



Case number:	10869ABC-11
Address:	6820 Auto Club Road
Application type:	1) Final Development Plan for a 40 unit single family residential development (Case 10869A-11); and 2) Preliminary and Final Plat of Hidden Bluffs Addition (Case 10869BC-11)
Applicant:	Pulte Homes (Applicant) Bethany Fellowship (Owner)

This file will contain the following items as they become available:

1. Agenda information
2. Staff report
3. Location map

Additional information

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or planning@ci.bloomington.mn.us.

Your comments are important!

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

If you wish to send comments via e-mail, write to planning@ci.bloomington.mn.us.

Anonymous e-mails will not be forwarded.

Request for Council Action

Originator Community Development	Item Final Development Plan and Preliminary and Final Plat (Hidden Bluffs Addition) -- a 40 unit single family residential development		
Agenda Section HEARING/PUBLIC INPUT Development Business	By LDP	Approved	Date

Item 2

Case 10869ABC-11

GENERAL INFORMATION

Applicant: Pulte Homes (Applicant)
Bethany Fellowship (Owner)

Location: 6820 Auto Club Road (Property)

Request: 1) Final Development Plan for a 40 unit single family residential development (Case 10869A-11); and
2) Preliminary and Final Plat of Hidden Bluffs Addition (a 40 unit single family residential development.) (Case 10869BC-11)

Existing Land Use and Zoning: Bethany Fellowship (Church, school, industrial facilities, multi-family and single family); zoned R-1, RM-24(PD) and IP

Surrounding Land Use and Zoning: North and East – Office/warehouse; zoned IP
South – Bethany fellowship; zoned R-1
West – Single family homes; zoned R-1

Comprehensive Plan: The Comprehensive Land Use Plan designation is Low Density Residential.

HISTORY

City Council Action: 02/07/11 -- Approved a rezoning from R-1, Single Family Residential to R-1(PD), Single Family Residential (Planned Development) for a 40 unit single family residential

Council Action

Motion by _____ Second by _____ to _____

development and from RM(24)(PD), Multiple Family Residential (Planned Development) to R-1, Single Family Residential for an educational facility (Case 10869B-10); and approved a Preliminary Development Plan for a 40 unit single family residential development with 9 conditions. (Case10869ABC-10)

CHRONOLOGY

Planning Commission Agenda: 03/24/11 – Public hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date:	02/15/11
60 Days:	04/15/11
Extension Letter Mailed:	No
120 Days:	06/14/11

STAFF CONTACT

Londell Pease, Planner
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lpease@ci.bloomington.mn.us

APPLICABLE REGULATIONS

Section 19.38.01 -- Planned Development Overlay Districts
Section 19.27 -- Single Family Residential Districts
Chapter 22 – Subdivision and Platting

REQUIRED FINDINGS

Section 21.501.03 (e) (1), (2), (3), (4), (5), (6) and (7)
Section 22.05(d) (1), (2), (3), (4), (5), (6), (7) and (8)
Section 22.06 (d) (1)

PROPOSAL

On February 7, 2011, the City Council approved a Comprehensive Land Use Change, Rezoning and a Preliminary Development Plan for a 40 unit single family Residential development. The site is zoned R-1(PD). The median lot width for the existing dwellings within 500 linear feet of the proposed development is 91 feet; therefore the City Code requires an 80 foot minimum lot width for the proposed subdivision. Proposed lot width ranges from 65 feet to 125 feet (corner lot). Lot sizes range from 9,609 square feet to 20,295 square feet with an average lot size of 12,831 square feet.

Proposed front yard structure setbacks are no less than the Code required 30 feet. The applicant seeks flexibility to allow a reduction in lot width and lot area for several lots and seeks to be exempt from the height requirement within the side yard for all lots although no dwelling would exceed the 40 foot height restriction. The applicant submitted six dwelling unit floor plans (19 elevation options) as part of this proposal. Buyers would select from those plans.

The proposed lots will be connected to existing municipal sanitary sewer and water mains located at the north and southwest sides of the development. The existing sanitary water and sewer lines along the west property line will be abandoned and rerouted along the newly constructed public street. Standard drainage and utility easements will be provided along the development's perimeter property lines. Storm water runoff will be collected via catch basins, which drain into a proposed storm water pond on Outlot A. Park dedication for 40 lots will be in cash.

ANALYSIS

Final Development Plan

The approved preliminary development plan serves as the framework for the development of the site. The purpose of a preliminary development plan is explicitly presented in Section 21.501.02(a). Section 21.501.03(a) states the purpose of the final development plan is:

- (1) Ensure that new development within the Planned Development Overlay District comply with City Code requirements or receive necessary approvals for flexibility;
- (2) Ensure that sufficient information is provided by the applicant to determine the extent of compliance with City Code requirements and the public benefit related to proposed City Code flexibility; and
- (3) Ensure that approved development not yet constructed is consistent with City Code requirements.

The Low Density Residential Comprehensive Land Use Plan designation would allow for a development density of zero to five units per acre. The proposed project density would be 3.4 dwelling units per acre after right-of-way and storm water pond dedication. The proposed setbacks comply with the required front and rear yard setbacks of 30 feet for all of the lots. However, the applicant seeks flexibility for the side yard setbacks as approved in the Preliminary Development Plan.

Code Compliance / Planned Development Deviations

As a Planned Development, some flexibility and deviations from code requirements may be allowed provided the flexibility is in the public interest. The degree of flexibility must be considered in light of other development characteristics, such as landscaping and building design, to ensure the intent of the code requirements can be met in an acceptable manner.

The City Council approved a Preliminary Development Plan with the following deviations:

- Minimum lot width for 29 of the 40 lots (73%)
- Minimum lot area for 13 of the 40 lots (33%)
- Side yard setbacks for Lot 1-17, Block 1
- Single family height standards allowing 29 feet in height at a 5 foot side yard setback for all lots
- Tree preservation / restoration

Lot Width--Section 19.42(h)

The proposed reduced lot width for all the lots along the industrial uses and nine of the 23 lots not adjoining to the industrial uses is reasonable. The average lot width for the lots not adjacent to the industrial uses is 85.2 feet. The decrease in lot width allows for increased lot depth for the lots along the west property line. That provides greater dwelling separation which is highly desired by the adjoining property owners along the west. The applicant had reviewed a City Code complying option for the development which would result in a decreased lot depth. Given the transition from the larger homes on the west and the industrial uses on the east, the proposed lot width reduction would be in the public interest.

