



CITY OF CORCORAN

Corcoran City Council Agenda February 22, 2024 - 7:00 pm

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Commission Representatives***
5. **Open Forum – Public Comment Opportunity**
6. **Presentations/Recognitions**
 - a. Zeke Recognition (K9 Unit)
7. **Consent Agenda**
 - a. February 8, 2024 DRAFT Work Session Minutes*
 - b. February 8, 2024 DRAFT Regular Council Minutes*
 - c. Financial Claims February 22, 2024*
 - d. Water Tower – Pay Request 10*
 - e. Life Cycle Recycle Replacement of Council Chamber Chairs*
 - f. Appoint Planning Commissioners*
 - g. Construction Hours Update*
 - h. Lister Garage CUP (City file 23-028)*
 - i. Temporary Liquor Licenses-Corcoran Lions*
 - j. March 9, 2023 DRAFT Regular Council Minutes*
 - k. Staff Report on K-9 Program*
 - l. Resolution 2024-12 Zeke K-9 Unite Recognition of Service*
 - m. Conference Room Audio/Video Equipment Upgrade*
 - n. Water Treatment Plant – Change Order 1*
 - o. Lead Service Line Inventory – Engagement Request (Minnesota Department of Health)*
 - p. Current City Organization Chart*
8. **Planning Business – Public Comment Opportunity**
 - a. Hope CPA, RZ, PP, PUD (City file 23-028)*
 - b. 610 Extension Business Park Concept *
9. **Unfinished Business**
10. **New Business**
11. **Staff Reports**
 - a. Staff Report Planning Update*
12. **2024 City Council Schedule***
13. **Adjournment**

HYBRID MEETING OPTION AVAILABLE

The public is invited to attend the regular Council meetings at City Hall.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: **845 8754 1654**

Video Link and Instructions:

<https://us02web.zoom.us/j/84587541654>

visit <http://www.zoom.us> and enter

Meeting ID: **845 8754 1654**

**Please note in-person comments will be taken at the scheduled meeting where noted.*

Comments received via email to City Clerk Friedrich at mfriedrich@corcoranmn.gov or via public comment cards will also be accepted. All email and public comment cards must be received by the Wednesday prior to scheduled Council meeting.

For more information on options to provide public comment visit:

www.corcoranmn.gov

**Includes Materials - Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT

Agenda Item: 4.

| | |
|---|--|
| Council Meeting February 22, 2024 | Prepared By Michelle Friedrich |
| Topic Commission Representatives | Action Required Informational |

Summary

The advisory commission representatives for the February 22, 2024, Council meeting are as follows:

- Planning Commission: Mark Lanterman
- Parks and Trails Commission: Judy Strehler

Financial/Budget

N/A

Council Action

N/A

Attachments

N/A

STAFF REPORT

Agenda Item: 7a-b.

| | |
|--|--|
| Council Meeting February 22, 2024 | Prepared By Michelle Friedrich |
| Topic Draft Work Session and Regular Council Minutes – February 8, 2024 | Action Required Informational |

Summary

The draft Council Work Session and Regular Minutes for February 8, 2024, will be emailed on Tuesday, February 20, with hard copy provided to Council the evening of the February 22 meeting.

Attachments (Hard copies will be provided February 22, 2024)

1. 2024-02-08 Draft Work Session Council Minutes
2. 2024-02-08 Draft Regular Council Minutes

FINANCIAL CLAIMS

CHECK RANGE

FUND #500 ESCROW CLAIMS

| Paid to | Amount | Project name |
|----------------------------------|--------|--------------|
| SEE THE REGISTER FOR #500 CLAIMS | | |

| | | |
|--------------------------------|--------|------|
| Total | \$0.00 | |
| Total Fund #500 = | | \$ - |
| (See attached Payments Detail) | | |

ALL OTHER FINANCIAL CLAIMS

| | | |
|--|---------------|-----------------------|
| Check Register | | \$250,233.53 |
| (See attached Check Detail Registers) | | |
| Total Checks | | \$250,233.53 |
| Total of Auto Deductions | \$ | 166,420.85 |
| TOTAL EXPENDITURES FOR APPROVAL | \$ | 416,654.38 |

Auto Deductions / Electronic Fund Transfer / Other Disbursements

| Date | Paid to | Amount | Description |
|------------------|------------------|--------------------------|---|
| 2/2/2024 | ADP PAYROLL FEES | \$ 365.64 | Payroll Processing Fee |
| 2/6/2024 | THE HARTFORD | \$ 1,641.37 | Employee Disability Premium |
| 2/7/2024 | INVOICE CLOUD | \$ 1,623.86 | Credit Card Processing Fee |
| 2/8/2024 | RevTrak | \$ 596.71 | Credit Card Processing Fee |
| 2/8/2024 | ADP | \$ 130,789.68 | Net Payroll and Taxes |
| 2/9/2024 | MN PERA | \$ 25,813.78 | Employee Pension |
| 2/12/2024 | EMPOWER | \$ 5,478.37 | Employee Deferred Comp/Healthcare Savings |
| 2/14/2024 | MN DEPT OF REVEN | \$ 111.44 | Fuel Tax |
| Total | | \$ 166,420.85 | |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount | Check |
|---------------------|--------------|-----------------------------|------------------------------------|----------------|----------|------------------|-------|
| Check 35039 | | | | | | | |
| 100-43100-50210 | 02/08/24 | A-1 OUTDOOR POWER INC | 8 FT REWIND ROPE | 549218 | 02/22/24 | 7.38 | 35039 |
| | | | Total For Check 35039 | | | <u>7.38</u> | |
| Check 35040 | | | | | | | |
| 100-41500-50300 | 01/31/24 | ABDO LLP | ABDO FINANCE MANAGER SUPPORT | 483946 | 02/22/24 | 21,800.04 | 35040 |
| | | | Total For Check 35040 | | | <u>21,800.04</u> | |
| Check 35041 | | | | | | | |
| 100-41900-50210 | 02/02/24 | AMAZON CAPITAL SERVICES | OFFICE AND BUILDING SUPPLIES | 19RK-QGPM-PX3M | 02/22/24 | 212.97 | 35041 |
| 100-42100-50210 | 02/02/24 | AMAZON CAPITAL SERVICES | DISPOSABLE GLOVES | 16CL-NYNQ-PCPM | 02/22/24 | 319.62 | 35041 |
| 100-42100-50210 | 02/05/24 | AMAZON CAPITAL SERVICES | NITRILE GLOVES | 1XPM-FH9C-C1F9 | 02/22/24 | 92.21 | 35041 |
| | | | Total For Check 35041 | | | <u>624.80</u> | |
| Check 35042 | | | | | | | |
| 100-00000-22205 | 02/13/24 | ANGEL ZUEHL | BP22-0012 ESCROW REFUND | BP22-0012 | 02/22/24 | 1,870.00 | 35042 |
| | | | Total For Check 35042 | | | <u>1,870.00</u> | |
| Check 35043 | | | | | | | |
| 100-43100-50223 | 01/31/24 | B & D PLUMBING HEATING & AC | EXHAUST SYSTEM SENSOR REPLACEMENT | 6180679 | 02/22/24 | 5,863.00 | 35043 |
| | | | Total For Check 35043 | | | <u>5,863.00</u> | |
| Check 35044 | | | | | | | |
| 100-41900-50212 | 02/08/24 | BEAUDRY OIL COMPANY | UNLEADED FUEL | 2559623 | 02/22/24 | 23.34 | 35044 |
| 100-41900-50212 | 01/10/24 | BEAUDRY OIL COMPANY | UNLEADED FUEL | 2533312 | 02/22/24 | 22.49 | 35044 |
| 100-42100-50212 | 02/08/24 | BEAUDRY OIL COMPANY | UNLEADED FUEL | 2559623 | 02/22/24 | 1,062.43 | 35044 |
| 100-42100-50212 | 01/10/24 | BEAUDRY OIL COMPANY | UNLEADED FUEL | 2533312 | 02/22/24 | 1,023.28 | 35044 |
| 100-43100-50212 | 02/08/24 | BEAUDRY OIL COMPANY | UNLEADED FUEL | 2559623 | 02/22/24 | 81.73 | 35044 |
| 100-43100-50212 | 01/10/24 | BEAUDRY OIL COMPANY | ULS DYED KODIAK PLUS | 2533311 | 02/22/24 | 1,439.50 | 35044 |
| 100-43100-50212 | 01/10/24 | BEAUDRY OIL COMPANY | UNLEADED FUEL | 2533312 | 02/22/24 | 78.71 | 35044 |
| | | | Total For Check 35044 | | | <u>3,731.48</u> | |
| Check 35045 | | | | | | | |
| 100-00000-22205-128 | 01/31/24 | CARSON, CLELLAND & SCHREDER | LEGAL SERVICES - JANUARY 2024 | 5026 | 02/22/24 | 101.50 | 35045 |
| 100-41600-50300 | 01/31/24 | CARSON, CLELLAND & SCHREDER | LEGAL SERVICES - JANUARY 2024 | 5026 | 02/22/24 | 7,859.00 | 35045 |
| 100-42100-50304 | 01/31/24 | CARSON, CLELLAND & SCHREDER | LEGAL SERVICES - JANUARY 2024 | 5026 | 02/22/24 | 3,720.00 | 35045 |
| | | | Total For Check 35045 | | | <u>11,680.50</u> | |
| Check 35046 | | | | | | | |
| 100-41900-50381 | 02/06/24 | CENTERPOINT ENERGY | GAS BILL JANUARY 2024 | 02062024 | 02/22/24 | 17.10 | 35046 |
| 100-43100-50381 | 02/06/24 | CENTERPOINT ENERGY | GAS BILL JANUARY 2024 | 02062024 | 02/22/24 | 324.42 | 35046 |
| | | | Total For Check 35046 | | | <u>341.52</u> | |
| Check 35047 | | | | | | | |
| 100-45100-50207 | 02/05/24 | CHRISTENSEN BUCK, JESSICA | TUITION REIMBURSEMENT | 02052024 | 02/22/24 | 2,261.80 | 35047 |
| | | | Total For Check 35047 | | | <u>2,261.80</u> | |
| Check 35048 | | | | | | | |
| 100-41900-50400 | 02/07/24 | CINTAS - 470 | CITY HALL FLOOR MATS | 4182621663 | 02/22/24 | 146.37 | 35048 |
| 100-43100-50400 | 02/07/24 | CINTAS - 470 | UNIFORM/DISPOSABLE BATHROOM MATS | 4182621654 | 02/22/24 | 6.60 | 35048 |
| 100-43100-50400 | 02/07/24 | CINTAS - 470 | CRT CABINET/DISPOSABLE MAT | 4182621675 | 02/22/24 | 30.55 | 35048 |
| 100-43100-50400 | 01/31/24 | CINTAS - 470 | SHOP TOWELS AND DISPOSABLE BATHROO | 4181980254 | 02/22/24 | 83.70 | 35048 |
| 100-43100-50400 | 01/31/24 | CINTAS - 470 | UNIFORMS AND DISPOSABLE BATHROOM M | 4181980262 | 02/22/24 | 30.09 | 35048 |
| 100-43100-50417 | 02/07/24 | CINTAS - 470 | UNIFORM/DISPOSABLE BATHROOM MATS | 4182621654 | 02/22/24 | 35.27 | 35048 |
| 100-43100-50417 | 02/07/24 | CINTAS - 470 | UNIFORMS | 4182621752 | 02/22/24 | 212.99 | 35048 |
| 100-43100-50417 | 01/31/24 | CINTAS - 470 | UNIFORMS AND DISPOSABLE BATHROOM M | 4181980262 | 02/22/24 | 35.27 | 35048 |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount | Check |
|-----------------------|--------------|---------------------------|------------------------------------|-----------------|----------|------------------|-------|
| Check 35048 | | | | | | | |
| 100-43100-50417 | 01/31/24 | CINTAS - 470 | UNIFORMS | 4181980294 | 02/22/24 | 212.99 | 35048 |
| | | | | | | <u>793.83</u> | |
| Total For Check 35048 | | | | | | | |
| Check 35049 | | | | | | | |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0052 STAFF PLANNER REVEIW JAN | BP23-0052-4 | 02/22/24 | 455.00 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0045 STAFF PLANNER REVIEW JAN | BP23-0045-2 | 02/22/24 | 200.00 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0045 STAFF PLANNER REVIEW JAN | BP23-0045-3 | 02/22/24 | 1,815.00 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0038 STAFF PLANNER REVIEW JAN | BP23-0038-4 | 02/22/24 | 487.50 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0053 STAFF PLANNER REVIEW JAN | BP23-0053-2 | 02/22/24 | 536.25 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP24-0001 STAFF PLANNER REVIEW JAN | BP24-0001 | 02/22/24 | 276.25 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0022 STAFF PLANNER REVIEW JAN | BP23-0022-7 | 02/22/24 | 32.50 | 35049 |
| 100-00000-22205 | 02/08/24 | CITY OF CORCORAN | BP23-0048 STAFF PLANNER REVIEW JAN | BP23-0048-3 | 02/22/24 | 97.50 | 35049 |
| 100-45200-50382 | 01/31/24 | CITY OF CORCORAN | UB BILL 20200 CO RD 50 | 013124 | 02/22/24 | 27.53 | 35049 |
| 100-45200-50382 | 01/31/24 | CITY OF CORCORAN | 6620 CO RD 116 UB BILL | 01312024 | 02/22/24 | 27.53 | 35049 |
| | | | | | | <u>3,955.06</u> | |
| Total For Check 35049 | | | | | | | |
| Check 35050 | | | | | | | |
| 100-41900-50321 | 02/05/24 | COMCAST - 0023202 | CITY HALL/POLICE INTERNET | 02052024 | 02/22/24 | 269.18 | 35050 |
| 100-42100-50321 | 02/05/24 | COMCAST - 0023202 | CITY HALL/POLICE INTERNET | 02052024 | 02/22/24 | 269.17 | 35050 |
| | | | | | | <u>538.35</u> | |
| Total For Check 35050 | | | | | | | |
| Check 35051 | | | | | | | |
| 100-43100-50321 | 02/05/24 | COMCAST 0044893 | PHONE SERVICES 02/10/24-03/09/24 | 02052024 | 02/22/24 | 128.66 | 35051 |
| | | | | | | <u>128.66</u> | |
| Total For Check 35051 | | | | | | | |
| Check 35052 | | | | | | | |
| 100-41920-50300 | 02/08/24 | COMPUTER INTEGRATION TECH | MANAGED SERVICES MONTHLY BILLING F | 368/679 | 02/22/24 | 2,600.00 | 35052 |
| 100-41920-50300 | 02/09/24 | COMPUTER INTEGRATION TECH | ARUBA SWITCH CARE | 368914 | 02/22/24 | 629.04 | 35052 |
| 100-41920-50300 | 01/31/24 | COMPUTER INTEGRATION TECH | SERVICE ENGINEER SUPPORT - ONSITE/ | 368237 | 02/22/24 | 8,835.50 | 35052 |
| 100-41920-50300 | 01/31/24 | COMPUTER INTEGRATION TECH | SNAGIT MAINTENANCE RENEWAL | 367787 | 02/22/24 | 100.00 | 35052 |
| 416-41920-50580 | 02/06/24 | COMPUTER INTEGRATION TECH | ARUBA NETWORKING SWITCH | 367972 | 02/22/24 | 7,347.94 | 35052 |
| | | | | | | <u>19,512.48</u> | |
| Total For Check 35052 | | | | | | | |
| Check 35053 | | | | | | | |
| 100-41320-50433 | 01/01/24 | CRAIG RAPP, LLC | 2024 ANNUAL LEADERSHIP DEVELOPMENT | CPG-COR-01.01.2 | 02/22/24 | 1,600.00 | 35053 |
| | | | | | | <u>1,600.00</u> | |
| Total For Check 35053 | | | | | | | |
| Check 35054 | | | | | | | |
| 100-41900-50210 | 01/31/24 | CULLIGAN BOTTLED WATER | OFFICE WATER | 114X95478901 | 02/22/24 | 63.40 | 35054 |
| 100-42100-50210 | 01/31/24 | CULLIGAN BOTTLED WATER | OFFICE WATER | 100X07987402 | 02/22/24 | 86.00 | 35054 |
| | | | | | | <u>149.40</u> | |
| Total For Check 35054 | | | | | | | |
| Check 35055 | | | | | | | |
| 416-43100-50550 | 01/30/24 | DERSON MFG | WATER TANK | 41849 | 02/22/24 | 12,275.00 | 35055 |
| | | | | | | <u>12,275.00</u> | |
| Total For Check 35055 | | | | | | | |
| Check 35056 | | | | | | | |
| 100-43100-50225 | 02/07/24 | DIAMOND MOWERS | MOWER TOOTH KIT | 258045 | 02/22/24 | 2,980.80 | 35056 |
| | | | | | | <u>2,980.80</u> | |
| Total For Check 35056 | | | | | | | |
| Check 35057 | | | | | | | |
| 100-41900-50350 | 02/08/24 | ECM PUBLISHERS INC | FEB 14 PAT/MARCH 5 PRIMARY ELECTIO | 984912 | 02/22/24 | 55.41 | 35057 |
| 100-41900-50350 | 02/01/24 | ECM PUBLISHERS INC | HUD RELEASE OF FUNDS REQUEST PUBLI | 984087 | 02/22/24 | 241.41 | 35057 |
| 100-41900-50350 | 02/01/24 | ECM PUBLISHERS INC | 2021/2022 BUDGET PUBLICATION | 984088 | 02/22/24 | 352.43 | 35057 |
| | | | | | | <u>649.25</u> | |
| Total For Check 35057 | | | | | | | |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount | Check |
|---------------------|--------------|------------------------------|------------------------------------|--------------|----------|----------|-------|
| Check 35057 | | | | | | | |
| | | | Total For Check 35057 | | | 649.25 | |
| Check 35058 | | | | | | | |
| 100-41900-50401 | 11/22/23 | ENDE SEPTIC SERVICE | LIFT TANK | 34958 | 02/22/24 | 265.00 | 35058 |
| | | | Total For Check 35058 | | | 265.00 | |
| Check 35059 | | | | | | | |
| 601-49400-50210 | 02/06/24 | FERGUSON WATERWORKS #2518 | WATER METERS | 0524796 | 02/22/24 | 1,178.76 | 35059 |
| | | | Total For Check 35059 | | | 1,178.76 | |
| Check 35060 | | | | | | | |
| 601-49400-50380 | 01/31/24 | GOPHER STATE ONE CALL | JANUARY 2024 SUPPORT SERVICES | 4010316 | 02/22/24 | 77.65 | 35060 |
| 602-49450-50380 | 01/31/24 | GOPHER STATE ONE CALL | JANUARY 2024 SUPPORT SERVICES | 4010316 | 02/22/24 | 77.65 | 35060 |
| | | | Total For Check 35060 | | | 155.30 | |
| Check 35061 | | | | | | | |
| 100-41910-50300 | 02/07/24 | HENNEPIN COUNTY ACCOUNTS REC | VIEW RECORDED DOCUMENTS | 1000219129 | 02/22/24 | 2.50 | 35061 |
| 100-42400-50300 | 02/07/24 | HENNEPIN COUNTY ACCOUNTS REC | VIEW RECORDED DOCUMENTS | 1000219129 | 02/22/24 | 2.50 | 35061 |
| | | | Total For Check 35061 | | | 5.00 | |
| Check 35062 | | | | | | | |
| 100-43100-50323 | 02/06/24 | HENNEPIN COUNTY INFO TECH | RADIO FLEET FEE 01/2024 | 1000218791 | 02/22/24 | 333.36 | 35062 |
| | | | Total For Check 35062 | | | 333.36 | |
| Check 35063 | | | | | | | |
| 100-42100-50323 | 02/06/24 | HENNEPIN COUNTY INFO TECH | RADIO FLEET FEE 01/2024 | 1000218724 | 02/22/24 | 1,477.62 | 35063 |
| | | | Total For Check 35063 | | | 1,477.62 | |
| Check 35064 | | | | | | | |
| 100-42100-50403 | 02/01/24 | HOLIDAY COMPANIES | CAR WASH JANUARY 2024 | 003401022400 | 02/22/24 | 65.00 | 35064 |
| | | | Total For Check 35064 | | | 65.00 | |
| Check 35065 | | | | | | | |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP22-0021 PLANNING SERVICE | 35228 | 02/22/24 | 80.00 | 35065 |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP23-0014 PLANNING SERVICES | 35232 | 02/22/24 | 240.00 | 35065 |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP23-0038 PLANNING SERVICES | 35233 | 02/22/24 | 80.00 | 35065 |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP23-0041 PLANNING SERVICES | 35234 | 02/22/24 | 1,827.50 | 35065 |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP23-0045 PLANNING SERVICES | 35235 | 02/22/24 | 40.00 | 35065 |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP23-0053 PLANNING SERVICES | 35237 | 02/22/24 | 160.00 | 35065 |
| 100-00000-22205 | 02/13/24 | LANDFORM PROFESSIONAL SERVIC | BP24-0001 PLANNING SERVICES | 35238 | 02/22/24 | 160.00 | 35065 |
| 100-00000-22205-017 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | COOK LAKE HIGHLANDS 21-057 | 35225 | 02/22/24 | 80.00 | 35065 |
| 100-00000-22205-056 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | TAVERA 4TH FPUD/FP 22-028 | 35227 | 02/22/24 | 105.50 | 35065 |
| 100-00000-22205-056 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | TAVERA 5TH FP/FPUD 22-068 | 35229 | 02/22/24 | 25.50 | 35065 |
| 100-00000-22205-056 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | TAVERA 6TH FPUD AND FP 23-032 | 35236 | 02/22/24 | 171.00 | 35065 |
| 100-00000-22205-087 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | BELLWETHER 3RD FP 19-017 | 35224 | 02/22/24 | 40.00 | 35065 |
| 100-00000-22205-098 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | RUSH CREEK RESERVE 2ND FP/FPUD 22- | 35226 | 02/22/24 | 160.00 | 35065 |
| 100-00000-22205-098 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | RUSH CREEK RESERVE 3RD 23-007 | 35231 | 02/22/24 | 40.00 | 35065 |
| 100-41910-50300 | 02/07/24 | LANDFORM PROFESSIONAL SERVIC | CITY BUSINESS PLANNER TIME | 35230 | 02/22/24 | 5,247.50 | 35065 |
| | | | Total For Check 35065 | | | 8,457.00 | |
| Check 35066 | | | | | | | |
| 100-43100-50220 | 02/05/24 | LANO EQUIPMENT | BPA - HOSE HYDRAULIC | 03-1055319 | 02/22/24 | 79.13 | 35066 |
| | | | Total For Check 35066 | | | 79.13 | |
| Check 35067 | | | | | | | |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount | Check |
|--|----------------------------------|--|--|----------------------------------|----------------------------------|-------------------------|-------------------------|
| Check 35067 100-41600-50300 | 02/09/24 | MADDEN, GALANTER, HANSEN LLP | LABOR RELATIONS SERVICES JANUARY 2 | 02092024 | 02/22/24 | 2,569.83 | 35067 |
| | | | Total For Check 35067 | | | <u>2,569.83</u> | |
| Check 35068 100-42100-50223 | 02/01/24 | MENARDS MAPLE GROVE | PVC CAPS, MINI ROLLER SET, CARPET | 28274 | 02/22/24 | 180.28 | 35068 |
| | | | Total For Check 35068 | | | <u>180.28</u> | |
| Check 35069 602-49450-50312 | 02/01/24 | METROPOLITAN COUNCIL ENVIRO | WASTE WATER SERVICES MARCH 2024 | 0001167848 | 02/22/24 | 23,413.36 | 35069 |
| | | | Total For Check 35069 | | | <u>23,413.36</u> | |
| Check 35070 602-00000-20800 602-00000-36200 | 02/01/24 02/01/24 | METROPOLITAN COUNCIL METROPOLITAN COUNCIL | JANUARY 2024 SAC CHARGES JANUARY 2024 SAC CHARGES | 01-2024 01-2024 | 02/22/24 02/22/24 | 34,790.00 (347.90) | 35070 35070 |
| | | | Total For Check 35070 | | | <u>34,442.10</u> | |
| Check 35071 100-43100-50220 | 02/09/24 | MILLER CHEVROLET | FILTERS | 182732 | 02/22/24 | 67.62 | 35071 |
| | | | Total For Check 35071 | | | <u>67.62</u> | |
| Check 35072 100-45100-50300 | 02/09/24 | MN RECREATION/PARK ASSOC | JOB POSTING - PROGRAM COORDINATOR | 10923 | 02/22/24 | 50.00 | 35072 |
| | | | Total For Check 35072 | | | <u>50.00</u> | |
| Check 35073 100-42100-50207 | 02/15/24 | MSCIC | 2024 MSCIC CONFERANCE | 0100 | 02/22/24 | 200.00 | 35073 |
| | | | Total For Check 35073 | | | <u>200.00</u> | |
| Check 35074 100-43100-50212 100-45200-50210 100-45200-50210 | 02/06/24 02/08/24 02/08/24 | NAPA AUTO PARTS - Corcoran NAPA AUTO PARTS - Corcoran NAPA AUTO PARTS - Corcoran | 35LB GREASE ROPE HANDLE HOSE CONNECTOR | 520575 521128 521110 | 02/22/24 02/22/24 02/22/24 | 294.00 4.83 10.49 | 35074 35074 35074 |
| | | | Total For Check 35074 | | | <u>309.32</u> | |
| Check 35075 100-00000-21710 | 02/12/24 | NATALIE DAVIS MCKEOWN | DEPENDENT CARE REIMBURSEMENT | 02122024 | 02/22/24 | 192.31 | 35075 |
| | | | Total For Check 35075 | | | <u>192.31</u> | |
| Check 35076 100-41900-50210 | 02/01/24 | ODP BUSINESS SOLUTIONS, LLC | PAPER TOWEL, PERFORATED PAPER | 353415435001 | 02/22/24 | 133.06 | 35076 |
| | | | Total For Check 35076 | | | <u>133.06</u> | |
| Check 35077 100-42100-50300 | 02/02/24 | ON-SITE MEDICAL SERVICES INC | PD TESTING | 236140 | 02/22/24 | 1,560.00 | 35077 |
| | | | Total For Check 35077 | | | <u>1,560.00</u> | |
| Check 35078 100-41900-50300 | 01/16/24 | OPTUM | H.S.A MAINTENANCE FEE (OCT-DEC 23) | 0001547594 | 02/22/24 | 107.25 | 35078 |
| | | | Total For Check 35078 | | | <u>107.25</u> | |
| Check 35079 601-00000-16500 601-00000-20610 | 02/15/24 02/15/24 | PHOENIX FABRICATORS & ERECTO PHOENIX FABRICATORS & ERECTO | CORCORAN WATER TOWER STORAGE TANK CORCORAN WATER TOWER STORAGE TANK | 2277052074 PAY 2277052074 PAY | 02/22/24 02/22/24 | 68,228.72 (3,411.40) | 35079 35079 |
| | | | Total For Check 35079 | | | <u>64,817.32</u> | |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount | Check |
|-----------------------|--------------|------------------------------|------------------------------------|-----------------|----------|----------|-------|
| Check 35080 | | | | | | | |
| 100-41900-50380 | 01/31/24 | REPUBLIC SERVICES | CITY HALL GARBAGE JANUARY 2024 | 0894-006560164 | 02/22/24 | 284.71 | 35080 |
| 100-43100-50380 | 01/31/24 | REPUBLIC SERVICES | PUBLIC WORKS GARBAGE JANUARY 2024 | 0894-006560973 | 02/22/24 | 166.98 | 35080 |
| 100-43201-50300 | 01/31/24 | REPUBLIC SERVICES | CITY RECYCLING JANUARY 2024 | 0894-006556978 | 02/22/24 | 919.23 | 35080 |
| 100-45200-50380 | 01/31/24 | REPUBLIC SERVICES | WILDFLOWER PARK GARBAGE JANUARY 20 | 0894-006562081 | 02/22/24 | 88.38 | 35080 |
| 100-45200-50380 | 01/31/24 | REPUBLIC SERVICES | CITY PARK GARBAGE JANUARY 2024 | 0894-006560020 | 02/22/24 | 204.78 | 35080 |
| Total For Check 35080 | | | | | | 1,664.08 | |
| Check 35081 | | | | | | | |
| 100-43100-50225 | 02/09/24 | RTL EQUIPMENT | BOBCAT GLASS DOOR | 68307 | 02/22/24 | 153.00 | 35081 |
| Total For Check 35081 | | | | | | 153.00 | |
| Check 35082 | | | | | | | |
| 100-42100-50403 | 01/09/24 | SUBURBAN TIRE WHOLESale INC | WINTER TIRES | 10198971 | 02/22/24 | 632.00 | 35082 |
| Total For Check 35082 | | | | | | 632.00 | |
| Check 35083 | | | | | | | |
| 100-42100-50220 | 11/14/23 | SUPERIOR FORD | SQUAD 570 MUFFLER / CAR REPAIR | 663002 | 02/22/24 | 1,893.47 | 35083 |
| 100-42100-50403 | 11/14/23 | SUPERIOR FORD | SQUAD 570 MUFFLER / CAR REPAIR | 663002 | 02/22/24 | 506.00 | 35083 |
| Total For Check 35083 | | | | | | 2,399.47 | |
| Check 35084 | | | | | | | |
| 100-00000-21707 | 02/01/24 | TEAMSTER LOCAL 320 | UNION DUES/TLDF FEBRUARY 2024 | 020224 | 02/22/24 | 400.68 | 35084 |
| Total For Check 35084 | | | | | | 400.68 | |
| Check 35085 | | | | | | | |
| 100-43100-50223 | 02/07/24 | THOMAS SCIENTIFIC | BUILDING MAINTENANCE | IN-153328 | 02/22/24 | 1,756.30 | 35085 |
| Total For Check 35085 | | | | | | 1,756.30 | |
| Check 35086 | | | | | | | |
| 100-41900-50401 | 02/01/24 | ULTIMATE CLEANERS LLC | CITY HALL & PD CLEANING | 24020100 | 02/22/24 | 855.00 | 35086 |
| Total For Check 35086 | | | | | | 855.00 | |
| Check 35087 | | | | | | | |
| 100-42100-50417 | 02/05/24 | UNIQUE EMBROIDERY | CORCORAN POLICE LOGO EMBROIDERY | 10329 | 02/22/24 | 90.00 | 35087 |
| Total For Check 35087 | | | | | | 90.00 | |
| Check 35088 | | | | | | | |
| 100-41900-50300 | 02/09/24 | MN DEPT OF LABOR & INDUSTRY | CITY HALL SEWER/WATER PROJECT REVI | 3958386 | 02/22/24 | 150.00 | 35088 |
| 100-41910-50207 | 02/05/24 | CREDIT CARD PURCHASES | TRAINING - SENSIBLE LAND USE COALI | 02532 | 02/22/24 | 48.00 | 35088 |
| 100-42100-50207 | 02/03/24 | CREDIT CARD PURCHASES | CHILD RESTRAINT SAFETY TRAINING - | 02032024 | 02/22/24 | 95.00 | 35088 |
| 100-42100-50207 | 02/08/24 | CREDIT CARD PURCHASES | TRAINING MEAL | 161455 | 02/22/24 | 55.82 | 35088 |
| 100-42100-50207 | 11/17/23 | CREDIT CARD PURCHASES | CRITICAL INCIDENT DEBRIEF MEETING | 012 | 02/22/24 | 6.00 | 35088 |
| 100-42100-50300 | 02/09/24 | FLEETIO | FLEET MANAGEMENT SOFTWARE 02/09/24 | 676127 | 02/22/24 | 60.00 | 35088 |
| 100-42100-50300 | 02/01/24 | TRANSUNION RISK & ALTERNATIV | PD INVESTIGATIONS JANUARY 2024 | 3609221-202401- | 02/22/24 | 75.00 | 35088 |
| 100-42100-50403 | 02/01/24 | CREDIT CARD PURCHASES | CAR WASH | 02012024 | 02/22/24 | 13.00 | 35088 |
| 100-42400-50207 | 02/06/24 | CREDIT CARD PURCHASES | MN DEPT OF LABOR AND INDUSTRY EVEN | 1045436 | 02/22/24 | 25.00 | 35088 |
| 100-42400-50207 | 02/06/24 | CREDIT CARD PURCHASES | MN DEPT OF LABOR AND INDUSTRY EVEN | 1045437 | 02/22/24 | 30.00 | 35088 |
| 100-42400-50207 | 02/06/24 | CREDIT CARD PURCHASES | MN DEPT OF LABOR AND INDUSTRY EVEN | 1045441 | 02/22/24 | 35.00 | 35088 |
| 100-42400-50207 | 02/06/24 | CREDIT CARD PURCHASES | MN DEPT OF LABOR AND INDUSTRY EVEN | 1045433 | 02/22/24 | 30.00 | 35088 |
| 100-43100-50207 | 02/13/24 | CREDIT CARD PURCHASES | CITY ENGINEERS ASSOCIATION MN CONF | 2024-A0091 | 02/22/24 | 420.00 | 35088 |
| 416-42100-50210 | 02/02/24 | CREDIT CARD PURCHASES | DETECTIVE SQUAD BUILDUP | 301305 | 02/22/24 | 1,926.82 | 35088 |
| Total For Check 35088 | | | | | | 2,969.64 | |
| Check 35089 | | | | | | | |
| 100-41900-50321 | 01/26/24 | VERIZON WIRELESS | PD/CH CELL PHONE SERVICE | 9955191476 | 02/22/24 | 210.97 | 35089 |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount | Check |
|-----------------------|--------------|----------------------------|-----------------------------|-------------|----------|-----------------|-------|
| Check 35089 | | | | | | | |
| 100-42100-50321 | 01/26/24 | VERIZON WIRELESS | PD/CH CELL PHONE SERVICE | 9955191476 | 02/22/24 | 521.18 | 35089 |
| 100-42100-50323 | 01/26/24 | VERIZON WIRELESS | PD/CH CELL PHONE SERVICE | 9955191476 | 02/22/24 | 480.49 | 35089 |
| | | | | | | <u>1,212.64</u> | |
| Total For Check 35089 | | | | | | | |
| Check 35090 | | | | | | | |
| 601-49400-50210 | 02/07/24 | WATER LABORATORIES, INC. | LAB FEES | 86165 | 02/22/24 | 54.00 | 35090 |
| | | | | | | <u>54.00</u> | |
| Total For Check 35090 | | | | | | | |
| Check 35091 | | | | | | | |
| 100-00000-22205 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 338.78 | 35091 |
| 100-00000-22205-007 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 278.87 | 35091 |
| 100-00000-22205-056 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 825.09 | 35091 |
| 100-00000-22205-065 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 1,186.23 | 35091 |
| 100-00000-22205-087 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 622.53 | 35091 |
| 100-00000-22205-098 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 218.19 | 35091 |
| 100-00000-22205-132 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 96.60 | 35091 |
| 100-41900-50381 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 2,474.43 | 35091 |
| 100-42151-50381 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 61.08 | 35091 |
| 100-43100-50381 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 202.63 | 35091 |
| 100-45200-50381 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 100.26 | 35091 |
| 601-49400-50380 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 74.97 | 35091 |
| 602-49450-50380 | 01/10/23 | WRIGHT-HENNEPIN COOP ELECT | UTILITY SERVICES | 35031040720 | 02/22/24 | 329.47 | 35091 |
| | | | | | | <u>6,809.13</u> | |
| Total For Check 35091 | | | | | | | |
| Check 35092 | | | | | | | |
| 601-49400-50381 | 02/01/24 | XCEL ENERGY | 9820 CO RD 101 WATER METER | 863451126 | 02/22/24 | 21.85 | 35092 |
| | | | | | | <u>21.85</u> | |
| Total For Check 35092 | | | | | | | |
| Check 35093 | | | | | | | |
| 100-00000-22205 | 02/05/24 | XCEL ENERGY | BELLWETHER - STREET LIGHTS | 863674086 | 02/22/24 | 160.96 | 35093 |
| | | | | | | <u>160.96</u> | |
| Total For Check 35093 | | | | | | | |
| Check 35094 | | | | | | | |
| 100-43100-50381 | 02/07/24 | XCEL ENERGY | 9700 CTY RD 19 STREET LIGHT | 864141804 | 02/22/24 | 30.16 | 35094 |
| | | | | | | <u>30.16</u> | |
| Total For Check 35094 | | | | | | | |
| Check 35095 | | | | | | | |
| 210-41920-50300 | 02/07/24 | Z SYSTEMS, INC | AUDIO UPGRADE INSTALLATION | 85028 | 02/22/24 | 202.65 | 35095 |
| | | | | | | <u>202.65</u> | |
| Total For Check 35095 | | | | | | | |

| GL Number | Invoice Date | Vendor | Invoice Desc. | Invoice | Chk Date | Amount Check |
|--------------|--------------|--------|----------------------------------|---------|----------|-------------------|
| Fund Totals: | | | | | | |
| | | | Fund 100 GENERAL FUND | | | 103,993.99 |
| | | | Fund 210 ARPA FUND | | | 202.65 |
| | | | Fund 416 CAPITAL-EQUIPMENT CERTS | | | 21,549.76 |
| | | | Fund 601 WATER | | | 66,224.55 |
| | | | Fund 602 SEWER | | | 58,262.58 |
| | | | Total For All Funds: | | | <u>250,233.53</u> |



Memo

To: Kevin Mattson, PE, PW Director From: Daryl Kirschenman, PE
Steve Hegland, PE
Project/File: 227705274 Date: February 15, 2024

Subject: Pay Application #10 to Phoenix Fabricators and Erectors

Council Action Requested

Staff is recommending Council Approve Pay Application #10 for the Corcoran Water Tower Project to Phoenix Fabricators and Erectors in the amount of \$64,817.32. This pay request covers work complete from January 16, 2024 through February 15, 2024.

