
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Preliminary Plat and Final Plat for Princeton Residential Suites**
DATE: January 5th, 2023

Background:

Briggs Companies submitted a Preliminary & Final Plat application Princeton Residential Suites. The site is in the R-3, Multiple Residential District where apartment complexes are an allowable use and the Future Land Use Map has the property designated as Residential-High Density. The plat involves the creation of two separate lots with Lot 1 consisting of 2.28 acres and Lot 2 comprising of 4.98 acres. The plat also has two outlots; Outlot A that is 4.56 and Outlot B that is 44.21 acres.

Analysis:

The Planning Commission held a public hearing for the separate applications for a Preliminary Plat, Variance, and Conditional Use Permit on September 18th, 2023. All applications were approved. The Planning Commission approved the Final Plat as well as the Site Plan Review for Princeton Residential Suites on November 20th, 2023.

The plans for Lot 1 will host a 66-unit apartment building and Lot 2 will have an 86-unit apartment building. The Planning Commission held a public hearing on September 18th, 2023 for the following applications:

1. Preliminary Plat for Princeton Residential Suites (The Developer changed the name from Rum River Suites) – Approved 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 value for future expansion. This cul-de-sac should have Class 5 material or temporary bituminous.
2. City Engineer's memo dated September 12, 2023 comments be followed that is provided in the Planning Commission packet and to the Developer.
3. Park Dedication fees will be paid at the time of submittal of the building permit for each building.
4. Proof of NPDES (National Pollutant Discharge Elimination System) permit coverage will be required prior to the start of construction.
5. Continuation of 19th Avenue South to the cul-de-sac must be constructed with a bituminous surface with the Minnesota Highway Department Spec. 2331.
6. Third Street South to the cul-de-sac 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 construction shall replace in-kind or better all streets, driveways, curbs, and sidewalks disturbed by his operations.

9. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, electrical, sewer, and utility meters.
10. The Developer submits detailed information on transformers, utilities plans, including street lighting prior to Final Plat submittal.
11. Prior to any work on the site, the City will elect on a Performance Bond and/or a Developer's Agreement be provided by the Developer.
12. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC), Sewer and Water Trunk Fees, and Digging Permit.

2. Variance for Apartments on Lot 1 and Lot 2, Block 1, Rum River Suites – This complex for a 66-unit building and a 86-unit building would increase the allowable average density of 16 units per acres in the R-3, Multiple Family Residential District.

The Variance was approved with separate motion for the 66-unit building and the 86-unit building with the following conditions:

1. The Preliminary Plat and Final Plat of Princeton Residential Suites must be approved by the City Council.
2. The Site Plan Review for the 66-units apartment complex and the 86-units apartment complex on this property must be approved by the Planning Commission.
3. The Conditional Use Permit approval for the height of the two buildings.

3. Conditional Use Permit for Apartments on Lot 1, and Lot 2, Block 1, Princeton Residential Suites – a CUP to construct two apartment units that will exceed the 30' foot maximum height restriction for a proposed 48" foot building height.

The CUP was approved with separate motion for the 66-units building and the 86-units building with the following conditions:

1. The Variance to building the 66-units and 86-units apartment complex on the site must be approved by the Planning Commission.
2. The Preliminary and Final Plat of Princeton Residential Suites must be approved by the City Council.
3. The Site Plan Review for the 66-units and 86-units apartment complex on this property must be approved by the Planning Commission.
4. The Developer files two separate filings for an aeronautical study (FAA Form 7460-1) for both the permanent structure and the temporary crane/equipment needed to erect the structure.

Conclusion / Recommendation:

Based on the analysis, the Preliminary and Final Plat appears to meet the Zoning and Subdivision Ordinance standards; therefore, the Planning Commission recommends approval to the City Council for the #24-03 Resolution for the Preliminary and Final Plat of Princeton Residential Suites with the following conditions:

1. The applicant shall follow the final plat procedures identified in the Subdivision Ordinance.
2. City Engineer's comments and conditions shall be met on memo dated November 8th, 2023 and notes on the utility plans followed.
3. Any other conditions as recommended by staff, the Princeton Public Utilities, Princeton Public Works, Planning Commission, and City Council.
4. Execution of a Performance Bond and/or a Developer's Agreement with the City prior to any

work on the site.

5. Park Dedication Fee's will be paid at the time of submittal of the building permit for each building.
6. All conditions from the Preliminary Plat approval be followed.