

**CITY OF PLYMOUTH  
AGENDA  
SPECIAL COUNCIL MEETING  
JUNE 9, 2015, 5:30 p.m.  
MEDICINE LAKE CONFERENCE ROOM**

**1. CALL TO ORDER**

**2. TOPICS**

- A. Development located on Juneau Lane south and west of Trillium Woods

**3. ADJOURN**



**Memorandum**

**To:** Dave Callister, City Manager  
**From:** Steve Juetten, Community Development Director  
**Date:** June 9, 2015  
**Item:** Discuss Juneau Lane Property

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Over the past several months, staff has been meeting with representatives from Ron Clark Construction & Design on their possible interest in developing a number of the properties located west of Juneau Lane, south of Trillium Woods. They would propose to construct a detached empty nester product. From these meetings, it has become increasingly clear that this property is unique and will be complicated to develop.

Based on the uniqueness of the property, development related exceptions may be necessary for a project to move forward. The items that have been identified for further discussion with the City Council are listed below and will be further illustrated by representatives from the development team.

Comprehensive plan amendment to re -guide much of the property from LA-RT to a land use that allows greater density (approximately 6.8 acres of the total 18 acres of upland is currently guided LA-R2). Ultimately a “blending” of land use designations may be necessary.

Sanitary sewer

- Gravity flow to the west (will require easements through adjacent property that is not part of the land area). This would require a sanitary sewer comprehensive plan amendment.
- Lift station to direct sewer to the north.

