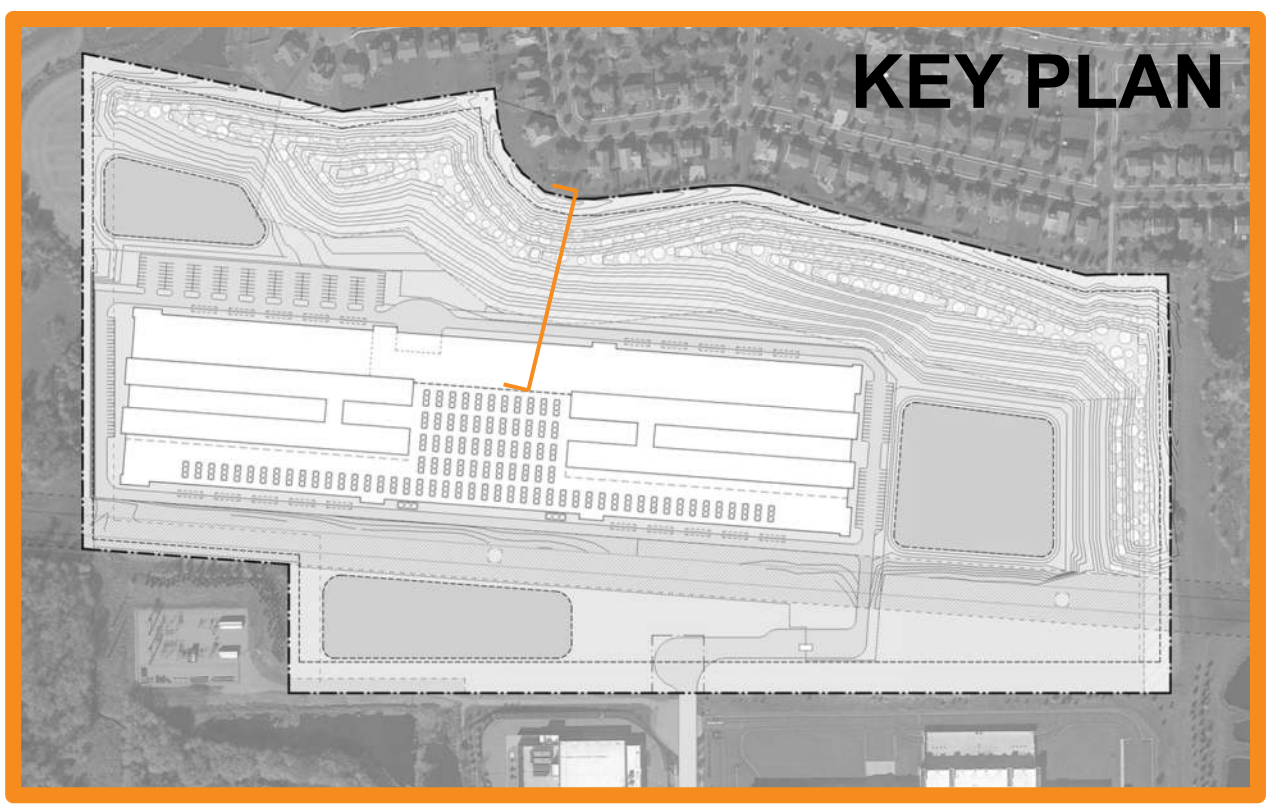
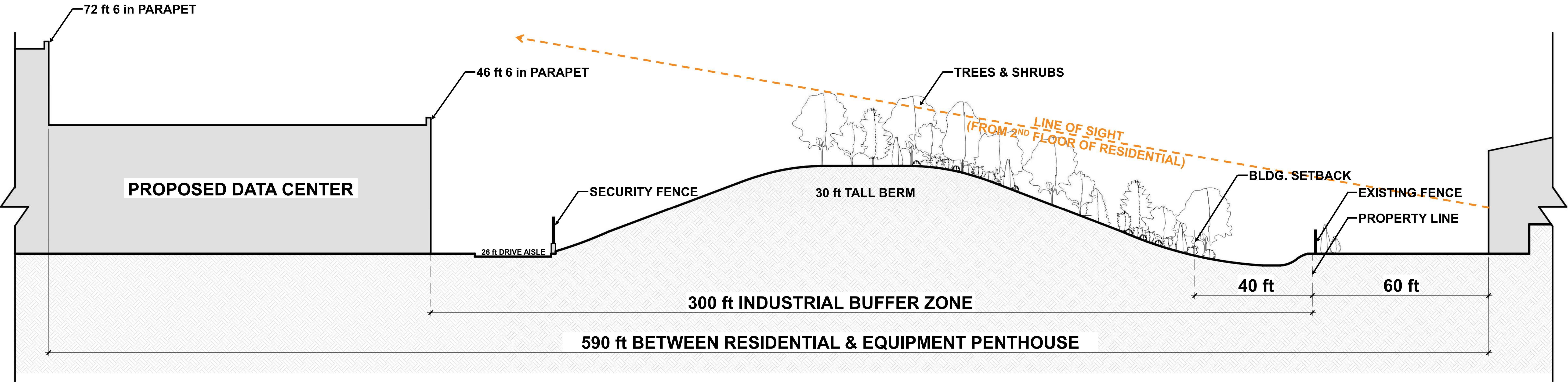
RENDER #1 – VIEW FROM EAST
(From Clover Meadow Drive Residences)



SITE SECTION #1

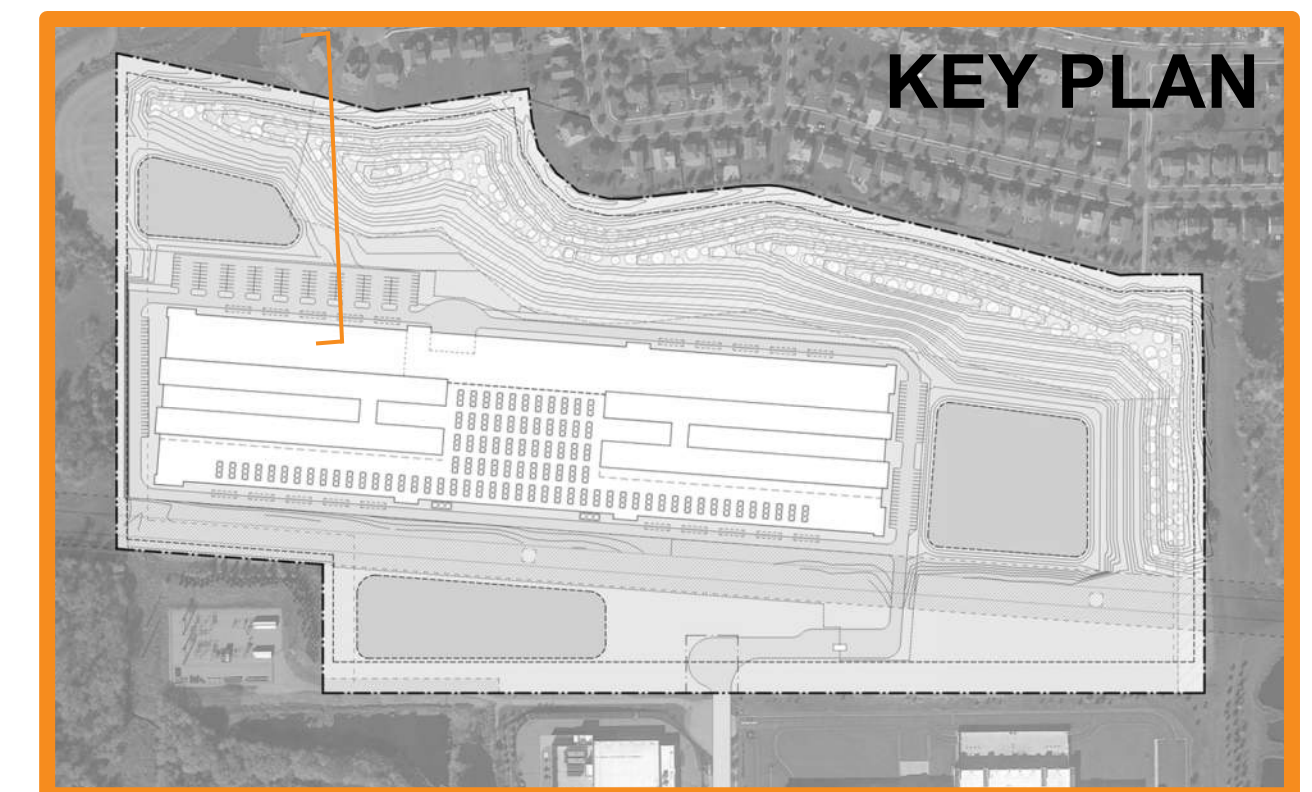
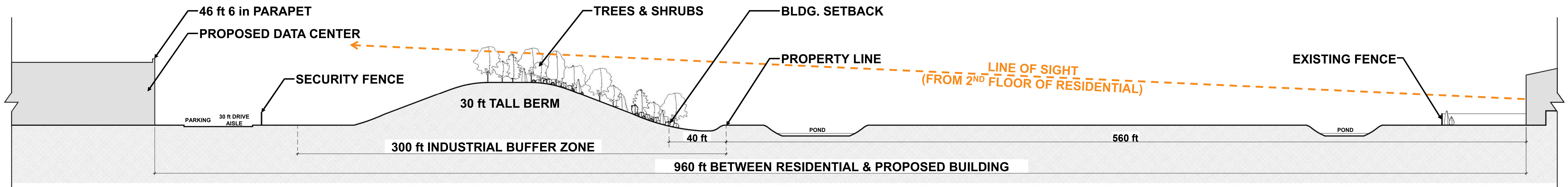


