

AGENDA

ROGERS PLANNING COMMISSION

June 3, 2024 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

3. APPROVE AGENDA

4. CONSENT AGENDA

4.1 Approve Minutes from May 6th, 2024 Planning Commission Meeting

5. PUBLIC HEARINGS

5.1 Application by Heidi and Nicholas Kephart to Reguide and Rezone their property with PID 1612023410080 to Low Density Residential and R2 Single-Family Residential for purposes of a Lot Combination

6. NEW BUSINESS

6.1 Review Residential Subdivision Concept Plan by Summergate for the Knapp Property

7. OTHER BUSINESS

8. ADJOURN



**REQUEST FOR ACTION
ROGERS PLANNING
COMMISSION**

Meeting Date: June 3, 2024

Agenda Item: No. 4.1

Subject: Approve Minutes from May 6th, 2024 Planning Commission Meeting

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Approve Minutes from May 6th, 2024 Meeting.

ATTACHMENTS:

Description

May 6th, 2024 Planning Commission Minutes

**MINUTES
ROGERS PLANNING COMMISSION
MAY 6TH, 2024**

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on May 6th, 2024 at 7:00 p.m. and was called to order with Commissioners Carlson, Mullin, Plansky,, Lohr and Stiebinger present. Alternate Planning Commission Member, Todd Kussman standing in for Commissioner Fisher

Member(s) absent: Commissioner Sattersten, and Fisher; Alternate Planning Commission Member Cartwright also absent.

Also present were Alec Henderson, City Planner; Council Member Jullie; Public Works Director, Doran Cote; and Community Development Director, Brett Angell.

OPEN FORUM

Chair Carlson closed the open forum.

SET AGENDA

A motion by Plansky and a second by Stiebinger was made to approve the agenda. On the vote, all members present voted AYE. Motion carried 6-0-0.

CONSENT AGENDA

4.1 Approval of Minutes

Minutes from May 11th, 2024 Planning Commission

Motion by Plansky and Second by Mullin to approve the minutes from May 11th, 2024 meetings. On the Vote. Motion Carried 6-0-0.

PUBLIC HEARINGS

No Items

NEW BUSINESS

6.1 Site Plan Request for an Addition to the Ellingson Motors Building at 20950 Rogers Dr

Henderson summarized the item. Ellingson Motors is proposing a 5,440 square foot addition on the north side of the building. The use and addition is consistent with the RC zoning district. A future addition is possible which will be reviewed at a future date. The plans have been reviewed by Building, Engineering, and Fire departments. No outstanding issues were identified and the conditions of approval are found in the draft Resolution 2024-48.

Motion by Stiebinger and Second by Lohr to approve the Site Plan Request by Ellingson Motors. On the Vote. Motion Carried 6-0-0.

OTHER BUSINESS

No Items

ADJOURN

Plansky made a motion and Stiebinger seconded to adjourn the meeting at approximately 7:10 P.M. On the vote, all members voted AYE (6-0-0). Motion carried.



REQUEST FOR ACTION ROGERS PLANNING COMMISSION

Meeting Date: June 3, 2024

Agenda Item: No. 5.1

Subject: Application by Heidi and Nicholas Kephart to Reguide and Rezone their property with PID 1612023410080 to Low Density Residential and R2 Single-Family Residential for purposes of a Lot Combination

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Open and Close Public Hearing for the requested Comp Plan Amendment to Low Density Residential and Rezoning to R2.

Forward recommendation to City Council.

Overview / Background

Heidi and Nicholas Kephart ("Applicants") submitted Land Use & Zoning Applications requesting a Land Use Map amendment (Mixed to low density residential) and a Map Rezoning request (R4 to R2). The requests involve a .78-acre site is located behind their home at 13672 Superior Court. The Parcel has a PID 16-120-23-41-0080 referred to hereafter as the "Subject Property". The applicant intends to combine this .78 acre parcel with their .31 acre single-family home lot are requesting changes to the land use map and zoning map to allow for a lot combination (also being reviewed in conjunction with this map amendments. The end result would be a larger, approximately 1 acre single-family home lot.

Previous to this application, the council reviewed a lot split application submitted by the Hassan Sand and Gravel/Sherber Family Limited Partnership which split and sold this .78 acre parcel from the larger parent parcel Outlot B of Edgewater Second Addition. This lot split was approved on August 22, 2023 by the City Council by Resolution 2023-69. Lot splits are and minor subdivisions are typically only reviewed and approved by the City Council (e.g. Lot changes or subdivisions that do not result in more than 5 lots).

The requested Land Use amendment (and subsequent rezoning) would have little to no impact on our minimum density requirements for sewered residential land from the Met Council. Additionally, a .78 acre parcel of land would have little impact on further development of the larger parent parcel to the north.

It should be noted, that in 2021 the area around Industrial Blvd was reguied from Medium Density to Mixed Density Residential. This was during the subdivision for Rachel Development's Edgewater 3rd Addition Development on the north side of Industrial Blvd.

Primary Issues to Consider

1. Land Use & Zoning
2. Comprehensive Plan Amendment

3. Rezoning
4. Lot Combination

Analysis of Primary Issues

1. Land Use & Zoning

The Subject Property is guided as **(Mixed Residential)**, per the 2040 Comprehensive Plan, and zoned **R4 (Mixed-Density Residential)**. In order to move forward with a lot combination, both parcels involved need to have the same land use designations and zoning district. The request would align the subject property's designation and zoning district to the Kepharts .31-acre single-family lot which is guided **Low Density Residential** and Zoned **R2 (Single Family Residential)**.

The Metropolitan Council will review the proposed change and their approval would be required for that change to take effect. Likely, the request would fall under the Met Council's administrative review process.

2. Comprehensive Plan Amendment.

The request is the amend the land use plan for the subject parcel and change the land use from Mixed Residential 4-15 u/ac) to Low Density Residential (2-5 u/ac). Comprehensive Plan amendments do require review and approval from the Metropolitan Council. Cities hold a public hearing and take action on the amendment and forward the request to the Met Council for their review. Since the property involved has little to no cumulative impact to density requirements imposed by the Met Council and is not directly adjacent to other communities the request should fall under the Met Council's administrative review process.