Lot Area--Section 19.41(a)(1) and Section 19.27(f)(1)

In the R-1 Single Family Residential District, the minimum lot area for single family dwellings is 11,000 square feet for interior lots and 15,000 square feet for corner lots. The applicant proposes interior lots ranging from 9,609 square feet to 20,295 square feet and corner lots ranging from 13,661 square feet to 15,219 square feet. The applicant is seeking to deviate from this requirement for 3 of the 23 lots (13 percent) in Block 2 and 9 of the 17 lots (53 percent) in Block 1 which is adjacent to the industrial uses. Therefore, 70 percent (28 of the 40 lots) would be code complying for lot size.

Side yard setback -- Section 19.41(a)

The City Code requires all principal structures maintain setbacks of 30 feet for the front and rear yards and 10 feet for any side yard. A garage is permitted to have a five foot side and rear setbacks; however, "no portion of any principal structure attached to a garage shall be closer to any lot line than the minimum distance required for any principal structure in the zoning district". The applicant seeks flexibility from the side yard setback standards for that would allow, for all lots adjacent to the industrial land uses, living space above a garage to maintain a 5 foot setback.

As approved in the Preliminary Development Plan, a 7.5 foot setback for each structure be provided for lots 1 through 17, Block 1, exclusive of the height limitation discussed later in the report. An exception for the north side of proposed Lot 10, Block 1 and the south side of proposed Lot 11, Block 1. This is to accommodate the 30 feet access easement for pond maintenance. The applicant is not seeking a deviation from this requirement for any lots located in Block 2.

Height standards--Section 19.47(c)(1)(A)

Bloomington height standards limit the height of the single family dwelling and garages near side property lines. At the minimum side setback of 10 feet, dwellings are limited to 24 feet in height. At the minimum side setback of five feet, garages are limited to 19 feet in height. The allowed height increases one foot for each foot of additional side yard setback for a distance of 20 feet, at which point up to 40 feet in height is allowed (See figure 1). The applicant seeks a deviations a shown in Figures 1 and 2.

FIGURE 1 – Height Flexibility for Block 1 – Hidden Bluff Addition

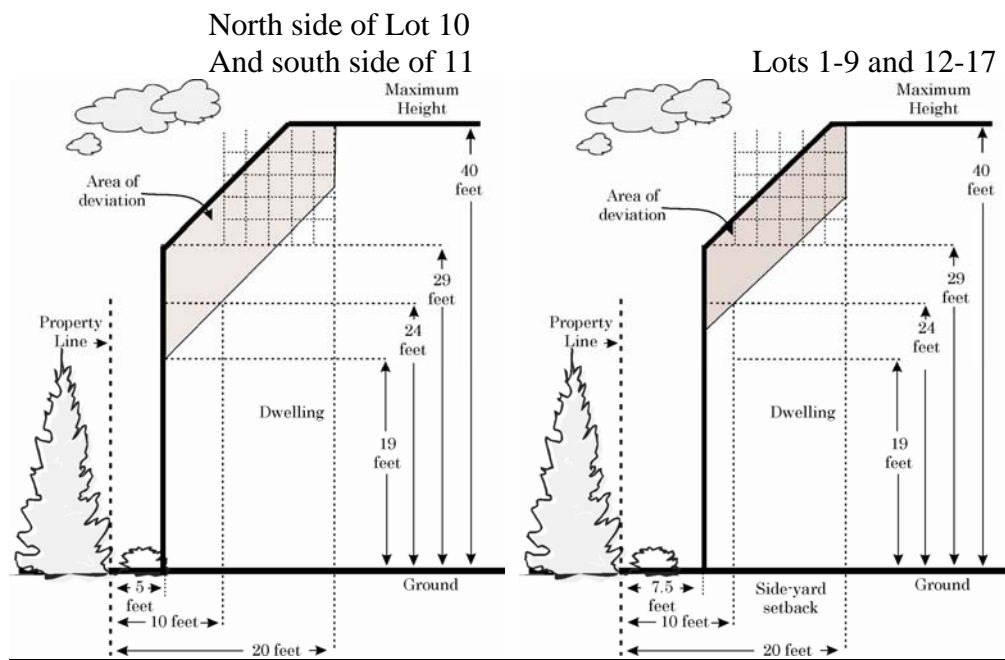
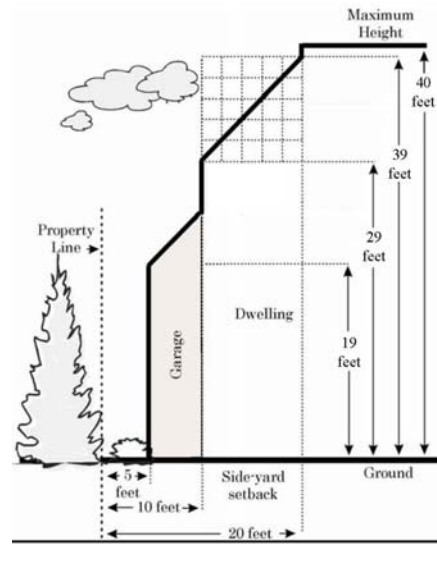


FIGURE 2 – Height Flexibility for all Lots, Block 2, Hidden Bluffs Addition



Tree Preservation

The Section 19.53 of the City Code requires a tree preservation plan be provided at the time of any residential subdivision application. Section 19.53(b) states “this section shall apply to all proposed single and two-family residential lots for which a plat application was received after August 31, 2006”. This does not include areas where a public street or public stormwater ponding areas. While these areas shall not be included in tree preservation, any plant material in those locations shall not be considered in the reforestation plan. The landscape plan submitted complies with the Preliminary Development Plan which allowed trees planted on the West side of the gym to be counted in the reforestation plan.

Transportation and Utilities

The single-family residential subdivision will have access from Louisiana Avenue on the south and West 113th Street on the north. This is a standard single-family residential subdivision with each lot having access directly from the public street. With the exception of the street adjacent to the existing gym, which is 26-foot wide, the street is proposed to be 32-foot wide (from curb face to curb face), which is the standard width of a Bloomington residential street. On-street parking is allowed on both sides of residential streets that are a minimum of 32-foot wide. There will be no parking allowed in the street segment that is 26-foot wide.

Behind the curb, a 10-foot green boulevard space will be required for snow storage, followed by a 6-foot concrete sidewalk, on one side of the street. The sidewalk is proposed to connect to the existing sidewalk on the south side of West 113th Street, following the south then west side of the street.