RENDER #2 – VIEW FROM NORTH
(From Schoolmaster Drive Residences)





RENDER #3 – VIEW FROM NORTHWEST
(From Clover Preserve Lane Residences)



SITE SECTION #3

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates

LEGAL DESCRIPTION:

Parcel 1:
The North Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Except the following 11 exception parcels, to wit:
Exception Parcel 1 (Document No. A335323 – Also Parcel 2 herein):
That part of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:
Commencing at the Northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said East line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degrees 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning.
Exception Parcel 2:
Any portion thereof which lies within the plat of traditions at Clover Ridge 2nd Addition, according to the recorded plat thereof, Carver County, Minnesota.
Exception Parcel 3:
Any portion thereof which lies within the plat of Clover Preserve Second Addition, according to the recorded plat thereof, Carver County, Minnesota.
Exception Parcel 4 (Document No. A476596):
That part of the North 40.00 feet to the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 19, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 19.
Exception Parcel 5 (Document No. A476597):
That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 18, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 18.
Exception Parcel 6 (Document No. A476598):
That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 17, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 17.
Exception Parcel 7 (Document No. A476599):
That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 16, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 16.
Exception Parcel 8 (Document No. A476600):
That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 15, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 15.
Exception Parcel 9 (Document No. A476601):
That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 14.
Exception Parcel 10 (Document No. A556239):
That part of the West 500.00 feet of the North Half of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:
Beginning at the Southwest corner of said North Half of the Southwest Quarter; thence Northerly along the West line of said North Half of the Southwest Quarter, 351.34 feet to the Southerly line of NSP Easement described in Book 57 of Deeds, Page 110, as filed in said Carver County; thence Southerly along said Southerly easement line 501.29 feet to the East line of said West 500.00 feet of the Southwest Quarter; thence Southerly along said East line 312.54 feet to the South line of said North Half of the Southwest Quarter; thence Westerly along said South line, 500.01 feet to the point of beginning.
Exception Parcel 11 (Document No. A667242):
The Southwest Quarter of the Northwest Quarter of Section 31, Township 116 North, Range 23 West, EXCEPT THEREFROM that part thereof which is part of Lots 2 and 3, Block 1, Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 19, Block 1, Clover Preserve Second Addition, and lying Westerly of the Southerly extension of the East line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying Southerly of the following described line:
Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 08 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the West line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.
Carver County, Minnesota
Abstract Property
Parcel 2:
That part of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:
Commencing at the Northeast corner of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter a distance of 46.23 feet to the point of beginning; thence continue South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degrees 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning.
Carver County, Minnesota
Abstract Property

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9: Terms and conditions of Easement dated December 13, 1946, filed December 29, 1949, in Book 47, Page 504, as Document No. 79196, as amended by Partial Release of Easement dated March 19, 2010, filed April 7, 2010, as Document No. 517445.
Solid easement has been released and no longer affects the surveyed property.
- ITEM 10: Terms and conditions of Easement dated July 18, 1951, filed February 20, 1952, in Book 57 of Deeds, Page 110, as Document No. 82709.
Solid easement affects the surveyed property and is depicted hereon.
- ITEM 11: Terms and conditions of Stipulation of Agreement and Settlement, Court Case No. C5-00-1904 dated September 10, 2002, filed September 26, 2002, as Document No. A335985.
Solid terms and conditions affect the surveyed property. No plottable items to depict.
- ITEM 12: Terms and conditions of Easement Agreement dated January 16, 2003, filed January 24, 2003, as Document No. A338529.
Solid easement is temporary in nature and expired on August 1, 2003.
- ITEM 13: Terms and conditions of Driveway Easement Agreement dated September 9, 2004, filed September 15, 2004, as Document No. A396839.
Solid easement benefits the surveyed property and is depicted hereon. Solid easement is over Outlot B, TRADITIONS AT CLOVER RIDGE SECOND ADDITION.
- ITEM 14: Terms and conditions of Buffer Easement Agreement dated September 9, 2004, filed September 15, 2004, as Document No. A396840.
Solid buffer easement affects the surveyed property and is depicted hereon.
- ITEM 15: Terms on conditions of Tree Preservation Easement Agreement dated September 9, 2004, filed September 15, 2004, as Document No. A396841.
Solid easement parcel 2 of the surveyed property and is depicted hereon.
- ITEM 16: Terms and conditions of Easement dated March 6, 2012, filed April 2, 2012, as Document No. A552434, as amended by Modification of Easement dated January 11, 2013, filed January 23, 2013, as Document No. A570273.
Solid easement affects the surveyed property and is depicted hereon.
- ITEM 17: Terms and conditions of Permanent Easement for Roadway, Drainage and Utility Purposes dated April 17, 2012, filed June 6, 2012, as Document No. A556240.
Solid easement for affects the surveyed property and is depicted hereon.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Carver County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. 59236 dated October 17, 2021 at 8:00 AM.
- The surveyed property described as Parcel 1 has direct access to West Creek Lane, a public right of way. The surveyed property described as Parcel 2 has access to Schoolmaster Drive, a public right of way, via a driveway easement per Document No. A396839.
- This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