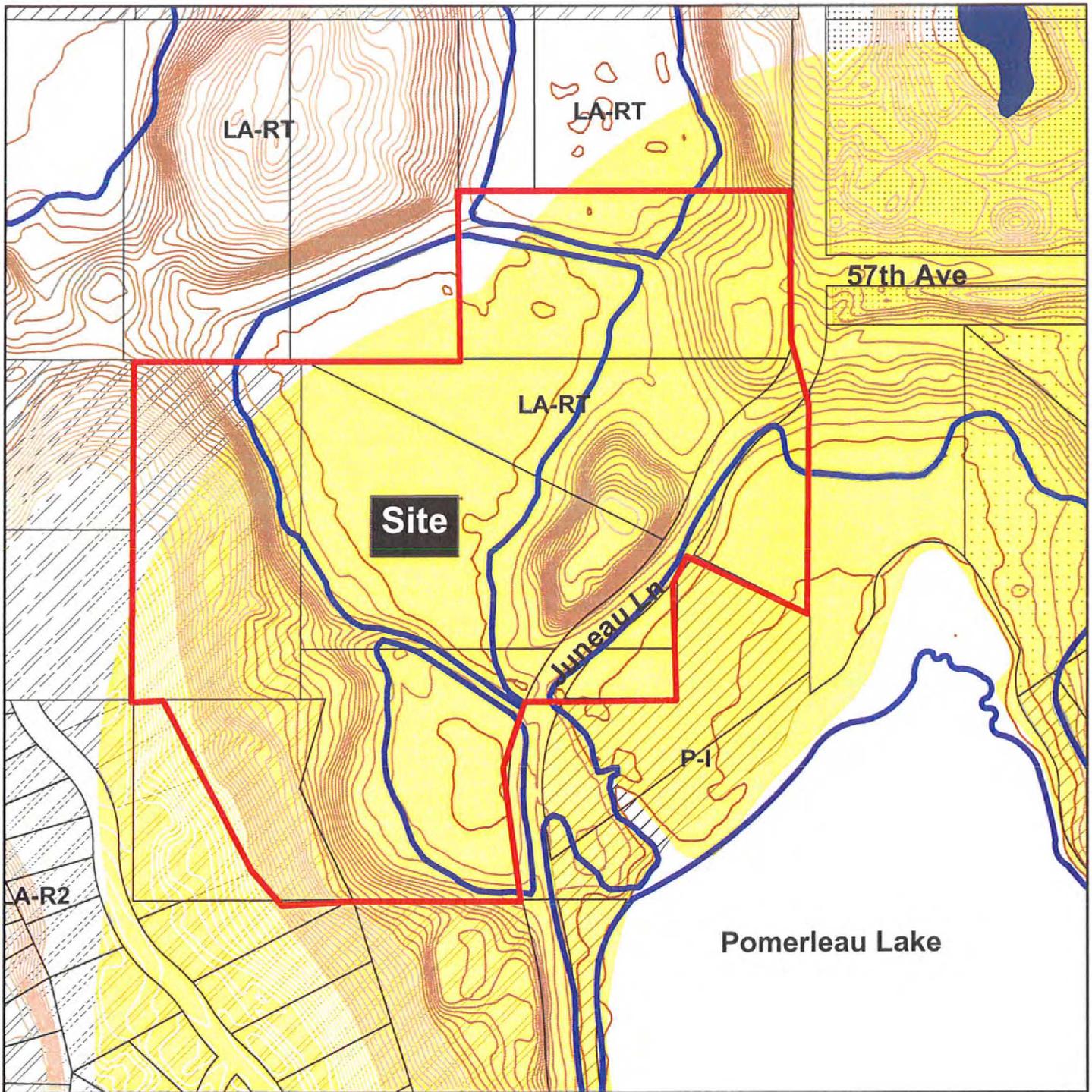
Planned unit development zoning

- Private drives for single family homes
- Construction within a bluff area
- Front yard setback reductions to allow decks and porches
- Increase in impervious surface coverage

Trunk utility fee reduction due to extra costs related to topography and location.

Amount of grading and tree loss

The developer is looking for City Council direction so they can better determine their costs and challenges if they choose to move forward with a development proposal.



**Site Constraints  
Concept Discussion  
Ron Clark/Edina Realty**



City of  
Plymouth, Minnesota



# WHITTEN ASSOCIATES, INC.

## **Plymouth Mayor and City Councilmembers: Workshop 6.9.15:**

### **Proposal:**

Gary Medin and Larry AuBuchon with Edina Realty have assisted six owners of adjacent land parcels along Juneau Lane North south of Co.Rd.47 for a total of just over 27 acres.

**Ron Clark Construction** is proposing 42 Detached Townhomes targeting the Empty-nester market.

The a majority of the property is guided for LA-RT (0-1 du/ac), as well as portions that are LA-R2(2-4 du/ac).

### **Challenges:**

Topography: the site rises over 80 feet from east to west.

Wetland setbacks: current delineation and preliminary quality determination requires 75' buffers and 15' building setbacks.

Sanitary sewer: service to this site is not currently available and extremely difficult to determine an economic solution.

### **Opportunities:**

Six individual property owners in agreement at this current time.

Address a housing market that is currently underserved in the City of Plymouth.

A housing design solution with a land plan that adapts to the site's challenges yet maximizes the site.

Create a development value that can justify the extraordinary development costs.

A density transition from Trillium Woods to the existing single family homes.

To complement the City's Greenway goals and expand the adjacent park land.

### **Consideration:**

Density: it appears that the total units are higher that what is currently allowed.

Public/private streets: there is a combination of public and private streets proposed.

Shoreland overlay: impacts a majority of the site.

Sanitary sewer: challenges to service the property with City sewer.

A site this physically challenging requires a creative housing design and land plan solution to produce the market value necessary to absorb the high development costs. The land assembly size is also necessary to produce the number of units to achieve critical mass. Ron Clark Construction has the qualifications and experience to take on this challenge.

Thank you for your consideration.

Tim Whitten AIA

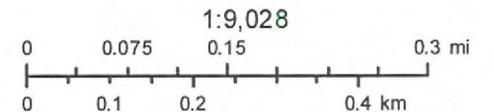


# Juneau Lane Properties



June 5, 2015

- |             |   |                    |   |          |   |     |   |               |
|-------------|---|--------------------|---|----------|---|-----|---|---------------|
| Parcels     | + | Railroad           | — | A10; A20 | — | A40 | — | Private Roads |
| City Limits | □ | Roads              | — | A25      | — | A63 | — | FUTURE        |
| Creeks      | — | <all other values> | — | A30      | — | A64 | — | Lakes         |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



