

**Harvest Estates: Summary of Planning Commission Recommendation**  
**February 5, 2015 Sketch Plan Review**

The Planning Commission met on February 5, 2015 to review the Sketch Plan for Harvest Estates, a proposed redevelopment of the Old Municipal Center located at 15153 Nowthen Blvd. NW into 45 detached single-family lots. The Applicant on this request is N.I.K. Management, Inc. The Planning Commission made two (2) recommendations to the City Council regarding the Sketch Plan: 1) retaining a full access at Nowthen Boulevard, and 2) adjustment of the northern development boundary.

**Nowthen Boulevard**

The Planning Commission recommended a full access at Nowthen Boulevard. This connection provides benefit to the area, but does add expense to the City.

**POLICY QUESTION:** Are the additional costs to retain a connection onto Nowthen Boulevard worth the benefit to the broader community?

STAFF NOTE: The City would need to utilize proceeds from the sale of the property to construct this connection and the associated CSAH 5 – Nowthen Boulevard improvements, including right of way acquisition. Total Costs are likely to be between \$500,000 and \$750,000+. It is possible that final costs may exceed this amount. These costs do not include the demolition of the existing structures on the site, which are estimated at approximately \$200,000.

**Recommended Alternative: Nowthen Boulevard**

Note: The Planning Commission was also comfortable with an alignment consistent with the existing driveway.



**TH 47 Area of Concern (Erkium Street)**



The Planning Commission used the following findings to support their recommendation for a full access at Nowthen Boulevard:

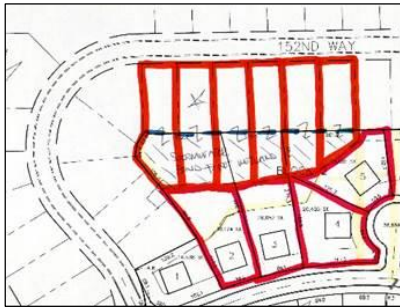
1. The Planning Commission feels that a closure of Nowthen Boulevard will direct a predominance of the existing and future AM Peak Traffic generated to 152<sup>nd</sup> Avenue eastbound to TH 47 southbound.
2. The Planning Commission feels that a closure of Nowthen Boulevard will direct a predominance of the existing and future PM Peak Traffic generated to TH 47 northbound to Erkium Street (frontage road) northbound, to 152<sup>nd</sup> Avenue westbound. The Planning Commission does not feel that Erkium Street is adequately sized to account for this traffic, especially in terms of width. **This was the focus of the concern regarding TH 47 (PM Peak Traffic).**
3. The Planning Commission feels that a closure of Nowthen Boulevard will result in added traffic to TH 47, where Nowthen Boulevard has better safety and capacity. While acknowledging safety concerns on Nowthen Boulevard and congestion issues on Nowthen Boulevard at TH 47, the Commission feels these same concerns existing on TH 47 to a greater degree.
4. The Planning Commission does not see the access within ¼ mile of Alpine Drive at Nowthen Boulevard as well as within ¼ mile of 150<sup>th</sup> Lane at Nowthen Boulevard as a significant safety issue. The Planning Commission feels that the County Spacing Guidelines are excessive.
5. The Planning Commission does not see the fact that the existing driveway access to the Old Municipal Center does not line up with 151<sup>st</sup> Lane on the west side of Nowthen Boulevard as a significant safety issue. The Commission noted that the site operated as a municipal center for approximately 30 years with a significant amount of traffic. The Commission questions whether the proposed development would generate traffic in excess of previous traffic levels with the Old Municipal Center was active.

### Adjustment of Northern Development Boundary

The Planning Commission recommended adjustments of the northern development boundary that would shift the rear yard lot lines for Lots 2, 3, and 5, Block 2 of Phase 2 to the south, thereby increasing the rear yards of the existing properties to the north. Although the Developer agreed to explore this potential in more detail, they have now responded that they are not amenable to this suggestion.

Plan A would adjust the common development boundary to the middle of the stormwater pond as shown on the February 5<sup>th</sup> Workshop Alternative below. Plan B would be for a smaller adjustment, lining up with the current maintained/mowed portion on the north side of the stormwater pond. Proposed lots must still meet minimum lot sizes with the adjustment, which appears very feasible.

**Plan A (February 5 Workshop Alternative)**



**Plan B (Additional Planning Commission Discussion)**



Planning Commission used the following findings to support their recommendation for the adjusted development boundary:

1. The adjustment creates additional fee title density transition. This would keep improvements such as fences further away from the back of the existing homes to the north along 152<sup>nd</sup> Way.
2. The Planning Commission feels that it is unlikely that the owners of future Lots 2, 3, and 5, Block 2 of Phase 2 would mow or maintain the back side of the stormwater pond.

The Planning Commission did not recommend the alternative previously discussed to eliminate the Phase 2 cul-de-sac and shift the remaining parcels closer to future 152<sup>nd</sup> Lane.

### **NOT Recommended**

