

7.04: Consider Preliminary Plat and Zoning Amendment for Lynwood Subdivision Located West and South of 15050 Armstrong Boulevard (Project #21-122); Case of Lennar

Senior Planner McGuire Brigl reviewed a proposal for a 34-acre site with 12 single-family homes on 80-foot-wide lots and 119 attached townhome units, for which a Comprehensive Plan amendment was approved by the City Council in August 2021. A second access into the site was approved by the Anoka County Highway Department. The developer is proposing a 45-foot density transitioning buffer along the northern and western boundary.

Senior Planner McGuire Brigl stated the applicant is requesting that the 30-foot front yard setbacks be reduced to 25 feet to allow additional backyard space and increase the distance of the proposed homes from existing residential properties.

Senior Planner McGuire Brigl stated the Planning Commission recommends City Council adoption of Ordinance 21-19 approving a Zoning Amendment to rezone a portion of the property from R-3 to R-2; and adopt Resolution #21-252 approving the Preliminary Plat with the contingencies outlined in Alternative #1.

Councilmember Woestehoff asked whether the proposed 25-foot front yard setback would be for all single-family lots.

Senior Planner McGuire Brigl confirmed this.

Councilmember Woestehoff stated he supports the request in this case since there will be townhomes in the development, and there is an interest in keeping the buffer.

Councilmember Riley requested feedback from City Staff on the 25-foot setback.

Senior Planner McGuire Brigl stated City Staff is generally supportive of the request as it meets the City's goals of density transitioning.

Councilmember Riley stated the request makes sense as it fits with the townhomes in the neighborhood, but he would not want to hear this again in another situation.

Councilmember Riley asked whether Public Works has weighed in on the mix of public and private streets. He expressed concern about snow removal at the intersections.

Senior Planner McGuire Brigl stated this case was reviewed by the Development Review Committee. She added the City will plow the public roads.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to waive the Charter requirement and Adopt Ordinance #21-19 approving a Zoning Code Amendment to Rezone a Portion of the Property Located West and South of 15050 Armstrong Boulevard from R-3 to R-2.

Further discussion:

Paul Tabone, representing Lennar Homes, stated he appreciates the City's support on this project, and willingness to consider the 25-foot setback. He asked whether the City Council would consider having the density transition zone as an easement rather than an outlot, which would eliminate the need for a variance. He added this development will have an HOA as there will be townhomes. He noted he is still requesting the 25-foot variance.

Councilmember Woestehoff stated he will not support an amendment to change the outlot to an easement in this case. He added the HOA owns the parcel as opposed to deeding it out to the properties, and it makes sense to keep it as an outlot.

Councilmember Heineman agreed.

Mr. Tabone requested feedback and comment from the City Council regarding the 25-foot setback request.

Councilmember Musgrove stated there seems to be a consensus from the City Council to support that request, which must be reviewed by the Planning Commission.

City Administrator Ulrich stated it would not be appropriate to include a variance for setback in the motion, which is a request for rezoning. He added proposed setbacks would be addressed in the preliminary plat.

Roll call vote:

Councilmember Heineman	aye
Councilmember Howell	aye
Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to Adopt Resolution #21-252 Approving Preliminary Plat of Lynwood Subdivision Located West and South of 15050 Armstrong Boulevard with Contingencies as listed in the Staff Report, and Designating the Density Transition Zone as an Outlot.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Musgrove, Heineman, Howell, Riley, and Specht. Voting No: None.