Summary

Phoenix fabricators has completed the tower concrete dome on top of the tower shaft. The steel work is anticipated to be completed this spring. Site piping will begin this spring when weather permits.

This pay request is for completed work on the concrete dome construction and shoring. It also includes additional stored material steel invoices for steel required to fabricate the steel tank.

The signed payment request form and pay application is attached for review.

| | |
|------------------------------|----------------|
| Total Contract Value to Date | \$4,703,386.00 |
| Work Completed to Date | \$2,007,514.06 |
| 5% Retainage | \$100,375.70 |
| Amount Paid to Date | \$1,842,321.04 |
| Total Pay App #10 | \$64,817.32 |

Engineer's Recommendation

We recommend approving Pay Application #10 to Phoenix Fabricators and Erector's in the amount of \$64,817.32.

Contractor's Application for Payment

| | |
|--|---|
| Owner: <u>City of Corcoran</u> | Owner's Project No.: _____ |
| Engineer: <u>Stantec Consulting Services</u> | Engineer's Project No.: <u>227705274</u> |
| Contractor: <u>Phoenix Fabricators & Erectors, LLC</u> | Contractor's Project No.: <u>3927</u> |
| Project: <u>1.0 MG Elevated Water Storage Tank</u> | |
| Contract: <u>Corcoran Water Tower</u> | |
| Application No.: <u>TEN</u> | Application Date: <u>2/15/2024</u> |
| Application Period: From <u>1/16/2024</u> to <u>2/15/2024</u> | |

| | |
|--|-----------------|
| 1. Original Contract Price | \$ 4,703,386.00 |
| 2. Net change by Change Orders | \$ - |
| 3. Current Contract Price (Line 1 + Line 2) | \$ 4,703,386.00 |
| 4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total) | \$ 2,007,514.06 |
| 5. Retainage | |
| a. <u>5%</u> X <u>\$ 1,650,072.64</u> Work Completed | \$ 82,503.63 |
| b. <u>5%</u> X <u>\$ 357,441.42</u> Stored Materials | \$ 17,872.07 |
| c. Total Retainage (Line 5.a + Line 5.b) | \$ 100,375.70 |
| 6. Amount eligible to date (Line 4 - Line 5.c) | \$ 1,907,138.36 |
| 7. Less previous payments (Line 6 from prior application) | \$ 1,842,321.04 |
| 8. Amount due this application | \$ 64,817.32 |
| 9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5c) | \$ 2,796,247.64 |

Contractor's Certification

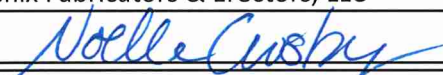
The undersigned Contractor certifies, to the best of its knowledge, the following:


(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Phoenix Fabricators & Erectors, LLC

Signature:  **Date:** 2/15/2024

| | |
|---|--------------------------|
| Recommended by Engineer | Approved by Owner |
| By: <u></u> | By: _____ |
| Title: _____ | Title: _____ |
| Date: _____ | Date: _____ |
| Approved by Funding Agency | |
| By: _____ | By: _____ |
| Title: _____ | Title: _____ |
| Date: _____ | Date: _____ |

Progress Estimate - Unit Price Work

Contractor's Application for Payment

| | | | |
|-------------|-------------------------------------|---------------------------|-----------|
| Owner: | City of Corcoran | Owner's Project No.: | |
| Engineer: | Stantec Consulting Services | Engineer's Project No.: | 227705274 |
| Contractor: | Phoenix Fabricators & Erectors, LLC | Contractor's Project No.: | 3927 |
| Project: | 1.0 MG Elevated Water Storage Tank | | |
| Contract: | Corcoran Water Tower | | |

Application No.: TEN Application Period: From 01/16/24 To 02/15/24 Application Date: 02/15/24

| A | B | C | D | E | F | G | H | I | J | K | L |
|--|--|----------------------|-------|-----------------|--------------------------------|---|--|--|--|--------------------------------|--------------------------------|
| Bid Item No. | Description | Contract Information | | | | Work Completed | | Materials Currently Stored (not in G) (\$) | Work Completed and Materials Stored to Date (H + I) (\$) | % of Value of Item (J / F) (%) | Balance to Finish (F - J) (\$) |
| | | Item Quantity | Units | Unit Price (\$) | Value of Bid Item (C X E) (\$) | Estimated Quantity Incorporated in the Work | Value of Work Completed to Date (E X G) (\$) | | | | |
| Original Contract | | | | | | | | | | | |
| PART 1 SITE WORK | | | | | | | | | | | |
| 1 | MOBILIZATION | 1 | LS | 185,000.00 | 185,000.00 | 0.03 | 5,000.00 | | 5,000.00 | 3% | 180,000.00 |
| 2 | TRAFFIC CONTROL | 1 | LS | 4,000.00 | 4,000.00 | | - | | - | 0% | 4,000.00 |
| 3 | SALVAGE, STOCKPILE & RESPREAD TOPSOIL | 1 | LS | 6,500.00 | 6,500.00 | 0.62 | 4,000.00 | | 4,000.00 | 62% | 2,500.00 |
| 4 | TEMPORARY ROCK CONSTRUCTION ENTRANCE PLACEMENT & | 1 | LS | 4,000.00 | 4,000.00 | 0.75 | 3,000.00 | | 3,000.00 | 75% | 1,000.00 |
| 5 | COMMON TOPSOIL BORROW (LV) | 50 | CY | 40.00 | 2,000.00 | | - | | - | 0% | 2,000.00 |
| 6 | CONNECT TO EXISTING WATERMAIN 20" PVC WATER MAIN | 1 | EA | 5,700.00 | 5,700.00 | | - | | - | 0% | 5,700.00 |
| 7 | 20" PVC WATERMAIN, C900 | 355 | LF | 265.00 | 94,075.00 | | - | | - | 0% | 94,075.00 |
| 8 | 20" GATE VALVE | 1 | EA | 31,000.00 | 31,000.00 | | - | | - | 0% | 31,000.00 |
| 9 | 20" DIP WATERMAIN, CL 52, INCLUDE POLY WRAP | 18 | LF | 397.00 | 7,146.00 | | - | | - | 0% | 7,146.00 |
| 10 | 6" DIP WATERMAIN, CL 52, INCLUDE POLY WRAP | 55 | LF | 117.00 | 6,435.00 | | - | 1,612.00 | 1,612.00 | 25% | 4,823.00 |
| 11 | 6" GATE VALVE & BOX | 2 | EA | 4,000.00 | 8,000.00 | | - | 4,266.00 | 4,266.00 | 53% | 3,734.00 |
| 12 | 6" HYDRANT | 2 | EA | 8,512.00 | 17,024.00 | | - | 11,349.00 | 11,349.00 | 67% | 5,675.00 |
| 13 | DUCTILE IRON FITTINGS | 4,000 | LB | 15.00 | 60,000.00 | | - | 36,389.31 | 36,389.31 | 61% | 23,610.69 |
| 14 | 4' X 6' OVERFLOW SPLASHPAD | 1 | EA | 1,800.00 | 1,800.00 | | - | | - | 0% | 1,800.00 |
| 15 | CONCRETE SIDEWALK | 20 | SY | 75.00 | 1,500.00 | | - | | - | 0% | 1,500.00 |
| 16 | 8" BOLLARD | 2 | EA | 1,000.00 | 2,000.00 | | - | | - | 0% | 2,000.00 |
| 17 | CONCRETE DRIVEWAY APRON | 1 | LS | 8,000.00 | 8,000.00 | | - | | - | 0% | 8,000.00 |
| 18 | GEOTEXTILE FABRIC TYPE V NON WEAR | 1,750 | SY | 2.60 | 4,550.00 | | - | | - | 0% | 4,550.00 |
| 19 | AGGREGATE BASE | 1,625 | TN | 49.00 | 79,625.00 | 472.00 | 23,128.00 | | 23,128.00 | 29% | 56,497.00 |
| 20 | BITUMINOUS WEAR SPWEA340B | 175 | TN | 190.00 | 33,250.00 | | - | | - | 0% | 33,250.00 |
| 21 | BITUMINOUS BASE SPNWB330B | 225 | TN | 195.00 | 43,875.00 | | - | | - | 0% | 43,875.00 |
| 22 | BITUMINOUS RIBBON CURB | 510 | LF | 31.00 | 15,810.00 | | - | | - | 0% | 15,810.00 |
| 23 | B618 CURB | 410 | LF | 47.00 | 19,270.00 | | - | | - | 0% | 19,270.00 |
| 24 | SILT FENCE, MS | 1,250 | LF | 4.50 | 5,625.00 | 1,000.00 | 4,500.00 | | 4,500.00 | 80% | 1,125.00 |
| 25 | INFILTRATION BASIN, FILTER FABRIC, 6' DRAIN TILE & 6' FLARED END | 1 | LS | 8,500.00 | 8,500.00 | | - | | - | 0% | 8,500.00 |
| 26 | MNDOT SEED MIXTURE 25-131 | 1.4 | AC | 8,220.00 | 11,508.00 | | - | | - | 0% | 11,508.00 |
| 27 | 2.5" B&B DECIDUOUS TREE | 11 | EA | 820.00 | 9,020.00 | | - | | - | 0% | 9,020.00 |
| 28 | 6' HT CONIFEROUS TREE | 10 | EA | 670.00 | 6,700.00 | | - | | - | 0% | 6,700.00 |
| 29 | SHRUB 5 GAL. CONTAINER | 56 | EA | 100.00 | 5,600.00 | | - | | - | 0% | 5,600.00 |
| 30 | PERENNIAL 1 GAL. CONTAINER | 118 | EA | 28.00 | 3,304.00 | | - | | - | 0% | 3,304.00 |
| ALTERNATE A - 1,000,000 GALLON COMPOSITE TANK | | | | | | | | | | | |
| 1 | BONDS / INSURANCE | 1 | LS | 115,000.00 | 115,000.00 | 1.00 | 115,000.00 | | 115,000.00 | 100% | - |
| 1.10 | MOBILIZATION | 1 | LS | 153,000.00 | 153,000.00 | 0.50 | 76,500.00 | | 76,500.00 | 50% | 76,500.00 |
| 1.11 | ENGINEERING | 1 | LS | 172,000.00 | 172,000.00 | 1.00 | 172,000.00 | | 172,000.00 | 100% | - |
| 1.12 | FOUNDATION | 1 | LS | 194,000.00 | 194,000.00 | 1.00 | 194,000.00 | | 194,000.00 | 100% | - |
| 1.13 | TANK SHAFT | 1 | LS | 886,000.00 | 886,000.00 | 1.00 | 886,000.00 | | 886,000.00 | 100% | - |
| 1.14 | TANK MATERIAL / SHOP FABRICATION | 1 | LS | 1,216,994.00 | 1,216,994.00 | 0.06 | 73,019.64 | 303,825.11 | 376,844.75 | 31% | 840,149.25 |
| 1.15 | TANK DELIVERY | 1 | LS | 70,000.00 | 70,000.00 | | - | | - | 0% | 70,000.00 |

Progress Estimate - Unit Price Work

Contractor's Application for Payment

| | | | |
|--------------------|-------------------------------------|----------------------------------|-----------|
| Owner: | City of Corcoran | Owner's Project No.: | |
| Engineer: | Stantec Consulting Services | Engineer's Project No.: | 227705274 |
| Contractor: | Phoenix Fabricators & Erectors, LLC | Contractor's Project No.: | 3927 |
| Project: | 1.0 MG Elevated Water Storage Tank | | |
| Contract: | Corcoran Water Tower | | |

Application No.: TEN **Application Period: From** 01/16/24 **To** 02/15/24 **Application Date:** 02/15/24

| Contract Information | | | Work Completed | | | | | Work Completed and Materials Stored to Date (H + I) (\$) | % of Value of Item (J / F) (%) | Balance to Finish (F - J) (\$) | |
|---------------------------------|----------------------------------|---------------|----------------|-----------------|--------------------------------|---|--|--|--------------------------------|--------------------------------|------------------------|
| A | B | C | D | E | F | G | H | I | J | K | L |
| Bid Item No. | Description | Item Quantity | Units | Unit Price (\$) | Value of Bid Item (C X E) (\$) | Estimated Quantity Incorporated in the Work | Value of Work Completed to Date (E X G) (\$) | Materials Currently Stored (not in G) (\$) | | | |
| 1.16 | TANK ERECTION | 1 | LS | 380,000.00 | 380,000.00 | | - | | - | 0% | 380,000.00 |
| 1.17 | TANK PAINTING | 1 | LS | 450,000.00 | 450,000.00 | | - | | - | 0% | 450,000.00 |
| 1.18 | TANK MIXING SYSTEM | 1 | LS | 20,000.00 | 20,000.00 | | - | | - | 0% | 20,000.00 |
| 1.19 | EROSION CONTROL | 1 | LS | 8,500.00 | 8,500.00 | 0.50 | 4,250.00 | | 4,250.00 | 50% | 4,250.00 |
| 1.20 | ELECTRICAL / CONTROLS | 1 | LS | 160,000.00 | 160,000.00 | 0.11 | 17,600.00 | | 17,600.00 | 11% | 142,400.00 |
| 2 | LOGO ALLOWANCE | 1 | LS | 25,000.00 | 25,000.00 | | - | | - | 0% | 25,000.00 |
| 3 | STRUCTURAL FILL BELOW FOUNDATION | 825 | CY | 51.00 | 42,075.00 | 825.00 | 42,075.00 | | 42,075.00 | 100% | - |
| 4 | COMMON EXCAVATION & SITE GRADING | 1 | LS | 120,000.00 | 120,000.00 | 0.25 | 30,000.00 | | 30,000.00 | 25% | 90,000.00 |
| Original Contract Totals | | | | | \$ 4,703,386.00 | | \$ 1,650,072.64 | \$ 357,441.42 | \$ 2,007,514.06 | 43% | \$ 2,695,871.94 |

Progress Estimate - Unit Price Work

Contractor's Application for Payment

| | | | |
|--------------------|-------------------------------------|----------------------------------|-----------|
| Owner: | City of Corcoran | Owner's Project No.: | |
| Engineer: | Stantec Consulting Services | Engineer's Project No.: | 227705274 |
| Contractor: | Phoenix Fabricators & Erectors, LLC | Contractor's Project No.: | 3927 |
| Project: | 1.0 MG Elevated Water Storage Tank | | |
| Contract: | Corcoran Water Tower | | |

Application No.: TEN **Application Period: From** 01/16/24 **To** 02/15/24 **Application Date:** 02/15/24

| A | B | C | D | E | F | G | H | I | J | K | L |
|--|-------------|---------------|-------|-----------------|--------------------------------|---|--|--|--|--------------------------------|--------------------------------|
| Contract Information | | | | Work Completed | | | | | | | |
| Bid Item No. | Description | Item Quantity | Units | Unit Price (\$) | Value of Bid Item (C X E) (\$) | Estimated Quantity Incorporated in the Work | Value of Work Completed to Date (E X G) (\$) | Materials Currently Stored (not in G) (\$) | Work Completed and Materials Stored to Date (H + I) (\$) | % of Value of Item (J / F) (%) | Balance to Finish (F - J) (\$) |
| Change Orders | | | | | | | | | | | |
| | | | | | - | | - | | - | | - |
| | | | | | - | | - | | - | | - |
| | | | | | - | | - | | - | | - |
| Change Order Totals | | | | | \$ - | | \$ - | \$ - | \$ - | | \$ - |
| Original Contract and Change Orders | | | | | | | | | | | |
| Project Totals | | | | | \$ 4,703,386.00 | | \$ 1,650,072.64 | \$ 357,441.42 | \$ 2,007,514.06 | 43% | \$ 2,695,871.94 |

STAFF REPORT

Agenda Item: 7e.

| | |
|--|------------------------------------|
| Council Meeting February 22, 2024 | Prepared By Jay Tobin |
| Topic Lifecycle Replacement – Chamber Chairs | Action Required Approval |

Summary

Council Chamber chairs are past due for replacement. The current chairs predate the current City Hall building circa pre-1994 and have been reupholstered to extend their useful life past their original asset life. Office furniture has an asset life of 7 years using IRS depreciation tables.

Staff reviewed appropriate options and recommend the purchase of 12 (or more) chairs at \$281.00 each from 9to5 Seating (see attached as the Mid-level option).

Financial/Budget

The estimated cost for the project is not expected to exceed \$4,000 funded using a long-range planning budget.

Recommendation

Staff recommend proceeding with the purchase of council chamber replacement chairs not to exceed the approved budget.

Council Action

1. Authorize staff to proceed with the purchase of council chamber chairs.
2. Decline purchase of council chamber chairs.
3. Request staff to review other seating alternatives council chambers.

Attachments

1. Proposed replacement chair options.

COUNCIL CHAIRS

High: \$878.40, 12 Year Warranty (MillerKnoll Cosm) https://store.hermanmiller.com/furniture-groups/cosm-chair/100128920.html?lang=en_US&sku=100128920 (Intereum) This is what we currently have in our conference rooms.



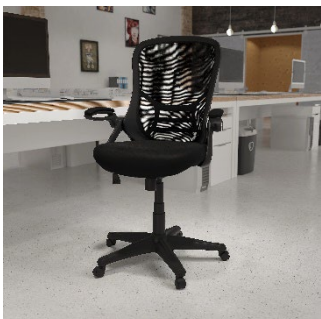
Mid: \$281.00, 5 Year Warranty (9to5 Seating @NCE – 205) <https://minnesotaof.com/>



Low: \$219.00 (per email; \$263 on web) Limited Lifetime Warranty. *Assembly Required (U.S. Discount Office Furniture – St. Paul) <https://usdiscountofficefurniture.com/products/classic-basic-task-with-arms?variant=19862112600134>



\$175.99; 2 Year Limited Warranty *Assembly Required (Flash Furniture HL-0016-1-) <https://www.officedepot.com/a/products/9073519/Flash-Furniture-Ergonomic-Mesh-High-Back/#Specs>



Government Surplus/Used/Discount:

Minnesota Department of Administration Surplus Services: Nothing available in lots of 12 or more.

MinnBid: Nothing available in lots of 12 or more.

\$100.00 (\$80 for fixed arms) *Pre-owned, excellent condition.* (U.S. Discount Office Furniture – St. Paul) [Steelcase Jersey Mesh-Back Chair – US Discount Office Furniture](#)



\$50.00 *Used, excellent condition.* (TJ Office Furniture – Plymouth) <https://tjofficefurniture.com/collections/all-chairs/products/office-chair-10>



STAFF REPORT

Agenda Item: 7f.

| | |
|---|--|
| Council Meeting February 22, 2024 | Prepared By Michelle Friedrich |
| Topic Planning Commission Appointment | Action Required Approval; Appointment discussion |

Summary

The City received a notice of resignation from Jon Horn and Jay Van Den Einde of the Planning Commission in January 2024.

The Council should discuss appointing individuals to fill the two vacant seats.

Financial/Budget

Planning Commission members serve without compensation.

Options

1. Appoint two individuals to the Planning Commission.

Recommendation

Staff recommends using the most recent applicant list to consider an appointment.

Council Action

Consider a motion to appoint an individual to the Planning Commission for a term ending February 28, 2027.

Attachments

1. Application – Cecilia Kozicky
2. Application – Chris Lehman



Received 2/21/2024

CITY OF CORCORAN

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www.ci.corcoran.mn.us

COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

- Parks and Trails Commission**
Meets the 3rd Thursday of the month at 7:00 pm at Corcoran City Hall
- Planning Commission**
Meets the 1st Thursday of the month at 7:00 pm at Corcoran City Hall
- Watershed Commission**
Meets the 2nd Wednesday of the month, 11:30 am at Maple Grove City Hall
- Charter Commission**
Meets once yearly at Corcoran City Hall

The City welcomes you as an applicant for consideration for one of the City's commissions. Residents of Corcoran are eligible to apply for appointment to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return in the enclosed envelope. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

DATA PRACTICES ADVISORY

The City is required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners, and the City Council in determining qualification for appointment to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in forfeiture of a Commission appointment.

Continued on the next page...

Administrative Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-2288

Police Department Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-8966

Public Works Offices
9100 County Road 19
Corcoran, MN 55357
Phone: 763-420-2652



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Please complete the information below:

| | | |
|------------------------|--------------------|----------------|
| Name: Cecilia Kozicky | | |
| Address: [REDACTED] | | |
| Phone: (h) | (w) | (c) [REDACTED] |
| Fax: | E-mail: [REDACTED] | |

Please answer the following questions (use the back side if more space is needed):

- 1) **How long have you been a Corcoran resident?** 37 years
- 2) **Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.** NA

- 3) **Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.**

I recently retired from SRF Consulting Group after 23 years as the graphic design group manager. I worked with our community planners and transportation, water resource and environmental engineers on a regular basis assisting them with proposals, interviews, public meetings, community outreach and education, and funding and grant applications.

Continued on the next page...

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Phone: 763-420-2652



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4) Why are you interested in serving on this Commission?

As Corcoran begins to develop, we have the unique opportunity to create a community that can be financially strong and resilient. There is a growing trend towards moving away from the typical development pattern that is expensive to maintain, isolates neighborhoods from services and creates the need to drive everywhere. How we develop our downtown and MUSA area and connect to the broader community will help to define our character along with how we develop our transportation network. I would enjoy being involved in this process and starting a community conversation that could help to inform the next comp plan update and present people with the opportunity to give their vision for Corcoran.

Thank You for your consideration.

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to:

City of Corcoran
8200 County Road 116
Corcoran MN 55340

[Handwritten Signature]
Applicant Signature

1.30.24
Date

Administrative Offices
8200 County Road 116
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COMMISSIONS APPLICATION

Please indicate by order which of the following you are interested in (1, 2, 3 etc.):

- Parks and Trails Commission**
Meets the 3rd Thursday of the month at 7:00 pm at Corcoran City Hall
- 1 **Planning Commission**
Meets the 1st Thursday of the month at 7:00 pm at Corcoran City Hall
- Watershed Commission**
Meets the 2nd Wednesday of the month, 11:30 am at Maple Grove City Hall
- Charter Commission**
Meets once yearly at Corcoran City Hall
- _____

The City welcomes you as an applicant for consideration for one of the City's commissions. Residents of Corcoran are eligible to apply for appointment to any of the City's commissions as established by the City Council. Please complete the following information, attach extra sheets if necessary, and return in the enclosed envelope. Accommodations will be provided, upon request, to allow individuals with disabilities to participate in the application process.

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The City is required to provide the following information to you. Under Minnesota law, your name and home address are public information, which must be provided to anyone who requests it. If appointed to a commission, the following information will also be public: education and training background, previous work experience, work location, a work telephone number, and any expense reimbursement. The other information requested below is classified as private. This information will be used by the Commissioners, and the City Council in determining qualification for appointment to a commission. Therefore, all of the information will be provided to the Commissioners and City Council in a public forum and will be reviewed in public. Failure to provide the requested information may result in forfeiture of a Commission appointment.

Continued on next page.

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Please complete the information below:

| | | |
|---------------------------|--------------------|----------------|
| Name: <i>Chris Lehman</i> | | |
| Address: [REDACTED] | | |
| Phone: (h) | (w) | (c) [REDACTED] |
| Fax: | E-mail: [REDACTED] | |

Please answer the following questions (use the back side if more space is needed):

1) How long have you been a Corcoran resident?

3 years as of April 14, 2024

2) Please list any city committees/ commissions you have served on in the past, either for the City of Corcoran or another community. Please include the dates of service and if you held any positions such as Chair or Secretary.

3) Please describe why you feel qualified to serve on the Commission for which you are applying, including any other relevant experience with the issues faced by the Commission.

I have served a non-profit board of Directors for the West Suburban Alano located in Glen Lake, MN as a Treasurer and on a HOA board of directors with Harrison Place in Plymouth, MN

and as a member of the...

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Phone: 763-420-2652



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4) Why are you interested in serving on this Commission?

I would like to be involved with the development of the City of Corcoran

If appointed, I agree to disclose any conflict of interest I might have in reviewing or approving any contract, license, permit, application, appointment, land use decision, public improvement, or other matter that comes before me.

Please sign and date this application and return to:

City of Corcoran
8200 County Road 116
Corcoran MN 55340

Applicant Signature

2-12-2024

Date

Administrative Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-2288

Police Department Offices
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Corcoran, MN 55340
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Public Works Offices
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STAFF REPORT

Agenda Item: 7g.

| | |
|--|---|
| City Council Meeting February 22, 2024 | Prepared By Natalie Davis McKeown |
| Topic 2023 Construction Hours Update | Action Required Informational |

1. Background

The City Council requested annual updates on complaints and enforcement related to construction hours since the noise nuisance ordinance was updated in 2021 (Chapter 82.04, Subd. 5).

2. Analysis

Staff does not believe any complaints were received in 2023 regarding the construction hours window (7AM – 7PM on weekdays and 8AM – 4PM on weekends and holidays) being too large or too burdensome. This will be a specific data point collected going forward.

Code Enforcement staff received 4 after-the-fact complaints regarding construction noise occurring outside of the allowed hours. Code Enforcement staff followed up with each developer associated with the location of the complaint to notify them of the complaint and clarify the construction hours. Complainants were directed to reach out to the police department should the activity happen again. This data was not tracked in 2022, but staff is confident more than 4 after-the-fact complaints were received by Code Enforcement in 2022.

Police documented 2 called-in suspected construction hour violations in 2023. Of these complaints, 1 of the violations was confirmed. This is compared to 14 called-in suspected construction hour violations and 8 confirmed violations in 2022.

The police utilize an educational approach first and inform individuals of the allowed construction hours. In the one instance where police confirmed a violation in 2023, the delivery drivers complied with a request to stop by the police. No one was formally charged with the 1 confirmed violation. Hypothetically, if an individual was found to be in violation of the ordinance more than once, then they would be charged at that time.

Code Enforcement and Police received complaints at the following developments:

- Tavera (3)
- Walcott Glen
- Garages Too
- St. Therese

Staff were directed in 2023 to create City construction hour signs to post at developments. 10 signs were created. This number was chosen based on the cost of the signs and the 2023 budget. The amount of signs will quickly be exceeded by the

amount of active development within the City. In an effort to maximize the use of the limited signs, staff were working on creating a policy that would require developers to post a construction hours sign at the development's construction entrance once a certain number of complaints were received. As a part of this policy, developers would be required to sign a contract and take responsibility for certain damage that occurs to the sign while in their possession. This may also require a change to the City Code and/or the City's Development Agreement and Site Improvement Performance Agreement templates to be enforceable when a developer does not choose to voluntarily comply with the policy. However, staff capacity did not allow for this to be completed in 2023 as other priorities and incoming land use applications were elevated. Should the Council want staff to prioritize completing implementation of the construction hours signs in 2024, staff should be directed to add this to the work plan with clarification on the expected timeline and where this stands among other identified 2024 priorities. Otherwise, creation of the policy and implementation will remain on staffs' to-do list to be completed as time allows.



Figure 1 Sign Proof of City of Corcoran's Construction Hours Sign

STAFF REPORT

Agenda Item: 7h.

| | |
|---|---|
| Planning Commission Meeting: February 22, 2024 | Prepared By: Dwight Klingbeil |
| Topic: Lister Garage CUP (PID 19-119-23-21-0007) (City File No. 23-031) | Action Required: Recommendation |

1. Application Request

Carrie Johnson, the applicant, on behalf of Dan and Peggy Lister, requests approval of a conditional use permit (CUP) for a garage with a sidewall height of greater than 10' located in the side yard for the property at 26315 Julie Ann Drive.

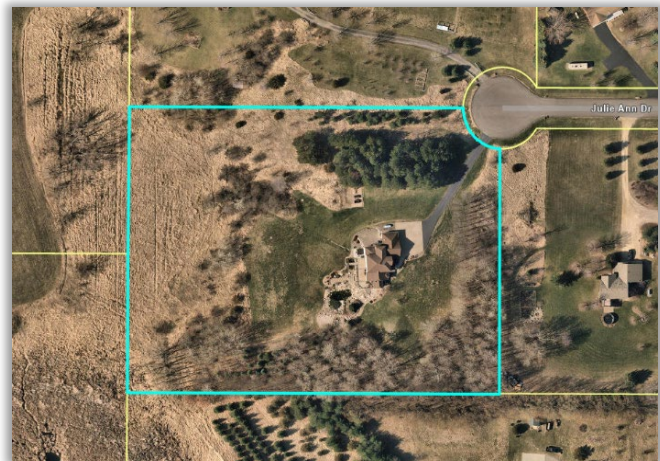


Figure 1 Site Location

2. Planning Commission Review

The Planning Commission held a public hearing on this item at their February 1, 2024, meeting. No public comments were received. The Planning Commission unanimously (4-0; Commissioner Horn absent) recommended approval of the application and the resolution as drafted.

3. Context

Zoning and Land Use

The proposed property is guided for Rural/Ag Residential and zoned Rural Residential (RR). The property has an existing single-family home with an attached garage. The property is outside of the Metropolitan Urban Service Area (MUSA).

Surrounding Properties

All surrounding properties are guided for Rural/Ag Residential, within the RR district, and outside of the MUSA. The properties to the north, east, and south are residential uses, and the two properties to the west are used for agricultural/residential uses.

Natural Characteristics of the Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map indicates the presence of shrub wetland community on the western edge of this property. According to the Hennepin County Natural Resources Map, the western section of the property contains a small portion of a 100-year flood basin that is part of the larger wetland complex. The Engineering Report noted that the wetlands on this site were reviewed and were found to be unaffected by this project.



Figure 2 Hennepin County Natural Resources Map

4. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report. The detailed comments are included in the attached Engineering Memo, and the approval conditions require compliance with the Memo.

The City's discretion in approving or denying a CUP is limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the CUP.

- I. Accessory Structure CUP

The applicant proposes to construct a detached garage of 1,600 square feet within a portion of the side and front yard on the 5.41-acre parcel.

Location and Setbacks

The structure is proposed to be placed north of the principal structure within the side and front yard which is allowed. The garage meets the 10' minimum separation from the residence. The structure is closest to the front property line to the northeast and is setback 122' where a 50' minimum setback is required. The proposed placement meets this requirement and exceeds the side and rear setbacks (25' and 15' respectively).

Size

Section 1030.020 of the Zoning Ordinance allows an accessory building footprint of 2,563 square feet for a lot of this size. There are no other detached structures on the property, and there is an existing attached garage of roughly 900 square feet. Since the attached garage is less than 1000 square feet, it does not count toward the allowed 2,563 square foot footprint for the property.

Altogether, the applicant proposes 1600 square feet of accessory structure space subject to the footprint limit. This complies with the standard. Should the applicant need to expand the accessory structure space in the future, they may be able to expand it by another 963 square feet. Additionally, one additional detached structure can be added if it is less than 200 square feet (as this is a specific exemption from the footprint limit).

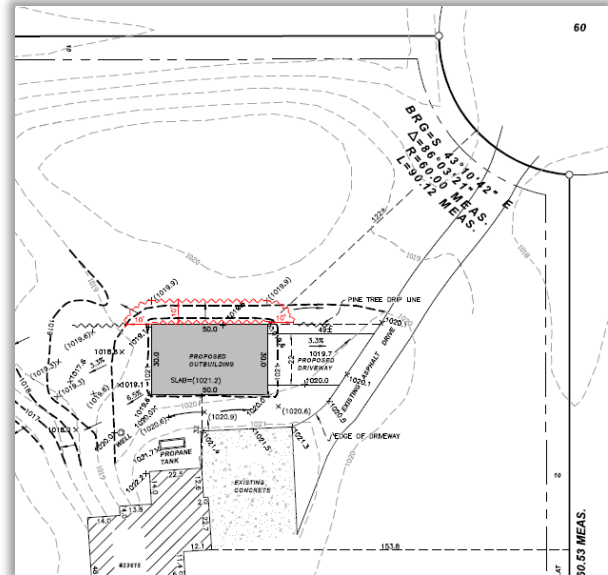


Figure 3 Site Plan

Building Height

The building is partially located both in the front and side yards and is limited to a maximum sidewall height of 10'. The applicant requests a sidewall height of 15' to allow the storage of personal vehicles and potentially a boat in the future. This request can be granted through a CUP. The proposed building height is 23.75' and does not exceed the 35' height limit for the RR district.

Architectural Standards

The plans show a typical detached garage with the use of pre-finished metal panels for the walls and roof. The front elevation illustrates a 12-foot garage door and a service door, with a cupola to provide architectural interest on the most visible façade. The other elevations incorporate windows with a door located on the south (noted as "right")

elevation, and an 8-foot garage door and windows on the west (noted as “back”) elevation.

The building plans note the use of pre-finished steel panels for the walls and roof. Section 1030.020, Subd. 6 and Section 1060.050, Subd. 1(D) of the City Code allows metal siding and/or roofing on Accessory Structures via a Certificate of Compliance, provided they meet the standards adopted by the Minnesota State Building Code and have been treated with a factory applied color coating

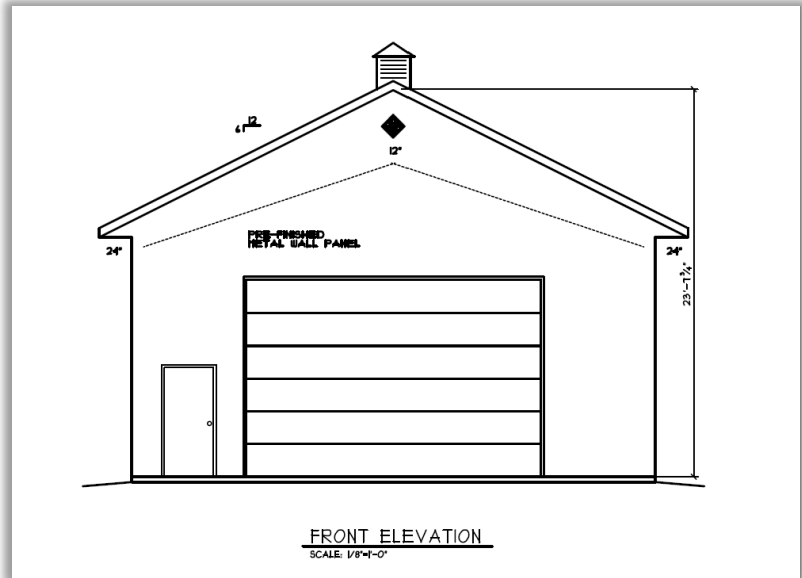


Figure 4 Front Elevation

system that protects against any fading or degradation. Staff did not have any concerns with the materials proposed by the applicant.

The Zoning Ordinance requires eaves (i.e., the underside or soffits on the side) and overhangs (i.e., the edge extending over the front and rear elevations) of at least 12” for all accessory buildings. The plans show eaves of 24” which exceed the minimum requirement, and overhangs of 12” which meet this requirement.

Grading and Drainage

The submitted survey shows a slight slope at the proposed structure location. The site plan proposes new elevations that will flatten out the proposed site and slope away from the structure. As noted in the Engineering Memo, a grading plan will be required at the time of building permit review.

Conditional Use Permit Standards

The applicant requests a CUP to exceed the maximum sidewall height of 10’ as allowed by Section 1030.020, Subd. 5(D). This provision in the City Code allows any building to exceed the allowable building height with a CUP. In order to grant a CUP, the following standards must be met:

1. *The proposed use shall be in conformance with all City regulations.*

The proposed use is in conformance with the City regulations. The proposed improvements meet setbacks, the accessory structure footprint, and architectural requirements. The taller building sidewall is requested to accommodate storage of the applicant’s personal vehicles and garden equipment, and to do hobbies in. A condition of approval included in the draft resolution is that the structure cannot be used for commercial uses without a separate approval for a home occupation,

and the structure cannot be used as an accessory dwelling unit without approval of an administrative permit.

2. *A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.*

The applicant submitted a certificate of survey and site plan that show the required features. The City's wetland specialist confirmed that a wetland delineation is not needed for the project as shown.

3. *Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*

Staff finds that the taller building height would comply with the standards as follows:

- a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

The proposed taller building has no impact on the Comprehensive Plan.

- b. *The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

The CUP for the taller building would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building would be below the 35' maximum building height allowed for principal buildings in the RR district. The building would meet or exceed all setback requirements for the RR district.

- c. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

Assuming the recommended conditions of approval are adopted, staff does not find reason to believe the CUP for the taller building would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed building is below the maximum building height and meets or exceeds all required setbacks.

- d. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The surrounding properties are used for a mix of residential and agricultural uses. The proposed building does not preclude improvement or further development of the surrounding properties.

- e. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

Adequate public facilities are available to accommodate the proposed use. The taller building will not impact the demand for services.