Cities have high discretion when it comes to amendments of plans and policy. The recommendation and action on the land use plan amendment is completely policy driven and the City can determine whether the request makes sense for the location and needs of the City. Ultimately, the request would have very minimal impact on the overall minimum density of the City. See the below tables.

Table 1 - Land Use Sewered Residential Categories

No Change

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	5	1,906.2	3,812	9,531.0
Medium Density Residential	5	11	389.0	1,945	4,279.3
High Density Residential	11	60	133.4	1,467	8,002.2
Mixed Residential	4	15	802.9	3,212	12,043.5
Mixed Use - Downtown (40% residential)*	8	60	11.0	88	660.0
Mixed Use - Regional (40% residential)*	8	40	153.9	1,231	6,156.0
Mixed Use - Neighborhood (60% residential)*	3	6	99.6	299	597.6
TOTALS			3,496.0	12,054	41,270
Overall Density				3.4	11.8

Table 2 - Land Use Sewered Residential Categories

With Change

	Density				
	Min	Max			

Category	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	2	5	1,907.0	3,814	9,534.9
Medium Density Residential	5	11	389.0	1,945	4,279.3
High Density Residential	11	60	133.4	1,467	8,002.2
Mixed Residential	4	15	802.1	3,208	12,031.8
Mixed Use - Downtown (40% residential)*	8	60	11.0	88	660.0
Mixed Use - Regional (40% residential)*	8	40	153.9	1,231	6,156.0
Mixed Use - Neighborhood (60% residential)*	3	6	99.6	299	597.6
TOTALS			3,496.0	12,053	41,262
			Overall Density	3.4	11.8

The proposed change would result in a decrease in minimum units by approximately one unit, and maximum units by approximately eight units. Average densities have a minimal change as well and remain at 3.4 u/ac. Please see the land use amendment figures for the area.

3. Rezoning

The zoning map request is slightly less discretionary; however, it is still at the base of the discretion pyramid and is policy oriented. The question to answer, typically, for a rezoning is: does the request match the Land Use Plan? And does what we know about the development meet the intent of the Comprehensive Plan and Zoning District? In this case, if the comp plan amendment is successful and supported by the Planning Commission and City Council, then the rezoning request would be supported by the land use plan. The rezoning to R2 makes complete sense with a low-density land use guidance. However, if the recommendation is to deny the comprehensive plan or land use map amendment, then the corresponding action for the rezoning should also be denial as a low-density zoning district would not meet the intent of a mixed density land use guidance.

4. Lot Combination

The reguidance and rezoning request also accompanies a lot combination request. The Council reviews lot combination. The lot combination, assuming a successful reguidance and rezoning, would meet the intent of the comprehensive plan and zoning district requirements.

5. Next Steps

Future steps would include the review of the lot combination by the City Council and the Councils action on the Commission's recommendations for the land use and zoning requests.

Staff Recommendation

City staff seeks a recommendation on the Comprehensive Plan amendment and the Rezoning Request.

Options:

Motion to recommend approval of the Comprehensive Plan Amendment to reguide the subject properties from Mixed Residential to Low Density Residential contingent on review and approval by the Metropolitan Council.

Motion to recommend approval of the Rezoning from R-4 to R-2 contingent on the Comprehensive Plan Amendment.

Or the Commission could recommend denial of both requests.

ATTACHMENTS:

Description

Survey

Draft Resolution for Comp Plan Amendment

Draft Ordinance - Rezoning

Land Use Map - Change Figure

Zoning Map - With Change

CERTIFICATE OF SURVEY
FOR
HEIDI & NICK KEPHART



- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ⦿ DENOTES CAST-IRON MONUMENT FOUND

PROPERTY ADDRESS:
13672 Superior Court, Rogers, MN 55374

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Date 07/19/2023
Abram A. Niemela
Abram A. Niemela
License No. 48664

 708 1st Avenue NE, #1 Buffalo, MN 55313 PH. 763.682.1781 WWW.MEYERROHLIN.COM		REVISIONS	
		01/16/2024	
DATE 07/19/2023		FILE NO. 23219	
DRAWN BY AAN	BOOK 400 PAGE 67	SHEET 1 OF 1 SHEETS	

PROPERTY DESCRIPTIONS:

EXISTING KEPHART LOT

Lot 13, Block 2, EDGEWATER, according to the recorded plat thereof, Hennepin County, Minnesota.