For lots with sidewalks on their side of the street, each driveway needs to provide adequate space to park one car, without blocking the sidewalk. Therefore, the space between the garage door and back edge of the sidewalk must be a minimum of 20-feet.

Traffic, circulation, stormwater management and other utilities to service the site were designed and reviewed during the Preliminary Development Plan approval. There are no changes to as part of the Final Development Plan or Plat.

FINDINGS

Section 21.501.03(e)(1), (2), (3), (4), (5), (6) and (7) - The following findings must be made prior to the approval of new final development plans or revisions to previously approved final development plans:

(1) The proposed development is not in conflict with the Comprehensive Plan;

- * The proposed development is not in conflict with the Comprehensive Plan. The Low Density Residential allows up to 5 units per acre and the proposed development is 3.4 units per acre.

(2) The proposed development is not in conflict with any adopted District Plan for the area;

- * The proposed development is not part of an adopted District Plan.

(3) The proposed development is not in conflict with the approved Preliminary Development Plan for the site;

- * The proposed development is consistent with the approved Preliminary Development Plan.

(4) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval;

- * The requested lot area, lot width and reforestation deviations serve the public interest by increasing the developability of the land adjacent to industrial uses and by increasing the depth of the proposed lots adjacent to the existing single family dwellings to the west. The deviations allow for design flexibility and allow development density to increase from east to west from the industrial uses to the adjacent single family dwellings.

(5) The proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit;

- * The planned development is sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit without dependence upon any subsequent unit.

(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and

- * The proposed development is over 110 units less than the High Density Comprehensive Land Use designation previously designated for the site. The change to Low Density Residential decreased the anticipated population and therefore, will not create an excessive burden on streets and other public facilities serving or proposed to serve the planned development.

(7) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

- * The planned development will not have an undo and adverse impact on the reasonable enjoyment of neighborhood property if planned infrastructure improvements are completed.

Section 22.05(d)(1), (2), (3), (4), (5), (6), (7) and (8) - The following findings must be made prior to approval of a preliminary plat:

(1) The plat is not in conflict with the Comprehensive Plan.

- * The proposed development is not in conflict with the Comprehensive Plan. The Low Density Residential allows up to 5 units per acre and the proposed development is 3.4 units per acre.

(2) The plat is not in conflict with any adopted District Plan for the area.

- * The proposed development is not part of an adopted District Plan.

(3) The plat is not in conflict with City Code provisions.

- * But for the flexibility already approved through the Preliminary Development Plan, the proposed plat conforms with City Code provisions. All required right-of-way is provided.

(4) The plat does not conflict with existing easements.

- * Existing easements are proposed to be relocated as necessary to be consistent with the proposed plat.

- (5) **There is adequate public infrastructure (roads, utilities, storm water systems, emergency services, schools, etc.) to support the additional development potential created by the plat.**
- * The proposed development is over 110 units less than the High Density Comprehensive Land Use designation previously applicable to the site. The change to Low Density Residential decreased the anticipated population and will not create an excessive burden on streets and other public facilities serving or proposed to serve the planned development. Infrastructure improvements to meet or exceed current standards will be installed.
- (6) **The plat design mitigates potential negative impacts upon the environment including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and stormwater storage needs.**
- * The plat design is in accordance with the Preliminary Development Plan and mitigates impacts upon the environment.
- (7) **The plat will not be detrimental to the public health, safety or welfare.**
- * The plat will not be detrimental to the public health, safety or general welfare.
- (8) **The plat is not in conflict with an approved development plan or plat.**
- * The plat is consistent with the approved development plan.

Section 22.06 (d) (1) - The following finding must be made prior to approval of a final plat:

- (1) **The plat is not in conflict with the approved preliminary plat or the preliminary plat findings.**
- * The plat is consistent with the proposed preliminary plat and with the preliminary plat findings.

RECOMMENDATION

The Planning and Engineering Division Staff recommend approval of a Final Development Plan for a 40 lot single family development at 6820 Auto Club Road (Property) subject to the following conditions of approval:

- 1) A site development agreement, including all conditions of approval, shall be executed by the applicant and the City and shall be properly recorded by the applicant with proof of recording provided to the Director of Community Development;
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Haul Route, Access, Circulation and Parking plans shall be revised for approval by the City Engineer;
- 3) A Stormwater Management Plan meeting the requirements of the City of Bloomington Comprehensive Surface Water Management Plan shall be provided for approval by the City Engineer;
- 4) As-builts of the completed pond grading shall be provided;
- 5) A review from the Lower Minnesota Watershed District shall be completed;
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) shall be provided ;
- 7) An Erosion Control Bond shall be provided;
- 8) Sewer Availability Charges (SAC) shall be satisfied;
- 9) Deviations from the setback and height standards be as shown in the staff report 10869ABC-11;

and subject to the following conditions:

- 12) All construction stockpiling, staging, and parking take place on-site and off of adjacent public streets and public rights-of-way;
- 13) Development shall comply with the Minnesota State Accessibility Code.
- 14) All pickup, drop-off, loading and unloading occur on site and off of public streets; and
- 15) Alterations to utilities be at the developer's expense;

and subject to the following Code Requirements:

- 1) The property must be platted per Chapter 16 of the City Code and the plat must be filed with Hennepin County prior to the issuance of building permits (16.03, 16.05.01, 16.10);
- 2) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN State Fire Code Sec. 508);
- 3) Unused water services shall be properly abandoned. (11.15);
- 4) Electronic utility as-builts, per City of Bloomington requirements, shall be submitted to the Public Works Department prior to the issuance of the Certificate of Occupancy. (17.79(a));
- 5) Landscape plan, including tree reforestation, be approved by the Planning Manager and landscape bond be filed (Sec 19.52 and 19.53); and
- 6) Fire lanes be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3);