- f. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the district regulations for the RR.

- g. *The conditional use and site conform to performance standards as specified by this Chapter.*

If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the performance standards for accessory structures.

4. *The building materials standards required by this Section have been met.*

As noted previously, the applicant proposes to use pre-finished metal wall- and roof panels. Section 1060.050 Subd. 1(D) of the Zoning Ordinance allows metal siding and/or roofing provided they meet the Minnesota State Building Code standards and are treated with a factory applied color coating system that protects against fading. The proposed materials feature G60 galvanized coating as well as zinc phosphate. Staff had no concerns with the materials proposed by the applicant.

5. *The proposed building will be compatible with surrounding land uses.*

The proposed use is compatible with the surrounding land uses.

5. Recommendation

Staff and the Planning Commission recommend approval of Resolution 2024-13 approving the CUP for a detached garage exceeding a sidewall height of 10' in the front and side yard.

Attachments:

1. Resolution 2024-13 Approving the CUP
2. Applicant Narrative
3. Site Plan
4. Building Plans
5. Engineering Memo

RESOLUTION NO. 2024-13

Motion By:
Seconded By:

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DETACHED
STRUCTURE FOR DAN AND PEGGY LISTER AT 26315 JULIE ANN DRIVE
(PID 19-119-23-21-0007) (CITY FILE 23-031)**

WHEREAS, Carrie Johnson, the applicant on behalf of Dan and Peggy Lister, the landowner, requests approval of a conditional use permit to allow an accessory building with a sidewall height of 15’ at property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the conditional use permit request at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application received by the City on November 7, 2023, and additional information received on January 2, 2024, and January 18, 2024.
2. The applicant shall comply with all conditions of the City Engineer’s memo dated January 11, 2024.
3. A conditional use permit is approved to allow a 1,600 sq. ft. accessory building with sidewalls taller than 10 feet in the side yard, based on the finding that that conditional use permit standards in section 1070.020 have been satisfied.
4. A certificate of compliance to allow a metal roof and metal siding on this accessory building is approved as part of the conditional use permit.
 - a. The building material must comply with Section 1060.050, Subd. 1(D)(3) of the Zoning Ordinance.
5. The structure cannot be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.
6. The structure cannot be used as an Accessory Dwelling Unit unless the applicant applies for an Administrative Permit and such approval is granted.
7. Prior to issuance of a building permit, the applicant/landowner must complete the following:
 - a. A grading plan must be submitted for final approval per the City’s Engineer Memo.
 - b. The approving resolution must be recorded at Hennepin County.
 - c. The applicant/landowner must provide proof of recording to the City.

RESOLUTION NO. 2024-13

8. Prior to release and close out of the escrow account, a final inspection must be completed by the City to confirm the project is completed per plan.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2024-13

ATTACHEMENT A

Lot 2, Block 1, Julie Anns Wildwest Estates, Hennepin County, Minnesota

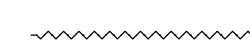



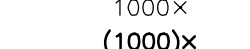
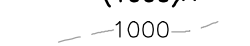
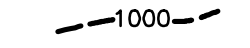


Written Narrative

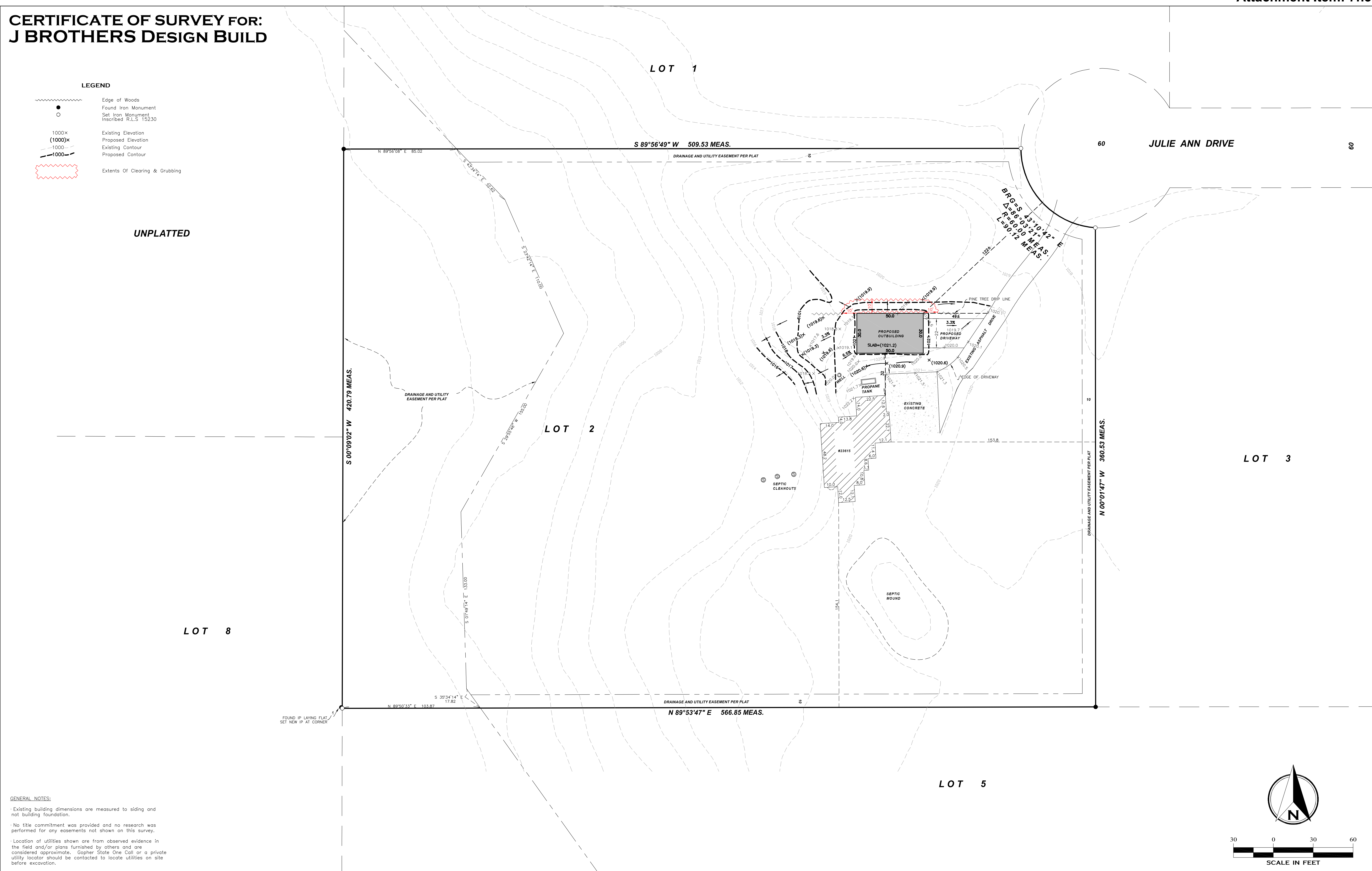
23615 Julie Ann Drive Conditional Use Permit

- a) We are requesting to build an outbuilding approx. 32' x 50' for the clients to garden, do hobbies, and store cars in.
- b) There is no impact on adjoining properties. The home is on over 5 acres.
- c) One building; pole barn style, 32' x 50'.
- d) The homeowners intend to use it for storage and hobbies.
- e) Normal daytime hours; this will not be used for business
- f) N/A
- g) N/A
- h) No impact on traffic, there will be an asphalt driveway connected to the existing driveway that will go up to the new building.
- i) The new building will connect to the existing well. A new well pump will be installed. There will be a new septic installed for the building.
- j) No environmental impacts: there is a pond on the property, but this is far from that.
- k) There is a tree line on the north side of the property that will hide the building from adjacent neighbor.
- l) N/A
- m) N/A

CERTIFICATE OF SURVEY FOR: J BROTHERS DESIGN BUILD

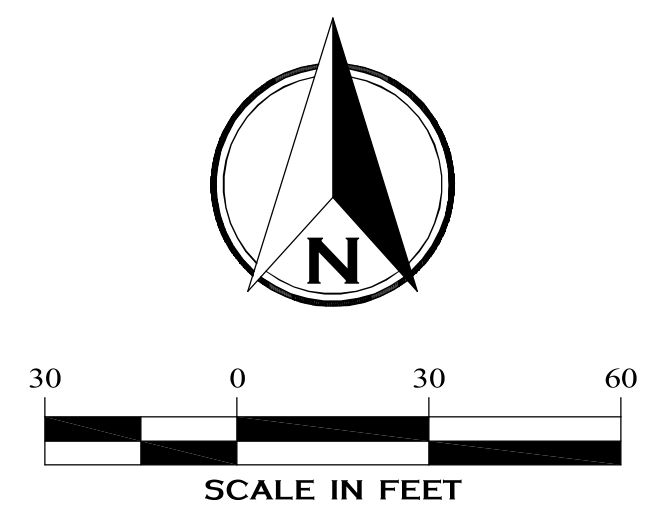
LEGEND

-  Edge of Woods
-  Found Iron Monument
-  Set Iron Monument
-  Inscribed R.L.S. 15230
-  Existing Elevation
-  Proposed Elevation
-  Existing Contour
-  Proposed Contour
-  Extents Of Clearing & Grubbing



GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.



| | | |
|------------------------------|---------------------------|--|
| JOB NO. 513-23 | SCALE 1" = 30' | SITE ADDRESS 23615 Julie Ann Dr. Coconino, MN 55337 |
| BOOK/PAGE 186/40 | DRAWN GUS | PROPERTY DESCRIPTION Lot 2 Block 1 JULIE ANN WILDWEST ESTATES, HENNING COUNTY |
| SHEET 1 of 1 24x36 | REFERENCE 35-23 | SITE BENCHMARK |

| REVISIONS | |
|------------|--|
| DATE | REMARKS |
| 08-16-2023 | MOVE BUILDING NORTH |
| 07-12-2023 | MOVE BUILDING SOUTH |
| 11-30-2023 | PROPOSED DRIVEWAY |
| 01-02-2024 | RAISE OUTBUILDING SHOW PROPOSED DRIVEWAY |

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

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown DATED: 03-02-2023
WOODROW A. BROWN, R.L.S. MN REG 15230



W. BROWN LAND SURVEYING, INC.
8030 OLD CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
PH: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM

| COLOR SCHEDULE | | | |
|------------------------|-----------------|-----------------------|-----------------|
| SHEET STEEL | | TRIMS | |
| LOCATION | COLOR | LOCATION | COLOR |
| ROOF | BURNISHED SLATE | RIDGE CAP | BURNISHED SLATE |
| EAVE WALLS | LIGHT STONE | GABLE TRIM | CLAY MIST |
| GABLE WALLS | LIGHT STONE | EAVE TRIM | CLAY MIST |
| SOFFIT | CLAY MIST | CORNER TRIM | UC.HT STONE |
| WAINSCOT | NA | WAINSCOT CORNER | NA |
| UPPER SHEATHING | NA | WAINSCOT TRANSITION | NA |
| | | BASE TRIM | UC.HT STONE |
| SHEET STEEL CINTERIOR> | | | |
| CEILING LINER | KESTREL WHITE | WINDOW AND DOOR TRIMS | |
| WALL LINER | KESTREL WHITE | SERVICE DOOR TRIM | CLAY MIST |
| WAINSCOT LINER | KESTREL WHITE | OHO TRIM | CLAY MIST |
| PORCH CEILING | NA | WINDOW TRIM | CLAY MIST |
| | | SLIDER TRACK COVER | NA |
| | | SLIDER TRIM | NA |
| | | SLIDER DOOR PANEL | NA |
| MISCELLANEOUS | | | |
| VERSETTA STONE | NA | | |
| BOLLARD COVERS | NA | | |
| CUPOLA WALLS | UC.HT STONE 308 | MISCELLANEOUS | |
| CUPOLA ROOF | BRONZE 213 | ROOF VENT TRIM | BURNISHED SLATE |
| WEATHER VANE | NA | POST/ BEAM WRAP | NA |

JOB NAME: J BROTHERS - LISTER PROJECT

ADDRESS: 2305 JULIE ANN DRIVE JOB # 23145
LORETTO, MN 55351

PHONE #: 763-227-2331 SALES REP.: MIKE R.

CUSTOMER SIGNATURE: _____

| DRAWING HISTORY | | | |
|-----------------|------|-------------------|-----------|
| REV.# | DATE | NOTES | SIGNATURE |
| | - | CONTRACT RECEIVED | |
| 8 | - | - | |
| 8 | - | - | |
| 8 | - | - | |
| 8 | - | - | |
| 8 | - | - | |

| SHEET INDEX | | |
|-------------|--------|-----------------------|
| CUTTING | TI | TITLE SHEET |
| | 5-0.5 | STRUCTURAL NOTES |
| | 5-1 | FOUNDATION PLAN |
| | 5-2 | ROOF PLAN |
| | 5-3 | ENGINEERING DETAILS |
| | SB-0.5 | POST / BRACKET LAYOUT |
| | SB-1 | NOT USED |
| | SB-2 | FLOOR PLAN |
| | SB-3 | ELEVATIONS |
| | SB- | SECTIONS |
| | SB-5 | SCHEDULES & DETAILS |
| | | |
| | | |
| | | |

- GENERAL NOTES
- THE PLANS AND SPECS AS OUTLINED ARE BASED ON THE DESIGN/BUILD PROCESS OF STRUCTURAL BUILDINGS, THE SUBCONTRACTORS HIRED BY STRUCTURAL BUILDINGS AND THE STRUCTURAL BUILDINGS SALES REPRESENTATIVE. IT IS THE BELIEF OF STRUCTURAL BUILDINGS AND THE CUSTOMER THAT THESE PLANS ARE ACCURATE
 - WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, WRITTEN INTERPRETATION FROM STRUCTURAL BUILDINGS MUST BE RECEIVED BEFORE PROCEEDING WITH THAT PORTION OF WORK.
 - NO CHANGES, MODIFICATION OR DEVIATIONS SHALL BE MADE FROM THE PLANS AND SPECS WITHOUT WRITTEN PERMISSION FROM STRUCTURAL BUILDINGS.
 - ANY CONTRADICTIONS IN THE PLANS, SPECS, OR APPLICABLE BUILDING CODES MUST BE BROUGHT TO THE ATTENTION OF STRUCTURAL BUILDINGS PRIOR TO WORK BEING PERFORMED. IN THE EVENT OF A CONTRADICTION, THE SUBCONTRACTOR MAY BE REQUIRED TO PERFORM THE MORE STRINGENT AT NO ADDITIONAL COST. THIS DECISION RELIES SOLELY ON STRUCTURAL BUILDINGS
 - ALL SUBCONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE.
 - SUBCONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING/PATCHING OF NECESSARY PENETRATIONS TO INCLUDE SHEETROCK, STEEL, POLY AND CONCRETE.
 - SUBCONTRACTORS ARE RESPONSIBLE FOR SITE ORGANIZING AND DAILY CLEAN UP.
 - SUBCONTRACTORS SHALL PROVIDE STRUCTURAL BUILDINGS WITH OPERATION MANUALS AND SHOP DRAWINGS AS REQUESTED.
 - UNLESS SPECIFICALLY NOTED IN THE PLANS, WINDOW AND DOOR LOCATIONS SHALL BE ALLOWED LEEWAY FOR SIGNING AND TRIMS TO BE BEST APPLIED.
 - UNLESS OTHERWISE STATED, THE FINAL GRADING, INCLUDING NECESSARY IMPORT OR EXPORT IS THE RESPONSIBILITY OF THE CUSTOMER.
 - STRUCTURAL DRAWINGS ARE ADDRESS AND PROJECT SPECIFIC AND CAN NOT BE USED FOR ANY OTHER PROJECT OR ADDRESS UNLESS WRITTEN PERMISSION IS PROVIDED BY ORIGINAL ENGINEER OF RECORD.

I hereby certify that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Richard J. V.

Signature: [Signature]

Date: 10/1/13 License # 119211

STRUCTURAL BUILDINGS AND THE STRUCTURAL BUILDINGS SALES REPRESENTATIVE. IT IS THE BELIEF OF STRUCTURAL BUILDINGS AND THE CUSTOMER THAT THESE PLANS ARE ACCURATE.

DATE: 10/1/13

DRAWN BY: AD

CHECKED BY: W

DATE: 10/1/13

SHEET T-1

STRUCTURAL NOTES & SPECIFICATIONS

BUILDING CODES

- A. LATEST EDITION OF MINNESOTA STATE BUILDING CODES AND IBC
- B. MEET REQUIREMENTS OF ALL PREVAILING CODES

DESIGN LOADS

GROUND SNOW LOAD: 50 PSF LIVE LOAD MEZZANINE 50 PSF
 ROOF SNOW LOAD: 35 PSF
 ROOF DEAD LOAD: 11 PSF (WOOD FRAMING & ROOFING)
 UNBALANCED SNOW LOAD
 WINDWARD: 10.5 PSF
 LEEWARD: 32 PSF
 WIND: 85 MPH (ASD) 110 MPH (LFSD), EXPOSURE C
 SEISMIC DESIGN CATEGORY "A"
 OTHERS PER BUILDING CODE
 *PLUS SNOW BUILDUP IN ACCORDANCE WITH BUILDING CODE

FOOTINGS & FOUNDATIONS

- A. MIN. TOP OF FOOTING ELEVATION TO BE 4'-0" BELOW FINISHED GRADE
- B. BOTTOM OF FOOTING TO MEET CODE REQUIREMENT FOR FROST DEPTH
- C. DESIGN SET SOIL BEARING CAPACITY IS 2000 PSF (ASSUMED)

CAST-IN-PLACE CONCRETE

- A. CONCRETE (F'C IS 28 DAY COMPRESSIVE STRENGTH OF CONCRETE

FOOTINGS: F'C=3000 PSI, 5' MAX SLUMP, 1' MAX AGR.
 INTERIOR SLABS ON GRADE: F'C=3500 PSI, 4" SLUMP, 3/4" MAX AGR.
 ALL EXTERIOR CONCRETE: F'C=4000 PSI, 4" SLUMP, 3/4" MAX AGR.
 ENTRAINED 3-5% (+/- 1% BY VOLUME)

- B. REINFORCING STEEL: (NEW, DEFORMED AND CLEAN)

ASTM A185 FOR WELDED WIRE FABRIC
 ASTM A45 GRADE 40, GRADE 40 FOR STIRRUPS AND TIES

POST FRAME BUILDING

- A. TREATED LAMINATED (GLUED OR NAILED) WOOD POLES ARE TO BE MSR LUMBER UN
 FB=1500 PSI (MIN)
 FC=1000 PSI (MIN)
- B. WIND GIRTS AND ALL HEADERS ARE TO BE #2 OR BETTER (UNLESS NOTED
 OTHERWISE) AT 15%
 FB=875 PSI (MIN)
 FC=400 PSI (MIN)
- C. ROOF PURLINS ARE TO BE SPF#2 OR BETTER (UNLESS OTHERWISE NOTED AT 15%
 FB=857 PSI (MIN)
 FC=400 PSI (MIN)

CARPENTRY

- A. INSTALLATION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE
 RECOMMENDATIONS OF THE IBC, LOCAL CODES AND MANUFACTURERS OR AS
 SPECIFIED ON THE DRAWINGS, WHICHEVER IS MORE STRINGENT, MATERIALS SHALL
 BE AS SPECIFIED HERIN
- B. VISUALLY GRADED SAUN LUMBER: DOUGLAS FIR-LARCH (DFL), HEM-FIR (HF), SPRUCE-
 PINE-FIR (SPF), SOUTHERN PINE (SP), WITH GRADING BY ONE OF THE FOLLOWING
 AGENCIES WCLIB, NLGA, WUPA, NELMA, NSLB, OR SPIB, WITH MINIMUM VALUES PER
 THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" (NDS), SPECIES
 AND GRADES AS FOLLOWS, U.N.O.

STUDS: DLF, HF, SPF, OR SP IN STUD GRADE
 JOISTS, HEADERS PLATES: DLF, HF, SPF, OR SP, NO.2 AND BETTER
 SILL PLATES: DLF, HF, SPF, OR SP, NO.2 AND BETTER, TREATED
 ALL OTHER LUMBER: DLF, HF, SPF, OR SP, STANDARD GRADE OR BETTER

- C. MACHINE STRESS RATED SAUN LUMBER (MSR), WITH GRADING PERFORMED BY ONE
 OF THE FOLLOWING AGENCIES: WCLIB, NLGA, WUPA, NELMA OS SPIB, WITH MINIMUM
 VALUES AS SPECIFIED ON DRAWINGS.
- D. LAMINATED VENEER LUMBER (LVL): MICROLAM, STRUCLAM, OR APPROVED EQUAL
 WITH MINIMUM VALUES: FB=2400 PSI, E=2.0 MPsi
- E. PARALLEL STRAND LUMBER (PSL): PARALLAM OR APPROVED EQUAL WITH MINIMUM
 VALUES: FB=2900 PSI, E=2.0 MPsi

GLULAM: APPROVED PRODUCTS MEETING THE REQUIREMENTS OF ANSI/AITC STANDARD

- F. GLULAM: APPROVED PRODUCT MEETING THE REQUIREMENTS OF ANSI/AITC STANDARD
 A190.1 "AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUE LAMINATED
 TIMBER" WITH MINIMUM VALUES: FB=2400 PSI, E=1.8 MPsi
- G. WOOD I-JOISTS: WSI, TJI, GPI, STRUCJOIST, AMERICAN I-JOIST OR APPROVED EQUAL
 I-JOISTS APPROVED SHALL HAVE EQUAL OR SUPERIOR STRENGTH TO AN SIZED JOIST
 SPECIFIED
- H. PLYWOOD: PS 1 "U.S. PRODUCT STANDARD FOR CONST. AND INDUST. PLYWOOD", OR
 PS2 "PERFORMANCE STANDARD FOR POLICES FOR STRUCTURAL-USE PANEL", FROM
 NO. E445 THICKNESS AND GRADE AS SPECIFIED. ROOF AND WALL SHEATHING SHALL BE
 EXTERIOR GRADE.
- I. FRAMING ANCHORS: 18 GAGE MINIMUM, KNAT-SAG, SIMPSON OR APPROVED EQUAL, U.N.O.
- J. WOOD PRESERVATIVE: PROVIDE PRESSURE TREATED LUMBER THAT MEETS
 REQUIREMENTS OF IBC, ALL FASTENERS AND HARDWARE IN CONTACT WITH PRESSURE
 TREATED LUMBER SHALL BE APPROVED FOR USE WITH THE PRESERVATIVE THAT IS USED.
- K. ANCHOR BOLTS: ASTM A307 OR ASTM A308. ANCHOR BOLTS SHALL BE INSTALLED PER
 IBC 2308.6 WITH 1/2" BOLT AT 48" O.C. UNO, THERE SHALL BE A MINIMUM OF TWO BOLTS
 PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" INCHES
 FROM EACH END OF EACH PIECE, AS AN ALTERNATIVE TO 1/2" ANCHOR BOLTS
 FOR SILL PLATE ANCHORAGE: 1/2" X 6" (4-1/2" EMBED) EXPANSION BOLTS MAY BE USED.
- L. LAG BOLTS: FF-B-54.
- M. NAILS: COMMON TO MEET FF-N-105 OR CS-243, GALVANIZED AT EXTERIOR, ALL
 NAILS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE NAILING SCHEDULE
 INDICATED ON IBC TABLE 2304.9.1
- N. ALL HANGER HARDWARE TO BE SIMPSON STRONG TIE ANCHORS SYSTEMS OR APPROVED
 EQUAL.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION
 INCLUDING ANY AND ALL SHORING, SCAFFOLD, BRACING, TEMPORARY CONSTRUCTION,
 ETC. NECESSARY TO REFORM REQUIRED CONSTRUCTION.
2. THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS FROM ALL DISCIPLINES
 AND COMPARE DIMENSION, PENETRATIONS, ETC... ANY CONFLICTS OR
 CONTRADICTIONS FOUND BETWEEN ANY OF THE CONSTRUCTION DOCUMENTS SHALL BE
 REPORTED TO THE ARCHITECT OR ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE OR LOCAL
 LAWS REGARDING SAFETY AND WORKING ENVIRONMENT ON THE JOB SITE. THE
 CONTRACTOR SHALL CONFORM TO ALL OSHA REGULATION.
4. ALL SHOP DRAWINGS REQUIRED BY THESE SPECIFICATIONS SHALL BE REVIEWED AND
 STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT AND
 ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATIONS REQUIRED
 ON THE SHOP DRAWINGS. CONTRACTOR SHALL BE TIMELY ON HIS REVIEW OF THE
 SHOP DRAWINGS TO ENSURE ADEQUATE REVIEW TIME BY THE DESIGN PROFESSIONALS.
5. SPECIAL INSPECTIONS AND TESTING IN ACCORDANCE WITH THE SPECIAL STRUCTURAL
 TESTING AND INSPECTIONS SCHEDULE SHALL BE COORDINATED BY THE CONTRACTOR.
 SPECIAL INSPECTIONS WILL BE PAID BY THE OWNER AND TESTING SHALL BE PAID BY
 THE CONTRACTOR UNLESS NOTED OTHERWISE. CONTRACTOR SHALL GIVE SUFFICIENT
 NOTICE TO THE TESTER OR INSPECTOR. REPORTS SHALL BE PREPARED FOR ALL SPECIAL
 INSPECTIONS AND TEST AND SHALL BE SUBMITTED TO THE ENGINEER. SPECIAL
 INSPECTIONS TO RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES REGARDING
 COMPLIANCE WITH THE CONTRACT DOCUMENTS.
6. IF ANY WORK IS COVERED UP PRIOR TO THE CONSENT OR APPROVAL BY THE APPROPRIATE
 AGENCY OR ENGINEER, IT SHALL BE UNCOVERED FOR EXAMINATION AT THE EXPENSE
 OF THE CONTRACTOR. ANY ADDITIONAL TESTING REQUIRED AS A RESULT OF THE
 CONTRACTORS FAILURE TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT
 DOCUMENTS SHALL BE BORNE BY THE RESPONSIBLE CONTRACTOR.

I hereby certify that this plan, specification, or report was 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.

Print Name: John Holt

Signature: [Signature]

Date: 10/14/2023 License # 49214



STRUCTURAL BUILDINGS INC.
 12926 FIRST STREET
 BECKER, MN 55308
 OFFICE (763) 244-4150
 FAX (763) 244-4414

JOB TITLE: J BROTHERS - LISTER

DRAWN BY: AR DATE: 10/12/23

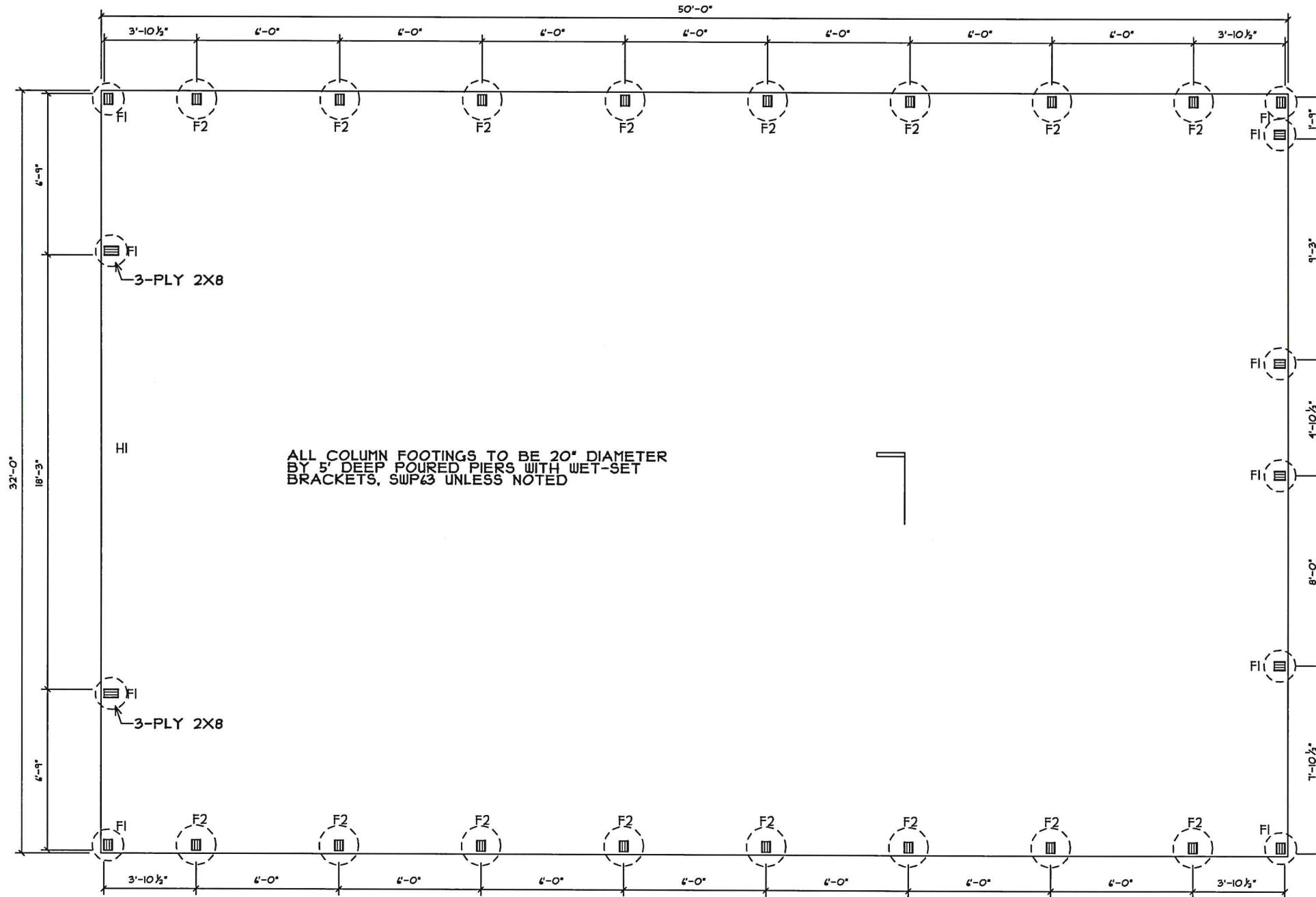
SALES REP: MIKE R.

CUSTOMER INITIAL:

SHEET

6-0.5

| HEADER SCHEDULE | | |
|-----------------|------------|---------|
| SYM | SIZE | REMARKS |
| H1 | 2-PLY 2X12 | OHD |
| H2 | - | - |
| H3 | - | - |
| H4 | - | - |

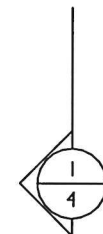


ALL COLUMN FOOTINGS TO BE 20" DIAMETER BY 5' DEEP POURED PIERS WITH WET-SET BRACKETS, SWP#3 UNLESS NOTED

| FOOTING SCHEDULE | | | | |
|------------------|------|-------|-----------|---------------|
| SYM | DIA. | DEPTH | MIX | BRACKET |
| F1 | 18" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F2 | 20" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F3 | - | - | - | - |
| F4 | - | - | - | - |

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



I hereby certify that this plan, specification, or report was 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.

Print Name: John Holt

Signature: [Signature]

Date: 10/14/2023 License # 49214



STRUCTURAL BUILDINGS INC.
 12926 FIRST STREET
 BECKER, MN 55308
 OFFICE (763) 244-4150
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JOB TITLE: J BROTHERS - LISTER

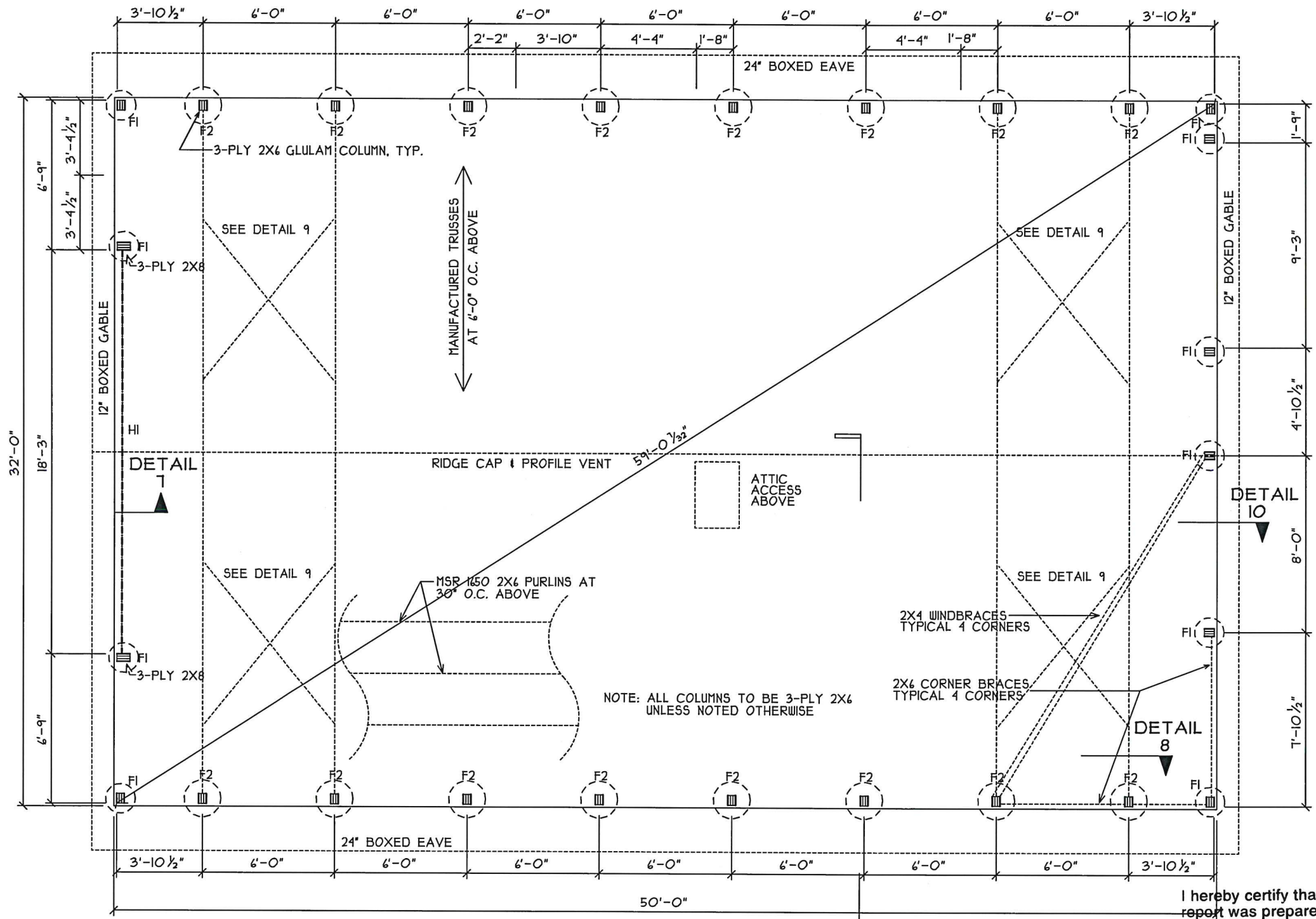
DRAWN BY: AR DATE: 10/12/23

SALES REP: MIKE R.