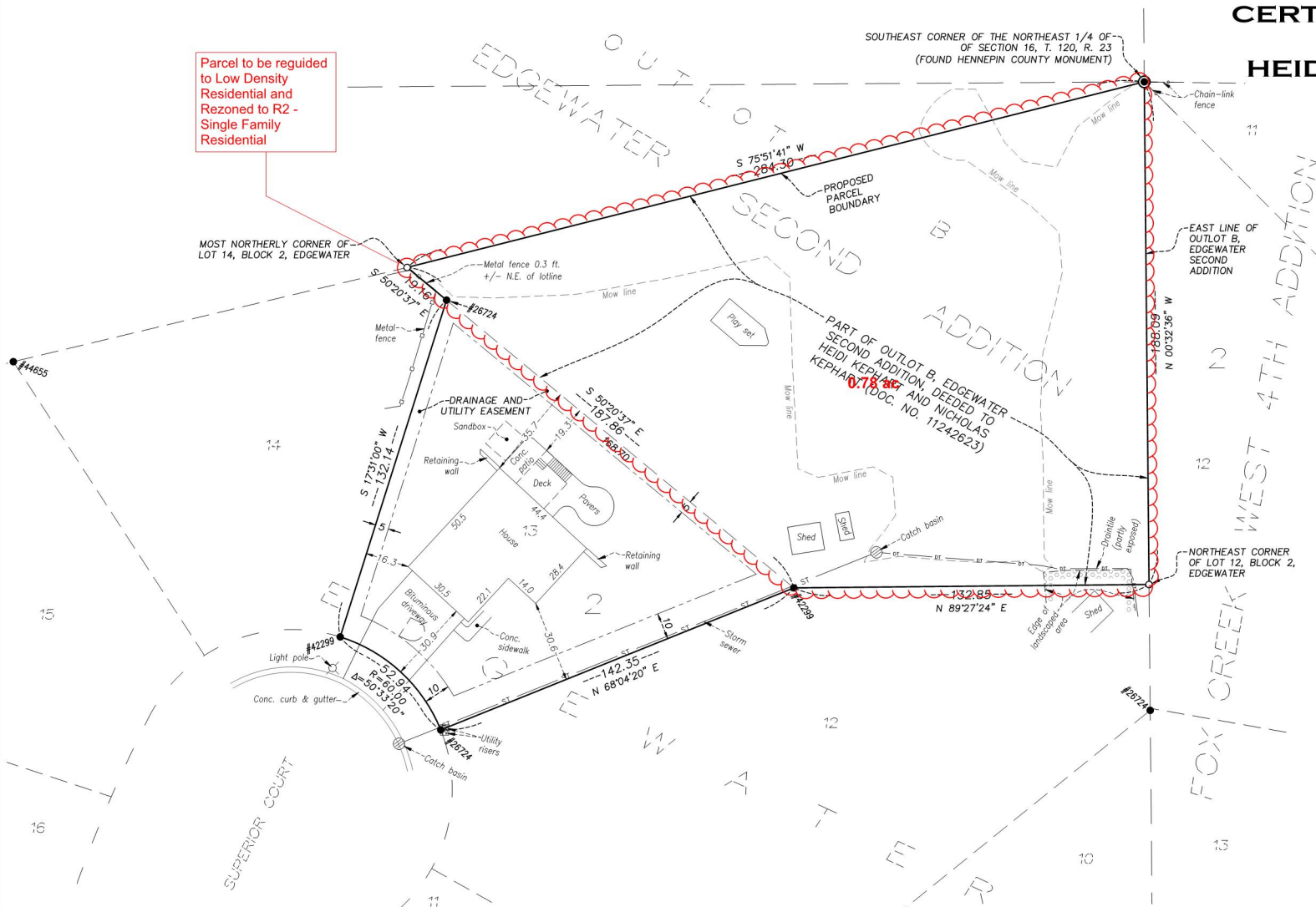
PARCEL SPLIT FROM OUTLOT B & DEEDED TO KEPARTS

That part of Outlot B, EDGEWATER SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying southeasterly of the following described line: Commencing at the northeast corner of Lot 12, Block 2, EDGEWATER, according to the recorded plat thereof, Hennepin County, Minnesota, also being a corner of said Outlot B; thence North 00 degrees 32 minutes 36 seconds West, plat bearing, along the east line of said Outlot B, a distance of 188.09 feet to the southeast corner of the Northeast Quarter of Section 16, Township 120, Range 23 and the point of beginning of the line to be described; thence South 75 degrees 51 minutes 41 seconds West, a distance of 284.30 feet to the most northerly corner of Lot 14, Block 2 of said plat of EDGEWATER and terminating thereat.

RESULTING DESCRIPTION OF COMBINED PARCEL:

Lot 13, Block 2, EDGEWATER, according to the recorded plat thereof, Hennepin County, Minnesota.

and
That part of Outlot B, EDGEWATER SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying southeasterly of the following described line: Commencing at the northeast corner of Lot 12, Block 2, EDGEWATER, according to the recorded plat thereof, Hennepin County, Minnesota, also being a corner of said Outlot B; thence North 00 degrees 32 minutes 36 seconds West, plat bearing, along the east line of said Outlot B, a distance of 188.09 feet to the southeast corner of the Northeast Quarter of Section 16, Township 120, Range 23 and the point of beginning of the line to be described; thence South 75 degrees 51 minutes 41 seconds West, a distance of 284.30 feet to the most northerly corner of Lot 14, Block 2 of said plat of EDGEWATER and terminating thereat.



Parcel to be regraded to Low Density Residential and Rezoned to R2 - Single Family Residential

SURVEYOR'S NOTES:

- THIS SURVEY IS PROVIDED ONLY FOR USE BY THE CLIENT NAMED HEREON.
- TITLE DOCUMENTATION WAS NOT PROVIDED BY THE CLIENT. EASEMENTS ARE SHOWN ONLY ACCORDING TO THE RECORDED PLAT. EASEMENTS / ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.

PARCEL AREAS:

Original Lot (Lot 13): 13,424 Sq. Ft.
Parcel split from Outlot B: 34,042 Sq. Ft.
Overall total parcel: 47,466 Sq. Ft.

**CITY OF ROGERS
RESOLUTION NO. 2024-XX**

**A RESOLUTION AMENDING THE 2040 ROGERS COMPREHENSIVE PLAN
LAND USE MAP FOR THE CITY OF ROGERS**

WHEREAS, on April 28, 2020, the City Council approved Resolution No. 2020-33, adopting the 2040 Comprehensive Plan (“2040 Plan”) for the City of Rogers (“City”), its decennial update as required by Minnesota Statute §473.864; and,

WHEREAS, an application was received by Heidi and Nicolas Kephart to Amend the Comprehensive Plan Land Use Map for subject property described in Exhibit A is proposing the following Land Use map amendment:

1. Map Amendment: Change the land use designation for the following property, as shown on the map in Exhibit B, from Mixed Density Residential to Low Density Residential. The PID # for the property is: 13-120-23-44-0004 and 13-120-23-44-0007; and,

WHEREAS, the proposed amendments, if approved, the community-wide average residential minimum density would remain 3.4 units per net acre; and,

WHEREAS, pursuant to Minnesota Statute §473.858, the proposed amendments to the 2040 Plan meet the requirements for the Metropolitan Council’s Administrative Review Process; and,

WHEREAS, the Planning Commission on June 3, 2024 conducted a public hearing to consider the proposed amendments to the 2040 Plan and public comments, and thereafter submitted its recommendations of approval of all amendments to the City Council; and,

WHEREAS, on June 11, 2024, the City Council received the recommendation from the Planning Commission regarding the proposed amendments to the 2040 Plan, and approved the proposed amendments to the 2040 Plan, pending review and approval by the Metropolitan Council; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the proposed amendment is hereby approved contingent on Metropolitan Review and Approval and the City Planner is hereby directed to submit the proposed amendments to the 2040 Comprehensive Plan to the Metropolitan Council.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor and attested by the Clerk dated this 11^h day of June, 2024.

