
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Preliminary & Final Plat for Rum River, Variance, CUP, and Site Plan Review for Rum River Residential Suites**
DATE: January 11, 2021

The City Council will review the Preliminary and Final Plat and make a motion. If approved, a resolution is included to be signed.

Request

Phoenix Capital, LLC submitted Rum River Preliminary & Final Plat applications along with a Variance application, Conditional Use Permit application, and a Site Plan Review application that the Planning Commission reviewed on December 21, 2020. The site is located in the R-3 Multiple Residential District where apartment complexes are an allowable use. The plat involves the creation of two separate lots with a 49-unit apartment building on each lot. The Developer is proposing to build the first unit on the north lot of the plat along First Street and then the second unit is foreseen to build within 18 months.

The public hearing notices had been sent to the property owners 350 feet from the site for all the applications; Preliminary Plat, Conditional Use Permit, and Variances and there were no concerns from the public.

Background

The subject property site is located south of First Street and east of 21st Avenue South on parcel #24-032-2100 and a portion of parcel #24-032-0800. The remaining southern portion of #24-032-0800 and #24-032-3500 will be combined by an Administrative Simple Lot Consolidations/Boundary Line Adjustments and recorded with the final plat.

Analysis for Rum River Plat

The subdivision does not meet the requirements for a Short Plat by our Subdivision Ordinance standards, and it must follow the Preliminary and Final Plat procedures. The Planning Commission reviewed the Preliminary and Final Plat with recommendations from City staff.

The plat consists of three lots and a public road labeled 19th Avenue South that ends with a temporary bituminous or class 5 cul-de-sac material south of the site, and a separate egress road on the west of the site that will be 26' width and signage with exit only and right turn only, on to First Street.

Sanitary and Water Services

Water availability: There is a 12" water line along First Street. The plans show the connection to the existing watermain with an 8" line on the northeast corner of the site where it will extend southernly in the proposed 19th Avenue South road and also from the connection on First Street will extend to the road on the west of the site.

The hydrant will be located in the parking lot island that separates the two facilities. There are two other hydrant locations in the proposed 19th Avenue South; one on the southeast corner of the site and the other is on the northeast corner of the site.

Sewer availability: The plans show the connection to the existing sanitary sewer line with an 8" line on the northeast corner of the site where it will extend southernly in the proposed 19th Avenue South road to the site.

Staff recommends sewer and water valve at the end of 19th Avenue South cul-de-sac for future expansion.

Fire Department Access

The plat shows the development of 19th Avenue South on the east side of the apartments that will be an egress/ingress road into the site off of First Street. The Fire Department requested an emergency access also and the plat has a 24' foot road on west of the site. The Fire Chief is requesting this road be 26' feet width to accommodate an aerial fire truck and posted with signage for a right turn only onto First Street. The right turn only will reduce the traffic use for First Street and 21st Avenue South. 19th Avenue South will be the main access point for this subdivision.

The Developer contact the Fire Chief for placement of FDC hookups and a Knox box at the front entrance doors of each building.

Storm Water

See the City Engineer's memo.

Conclusion for Preliminary & Final Plat:

The Planning Commission reviewed the Preliminary and Final Plat guidelines in the Zoning and Subdivision Ordinance standards and approved the Preliminary and Final Plat and forward the recommendation to the City Council for their January 14, 2021 meeting review, with the following conditions:

1. The cul-de-sac will need to have a right-of-way or easement shown on the final plat and a sewer and water valve for future expansion. This cul-de-sac should have class 5 material or temporary bituminous.
2. Developer submit transformer and electric utility plans to the Public Utilities for approval prior to final plat approval. Transformers will be located on the apartment sites with an easement to be created.
3. Move the existing street light along First Street and the proposed 19th Avenue South to the west of 19th Avenue South, placing it one foot behind the trail. Two additional street lights will be placed; one by the entrance for the apartment buildings off of 19th Avenue South, and the other at the end of the street where it meets the cul-de-sac. Lights shall be placed one foot behind the trail. PUC requires standard poles and lights with a long arm so the poles can be placed to the west of the trail and facilitate snowplowing.

4. Mille Lacs County Engineer approve the driveway access for 19th Avenue South and the second access west of the plat with curb cuts exiting onto First Street, and pedestrian crossing, additionally a bike path extension to 21st Avenue.
5. Emergency egress road onto First Street be 26' foot wide with signage as exit only and right turn only. Alter curb line to put the radius to the east for right turn only.
6. City Engineer approval of storm water plan.
7. Park Dedication fees will be paid in accordance to the proposed amount of 30K per building paid at the time of submittal of the building permit for each building.