CUSTOMER INITIAL:

SHEET
 3-1

| HEADER SCHEDULE | | |
|-----------------|------------|---------|
| SYM | SIZE | REMARKS |
| H1 | 2-PLY 2X12 | OHD |
| H2 | - | - |
| H3 | - | - |
| H4 | - | - |



| FOOTING SCHEDULE | | | | |
|------------------|------|-------|-----------|---------------|
| SYM | DIA. | DEPTH | MIX | BRACKET |
| F1 | 18" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F2 | 20" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F3 | - | - | - | - |
| F4 | - | - | - | - |

ROOF PLAN
SCALE: 3/16" = 1'-0"

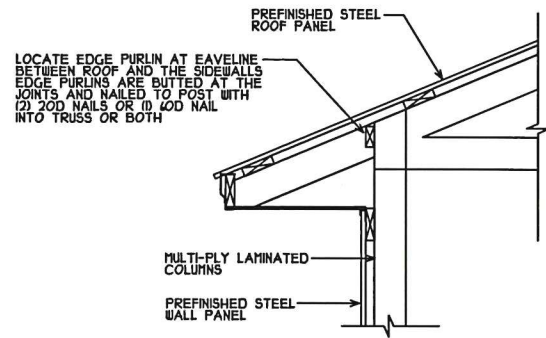
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: John Holt
Signature: [Signature]
Date: 10/14/2023 License # 49214

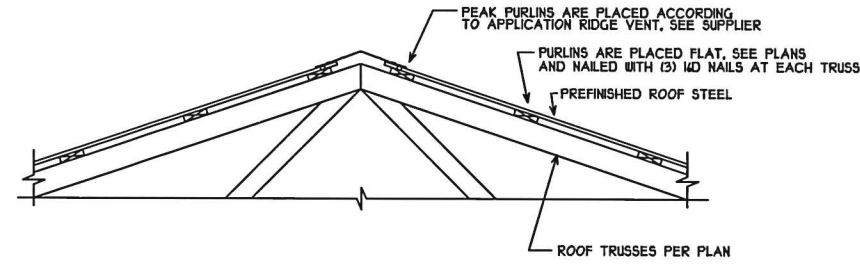
STRUCTURAL BUILDINGS INC.
OFFICE (763) 241-1150
12926 FIRST STREET
BECKER, MN 55308
FAX (763) 241-4114



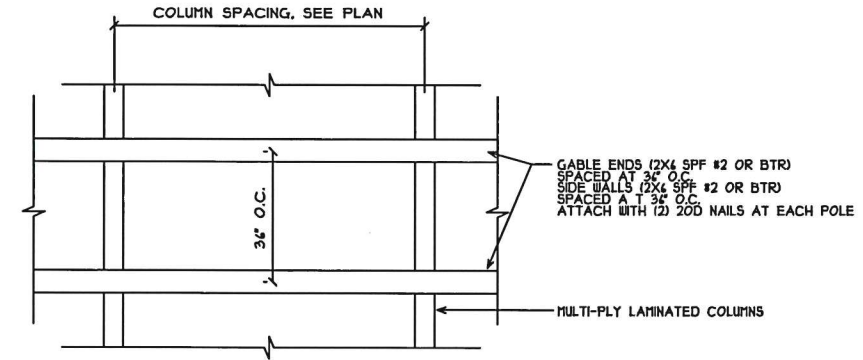
JOB TITLE: J BROTHERS - LISTER
DRAWN BY: AR DATE: 10/12/23 SALES REP: MIKE R.
REV. # - DATE: CUSTOMER INITIAL:



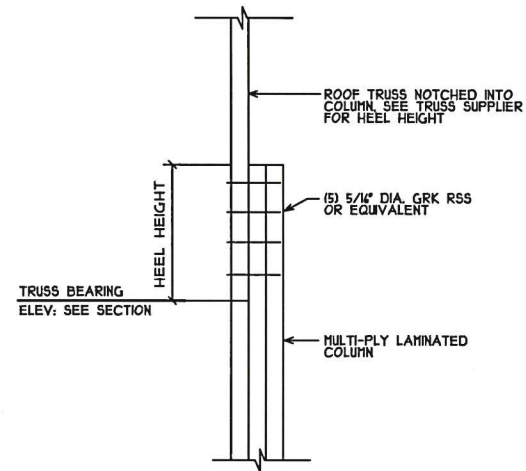
1 SECTION PURLINS AT BUILDING EDGE
SCALE: NTS



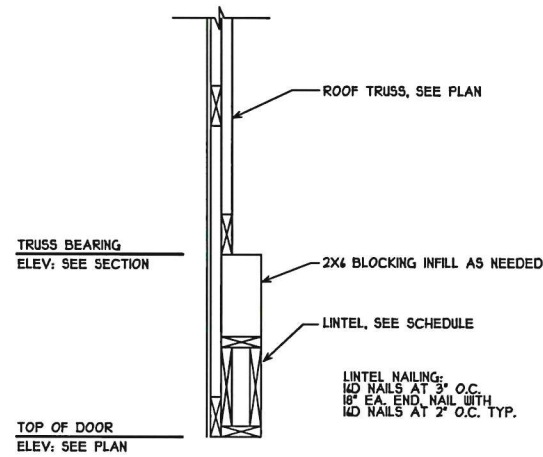
2 SECTION PURLINS AT BUILDING RIDGE
SCALE: NTS



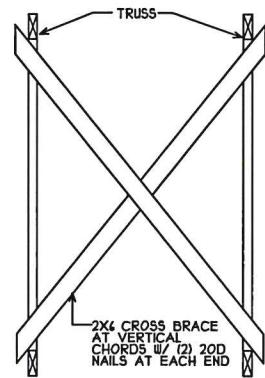
4 SECTION AT WALL GIRTS
SCALE: NTS



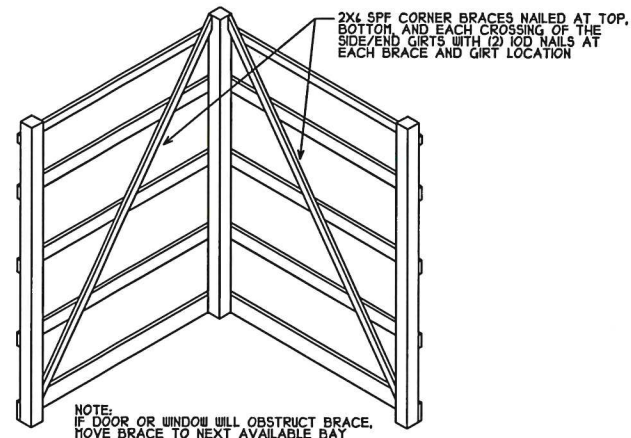
6 COLUMN TO TRUSS CONNECTION
SCALE: NTS



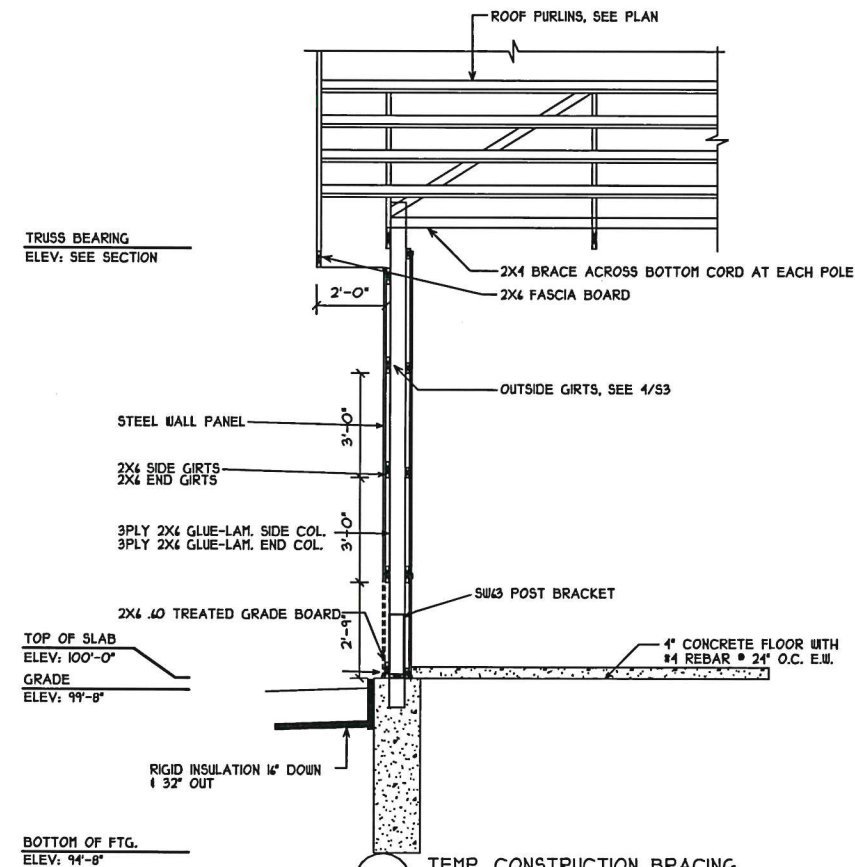
7 SECTION
SCALE: NTS



9 TEMP. CONSTRUCTION BRACING
SCALE: NTS



8 SECTION AT CORNER BRACE
SCALE: NTS



10 TEMP. CONSTRUCTION BRACING
SCALE: NTS

I hereby certify that this plan, specification, or report was 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.

Print Name: John Holt

Signature: [Signature]

Date: 10/14/2023 License # 49214

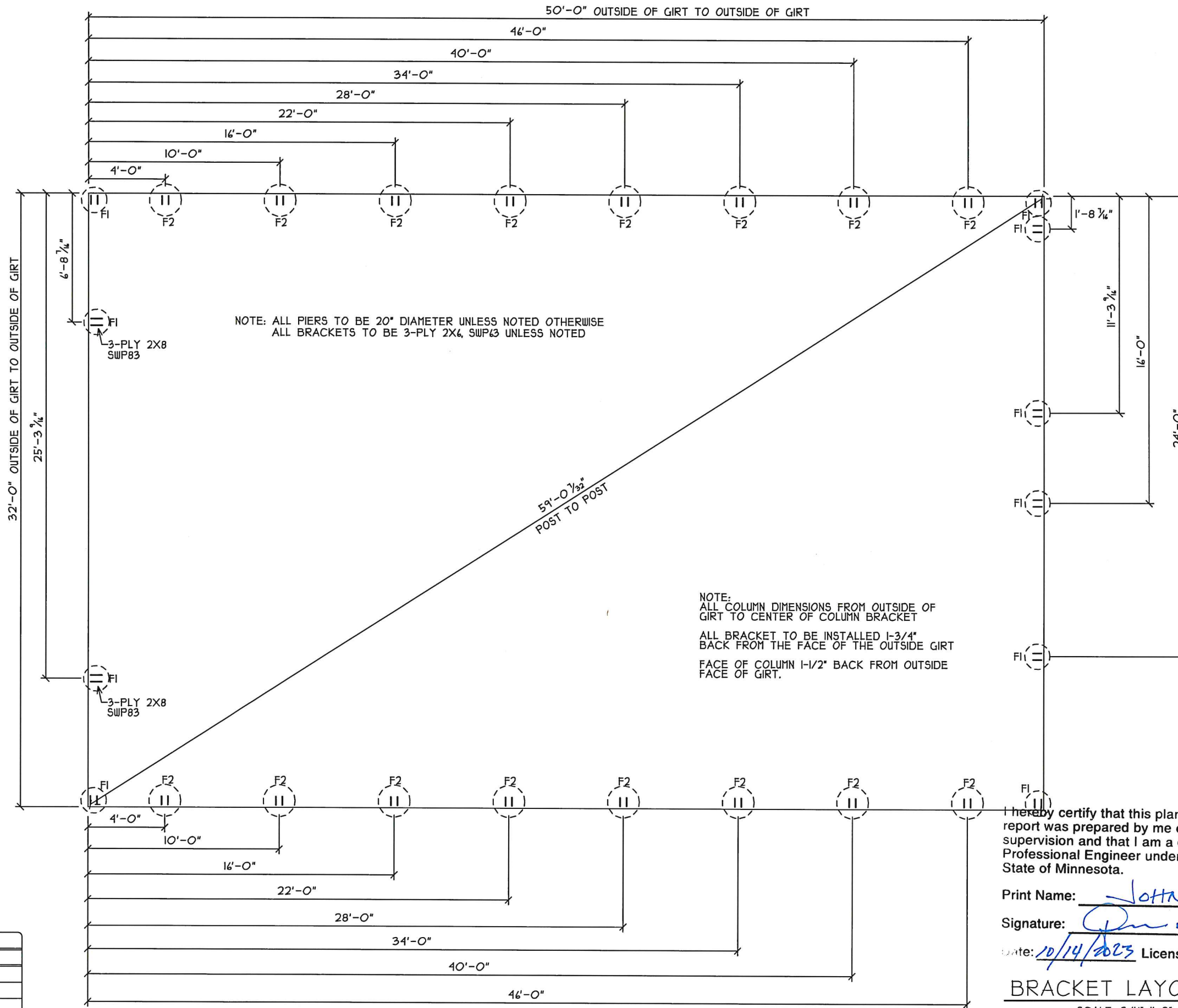
STRUCTURAL BUILDINGS INC.
OFFICE (763) 241-4150
12926 FIRST STREET
BECKER, MN 55308
FAX (763) 241-4114



JOB TITLE: J BROTHERS - LISTER
DRAWN BY: AR DATE: 10/12/23 SALES REP: MIKE R.
REV. # - DATE: CUSTOMER INITIAL:

SHEET
S-3

| FOOTING SCHEDULE | | | | |
|------------------|------|-------|-----------|---------------|
| SYM | DIA. | DEPTH | MIX | BRACKET |
| F1 | 18" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F2 | 20" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F3 | - | - | - | - |
| F4 | - | - | - | - |

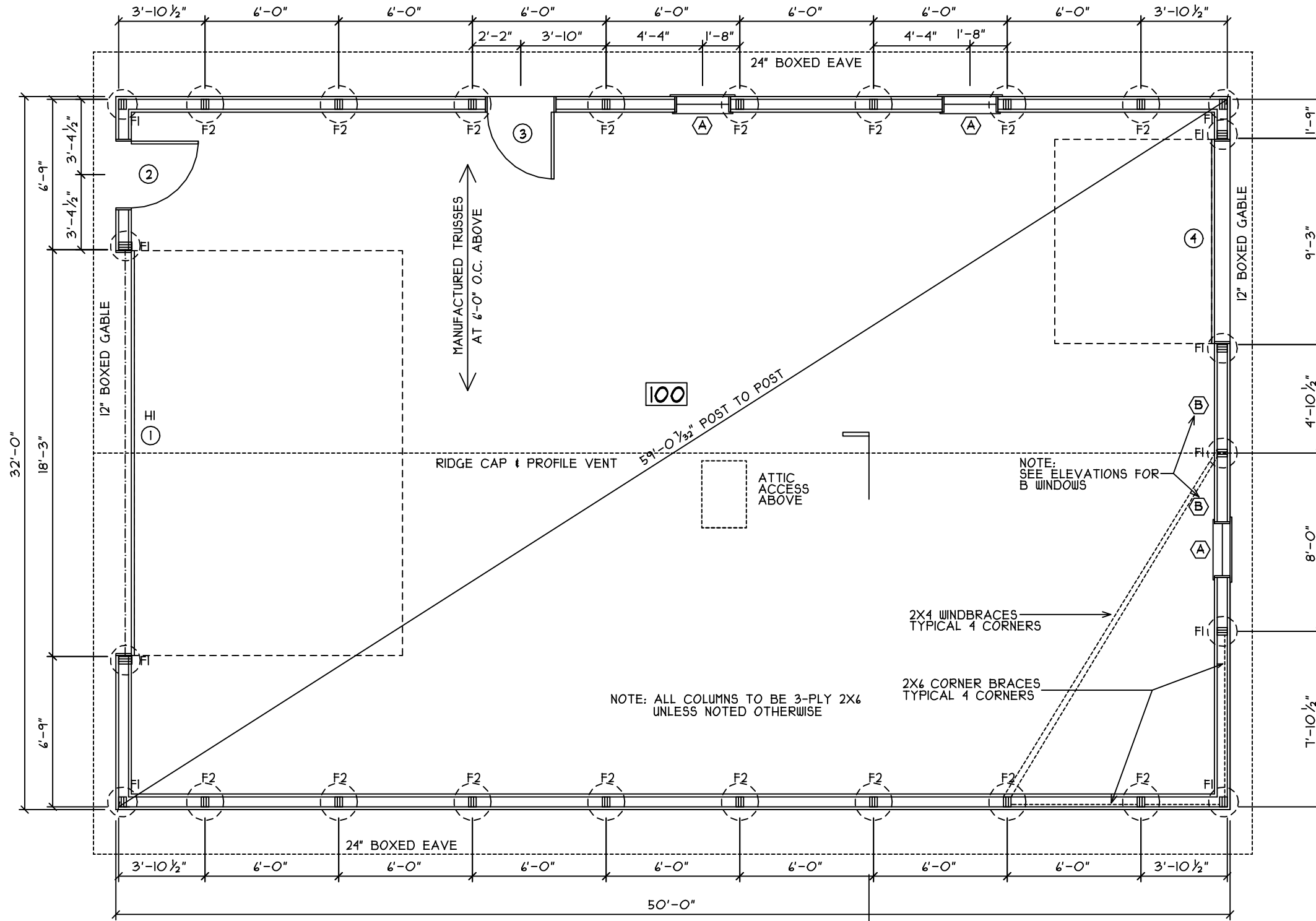


I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOHN HOLTS
Signature: [Signature]
Date: 10/14/2023 License # 49214

BRACKET LAYOUT PLAN
SCALE: 3/16"=1'-0"

| HEADER SCHEDULE | | |
|-----------------|------------|---------|
| SYM | SIZE | REMARKS |
| H1 | 2-PLY 2X12 | OHD |
| H2 | - | - |
| H3 | - | - |
| H4 | - | - |



FLOOR PLAN

SCALE: 3/16"=1'-0"

| FOOTING SCHEDULE | | | | |
|------------------|------|-------|-----------|---------------|
| SYM | DIA. | DEPTH | MIX | BRACKET |
| F1 | 18" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F2 | 20" | 5'-0" | 3,000 PSI | 3-PLY WET SET |
| F3 | - | - | - | - |
| F4 | - | - | - | - |



STRUCTURAL BUILDINGS INC.

OFFICE (763) 24-4150
FAX (763) 24-4114

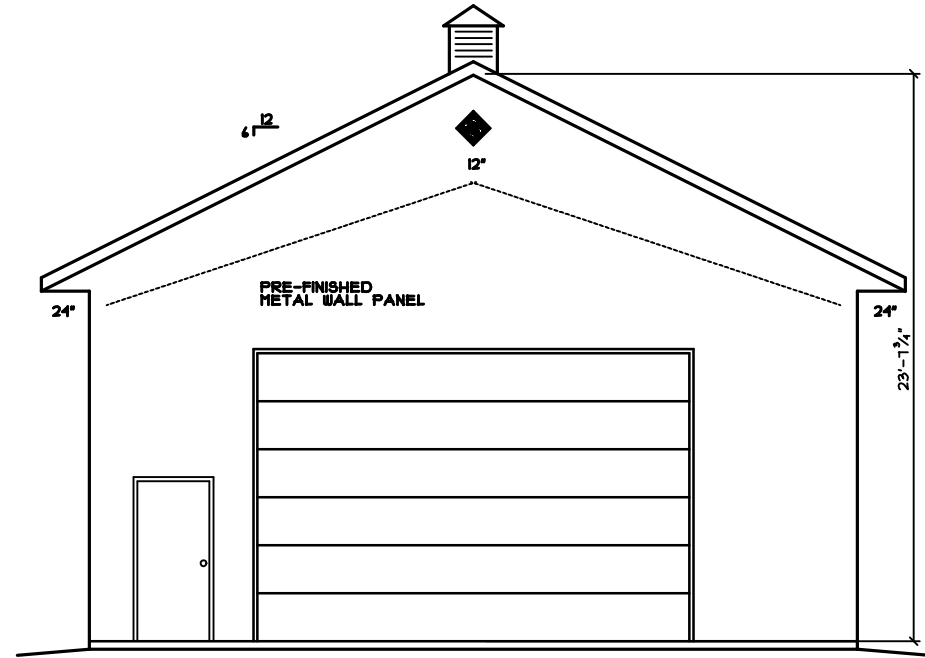
12924 FIRST STREET
BECKER, MN 55308

JOB TITLE: J BROTHERS - LISTER

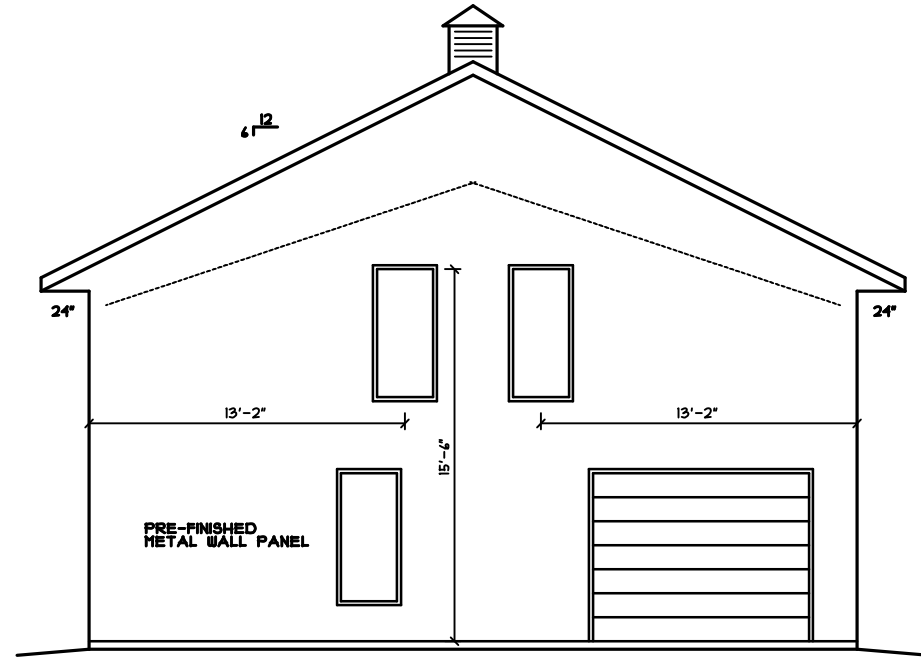
DRAWN BY: AR DATE: 10/18/23 SALES REP: MIKE R.

REV. #-DATE: CUSTOMER INITIAL:

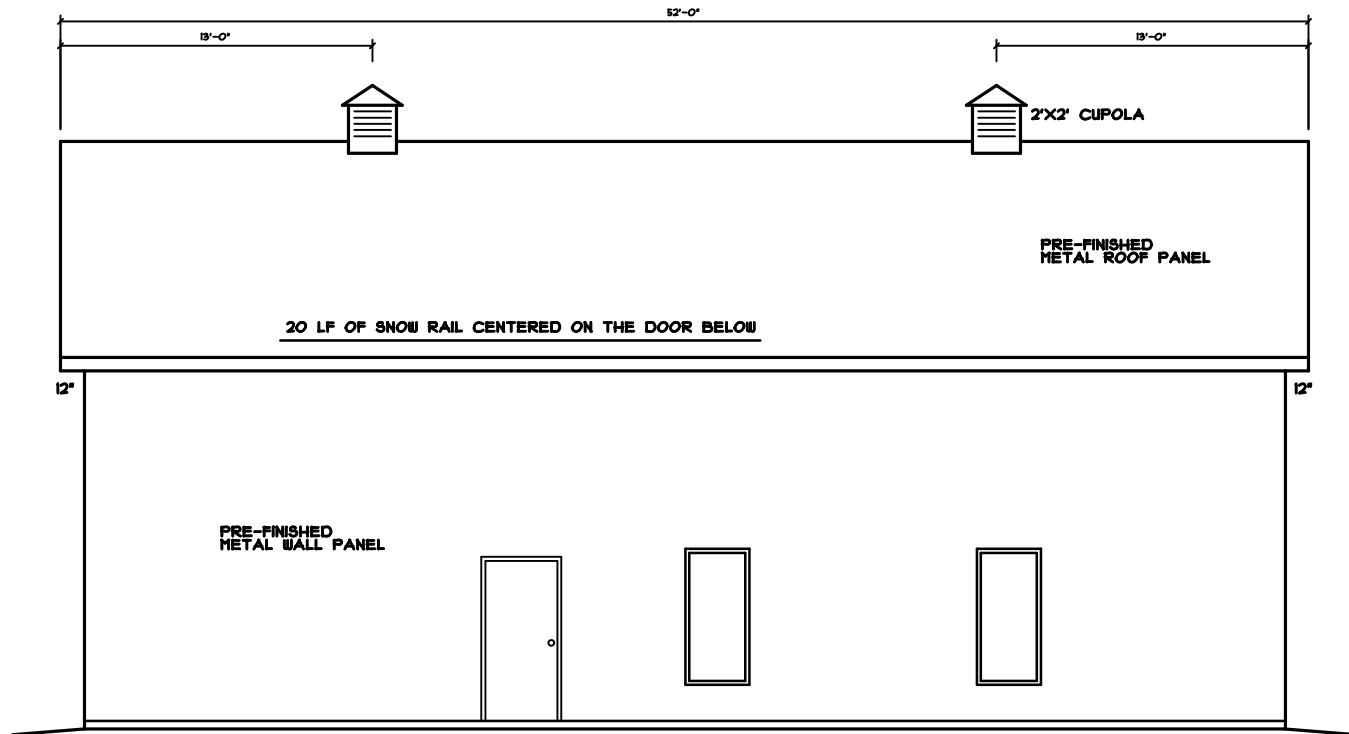
SHEET
SD-2



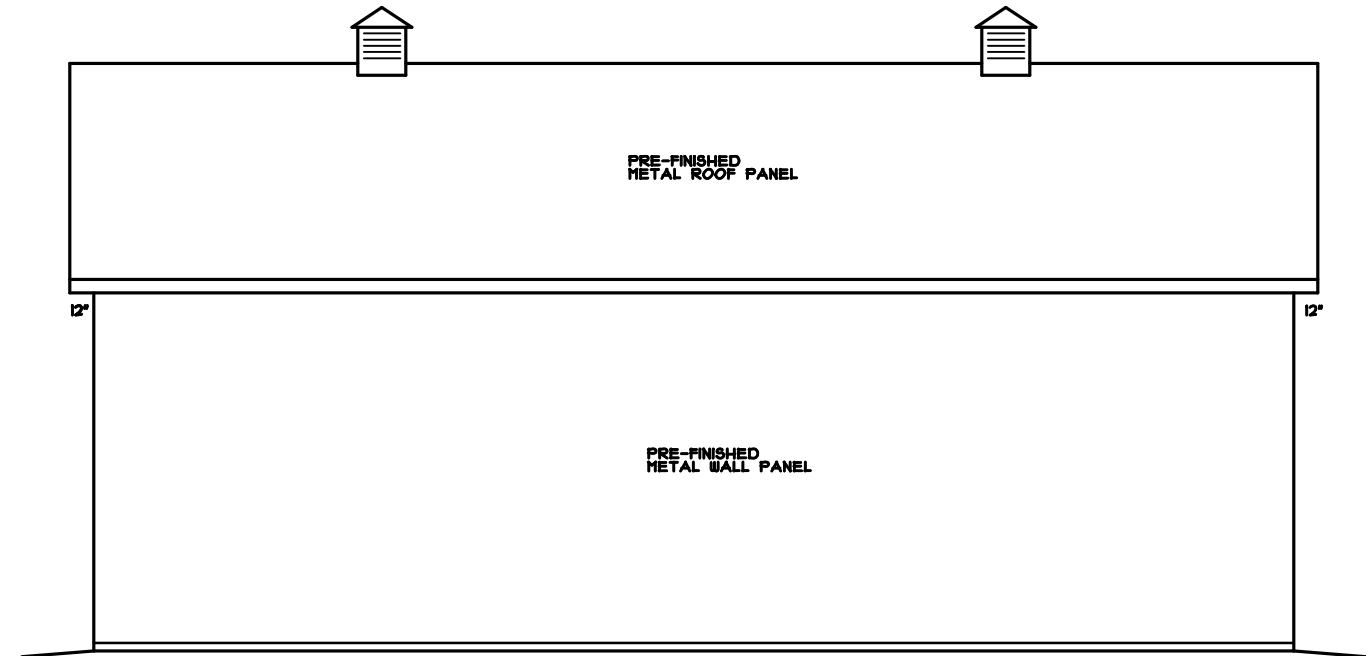
FRONT ELEVATION
SCALE: 1/8"=1'-0"



BACK ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

STRUCTURAL BUILDINGS INC.
OFFICE (763) 241-4150
12926 FIRST STREET
BECKER, MN 55308
FAX (763) 241-4414



JOB TITLE: J BROTHERS - LISTER

DRAWN BY: AR DATE: 10/18/23

SALES REP: MIKE R.

REV. #-DATE:

CUSTOMER INITIAL:

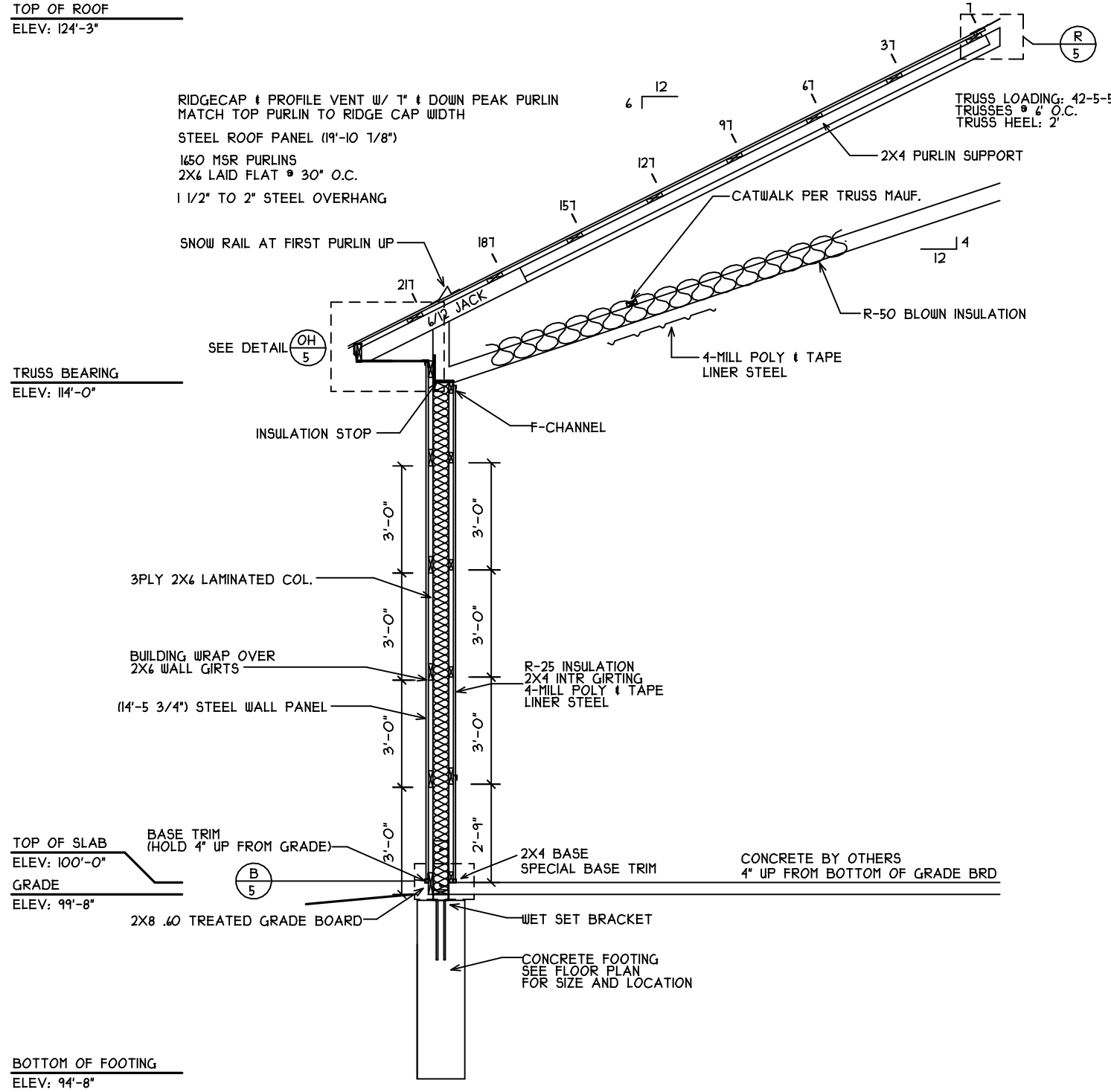
SHEET
SB-3

TOP OF ROOF
ELEV: 124'-3"

TRUSS BEARING
ELEV: 114'-0"

TOP OF SLAB
ELEV: 100'-0"
GRADE
ELEV: 99'-8"

BOTTOM OF FOOTING
ELEV: 94'-8"



1 WALL SECTION
4 SCALE: 1/4" = 1'-0"



STRUCTURAL BUILDINGS INC.
OFFICE (763) 241-4150
12924 FIRST STREET
BECKER, MN 55308
FAX (763) 241-4114

JOB TITLE: J BROTHERS - LISTER
DRAWN BY: AR DATE: 10/18/23 SALES REP: MIKE R.
REV. #-DATE: CUSTOMER INITIAL:

SHEET
SB-4

DOOR SCHEDULE

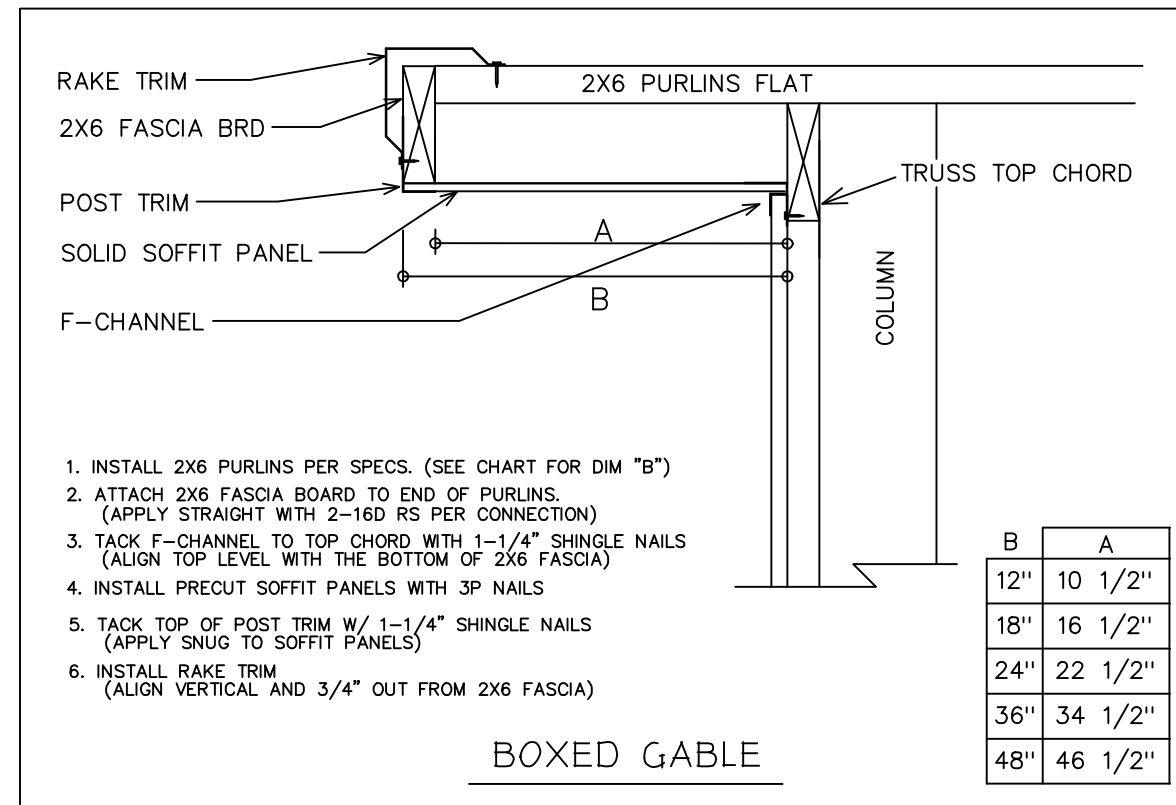
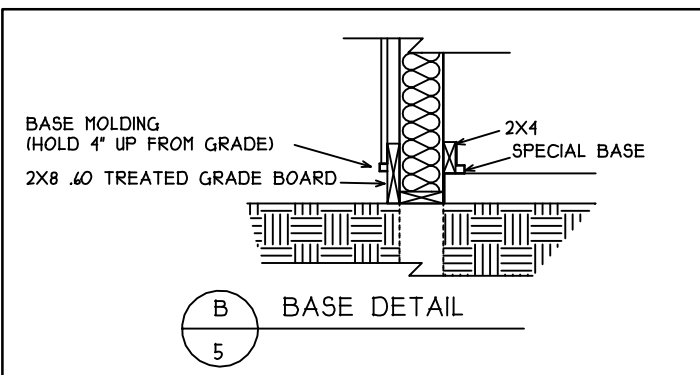
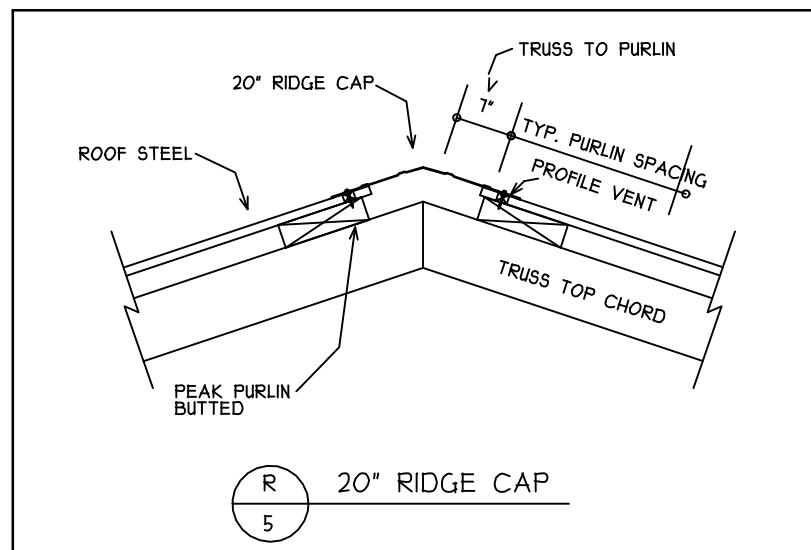
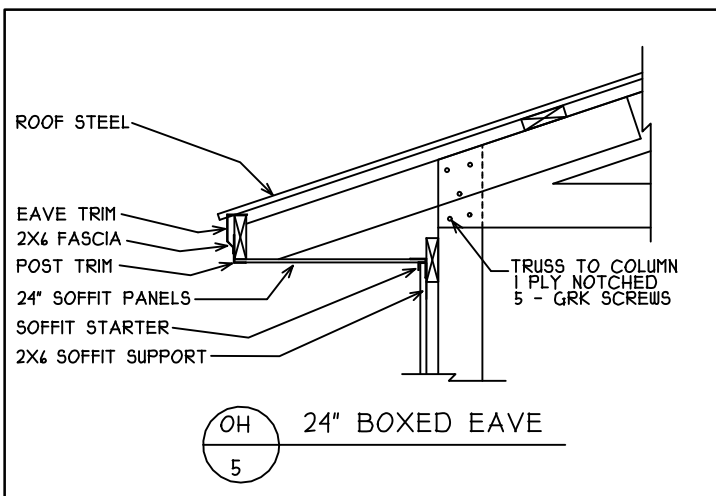
| LABEL | QTY. | MFG / MODEL | SIZE | ROUGH OPEN | SLAB MAT. | FRAME MAT. | COLOR | SWING | HARDWARE | REMARKS |
|-------|------|-------------|-------|-------------------|-----------|------------|-----------|-------|--------------|----------------|
| ① | 1 | HAAS 180 | 18X12 | 18'-0" X 12'-0" | STEEL | - | SANDSTONE | NA | T501 TROLLEY | - |
| ② | 1 | PLYCO 92 | 3068 | 40-1/4" X 82-1/2" | STEEL | STEEL | WHITE | LHIS | - | 6 PANEL RAISED |
| ③ | 1 | PLYCO 92 | 3068 | 40-1/4" X 82-1/2" | STEEL | STEEL | WHITE | LHIS | - | 6 PANEL RAISED |
| ④ | 1 | HAAS 180 | 9X1 | 9'-0" X 1'-0" | STEEL | - | SANDSTONE | NA | 8160 TROLLEY | - |
| ⑤ | - | - | - | - | - | - | - | - | - | - |

WINDOW SCHEDULE

| LABEL | QTY. | MFG / MODEL | SIZE | ROUGH OPEN | MATERIAL | JAMB FINISH | COLOR | REMARKS |
|-------|------|--------------|---------------|---------------|----------|-------------|-----------|--|
| A | 3 | ANDERSEN 400 | 2'-4" X 5'-4" | 29" X 64 1/4" | WOOD | - | SANDSTONE | CASEMENT, CUSTOMER IS PROVIDING ALL WINDOWS |
| B | 2 | ANDERSEN 400 | 2'-4" X 5'-4" | 29" X 64 1/4" | WOOD | - | SANDSTONE | CASEMENT, CUSTOMER IS PROVIDING ALL WINDOWS |
| C | - | - | - | - | - | - | - | VERIFY PLACEMENT OF RH AND LH OPENING WINDOWS WITH OWNER |
| D | - | - | - | - | - | - | - | |

ROOM SCHEDULE

| ROOM # | ROOM NAME | FLOOR | BASE | WALLS | CEILING | CEILING HT | REMARKS |
|--------|-----------|----------|------|-------|---------|------------|---------------------------------|
| 100 | SHOP | CONCRETE | NONE | STEEL | STEEL | 14'-0" | LINER, CONCRETE FLOOR BY OTHERS |
| 101 | - | - | - | - | - | - | - |
| 102 | - | - | - | - | - | - | - |
| 103 | - | - | - | - | - | - | - |



1. INSTALL 2X6 PURLINS PER SPECS. (SEE CHART FOR DIM "B")
2. ATTACH 2X6 FASCIA BOARD TO END OF PURLINS. (APPLY STRAIGHT WITH 2-16D RS PER CONNECTION)
3. TACK F-CHANNEL TO TOP CHORD WITH 1-1/4" SHINGLE NAILS (ALIGN TOP LEVEL WITH THE BOTTOM OF 2X6 FASCIA)
4. INSTALL PRECUT SOFFIT PANELS WITH 3P NAILS
5. TACK TOP OF POST TRIM W/ 1-1/4" SHINGLE NAILS (APPLY SNUG TO SOFFIT PANELS)
6. INSTALL RAKE TRIM (ALIGN VERTICAL AND 3/4" OUT FROM 2X6 FASCIA)



Memo

To: Kevin Mattson, PE
Public Works Director

From: Kent Torve, PE City Engineer
Steve Hegland, PE

Project: Lister CUP Site Plan

Date: January 10, 2024

Exhibits:

This review is based on the following documents:

1. Site Plan for J. Brothers at 23615 Julie Ann Drive by W.Brown Land Surveying, Inc, dated 3/23/2023.

Comments:

1. No impacts to public infrastructure are involved with the outbuilding construction.
2. Floodplain is shown at 1004 with proposed building at 1020.
3. Wetlands were reviewed and project has no impact.
4. Grading plan will be reviewed with building permit.