ATTEST:

Rick Ihli, Mayor

Stacie Brown, Clerk

EXHIBIT A
Subject Property

Parcel- PID 1612023410080

That part of Outlot B, EDGEWATER SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying southeasterly of the following described line: Commencing at the northeast corner of Lot 12, Block 2, EDGEWATER, according to the recorded plat thereof, Hennepin County, Minnesota, also being a corner of said Outlot B; thence North 00 degrees 32 minutes 36 seconds West, plat bearing, along the east line of said Outlot B, a distance of 188.09 feet to the southeast corner of the Northeast Quarter of Section 16, Township 120, Range 23 and the point of beginning of the line to be described; thence South 75 degrees 51 minutes 41 seconds West, a distance of 284.30 feet to the most northerly corner of Lot 14, Block 2 of said plat of EDGEWATER and terminating thereat.
(Abstract Property)

EXHIBIT B

**2040 COMPREHENSIVE PLAN AMENDMENT
MIXED DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL**

ORDINANCE NO. 2024-XX

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF ROGERS**

The City Council hereby ordains as follows:

Section 1. Rezoning to Single-Family Residential (R2)

The official zoning map of the City of Rogers is hereby amended as follows:

The Subject Properties depicted in Exhibit A are hereby rezoned from Mixed-Density Residential (R4) to Single Family Residential (R2). The rezoning is depicted in Exhibit B.

Section 2. Effective

The City Planner is directed to mark the official zoning map consistent with this ordinance. This ordinance shall have full force effect upon its passage and publication contingent on approval of the land use map amendment considered under **Resolution 2024-XX**.

Passed by the City Council of the City of Rogers, Hennepin County, Minnesota, this 11th day of June, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

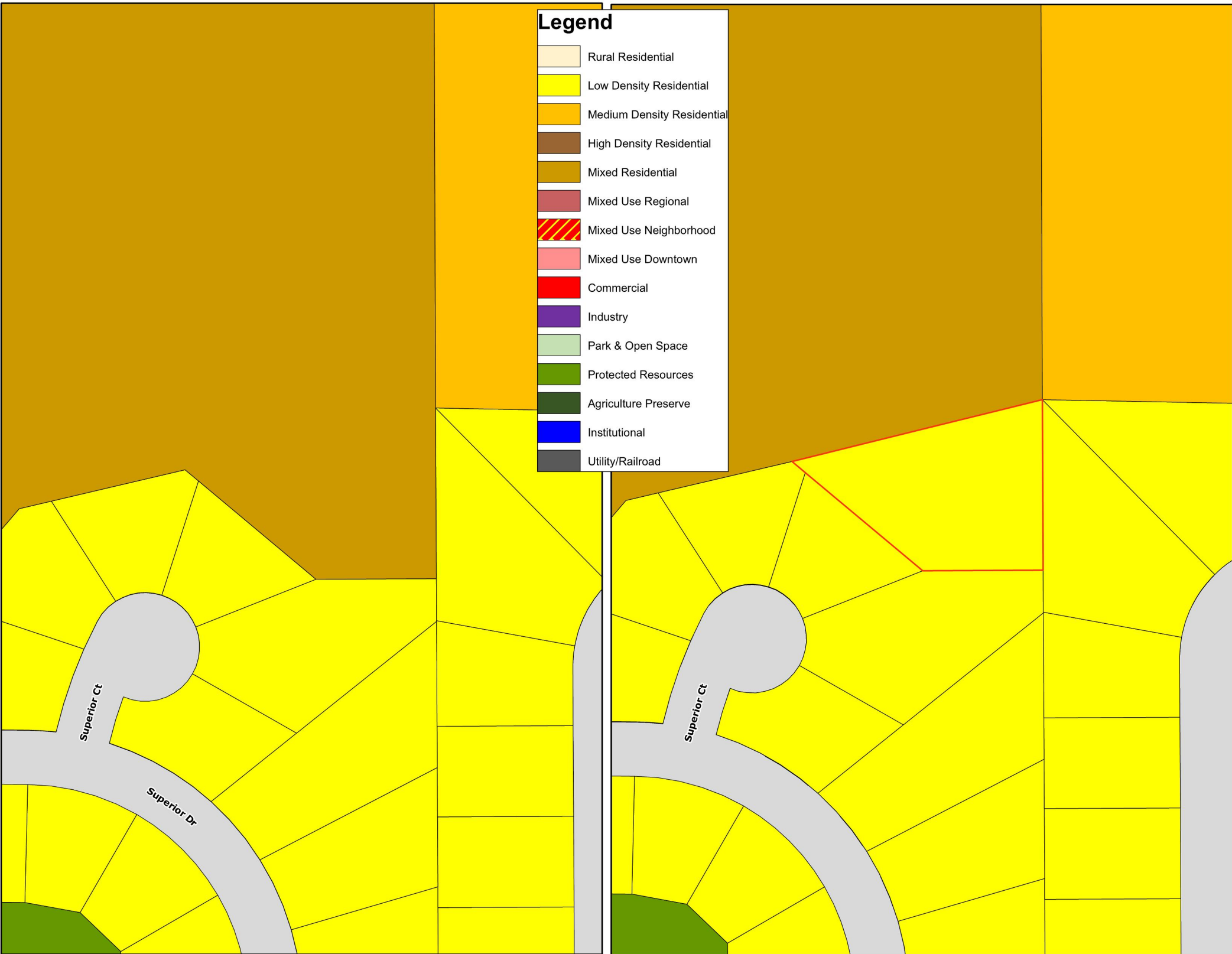
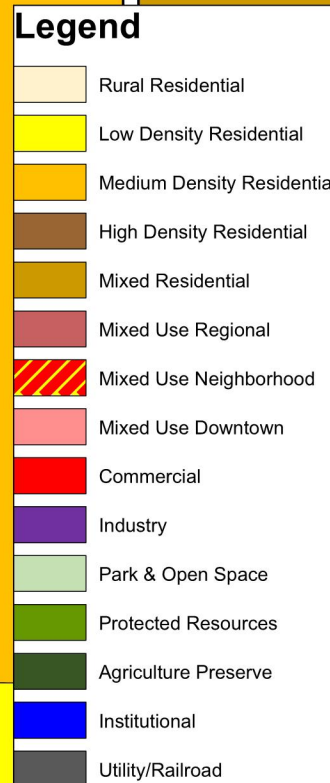
EXHIBIT A