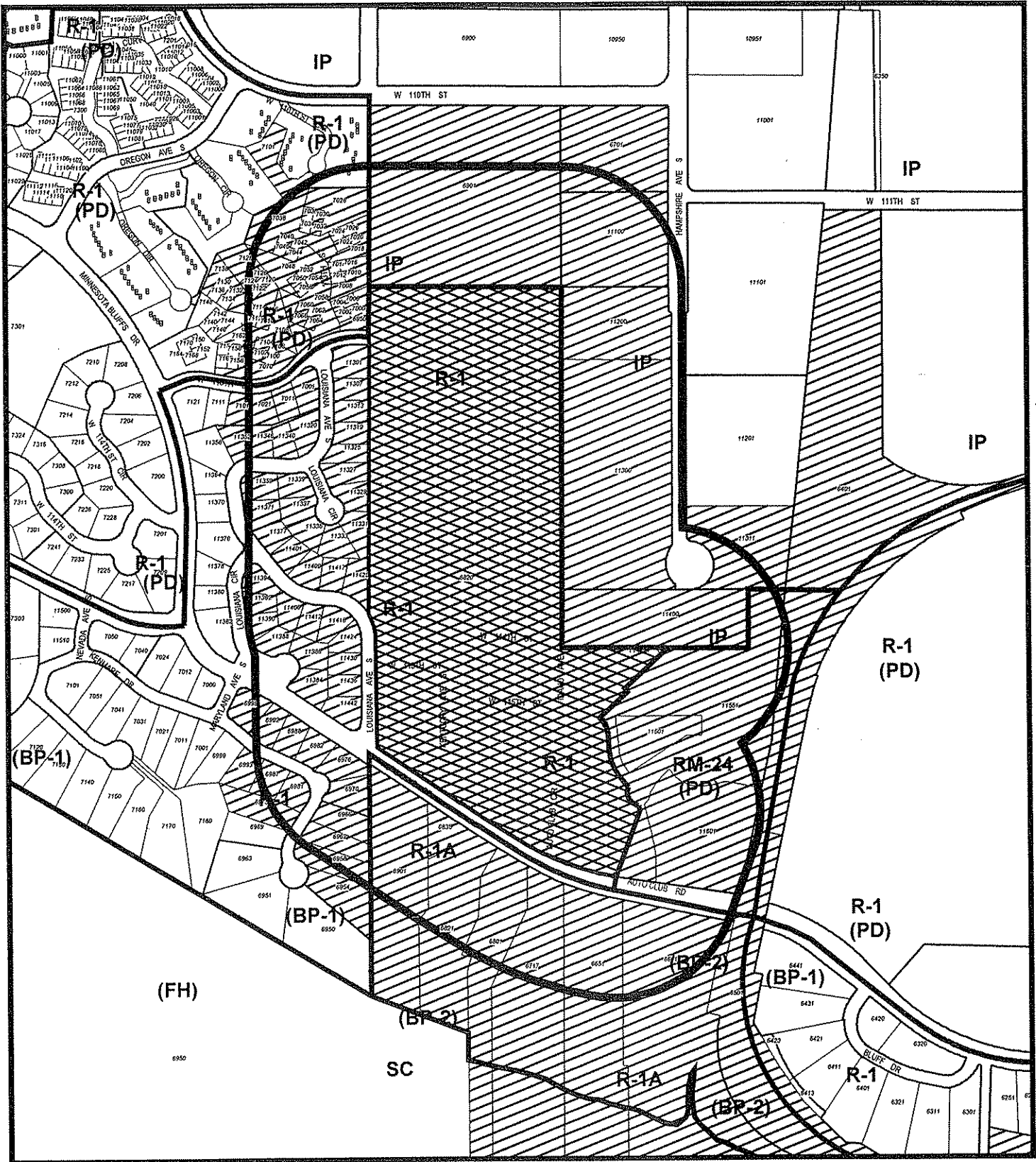
The Planning and Engineering Division Staff recommend approval of the preliminary plat and final plat of HIDDEN BLUFFS at 6820 Auto Club Road subject to completion of the following conditions, receipt of the title, necessary documents and deposits and review of all documents by the City Attorney prior to filing of the final plat with Hennepin County:




- 1) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided;
- 2) Consent to plat forms shall be provided for any mortgage companies with property interest;
- 3) Standard drainage and utility easements shall be provided as follows: 10-feet along all street frontage and 5-feet along all interior lot lines;
- 4) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages;
- 5) A 30-foot pond access easement shall be provided between Lots 10 & 11;
- 6) A watermain easement shall be provided between Lots 6 and 7 (or other approved location) to accommodate watermain looping;
- 7) Drainage or floodage easements may need to be provided on adjacent lots after analyzing the high water elevations of the proposed pond within Outlot A; and
- 8) Park Dedication shall be satisfied;

and subject to the following code requirement:

- 1) The approved final plat shall be filed with Hennepin County (Section 22.06).

City of Bloomington Notification Map



-  Notification Boundary
-  Applicant Property
-  Notified Properties

Zoning District Boundary
(Labels Refer to Zoning District)

CASE
10869ABC- 11



(A notice of this application was sent to the registered owner of these properties)



Scale: 1:6800

Plot time: 01/07/2011 08:31:52



Introduction & General Overview

Pulte Homes is excited to submit Final Development, Preliminary Plat and Final Plat plans with the approved PD flexibility for Hidden Bluffs, a proposed single family neighborhood in Bloomington. These plans represent a culmination of months of neighborhood meetings and input, city staff meetings and coordination, and the comments and approvals of the City Planning Commission and Council.

Approved Site Plan & PD Flexibility

On February 7th, 2011, the City Council approved the Comprehensive Plan Amendment designation from High Density Residential & Quasi Public to Low Density Residential, the rezoning of the site from R-1 to R-1 (PD), and the Preliminary Development Plan with the requested PD Flexibility. Below is a summary of the flexibility approvals to date to become the proposed final development standards.

1. Lot area flexibility for 12 lots as shown on the Preliminary Development Plan;
2. Lot width flexibility for 29 lots shown on the Preliminary Development Plan;
3. Side yard setbacks flexibility for Block 1, as follows:
 - a. For Lots 1-9 and 12-17 a setback of 7.5 feet along both side lot lines.
 - b. For Lot 10 a setback of five feet along the northerly side lot line.
 - c. For Lot 11 a setback of five feet along the southerly side lot line.
4. Height flexibility for Block 1 as follows:
 - a. Lots 1-9 and 12-17, as shown on Figure 3 of staff report (attached).
 - b. For Lot 10 as shown in Figure 2 of staff report (attached), along the northerly side lot line (Code compliance on the south)
 - c. For Lot 11 as shown in Figure 2 of staff report (attached), along the southerly side lot line (Code compliance on the north).
 - d. Block 2, Lots 1-23, as shown on Figure 4 presented by applicant at the Planning Commission meeting on 1/6/2011 (attached).
5. Tree preservation flexibility to count trees planted to screen the gym towards the required the required replacement trees.

It should be noted that all the requested and approved flexibility falls well within the allowed flexibility standards set forth in the PD Overlay District standards and no variances or waivers are requested. Given the approved rezoning to R-1(PD), the plans submitted conform to city ordinance.