End of Memo

RESOLUTION NO. 2024-11

Motion By:
Seconded By:

A RESOLUTION APPROVING TEMPORARY ON-SALE LIQUOR LICENSE IN THE CITY OF CORCORAN, MINNESOTA

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Liquor License is granted effective for the dates as indicated, to the following Licensee, provided appropriate application and insurance documents are submitted and satisfactory background check completed by the Corcoran Police Department.

| <u>LICENSEE</u> | <u>LICENSE</u> | <u>LICENSE EFFECTIVE DATE</u> |
|---|----------------|---|
| Corcoran Lions 9933 Trail Haven Road Corcoran, MN 55340 | On-sale | May 31-June 2, 2024 <i>NTPA Tractor Pull</i> <i>Corcoran Lions Park</i> |
| Corcoran Lions 9933 Trail Haven Road Corcoran, MN 55340 | On-sale | August 23-25, 2024 <i>NTPA Fall Tractor Pull</i> <i>Corcoran Lions Park</i> |
| Corcoran Lions 9933 Trail Haven Road Corcoran, MN 55340 | On-sale | September 6-8, 2024 <i>Demo Derby</i> <i>Corcoran Lions Park</i> |

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February, 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

STAFF REPORT

Agenda Item: 7j.

| | |
|---|--|
| Council Meeting February 22, 2024 | Prepared By Michelle Friedrich |
| Topic Draft Regular Council Minutes – March 9, 2023 | Action Required Informational |

Summary

The draft Council Work Session and Regular Minutes for March 9, 2023 will be emailed on Tuesday, February 20, with hard copy provided to Council the evening of the February 22 meeting.

Attachments (Hard copies will be provided February 22, 2024)

1. 2023-03-09 Draft Council Minutes

STAFF REPORT

Agenda Item: 7k.

| | |
|---|--|
| Council Meeting February 22, 2024 | Prepared By Director Matt Gottschalk |
| Topic Police Canine Program | Action Required Information |

Summary

On December 18, 2023, Police Canine Zeke was retired from service.

Zeke served the City of Corcoran and surrounding area from 2018-2023 resulting in 193 total deployments. These deployments were for 51 tracks, 117 drug searches, 14 officer safety incidents, 7 article searches, and 4 public safety events. Zeke was also a fixture in the community and a valued member of the City team.

With Zeke's departure the City should decide whether it intends to continue with the Canine Program. There is staff interest in continuing the program. This topic will be brought forward at a future Council meeting. If there is specific information that the Council would like to see to help make that decision please reach out to staff and let them know.

Financial/Budget

The cost of a new dog and handler training is approximately \$17,500. There would also be approximately \$2,000 in additional costs to prepare the dog and handler (vet visits and equipment). Staff believe that the City could likely receive \$7,500 in grant money to offset some of the cost. The remaining \$12,000 could be paid for from the City's state public safety money allocated last December. There would also be 12 to 13 weeks of staff time for the new handler to attend training.

Council Action

Information only.

Attachments

None

RESOLUTION NO. 2024-12

Motion By:
Seconded By:

A RESOLUTION HONORING POLICE CANINE ZEKE FOR HIS SERVICE TO THE CITY OF CORCORAN, MINNESOTA

WHEREAS, the City Council of the City of Corcoran, Minnesota, does hereby find as follows:

WHEREAS, Police Canine Officer Zeke served the City of Corcoran and surrounding areas from June 2018 to December 2023; and

WHEREAS, Officer Zeke’s 193 deployments resulted in locating vulnerable individuals, fleeing subjects, and numerous drug crimes; and

WHEREAS, Officer Zeke’s actions have helped the City of Corcoran maintain its status as one of the safest cities in Minnesota; and

WHEREAS, effective December 18, 2024, Officer Zeke retired from service;

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Corcoran acknowledges the outstanding work done by Police Canine Officer Zeke in service to the Corcoran community and surrounding areas.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February, 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

STAFF REPORT

Agenda Item: 7m.

| | |
|--|------------------------------------|
| Council Meeting February 22, 2024 | Prepared By Kathy Hughes |
| Topic Conference Rooms Audio/Video Upgrade | Action Required Approval |

Summary

On October 26, 2023, staff brought forward to Council a request for approval the addition of webcams to City Hall's two conference rooms. Currently, the ability to hold a video conference in the conference rooms does not exist. Council approved the webcam purchases on October 26, 2023, and the use of ARPA funds. Staff and our IT vendor did some further research and now recommend we purchase an all-in-one system that includes a webcam, speaker/microphone, and host capability. Costs for each conference room are as follows:

Large Conference Room

Logitech Rally Bar Mini Video Conferencing Camera \$3,605.16

Small Conference Room

Logitech Rally Bar Huddle \$2,216.38

Financial/Budget

The estimated cost for the project is \$5,846.54 funded through ARPA.

Recommendation

Staff recommend proceeding with the purchase of all-in-one webcam systems for the conference rooms.

Council Action

1. Authorize staff to proceed with the purchase of all-in-one webcam systems for the conference rooms.
2. Decline purchase of all-in-one webcam systems for the conference rooms.
3. Request staff to review other webcam systems for the conference rooms.

Attachments

1. CIT Quote Logitech Rally Bars



RALLY BAR HUDDLE AND TAP IP BNDLE

Quote #028279 v1



Prepared For:
City of Corcoran

Kathy Hughes
8200 County Road 116
Corcoran, MN 55340
P: (763) 338-9293
E: khughes@corcoranmn.gov

Prepared by:
Computer Integration
Technologies, Inc.
Colton Jesse
2375 Ventura Drive
Woodbury, MN 55125-3930
P: (651) 255-5732
E: colton.jesse@cit-net.com

Date Issued:
02.07.2024

Date Expires:
05.07.2024

Rally Huddle

| Description | Qty | Price | Ext. Price |
|-------------|-----|-------|------------|
|-------------|-----|-------|------------|



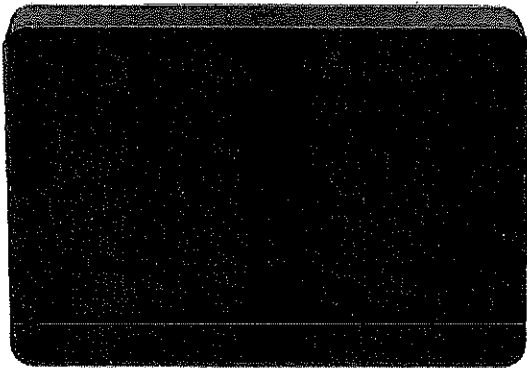
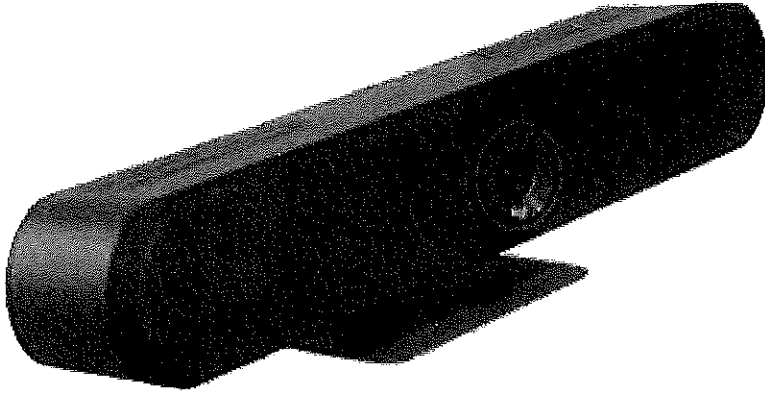
| | | | |
|---|---|------------|------------|
| Logitech Rally Bar Huddle + TAP IP Video Conference Equipment - For Huddle Space - 1280 x 800 Video (Live) - WXGA - 1 x Network (RJ-45) - 1 x HDMI In - 1 x HDMI Out - USB - Gigabit Ethernet - Wireless LAN - Internal Speaker(s) - Internal Microphone(s) | 1 | \$2,216.38 | \$2,216.38 |
|---|---|------------|------------|

Subtotal: \$2,216.38



Rally Bar Mini and TAP

| Description | Qty | Price | Ext. Price |
|-------------|-----|-------|------------|
|-------------|-----|-------|------------|



| | | | |
|--|---|------------|------------|
| Logitech Tap IP in Graphite - Fast Ethernet - Wireless LAN - Tabletop, Riser Mount, Wall Mountable | 1 | \$681.45 | \$681.45 |
| Logitech Rally Bar Mini Video Conferencing Camera - 30 fps - Graphite - USB 3.0 - 3840 x 2160 Video - 4x Digital Zoom - Microphone - Wireless LAN - Network (RJ-45) - Computer | 1 | \$2,923.71 | \$2,923.71 |

Subtotal: \$3,605.16

| Quote Summary | Amount |
|------------------------|------------|
| Rally Huddle | \$2,216.38 |
| Rally Bar Mini and TAP | \$3,605.16 |
| Subtotal: | \$5,821.54 |
| Shipping: | \$25.00 |
| Total: | \$5,846.54 |



| | | | |
|-------|--------------------------------|-------|---|
| To: | Kevin Mattson, PE, PW Director | From: | Ash Hammerbeck, PE Steve Hegland, PE |
| File: | 227704426 | Date: | February 16, 2024 |

Reference: Change Order No. 1 – Corcoran Water Treatment Plant

Council Action Requested

Staff is recommending City Council approve Change Order #1 for the Corcoran Water Treatment Plant Project for the amount of \$19,659.80.

Summary

Attached to this memo is Change Order No. 1 for the Corcoran Water Treatment Plant Project. This change order covers the modifications associated with Change Order Proposals 1, 2, and 3, attached to this memo. This is being processed to update the Contract Price to reflect the actual costs of work that has been completed.

A description of the work covered under this change order is described below. Supporting documentation from the contractor is attached.

COP#1

- Description: This change proposal covers the labor and material costs associated with the modifications to the backwash pump, pipe, and fittings; the surge relief valve, pipe, and fittings; the recycle pump, pipe, and fittings; the baffle wall; and the future high service pump fitting. These process pipe changes were addressed under RFI#22 to accommodate the redesign of the intake structure, prevent cavitation conditions, and increase equipment efficiency. The cost of this item is \$12,381.80.

COP#2

- Description: This change proposal covers the labor and material costs associated with the change in the finish paint of the overhead door. The west side of the building faces the main county road and incorporates several different doors to accommodate the use of the facility. This change order will incorporate custom painting of the overhead door to ensure all doors along the focal point of the facility are the same color and highlight this new facility. The cost of this item is \$2,930.81.

COP#3

- Description: This change proposal covers the labor and material costs associated with the change to upsize the hatch for the backwash pump. The initially sized hatch did not allow the complete unit to be pulled through the clear opening due to the larger size of the backwash pump. A larger hatch will allow the complete pump assembly to be hoisted through the opening, ensuring safety and adequate equipment maintenance. The cost of this item is \$4,347.19.

Engineer's Recommendation

It is recommended that the City Council review and approve of the attached Change Order No. 1.

CHANGE ORDER NO.: 1

| | | | |
|----------------|--|---------------------------------|-----------|
| Owner: | City of Corcoran, Minnesota | Owner's Project No.: | |
| Engineer: | Stantec Consulting Services, Inc. | Engineer's Project No.: | 227704426 |
| Contractor: | Rice Lake Construction Group | Contractor's Project No.: | 2305 |
| Project: | Water Treatment Plant | | |
| Contract Name: | City of Corcoran Water Treatment Plant | | |
| Date Issued: | 2/16/2024 | Effective Date of Change Order: | _____ |

The Contract is modified as follows upon execution of this Change Order:

Description:

This change order covers the modifications associated with Change Order Proposal 1, 2 and 3 for the Water Treatment Plant Project.

Attachments:

1. Change Order No. 1 Memo
2. Change Order Proposal 1
3. Change Order Proposal 2
4. Change Order Proposal 3

Change in Contract Times
[State Contract Times as either a specific date or a number of days]

| Change in Contract Price | | Change in Contract Times [State Contract Times as either a specific date or a number of days] | |
|---|--|--|--|
| Original Contract Price: \$ 16,728,200.00 | | Original Contract Times: Substantial Completion: December 31, 2024 Ready for final payment: March 1, 2025 | |
| No previously approved Change Orders: \$ 0.00 | | No previously approved Change Orders: Substantial Completion: 0 days Ready for final payment: 0 days | |
| Contract Price prior to this Change Order: \$ 16,728,200.00 | | Contract Times prior to this Change Order: Substantial Completion: December 31, 2024 Ready for final payment: March 1, 2025 | |
| Increase this Change Order: \$ \$19,659.80 | | Increase this Change Order: Substantial Completion: 0 days Ready for final payment: 0 days | |
| Contract Price incorporating this Change Order: \$ 16,747,859.80 | | Contract Times with all approved Change Orders: Substantial Completion: December 31, 2024 Ready for final payment: March 1, 2025 | |

Recommended by Engineer
Stantec Consulting Services Inc.

Accepted by Contractor
Rice Lake Construction Group

By: _____
Title: _____
Date: _____

Authorized by Owner
City of Corcoran

By: _____
Title: _____
Date: _____



CHANGE ORDER PROPOSAL

RLCG PROJECT #: 2305
 PROJECT NAME: Corcoran WTP
 DATE: 1/22/2024
 COP: 01 Process Pipe Changes

| DESCRIPTION | QTY | UNIT | LABOR | | | MATERIAL | | SUBCONTRACTOR TOTAL | EQUIPMENT TOTAL | LINE TOTAL |
|---|-------|------|----------|-----------|-------------|-------------|--------------|---------------------|-----------------|---------------------|
| | | | HOURS | \$ RATE | TOTAL | RATE | TOTAL | | | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| BW Pump Changes: | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Non-returnable floor sleeve | 1.00 | ea | | \$ - | \$0.00 | \$ 707.14 | \$707.14 | \$ - | \$ - | \$ 707.14 |
| New Floor sleeve | 1.00 | ea | | \$ - | \$0.00 | \$ 1,715.71 | \$1,715.71 | \$ - | \$ - | \$ 1,715.71 |
| Return 20" 90 bends (2ea) & 20"x16" Reducer | -1.00 | ls | 0.50 | \$ 100.00 | \$50.00 | \$ 4,914.92 | (\$4,914.92) | \$ - | \$ - | \$ (4,864.92) |
| Restock on returbed fittings (35%) | 1.00 | ls | | \$ - | \$0.00 | \$ 1,720.22 | \$1,720.22 | \$ - | \$ - | \$ 1,720.22 |
| Add 20"x16" tee & 20"blind flange | 1.00 | ls | | \$ - | \$0.00 | \$ 4,325.20 | \$4,325.20 | \$ - | \$ - | \$ 4,325.20 |
| Additional 20" DIP | 1.00 | ls | 12.00 | \$ 100.00 | \$1,200.00 | \$ 2,107.74 | \$2,107.74 | \$ - | \$ - | \$ 3,307.74 |
| Surge Relief Changes: | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Non-returnable floor sleeve | 1.00 | ea | | \$ - | \$0.00 | \$ 331.74 | \$331.74 | \$ - | \$ - | \$ 331.74 |
| New Floor sleeve | 1.00 | ea | | \$ - | \$0.00 | \$ 337.14 | \$337.14 | \$ - | \$ - | \$ 337.14 |
| Return 20"x12"tee, 2ea 12" 90 bends | -1.00 | ls | 0.50 | \$ 100.00 | \$50.00 | \$ 3,904.49 | (\$3,904.49) | \$ - | \$ - | \$ (3,854.49) |
| Restock on returned fittings (35%) | 1.00 | ls | | \$ - | \$0.00 | \$ 1,366.57 | \$1,366.57 | \$ - | \$ - | \$ 1,366.57 |
| Add 20"x8" tee & 2ea 8" 90 bends | 1.00 | ls | | \$ - | \$0.00 | \$ 3,218.05 | \$3,218.05 | \$ - | \$ - | \$ 3,218.05 |
| 8" isolation valve | 1.00 | ea | | \$ - | \$0.00 | \$ 970.00 | \$970.00 | \$ - | \$ - | \$ 970.00 |
| Recycle Pump Changes: | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Non-returnable wall pipe | 1.00 | ea | | \$ - | \$0.00 | \$ 605.75 | \$605.75 | \$ - | \$ - | \$ 605.75 |
| 10" core-drill | 1.00 | ea | 1.00 | \$ 100.00 | \$100.00 | \$ - | \$0.00 | \$ 595.00 | \$ - | \$ 695.00 |
| New FLxFL Suction Pipe | 1.00 | ea | | \$ - | \$0.00 | \$ 468.82 | \$468.82 | \$ - | \$ - | \$ 468.82 |
| Linkseals/waterproofing/grouting | 1.00 | ls | 2.00 | \$ 100.00 | \$200.00 | \$ 315.00 | \$315.00 | \$ - | \$ - | \$ 515.00 |
| 918.00 Deck floor sleeve | 1.00 | ea | | \$ - | \$0.00 | \$ 198.75 | \$198.75 | \$ - | \$ - | \$ 198.75 |
| Baffle Wall Changes: | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| 12" core-drill | 3.00 | ea | 1.00 | \$ 100.00 | \$100.00 | \$ - | \$0.00 | \$ 1,590.00 | \$ - | \$ 1,690.00 |
| Future HSP ARV Sleeves: | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Floor sleeve | 2.00 | ea | 2.00 | \$ 100.00 | \$200.00 | \$ 205.71 | \$411.42 | \$ - | \$ - | \$ 611.42 |
| | | | | \$ - | \$0.00 | | \$0.00 | \$ - | \$ - | \$ - |
| 20" BW Waste Fitting (Change from S/O TEE to regular TEE) | -1.00 | ea | | \$ - | \$0.00 | \$ 5,358.00 | (\$5,358.00) | \$ - | \$ - | \$ (5,358.00) |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Additional Freight Charges | 1.00 | LS | | \$ - | \$0.00 | \$ 1,550.65 | \$1,550.65 | \$ - | \$ - | \$ 1,550.65 |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Misc. Small Tools and Mat'l 5% of Labor | 1.00 | ea | 5.00% | | | | | | | \$ 95.00 |
| Sales Tax | 1.00 | ea | 8.525% | | | | | | | \$ 526.21 |
| Totals | | | \$ 19.00 | | \$ 1,900.00 | \$ 6,172.49 | \$ 2,185.00 | \$ - | | \$ 10,878.70 |
| Rice Lake Mark-up on Subs (5%) | | | | | | | | | | \$ 109.25 |
| Rice Lake Mark-up on Labor, Material, and Equipment (15%) | | | | | | | | | | \$ 1,210.87 |
| Bond and Insurance Cost (1.5%) | | | | | | | | | | \$ 182.98 |
| Total Change Order Proposal Request | | | | | | | | | | \$ 12,381.80 |

Days Requested **1**

Central Minnesota Sawing LLC

10975 37th St, Clear Lake MN 55319

estimating@cmsawing.com

(320)743-2001

Date: 1/11/2024

Letting Date:

Prepared By: Maddy Ogg

Project Information

| | |
|-----------|---------------------------|
| County: | |
| Project: | New Water Treatment Plant |
| Location: | Corcoran MN |

| DESCRIPTION | RATE | QTY | Unit | TOTAL |
|--|------|-----|------|----------|
| Core Drill 10" Hole (1'4" Depth) | 595 | 1 | Ea. | 595.00 |
| Core Drill 12" Hole (8" Depth) | 405 | 3 | Ea. | 1,215.00 |
| Mobilization | 375 | 1 | Ea. | 375.00 |
| | | | | - |
| **QUOTE IS ASSUMING ALL HOLES WILL BE AVAILABLE UPON ONE MOBILIZATION** | | | | - |
| **SAWING MOBILIZATIONS WILL BE CHARGED PER CALL** | | | | |

2,185.00

Thank you for your business! For questions, please email
estimating@cmsawing.com

2,185.00

Terms & Instructions

| |
|--|
| *STANDBY TIME WILL BE CHARGED AT A RATE OF \$120 PER PERSON/1 HOUR STARTING AT 30 MINUTES DUE TO JOBSITE CONDITIONS THAT WOULD PREVENT US FROM PERFORMING THE WORK LISTED ABOVE |
| **CENTRAL MINNESOTA SAWING LLC IS NOT RESPONSIBLE FOR ANY TRAFFIC CONTROL |
| **THERE WILL BE AN ADDITIONAL MOB CHARGED IF WORK IS NOT AVAILABLE UPON MOBILIZATION (APPLIES TO LUMP SUM MOBS) |
| *THIS QUOTE IS NOT GOOD FOR OVERNIGHT WORK (RATE SUBJECT TO CHANGE BASED UPON PROJECT) |
| *RATE IS SUBJECT TO CHANGE IF THE CONDITIONS AND/OR CLIENT'S REQUIREMENTS DIFFER FROM THE ORIGINAL PLANS |
| *ADDITIONAL INCIDENTAL WORK OUTSIDE OF THIS QUOTE IS NOT INCLUDED IN THIS PRICE |

*CENTRAL MINNESOTA SAWING LLC WILL REMOVE AND DISPOSE OF ALL CONCRETE SLURRY AT NO ADDITIONAL COST

*CENTRAL MINNESOTA SAWING LLC IS WOMAN-OWNED AND DBE



CHANGE ORDER PROPOSAL

RLCG PROJECT #: 2305
 PROJECT NAME: Corcoran WTP
 DATE: 2/7/2024
 COP: 02 Overhead Door Custom Color

| DESCRIPTION | QTY | UNIT | LABOR | | | MATERIAL | | SUBCONTRACTOR TOTAL | EQUIPMENT TOTAL | LINE TOTAL | |
|---|------|------|--------|---------|--------|----------|--------|------------------------|--------------------|---|--------------------|
| | | | HOURS | \$ RATE | TOTAL | RATE | TOTAL | | | | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| Doorco Proposal | 1.00 | LS | | \$ - | \$0.00 | \$ - | \$0.00 | 2,750.00 | \$ - | 2,750.00 | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| Misc. Small Tools and Mat'l 5% of Labor | 1.00 | ea | 5.00% | | | | | | | \$ - | |
| Sales Tax | 1.00 | ea | 8.525% | | | | | | | \$ - | |
| Totals | | | \$ - | \$ - | \$ - | \$ - | \$ - | 2,750.00 | \$ - | 2,750.00 | |
| | | | | | | | | | | Rice Lake Mark-up on Subs (5%) | \$ 137.50 |
| | | | | | | | | | | Rice Lake Mark-up on Labor, Material, and Equipment (15%) | \$ - |
| | | | | | | | | | | Bond and Insurance Cost (1.5%) | \$ 43.31 |
| | | | | | | | | | | Total Change Order Proposal Request | \$ 2,930.81 |

Days Requested 1

DOORCO

4871 Rice Lake Rd.
Duluth, MN 55803

T: 218-349-3715
F: 218-461-3715

C.O. # 1

DATE: September 18, 2023

REVISED DATE: February 6, 2024

PROJECT: CORCORAN WATER TREATMENT PLANT

SECTION: 08 36 13 UPWARD ACTING SECTIONAL DOORS

ADDENDA

| DESCRIPTION | | AMOUNT |
|--|------------|-------------------|
| ORIGINAL BID: | | |
| (1) 10'-2" X 10' CLOPAY 3722, 20 GAUGE GALVANIZED STEEL , INSULATED R-18, NO WINDOWS, 3" REVERSE ANGLE TRACK, STANDARD LIFT, SAFETY BOTTOM, COMMERCIAL PHOTO EYES, 100,000 CYCLE TORSION SPRINGS, STANDARD COLOR, CLIP-ON WEATHER SEALS. | | |
| (1) 10' LIFTMASTER T501 L5 HEAVY-DUTY COMMERCIAL TROLLEY OPERATOR WITH A STANDARD 3-BUTTON CONTROL STATION AND (2) REMOTE CONTROLS. | | |
| FURNISH AND INSTALL (1) NEW DOOR WITH (1) NEW OPERATOR. INCLUDES ALL PARTS AND LABOR. | | |
| | | |
| FOR CUSTOM COLOR (SHERWIN-WILLIAMS SEALSKIN 7675) | ADD | \$2,750.00 |
| "ALL UNION LABOR" | | |

"ALL ELECTRICAL BY OTHERS"
BID PER AVAILABLE PLANS AND SPEC'S
FURNISH AND INSTALL COMPLETE ON PREPARED OPENINGS

ALL MATERIAL AND LABOR GUARANTEED AS SPECIFIED
PRICES SUBJECT TO CHANGE WITHOUT NOTICE



CHANGE ORDER PROPOSAL

RLCG PROJECT #: 2305
 PROJECT NAME: Corcoran WTP
 DATE: 2/7/2024
 COP: 03 Upsize BW Pump Roof Hatch

| DESCRIPTION | QTY | UNIT | LABOR | | | MATERIAL | | SUBCONTRACTOR TOTAL | EQUIPMENT TOTAL | LINE TOTAL | |
|---|------|------|--------|---------|--------|----------|--------|------------------------|--------------------|---|--------------------|
| | | | HOURS | \$ RATE | TOTAL | RATE | TOTAL | | | | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| Roof Tech Proposal | 1.00 | LS | | \$ - | \$0.00 | \$ - | \$0.00 | 4,079.00 | \$ - | 4,079.00 | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| | | | | \$ - | \$0.00 | \$ - | \$0.00 | \$ - | \$ - | \$ - | |
| Misc. Small Tools and Mat'l 5% of Labor | 1.00 | ea | 5.00% | | | | | | | \$ - | |
| Sales Tax | 1.00 | ea | 8.525% | | | | | | | \$ - | |
| Totals | | | \$ - | \$ - | \$ - | \$ - | \$ - | 4,079.00 | \$ - | 4,079.00 | |
| | | | | | | | | | | Rice Lake Mark-up on Subs (5%) | \$ 203.95 |
| | | | | | | | | | | Rice Lake Mark-up on Labor, Material, and Equipment (15%) | \$ - |
| | | | | | | | | | | Bond and Insurance Cost (1.5%) | \$ 64.24 |
| | | | | | | | | | | Total Change Order Proposal Request | \$ 4,347.19 |

Days Requested 1

Matt Messerly

From: Michael Sederstrom <michaels@rooftech.com>
Sent: Monday, January 29, 2024 3:13 PM
To: Matt Messerly
Subject: Re: Equipment Access Roof Hatch Corcoran WTP

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

I got pricing back for a 5'x5' with a clear opening of 55"x57.125". The total add price for this would be \$4,079.00. He didn't give me an option for a 48" x X" as we discussed. I tried to reach him to find out if that isn't an option or why he didn't provide the option but haven't heard back. If I do hear something on that I will provide you with the option but felt it best to provide you with what I know as of now. If this will work and you want to move forward with it please let me know.

Thank you,
Mike

Sent from my iPhone

On Jan 25, 2024, at 2:19 PM, Matt Messerly <matt_messerly@ricelake.org> wrote:

THINK BEFORE YOU CLICK: This email originated outside the organization. Do not click links or attachments unless you know the content is safe.

Hi Mike,

I made a mistake on the pump dimension; it's actually 43.75" diameter.

So, we need an absolute clear opening that is at least 45" x 45" minimum to accommodate that.

Sorry for the misinformation.

Thank you for helping us find a hatch that will work.

Matt Messerly
Project Manager
Rice Lake Construction Group
Cell: 218-670-1937
www.ricelake.org

A Water Resources Group Company

STAFF REPORT

Agenda Item: 7o.

| | |
|---|-------------------------------------|
| Council Meeting February 22, 2024 | Prepared By Kevin Mattson |
| Topic Lead Service Line Inventory – Engagement Request (Minnesota Department of Health) | Action Required Approval |

Summary

A staff report related to the Lead Service Line Inventory – Engagement Request from the Minnesota Department of Health, will be emailed on Tuesday, February 20, 2024 with a hard copy provided to Council the evening of the February 22, 2024 meeting.

Attachments (Hard copies will be provided February 22, 2024)

1. Staff Report

| | |
|---|------------------------------------|
| Council Meeting February 22, 2024 | Prepared By Jay Tobin |
| Topic Current City of Corcoran Organization Chart | Action Required Approval |

Summary

In recognition of the need for clarity and common understanding regarding the organizational structure for all City of Corcoran operations, staff attempted to capture authorized positions, contracts, and an appropriate hierarchy. The “current organizational chart” reflects the present organization as approved and or directed by City Council and which is supported in and through the 2024 budget.

Staff continues to review emerging requirements, evaluate potential efficiencies, mitigate and eliminate deficiencies, and propose appropriate organizational changes as needed.

As the staff assesses future needs, they will ensure proposed alternatives and requested changes are presented and discussed in and through the 2025 budget process.

Financial/Budget

Personnel and contracts reflected in the “current organization chart” as presented are approved in the 2024 budget.

Recommendation

Staff recommend approving the “current organization chart” as presented.

Council Action

1. Approve the “current organization chart” as presented.
2. Decline approval of the “current organization chart” as presented.
3. Amend the “current organization chart” as presented and approve the amended chart.
4. Provide staff direction regarding changes to the “current organization chart”.

Attachments

1. Current Organization Chart.

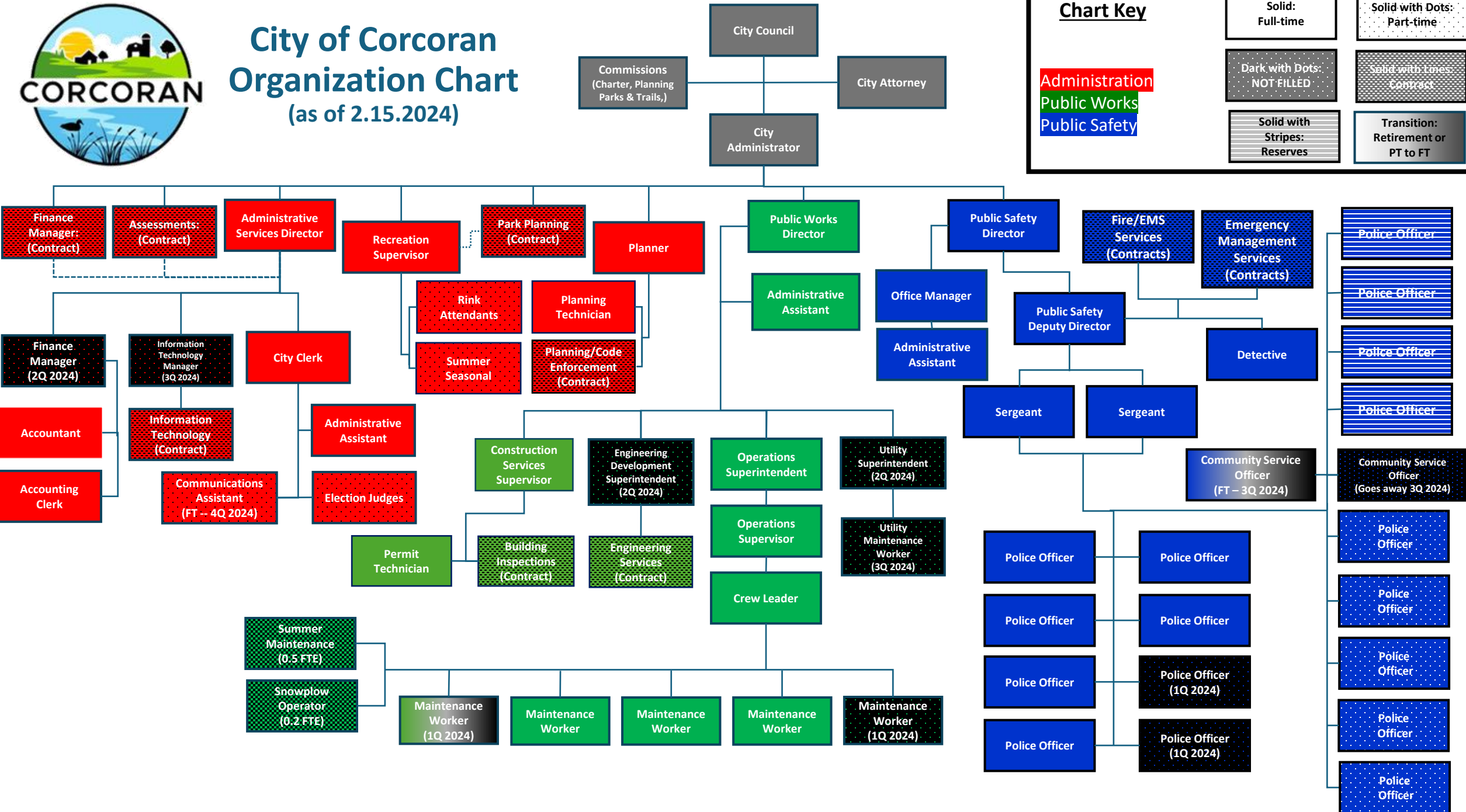


City of Corcoran Organization Chart (as of 2.15.2024)

Chart Key

| | |
|--|---|
| Solid: Full-time | Solid with Dots: Part-time |
| Dark with Dots: NOT FILLED | Solid with Lines: Contract |
| Solid with Stripes: Reserves | Transition: Retirement or PT to FT |

Administration
Public Works
Public Safety



STAFF REPORT

Agenda Item: 8a.

| | |
|--|---|
| City Council Meeting February 22, 2024 | Prepared By Natalie Davis McKeown |
| Topic Hope Ministries Comprehensive Plan Amendment, Rezoning, Preliminary PUD Plan, and Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0004, 11-119-23-14-0005, 11-119-23-11-0012) (City File No. 23-028) | Action Required Approval |

Review Deadline: April 2, 2024

1. Application Request

The applicants (Hope Community Church, Brian and Jacque Lothar, and Corcoran Investments, LLC) request approval of a 40-acre mixed-use development at the northwest corner of County Road 116 and County Road 30 and surrounding the existing Hope Community Church location.

