

## Tim Gladhill

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**From:** Tim Gladhill  
**Sent:** Thursday, December 15, 2016 8:29 AM  
**Subject:** Planning Commission Update - December 15, 2016

Commissioners:

Below are several updates that may be of interest to the Planning Commission. Staff will be making a larger effort to provide more frequent updates in between regular meetings.

### Parkview East (PSD, LLC)

This project is set to partially open January 1. Some units have not yet been completed, but all common areas are complete. The City issued the required Certificate of Occupancy yesterday (December 14). As with most projects, there are several smaller items to be completed in Spring.

### Station (D.R. Horton)

Permits have been issued for two (2) buildings. Footings and foundation are complete. Wall sections are in the process of being installed.

### Woodlands 4<sup>th</sup> Addition

Preliminary Plat will be considered by the City Council on January 10, 2017 or January 24, 2017.

### Brookfield 8<sup>th</sup> Addition

The City Council has approved the Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for Brookfield 8<sup>th</sup> Addition. Final Plat is in design and is anticipated to be considered by the City Council after the first of the year.

### Anderson Dahlen

Construction is underway for the 98,000 square foot expansion of Anderson Dahlen. Footings and foundation are complete. Wall sections are being installed.

### National Self Storage (Bunker Lake Boulevard/Ramsey Boulevard)

The Site Plan and Plat are being designed and is anticipated to be submitted in January, to be reviewed by the Planning Commission in February.

### Prestmore Academy and Day Care

The City has received interest from Prestmore Academy to construct a daycare in The COR. The Planning Commission has not yet seen this concept. Their preferred site is located just west of Sunwood Village (CommonBond). There are a number of master plan items to consider/resolve. Staff will be forwarding the concept plan to the Planning Commission for review prior to the City Council taking action on the Purchase Agreement (preferred site is owned by the City). Staff is also evaluating other sites that may be more pad ready. The EDA is reviewing the deal terms of the purchase agreement (price, due diligence, etc.).

## Comprehensive Plan Update

The Steering Committee for the Comprehensive Plan Update has now met twice to set the stage for the update process. Staff will provide an update and seek a recommendation from the Planning Commission that the strategies, outputs, and public input design processes are headed in the right direction at the January Planning Commission Meeting.

### Armstrong West (Future Business Park, Residential Development, Redevelopment of Existing Industrial to Retail, Potential Future School and/or Religious Institution)

The area west of Armstrong Boulevard along the extension of Bunker Lake Boulevard and Puma Street has been the discussion of many land use topics over the past several years. Of key note is the City's economic development goal to create a new industrial/business park. A number of assumptions have changed since the Planning Commission last reviewed this topic. Mainly, the land holdings held by Pearson Properties of Ramsey, LLC are now subject to Purchase Agreement for residential development with Capstone Homes. Staff will be forwarding a new Comprehensive Plan Amendment to the Planning Commission for a new land use plan for the area, that will still include future business park expansion on other parcels in the area.

Additionally, multiple projects in the area may trigger the need for mandatory environmental review. The City has multiple options to consider in this approach that impact the sequence of land use approval (after Comprehensive Plan). Staff will discuss these options in January as well.

## 2017 Budget

The City Council has approved the 2017 Budgets and Levies. Of note to the Planning Commission, additional dollars in support to the Planning Commission/Planning Division have been budgeted. Mainly, dollars have been added in professional services for the purposes of contracted services/planners to supplement City Staff on regular planning and zoning tasks as well as special projects identified in the Strategic Plan and Planning Commission Work Plan. Additionally, the City has purchased an online Plan Review System to better serve our Building Permit and Land Use Applicants through self-service and streamlined review processes. Once the product is live (spring), Staff will provide a demonstration to the Planning Commission on how this will aide Applicants, Staff, and Commissioners.

## **REMINDERS**

### Special Planning Commission/COR Development Plan Workshop

A reminder that we will be holding a Special Meeting on Thursday, January 5 at 5:30 p.m. in the Lake Itasca Room. The intent of this meeting is to focus on designing a process and work plan to complete the vision and land use plan for The COR so that the City can move to the next stage (system plan design – streets, utilities, stormwater, parks, etc.).

### Joint Work Session with City Council

A reminder that the Planning Commission and City Council will hold a Joint Work Session. Staff has amended the schedule and is now recommending that the Joint Work Session be held on **Tuesday, January 24 at 5:30 p.m.** This will allow the Planning Commission adequate time to complete the next task (process/work plan/policy questions) and have that output in time to publish on the City Council agenda. The City Council has asked that the Economic Development Authority be invited as well, as the EDA has a role in the development in terms of economic development goals and real estate transactions.

## **DRAFT AGENDA FOR JANUARY REGULAR MEETING**

- Brookview East Sketch Plan (11 Rural Residential Lots)

- Preliminary Plat for Gleason Subdivision (12 COR Single Family Lots)
- Skeeter Boats Tent/Membrane Structure as Long Term Temporary Showroom on Highway 10
- Trott Brook Hall Expansion Concept Plan
- Prestmore Academy Concept Plan and Site Selection
- Armstrong West Comprehensive Plan Amendment

Please let me know if you have any questions on any of the updates below.

Sincerely,



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