As stated in the Planning Commission and Council Meetings, Pulte Homes has agreed to walk the existing fence on the western portion of the property in the spring with the adjacent land owners and identify areas that will need to be repaired or replaced. The fence will be placed under the ownership

and authority of the Hidden Bluffs Home Owner's Association to ensure its maintenance and upkeep and to ensure that portions are not removed by individual home owners in the future.

Phasing and Construction

Construction for the project is scheduled for the spring of 2011, with the site improvements to be complete by the fall of 2011. The entire development is proposed to be platted and constructed in one phase. Home construction will be dependent upon market conditions, but is anticipated to take around 24 months from end of site improvements.

Summary

Pulte Homes is excited to be moving forward on the Hidden Bluffs neighborhood. This project has been in the works for a long time and has gone through an extensive metamorphosis from a high density residential development all the way to the current low density proposed plan. The wide range in adjacent land uses, poses a tremendous amount of influence on the desires and design of the site. Going through numerous neighborhood, staff review and public entitlement meetings, we feel the proposed plan is a solid design that represents a healthy balance of the numerous influences imposed on it. Pulte is confident the proposed plan will fit well within the existing built environment and be a wonderful and successful addition to the City of Bloomington.

Sincerely,

IAN PETERSON

Vice President of Land : Minnesota Division
direct (952) 988-8210 : cell (612) 328-5252

10869ABC 11

FIGURE 2 – Lots 10 and 11, Block 1 Hidden Bluffs Addn

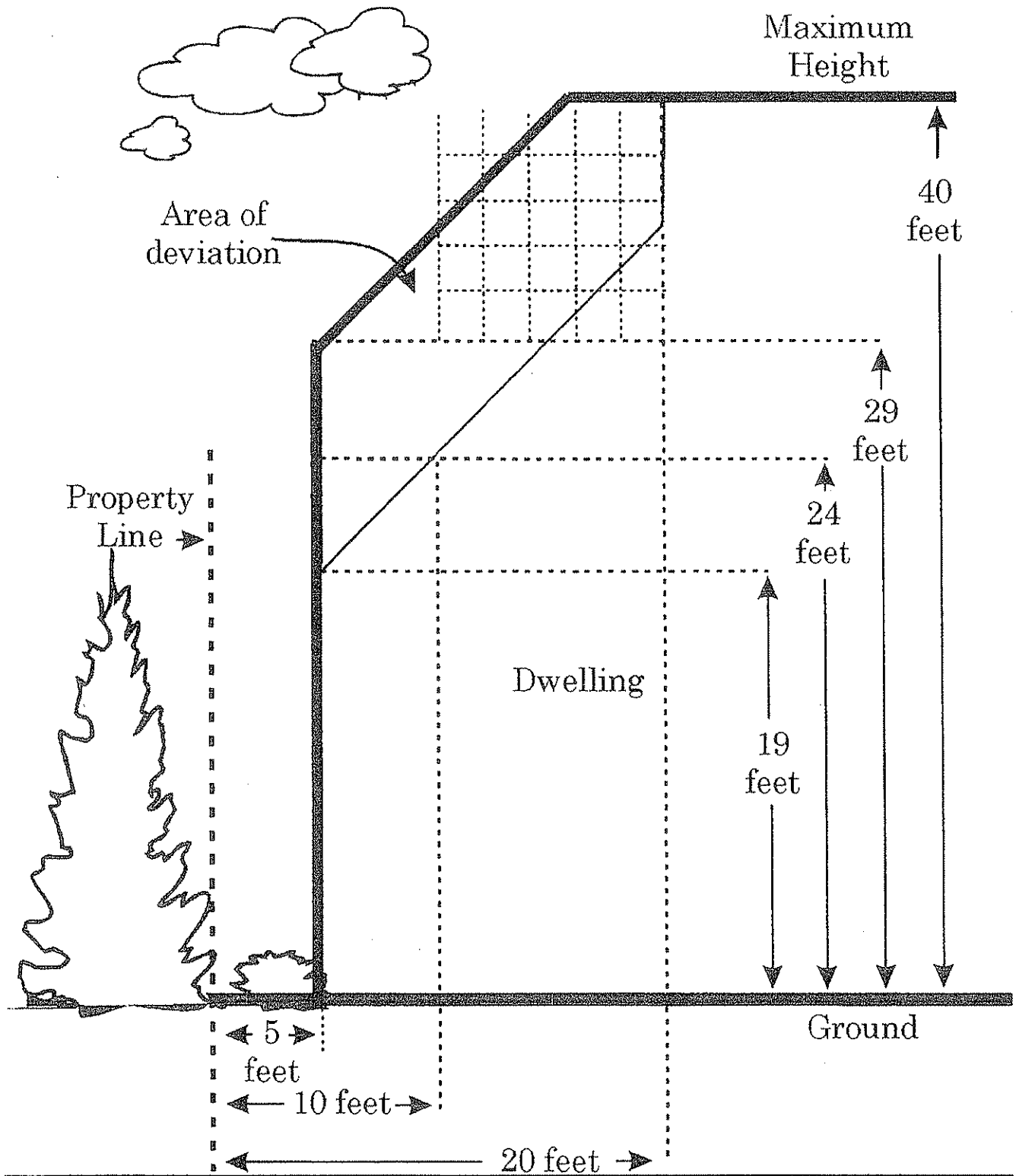
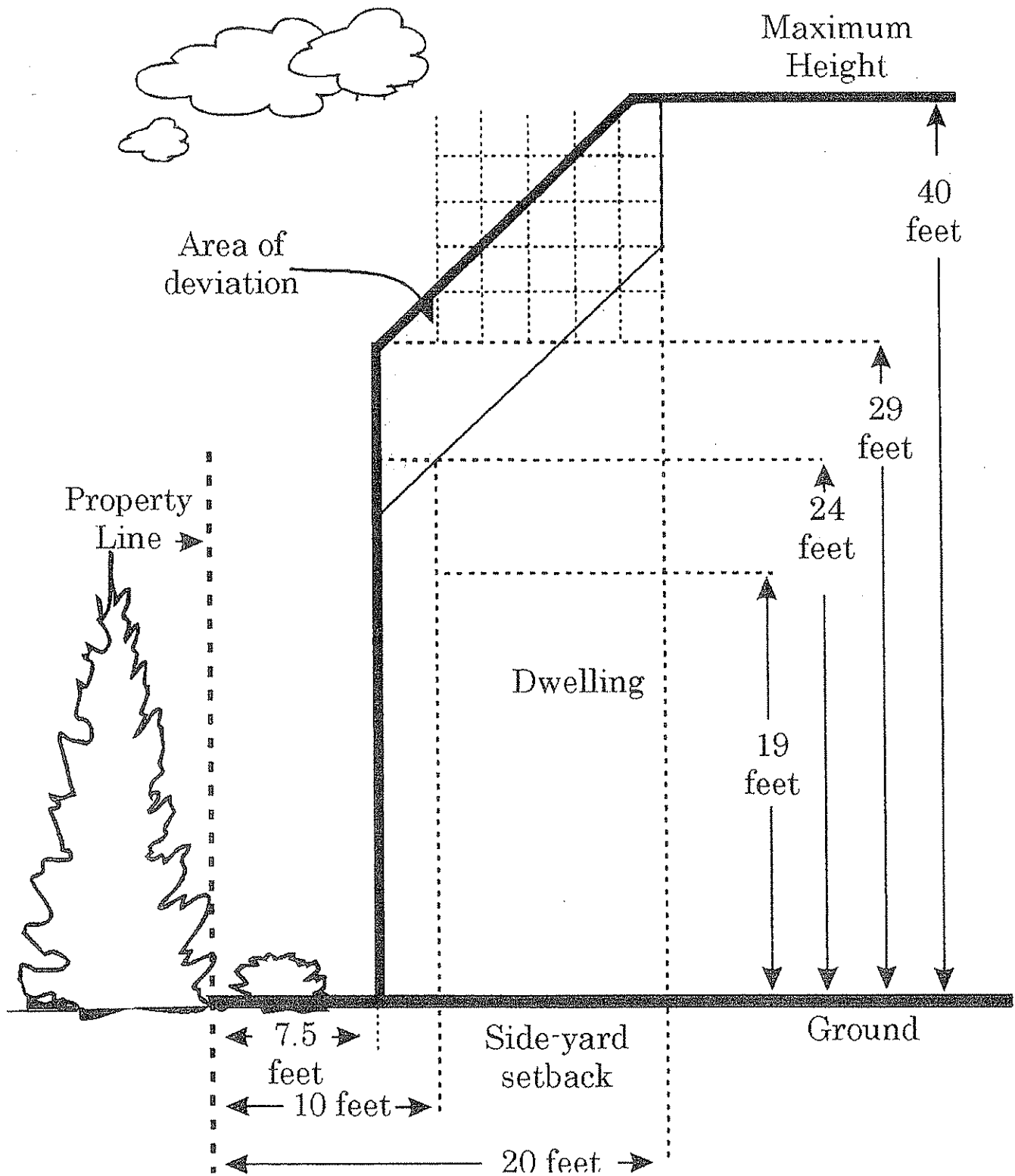