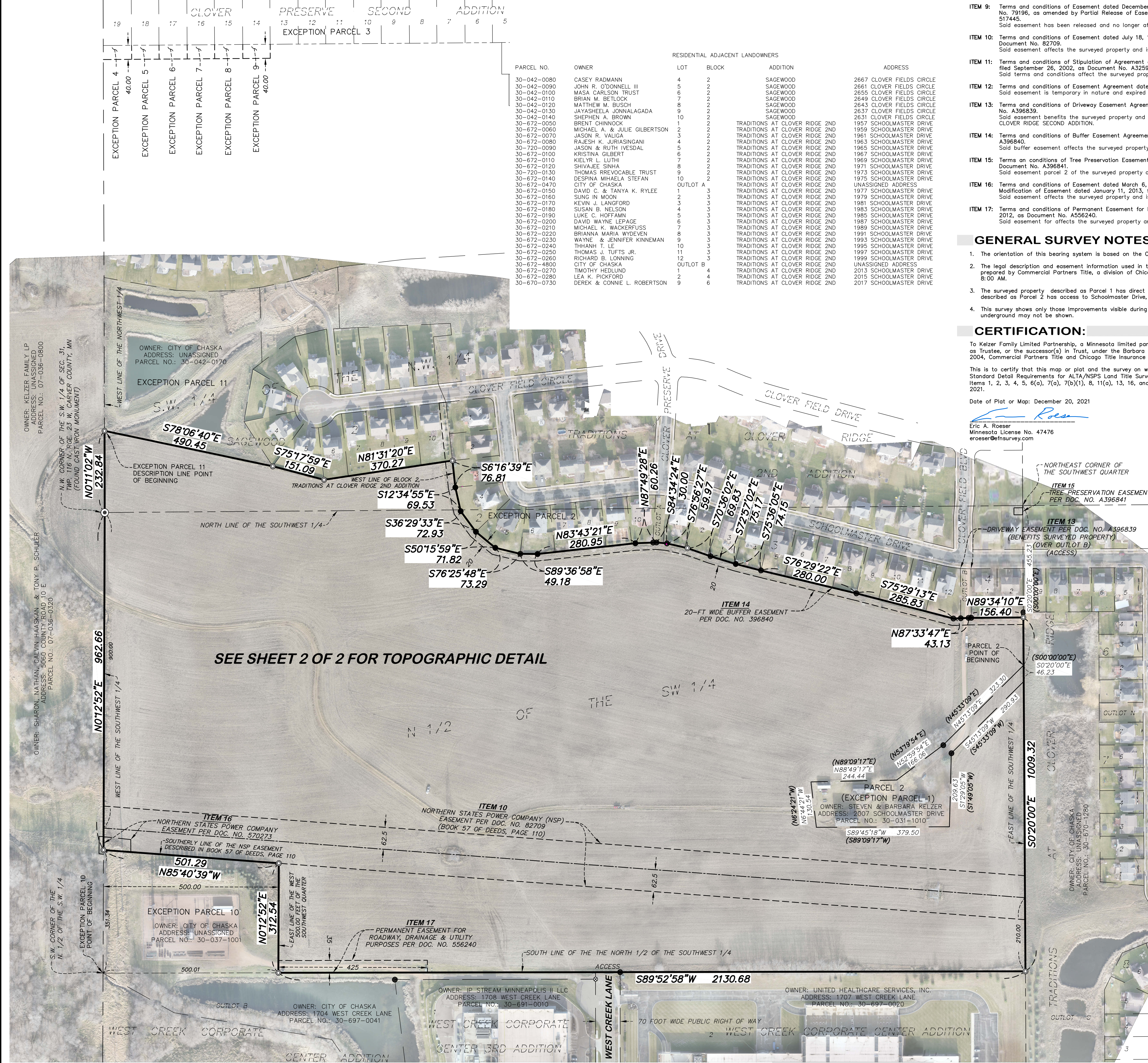
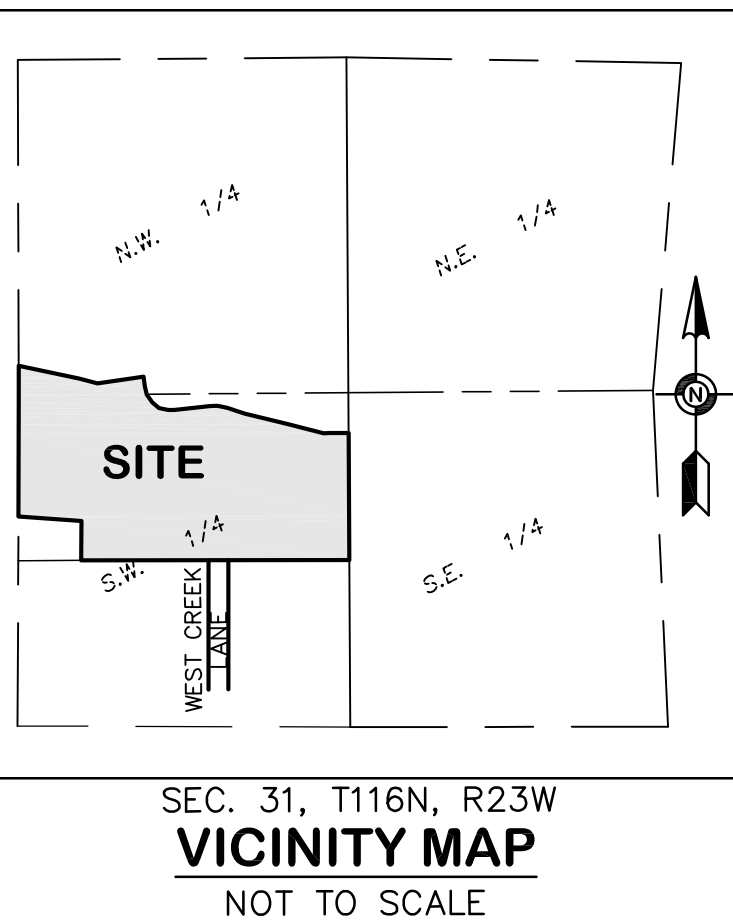
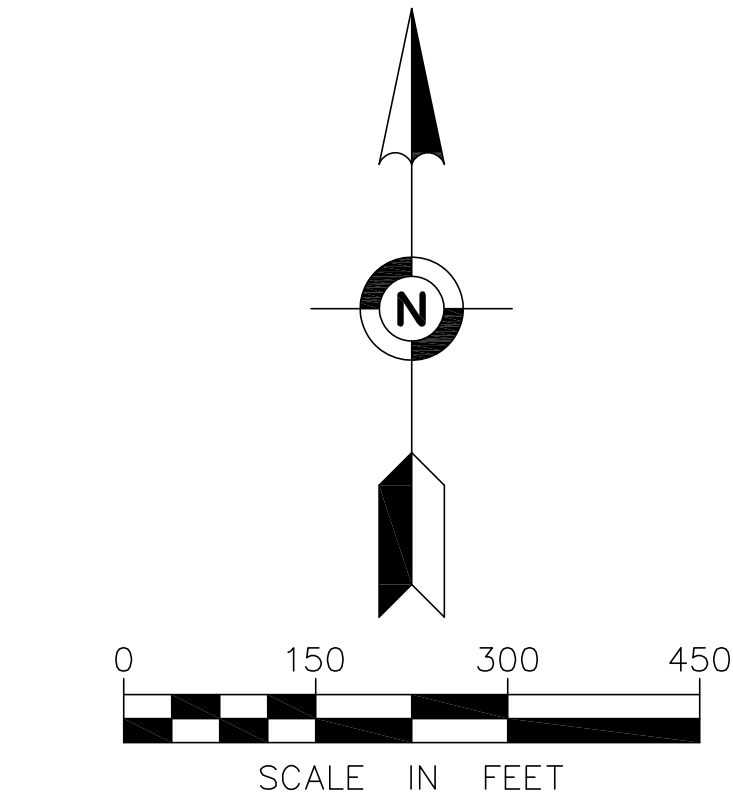
CERTIFICATION:

To Kelzer Family Limited Partnership, a Minnesota limited partnership, and Barbara Lee Kelzer, as Trustee, and Steven James Kelzer, as Trustee, or the successor(s) in Trust, under the Barbara Lee Kelzer Revocable Trust Agreement dated June 19, 2004, Commercial Partners Title and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(c), 7(c), 7(b)(1), 8, 11(c), 13, 16, and 18 of Table A thereof. The fieldwork was completed on December 17, 2021.