NO.	DATE	BY	DESCRIPTION

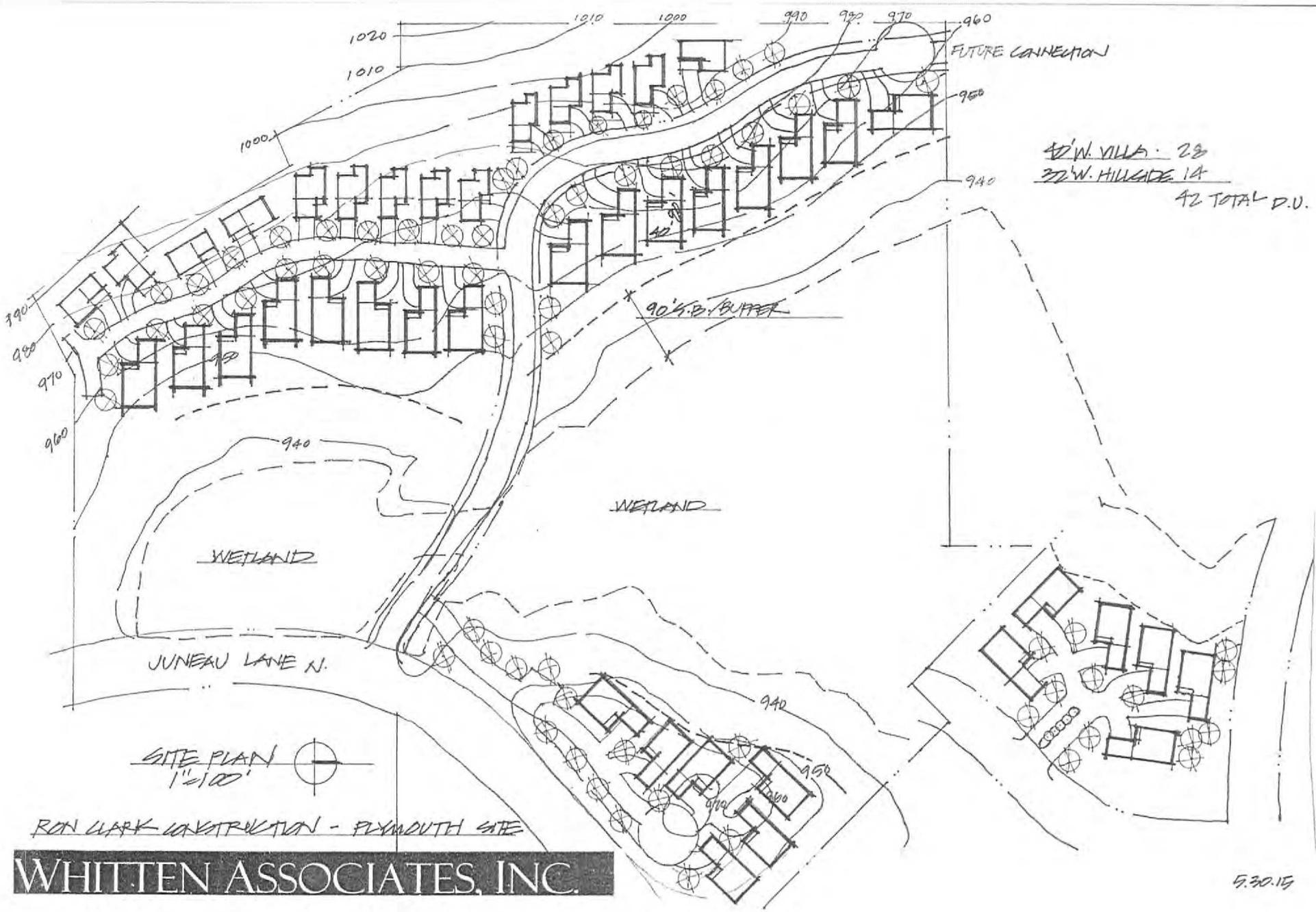
**CAMPION  
ENGINEERING  
SERVICES, INC.**

Civil Engineering Land Planning  
 1800 Pioneer Creek Center,  
 P.O. Box 240  
 Maple Plain, MN 55359  
 Phone: 763-479-5173  
 Fax: 763-479-4242  
 E-Mail: mcampion@compioneng.com

I hereby certify that this plan, specification  
 or report has been prepared by me or  
 under my direct supervision and that  
 I am a duly licensed Professional Engineer  
 under the laws of the State of Minnesota.  
 Martin P. Compion -Lic. # 19901 Date:

**RON CLARK CONSTRUCTION  
PLYMOUTH, MN**

EXHIBIT	PROJECT NO. 14-061
SHEET NO. 1 OF 1 SHEETS	DATE 11/12/2014



RON CLARK CONSTRUCTION - PLYMOUTH SITE  
**WHITTEN ASSOCIATES, INC.**



VILLA 28  
HILLSIDE 14  
TOTAL DU 42

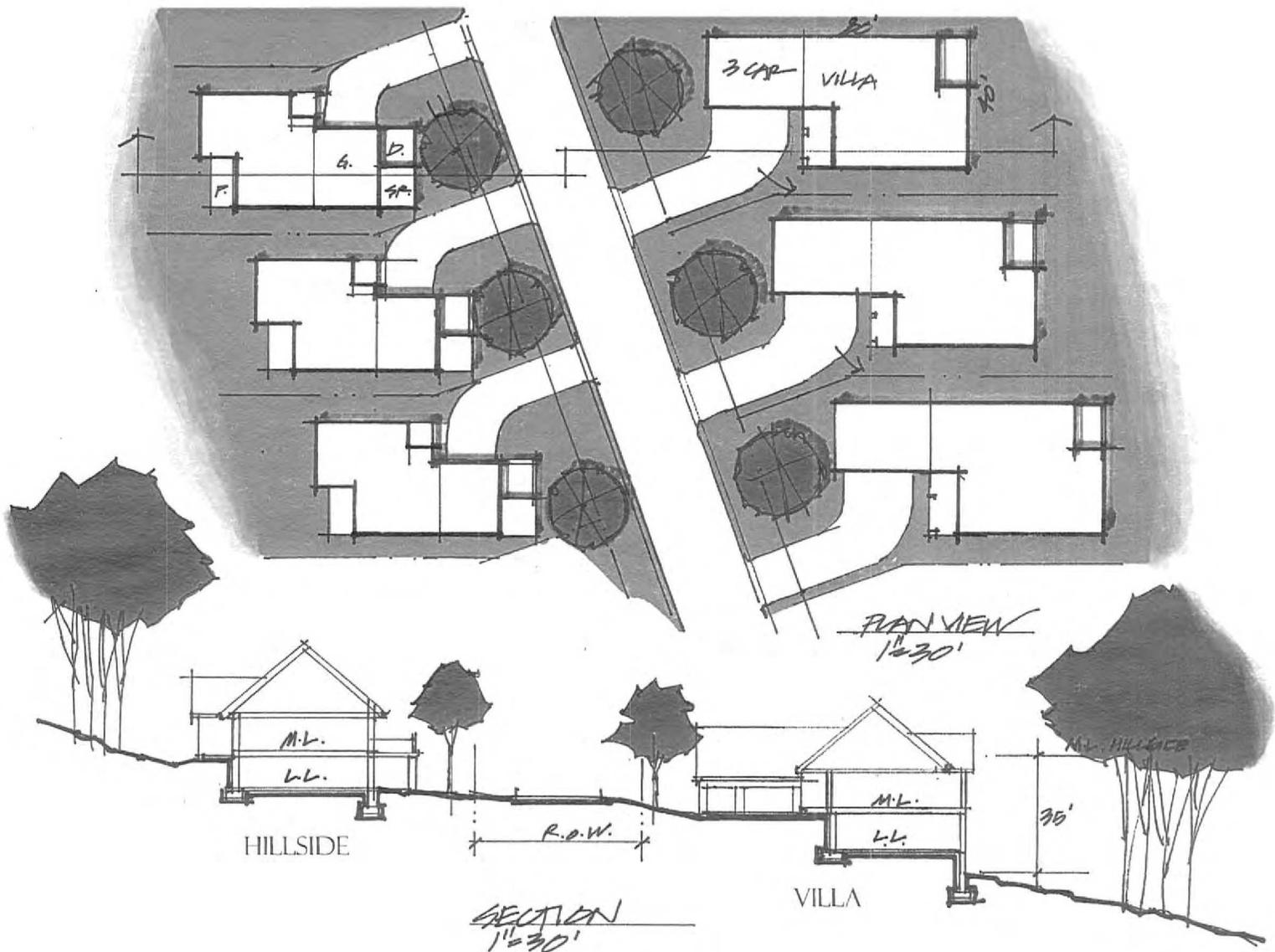
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WHITTEN ASSOCIATES, INC.