General Variance Review Standards *(This is informational only for the Council)*

The site is located in the R-3 Multiple Family Residential District to allow the construction of a 49-unit apartment complex on two separate parcels. The first variance is to allow the average density for this district to be higher than the 16 units per acre, and a variance to construct the proposed apartment complex in the crosswind runway which has been removed from the future airport Master Plans and Airp0ort Layout Plan (ALP).

Subsection 3.B of Chapter IV outlines the standards for review of a Variance:

1. *Is the variance in harmony with the general purposes and intent of the Zoning Ordinance?*

Comment: Yes, the general purpose and intent of the R-3 District is to create multiple family residential sites.

2. *Is the variance consistent with the Comprehensive Plan?*

Comment: Yes, the Comprehensive Plan designates this area as Residential – High Density to provide land suitable for creating new multiple family housing.

3. *Does the property owner propose to use the property in a reasonable manner not permitted by the Zoning Ordinance?*

Comment: Yes, this site is zoned R-3, multiple residential and is a permitted use.

4. *Are there circumstances unique to this property not created by the landowner?*

Comment: Yes, because of the increase in the average density for this district to be higher than the 16 units per acre, and the crosswind runway has been removed from the future airport plans to allow the construction of the apartment complexes.

5. *Will issuance of the variance maintain the essential character of the locality?*

Comment: Yes, the issuance of a variance to allow the building of two apartment complexes will maintain the essential character of the area.

6. *Does the alleged practical difficulty involve more than economic considerations?*

Comment: Yes, the request for the two variances is due to maximize the space and is appropriate for this land.

Conclusion for Variances

The Planning Commission approved the two variances in separate motions.

Lot 1, Block 1, Rum River: The variance request is to allow the construction of a 49-unit apartment complex with the increase of the average density for this district to be higher than the 16 units per acre, and a variance to the Zoning Ordinance in order to construct a proposed apartment complex as the crosswind runway has been removed from future airport plans.

Block 1 and Lot 2, Rum River: The variance request is to allow the construction of a 49-unit apartment complex with the increase of the average density for this district to be higher than the 16 units per acre, and a variance to the Zoning Ordinance in order to construct a proposed apartment complex as the crosswind runway has been removed from future airport plans.

Conditional Use Permit *(This is informational only for the Council)*

The proposed apartment units will exceed the 30' foot maximum height restriction and a CUP will be required for the proposed 48' building height. The Fire Chief has reviewed the proposed plans and is okay with the height.

General CUP Review Standards

Subsection 3.B. of Chapter IV outlines the standards for review of a conditional use permit:

1. *The proposed use does not violate the health, safety, or general welfare of Princeton residents.*

Comment: No characteristics of the proposed use appear that they may violate the health, safety, or general welfare of the Princeton residents.

2. *The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.*

Comment: It does not appear that the proposed use will create any potential erosion, runoff, water pollution and sedimentation.

3. *Adequate parking and loading is provided in compliance with the Ordinance.*

Comment: The Site Plan has addressed the parking for the two apartment buildings.

4. *Possible traffic generation and access problems have been addressed.*

Comment: The Final Plat and Site Plan Review have addressed the access and traffic generation to the site.

5. *The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.*

Comment: The additional apartment buildings will not overburden the city's service capacity.

6. *The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.*

Comment: This property site is zoned R-3 Multiple Residential District and is residential high density on the Future Land Use Map.

Conclusion for Conditional Use Permit

The Planning Commission approved the Conditional Use Permits to construct a 48' foot in height apartment buildings. Separate motions are required:

1. Approval of the Conditional Use Permit to construct a 49-unit apartment complex with the height that will exceed the 30-foot maximum height restriction in the R-3 Multiple Family Residential District on the property sites described as: Lot 1, Block 1, RUM River, according to the recorded plat thereof; Mille Lacs County, City of Princeton, MN (Part of PID: 24-032-0800)
2. Conditional Use Permit to construct a 49-unit apartment complex with the height that will exceed the 30-foot maximum height restriction in the R-3 Multiple Family Residential District on the property sites described as: Lot 2, Block 1, Rum River, according to the recorded plat thereof; Mille Lacs County, City of Princeton, MN (Part of PID: 24-032-2100)

SITE PLAN REVIEW *(This is informational only for the Council)*

The Developer is proposed to construct market rate two 49-unit apartments in two phases. Each apartment building will consist of 26-studios, 44-1 bedroom suites, and 28-2 bedroom suites, for a total of 98 units. The building units will consist of 22,569 square feet.