Date of Plat or Map: December 20, 2021

Eric A. Rosser
Minnesota License No. 47476
erossers@efnsurvey.com



FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	REVISIONS
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		LS			
		CHECKED BY:			
		CR			
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FILE NO. 5970L					

ALTA/NSPS
LAND TITLE SURVEY

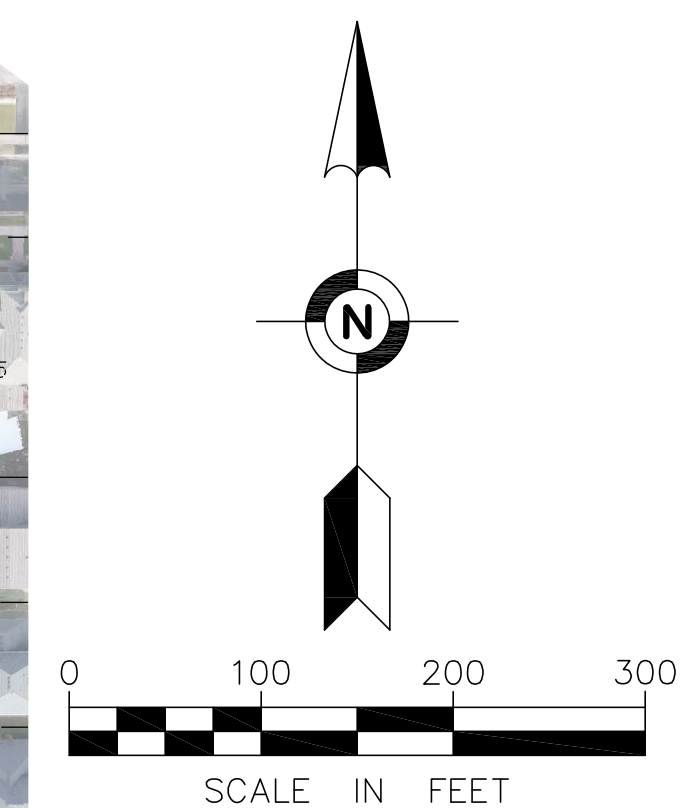
SURVEY FOR:
Kimley-Horn & Associates

PROPERTY ADDRESS:
Unassigned Address
Chaska, Minnesota 55318

EFN
Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates



- # LEGEND
- | | |
|--|-----------------------------|
| | STORM MANHOLE |
| | CATCH BASIN |
| | DRAIN (INLET) |
| | FLARED END SECTION |
| | ROOF DRAIN (OUTLET) |
| | CULVERT |
| | GATE VALVE |
| | HYDRANT |
| | ELECTRIC BOX |
| | UTILITY POLE |
| | GUY WIRE |
| | ELECTRIC SIGN |
| | FIBER OPTIC SIGN |
| | SIGN |
| | MAILBOX |
| | CHAIN LINK FENCE |
| | SANITARY SEWER |
| | STORM SEWER |
| | WATERMAIN |
| | OVERHEAD WIRE |
| | UNDERGROUND FIBER OPTIC |
| | TRELLINE |
| | EXISTING CONTOUR LINE |
| | TREE |
| | BITUMINOUS SURFACE |
| | CONCRETE SURFACE |
| | GRAVEL SURFACE |
| | INVERT INFORMATION PER PLAN |

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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FILE NO.	5970L	ER			

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:

Kimley-Horn & Associates

PROPERTY ADDRESS:

**Unassigned Address
Chaska, Minnesota 55318**



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
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MEMORANDUM

To: Elizabeth Hanson, City Planner
Nate Kabat, Community Development Director

From: Jared Jones - Kimley-Horn and Associates, Inc.

Date: February 22, 2022

Subject: CloudHQ Proposed Chaska Data Center
Summary of Neighborhood Meeting

The CloudHQ project team held a neighborhood meeting at 6:00pm on Tuesday, February 15th in the White Oak Room at the Chaska Community Center. Notification of the meeting time and location was sent by mail approximately two weeks in advance to 143 neighboring properties from a list provided by the City of Chaska, including residences within 350-feet of the proposed development or within the anticipated viewshed. The presentation was made available to attend online via a Zoom meeting link provided in the notification mailing.

Project team members present at the meeting were Brett Burnette & Pete Hohm from CloudHQ, Cameron Lassiter and Gabe Clark from Corgan, and Jared Jones from Kimley-Horn.

The meeting was attended in person by the Kelzer family (current property owners) and their broker Richard Palmiter from CBRE. Attendees who joined the Zoom meeting online included Skip Nelson, Amy Tufts, Angel Carlson, Brian Betlock, John Prescher, and Michelle (no last name listed).

The meeting began at 6:00pm, concluded at 7:15pm, and was received positively by those in attendance. Attendees were provided with an email address where additional comments could be sent to the CloudHQ project team. A copy of the presentation is appended to this memo for reference.

Questions received from meeting attendees in the Zoom chat:

- *What will be the timing of the project approvals?*
 - Responded that permits are anticipated to be received during Q4 of 2022, with construction starting in 2023. The building shell should be complete in Q4 2023, and the customer is planning to be in operation in Q3-Q4 2023.

- *Will the berm be constructed before the building?*
 - Essentially yes – the team anticipates that mass grading operations to prepare the site and building pad will generate much of the needed soil material to construct the berm. However there will be some overlap with grading and building construction.
- *Can the project team provide a copy of the presentation materials?*
 - Yes, a PDF of the presentation will be made available.
- *Do we know the current DBA levels from the residential side from the existing data centers?*
 - Question was received after meeting concluded so an answer was not provided.



Notice for Community Meeting

Proposed CloudHQ Data Center

North of West Creek Lane Chaska, MN 55318

When:

6PM to 8PM on February 15th, 2022

In-Person Meeting Location:

Chaska Community Center
1661 Park Ridge Dr, Chaska, MN 55318

Online Option via Zoom:

Link: <https://cloudhq.zoom.us/j/81620670477?pwd=ZUN6ZkphcnR2eGk4bXVtYIBDQ2VKQT09>

Meeting ID: 816 2067 0477

Passcode: 718302

Dial-In Phone Number: (301) 715-8592

Meeting Agenda:

- CloudHQ Project Presentation
 - Company Introduction
 - Project Specifics (Conceptual site plan, Conceptual visuals, etc.)
- Open Project Discussion with Project Team
 - CloudHQ representatives will be present to answer any questions and field comments.
 - Corgan (architect) and Kimley-Horn (civil engineer) representatives will also be present to answer any questions or field comments.

Submit your Questions or Concerns:

- Email: chaska-info@cloudhq.com
- Questions or concerns will be responded to in a timely fashion.

Looking forward to meeting you in-person or virtually!

Sincerely,
CloudHQ Project Team

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 20, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

5.A. CHS Principal Bach – Hawk Pride Highlights

Principal Bach addressed the Council and provided an overview of the highlights from the Chaska High School year.

5.B. Tour De Tonka

Jenny Virdanka addressed the Council and provided an overview of the Tour De Tonka coming up on August 6, 2022.

Doug Schanzenbach addressed the Council and stated he wrote a letter in support of having Guardian Angels used as a library in the future for the City.

6. Approve Previous Meeting Minutes

6.A. Approve the May 2, 2022 City Council Meeting Minutes

6.B. Approve the May 16, 2022 City Council Meeting Minutes

6.C. Approve the June 6, 2022 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of May 2, 2022, May 16, 2022, and June 6, 2022 City Council meetings.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through Q:

A. Minnesota Municipal Utilities Association (MMUA) Delegate Update
Motion to approve the updated list of MMUA delegates as follows: Andrew Romine, Troy Wiebe and Jack Worm.

B. Approve On-Sale Liquor at a Community Event - Schram Haus Brewery at Chaska Farmer's Market
Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.01 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for the Chaska Farmer's Market, effective June 22nd through August 24, 2022.

C. School District 112 Contract for CPD School Resource Officers
Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Eastern Carver County Schools, IDS 112 and City of Chaska" document, thereby authorizing the Chaska Police Department to continue staffing 2 full-time SROs at ISD 112 schools in the City of Chaska.

D. Adopt Resolution 2022-84, Appointment of Election Judges - 2022 Primary August 9th
Motion to adopt Resolution No. 2022-84 appointing those persons listed on Exhibit A as Judges of Election for the Primary Election, Tuesday, August 9, 2022.

E. Adopt Resolution 2022-70, Approving the Lot Split at 3675 Big Woods Boulevard/Johnson Reiland Builders & Remodelers/PC #2022-40
Motion to adopt Resolution 2022-70, approving the Lot Split on 3675 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:

a. Lot Split, prepared by Pioneer Engineering, dated August 30, 2021.

F. Adopt Resolution 2022-71, Approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska/Anasazi Holdings/PC #2022-34
Motion to adopt Resolution No. 2022-71 approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska (PC #2022-34).

