

TO: HONORABLE MAYOR AND CANNON FALLS CITY COUNCIL
FROM: LAURA QUALEY, COMMUNITY & BUSINESS DEV. SPECIALIST
SUBJECT: APPROVING RESOLUTION 2698 FOR FINAL PLAT AND PUD FINAL PLANS AND PUD AGREEMENT

DATE: SEPTEMBER 5, 2023

BACKGROUND: The Cannon Falls Economic Development Authority (the "Developer") owns 41.84 acres in the City limits identified as PID #523500070 (the "Property") and aspires to develop housing for Cannon Falls called Hardwood Estates (the "Project").

The Planning Commission held a public hearing to consider the project on Monday, August 14, 2023 for the proposal of a Preliminary Plat, Rezone and Planned Unit Development Stage and made a recommendation (3-1) to move it forward to Council for consideration and approval. On Tuesday, August 15th, Council passed Resolution 2694 (4-2) conditionally approving the preliminary plat, planned unit development. Also on Tuesday, August 15th, Council held a public hearing and first reading of Ordinance 395 to rezone R-2 Single Family Residential to an R-3 Medium Density Residential to accommodate townhome (dual family) style lots and also a Planned Unit Development which was conditionally adopted (5 in favor; 0 opposed; 1 abstention).

This second subdivision of Hardwood Estates will include 106 lots which includes a variety of sized lots accommodating a multitude of style homes as guided by the City's Comprehensive Plan. The Developer is seeking simultaneous approvals of the Final Plat, Final PUD Plan (Phase 1) consisting of 29 residential lots and the PUD Agreement which are all included for your review.

The EDA held a Special Meeting on Wednesday, August 30, 2023 to review, consider and recommends approval of the Final plat, Final PUD Plan and PUD Agreement for Hardwood Estates Second Subdivision and advertising the project for bids.

REQUESTED COUNCIL ACTION: City Council is being asked to adopt Resolution 2698 to approve the Final plat, Final PUD Plan, and PUD Agreement. Upon approval of Resolution 2698;

Staff requests advertising the project for bids by approving Resolution 2699.

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com



August 31, 2023

Mr. Neil Jensen
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
Hardwood Estates 2nd Subdivision
Review of Final Plat and Plans

Dear Neil:

We have reviewed the revised final plat and plans for the referenced project. We offer the following comments:

1. This plat will abut MnDOT right-of-way and future phases will abut Goodhue County right-of-way. Both agencies have been requested to review and provide comments. As of this date, the City has not received any comments. When comments are received, the City will need to review and respond accordingly.
2. A portion of the current drainage from the parcel to the south will be conveyed through the westerly portion of the subdivision to 71st Avenue Way. This runoff currently drains to 71st Avenue Way and through the cemetery. A portion of the existing drainage will be diverted away from this area and directed to the proposed storm water basin via storm sewer. This means less drainage will be directed to the cemetery. In the future, 71st Avenue Way will require storm sewer to accommodate development to the south of Hardwood Estates 2nd.
3. The City should discuss obtaining a temporary easement from the property owner to the south. This would be necessary to construct 72nd Avenue Way to the south property line.

We recommend approval of the proposed plat and plans conditional upon the above items being addressed and the execution of the development agreement.

Please contact us if you have any questions.

Sincerely,

WHKS & co.



William Angerman, P.E.
Cannon Falls Consulting City Engineer

Cc: Zach Logelin, City of Cannon Falls
Jed Petersen, City of Cannon Falls
Jesse Preston, WHKS
Laura Qualey, CEDA
Jess Greenwood, Goodhue County
Daren Sikkink, WHKS



DEVELOPMENT APPLICATION

**918 River Road
Cannon Falls, MN 55009
507-263-9312**

SUBJECT TO STAFF REVIEW

Street Location of Property: 52.350.0070

Legal Description of Property: Outlot A of Hardwood Estates, according to the recorded plat thereof, Goodhue County, MN. Excepting, Parcel 2 of Goodhue County right of way Plat No. 211, according to the recorded plat thereof, Goodhue County, MN. Containing 41.84 acres, more or less.

Owner of Record: Name: Economic Development Authority of Cannon Falls

Daytime Phone: 507-263-9312

Address: 918 River Road

Cannon Falls, MN 55009

Applicant (if other than owner) Name: Jon Dahl _____ Notary Stamp

Daytime Phone: 507-263-7563

Address: 300 W. Main St.

Cannon Falls, MN 55009

E-Mail Address: jddahl@merchantsbank.com

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

- | | | | | |
|----------|-------------------------------------|------------------------|--------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> | Variance |
| | <input type="checkbox"/> | Concept | <input type="checkbox"/> | Interim Use Permit |
| | <input type="checkbox"/> | Preliminary Plat | <input type="checkbox"/> | Amendment |
| | <input checked="" type="checkbox"/> | Final Plat | <input type="checkbox"/> | CUP/PUD |
| | <input type="checkbox"/> | Administrative | <input type="checkbox"/> | Site Plan Review |
| | <input type="checkbox"/> | Administrative Permit | <input type="checkbox"/> | Special Home Occupation |
| | <input type="checkbox"/> | Vacation | <input type="checkbox"/> | Annexation Petition |
| | <input type="checkbox"/> | Comp Plan Amendment | <input type="checkbox"/> | Appeal |
| | <input type="checkbox"/> | Other | | |

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 9/1/2023

Date Submission Deemed to be Complete: 9/1/2023

Give detailed description of project and reason for conditional use or variance, if applicable:
WHKS has completed the final plans based on the criteria required per the
PUD ordinances for final plat and final PUD review.

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:

Property Owner

Date: _____

Jon Dahl
Applicant (if not the Property Owner)

Date: 9/1/2023

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FOR CITY USE ONLY

Date Application Filed: 9/1/2023

Basic Fees: 450.00

Received By: Zach Logelin

Escrow Deposit: _____

Evidence of Ownership Submitted: Yes No Required
Certified Lot Survey: Yes No Required
Legal Description Adequate: Yes No Required

Date of Planning Commission Meeting: 8/14/2023

Recommendation of Planning Commission on: 8/14/2023 Approve Deny

Recommendation of City Council on: 8/15/23 Approve Deny

Subject to following conditions: Approval of Final Plat & Final PUD and Rezone approval