SUBJECT PROPERTIES REZONING FROM MIXED-DENSITY RESIDENTIAL (R4) TO SINGLE-FAMILY RESIDENTIAL (R2)

Parcel- PID 1612023410080

That part of Outlot B, EDGEWATER SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying southeasterly of the following described line: Commencing at the northeast corner of Lot 12, Block 2, EDGEWATER, according to the recorded plat thereof, Hennepin County, Minnesota, also being a corner of said Outlot B; thence North 00 degrees 32 minutes 36 seconds West, plat bearing, along the east line of said Outlot B, a distance of 188.09 feet to the southeast corner of the Northeast Quarter of Section 16, Township 120, Range 23 and the point of beginning of the line to be described; thence South 75 degrees 51 minutes 41 seconds West, a distance of 284.30 feet to the most northerly corner of Lot 14, Block 2 of said plat of EDGEWATER and terminating thereat.
(Abstract Property)

EXHIBIT B
SUBJECT PROPERTIES
MAP FIGURE





Rogers Zoning Map

City of Rogers, Minnesota

Date: May 31 2024

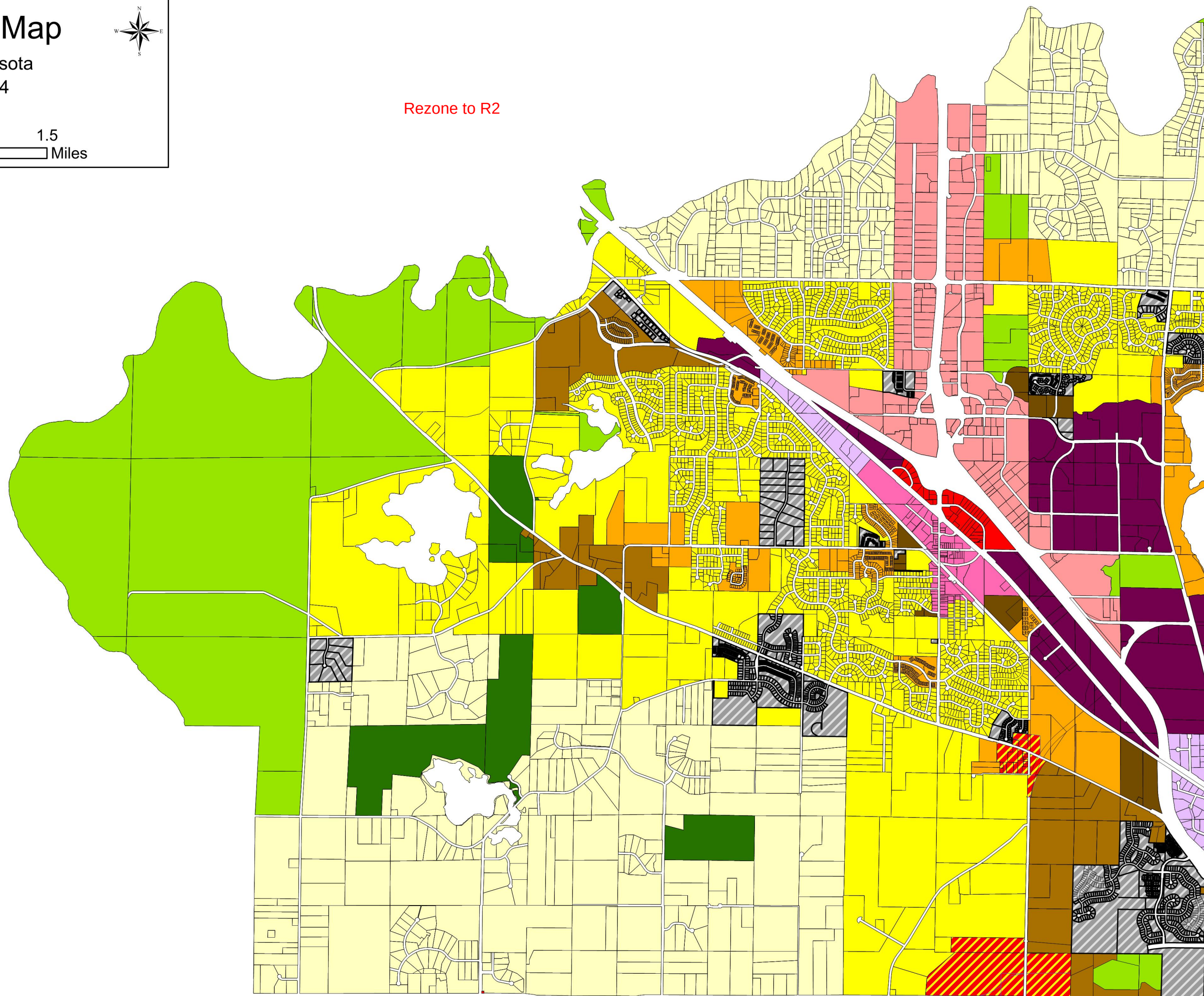


Legend

Zoning

	Neighborhood
	AG
	R1
	R2
	R3
	R4
	R5
	PUD
	OP
	DT
	LC
	RC
	GI
	SB

Rezone to R2





REQUEST FOR ACTION ROGERS PLANNING COMMISSION

Meeting Date: June 3, 2024

Agenda Item: No. 6.1

Subject: Review Residential Subdivision Concept Plan by Summergate for the Knapp Property

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Review and provide comment on the proposed concept plans.