G. Adopt Resolution 2022-72, Approving the Final Plat for Ensconced Woods/Johnson-Reiland Builders & Remodelers/PC #2022-37
Motion to adopt Resolution No. 2022-72 approving the Ensconced Woods Final Plat for a 29-lot subdivision on 25 acres of land (PC #2022-37).

H. Adopt Resolution 2022-73, Approving the Final Plat for Oak Creek/DR Horton/PC #2022-39
Motion to adopt Resolution No. 2022-73 approving the Final Plat for Oak Creek (PC #2022-39).

I. Adopt Resolution 2022-74, Approving the Final Plat for Rivertown Heights/DR Horton/PC #2022-38
Motion to adopt Resolution No. 2022-74 approving the Final Plat for Rivertown Heights (PC #2022-38).

J. Adopt Resolution 2022-75, Approving the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2022-36
Motion to adopt Resolution No. 2022-75 approving the Final Site & Building Plan and Final Plat for Oak Ridge (PC #2022-36).

- K. Adopt Resolution 2022-77, Assignment of Property Tax Abatement Agreement Between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC.

Motion to adopt Resolution 2022-77 approving the Assignment of a Property Tax Abatement Agreement between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC.

- L. Adopt Resolution 2022-79, Approving the Conditional Use Permit (CUP) for 415 Walnut Street North/Chaska Moravian Church/PC #2022-33

Motion to adopt Resolution No. 2022-79 approving the Conditional Use Permit (CUP) for a professional services/offices use on the 415 Walnut Street North property (PC #2022-33).

- M. Adopt Resolution 2022-80, 2022 Bids for the Wall Replacement at the City Owned Parking Lot at 2nd and Pine

Motion to approve Resolution No. 2022-80 awarding the bid for the 2022 Bids for the wall replacement at 2nd and Pine Street to Haho Companies, LLC. in the low bid amount of \$128,385.00.

- N. Adopt Resolution 2022-81, Approving 2022 Performance Measures

Motion to adopt Resolution 2022-81 Approving 2022 Performance Measures.

- O. Accept Resignation of Planning Commission Chair and Appoint New Planning Commission Chair and Vice Chair

Motion to accept the resignation of Commissioner Brian Dahlke from the Planning Commission and to appoint Rob Brass as Chair and to appoint Carl Lacey as Vice Chair.

- P. Adopt Resolution 2022-85, Parking Restriction on Creek Road

Motion to Adopt Resolution No. 2022-85, Prohibiting Parking on Creek Road, the collector roadway beginning at Wetzel Lane and ending at Savanna Way.

- Q. Approve Temporary On-Sale Intoxicating License for Chaska Lions Club

Motion to approve Temporary On-Sale Intoxicating License TW 22.03 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 29th – 31st, 2022.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-76, Approving the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on it.

Mayor Windschitl asked if they will be rental units or owner occupied.

City Planner Hanson stated they are going to be owner occupied.

Councilmember Hubbard asked the developer how the neighborhood meeting on June 2nd, 2022 went.

Dave Pokorney, Community Asset Development Group, addressed the Council. He stated it was well received and they majority of people were happy that the school was being preserved. He noted they had questions on what the gym will be used for and he stated they are optimistic that they will come to an agreement that makes everyone happy for that use.

Motion by Councilmember Hatfield, second by Councilmember Huang to Adopt Resolution 2022-76, Approving the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30.

Motion carried.

8.B. Adopt Resolution 2022-78, Approving the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35

Councilmember Hatfield stated she appreciates the developers efforts and that they received the comments and remarks on the tot lot from the community.

Councilmember Huang stated he isn't a fan of giving variances and in this case it seems like there isn't a practical reason for granted it and that it is only being given to allow to build a larger building. He noted he is fine with the rest of the building but it doesn't make sense to him to grant a variance for the building to be closer to the street. He added it seems they are not applying consistent legal guidelines.

The developer addressed the Council and stated they are constrained by the wetlands and did their best to design it to provide what the market demands need on the 3 acres of land.

Community Development Director Kabat stated one of the major factors the staff is taking into consideration on this request is that the wetlands there are deemed "higher quality" wetlands, which in turn require a larger buffer. He noted if the wetlands didn't require the larger buffer it wouldn't impact the site and require a variance.

Councilmember Hatfield stated she would be more concerned if it didn't match some of the other buildings in the area, there are others close to the street and preserving the wetlands is important.

Councilmember Hubbard stated she understands what Councilmember Huang is saying and also understands the need for the apartments in the community.

Community Development Director Kabat stated it should also be noted the variance and setbacks being requested were discussed in preliminary approval phase so this isn't a new topic on the table.

City Attorney stated variances requests use the practicality test and are usually granted when there is a dimensional issue at play with the building, which is the case for this project. He noted it has to be a reasonable request and it is a matter of interpretation.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to Adopt Resolution 2022-78, Approving the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35.

Motion carried.

8.C. Adopt Resolution 2022-82 or Resolution 2022-83, Concept Plan for Outlot H Chaska Creek Center/Wabash Chaska Farms, LLC/PC #2022-31

Community Development Director Kabat introduced and provided a presentation on this item.

City Administrator Podhradsky stated it's important to remember this was a year-long process that was incorporated into the 2040 Comprehensive Plan because it brought the community together.

Councilmember Hatfield stated this is a really important spot and with so many houses going in over there, she doesn't think striking the language they are requesting from the ordinance doesn't sit well with her.

Councilmember Huang stated this was discussed at length in the past and they arrived at where they did because they value the way people view the community and these are not things to take lightly. He noted it was decided to incorporate a mixed balance of uses in that area.

Mayor Windschitl stated he was part of the early discussions on this site and he sees a lot of positives that could happen they just need to find that mix that should go there.

Dave Pokorney, Community Asset Development Group, addressed the Council. He stated the issue is if this proposal is in line with the Comprehensive Plan and if the Planning Commission was confused why the staff was recommending denial. He stated the council should watch the Planning Commission meeting and they will see that the Planning Commission was confused why staff was recommending denial when the project is in line with the Comprehensive Plan. He addressed the stricken sentences from the ordinance and stated they were only trying to comply with the ordinance instead of making new conditions.

Jerry Tenda of Wabash Capital, who represents one of the Frey brothers, addressed the Council. He provided some background on this property and the Frey family's vision for the property. He stated they are finding themselves in a very strange economic time where a lot of office space up to a third is vacant and going to take a hit. He noted they want to develop something in conjunction with the City and what is best overall for everyone. He feels there is some inconsistency with what the City has approved with other properties recently and what they are saying they don't want for this property.

Christine Ide Attorney for the Frey's, addressed the Council. She thanked the staff for working with them and trying to find a solution to the conundrum they find themselves in currently with Outlot H. She stated she believes the comprehensive plan along with the Concept Plan from 2013 are what they are using to mandate the actions on this project and doesn't believe that should be the case, she noted she respectfully disagrees with the City Attorney's comments.

Mayor Windschitl stated he wants to understand why can't they sit down and discuss how to make this work. He noted they were given a document at 7pm this evening that contradicts the agreed upon decisions already made.

Community Development Director Kabat stated he feels he has been very consistent while talking with the applicant but he did inform them that it may be easier to have these discussions on the differences if they are having if they withdraw the application and sit down and talk to staff first and find a middle ground.

City Administrator Podhradsky stated the applicants were told the staff won't give a recommendation to the Council to move forward with this item. He stated it is the applicant's decision to bring it forward tonight and have this conversation either with the Council anyhow.

Councilmember Huang stated it appears both the applicant and staff are saying they want to find a middle ground and in agreement to sit down and have some discussions to find a way to make this work.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution 2022-83, Concept Plan for Outlot H Chaska Creek Center/Wabash Chaska Farms, LLC/PC #2022-31.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-20-2022

Council requested further information on page 11.