2. Background

Hope Community Church is an existing institution located at 19951 Oswald Farm Rd. Hope Community Church purchased the subject parcels over 20 years ago with a long-term vision to create a campus that would provide places for people of multiple age groups to live, work, dine, and worship. Significant components of this vision include senior housing options as well as medical office space.

The church was approved in 2001. As part of the original approvals, the landowner provided a concept plan for future build out of the entire church property, which included senior housing, office/retail on the property east of the church, and a cemetery west of the church. No approvals for future phases were granted as these were conceptual plans only.

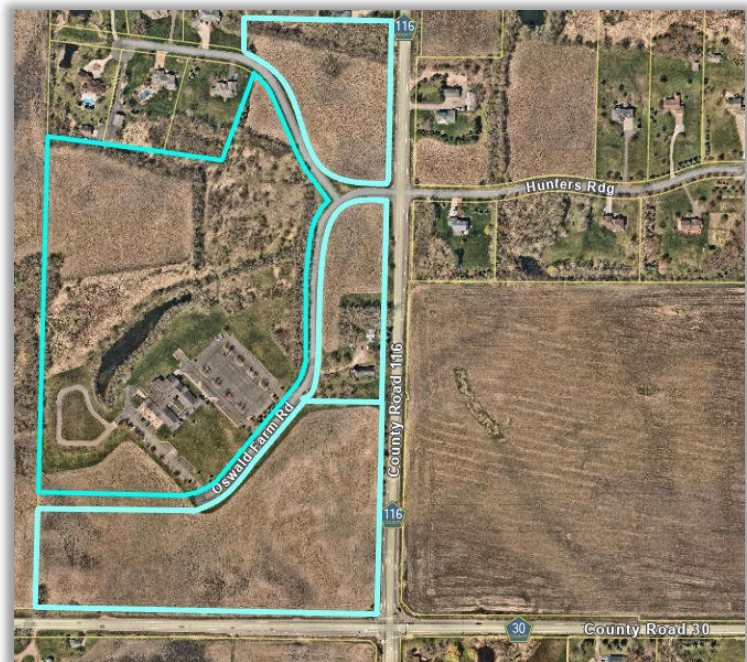


Figure 1 Site Location

In 2005, the City approved a request from the church to complete a Zoning Ordinance Amendment to allow a daycare on site with a Conditional Use Permit (CUP). In 2006, the church submitted a request for a Zoning Ordinance Amendment to allow development of land in the Metropolitan Urban Service Area (MUSA) prior to availability of services, subject to several conditions. This request was approved.

In 2012, the City approved a CUP and a Site Plan Amendment to allow a 498-plot cemetery on 1.504 acres of land west of the existing church. As a part of this approval, the applicant was required to plant screening for the cemetery, and an escrow was taken as a financial security to guarantee the work. However, there was confusion as to whether this screening was desired by the neighboring property. It was confirmed at the public hearing on February 1, 2024, that the screening is desired by the adjoining property owner at this time. Brian Lothar confirmed he will install the screening as shown on the 2012 plan to close out that project. This is discussed further in the landscaping section of the analysis.

Most recently, the Lothers and Hope Community Church worked with the City to provide land for a water treatment plant and water tower in the Northeast District.

3. Prior Review

A concept plan for this proposal was reviewed by the Council on January 12, 2023. An Environmental Assessment Worksheet (EAW) was completed for the development proposal, and the City issued a Notice of Decision confirming no need for an Environmental Impact Statement on July 27, 2023.

Applicants wishing to submit a request for a Planned Unit Development (PUD) are now required to host a neighborhood meeting prior to submittal of their preliminary application. A meeting was held at Hope Community Church on Wednesday, October 11, 2023. A summary of the meeting is enclosed with this report.

The Parks and Trails Commission reviewed this application on December 14, 2023. The information was specifically regarding the Three Rivers' Diamond Lake Regional Trail and estimated park dedication fees for the project. Their recommendation is discussed subsequently in this report when the trail is discussed in more detail.

The Planning Commission reviewed this application at a public hearing on February 1, 2024. Several participants spoke at the public hearing stating concerns around traffic, grading, and the density of the proposed project. The Planning Commission discussed these concerns as well as the requested flexibilities and proposed benefits of the application. The Planning Commission recommended approval of the following:

- Resolution Approving the Comprehensive Plan Amendment (4-0; Horn absent)
- Ordinance Approving a Rezoning to a Planned Unit Development (3-1; Lind voted nay)
- Resolution with Findings of Fact for Rezoning to a PUD (3-1; Lind voted nay)

- Resolution Approving the Preliminary Planned Unit Development Plan (3-1; Lind voted nay)
 - o An amendment was made requiring the applicant to complete a 1-1 tree replacement for any significant native tree species removed. This is discussed further in the landscaping section of this report.
 - o The Planning Commission recommended the Northeast District Design standards prevail over the standards of the General Mixed Use District (GMU) where a conflict arises between the two sets of standards.
- Resolution Approving the Preliminary Plat (3-1; Lind voted nay)

4. Context

Zoning and Land Use

The proposed development spans four parcels. Two parcels do not have any existing structures. One parcel has an existing single-family home. The largest parcel contains Hope Community Church and the associated cemetery. The City recently approved a subdivision on the Hope Community Church parcel for a 1.2-acre parcel to be used as the location for the City’s first water tower. Construction on the water tower is underway, and this property is noted as “not included” in the preliminary plat exhibit.

The existing church site is zoned Public/Institutional (P-I) while the three surrounding parcels to the east are currently zoned GMU. The 2040 Comprehensive Plan guides the church site as Public/Semi-Public with the three surrounding parcels are guided as Mixed Use. All four properties are within the Metropolitan Urban Service Area (MUSA) and are within Phase 1 of the 2040 Staging Plan.

The applicant’s team shared at the Planning Commission meeting that the entire church site was previously guided and zoned for mixed use along with the surrounding properties. This is accurate. The 2020 Comprehensive Plan stated the following:

The area located at the intersection of County Roads 116 and 30 and east to County Road 101 is also designated as

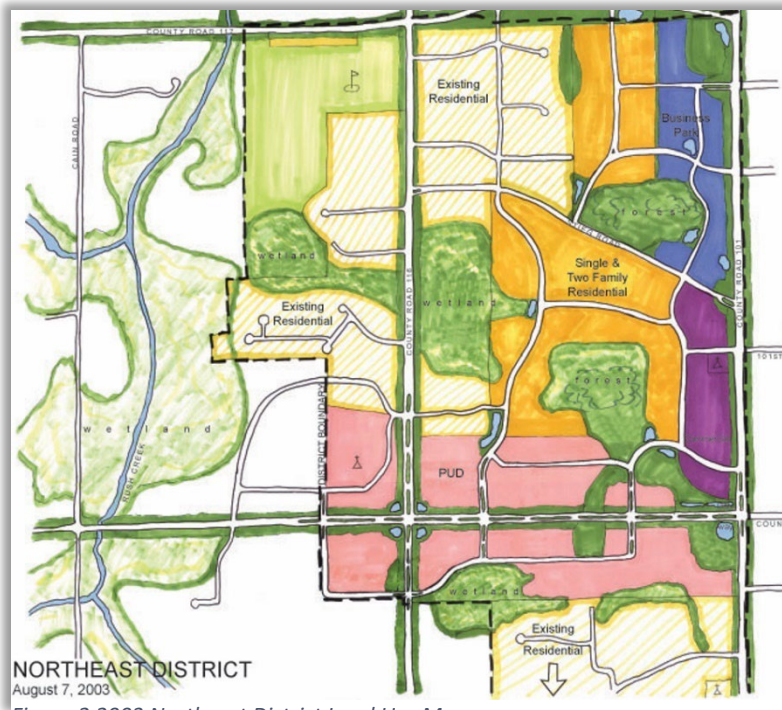


Figure 2 2003 Northeast District Land Use Map

mixed use with an overlay PUD to call out that the City deems this corridor as unique and critical.

The church site was changed to Public/Semi-Public and P-I as part of the 2030 Comprehensive Plan update.

Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below. All surrounding properties are within the MUSA.

| Direction | Guided | Zoning District | Use | Staging Phase |
|-------------------------|---|---|--|-------------------------------------|
| North | Existing Residential | Urban Reserve (UR) | Single-family Residential Neighborhood | Phase 4 2035-2040 |
| East (Across CR 116) | - Existing Residential - Business Park | - UR - Single Family Residential 1 (RSF-1) - Business Park (BP) | - Single-family residential neighborhood - City Water Treatment Plant - Agriculture/Vacant | - Phase 4 - Phase 1 2020-2025 |
| South (Across CR 30) | Mixed Use | General Mixed Use | Agricultural Homestead | Phase 1 |
| West | Mixed Residential | UR | Agricultural Homestead | Phase 3 2030-2035 |

Natural Characteristics of the Site

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map does not reflect any natural communities on the four subject properties. Previous wetland delineations confirmed two large wetlands northwest of the church. A wetland delineation was finalized for the entire project site in May of 2023. A total of 6 wetlands were delineated on the site.

5. Analysis

The development proposal includes the following application components: comprehensive plan amendment (CPA), rezoning, preliminary planned unit development (PUD) plan, and preliminary plat. The development plan includes 641 housing units and 80,200 square feet of commercial space. The proposed uses include the following:

- A 13-acre parcel will be carved out to contain the existing Hope Community Church site, a tot-lot, existing cemetery, and a future cemetery expansion is noted on the site plan.
- Multi-Family “A”
 - o Market-rate apartment building
 - o 4-stories
 - o 148 units
- Retail “B”
 - o 10,100 square feet commercial building
 - o Potential users possible with this space include a small grocery store, coffee shop, restaurant, barbershop, bank, pharmacy, child care, etc.
- Medical “C”
 - o 2-story medical office building
 - o 31,300 square feet
- Medical “D”
 - o 2-story medical office building
 - o 28,800 square feet
- Retail “E”
 - o 10,000 square foot commercial building
 - o Same uses as discussed for Retail “B” are anticipated for this building.

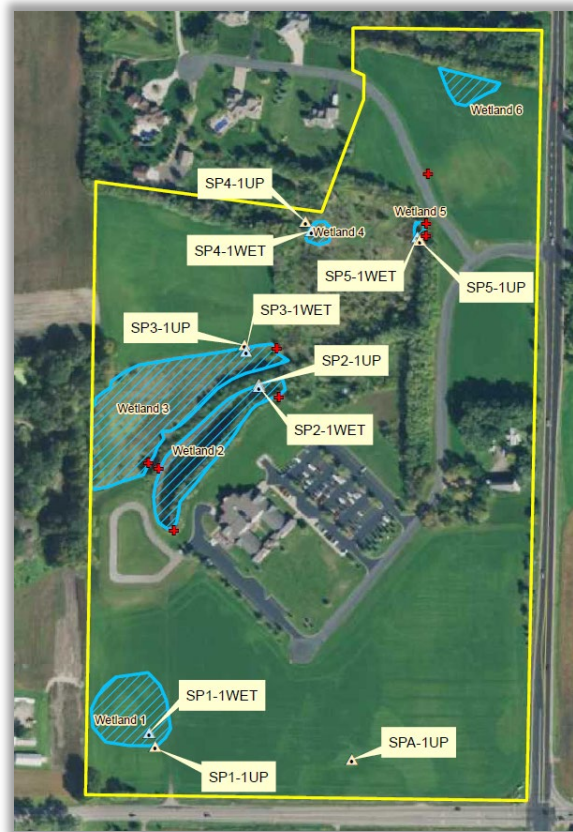


Figure 3 2023 Wetland Delineation

- Shared parking lot to serve the retail and medical buildings.
- Multi-Family “F”
 - Market-rate apartment building
 - 4-stories
 - 184 units
- Senior Housing
 - Apartment building
 - 122 units
 - Full continuum of care including independent living, assisted living, memory care, and hospice.
 - A breakdown of the number of units that would be independent living versus assisted living or hospice units is not available at this time as the end user is not finalized for this building. For the sake of reviewing the preliminary application, all of these units will be treated as independent living units. The finalized mix of units would be confirmed with the submittal of a final plat/final PUD for the phase that includes this building.
 - 28 memory-care units
 - The application does show a wing of the building committed to 28 memory-care units.
- Active Senior
 - Apartment building catered to 55+ Active Senior population.
 - 110 units
 - Independent living
- Villas “I”
 - 20 detached (single-family) senior villas
 - 6 twin-home senior villas
 - One-level living
- Rowhomes “J”
 - 51 townhome units
 - 7 groups of townhomes ranging from 4-9 units
 - Market-rate / non-age restricted.
- Three River’s Diamond Lake Regional Trail and underpass to cross County Road 16.

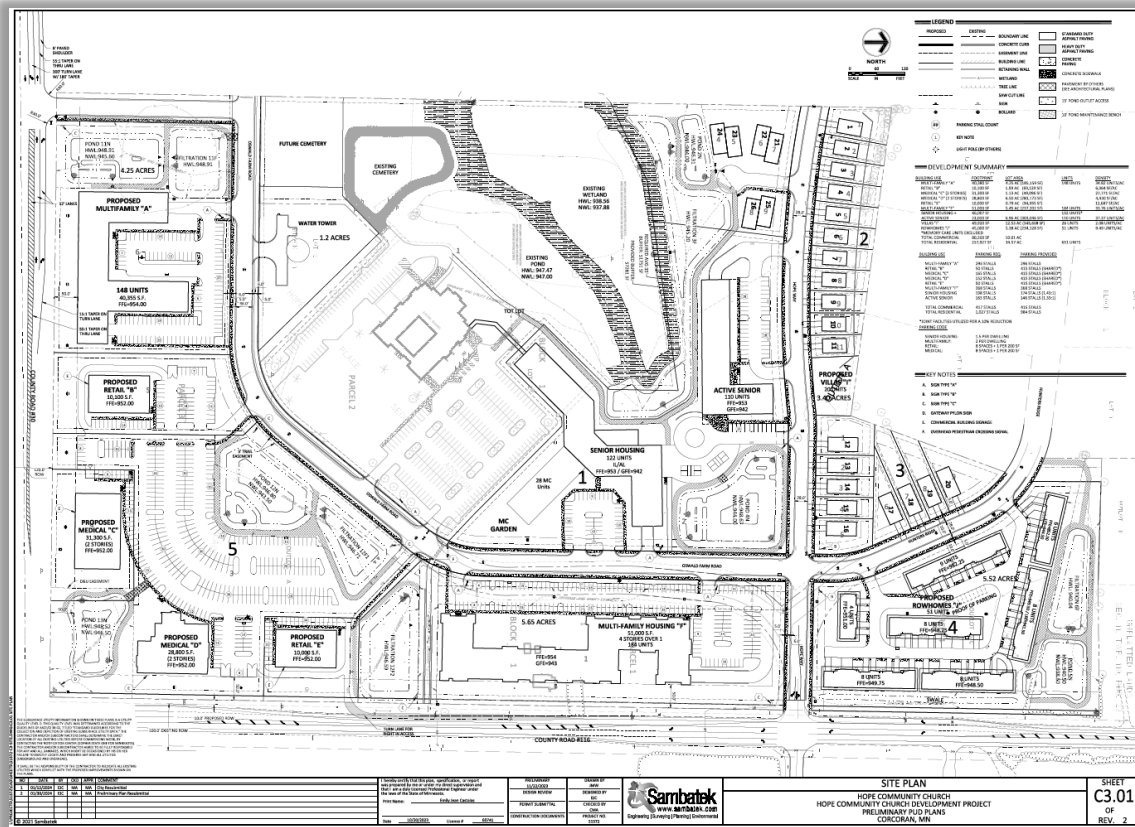


Figure 4 Site Plan Received 1/30/2024

A. Level of City Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a CPA. The comprehensive land use plan is the City’s long-range planning tool that indicates what type of development should occur on all land within the City. It is the City’s plan for directing future development and growth. The City Council may guide property as it deems necessary to protect and promote the general health, safety, and welfare of the community.

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City’s Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The City has a relatively high level of discretion in approving PUDs. A PUD must be consistent with the City’s Comprehensive Plan. The City may impose requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety, and welfare of the community and surrounding areas.

The City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinances. If it meets the standards, the City must approve the preliminary plat.

B. Consistency with Ordinance Standards

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and other City Code requirements, as well as City policies. Planning staff coordinated review of the development application with Public Works and Engineering as well as the Public Safety team. Memos from the City Engineer and Public Safety are enclosed in this report as well as incorporated into the following analysis as appropriate. The applicant is responsible for reviewing the entirety of both memos, and the approval conditions require compliance with the memos.

Comprehensive Plan Amendment

As part of the development proposal, the applicant requests to amend the 2040 Future Land Use Map to update the land use guiding from Public/Semi-Public to Mixed Use on the northern portion of the existing Hope Community Church site to allow for senior housing apartments and villas (both detached and attached twin-homes). The site for Hope Community Church will remain guided as Public/Semi-Public.

The Comprehensive Plan is a living document. When the City finds evidence to support a change to the plan, the City Council has the discretion to make a change. The City should consider the following issues when reviewing a CPA request:

- Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the Comprehensive Plan was adopted that supports

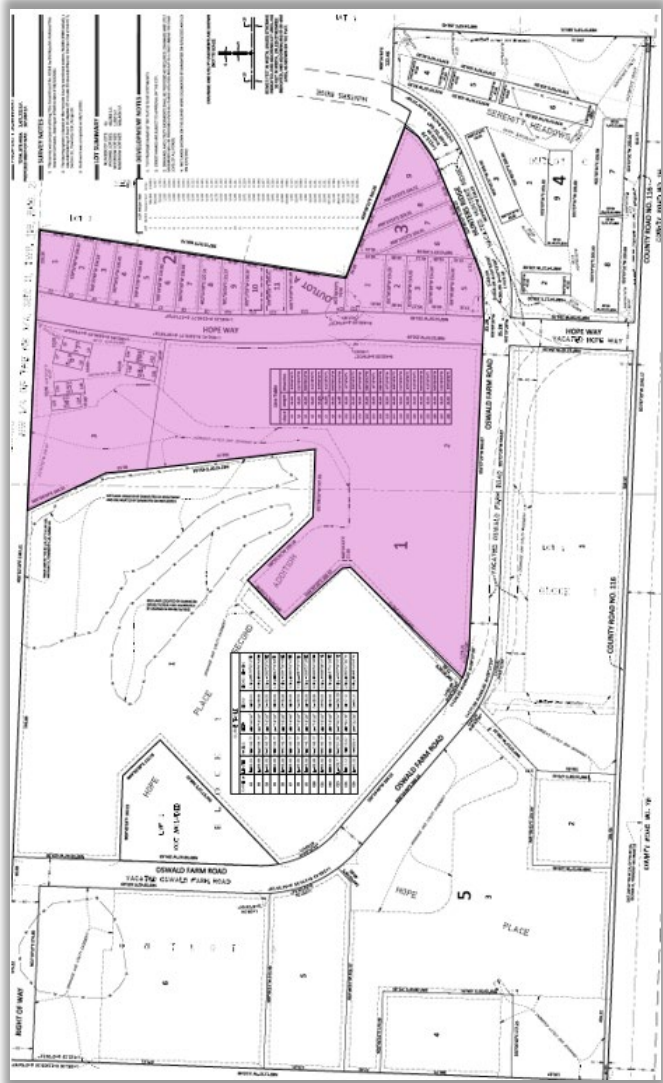


Figure 5 Comprehensive Plan Amendment Exhibit

re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.

- Whether or not the change is needed to allow reasonable development of the site.
- The relationship of the proposed amendment to the supply and demand for particular land uses within the City and the immediate vicinity of the site.
- A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.
- The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including but not limited to:
 - Transportation;
 - Sanitary sewer, including existing and proposed sanitary sewer flows as compared to the adopted plan;
 - Housing, including the extent to which the proposal contributes to the City's adopted housing goals;
 - Surface water, including compliance with the City's goals for water quality as well as water quantity management;
 - Water supply;
 - Parks and open space; and
- Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts upon the City.

This is a policy decision for the City Council. The City should evaluate all these issues when considering the decision. Staff recommends approval of the future land use change as it will allow reasonable development and is an extension of the mixed-use boundary existing in the area. The change may also have positive fiscal impacts. The higher density in this consolidated area will help contribute to the City's overall density goal and would be factored in to the 2050 Comprehensive Plan update.

Rezoning

The properties in this proposed development are currently zoned GMU and PI. The applicant requests rezoning the properties to a Planned Unit Development (PUD) district. Assuming the CPA is approved, the rezoning will be consistent with the underlying land use districts. The districts standards for PI will continue to apply to the site for Hope Community Church and cemetery. The remaining acreage will be developed in accordance with the Mixed Use land designation which anticipates half the district acreage to be developed at a residential density of 8-30 units per acre.

The Zoning Ordinance establishes a PUD zoning district with the purpose of granting flexibility from site design requirements in return for creative community designs of exceptional quality with a combination of public benefits. The PUD ordinance clarifies that PUDs for land guided as Public/Semi-Public is assumed to allow uses as detailed in

the PI zoning district. Additionally, land guided as mixed use is assumed to allow uses as detailed in the zoning districts for GMU as well as Downtown Mixed Use (DMU). The presumptive performance standards for the Public/Semi-Public portion will continue to be based on the PI zoning district. The presumptive performance standards for the mixed-use portion of the PUD will be based on the requirements of the GMU districts unless deviation from these standards is specifically approved.

The applicant's narrative requests PUD flexibility for the following:

- Deviation in lot square footage standards for the Villa units.
- Setback reduction for multifamily and commercial buildings along County Road 116 and County Road 30.
- Joint Parking / Parking reductions throughout the project area.
- Allowance of townhomes, twin-homes, and detached villas in the GMU instead of multi-family housing as the district permits by right.
 - These housing types are not allowed in GMU but are allowed in the DMU. Allowing these uses as part of a mixed-use PUD is consistent with the PUD ordinance.
- Flexibility to shift required landscape material from inner portions of the site to allow for improved buffering at the edges of the site.
- Relief from Ordinance 1040.135 which requires a grade separation on all housing units accessing the building on the first level.
- Flexibility from landscape island / parking bay spacing standards found within the Northeast District Standards for the commercial parking lot.
- Flexibility from the restriction on drive-through lanes abutting public right-of-way (ROW). The applicant proposes to screen the drive-through lanes to mitigate the impact of granting this flexibility.

The staff report identifies a number of additional areas of flexibility that will likely be necessary for the application to move forward in a similar vision to what is currently proposed.

The concept plan for this development proposal was reviewed prior to the adoption of the City's PUD Public Benefit Policy on 5/23/2023. Therefore, the proposal will not be reviewed against the policy. However, a combination of public benefits is still expected. In exchange for this flexibility, the applicant proposes the following public benefits:

- An architectural transition between existing uses and the proposed development by locating taller buildings as far away from existing single-family homes as possible, lessening impact to existing residents.
 - Additionally, the requested flexibility for villas and townhomes in the northern portion of the site allows for a transition in density from multi-family buildings to the south.
- Construction of Hope Way (this will actually become "100th Ave" per the City's street naming policy), an east-west connection to future development to the west.

This arguably provides relief from future east-west traffic that could otherwise be routed through the existing Hunters Ridge road connection. This idea was received well at the neighborhood meeting.

- Coordination with City staff/consultants to shift existing ROW to allow for more economical construction of the water utility lines.
- Improvement of existing drainage conditions for neighbors to the south of the project area through stormwater routing through the project area.
- Establishment of a significant tax base to serve Corcoran and its residents well into the future.
- Provide a trail easement in excess of 20 feet to support a grade-separated crossing at County Road 116 and the Three Rivers Diamond Lake Regional Trail. The applicant proposes to dedicate this easement from the outset of the project to allow for more wholistic trail planning. Alternatively, Three Rivers would need to acquire this easement at a later point which could delay the trail/underpass project and lead to land conflicts in order to expand the corridor.
- This project serves as a vital link for future development in the City of Corcoran.
- The flexibility in applying the required landscaping across the site will allow for more buffering near the edges of the site.
- The flexibility to bypass the parking island / parking bay requirement within the commercial parking lot will allow for more unified pedestrian walkways throughout the commercial parking lot.

The PUD flexibility and public benefits are discussed in more detail in the PUD development plan section of this report.

The City must review this request for compliance with the PUD standards as follows:

1. *The planned development is not in conflict with the Comprehensive Plan.*

The proposed PUD appears to comply with the 2040 Comprehensive Plan. The new parcel for Hope Community Church and associated cemetery will remain guided as Public/Semi-Public. This land use designation is for public facilities as well as semi-public facilities, such as places of worship and golf courses.

The Mixed Use land use designation is expected to develop with a mix of residential, retail, and office uses either within one building or one development. The proposed PUD uses are not in conflict with the Comprehensive Plan. Residential development within mixed use areas is anticipated at a density of 8-30 units per acre. More specifically, the 2040 Comprehensive Plan states the following:

The City expects approximately ½ of these [mixed use] areas to develop with residential uses at a variety of densities, but the City will plan for 8-30 units per acre on average.

The Comprehensive Plan notes that the City calculates net density (gross land area – wetlands and land below the 100-year ordinary high-water level) to ensure compliance with the Comprehensive Plan goals. That is the calculation that the City has used for other development reviews in Corcoran.

Prior to the proposed CPA, the mixed-use portions of the project comprised roughly 25.18 gross acres. Based on the provided site plan, all wetlands not on the church parcel will be impacted, and there is no known floodplain on the site. Therefore, the estimated net acreage is also 25.18. For a mixed-use site, the residential density target is calculated based on the assumption that half of the net acres will go towards residential uses at a density of 8-30 units. This means that roughly 100.7 to 377.7 residential units were anticipated in this area in the 2040 Comprehensive Plan.

The applicant provides that the net mixed use acreage with the requested CPA is 43.74 acres. This means an estimated 174.96 to 656.1 residential units would be expected to be located within the project boundaries considered mixed-use. The proposal includes 641 housing units. The pre-development density when applied to the residential portion of the proposed project area (33.58 net acres) comes back at 19.09 units per acre. The language in the Comprehensive Plan (specifically the use of the term “approximately”) appears to allow for flexibility with how the assumptions are ultimately applied. The density based on the residential acreage of the project is within the density range anticipated for the land use designation. Further, the project is consistent with the Comprehensive Plan goals to provide a variety of housing options.

The 2040 Parks and Trails map contemplated the Three River’s Diamond Lake Regional Trail in the vicinity of County Road 116 before meandering northeast near Hunters Ridge on the east side of County Road 116. The City’s Comprehensive Plan was completed prior to Three River’s providing a more finalized alignment. The proposed trail alignment and underpass shown through the southern portion of the proposed project appears to comply with the City’s Parks and Trails plan as well as the Three River’s master plan for the trail.

2. The planned development is not in conflict with the intent of the underlying zoning district and is compatible with surrounding land uses.

The proposed PUD provides a mix of residential and commercial uses with a combination of public and private pedestrian routes to interconnect the uses throughout the development. This is consistent with the purpose of the GMU district. The church site and cemetery are consistent with the intent of the PI district as a semi-public use. The applicant requests approval of a PUD zoning for design flexibility to allow for modification to requirements for setbacks, site design requirements, lot size, lot width, and building height at a density consistent with the zoning district and Comprehensive Plan.

Development within the GMU is only allowed when the full range of municipal services are available to the site. Per the applicant's narrative, the development process for this project would start in advance of municipal water being operational. However, the applicant does not intend to move forward with building permits until Corcoran water is available for this site. Site work is hoped to start in 2024, but building permits are not anticipated until 2025. A condition of approval is that the applicant cannot apply for building permits prior to Corcoran city water being operational unless a PUD amendment is granted by the City allowing flexibility from this district requirement.

3. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance.

The development is not in conflict with other applicable provisions of the zoning ordinance, except that PUD flexibility is requested as noted in the staff report. In exchange for this flexibility, the developer will provide the above-noted public benefits.

4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase.

The planned development is feasible without dependence upon any other subsequent phase. The project is anticipated to be completed in 4 phases that will be able to adapt to the needs of the market. Development is contingent upon completion of trunk infrastructure improvements and water service. The initial phases will include the construction of the primary project infrastructure, required roadway improvements on County Road 116 and County Road 30, and other key public infrastructure improvements needed to support the project.

5. The planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.

With the proposed improvements identified in the feasibility study that will be required for this project to move forward, the planned development will not create an excessive burden on parks, streets, and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing a public trail consistent with the Three River's Diamond Lake Regional Trail master plan and the City's 2040 Comprehensive Plan. A private tot lot that will be accessible to residents of the planned development is proposed on the church property. The residents living in assisted living, memory care, and hospice units will place less demand on public facilities such as streets and parks. The development includes the construction of all public infrastructure needed to serve the site at the developer's expense.

Municipal water is anticipated to be available at the end of 2024 under best case scenario. The applicant is hoping to start site work by the end of this year; however, they provide it will be unlikely they will be ready for a building permit before 2025. The applicant states they do not intend to pull a building permit prior to the availability of Corcoran water for this site.

6. *The planned development will not have an undue and adverse impact on the reasonable enjoyment of the neighboring property.*

The planned development intentionally placed residential uses near the adjacent residential and agricultural uses to minimize the potential for an undue or adverse impact on the reasonable enjoyment of the neighboring property. Should the property to the west develop in the future, it will develop with mixed residential uses and densities, which will be compatible with the proposed uses along the western border of the PUD.

7. *The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective use of streets, utilities, and public facilities, it shall maintain and enhance any natural resources within the development, and create a public benefit that is greater than what would be achieved through the strict application of the primary zoning regulations.*

The PUD would provide quality building and site design; install and provide streets, utilities, and public facilities more efficiently; and create public benefit that is greater than may otherwise be achieved. The development will meet the City's density goals, the proposal hopes to address pre-existing stormwater drainage concerns in the vicinity of the project where possible, provide pedestrian routes, and dedicate a larger-than-typical trail easement for an underpass pedestrian crossing at County Road 116.

Preliminary PUD Development Plan

The PUD zoning district offers greater flexibility in site design requirements in exchange for creative community designs of exceptional quality. This may be accomplished through preservation, restoration, and/or enhancement of natural systems; above-average open space amenities; creative design in the layout of buildings, open space, and circulation; compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The applicant anticipates this project will be built over 4 phases. The applicant's narrative notes that the market will ultimately drive the phasing of the project, but they believe the multifamily and senior housing will lead the development due to current market conditions and availability of utilities. At this point, the applicant anticipates the first building permits will be pulled in early 2025 with grading and utility work

commencing later this year (2024). They do not intend to apply for building permits until watermain and sanitary sewer are in place and operational.

Uses

Per the PUD ordinance, mixed-use PUDs are presumed to include all permitted and accessory uses in addition to uses allowed by conditional, interim, or administrative permits within the GMU and Downtown Mixed Use (DMU) districts. Additionally, PUDs located on land guided as mixed-use are expected to include a combination of residential and commercial uses. The proposed housing types and commercial buildings are consistent with the uses outlined within these districts. While the GMU only contemplates multi-family housing, assisted living, and nursing homes, the DMU does contemplate detached houses and attached houses as permissible uses.

The two retail commercial buildings are shown to include drive-throughs. While drive-throughs are conditional uses within the GMU, they are not allowed to be located between a street frontage and the building. This is a GMU standard as well as a general performance standard of drive-through conditional use permits (CUP). However, this standard appears to be difficult to satisfy with the location of the commercial buildings, the City's stacking requirements, and the fact these lots have double street frontages. The applicant requests flexibility from this standard and proposes to screen the drive-through lanes with vegetation to mitigate the impact of the flexibility.

Lot 2, Block 1 includes both the Active Senior building and the Senior Housing building. Per Section 1060.050, Subd. 3, no more than one principal building shall be located on a multiple family residential lot or non-residential lot, except by conditional use permit. Two principal buildings on Lot 2, Block 1 would be approved as part of the permitted uses in the PUD.

The parcel for the church and cemetery is consistent with uses contemplated within the underlying PI district. The proposed PUD will allow the cemetery as a permitted use. However, a site plan for the future cemetery expansion will need to be approved as part of a future final PUD plan when Hope Community Church is ready to proceed.

Lot Standards

Per the PUD ordinance, the district regulations of the most closely related underlying zoning district shall be considered presumptively appropriate but may be departed from as deemed appropriate to accomplish the purpose and intent of a PUD.

The church parcel was reviewed against the PI district standards. All the PI standards are satisfied, or exceeded, with the exception of a tunnel connection shown between the Senior Housing building and the church that will be within the 50' side setback. This tunnel will serve for easy transportation for senior residents, some of which may need more assistance than others, from their residence to the church. This can be handled as a PUD flexibility and limited to the tunnel connection. This tunnel connection will also require an encroachment agreement with the City since it is within the City's drainage and utility easement.

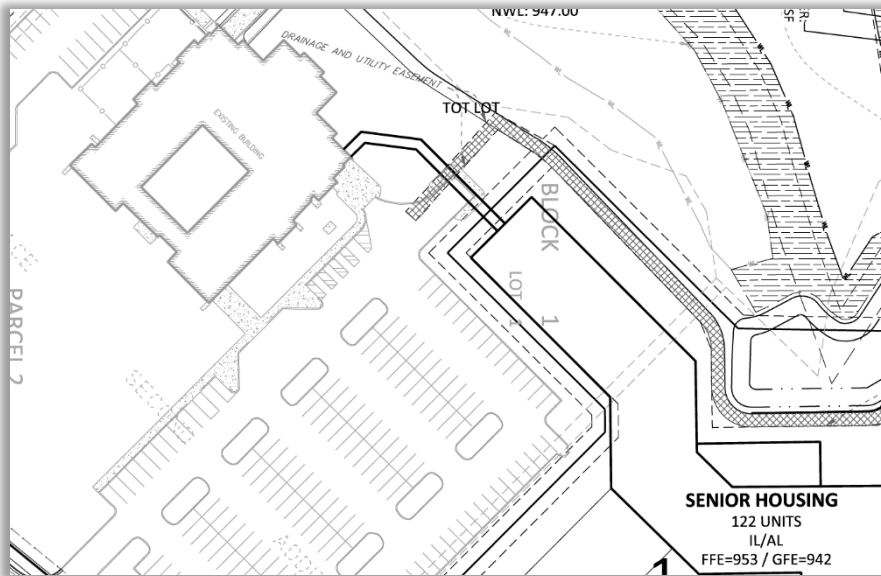


Figure 6 Tunnel Connection Between Church and Senior Housing Building

The commercial and multi-family housing uses will be reviewed against the GMU district standards for the commercial and multi-family housing uses. The applicant's narrative requested flexibility from the front setback from county roads as well as flexibility from the building height limit. The requested flexibilities from the GMU lot standards are shown in red in the table below.

| Commercial & Multi-Family | Proposed | GMU |
|--------------------------------------|-----------------------------------|--------------------|
| Minimum Lot Area | 25,000 square feet | 25,000 square feet |
| Minimum Lot Width | 150 feet | 150 feet |
| Minimum Lot Depth | NA | NA |
| Minimum Principal Structure Setbacks | | |
| - Front, Major Roadways | 50 feet with enhanced landscaping | 100 feet |
| - Front, Other Streets | 25 feet | 25 feet |
| - Side | None | None |
| - Rear | None | None |

| | | |
|-------------------------------------|--------------------------------|---|
| Maximum Principal Building Height | 50 feet at the minimum setback | 35 feet at the minimum setbacks but may be increased up to a maximum of 50 feet with increased setback at a rate of 1-foot additional height for every 5 feet in additional setback |
| Maximum Impervious Surface Coverage | 80% | 80% |

Section 1060.070, Subd. 2(K) allows for the 100' setback from major roads (i.e. county roads and state highways) to be reduced to 60' with enhanced landscaping. However, the applicant's narrative requests a 50' setback be applied along County Road 116 and County Road 30, and they are requesting the additional 10' of ROW required on County Road 116 be factored into this measurement. Based on the submitted site plan as compared to the preliminary plat, it appears this equates to a setback of 40' setback as measured from the front property line. However, the applicant confirmed verbally the intent for a 50' setback as measured from the new property line. A condition of approval is for the site plan to be revised to be consistent with the preliminary plat and show a 50' setback line from the new property line along County Road 116. The applicant provides the enhanced landscaping for the multi-family buildings and commercial buildings.