FIGURE 3 – Lots 1-9 and 12-17, Block 1 Hidden Bluffs Addn



Call 48 hours before applying.
GOFFER, STATE ONE CALL
 Fax: City Area 651-454-0022
 Mn. Toll Free 1-800-552-1166

PROPERTY DESCRIPTION:
 Lot 1, Block 1, BLOOMINGTON DE THANY SENIOR HOUSING, Hennepin County, Minnesota
 Note: only a part of said lot is shown on this survey.

DEVELOPMENT DATA:

Site Area 15,795.4 sq.
 R-1 (RD), Residential
 Total Units 40
 Total Single Family Lots 256 units/garage
 Site Density (gross) 3.082 ac.
 Road Right-of-Way 0.825 ac.
 Paving Outlot

Lot Areas
 - Minimum Required (RV) 8,250 s.f.
 - Minimum Proposed 9,609 s.f.
 - Average Proposed 12,841 s.f.
 - Maximum Improbable 50%

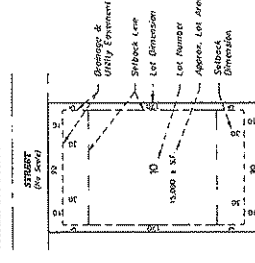
Zoning Standards (Minimums)

- Lot Width (TW) 60 ft.
 - Proposed Lot Width (Wider) 81 ft.
 - Proposed Lot Width (Block 1) and 70 ft (Block 2)
 - Proposed Section Lot Width 70 ft.
 - Front Yard Setback 50 ft.
 - Side Yard Setback 7.5' (Block 1), 10 ft & 5 ft (R1-Lots 10 & 11, Block 2)
 - Rear Yard Setback 50 ft.

Existing topography, wetland slopes and existing utilities obtained from others.
 Street dimensions listed reference back of curb.
 All streets to have surmountable curb and gutter.

NOTES:
 The lot dimensions and areas on this plan are approximate and are not to be used for any other purpose. All dimensions are given for exact lot dimensions and areas.

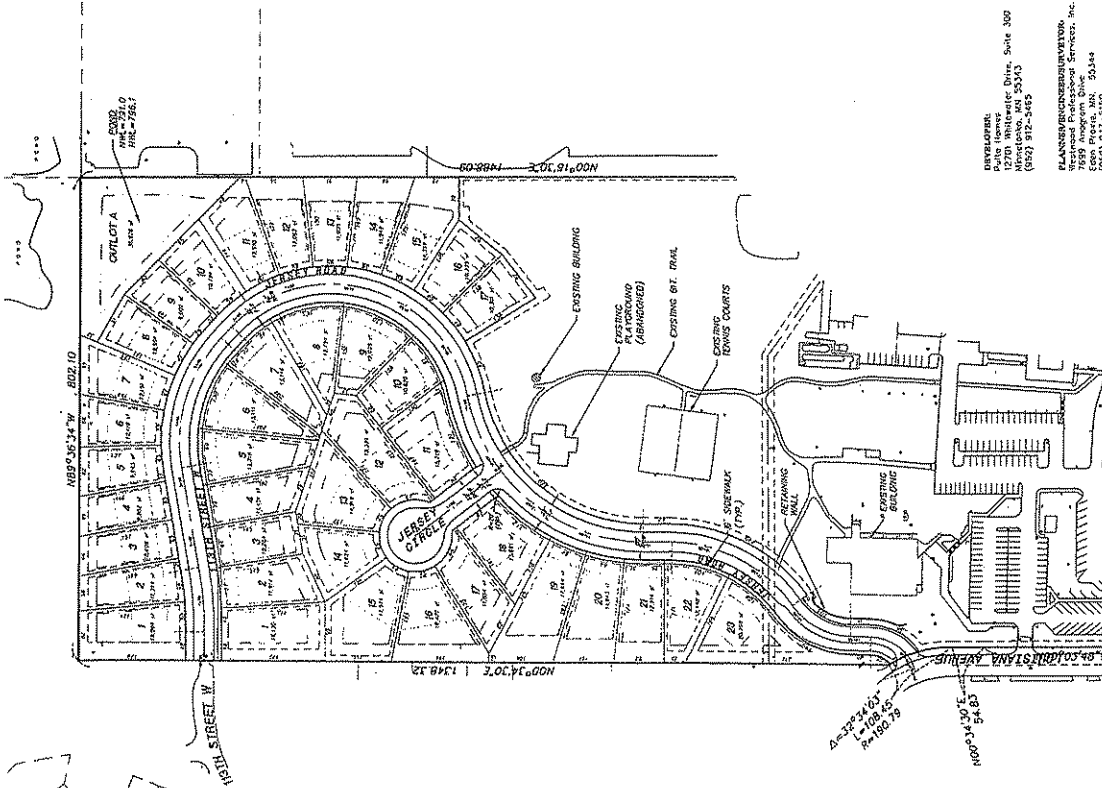
TYPICAL LOT DETAIL:



NOT FOR CONSTRUCTION
 Latest Revision Date 02/16/11
 Date 02/16/11 Sheet 1 of 1

Hidden Bluffs

Bloomington, MN



PREPARED BY:
 Pulte Homes
 1270 Whitewater Drive, Suite 300
 Eden Prairie, MN 55349
 (952) 912-5455

PLANNING/ENGINEER/VECTORS:
 Westwood Planning Services, Inc.
 1270 Whitewater Drive, Suite 300
 Eden Prairie, MN 55349
 (952) 912-5455

Pulte Homes
 1270 Whitewater Drive, Suite 300
 Eden Prairie, MN 55349

Prepared for:

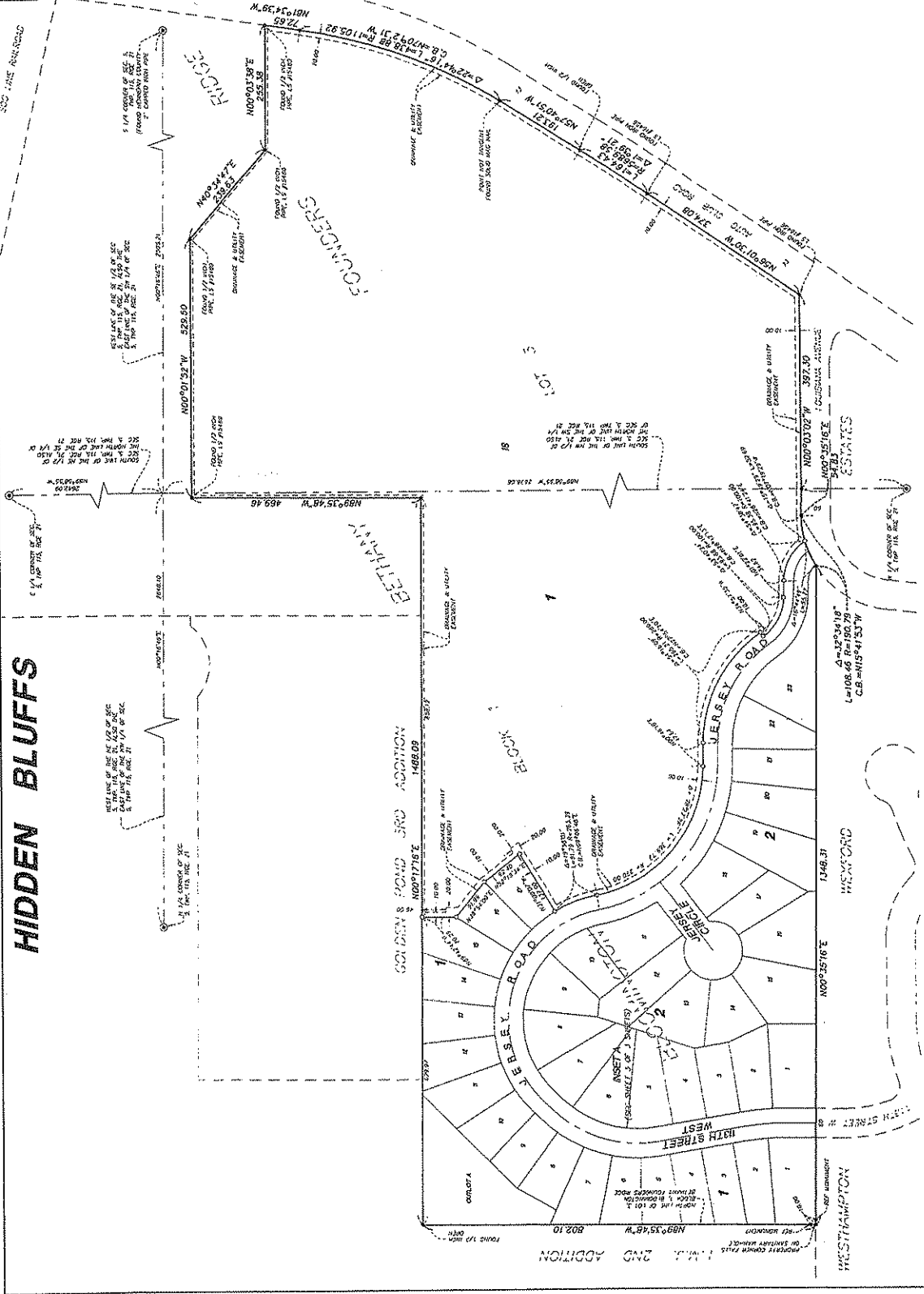
Design: _____
 Check: _____
 Drawn: _____
 Project: Hidden Bluffs

City of _____
 Date: 02/16/11

Westwood Planning Services, Inc.
 1270 Whitewater Drive, Suite 300
 Eden Prairie, MN 55349
 Phone: 952-912-5455
 Fax: 952-912-5455
 Website: www.westwoodplanning.com



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HIDDEN BLUFFS

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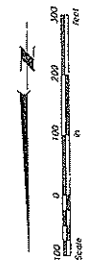
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- The north line of Lot 1, Block 1, subdivision of the Hidden Bluffs Addition is returned to bear N 89°35'48\"/>
 - Shows 1/8 inch by 14 inch iron monument set and marked by Licenser No. 21021
 - Denotes Found Iron Monument as shown
 - Denotes Found Iron Monument as shown
 - ⊙ Monument, other than as shown



10869ABC11

HIDDEN BLUFFS

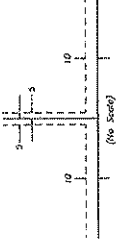
C.R. DOC. NO.