City Administrator Podhradsky provided information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report May 2, 2022

Councilmember Huang:

- Stated the Community Center Open House had a good turn out and feedback
- Noted Thursday July 21st is the Picnic with the Police and Tuesday, August 2nd is Night to Unite

Councilmember Hubbard:

- Stated the Community Center Open House was a success and it went really well
- Noted she helped out with the pride festival and stated it was fun and thanked the Human Rights Commission and GSA and Parks and Recreation for all the hard work
- Wished everyone a Happy 4th of July

Councilmember Hatfield:

- Stated she had a great time at the Pride festival and it had a great turn out

- Noted there is Squad Car Story Time tomorrow at the library, Coffee with a Cop is Thursday at 9am at Caribou and Cones with a Cop at 10:30am
- Stated there is a Food Distribution on July 21st, and thanked everyone who helps out with those
- Recognized Juneteenth

Assistant City Administrator Durbin:

- Thanked the Councilmembers and Mayor for attending and helping with the Pride Festival

City Administrator Podhradsky:

- Reminded everyone to respond and give dates that work for them to the events in the park

Mayor Windschitl:

- Stated they are swearing in 3 new Officers next Monday
- Stated in July the meetings will be on the 11th and 18th because of the 4th of July

10. Adjourn

Motion by Councilmember Hatfield second by Councilmember Huang to adjourn the meeting at 10:55 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JULY 11, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, and Mayor Windschitl

Absent: Councilmember Huang and Matt Podhradsky, City Administrator

Also Present: Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

5.A. Friends of the Library – Libby Fairchild

Ms. Fairchild addressed the Council and provided an overview of the upcoming events including the annual book sale that is being held July 28th – 31st and will be outside on the Plaza outside of City Hall and the Library. She stated they need volunteers this year and people wanting to help out can stop by the library and sign-up for a shift and anyone who volunteers gets a free book. She noted the proceeds go to Lucky Day Book Program for the library.

6. Minutes

6.A. Approve June 20, 2022 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of June 20, 2022 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through D:

- A. On-Sale Liquor at a Community Event – Crooked 2022-2023 Liquor

Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.02 for Crooked Pint Ale House, 3210 Chaska Blvd, Chaska MN for Chaska's Fire & Ice Festival, effective July 15th & 16th, 2022.

B. On-Sale Liquor at a Community Event – Schram Haus Brewery at Fire & ice
Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.03 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for Chaska's Fire & Ice Festival, effective July 15th & 16th, 2022.

C. Temporary On-Sale Intoxicating License for Flags & Honor of MN
Motion to approve the Temporary On-Sale Intoxicating License TW 22-04 for Flags and Honor of Minnesota, that allows them to serve intoxicating beverages at their car, bike and tractor fund raising event, on August 6, 2022.

D. Wetland Replacement Plan for Oak Creek
Motion to approve the wetland replacement plan for Oak Creek Development.
Motion carried.

8. Action Items

8.A. Public Improvement Hearing – Creek Road Trunk Sewer Project

Assistant Administrator Durbin introduced and provided background and information on this item.

Councilmember Hubbard asked if the residents have been given the estimated assessments already and

City Engineer Clark stated the point of this meeting is to inform them of the proposed assessment so they are aware of the options.

Mayor Windschitl asked where the first phase of work is being completed.

City Engineer Clark showed the location that will be covered this year in phase 1.

Mayor Windschitl opened the public hearing at 7:26 p.m.

No one wished to speak on this item.

Mayor Windschitl closed the public hearing at 7:27 p.m.

Staff recommends City Council conduct the public improvement hearing. There is no formal action requested at this meeting rather only to gather public input and feedback on concerns related to the project. The project is currently being advertised for bids and is expected to be ready for Council to review at the upcoming meeting on July 18th. After the bids have been received, staff is planning to bring back a recommendation to the Council on whether to order the improvements if bids are acceptable.

8.B. 2021 Annual Financial Reports

Administrative Services Director Graczyk introduced this item and provided an overview of the report included in the Council packets for their review.

Jaclyn Huegel, CPA with Malloy Montague, Karnowski, Radosevich, & Co., P.A., provided a presentation of the City of Chaska Audit Report from Malloy Montague, Karnowski, Radosevich, & Co., P.A. for the year ending December 31, 2021 to the Council.

Motion by Councilmember Hubbard, second by Councilmember Grau, to accept the City of Chaska 2021 Annual Comprehensive Financial Report and associated audit reports as well as the Chaska Fire Department Relief Association 2021 Annual Financial Report and associated audit reports.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-11-2022

Motion by Councilmember Grau, second by Councilmember Hatfield, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hubbard, and Mayor Windschitl. Voting nay: None.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report July 11, 2022

Councilmember Grau:

- Noted there are a lot of great summer events coming up
- Stated its important to understand and have patience with some businesses that are still struggling with workers due to the pandemic

Councilmember Hubbard:

- Stated she is excited for the Fire and Ice event on 15th-16th of July

Councilmember Hubbard:

- Stated there is a Food Distribution event on Thursday the 21st as well as Picnic with a Cop at Veteran's Park later that day
- Noted Farmer's Market is back on Wednesdays
- Wished her Mom a Happy Birthday

Mayor Windschitl:

- Congratulated Jim Snuggerud and Sam Rinzel from Chaska High School were drafted in the first round of the NHL and Abigail Moldenhauer as the first female Eagle Scout in Minnesota
- History Center has the Second Street Businesses Exhibit running until January 1st on Thursdays and Fridays
- Congratulated Dan Keyport of the Rotary Club for being given the George C. Klien's Above Self Award
- Noted MnDot approved the Highway 41 plans
- Reminded people to sign-up for Nite to Unite

- Stated Fun in the Park on July 27th at Fireman's Park and Touch a truck on July 18th are upcoming events to note

11. Adjourn

Motion by Councilmember Hubbard second by Councilmember Hatfield to adjourn the meeting at 8:10 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
July 18, 2022

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; Attorney Jake Saufley; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

None.

6. Approve Previous Meeting Minutes

Mayor Windschitl noted the previous meeting minutes were not ready by Friday and will not be approved at this meeting.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through C:

A. Adopt Resolution 2022-86, Accepting Gifts and Donations

Motion to adopt Resolution 2022-86, acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2022 through June 30, 2022.

B. Adopt Resolution 2022-87, Ordering the Improvements and Awarding Bid for Phase 1 of the Creek Road Street and Utility Improvement Project

Motion to adopt Resolution 2022-87, Ordering the Improvements and Awarding the Bid for the Creek Road Street and Utility Improvement Project – Phase 1 to Eureka Company, Inc., in the low bid total amount of \$7,907,336.52.

C. Approve Purchase Agreement with RCS-RCA Oak Ridge, LLC for 0.09591 acres of property located at 1 Oakridge Drive, Chaska, MN

Motion to authorize the Mayor and City Administrator to execute the purchase agreement with RCS-RCA Oak Ridge, LLC for 0.09591 acres of property located at 1 Oakridge Drive, Chaska, MN.

City Administrator Podhradsky noted, regarding item 7.B. Creek Road phase 1, the engineer's estimate was \$9.4 million and the bid received was \$7.9 million which was very favorable. He stated the City is starting to see that with projects, which will be good.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-88 Approving the Variance for Clover Ridge Apartments/AV Development/PC #2022-42

City Administrator Podhradsky introduced the item to the Council and City Planner Hansen provided a presentation on it.

City Administrator Podhradsky pointed out the next item is the same issue and when there is a site that has a wetland which makes up a majority of the site, City ordinance says to calculate the usable open space based on gross acreage of the entire site rather than just the developable site. In doing so, it creates a big deviation between what is allowed for Floor Area Ratio (FAR) on a site compared to what open space requirements would be. If the City required them to do the open space requirement, it would render more than half of the site undevelopable which would mean they could not develop it consistent with the Comprehensive Plan.

Attorney Saufley stated the City's application of the site area is consistent with the Code and consistent with the projects he has seen. The anomaly here is the way the wetland is calculated and the technicality that it presents as they end up with an outsized amount of acreage that needs to be dedicated. In looking at the net site area, it is a 5.7 acre site but the City cannot use the net site area in calculating the number. Second, whether this is the type of application that requires a variance, he would say that is exactly what this is; a variance is meant to be a blow off valve for when the Code does not fit perfectly. The City needs to find a practical difficulty that prevents the developer from developing the project on the site, that is unique to the natural features of the property and were not created by the Applicant, that the proposed project is reasonable given the zoning in the area and is consistent with the Comprehensive Plan, and whether it presents a harm to the neighborhood and will upset the unique character and quality of the neighborhood. From his perspective as he has worked with Staff, these three findings were met. He noted this is a Statutory creature, it is practical difficulty, and is not an undue hardship.