Exterior façade would include a combination of horizontal & vertical 5" EDCO steel siding & a wanes coat of cultured stone on all elevations. Powder coated aluminum balconies throughout. All trims including garage doors, soffit, fascia, to include white aluminum wrap accents. There will be 49 indoor parking stalls and 34 uncovered parking stalls.

The City and Developer pay the agreed upon the Park Dedication Fee at the issuance of the building permit for each site.

Fire Department

The Fire Chief is requesting Knox boxes at the front each building and the Developer arrange with the Fire Chief placement of the FDC hookups.

Parking

The plans show 49 stalls (2 accessible) for garage parking, 34 stalls (2 accessible) of surface parking, per building units.

Site Plan Conclusion

The Planning Commission approved the Site Plan application with the following conditions:

1. Provide Princeton Public Utilities with the electrical drawings for the building service connections. Also complete the necessary forms, one for temporary service during construction and another for permanent service.
2. Electric meters to be installed on the outside with one-meter bank per building.
3. Developer will contact the Fire Chief for placement of FDC hookups and Knox box.

4. If due to weather conditions the sodding and/or seeding and driveway asphalt installation is unadvisable an escrow deposit be submitted prior to issuance of Certificate of Occupancy.
5. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), and Sewer Access Charge (SAC). Signage will need to be reviewed and approved by staff prior to installation.
6. 19th Avenue South must be constructed with a bituminous surface with the Minnesota Highway Department Spec. 2331.
7. The work shall be carried on with minimum of interference with traffic. Suitable and adequate guards, warnings, barricades, lights, etc. shall be provided. Access to private property shall be maintained.
8. The contractor shall replace in-kind or better all streets, driveways, curbs, and sidewalks disturbed by his operations.
9. All siding and roofing used in residential construction shall consist of building materials in common use in residential construction.
10. Landscaping plans submitted and approved by staff prior to the building permit issuance.
11. City Engineer approval of storm water plan.



Memorandum

To: Mary Lou Dewitt, City of Princeton
From: Jenn Edison, PE – WSB
Date: December 16, 2020
Re: West Rivertown Review
WSB Project No. 017227-000

We have reviewed the following documents submitted for the West Rivertown Apartments development in Princeton, MN by Stark Engineering:

- *19-118 Civil Plans 11-30-20.pdf*
- *19-118 Preliminary Stormwater Report 11-30-20.pdf*
- *20-0422 Final Plat*
- *20-0422 Preliminary Plat*

We have the following comments:

General

1. Submit for and provide copies to the City of all required permits from regulatory agencies (NPDES, County).
2. An NPDES permit is required as the site exceeds 1 acre of disturbance.
3. All outlet pipe leaving the proposed development will need to be included within a drainage and utility easement. Similarly, the proposed temp CDS will need to be included within a road easement or platted right of way.
4. Submit soil borings to verify the soil type and groundwater levels.

Discharge Point

1. Provide additional detail regarding the final discharge point from the site. The pipe does not appear to extend all the way to the nearby wetland. As shown, it is a point discharge onto an adjacent property.

Rate Control

1. In addition to the 1-, 10-, and 100-year calculations provided by the developer, an analysis must be done to show that the following requirements are met for the proposed site runoff:
 - Limit discharge from site to:
 - 0.05 cfs per acre in the 10-year event
 - 0.07 cfs per acre in the 100-year event

2. The development appears to be meeting the 10-year event requirement, but not the 100-year event requirement.

Volume Control

1. Volume control appears to be met for the site within the two infiltration ponds.

Drainage Areas

1. How will rooftop runoff from the apartment buildings be directed to the center basin and the southeast basin? Provide additional detail (grading or drainage structures).

