




Changemarks Report



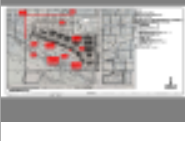

Project Name: Lennar Armstrong Firestation Development

Workflow Started: 06/21/2021 1:48 PM

Report Generated: 07/14/2021 12:37 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	12	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Density Transitioning	Density Transitioning will be required along these portions of the project. If landscaping is used to satisfy this requirement, lots will need to increase depth by 35 feet (if landscaping PLUS berm is used) or by 45 feet if just landscaping is used. See City Code Section 117-110 for specifics.	07/09/2021 11:33 AM	Chris Anderson	
		10	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Wetland and Stormwater Pond Setbacks	City Code requires a 16.5 foot setback from delineated boundaries of wetlands and from the designated normal water level of a stormwater pond. The setback shall be encumbered with drainage and utility easement.	07/09/2021 11:33 AM	Chris Anderson	
		16	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Part of Project?	It is our understanding that this property owner may be interested in being included in the development. It would be ideal if the road could work it's way back to Armstrong Boulevard to eliminate the long cul-de-sac.	07/09/2021 11:33 AM	Chris Anderson	

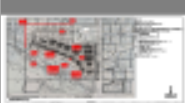



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Main Workflow	1	11	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Cul-De-Sac Length	Cul-de-sac length is limited to 600 feet. Anything beyond that requires a variance. Staff strongly recommends amending layout to eliminate the single access point to the project.	07/09/2021 11:33 AM	Chris Anderson	
		13	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Tree Inventory and Landscape Plan	A tree inventory of all significant trees (oaks and evergreens 4" or greater in diameter and all other trees 8" or greater in diameter) is required and should be prepared by a Certified Arborist. 40% of significant tree DBH inches should be preserved. If threshold is exceeded, must reforest with 1.25" for each 1" over threshold. Landscaping in accordance with City Code Section 117-364 will be required.	07/09/2021 11:33 AM	Chris Anderson	
		14	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Open Space	R-2 District requires at least 40% open space with at least 10% being identifiable as community space. Will need to add this calculation at time of Pre Plat.	07/09/2021 11:33 AM	Chris Anderson	
		15	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Building Separation	Attached townhome buildings must have at least 20 feet of separation between them. Please add that measurement with next submittal.	07/09/2021 11:33 AM	Chris Anderson	

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Main Workflow	1	9	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Parking Spaces	2.5 offstreet parking spaces per unit required, at least one of which per unit must be enclosed. Consideration for additional parking nodes should be considered. There will be rather limited parking spaces on the public road due to driveways.	07/09/2021 11:33 AM	Chris Anderson	
		8	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Street Lighting	A Street Lighting plan shall be provided with the Pre Plat submittal.	07/09/2021 11:33 AM	Chris Anderson	
		22	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Comp Plan Amendment	A Comp Plan Amendment will be necessary for the proposed development. The site is currently guided as High Density Residential (HDR) (8-15 units per acre). Proposal is for 5.1 units per acre (equivalent to the Medium Density Residential (MDR). Application for a CPA has been received.	07/09/2021 11:33 AM	Chris Anderson	
		23	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Trail Easement	A trail easement will be needed from the southeast corner of the site traveling to the northwest as this is part of the Lake Itasca Greenway.	07/09/2021 11:33 AM	Chris Anderson	

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Main Workflow	1	24	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Zoning Amendment	As proposed, a Zoning Amendment will be required to rezone the northwestern portion of the property from R-1 Residential (MUSA) - 80 to R-1 Residential (MUSA) - 65 and the remainder of the site from R-3 Residential (High Density) to R-2 Residential (Medium Density).	07/09/2021 11:33 AM	Chris Anderson	
		7	False	Unresolved	Civil Engineer IV		121026 cp02-L1 2.26.21.pdf	LL	Civil Engineer IV review	This reviewer agrees with the comments made by the other reviewers.	07/02/2021 9:15 AM	Len Linton	
		4	False	Unresolved	Civil Engineer II		121026 cp02-L1 2.26.21.pdf	JF	Armstrong Connection	Developer will need approvals from Anoka County for connection to Armstrong Blvd. May require Northbound Left Turn and Southbound Right turn lanes. This would require modification to the Armstrong Median.	06/28/2021 3:24 PM	Joe Feriancek	
		5	False	Unresolved	Civil Engineer II		121026 cp02-L1 2.26.21.pdf	JF	Potential Loop	This CDS does not meet City Standard for Length, Max 600 feet. May want to consider looping the road or making shorter road with cul-de-sac near the central pond, private drives to the west? Has there been any discussions with adjacent property owners to buy out right of way or roadway easement to connect to Iguana Street or 151st Lane?	06/28/2021 3:24 PM	Joe Feriancek	

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Main Workflow	1	19	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	CDS	cul de sac is too long for City requirements, at a minimum, cul-de-sac should loop back to the south on a public road connection, and we should attempt to provide access strip to firestation site as well	06/21/2021 1:54 PM	Chloe McGuire Brigl	
		20	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	County	Anoka County will need to review	06/21/2021 1:54 PM	Chloe McGuire Brigl	
		21	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	Wetland	Full wetland delineation required, 16.5 foot buffer from the edge of any wetland required. Trail easement required along edge of wetland for City greenway	06/21/2021 1:54 PM	Chloe McGuire Brigl	