City Planner Hansen continued the presentation.

Councilmember Hatfield thinks it was a good explanation, plenty of review has been done on it, and as long as the City has maintained consistency it makes sense.

Councilmember Hubbard stated she spent a countless amount of time reviewing materials, variance, criteria, and neighborhood concerns. She feels it has met criteria for the variance and understands that is a difficult decision for the Ward.

Councilmember Huang said based on legal criteria, there are not a lot of options to build without a variance. From that perspective, it meets practical difficulty for him.

Mayor Windschitl stated he feels the same, the City Council has asked some tough questions, looked into it, and they are following what has been done on a routine basis. He is comfortable with this.

Motion by Councilmember Huang, second by Councilmember Hatfield to Adopt Resolution 2022-88 Approving the Variance from Zoning Section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from 15% down to 8.75%.
Motion carried.

8.B. Adopt Resolution 2022-89, 2022-90 and 2022-91 Approving the Final Site & Building Plan, Final Plat and Variances for The Gallery Apts/Chase Real Estate/PC #2022-43

City Administrator Podhradsky introduced the item to the Council and City Planner Hansen provided a presentation on it.

Councilmember Huang clarified regarding the bedroom calculation for parking, it could be a family bedroom or child bedroom.

City Planner Hansen replied in the affirmative.

City Administrator Podhradsky noted the most recent conversation like this was Jonathan Flats and the City has found using the bedroom count is a good method for determining required parking. They are looking at an ordinance audit regarding this issue as the City has been over-parking sites when requiring two parking stalls per unit. The bedroom count has been much more accurate for that calculation.

Mayor Windschitl noted it is not only the developer's problem but also the City's because if there is on-street parking, that is a City problem. He noted that so far it has been working really well.

Councilmember Hubbard asked how the parking has been at Jonathan Flats.

City Administrator Podhradsky replied parking has worked out really well and is the best test of any parking as the site has no other places one could park as there is no street parking and the rest is tow.

City Planner Hansen continued the presentation.

Councilmember Grau stated he is fine with the parking and believes in consistency and being practical. The City's ultimate goal is to develop that space per the Comprehensive Plan for multi-family use. He does not like making exceptions or variances but if it meets the needs that the

City desires the space to be, it benefits residents and future residents, there is a practical understanding that the numbers work, and the variance makes sense.

Councilmember Hubbard asked if there was any feedback from the neighborhood meeting in July.

The developer addressed the Council and replied four people attended and the primary discussion was over the variance regarding the square footage and the size of the building.

Councilmember Hubbard echoed Councilmember Grau's statements in regard to practicality. In looking at the site, the changes that have been made from concept until now, she thinks it fits really well, the materials have changed significantly to blend with the neighborhood, the zoning is there for high-density residential, and there is a significant need for this type of housing. She understands any changes to a landscape for residents is a hardship and can be scary and she empathizes. She also empathizes with the countless phone calls and emails from residents vying to have a home in Chaska but may not be able to afford a house and needs an apartment. She could get into the argument of rent costs and noted these are not what she deems as affordable housing because they are market rate apartments. She hopes providing ample housing in this stock will drive prices down so apartment housing can be a bit more affordable. She thinks the apartment is done really well with nice accommodations and amenities and the completion of trail systems are for everyone to enjoy.

Councilmember Hatfield noted Councilmember Hubbard brings up a good point on the economics of developments like this. Where there is a demand and not a supply, it will effectively price people out of the neighborhood by now allowing that demand to be met.

Councilmember Hubbard looks at the intention of Clover Ridge and driving through the neighborhood one sees a multitude of different housing such as single-family homes with larger lots, smaller lots, apartments, and townhomes. She noted the intention is there and she cannot speak for people who live there but thinks the intention is clear when moving into that neighborhood.

Councilmember Huang looks at it from a technical and legal perspective and based his understanding this does meet the criteria. He commented are there things he would like to change about it, sure, but he appreciates the effort and engagement the Applicant has put forth and thinks it forces the City to look at whether they are doing things right with the law and ordinances.

Mayor Windschitl stated he is good with most of the parking and the variance. He thinks the Applicant has followed, been consistent, and thinks the resident comments have been listened to as they have seen the building change. It is more of a quality product and that is important. He feels comfortable with all three resolutions tonight. He noted this is not a public hearing but welcomed the two gentlemen who put a lot of time into this to come to the podium.

Travis Olson, 1439 Sophia Drive, addressed the Council. He thanked the Council for the process noting he has learned that one does not always get what they want but having the opportunity

to have your voice heard is the intent here. At the end of the day, they are happy to get new neighbors. He commented about the changes made since concept, noting he was looking to highlight the areas for opportunity both from citizens, Planning Commission, and Council as how to make the process work. He thanked the City Council for letting his voice be heard and hearing him.

Wade Sorenson, 1456 Sophia Drive, addressed the Council. He commented that this process has shown some serious issues in the Chaska City Code as the FAR has three different definitions on how it can be calculated. If there is a process to look at Code, he would love to be part of it as there are issues that need to be resolved when one could look at the Code in different ways. He thinks the City is playing very loose with consistency on net versus gross, how to define that, and when to use one versus the other. Finally, he asked the Councilmembers to realize the precedence they are setting tonight in letting the wetland of an adjacent property not on site dictate parking spaces as it is a very dangerous precedence. He noted it is one that anyone on any property that adjoins a wetland could probably use as justification for a variance. He thinks the Council is being short-sighted to get this particular project approved.

Councilmember Grau disagreed with saying it is short-sighted because he does not think it was a man-made issue by the builder and would expect a builder with a wetland impacting their ability to at least ask the question. For him, it is a result of being something that was not created by the Applicant but was existing in the topography of the land.

Mr. Sorenson suggested looking into the case of Castle Design vs. the City of Lake Elmo as the exact scenario played out in that case. He noted the Applicant is buying a 5.7 acre parcel and this building requires 8.8 acres. At the end of the day, that should be all they need to know.

Mayor Windschitl commented he does not think the parking has to do with the wetlands as they have talked about that at great length.

Motion by Councilmember Hubbard, second by Councilmember Huang to Adopt Resolution 2022-89 Approving the Final Site & Building Plan and Final Plat for The Gallery Chaska Apartments (PC #2022-43).
Motion carried.

8.B.i. Resolution 2022-90 Approving the Variance from Zoning Section 15.28.030.F to Reduce the Required Number of Off-Street Parking Spaces from 250 to 313

City Administrator Podhradsky introduced the item to the Council and City Planner Hanson provided a presentation on it.

Motion by Councilmember Grau, second by Councilmember Hubbard to Adopt Resolution 2022-90 Approving the Variance from Zoning Section 15.28.030.F (Required Number of Off-Street Parking Spaces) to reduce the required number of off-street parking spaces from 350 to 313 for The Gallery Apartments.
Motion carried.

8.B.ii. Resolution 2022-91 Approving the Variance from Zoning Section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%

Motion by Councilmember Hubbard, second by Councilmember Hatfield to Adopt Resolution 2022-91 Approving the Variance from Zoning Section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%.
Motion carried.

8.C. Adopt Resolution 2022-92 Approving the Preliminary Plat for Hidden Maples (fka Firemen's Park II)/Landmark Builders/PC #2022-44

City Administrator Podhradsky introduced the item to the Council and City Planner Hanson provided a presentation on it.

Councilmember Hatfield is appreciative that it is four homes instead of five although she thinks the homes still feel big and hopes they can include some elements that don't make them feel so diverse from what is across the street.

Councilmember Huang agreed it is a good change and while the houses are a little bigger than others in the neighborhood, that is where the market is and what people want. It is not super over-sized and seems like it is in that sweet spot for the market.

Councilmember Grau likes four houses versus five and noted house four sits farther back so he worries about how close it is to the house in the back. He stated that if the opportunity exists to have a non-official park in the City of Chaska, he would ask not to put a City sign on the property because it caused a lot of confusion.