Flood Control

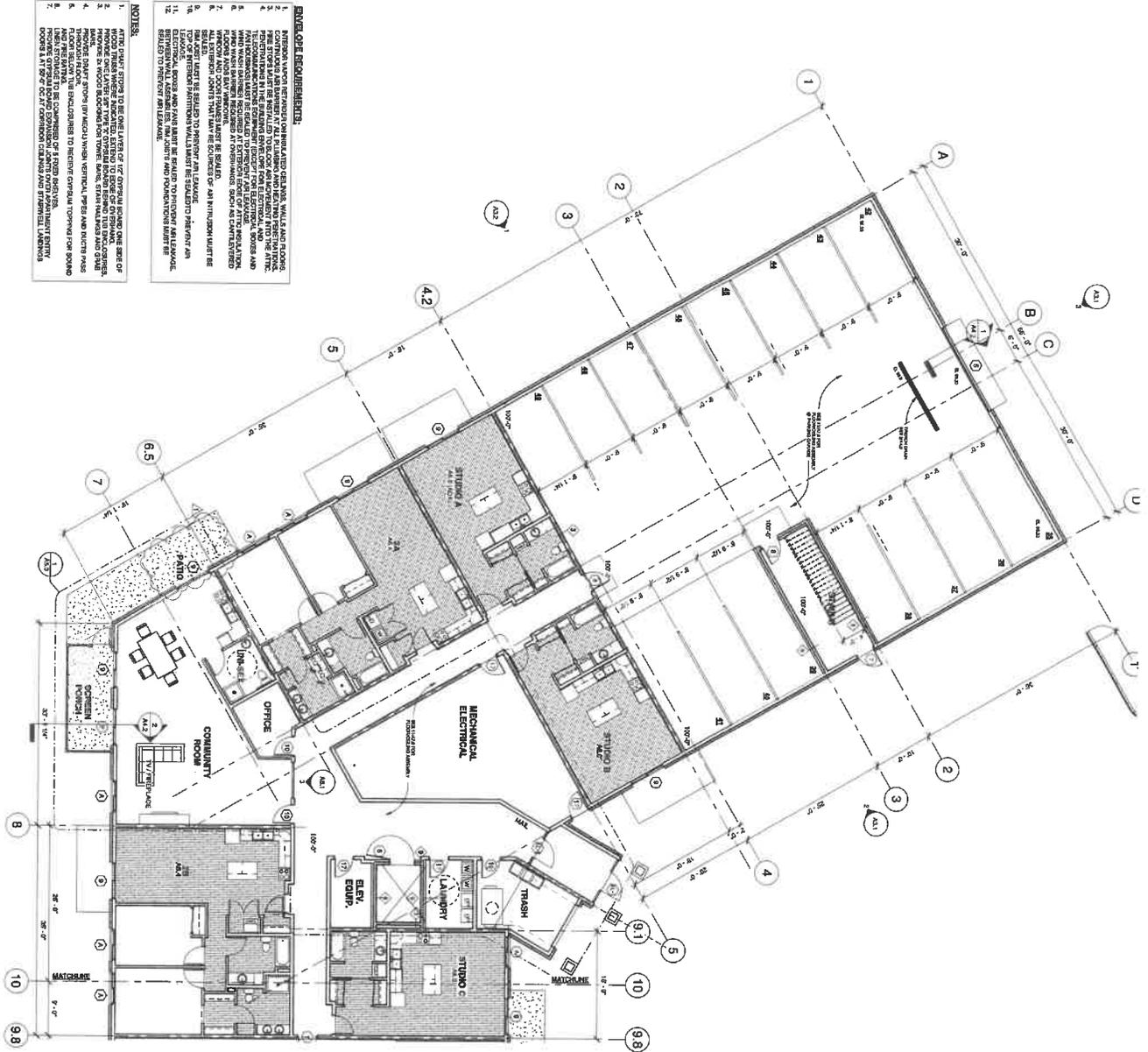
1. Label the pond emergency overflow (EOF) elevations and ensure the EOF is a minimum of 1-foot below the lowest building opening.
2. Label the 100-year HWL on the plans.
 - a. Ensure a 3-foot separation between the lowest building opening and the HWL.
 - b. Ensure a 2-foot separation between the basement and the HWL (if applicable).

Infiltration Basins

1. Pretreatment to NURP standards is required prior to discharge into the infiltration basins.
2. Use a maximum infiltration rate of 0.5 in/hr for A soils unless infiltrometer testing is done.

Storm Sewer

1. Design the storm sewer for the 10-year event. Submit rational calculations.



- GENERAL REQUIREMENTS:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MINNESOTA BUILDING CODE, 2015 EDITION, AS AMENDED BY ALL SUBSEQUENT AMENDMENTS AND ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF HEALTH AND FAMILY SERVICES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF REVENUE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF TRANSPORTATION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF COMMERCE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF EDUCATION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF LABOR INDUSTRY AND HUMAN RESOURCES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF RECREATION AND PARKS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF STATE.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF TAXATION.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MINNESOTA DEPARTMENT OF WORKFORCE DEVELOPMENT.