Overview / Background

Summergate has submitted a Concept Plan application, requesting City review and comment for proposed residential subdivision on the south side of Territorial Road (west of Lennar's Skye Meadows subdivision) on the Knapp family property, PID 27-120-23-22-0004. The proposed development would have road access directly across from the Big Woods development.

Summergate has provide two conceptual plans. The direction of the development is predominately single family. The difference between Concept A and Concept B is the possible improvements to the North East part of the site. Skye Meadows directly abuts the property on the northeast part of the site, where Lennar's townhome products are located. Concept A is shown as completely singe family, while Concept B shows a row home product generally in line with what is in Skye Meadows to the East. Additional information on the concepts is below.

Generally, the concept plans are showing between 79-86 units which would put the site at approximately 2.5 units/acre.

Primary Issues to Consider

1. Land Use and Zoning
2. Overview of Development Concepts

Analysis of Primary Issues

1. Land Use and Zoning

The entire development area is guided as **Low Density Residential** and **Single-Family Residential (R2)**. Land guided as **Low Density Residential** has a net density range of 2.0 to 5.0 units per net acre.

The proposed unit count of 79-86 units would create a development density of between 2.46 u/ac and 2.69 u/ac. The proposed density would be in line with the guided and zoned use.

Single-family homes are the only permitted residential dwelling types by **R2** zoning. The benefit of Concept A is the ability to continue the development by right and securing entitlements provided all lots meet the minimum lot standards of the district. Concept B does show single-family homes,

however, the townhomes in the northeast part of the site may only be possible through planned unit development (PUD) approval. This is an option/process the developer can apply for and planning commission and council should generally weigh in on whether or not there is support for aligning townhome products in this location or supporting keeping the development on the track of straight R2 zoning.

The area shown as townhome in concept B is in the rear property of 23250 Wood Lane which is north of a large wetland complex. Likely the only way for this part of the land to development without major impacts to wetlands is through development of the Knapp property.

Concept A submitted by Summergate currently satisfy the 2040 Plan and Zoning. Concept B has an issue with product type under R2, but could request PUD for a portion of the development.

2. Overview of Development Concepts

The Summergate concepts include the Knapp property and also possibly includes a portion of the Lloyd property at 23250 Wood Lane. The single family products are all roughly 70' wide lots with the vast majority of the lots meeting the minimum lot width of 65 ft wide (all are greater in width) and minimum lot size of 10,000 square feet. Two lots are currently deficient with some ability to shift to meet the minimum lot size. Single-family homes are the only *permitted* residential uses in this zoning district. Concept A with 79 lots is in alignment with the currently adopted code for R2 compliance. Concept B is very similar with a different product type introduced in the northeast corner of the site with two 5-unit row style buildings. While Concept B does mesh well with the existing Skye Meadows development, additional zoning processes are needed to make this a possibility.

Park search areas are to the south and east of this location. The developer should integrate the site in to nearby trail and sidewalk corridors and explore safe crossing options across Territorial. Additional information will be shown in future submittals. The Parks director and possibly Parks Commission will review future submittals.

Utility access would come from the Big Woods development area with possible looping through Skye Meadows. Utilities are at or very near the Site. Big Woods utility network is still undergoing construction.

The concept shows the development getting access from Territorial Rd and Wood Lane. The Territorial access is generally supported by Hennepin County. Permitting and improvement requirements by the County will be review with future submittals. The Territorial Road access is directly across from the Big Woods/Harvest View entrance.

Staff Recommendation

As this is a Concept Plan there are no staff recommendations or request for Commission or Council action. However, Commission and Council members are encouraged to provide comments.

ATTACHMENTS:

Description

Concept Plan A

Concept Plan B

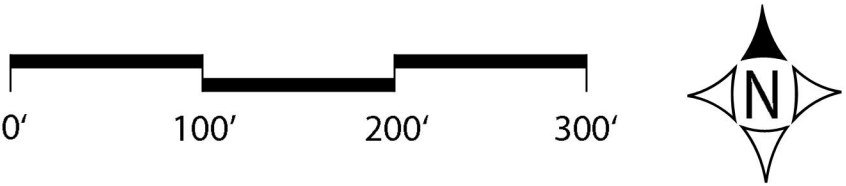
Planning and Zoning Markup Comments

Parks Comments

Fire Comments

Preliminary County Comments

Concept Sketch Plan 2a



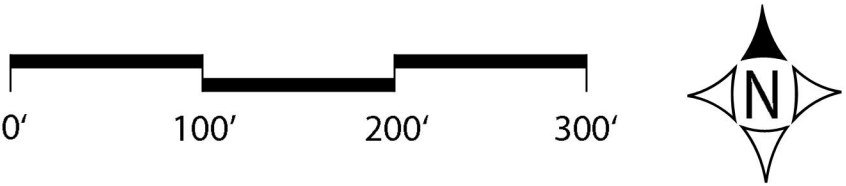
Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