INSET A
(from sheet 2 of 3 sheets)

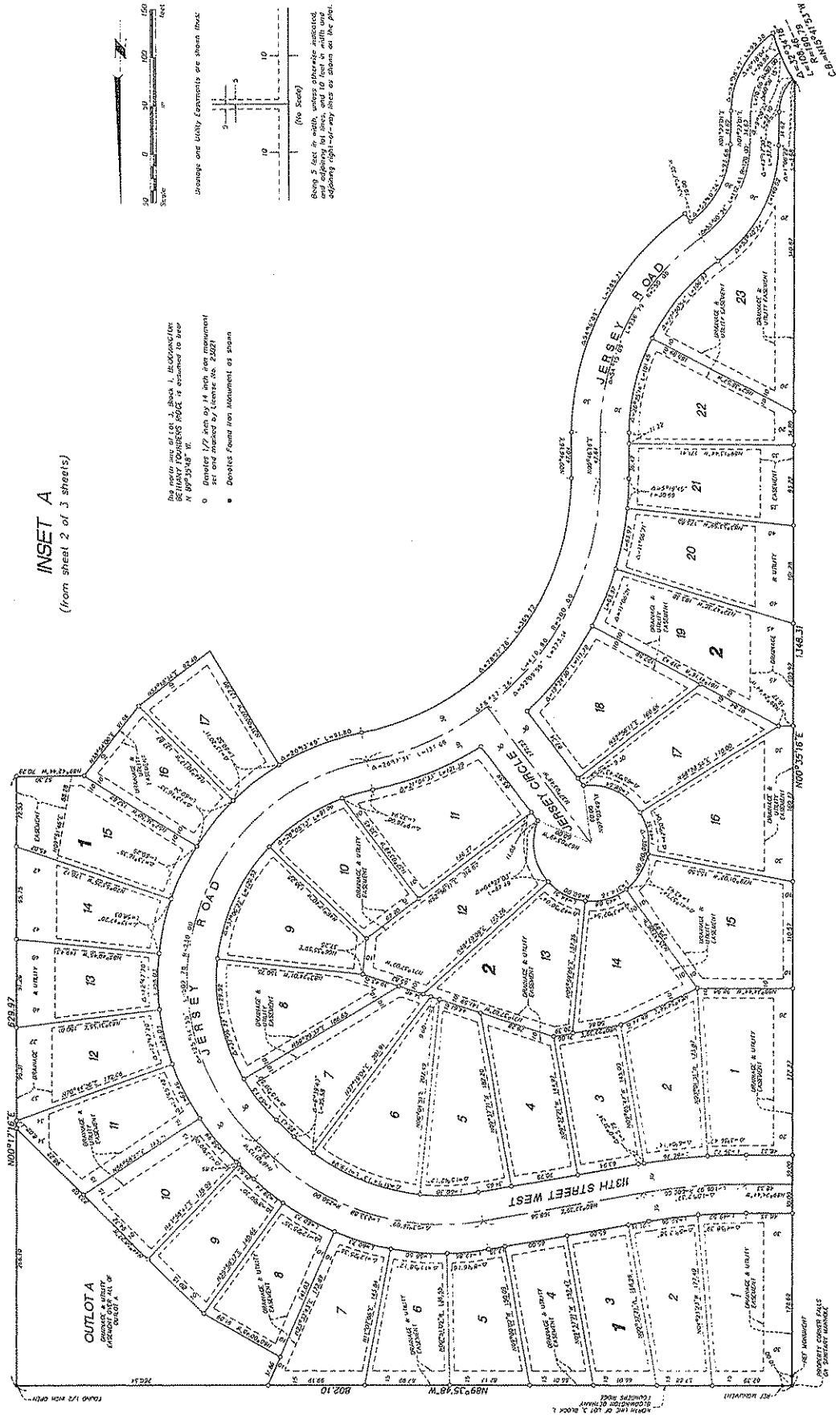
- See plat map of lot 3, block 1, Hudson County, Jersey Turnpike Road, it examined to bear N 89° 34' 48" W.
- Diameter 1/2 inch by 14 inch iron monument set and marked by license No. 20271
- Devices found iron monument as shown



Change one utility comments are shown thus:



Being a lot to which, the applicant has indicated, and subject to the provisions of the act, an adjoining right-of-way shall be shown on the plan.



10869ABU II

From: Thomas A. Mathewson [mailto:TMathewson@Nevers.com]
Sent: Sunday, March 13, 2011 5:34 PM
To: Winstead, Gene
Cc: Pease, Londell; Carol Mathewson
Subject: Case File 10869ABC-11

Thomas Mathewson
11331 Louisiana Circle
Bloomington, MN 55438

Mayor Gene Winstead
City Hall
Bloomington, MN

RE: Case File 10869ABC-11
Pulte Homes of Minnesota
Planned Development
Property ID# 0511521240008

Dear Mayor Winstead,

First of all, I wanted to thank you for your vote at the last meeting regarding this issue supporting my argument that, while Pulte has shown flexibility in their planning of this Planned Development, they have still planned for too many homes, creating a less than ideal development. I was disappointed that only one other member of the City Council shared your opinion, when a reduced development of 38 homes would both satisfy the code regulations, and provide the additional inter home spacing that is so critical in a development such as this one. I understand that, as the first major single family planned development since the revised zoning laws were put in place, that the Council would want to move this development forward. However, I do not understand why they would so quickly cave in to the Pulte request without out any additional consideration regarding the potential viability of a reduced home proposal.

I would like to reiterate my opinion that, if Pulte continues to pursue the 40 home development plan that they presented to the City Council last time, the City Council should deny approval for the Planned Development. If, as Pulte expressed in the last meeting that a reduction from 40 homes to 38 homes would render the Development untenable, then maybe this is not the time or the place to attempt such a market sensitive enterprise:

As always, thank you for your continued consideration.

Regards,

Thomas Mathewson
President
Nevers Industries
P: 763-210-4210
C: 612-695-4790
F: 763-553-1770
E: tmathewson@nevers.com