The medical buildings are expected to be two-story structures which should be able to comply with a 35' building height. However, the multi-family housing buildings are expected to be 4-stories and as tall as 50'. A 50' tall building would require an additional 75' setback above the minimum setback requirements. The multi-family housing parcels will end up having front setbacks applied on three sides. These parcels have limited depth to accommodate this additional setback requirement for the proposed building heights. An increased setback from the county roads would likely mean the surface parking lots would need to wrap further around the buildings with a larger portion of the parking lots adjacent to the county road frontage rather than keeping the parking lots interior to the development as much as possible.

Detached and attached homes (such as twin-homes and townhomes) are not contemplated within the GMU, so the GMU lot standards are not well-suited for such uses considering the density goals of the district. Even though detached and attached homes are contemplated in the DMU, unfortunately, the lot standards in that district also do not appear well-suited for such uses. The detached villas seem most consistent with the single-family home standards within the RMF-2 (Mixed Residential) district and are used to review the proposed PUD. Areas where a deviation would be required are noted in red.

| | | |
|-------------------------------|--------------|-----------------|
| Detached Single-Family | RMF-2 | Proposed |
|-------------------------------|--------------|-----------------|

| | | |
|-----------------------------------|-------------------|-------------------|
| Minimum Lot Area | 6,000 square feet | 5,285 square feet |
| Minimum Lot Width | 60 feet | 44 feet |
| Front, Major Roadways | 100 feet | N/A |
| Front, Other Streets | 25 feet | 25 feet |
| Side | 10 feet | 7.5 feet |
| Rear | 25 feet | 25 feet |
| Maximum Principal Building Height | 35 feet | 35 feet |

The applicant's plat and site plan propose a base lot of 76,000 square feet to serve 6 twin-home lots, each 1,920 square feet in size. The zoning ordinance does not seem to contemplate twin-homes within a surrounding base lot, but rather one lot for the entire twin-home structure. Therefore, it appears it makes more sense to apply townhome standards in the RMF-2 in the review of the twin-homes.

| Attached Homes | RMF-2 | Proposed Twin-Homes | Proposed Townhomes |
|-----------------------------------|---|---|---|
| Minimum Lot Area | 5,000 square feet per unit | 14,500 square feet per unit | 4,500 square feet per unit |
| Minimum Lot Width | N/A | N/A | N/A |
| Front, Major Roadways | 100 feet | N/A | 50 feet measured from the front lot line of the base lot (with enhanced landscaping) |
| Front, Other Streets | 25 feet | 25 feet measured from the front lot line of the base lot | 25 feet measured from the front lot line of the base lot |
| Side | - 10 feet - 20 feet between attached structures separated by a common area | - 10 feet measured from the side lot line of the base lot - 20 feet between attached structures separated by a common area | - 10 feet measured from the side lot line of the base lot - 15 feet between attached structures separated by a common area |
| Rear | 25 feet | 25 feet measured from the rear lot line of the base lot | 25 feet measured from the rear lot line of the base lot |
| Maximum Principal Building Height | 35 feet | 35 feet | 35 feet |

The intent of the per unit square foot requirement is intended to be an average based on the twin-home and townhome areas (a sum of the unit footprints plus the common areas of the base lot divided by the number of units). Staff provided an approximate calculation for the proposed minimum lot area for the twin-homes and another calculation for the townhomes; however, the applicant will be required to provide a minimum lot area calculation using this formula to confirm compliance with the final PUD plan/final plat for these phases.

Staff review noted that the building pad shown for the twin-home located in Lot 8, Block 1 appears to encroach within the required drainage and utility easement (D&U). The preliminary plat and site plan must be revised so the building does not conflict with the required D&U in this area.

Public Safety

Public Safety reviewed this item at two meetings at the end of 2023. Additionally, the applicant scheduled a meeting with the City of Roger’s Fire Chief to work through fire access questions. The Public Safety memo is enclosed with this report, and the applicant is responsible for reading the memo and complying with any requirements. There was a fair amount of support for a reduced setback along County Roads for ease of fire access on the rear side of the buildings. Additionally, Public Safety requested clustered landscaping along the county roads, particularly with overstory trees, to provide access corridors.

Parking

Parking standards in Section

1060.060, Subd. 4 of the Zoning Ordinance requires drive aisles and parking lots are subject to the following setbacks:

- Front, Major Roadways 100’ or 25’ with enhanced landscaping
- Front, Other Roadways 25’
- Side and Rear 10’

However, the GMU allows for shared parking arrangements that are fully connected. The table below identifies where flexibility would be required to approve the plan as shown:

| Parking | Front, Major Roadway | Front, Other Roadways | Side/Rear |
|-----------------|---------------------------------------|------------------------------|--|
| Multi-Family A | 100’ or 25’ with enhanced landscaping | 16’ | 10’ |
| Commercial Area | 100’ or 25’ with enhanced landscaping | 25’ | 10’ No interior setback required for shared |

| | | | |
|----------------|---------------------------------------|-----|------------------------|
| | | | commercial parking lot |
| Multi-Family F | 100' or 25' with enhanced landscaping | 10' | N/A |
| Senior Housing | N/A | 15' | 10' |

The plans reflect 90-degree parking throughout the development which must comply with the following standards:

- Stall width parallel to aisle – 9'
- Stall length of line – 9'
- Stall depth – 18'6"
- Aisle width – 26'

The plan appears to comply with these standards. Additionally, the plan complies with a standard within the GMU that at least half of the residential parking spaces shall be provided in structured parking or in enclosed garages.

The City Code requires the following minimum number of stalls per each proposed use:

| Use | Number of Stalls Required |
|---------------------------------|---|
| Single and Multi-Family Housing | 2 spaces per unit plus 1 space for each 5 units in an apartment or townhome complex |
| Senior Housing | 1.5 spaces per dwelling unit |
| Retail Uses | 8 parking spaces plus 1 space for each 200 sq. ft. of retail space and 1 space for each 35 sq. ft. of dining area |
| Office Buildings | 1 space for each 200 sq. ft. of floor area. Minimum of 8 spaces required. |

The applicant’s narrative notes that the senior villas are intended to have 2 garage spaces and 2 driveway spaces. This more than complies with the required number of stalls for single-family and twin-home housing.

The townhomes are also proposed to have 2 garage spaces and 2 driveway spaces. Additionally, the site plan shows proof of parking for an additional 9 guest parking stalls. This more than satisfies the standard, and the resolution requires at least 9 guest parking stalls be provided when the townhomes are constructed.

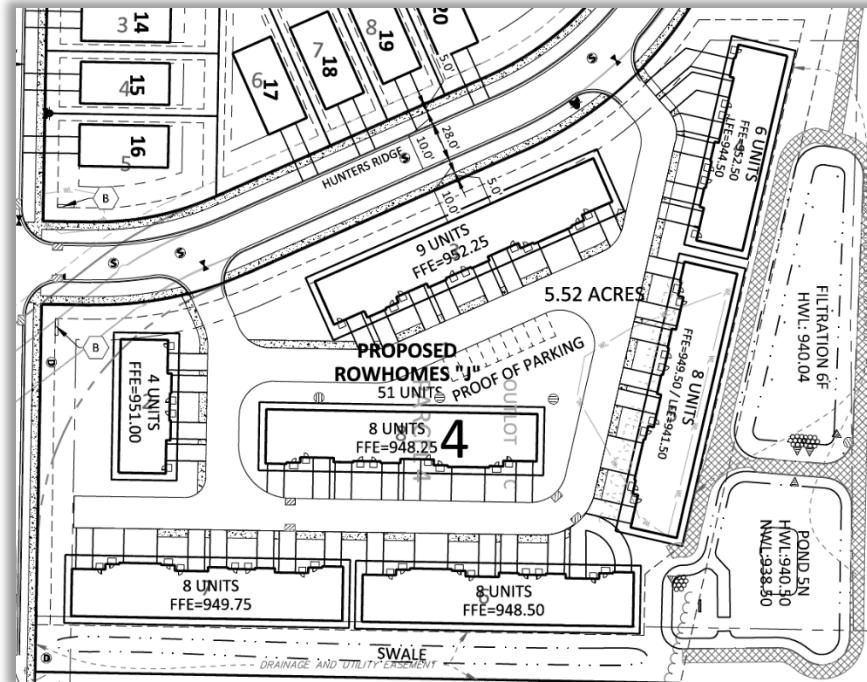


Figure 7 Townhomes Proof of Guest Parking

The applicant is requesting a reduction in the parking requirements for the multi-family housing buildings. Section 1060.060, Subd. 10 allows space reductions to be permitted through an Interim Use Permit if an applicant can demonstrate in documented form a demand which is less than what is required by code. The applicant completed a parking study as did the City Engineer. This was weighed with the City's parking requirements for multi-family housing as well as requirements in neighboring jurisdictions. This process supported a deviation from City Code, and staff is comfortable recommending 2 spaces per unit for each multi-family building which can be approved as part of the PUD. Multi-Family A appears to comply with this standard, but the site plan did not include the required landscaping islands that will be discussed subsequently in this report. Also, Multi-Family F is currently short 7 spaces under this new formula. The applicant must revise the plans to confirm parking at 2 spaces per unit.

The applicant also requests a deviation from the senior housing parking requirement of 1.5 spaces per unit to 1 space per unit. This was also supported by the study submitted by the applicant with results confirmed by Stantec. There are 232 units within the two senior buildings, and there are 249 stalls proposed. Additionally, the Hope parking lot is noted as a viable off-site option for overflow parking within the applicant's study. This is more than what was provided on the St. Therese project which also had a mix of independent living and assisted living units. The difference with this project is the number of independent units has not been confirmed. The unit mix will need to be confirmed for the final plat/PUD for this site in order to confirm there is enough parking for the site. Additionally, a formal shared parking agreement with Hope Community

Church will need to be submitted with the final PUD plan/final plat for the senior buildings to accommodate overflow parking.

For the commercial parking, the applicant proposes a shared parking lot with some reduced parking. The GMU allows for reduced parking for shared parking arrangements for non-residential uses. This was also reviewed in the studies completed by the applicant and Stantec. A total of 415 spaces are provided and the studies confirmed this will support the demand as long as the medical buildings are limited to 2 stories. This would be a standard of the PUD.

The applicant will need to show snow storage accommodations for the parking lots. Staff does not recommend allowing snow storage within the parking spaces where reductions are requested. Further, the NE District plan requires all multi-family and non-residential developments to provide a Chloride Management Plan. The applicant should carefully consider the snow storage locations as a part of their overall management plan for the development. The Chloride Management Plan will be required with the final PUD submittal.

The NE District Plan requires bicycle racks as a part of the parking requirements for multi-family and non-residential uses. The parking plans will need to reflect bicycle racks which may be placed near the entrance of the buildings if a minimum 5-foot-wide pedestrian access to the building entrance is maintained. The NE District standards state that bicycle parking may occupy a maximum of two required parking stalls without requiring additional parking; however, staff does not recommend this flexibility in this instance due to the parking reductions requested.

Landscaped islands as required per the NE District plan are shown with the exception of the parking lot for the Multi-Family A site. The site plan must be revised to show these islands and confirm parking requirements can be satisfied. The applicant requests flexibility in the placement of the intermittent landscaping islands for the commercial parking lot. This will allow for more cohesive pedestrian pathways to be provided through coordinated placement of the islands. Staff noted that the site plan for the commercial parking lot shows a few cohesive pedestrian pathways, but staff would like to see more cohesive pathways to the Medical C, Medical D, and Retail E buildings. The below image highlights where a cohesive pedestrian pathway is provided in the commercial lot in green, where staff would like to see some adjustments to create a more cohesive pathway in orange, and landscape islands that staff believes could be removed in order to achieve a more cohesive pathway in red. The orange and red highlights are not necessarily meant as the final design/location but are meant to show the general idea of how a more unified pathway could be achieved in this portion of the

shared parking lot. The PUD resolution requires that the site plan for the commercial parking lot be revised to provide 6 unified pathways to the commercial buildings.

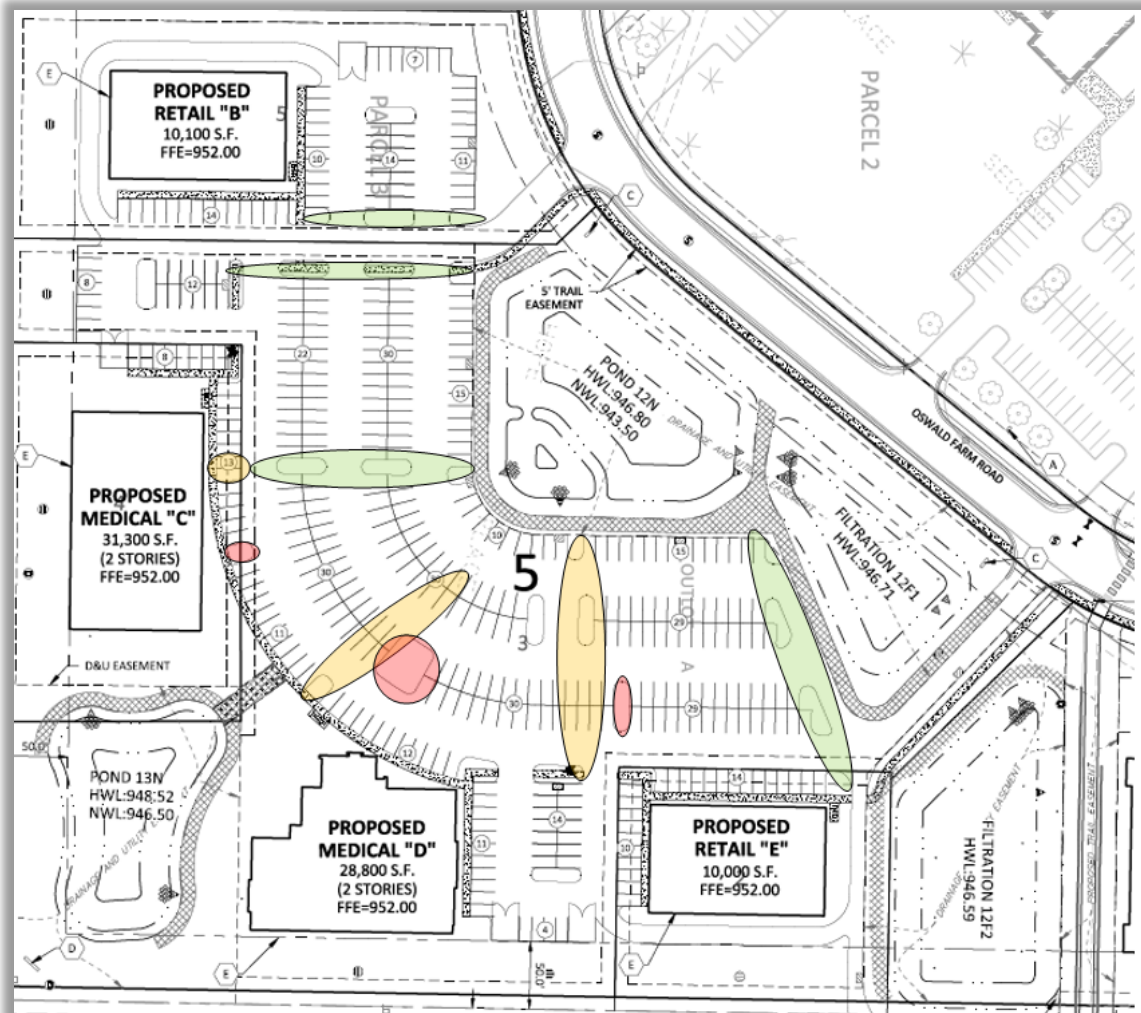


Figure 8 Landscape Islands / Unified Pedestrian Pathways Exhibit

Retaining Wall

A retaining wall is shown behind the detached villas in Block 2. The applicant must confirm whether these will exceed 4'. If so, they must be designed by a structural engineer and reviewed by Engineering.

Utilities, Streets, and Access

The City Engineer's memo provides detailed plat, utility, and transportation comments. This project will extend municipal sewer and water through the site. The City ordinance requires developers to stub sanitary sewer, water, and streets to the property line, which means development of this infrastructure makes development possible for adjacent properties. During review, staff became aware of an outlot (Outlot B of Serenity Meadows) that was created without street frontage that is adjacent to the townhomes portion of the proposed development (north of Lot 4 Block 4 in the proposed plat).

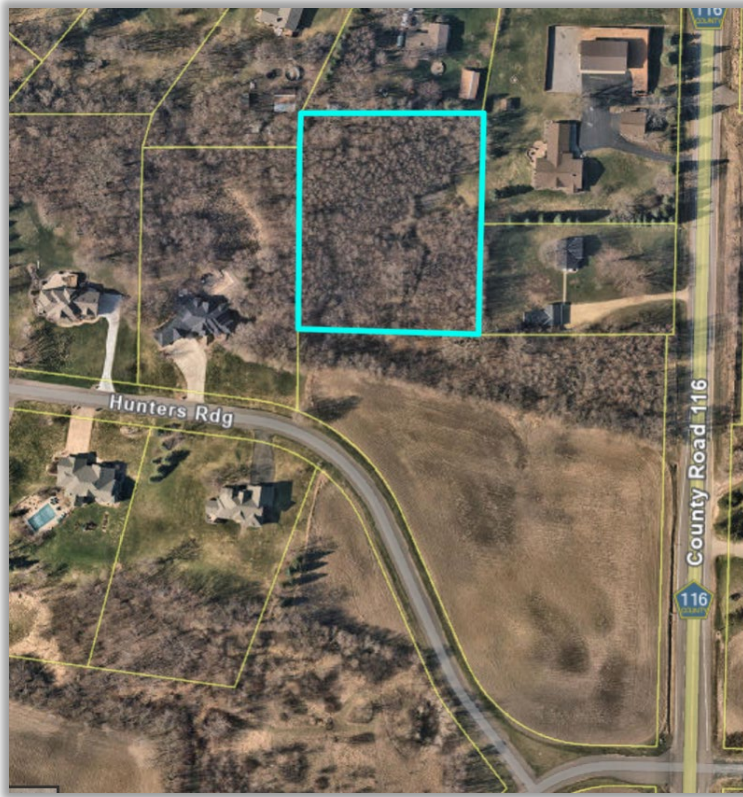


Figure 9 Outlot B of Serenity Meadows

While it was confirmed this outlot has no development rights, it theoretically can develop at an urban density once utilities are deemed available to this existing neighborhood (currently in Phase 4). There is an existing 20'-wide driveway easement on the proposed townhomes site for access to the outlot. Since the properties included in this plat were all a part of the original plat for Serenity Meadows, staff believe access must be addressed with this application. This will ensure the outlot has access to streets and utilities should it develop in the future. The applicant submitted a revised plat and site plan that dedicates a 50' ROW through the townhomes site to the outlot for future road construction, and utilities must be stubbed as a part of this project.

The development shows two main access locations. One is at the existing Hunters Ridge intersection at County Road 116, and the second intersection is at the south side of the development along the west property line. This location is consistent with the Northeast (NE) District Plan. The plat shows the entire 60' ROW for the southern access within the boundaries of this plat consistent with the Concept Plan discussion. The applicant shows two future development connections to the western property which is consistent with the NE District Plan.

The feasibility study identified the following off-site transportation improvements required to support this project:

- County Road 30/County Road 116

- Construct dedicated westbound right lane 300' in length.
- County Road 116/Hunters Ridge/Oswald Farm
 - Previously programmed northbound and southbound left and right turn lane improvements will provide access at intersection.
 - Widen eastbound Oswald Farm and widen westbound Hunters Ridge to provide a 200' left turn lane and through/right lane.
- New County Road 30 Access
 - Construct a 300' eastbound left turn and westbound right turn lanes on County Road 30. Construct southbound approach with 200' left turn and right turn lanes.

These projects are anticipated to be City-led development, and the terms of these projects will be identified at the time of the development agreement.

The townhomes and twin-homes are served by private roads which are allowed when the Council finds that a public street connection is not required for the public street network. Maintenance requirements for private roads must be detailed in Homeowners Association (HOA) documents. In 2023, the City adopted the following standards for private drives in urban residential districts:

- A private drive shall not exceed 2,640 feet in length unless it forms a continuous connection or loops back to a public street. Any such private drive with a terminus 1,320 feet or more from the nearest intersection will be required to provide a cul-de-sac at the closed end according to City Engineering Standards.
- The subdivider shall provide access to lots via public streets. Private drives are subject to the access standards of 945.020, Subd. 12, D and 945.020, Subd. 12, F.
- Roadway standards must comply with Section 945.010, Subd 5 (Engineering Design Standards). Private drives shall conform to the City of Corcoran Standard Detail Plates for shared driveways, as may be amended. The City Engineer may require additional site information and may require additional design standards that enhance safety.
- Individual unit driveways that gain access from any such private drive shall be a minimum of 22' in length.
- A decorative sign stating "Private Drive" shall be located near each entrance to a private drive. Such a sign shall also provide the range of addresses served by the private drive.

The most recently received site plan confirms most of the driveways accessing the private drives will be able to meet a 22' minimum length. However, this may be difficult for at least two of the twin-homes as they are currently shown. The applicant must either confirm a 22' driveway can be accommodated, or the twin-home lots and private drive will need to be adjusted to meet this standard in addition to the other lot standards.

The applicant shows a right-in into the commercial portion of the development that was not included in the NE District Plan. The memo from Hennepin County requested

additional information which was submitted by the applicant on January 22. However, Hennepin County has since confirmed the right-in will not be approved due to the high rate of traffic at this intersection. The applicant's plans must be revised to remove the right-in access.

The City Engineer's Memo noted that Hennepin County must review and approve ROW. The Hennepin County memo stated a 60-foot half ROW with an additional 5' easement for drainage, utility, and future multi-modal purposes will be required along County Road 30 and County Road 116. The County also requested a 25' x 25' ROW sight triangle in the northwest quadrant of County Road 30 and County Road 116; the northwest and southwest quadrant of County Road 116, Hunters Ridge, and Oswald Farm Road; and the northwest and northeast quadrants of County Road 30 and the new access. However, the northwest quadrant of County Road 30 and the new access is not included in this plat and will be established once the western neighboring property develops.

The NE District plan notes that the developer is responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape, landscape, and site amenities, such as trails, sidewalks, benches, bike racks, street trees, and plantings.

Stormwater Management

Attached to this report is a stand-alone City Engineering memo discussing Stormwater. The applicant is responsible for reviewing this memo in its entirety and complying with the requirements.

Wetlands

The grading plans must identify whether designated wetland buffers within the site are to utilize existing vegetation or if new vegetation will be established for the buffers. If existing vegetation is to be utilized, the vegetation shall be approved by the City Wetland Specialist. For buffers that must be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of final PUD/final plat. The preliminary plans must be updated to clearly identify and label the wetland buffer zones and wetland buffer signage.

Design Standards

This site is subject to design standards outlined in the GMU District, the Northeast District Plan and Design Guidelines, and the PUD district. This is in addition to the underlying performance standards that apply to development in general. It should be noted that final building plans have not been submitted at this time as end users are not finalized for any of the uses as of the time of this report. Final site and building design will be approved as part of each phase's final PUD plan.

1. PUD Design Standards

The application must satisfy the following PUD requirements:

- A. Appropriate Integration. PUDs shall be appropriately integrated into existing and proposed surrounding development. This does not mean the PUD reflects the specific standards of the surrounding area such as lot size, density, setbacks, or design. While integration may be achieved through such standards, it may also be achieved through continuation of existing land use types, architectural transitions, landscaping buffering, or other means.*

The applicant intentionally placed commercial uses within the far southeast corner of the site with villas and townhomes located near the existing single-family neighborhood to the north. Denser housing options (apartment buildings) are located near the church, County Road 116, and County Road 30. While the multi-family building in the southwest corner of the site is near an existing agricultural farmstead, this location makes sense with the vision of the 2040 Comprehensive Plan which anticipates the farm will eventually develop as mixed residential with anticipated uses such as multi-family apartment buildings. The applicant intends to comply with the buffering requirements of the development as well as exceed the standard near the existing residential uses.

- B. Variety and Enhanced Design. Since PUDs are expected to exceed standards, most residential PUDs should include a wide variety of styles. Style refers to the exterior image and footprint, not the floor plan. Where a wide variety of styles does not make sense, the PUD should include enhanced building design that exceeds underlying standards.*
- i. PUDs with detached homes must provide house elevations for approval. There should be no less than 5 styles of detached homes.*
 - ii. PUDs with attached homes (not including apartment buildings) must include no less than 2 styles.*
 - iii. For PUDs without a residential component, applicants must provide material boards with renderings for design evaluation.*

The applicant provided some architectural examples, but the applicant's narrative notes they do not have specific building designs finalized at this time as they continue to work with potential end users. Their narrative asserts their intention to comply with the NE district standards and any other underlying standards. A condition of approval is for the applicant to comply with this PUD standard, and this will be confirmed with the submittal of final PUD plans for each phase.

- C. Open space.*

The open space standard for low density residential PUDs does not apply to this project.

D. Perimeter Buffer. PUDs shall provide a landscaping buffer to screen homes from arterial and major collector roads.

The landscaping plan shows a landscaping buffer along County Road 30 and County Road 116 to screen the apartment buildings and townhomes from these roadways.

E. Public Accessibility. When a PUD includes natural features such as creeks, streams, ponds, and lakes, the PUD shall provide public access to these features.

While this site does not have the specific natural features discussed in this standard, there is a fairly large wetland complex northwest of the church. A private path is proposed to provide access to this area, and this will be accessible to the public and residents as noted on the applicant's Travel Route plan.

F. Discretionary Standards. In addition to the above standards, the City Council may impose such other standards for a PUD project as are reasonable and as Council deems are necessary to protect and promote the general health, safety, and welfare of the community and surrounding areas.

The Planning Commission asked that significant trees being removed be replaced with a similar species. The applicant agreed to adding this standard. This standard is included in the PUD resolution and is discussed further in the landscaping section of this report. The City Council may choose to include other standards for the project as they find may be necessary to make the PUD compatible with the existing neighborhood and the City's long-term vision for this area.

G. Prohibited Features and Modifications.

I. The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached buildings.

The minimum setbacks and proposed site plan will result in a building separation of at least 15'.

II. PUDs with detached homes shall be designed to avoid interior perimeter roads that are parallel to arterial roadways.

This feature is not proposed in the application.

III. PUDs cannot request flexibility from meeting the minimum required screening and/or buffering standards otherwise required in the Zoning Ordinance unless the applicant can show there is a site constraint out of their control that justifies a deviation from these requirements, proposes an alternative screening methods that will meet the intent of the requirements, and/or proposes relocating screening methods to a more beneficial location within the development.

The applicant is not requesting flexibility from the required screening or buffering standards.

2. Site Design

It appears the plan will be able to satisfy the following site design requirements of the GMU. These will need to be confirmed with the final PUD plan submitted for each phase/site:

A. Structures shall be oriented and consolidated to complement existing adjacent development to create a coordinated and visually attractive mixed-use setting throughout the district.

This is the first mixed-use development in this area that will set the bar for future mixed-use development. The applicant was mindful in placing residential uses next to existing and future residential uses. Additionally, the villas and townhomes were placed closest to the existing residential neighborhood to the north to provide a transition from the more intense market-rate and senior multi-family housing to the larger lots along Hunters Ridge. The commercial buildings are consolidated in the far southeast corner of the site to minimize the impact on the existing neighborhood.

B. Site planning shall respect the relationship of the site to the existing and proposed buildings and streets and major roadways.

The site planning appears to respect the existing and future buildings, streets, and major roadways within the vicinity of the project.

C. Commercial parking lot design shall include provisions for cross easements and stubbed access drives to the property line for the use of adjacent properties so that residents and customers do not need to return to the public street system to access adjacent developments.

The commercial parking lot is proposed as a shared parking lot. Users will not need to re-enter the public street system once they enter into the commercial

area to travel to another business within the development. Sidewalks and trails will allow for residents of the development to walk to the commercial portion of the development. The City Council could decide to require a more direct pedestrian pathway be provided between Multi-Family A and the commercial parking lot as this seems feasible. However, this is not currently included in the approving resolutions as sidewalks will be provided within the ROW, so it may be unnecessary.

D. Buildings shall have a clearly defined primary pedestrian entrance at street level.

This will need to be applied to commercial buildings, multi-family housing, senior housing building, and active senior housing building. Flexibility was not requested from this standard, and the applicant is expected to comply.

G. Maximum impervious coverage. The total lot coverage shall not exceed 80% impervious.

The applicant confirmed with staff that none of the proposed lots currently exceed a maximum impervious surface limit of 80%, and they intend to comply with this standard.

The applicant is specifically requesting flexibility from the following GMU site design standard:

F. Drive-through or drive-in lanes are not allowed within the front of any buildings. They must be located to the side or rear of a building.

The two retail buildings, each showing the potential for a drive-through business to be located within the structures, have two frontages. Due to the applicant's efforts to consolidate the commercial uses within the southeast corner of the site, it does not seem that a business within this location would be able to comply with this standard. The applicant would like this standard to be removed, and they intend to screen the drive-through lanes if constructed with landscaping.

The following standard appears to be at odds with a similar standard within the NE District Plan. The Planning Commission and staff recommend clarifying the NE District standards should prevail in the PUD when there is a conflict or confusion between the two sets of standards.

GMU Standard:

E. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination

of these elements to a minimum height of 2 ½ feet and a maximum height of 3 ½ feet above the level of the parking lot at the build-to line.

NE District Plan Standard:

A landscape buffer shall be provided between all parking areas and the public sidewalk. The buffer shall consist of shade trees, low shrubs, or perennial flowers and a decorative fence or masonry wall. Plantings and parking lot screen walls or fences shall be no less than three feet and no more than four feet in height to allow a view into and out of parking areas.

3. Building Design Requirements

The GMU includes two pages of building design standards. Staff notes that these do not appear to be applicable for detached homes, twin-homes, or townhomes. Additionally, the GMU provides that properties in the mixed-use area must comply with the building and articulation standards outlined in the NE District Plan. Staff and the Planning Commission recommend that the PUD be held to the NE District design standards with the following modifications:

- Garages for detached villas.
 - o Knowing the proposed minimum lot width and the side setback of 7.5 feet for the detached villas, staff believes it is unlikely that the garages will be able to comply with the standard capping the garage at 55% of the viewable ground floor street-facing linear building frontage. The applicant's narrative confirms 2-car garages are anticipated for these villas. This means the garage will be at least 20' wide. This would be nearly 70% of the viewable ground floor. A one-car garage would satisfy this requirement. Staff believes there is a benefit of ensuring enough parking for residents and guests over requiring strict compliance with this rule, and this is reflected in the Resolution. The Planning Commission agreed with this approach. Staff notes that discussion on this may need to be re-opened as a PUD amendment as the builder and building plans for the detached villas are finalized.
- Garages for attached villas and townhomes.
 - o The garage standards for attached homes have a minimum garage size as follows:
 - The attached villas are single-level, and therefore have a minimum garage size of 540 square feet.
 - It is unclear if the townhomes have basements. If they do, the minimum garage size is 440 square feet.
 - In either scenario, garages must have a minimum width of 20'.
 - o It is unclear if the attached villas and townhomes will be able to comply with the minimum size requirements for the garage without the availability of a more finalized building design. The Planning Commission agreed with

- staff's recommendation to simply require the garages fit at least two cars without an identifying a minimum square footage.
- Garage sizes must be confirmed with the Final PUD to ensure compliance with this standard.

By defaulting to the NE District building standards, this will take care of the applicant's specific request for flexibility from the following requirement:

- *C. Residential Uses on First Floors: Whenever residential uses are included on the first floor of a building the first-floor elevation shall be raised above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is separated from the public space. In addition, each first-floor unit must have an individual private entrance at the street level with private courtyard enclosure.*

The exterior material standards of the NE District Plan will also prevail. Elevations with material percentages will be required with the Final PUD to ensure compliance with the code standards.

Screening

The screening requirements of the NE District Plan seem to be more stringent, so these standards will prevail with the exception that wood fencing or chain link with slats shall not be used for screening as provided in the GMU. Screening of roof top and ground mounted equipment will be further confirmed when the preliminary plat/PUD is submitted, and building/site design is more finalized.

Landscaping

The applicant's narrative requests flexibility not in the amount of landscaping, but where the landscaping is located. This allows them to provide additional screening/buffering on the perimeters of the site.

The Multi-Family A lot must provide 148 overstory trees per the underlying landscaping requirement for residential units (one overstory tree per unit). Additional landscaping must be provided per the enhanced landscaping clause for a reduced setback from County Road 30 as well as to satisfy a Buffer Yard Class "D" from the property to the west. Only 95 overstory trees of the underlying trees are proposed on the Multi-Family A site, but the landscaping required for the other two sections of code are present on the site as required. Screening is provided between the parking lot and sidewalk to meet the parking buffer requirement in the NE District plan, but it appears the plan needs to be revised to include either a decorative fence or masonry wall of at least three feet but no less than 4 feet in height.

The plans combined the commercial building lots in order to calculate the required landscaping. Typically, staff would apply the landscaping formula on a lot-by-lot basis. If the commercial lots are considered one site for the purposes of the landscaping

calculations, this will result in a reduced landscaping requirement for the commercial properties. The resolution proposes that the landscaping plan be revised to calculate the commercial landscaping requirement on a site-by-site basis. Additionally, the underlying understory shrub requirements for the commercial properties were calculated, but these were omitted from the plan and do not appear to be made up elsewhere. This also needs to be addressed with a revised landscaping plan. There appears to be screening between the sidewalk and the parking lot to satisfy the NE District parking screening standard. However, a decorative fence or masonry wall must be confirmed.

Multi-Family "F" requires 184 overstory trees, but 148 are proposed on the lot. The enhanced screening requirements for a reduced setback are proposed on the lot. Similar to Multi-Family A, there appears to be screening between the sidewalk and the parking lot. However, the presence of a decorative fence or masonry wall needs to be confirmed. The buffer requirements are also included and appear to comply with a 6' fence.

The Villas require 26 trees, one on each lot. However, the applicant proposes 64 overstory trees in this area to provide more screening for the existing residential.

The townhomes require 52 overstory trees; 65 are proposed. The enhanced screening and buffer yard requirements are provided on the overall site for the townhomes as required.

For the senior buildings site, 232 overstory trees are required. The plans propose 253.

If a drive-through is constructed for Retail B, screening must be provided per Section 1060.070, Subd. 2(J). That is not yet factored into the landscaping plan. This is also true for Retail E.

The proposed development is subject to the preferred tree list for the NE District Plan. There appear to be several trees that are from the list. However, some of the species proposed do not appear to be the same as what is provided on the list. The applicant either needs to comply with the NE District tree list as written, or Planning staff will work with a landscape architect to confirm the proposed species are substantially similar as to what is listed in the preferred tree list.

Further, the Planning Commission added a requirement that the landscaping plan be revised so that significant trees that are removed in order to develop the site are replaced with a similar species. Staff reviewed the list of tree species to be removed and created a table to provide the comparable species for replacement per the NE District preferred tree list. It was agreed during the meeting that this standard would not apply to invasive species or undesirable trees. Species that do not need to be replaced are noted in the table below as well.

| Trees to be removed | Replace With Similar | NE District Options For Replacement From Preferred Tree List |
|--|-----------------------------|--|
| Elm – Siberian (<i>Ulmus pumula</i>) Elm -Americana (<i>Ulmus americana</i>) | Yes | Princeton Elm (<i>Ulmus americana</i> 'Princeton') Valley Forge Elm (<i>Ulmus americana</i> 'Valley Forge') New Horizon Elm (<i>Ulmus pumila</i> 'New Horizon') Patriot Elm (<i>Ulmus wilsoniana</i> 'Patriot') |
| <i>Box Elder (Acer negundo)</i> | No | |
| Maple – Silver (<i>Acer saccharinum</i>) | Yes | Freeman's Maple (<i>Acer x freemanii</i>) Sienna Glen Maple (<i>Acer x freemanii</i> 'Sienna') Red Maple (<i>Acer rubrum</i>)* Sugar Maple (<i>Acer saccharum</i>)* |
| Spruce – Colorado (<i>Picea pungens</i>) | Yes | Norway Spruce (<i>Picea abies</i>) White Spruce (<i>Picea glauca</i>)* Black Hills Spruce (<i>Picea galuca</i> var. <i>densata</i>) Black Spruce (<i>Picea mariana</i>)* |
| <i>Cottonwood (Populus deltoides)</i> | No | |
| Ash – Green (<i>Fraxinus pennsylvanica</i>) European Mountain Ash (<i>Sorbus aucuparia</i>) | Yes | American Mountain Ash (<i>Sorbus americana</i>) Showy Mountain Ash (<i>Sorbus decora</i>)* |
| Fir – Balsam (<i>Abies balsamea</i>) | Yes | Balsam Fir (<i>Abies balsamea</i>)* |
| Apple (<i>Malus</i> spp.) | Yes | Crabapple, 'Adams', 'Calocarpa', 'David', 'Donal Wyman', 'Dolgo', 'Harvest Gold', 'Prairifire', 'Professor Sprenger' (<i>Malus</i> spp.) |
| Locust – Honey (<i>Gleditsia triacanthos</i>) | Yes | Thornless Honeylocust (<i>Gleditsia triacanthos</i> var. <i>inermis</i>)* |
| Willow – Black (<i>Salix nigra</i>) | Yes | Black Willow (<i>Salix nigra</i>)* |
| Birch – River (<i>Betula nigra</i>) | Yes | Heritage River Birch (<i>Betula nigra</i> 'Cully') |
| Basswood (<i>Tilia americana</i>) | Yes | American Linden or "Basswood" (<i>Tilia americana</i>)* |
| Oak – White (<i>Quercus alba</i>) | Yes | White Oak (<i>Quercus alba</i>)* |

There is a screening requirement within the GMU that applies to adjoining residential use. However, the buffer yard ordinance appears to accomplish this requirement with

more specific guidance on how to provide the screening. Staff proposes clarifying the buffer yard ordinance will prevail over the screening requirement within the GMU.