5-09-2024
0033874

Knapp Property
Rogers, MN

Concept Sketch Plan 2b



Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

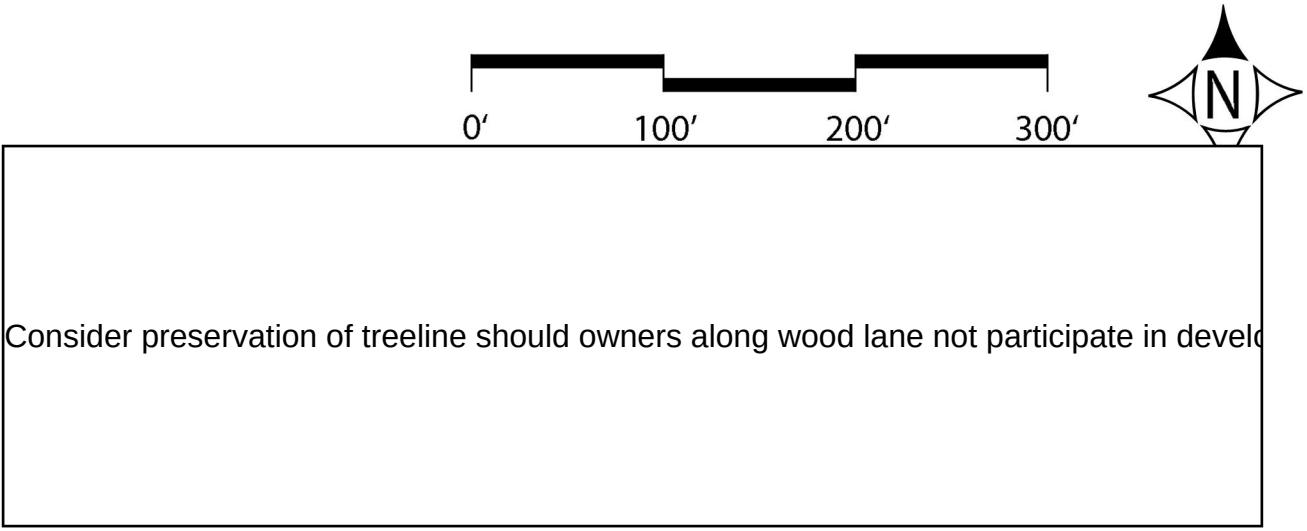
5-09-2024
0033874

Knapp Property
Rogers, MN

Concept Sketch Plan 2a



Generally, we have all lots meeting minimum 65 ft wide lots, min 10,000 sq ft. See Division 125-III-III - Subdivision and Platting Procedures 125-33 contain



Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

5-09-2024
0033874

Coordinate with County regarding intersection requirements and expectations and

Review Parks Master Plan for trail connections and provide trail connections close

Knapp Property
Rogers, MN

Alec Henderson

From: Mike Bauer
Sent: Tuesday, May 21, 2024 12:17 PM
To: Alec Henderson
Subject: RE: Revised Knapp concepts

Hi Alec,

We want to be a little south of the Knapp property. If we could connect the trails to Day Spring Estates Park (23), there is enough high ground in the southern portion of the park to create a full neighborhood park to serve the homes to the south of Territorial Road. Otherwise, we would be on what I believe to be the south side of Lennar or the REIMLER property (3), but looking at the value of REIMLER, it would be too costly to watch for a future purchase. Are we too late for number (3) to happen on Lennar's Piece?

I assume it is an error, but that piece that I think is Lennar, on the county website shows that it is the City of Rogers.



<https://gis.hennepin.us/Property?C=454627.899077132,5002624.433832867&L=6&T=aerial&IMG=&ANNO=false&FIID=2712023240039&VIS=>

My only other comment, and it may be because there is not much detail, is that there do not seem to be any trails on the concept for the neighborhood.

Feel free to let me know if you have any questions.

Thank you,



Parks and Recreation Director

Mike Bauer

mbauer@rogersmn.gov

22350 S. Diamond Lake Rd. Rogers, MN 55374

RogersMN.gov

Office: 763-428-0974

From: Alec Henderson <ahenderson@rogersmn.gov>
Sent: Friday, May 17, 2024 7:43 AM
To: Mike Bauer <mbauer@rogersmn.gov>
Subject: FW: Revised Knapp concepts

Mike,

We have some concepts in - Concept 2a (with all single family) is the most likely route.

Are there any park needs in this area where we want some acres dedicated?

Thank you,

Alec Henderson, AICP
CITY PLANNER



ahenderson@rogersmn.gov
22350 S. Diamond Lake Rd.
Rogers, MN 55374
Office: 763-428-0912

From: Alec Henderson

Sent: Tuesday, May 14, 2024 8:18 AM

To: Mike Albers <malbers@rogersmn.gov>; Doran Cote (dcote@rogersmn.gov) <dcote@rogersmn.gov>; Brett Angell <bangell@rogersmn.gov>; Patrick Farrens <pfarrens@rogersmn.gov>; Andrew Simmons (asimmons@rogersmn.gov) <asimmons@rogersmn.gov>

Cc: Dan Wills <dwills@rogersmn.gov>

Subject: FW: Revised Knapp concepts

All,
Please see the attached concept plan for the Knapp property. We have an official concept plan application. Please provide comments. I am hoping for comments by 5/28 if possible.

-Alec

Alec Henderson, AICP
CITY PLANNER



ahenderson@rogersmn.gov
22350 S. Diamond Lake Rd.
Rogers, MN 55374
Office: 763-428-0912

From: Bryan Tucker <BryanT@summer-gate.com>

Sent: Friday, May 10, 2024 10:08 AM

To: Alec Henderson <ahenderson@rogersmn.gov>

Subject: Revised Knapp concepts

Alec,

See attached updated concepts responding to staff recommendations.

We are having some preliminary discussions with adjacent property owners to determine their interest in selling all/part of their properties.

I'm sending fee/escrow to your attention later today.

Let me know if you have any questions or need anything else at this point.



Bryan Tucker

Senior Project Manager

17305 Cedar Avenue, Suite 200

Lakeville, MN 55044

c: **612-490-0982** o: **952-898-3461**

e: BryanT@summer-gate.com

w: www.summer-gate.com

****The information contained in this e-mail and any accompanying attachment is confidential. If you are not the intended recipient or an authorized agent of the intended recipient, and/or you have received this e-mail through inadvertent error, then any disclosure, dissemination, distribution, copying, further review or other use of the contents of this e-mail and/or any attachment is prohibited. If you are not the intended recipient or an authorized agent thereof, and/or you have received this e-mail in error, please notify me immediately via e-mail or by telephone at the phone number set forth above and destroy this e-mail. Thank you.****

Alec Henderson

From: Patrick Farrens
Sent: Tuesday, May 14, 2024 8:24 PM
To: Alec Henderson
Subject: RE: Revised Knapp concepts

Is the SE road connection shown to be full at time of construction? (This is a lot of houses, to rely upon a singular in/out – waiting for future extensions).