Mayor Windschitl thinks it is a good plan. He noted many of the trees would have been taken out during the road reconstruction and thinks they will have a way healthier mix of trees. He stated Emerald Ash Borer has really taken off in the last six months. He asked to touch on the history of that park, noting there was not a park on the east side of town so he does not know how it came about but the fire department built a park by the courthouse. When the courthouse expanded, he thinks it was a handshake to go down into that area and a sign was put on it. He asked whose blue shipping container is shown.

Eugene Vorobery, 1394 Romeo Court, addressed the Council. He noted the blue shipping container belongs to him and it would be going away. He stated there are shipping containers across from the other warehouses.

Councilmember Hatfield noted some residents have mentioned the lack of mowing and the aggressive no trespassing signs.

Mr Volobery noted he took the park down and he does not want people to get hurt.

Councilmember Hatfield stated the hill along 6th Street E needs to be taken care and mowed. She asked if the City has heard anything from the neighbors.

City Planner Hansen replied the City sent notifications but has not heard anything directly.

Councilmember Hubbard asked about St. John's, future park plans, and if there are dates.

City Administrator Podhradsky replied prior to COVID, they were trying to get a concept together but it stalled out.

Motion by Councilmember Huang, second by Councilmember Grau to Adopt Resolution 2022-92 Approving the Preliminary Plat for Hidden Maples (PC# 2022-44).

Motion carried.

8.D. Adopt Resolution 2022-93 and Ordinance No. 1018 Approving the Preliminary Plat and Rezoning for Club West 11th/Tradition Development/PC #2022-45

City Administrator Podhradsky introduced the item to the Council and City Planner Hansen provided a presentation on it.

Councilmember Hatfield asked which would be a more amenable turnaround for emergency services, round because they don't like backing in.

City Planner Hansen replied it could be either or and the City does not have a preference on that but does have a preference on where it is located.

Councilmember Grau asked if the Harvest Association been turned over to individuals or has it not hit the threshold because they keep adding houses to it.

City Planner Hansen does not know but it would be a good question for the developer.

Patrick Wrase addressed the Council. He noted he is not an expert on HOA but believes the turnover percentage is 70% build out. He does not believe Harvest has been turned over yet but thinks it should be quite soon.

City Administrator Podhradsky noted the 70% is per State Statute.

Mayor Windschitl asked if the developer has had any conversations with the Kusskes and is it possible to bring the construction up from the bottom.

Mr. Wrase noted they have a good relationship with Jason Kusske and he has not spoken with him about that subject. However, he needs to work with Mr. Kusske to get a conditional use permit so he will ask about the possibility of coming in from that point.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution 2022-93 Approving the Preliminary Plat for Club West 11th Addition (PC #2022-45).

Councilmember Grau stated he appreciated that the house count aligns with adjacent houses with backyards lining up nicely.

Motion carried.

8.D.i. Ordinance No. 1018

Motion by Councilmember Grau, second by Councilmember Hatfield to Adopt Ordinance No. 1018 Approving the rezoning from Open (O) to Planned Residential District No. 62 (PRD-62). Motion carried.

8.E. Adopt Resolution 2022-94 Approving the Concept Plan for Structures, Inc./Jeremy Banken/PC #2022-46

City Administrator Podhradsky introduced the item to the Council and City Planner Hanson provided a presentation on it.

Councilmember Grau asked about the higher space to the right on the drawing and whether it is still needed.

City Planner Hansen replied they would still have that in all three buildings with a level of office and the warehouse space. They will probably see it on a smaller scale in all three buildings.

Councilmember Hatfield noted Lots 1 and 3 sit closer to the road and asked if they could somehow blend in as it moves toward residential.

Councilmember Huang noted Option A has different layers of screening with trees, a roadway, and security fencing before the yard. The multiple layers are very thoughtful. He thanked the Applicant for giving multiple options and it gives the sense of being a good neighbor in the community.

Councilmember Grau asked if there is intent in the future to sell off parts of it.

The Applicant replied somewhere down the line they will probably be sold as it is an inventory that is really good for smaller contractors.

Mayor Windschitl stated he is happy to see something come forward on this, thinks it will be nice fill in there, and that a lot of contractors are looking for things like this.

Motion by Councilmember Hatfield, second by Councilmember Huang to Adopt Resolution 2022-94 Approving the Concept Plan for Structures, Inc. (PC #2022-46). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-18-2022

The Council requested further information about bills on page 8.

Councilmember Huang referenced page 8 regarding the fuel purchase, noting the volatility of fuel these days, coming down from record highs, and since the City tends to buy in bulk once

or twice a year, he would ask if they have changed the strategy knowing the situation right now.

City Administrator Podhradsky replied they do buy in bulk and have actually performed pretty well. They get diesel for \$4.80/gallon which is \$.70 less than what one can purchase at a station and they get unleaded for \$3.63/gallon which is also less. He noted they have looked at other vendors but a bigger issue is whether they can provide the supply. The City has had really good luck with this wholesaler of gas as they have never had an issue in providing supply.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None

10. Other Business

10.A. City Administrator's Report

9.A.i. Bi-Weekly Report 7-18-2022

10.B. Financial Reports

Councilmember Grau:

- It was good to see people at Fire and Ice and it was fun to take his mom to see the liveliness in the park and fireworks.
- Loves the orange shirts for volunteers and Staff.

Councilmember Huang:

- Congratulated the newly sworn-in officers on the Chaska Police Department.
- Fire and Ice had a fantastic turnout and it was great to see all the people and activities. He stated the City does such a great job including Park and Rec, the Police, and facilities.
- Stated Picnic with the Police is this Thursday at Veteran's Park from 5:30-8:30pm with a free dinner, raffle, and drawings.
- Noted Bark in the Park is on July 27 at Firemen's Park at 6:00pm.
- Shared that River City Days is on July 29 at City Square Park.
- Stated Night to Unite is on August 2. Councilmember Huang asked if the Councilmembers can ride along with the police to drop by some of the events.
- Stated Touch a Truck is on August 18 from 5-7:00pm at the Community Center.
- Shared that the Art in the Park at Firemen's Park is on August 28.
- Saw an article in the *Herald* about the Chaska Police Department's SMILE program and the voluntary registration of security cameras.
- Congratulated the City of Chaska for being ranked number 46 in the *Star Tribune* list of best places to work.
- Noted on Saturday morning he saw the Chaska's first responders in action and an accident had happened five minutes before he drove by the salon and called 911. Officers as well as Chaska Fire arrived and it was exciting to see them in action, their professionalism, control, and he noted they did a great job.
- Asked if the City Council can get public safety updates on trends a few times a year so they can answer questions received from the public.

Councilmember Hubbard:

- Fire and Ice was a great event, the weather was perfect, parking was available, and it was really well done. She thanked everyone involved in the planning and said the fireworks were amazing.
- Carver County Library does the summer reading program and it is still running through August 13. There are some great prizes for kids participating in the program.

Councilmember Hatfield:

- Stated it was so nice to have a parking map at Fire and Ice and the community center task force came down to the booth to get involved.
- Said regarding Picnic with the Police they are also doing Stuff a Squad and encouraged people to bring school supplies.
- Noted the Suicide Hotline changed to 988 rather than the previous longer string of numbers. If someone needs it, call the hotline.

Assistant Administrator Durbin thanked those who were at the City booth for Fire and Ice.

Mayor Windschitl:

- Noted three meetings in August with the 29th being a work session and may be a Council meeting.
- Shared in tonight's work session they talked about notification of residents regarding projects and have a plan for the future and things will change.
- Invited people to the City booth at River City Days.
- Stated they plan to have a picnic at each of the four Wards with Ward 2 on Wednesday, August 10 at Community Park from 5:30-7:30pm; Ward 1 on Thursday, August 11 at Veteran's Park from 5:30-7:30pm; Ward 3 on August 16 at Lion's Park 5:30-7:30pm; and Ward 4 is August 17 from 6:30-8:30pm.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 9:57pm.

Motion carried.