- NOTES:**
1. \diamond DENOTES WALLTYPE - SEE SHEET A7.0 FOR WALL TYPES
 2. \circ DENOTES DOOR TYPE - SEE SHEET A8.0 FOR DOOR SCHEDULE
 3. \circ DENOTES WALLTYPE - SEE SHEET A8.0 FOR WINDOW TYPES

1 FIRST FLOOR
1/8" = 1'-0"

<p>OWNER/CONTRACTOR: Rum River Residential Suites</p>	<p>ARCHITECT OF RECORD: Douglas A. Moe Architects Incorporated</p> <p><small>I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.</small></p> <p>8318 DOUGLAS A. MOE LICENSE NO. DATE</p>						
		<p>PRINCETON, MN 55371</p>					
<p>ISSUE DATA</p> <table border="1"> <tr><td>1</td><td>11/13/2020</td></tr> <tr><td>2</td><td>05/30/2020</td></tr> <tr><td>3</td><td>06/25/2020</td></tr> </table>	1	11/13/2020	2	05/30/2020	3	06/25/2020	<p>PERMIT SET 11/13/2020</p> <p>GENERAL REVISIONS 05/30/2020</p> <p>CITY APPROVAL 06/25/2020</p>
1	11/13/2020						
2	05/30/2020						
3	06/25/2020						
<p>PROJECT TITLE: FIRST FLOOR PLAN - WEST</p>	<p>SCALE: AS NOTED</p> <p>DATE: 09/29/2018</p> <p>DRAWING NUMBER: A2.0</p> <p><small>COMPILED © 2017</small></p>						

RESOLUTION #21-02

A RESOLUTION AUTHORIZING APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR RUM RIVER

WHEREAS, Rum River Residential Suites, LLC has submitted a Preliminary and Final Plat application for two 49-unit apartment complexes in the R-3 Zoning District; and

WHEREAS, That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 132 feet; thence east at right angles, a distance of 80 feet to the point of beginning; thence return along the last described line a distance of 80 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 230.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

TOGETHER WITH that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

EXCEPT that part lying easterly of the west right of way line of State Highway No. 169, described as all of the following: That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36 North, Range 26 West, shown as Parcel 6 on the plat designated as State Highway Right of Way Plat No. 48-1 on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

WHEREAS, Planning Commission held a public hearing for the Preliminary Plat, Conditional Use Permits, and Variances for this plat and project along with a review of the Final Plat, and Site Plan Review on December 21st, 2020, with conditions that had to be met by City Staff and City Engineer; and

WHEREAS, the City Council has met on January 14th, 2021 and approved the Preliminary and Final Plat of Rum River subject to the following conditions:

1. The cul-de-sac will need to have a right-of-way or easement shown on the final plat and a sewer and water valve for future expansion. This cul-de-sac should have class 5 material or temporary bituminous.
2. Developer submit transformer and electric utility plans to have the Princeton Public Utilities for approval prior to Final Plat approval. Transformers will be located on the apartment sites with an easement to be created.
3. Move the existing street light along First Street and the proposed 19th Avenue South to the west of 19th Avenue South, placing it one foot behind the trail. Two additional street lights will be placed; one by the entrance for the apartment buildings off of 19th Avenue South, and the other at the end of the street where it meets the cul-de-sac. Lights shall be placed one foot behind the trail. Princeton Public Utilities requires standard poles and lights with a long arm so the poles can be placed to the west of the trail and facilitate snowplowing.
4. Mille Lacs County Engineer approve the driveway access for 19th Avenue South and the second access west of the plat with curb cuts existing onto First Street, and pedestrian crossing, additionally a bike path extension to 21st Avenue.
5. Emergency egress road onto First Street be 26' foot wide with signage as exit only and right turn only. Alter curb line to put the radius to the east for right turn only.
6. City Engineer approval of storm water plan.
7. Park dedication fees will be paid in accordance to the proposed amount of 30K per building paid at the time of submittal of the building permit for each building.

NOW, THEREFORE, BE IT RESOLVED that the Princeton City Council does hereby authorize the Mayor, City Clerk/Administrator, and Planning Commission Chairperson to sign said plat documents and cause the recording of this plat at the County Courthouse of Mille Lacs County, Minnesota.

ADOPTED by the Princeton City Council this 14th day of January, 2021.

Thom Walker, Mayor

Attest:

Shawna Jenkins Tadych, City Clerk

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371