Would prefer if the East connection to Sky Meadows occurred as well.

Hydrants are to be reviewed at the site plan level. Water system to be reviewed at site plan level.

Require future street extensions to be signed “Future Street Extension” – to alleviate residents not wanting it connected in the future.

Thanks



Patrick Farrens Jr., EFO
Fire Chief/Emergency Manager
Rogers Fire Department
21201 Memorial Drive | Rogers MN 55374
pfarrens@rogersmn.gov
Office: 763-428-0949 | Cell: 763-354-0141

From: Alec Henderson
<ahenderson@rogersmn.gov>
Sent: Tuesday, May 14, 2024 8:18 AM
To: Mike Albers

<malbers@rogersmn.gov>; Doran Cote <dcote@rogersmn.gov>; Brett Angell <bangell@rogersmn.gov>; Patrick Farrens <pfarrens@rogersmn.gov>; Andrew Simmons <asimmons@rogersmn.gov>

Cc: Dan Wills <dwills@rogersmn.gov>

Subject: FW: Revised Knapp concepts

All,
Please see the attached concept plan for the Knapp property. We have an official concept plan application. Please provide comments. I am hoping for comments by 5/28 if possible.

-Alec

Alec Henderson, AICP
CITY PLANNER

ahenderson@rogersmn.gov
22350 S. Diamond Lake Rd.
Rogers, MN 55374
Office: 763-428-0912



From: Bryan Tucker <BryanT@summer-gate.com>
Sent: Friday, May 10, 2024 10:08 AM
To: Alec Henderson <ahenderson@rogersmn.gov>
Subject: Revised Knapp concepts

Alec,

See attached updated concepts responding to staff recommendations.

We are having some preliminary discussions with adjacent property owners to determine their interest in selling all/part of their properties.

I'm sending fee/escrow to your attention later today.

Let me know if you have any questions or need anything else at this point.



Bryan Tucker
Senior Project Manager
17305 Cedar Avenue, Suite 200
Lakeville, MN 55044
c: **612-490-0982** o: **952-898-3461**
e: BryanT@summer-gate.com
w: www.summer-gate.com

****The information contained in this e-mail and any accompanying attachment is confidential. If you are not the intended recipient or an authorized agent of the intended recipient, and/or you have received this e-mail through inadvertent error, then any disclosure, dissemination, distribution, copying, further review or other use of the contents of this e-mail and/or any attachment is prohibited. If you are not the intended recipient or an authorized agent thereof, and/or you have received this e-mail in error, please notify me immediately via e-mail or by telephone at the phone number set forth above and destroy this e-mail. Thank you.****

Alec Henderson

From: Ashley Morello <Ashley.Morello@hennepin.us>
Sent: Wednesday, May 29, 2024 1:02 PM
To: Alec Henderson
Cc: Brett Angell; Mike Albers; Doran Cote; Transportation.Plats
Subject: RE: [External] Summergate-Knapp Property Residential Subdivision Concept

Alec,

Thank you for sharing this concept.

- Appreciate the access aligning with the Big Woods property. For the Big Woods property, it was discussed that a WB right and EB left turn lane was needed at that intersection. With the addition of the Knapp property and the additional traffic that will be added to the intersection, we will ask for an EB right and WB left, making it an intersection with full turn lanes.
- If the applicant is platting, we will ask for 65' half ROW, which is consistent with the ask for the Big Woods property and Skye Meadows. We'd also like to discuss acquiring 25x25 foot triangles at the intersection, to preserve sight lines.
- It looks like two wetlands are being filled with this site. For the one on the southern portion of the site, is it possible to reconfigure the site layout so the southern ponding/infiltration area is where that wetland is located?
- We also really appreciate the inclusion of the ghost plats for those exception parcels. It's a great way to illustrate the plans for the area. If those parcels are acquired as planned, we'd like to see both access points removed from Territorial (PIDs 2212023330004 and 2212023330005). It looks like that's the intention based on the ghost plats, but just wanted to confirm that will be the county's position.
- Similar to Skye Meadows, we would like to discussion pedestrian crossing enhancement options at Territorial and the new proposed access. We're about 0.3 miles away from the roundabout, which is a little far to expect people to walk to cross safely.

I'm also curious, we've seen a number of residential developments occurring on Territorial, which looks consistent with planned land use for the comp plan. Has there been any discussion regarding updates to the land use to plan for any commercial, mixed use or industrial development along Territorial?

County staff is happy to discuss further as needed. We appreciate the opportunity to review early and look forward to collaborating further.

Ashley Morello

she/her

Transportation Planning

Office: 612-596-0359

ashley.morello@hennepin.us | hennepin.us



From: Alec Henderson <ahenderson@rogersmn.gov>

Sent: Wednesday, May 15, 2024 10:45 AM

To: Ashley Morello <Ashley.Morello@hennepin.us>

Cc: Brett Angell <bangell@rogersmn.gov>; Mike Albers <malbers@rogersmn.gov>; Doran Cote <dcote@rogersmn.gov>

Subject: [External] Summergate-Knapp Property Residential Subdivision Concept

CAUTION: This email was sent from outside of Hennepin County. Unless you recognize the sender and know the content, do not click links or open attachments.

Ashley,

Please see the attached concept plan submitted this week for the Knapp Property on the parcel with PID 2712023220004. They are proposing access to Territorial directly across from the Big Woods access.

Our concept plan review does not provide any official action on the subdivision. Please submit any high level comments to may have. Our plan is to get this concept for review by Planning Commission on June 3rd and possibly on the Council Agenda by June 25th.

-Alec



Alec Henderson,
AICP

CITY PLANNER

ahenderson@rogersmn.gov

*22350 S. Diamond Lake Rd.
Rogers, MN 55374*

Office: 763-428-0912

Disclaimer: If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly permanently delete this message from your computer system.