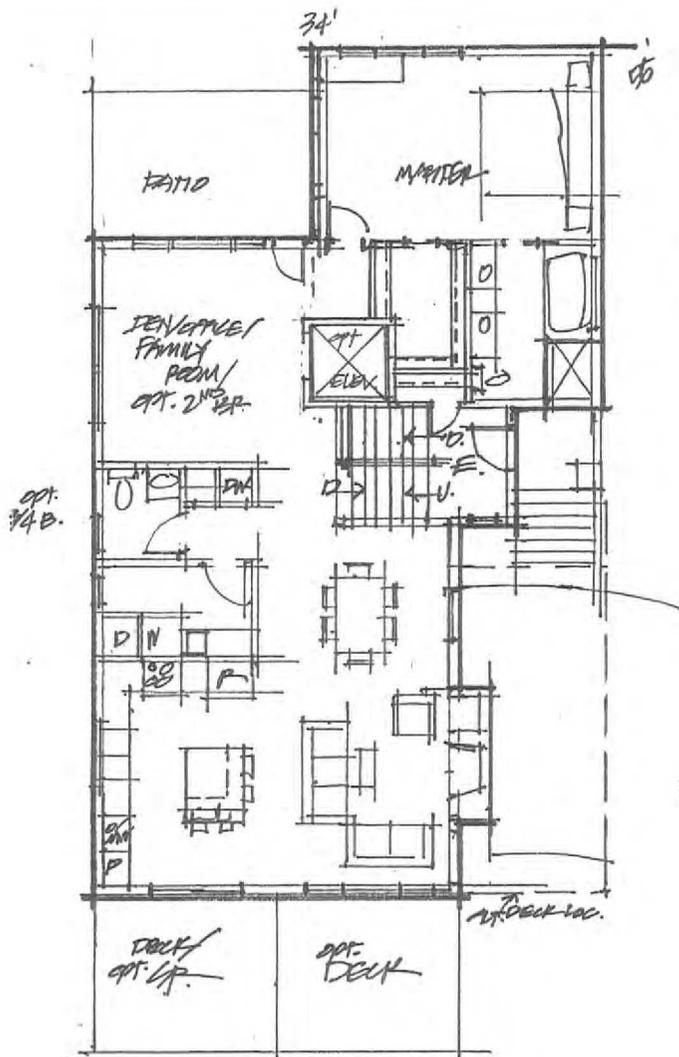
PLYMOUTH, MN

RON CLARK CONSTRUCTION

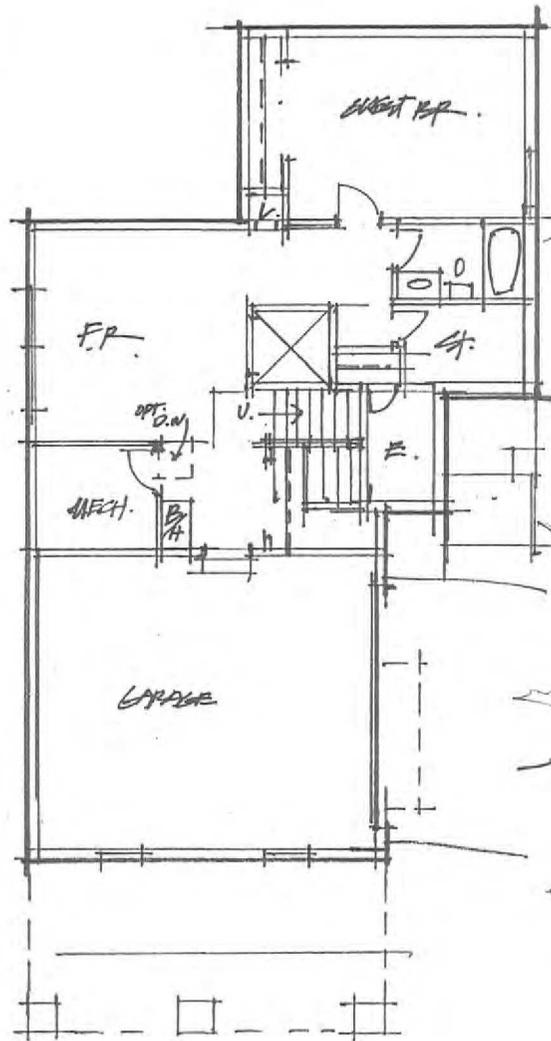
6/2/15



6/2/15



MAIN LEVEL 1450 SF  
 1/8" = 1' ON NO DR.



LOWER LEVEL



5.30.15  
 3.9.15



VILLAS

0.1.15