Finally, the City Engineer's memo notes that there appears to be several areas where proposed landscaping conflicts with pond access routes and the storm sewer and trunk utilities. The applicant must revise planting locations to minimize conflicts. Additionally, there are plantings shown in the Hennepin County ROW which will require the applicant to obtain approval from Hennepin County. The applicant will also need to keep in mind the County's requirement for a 5' trail easement along County Road 116 and County Road 30.

A buffer yard is not required around the church parcel as there is an exemption in the buffer yard ordinance for existing developed parcels, even if they are re-platted, as long as there is no change in use or building expansion. No change in use is proposed on the church site, and the building footprint will not be expanded. However, the site plan approval in 2012 for the cemetery included a landscaping plan showing 8 evergreen trees between the wooded area and the south boundary of the cemetery to provide screening to the property to the west. There was confusion over whether this screening was desired, but it was confirmed at the public hearing by the adjacent landowner that they would like this screening installed. The applicant will complete this work. The landscaping plan must be revised to show these 8 trees.

Lighting

The applicant must comply with Section 1060.040. A photometric plan was provided. More information must be provided on the proposed freestanding luminaires to confirm they do not exceed a height of 30' or extend above the roofline of the principal building; whichever is less. Additionally, any light or combinations of light may not exceed one foot-candle as measured from the property line or the centerline of a public street. It appears there are multiple areas that exceed this standard. The applicant must revise the plan to bring the lighting into compliance with the performance standards. Street lighting locations shall be reviewed by Public Safety with final lighting locations determined at the time of Final Plat/PUD.

Signs

The application includes an initial sign plan that anticipates the signage needs throughout the development. Signs must comply with Chapter 84 of the City Code unless flexibility is granted through a PUD. The GMU allows 1 freestanding sign with a height of up to 16' and sign copy area of 64'. The plan proposes 3 monument signs throughout the development that appear to be for the purposes of advertising the commercial users and entrances into the development. Additionally, a larger gateway monument sign is shown on the corner of County Road 30 and County Road 116. Off-site signs technically are not allowed, but flexibility can be granted for the 4 monument signs allowed for each commercial use to be placed throughout the development as desired by the applicant.

The GMU does not specifically allow monument signs for residential subdivisions. However, the sign code generally allows residential subdivisions to include up to two monument signs of 32' in sign copy area and 6' in height. Each residential component of the development is shown to have a monument sign that complies with these standards.

Walls signs for commercial buildings are supposed to be limited to the façade of the front entrance and 10% of the primary building façade. The applicant and sign plan request for sign flexibility in splitting the 10% façade limit for walls signs between the front façade as well as the façade that faces the county road for each building.

Resiliency Options

As a part of the Northeast District Design Guidelines, incoming developments must include 3 resiliency options from a list of 8 strategies provided in Appendix C. The submitted narrative indicates an intention to incorporate solar panels and electric vehicle charging stations throughout the development. These will need to be reflected in the plans as part of the final PUD/final plat submittal. Additionally, a third resiliency strategy must be confirmed and reflected on the plans.

Plazas and Open Space

Multi-family residential developments are required to provide landscaped private open space for their residents per the NE District Plan. This open space shall be designed and landscaped for outdoor recreation. The plans reflect a small "tot lot" just west of the existing church. No further information is provided in the applicant's narrative on the tot lot. The narrative does explain the intent to incorporate both indoor and exterior amenities for the multi-family buildings. The exterior amenities may include a swimming pool, grill stations, firepits, pergolas, bocce courts, putting greens and a roof deck for gatherings. Compliance with this standard will need to be confirmed with the final PUD/final plat.

2040 Parks and Trails Map

The 2040 Parks and Trails Plan map shows existing on-road trails (painted shoulders) on County Road 116 and County Road 30. Additionally, a proposed off-road trail is shown in the vicinity of County Road 116 which was meant as a placeholder for the anticipated Diamond Lake Regional Trail (DLRT) planned by the Three Rivers Park District. It was expected this trail would connect through Bellwether to the east and move north to the City of Rogers border.

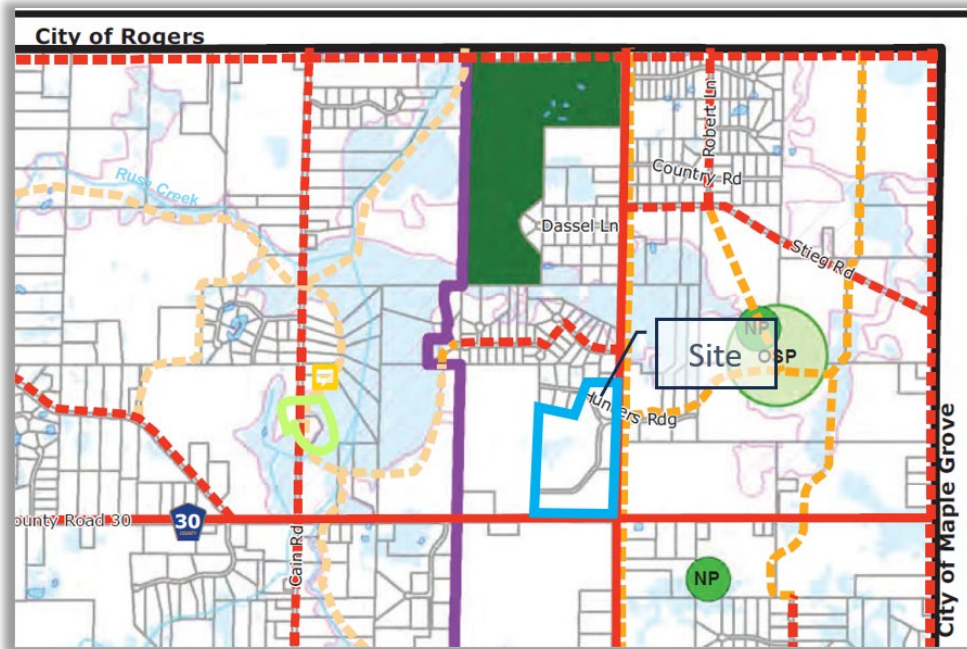


Figure 10 2040 Parks and Trails Map

Since the adoption of the City’s 2040 Comprehensive Plan, Three Rivers completed their master planning process for the DLRT. Their proposed route anticipates the trail on the west side of County Road 116 with a grade-separated crossing in the vicinity of the proposed project site. This crossing will allow the trail to connect to the east side of County Road 116 towards Bellwether. The City’s 2040 Comprehensive Plan suggests the crossing would occur near or at Hunters Ridge. However, as a part of the planning process for this project, Three Rivers completed a feasibility study for the crossing location. Based on factors such as the grades of the site and infrastructure corridors, it was determined the ideal location for an underpass is about half-way between County Road 30 and Hunters Ridge. This will allow for a future trail connection on the Oswald farm property at the northeast corner of County Road 116 and County Road 30 at the time of development.

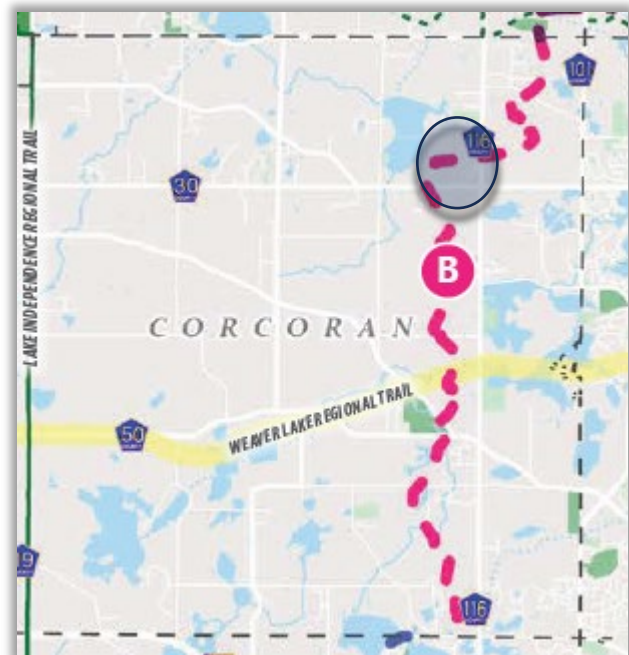


Figure 11 Three Rivers DLRT Master Plan

No parks are shown in this area on the 2040 Parks and Trails map. The applicant proposes a tot lot located to the west of the church and “Senior Housing” building. This is proposed as a private park, and access to the Tot Lot will be provided by a private, internal path.

Trails and Sidewalks

The applicant’s plans show the DLRT in two segments. The trail will run parallel west to east along Oswald Farm Road. Due to the location of this portion of the trail within the road ROW, this segment of the trail will be considered an on-road trail. A 5’ trail easement is shown for this portion of the trail behind the ROW to allow the larger 10’ trail required for Three Rivers to extend outside of the ROW. The trail then moves east of Oswald Farm Road between the Retail E and Multi-Family Housing F buildings. This portion of the easement is considered an off-road trail and will serve as the corridor anticipated for the underpass at County Road 116.

There is ongoing discussion as to whether the trail should be located along the north or south side of Oswald Farm Road. The Parks and Trails Commission recommended the trail be moved to the north side of Oswald Farm Rd with a pedestrian crossing to access the underpass. It was hoped this would create less conflict with vehicle traffic entering and exiting the commercial and residential sites. Three Rivers has confirmed they are open to this idea. However, the City’s Engineering memo states that a crossing on the bend of Oswald Farm Road mid-block should be avoided per the City of Corcoran Pedestrian Crosswalk Policy. The memo recommends keeping the trail on the south side of Oswald Farm Road as at least conflicts at the drive entrances would be at a “stopped traffic condition.” If a crossing from Hope Church is proposed, the memo recommends considering shifting the crossing location southwest so that it is not located on the bend of the roadway. Additional details are provided in the memo. The City Council should confirm their preference for staff to bring back to discussions with Three Rivers.

For off-road trails, the City policy is to require an 8’ wide trail in a 20’ easement and give credit for the area of off-road trails shown on the Comprehensive Plan. The standard for the Three Rivers trail requires a 10’ wide trail in a 20’ easement. However, the feasibility study completed by Three Rivers for the underpass indicated a corridor of at least 40’ is needed for the off-road segment of the trail to accommodate the underpass and anticipated retaining walls.

A 40’ easement is shown on the preliminary plans. Staff recommends the City give park dedication credit for this segment of trail easement based on the City’s standard protocol (20’). However, after further discussions with the applicant and Three Rivers, it is recognized that Three Rivers would need to acquire additional easement to support the design improvement for the underpass. The applicant proposes dedication of the full easement for the underpass now as a public benefit for the Planned Unit Development application to avoid the need for Three Rivers to expand the corridor at a later date. It

was anticipated the easement would be at least 40' wide. Three Rivers provided comment on the preliminary application, and the width of the easement requested for the underpass is now 55'. The applicant will continue working with Three Rivers and the City to finalize the width of the easement and revise plans as necessary.

Typically, the developer is responsible for “making certain improvements to the developments for park, playground, trail and public open space purposes, including, but not limited to, *finished grading and ground cover for all park, playground, trail, and public open spaces* within their developments. No credit for the required dedication shall be given for this work. The City reserves the right to pave the trails or require the developer to pave these off-road trails. Should the City require the developer to pave the trails, the City shall reimburse the Developer for the costs for paving the trail.”

In this case, the underpass will be constructed by Three Rivers at an unknown date in the future. The on-road portions of the trail will be constructed as a part of this project. Previous projects offered construction of trail segments by the developer without reimbursement as a public benefit. Neither the Parks and Trails Commission nor the Planning Commission chose to discuss whether they see that as a public benefit worth negotiating with the applicant. This is not currently provided as a public benefit/requirement of the PUD in the proposed resolution.

In addition to the trail, the site shows sidewalks on both sides of Oswald Farm Road and Hope Way. Additionally, there are private internal paths shown for access to the tot lot shown to the west of the church. The applicant provided a travel route exhibit to show these pedestrian connections. The sidewalks are indicated in green, the internal paths to the tot lot are shown in blue, and the DLRT is also shown in blue.

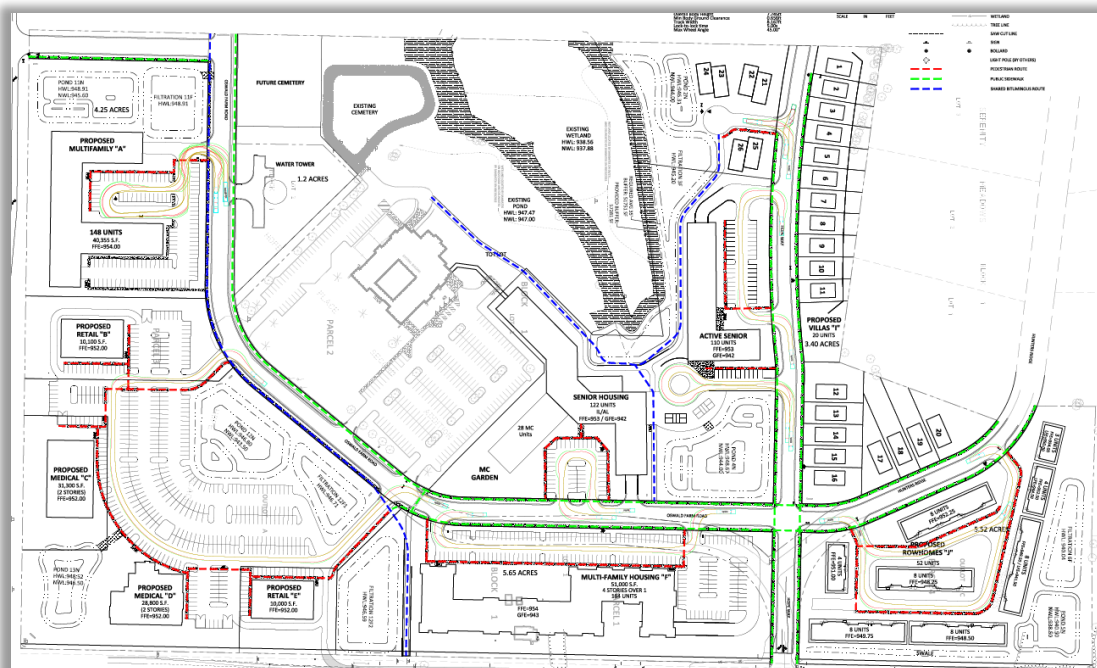


Figure 12 Travel Route Exhibit

Park Dedication

The applicant's plans show an easement of approximately 0.14 acres (roughly 326' long x 20' wide) to be dedicated for the off-road underpass of the DLRT. This is consistent with the City's standard protocol. While the plans are expected to be revised for the easement to become roughly 0.3 acres (326' x 40'), the City will base park dedication fees using the City's standard protocol (i.e., 20' width easement). The exact dimensions of the length of the easement must be confirmed by the applicant in the final plat/PUD plan.

Park Dedication Calculation Estimate

The preliminary plat indicates a total site area of 54.15 acres. However, park dedication is based on the net land area. This is defined as the gross land area minus wetlands, areas below the 100-year ordinary high-water level, and ROW or easements for existing public streets. This also would exclude the church site since the church was already on a platted lot and subject to park dedication fees. The net land area was not provided. Staff estimates the net area at roughly 43.74. This will need to be confirmed by the applicant.

Dedication requirements for a mixed-use development are pro-rated based on the acres of land devoted to each type of land use. Additionally, developments that include memory care and assisted living units shall apply the commercial rate to the percentage of memory care and/or assisted living units that are in the project, multiplied by the project net acres. The estimated calculations based on the current site plan are provided below.

The current park dedication ordinance requires 23% of the land area (or the market value of that land) for a mixed-use development. In this case, the developer would be required to dedicate the following:

- 23% of 43.74 = 10.06 acres

The applicant will receive park dedication credit based on the City's standard protocol for a trail easement of 20' wide and a length of approximately 326'. This is roughly 0.14 acres. Credit is given for net acreage only. Assuming a net acreage of 0.14 acres, this would provide 1.5% of the required park dedication. Therefore, the remaining 98.5% of the required park dedication would be cash-in-lieu of land.

The 2024 fee schedule has the following fees:

- \$5,954 per single family unit
- \$4,040 per multi-family unit
- \$5,866 commercial and industrial per acre

Park dedication is based on the park dedication fees in place at the time of final plat, but for discussion purposes the anticipated formula is as follows:

- 10.006 acres of commercial x \$5,866 = \$58,695.20
- 570 multi-family units x \$4,040 = \$2,302,800
- 77 single-family units x \$5,954 = \$458,458.00
- 28 memory care units = 4.3% x \$5,866 x 43.74 acres = \$11,032.89
- TOTAL = \$2,830,986.09
- Less 1.5% = \$42,464.79
- **Remaining cash due = \$2,788,521.30**

The final park dedication calculation will be based on final land area calculations and the fee schedule in place at the time of final plat approval.

Preliminary Plat

The preliminary plat requests approval of 43 lots and 1 outlot. However, a condition of approval is for Outlot A to be absorbed by neighboring lots. The applicant requested flexibility from minimum lot size, width, and setback requirements. The approval conditions noted in this staff report may result in changes to the lot layout and may also affect the unit count. The application anticipates the project to be built over 4 phases.

Summary of Issues

A. Flexibilities

- Deviation in lot square footage standards for the Villa units.
 - o Detached villas
 - 5,285 square feet minimum lot area
 - 44' minimum lot width
 - 7.5' minimum side setback
 - o Attached villas
 - 14,500 square feet per unit
 - 25' front setback measured from the front lot line of the base lot
 - 10' side setback measured from the side lot line of the base lot
 - 25' rear setback measured from the rear lot line of the base lot
- Setback reduction for multifamily and commercial buildings along County Road 116 and County Road 30 to 50' with enhanced landscaping.
- Joint Parking / Parking reductions throughout the project area.
 - o Parking setbacks
 - Multi-Family A – 16' front setback from other roadways
 - Commercial Area – no interior side setback required
 - Multi-Family F – 10' front setback from other roadways
 - Senior Housing – 15' front setback from other roadways
 - o Parking Space Reductions
 - 2 spaces per unit for Multi-Family A and Multi-Family F
 - 1 space per unit for the multi-family senior housing buildings

- Shared parking arrangement with Hope Community Church for occasional overflow parking
 - 415 shared spaces to serve the commercial buildings
- Allowance of townhomes, twin-homes, and detached villas in the GMU instead of multi-family housing as the district permits by right.
 - a. These housing types are not allowed in GMU but are allowed in the DMU. Allowing these uses as part of a mixed-use PUD is consistent with the PUD ordinance.
 - b. Proposed townhome lot standards:
 - i. 4,500 square feet per unit
 - ii. 50' front setback from major roadways (with enhanced landscaping) measured from the front lot line of the base lot
 - iii. 25' front setback from other streets measured from the front lot line of the base lot
 - iv. 10' side setback measured from the side lot line of the base lot
 - v. 15' separation between attached structures separated by a common area
 - vi. 25' rear setback measured from the rear lot line of the base lot
- Flexibility to shift required landscape material from inner portions of the site to allow for improved buffering at the edges of the site.
- Relief from Ordinance 1040.135 which requires a grade separation on all housing units accessing the building on the first level.
- Flexibility from landscape island / parking bay spacing standards found within the Northeast District Standards for the commercial parking lot.
- Flexibility from the restriction on drive-through lanes abutting public right-of-way (ROW). The applicant proposes to screen the drive-through lanes to mitigate the impact of granting this flexibility.
- Two principal buildings on Lot 2, Block 1.
- Allowance for an underground tunnel between the Church and the Senior Housing building to encroach within the required 50' side setback.
- 50' Maximum Principal Building height at the minimum setback for the Multi-Family buildings.
 - Commercial buildings limited to two stories.
- NE District Design Standards prevail over GMU design standards.
- Garages
 - Detached villas - 70% maximum of the viewable ground floor street-facing linear building frontage.
 - This may need to be revisited as the builder and design is finalized.
 - Attached villas and townhomes – a 2-car garage is required (no minimum/maximum proposed).
- Buffer Ordinance prevails over the screening requirement of the GMU.
- Signs

- 4 freestanding monument signs for the commercial uses throughout the project site.
- One monument sign for each residential component of the development.
- Splitting the 10% front entrance façade limit for wall signs between the front entrance façade as well as the façade that faces a county road for each commercial building.

B. Benefits

- An architectural transition between existing uses and the proposed development by locating taller buildings as far away from existing single-family homes as possible, lessening impact to existing residents.
 - a. Additionally, the requested flexibility for villas and townhomes in the northern portion of the site allows for a transition in density from multi-family buildings to the south.
- Construction of Hope Way (this will actually become “100th Ave” per the City’s street naming policy), an east-west connection to future development to the west. This arguably provides relief from future east-west traffic that could otherwise be routed through the existing Hunters Ridge road connection. This idea was received well at the neighborhood meeting.
- Coordination with City staff/consultants to shift existing ROW to allow for more economical construction of the water utility lines.
- Improvement of existing drainage conditions for neighbors to the south of the project area through stormwater routing through the project area.
- Establishment of a significant tax base to serve Corcoran and its residents well into the future.
- Provide a trail easement in excess of 20 feet to support a grade-separated crossing at County Road 116 and the Three Rivers Diamond Lake Regional Trail. The applicant proposes to dedicate this easement from the outset of the project to allow for more wholistic trail planning. Alternatively, Three Rivers would need to acquire this easement at a later point which could delay the trail/underpass project and lead to land conflicts in order to expand the corridor.
- This project serves as a vital link for future development in the City of Corcoran.
- The flexibility in applying the required landscaping across the site will allow for more buffering near the edges of the site.
- The flexibility to bypass the parking island / parking bay requirement within the commercial parking lot will allow for more unified pedestrian walkways throughout the commercial parking lot.
- Replacement of significant trees with similar species from the NE District preferred tree list.

C. Trail Alignment

Conclusion

Staff reviewed the plan for consistency with the application standards outlined in the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance. Staff noted in the staff report the outstanding issues that must be addressed, and conditions are included in the enclosed resolutions to address these issues. The City Council may modify these conditions.

The City has discretion when reviewing a comprehensive plan amendment and PUD. The Council may find that the standards for one or more components of the application have not been met and may vote to deny the project. Should the project be denied, findings of fact should be provided to staff to bring back a denial resolution at the next meeting.

6. Recommendation

Move to recommend approval of the following:

- a. Resolution 2024-14 Approving Comprehensive Plan Amendment
- b. Ordinance 2024-513 Rezoning to PUD
 - i. 4/5 Majority of Seated Council Required for Approval
- c. Summary Ordinance 2024-514 for Publication
 - i. 4/5 Majority of Council Required for Approval
- d. Resolution 2024-15 Approving Findings of Fact for Rezoning
- e. Resolution 2024-16 Approving Preliminary PUD Development Plan
- f. Resolution 2024-17 Approving Preliminary Plat

Attachments:

1. Resolution 2024-14 Approving Comprehensive Plan Amendment
2. Ordinance 2024-513 Rezoning to PUD
3. Summary Ordinance 2024-514 for Publication
4. Resolution 2024-15 Approving Findings of Fact for Rezoning
5. Resolution 2024-16 Approving Preliminary PUD Development Plan
6. Resolution 2024-17 Approving Preliminary Plat
7. City Engineer's Memo – Civil Plan Review Dated 1/22/2024.
8. City Engineer's Memo – Stormwater Review Dated 1/22/2024.
9. Public Safety Memo – Dated 12/6/2023.
10. Hennepin County Memo dated 12/28/2023.
11. Three River Parks District Memo dated 1/5/2025.
12. Applicant's Narrative dated 1/25/2024.
13. Plan drawings received 1/30/2024.
14. Phasing Plan
15. Architectural Examples
16. Cross Section Plan received 1/25/2024.

- 17. Neighborhood Meeting Summary
- 18. Feasibility Study

RESOLUTION NO. 2024-14

Motion By:
Seconded By:

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR “HOPE
MINISTRIES” AT THE NORTHWEST CORNER OF COUNTY ROAD 116 AND COUNTY
ROAD 30 (PID 11-119-23-14-0004)
(CITY FILE NO. 23-028)**

WHEREAS, Hope Community Church, Brain and Jacque Lothar, and Corcoran Investments LLC (“the applicant”) request approval of a 2040 Future Land Use Map amendment to change the land use designation of approximately 15.97 acres from Public / Semi-Public to Mixed Use on the property described as follows;

See Attachment A.

WHEREAS, the Planning Commission reviewed the requested amendment at a duly called Public Hearing and recommends approval;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a comprehensive plan amendment for the above referenced parcel, based on the following findings and subject to the following conditions:

1. The proposed development offers new opportunities that were not previously considered in the Comprehensive Plan.
2. Reclassifying the site is needed to allow reasonable development of the site that responds to current market conditions.
3. The development of the site as part of the larger development would facilitate other planned infrastructure improvements, including stormwater improvements, sanitary sewer extension, municipal water extension and transportation improvements that will have regional benefits.
4. With the planned infrastructure improvements developed with this project, there is adequate public infrastructure planned to serve the site.

RESOLUTION NO. 2024-14

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2024-14

ATTACHMENT A

Lot 1, Block 2, Hope Place, according to the recorded plat thereof, Hennepin County,
Minnesota.

ORDINANCE NO. 2024-513

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT THE NORTHWEST CORNER OF COUNTY ROAD 116 AND COUNTY ROAD 30 (PID 11-119-23-14-0003, 11-119-23-14-0004, 11-119-23-14-0005, AND 11-119-23-11-0012) (CITY FILE NO. 23-028)

THE CITY OF CORCORAN ORDAINS:

Section 1. Amendment of the City Code. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification of the City of Corcoran Zoning Map from Public/Institutional (P-I) and General Mixed Use (GMU) to Planned Unit Development (PUD), legally described as follows:

See Attachment A

Section 2. This amendment shall take effect upon adoption of the resolution approving the final PUD plan for this project.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

ORDINANCE NO. 2024-513

ATTACHMENT A

Parcel 1:

Lot 1, Block 1, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:

Lot 1, Block 2, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 3:

Outlot A, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4:

Outlot C, Serenity Meadows, according to the recorded plat thereof, Hennepin County, Minnesota
(Abstract Property).

ORDINANCE NO. 2024-514

Motion By:
Seconded By:

CITY OF CORCORAN

SUMMARY OF ORDINANCE NO. 2024-513

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CORCORAN CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT THE NORTHWEST CORNER OF COUNTY ROAD 116 AND COUNTY ROAD 30 (CITY FILE 23-028)

Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended to revise the City of Corcoran’s Zoning Map. A printed copy of the entire amendment is available for inspection by any person at City Hall during the City Clerk’s regular office hours.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Ordinance is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2024-15

Motion By:
Seconded By:

APPROVING FINDINGS OF FACT FOR REZONING FOR THE PROPERTIES LOCATED AT THE NORTHWEST CORNER OF COUNTY ROAD 116 AND COUNTY ROAD 30 (PID 11-119-23-14-0003, 11-119-23-14-0004, 11-119-23-14-0005, AND 11-119-23-11-0012) (CITY FILE NO. 23-028)

WHEREAS, Hope Community Church, Brain and Jacque Lothar, and Corcoran Investments LLC, (the “applicant”) requested approval to rezone 56.72 acres legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the request at a duly called Public Hearing, and;

WHEREAS, the City Council adopted an ordinance rezoning the affected parcels from Public Institution (PI) and General Mixed Use (GMU) to Planned Unit Development (PUD);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does support the request for reclassification of the property, based on the following findings and conditions:

1. The planned development is not in conflict with the Comprehensive Plan. Lot 1, Block 1 containing the existing church will remain guided for Public / Semi-Public development, and the rest of the proposed development is guided for mixed use development as proposed.
2. The planned development is not in conflict with the intent of the underlying zoning districts. Lot 1, Block 1 will continue to be subject to PI standards unless otherwise amended by the PUD standards. The remaining portions of the site are zoned GMU. The proposed development is not in conflict with the intent of either of these zoning districts. The plan develops the site in advance of municipal water being able to service the area; however, the applicant will not be issued a building permit until Corcoran municipal water is operational.
3. The planned development is not in conflict with other applicable provisions of the City’s Zoning Ordinance, except that PUD flexibility is requested as noted in the staff report. The PUD allows the applicant to request flexibility from the performance standards in the ordinance in exchange for a high-quality development than might otherwise be expected.
4. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase. The project is anticipated to be completed in 4 phases that will be able to adapt to the needs of the market. Development is contingent upon completion of trunk infrastructure improvements and water service. The initial phases will include the construction of the primary project infrastructure, roadway improvements on County Road 116 and County Road 30, and other key infrastructure improvements.

RESOLUTION NO. 2024-15

5. The planned development will not create an excessive burden on parks, streets and other public facilities and utilities which serve or are proposed to serve the planned development. The developer is providing a public trail consistent with the Three River's Diamond Lake Regional Trail master plan and the City's 2040 Comprehensive Plan. A private tot lot that will be accessible to residents of the planned development is proposed on the church property. The residents living in assisted living, memory care, and hospice units will place less demand on public facilities such as streets and parks. The development includes the construction of all public infrastructure needed to serve the site at the developer's expense. Corcoran municipal water is anticipated to be available at the end of 2024. The applicant anticipates applying for building permits in 2025 and will not pull a building permit prior to the availability of Corcoran water for the site.
6. The planned development will not have an adverse impact on the reasonable enjoyment of the neighboring property. The planned development intentionally placed residential uses near the adjacent residential and agricultural uses to minimize the impact of the project. Should the property to the west develop in the future, it will develop for mixed residential uses, which will be compatible with the proposed uses along the western border of the PUD.
7. The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective uses of streets, utilities and public facilities, it shall maintain and enhance any natural resources within the development, and create a public benefit that is greater than what would have been achieved through the strict application of the primary zoning regulations.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2024-15

ATTACHMENT A

Parcel 1:

Lot 1, Block 1, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:

Lot 1, Block 2, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 3:

Outlot A, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4:

Outlot C, Serenity Meadows, according to the recorded plat thereof, Hennepin County, Minnesota
(Abstract Property).

RESOLUTION NO. 2024-16

Motion By:
Seconded By:

APPROVING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR “HOPE MINISTRIES” LOCATED AT THE NORTHWEST CORNER OF COUNTY ROAD 116 AND COUNTY ROAD 30 (PID 11-119-23-14-0003, 11-119-23-14-0004, 11-119-23-14-0005, AND 11-119-23-11-0012) (CITY FILE NO. 23-028)

WHEREAS, Hope Community Church, Brain and Jacque Lothar, and Corcoran Investments LLC, (the “applicant”) has requested approval of “Hope Ministries” a mixed-use subdivision on the property legally described as:

See Attachment A

WHEREAS, the Planning Commission reviewed the plan at a duly called Public Hearing, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council hereby approves the request for preliminary PUD plan, subject to the following conditions:

1. A preliminary planned unit development (PUD) plan is approved for “Hope Ministries”, in accordance with the plans and application received by the City on October 20, 2023, and revisions received November 27, 2023, January 12, 2024, January 25, 2024, and January 30, 2024, except as amended by this resolution.
1. The preliminary PUD plan is approved based on the finding that the proposed project is consistent with the City’s Comprehensive Plan and the PUD standards in the ordinance.
2. Approval is contingent upon City Council approval of the requested rezoning and preliminary plat (Ordinance 2024-513 and Resolution 2024-17).
2. The applicant shall comply with all requirements of the Public Safety memo dated December 6, 2023.
3. The applicant shall comply with all requirements of the City Engineer’s memo for civil review dated January 24, 2024.
4. The applicant shall comply with all requirements of the City Engineer’s memo for stormwater review dated January 24, 2024.
5. The applicant shall comply with all requirements of the July 27, 2023, EAW Record of Decision.
6. The applicant is subject to review and approval by Hennepin County. The applicant is required to secure all permits and approvals from the County. The applicant will continue to work with City staff to comply with requirements from the Hennepin County memo dated December 28, 2023.

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7. The applicant will continue to work with City staff and Three Rivers Park District to finalize the necessary trail easements and location as well as comply with requirements from the Three Rivers Park District’s memo dated January 5, 2024.
8. All uses identified in the P-I zoning district (allowed, accessory, conditional, interim, or administrative permit) are permitted on Lot 1, Block 1.
 - a. The noted future cemetery expansion will require a site plan to be submitted as a final PUD plan.
9. Except for Lot 1, Block 1, all uses identified in the General Mixed Use (GMU) and Downtown Mixed Use zoning districts shall be permitted in this PUD.
 - a. Shared parking for Lots 2, 3, 4, and 5 of Block 5 is approved.
 - b. Two principal buildings on Lot 2, Block 1 are approved.
10. PUD flexibility is granted for the following:
 - a. Development in advance of City services (water) being available to serve the project. A building permit will not be issued until Corcoran municipal water is operational.
 - b. Reduced building setback along County Road 116 and County Road 30 of 50 feet with enhanced landscaping where 60’ with enhanced landscaping is required.
 - c. The following lot standards apply to the commercial and multi-family buildings within Block 5 of the preliminary plat:

| | |
|--------------------------------------|---|
| Minimum Lot Area | 25,000 square feet |
| Minimum Lot Width | 150 feet |
| Minimum Lot Depth | N/A |
| Minimum Principal Structure Setbacks | |
| - Front, Major Roadways | 50 feet with enhanced landscaping per Section 1060.070, Subd. 2(K) |
| - Front, Other Streets | 25 feet |
| - Side and Rear | None |
| Maximum Principal Building Height | - The commercial buildings cannot exceed 2-stories. - 50 foot maximum at the required setback for Lot 1 and Lot 6 of Block 5 |
| Maximum Impervious Surface Coverage | 80% |

- d. The following standards apply to the detached “villas”:

| | |
|------------------|-------------------|
| Minimum Lot Area | 5,285 square feet |
|------------------|-------------------|

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| | |
|--------------------------------------|----------|
| Minimum Lot Width | 44 feet |
| Minimum Lot Depth | N/A |
| Minimum Principal Structure Setbacks | |
| - Front, Major Roadways | 100 feet |
| - Front, Other Streets | 25 feet |
| - Side | 7.5 feet |
| - Rear | 25 feet |
| Maximum Principal Building Height | 35 feet |

e. The following standards apply to the attached “villas” and “rowhomes”:

| | Attached Villas | Townhomes |
|--------------------------------------|---|---|
| Minimum Lot Area | 14,500 square feet per unit | 4,500 square feet per unit |
| Minimum Lot Width | N/A | N/A |
| Minimum Lot Depth | N/A | N/A |
| Minimum Principal Structure Setbacks | | |
| - Front, Major Roadways | N/A | 50 feet measured from the front lot line of the base lot |
| - Front, Other Streets | 25 feet measured from the front lot line of the base lot | 25 feet measured from the front lot line of the base lot |
| - Side | - 10 feet measured from the side lot line of the base lot - 20 feet between attached structures separated by a common area | - 10 feet measured from the side lot line of the base lot - 15 feet between attached structures separated by a common area |
| - Rear | 25 feet measured from the rear lot line of the base lot | 25 feet measured from the rear lot line of the base lot |
| Maximum Principal Building Height | 35 feet | 35 feet |

f. Reduced front parking setback along Oswald Farm Road as follows:

- i. 15’ for Lot 1 and Lot 6 of Block 5
- ii. 10’ for Lot 2 of Block 1.

g. No interior side setback required for the shared parking lot.

h. Lot 1 of Block 1 is subject to the Public/Institutional (P-I) district standards. Except a tunnel connecting the Senior Housing building in Lot 1, Block 1 can encroach into the required 50’ setback.

- i. An encroachment easement with the City will be required.

RESOLUTION NO. 2024-16

- i. The remaining lots in the plat and PUD will be subject to the GMU district standards unless otherwise modified in this Resolution.
- j. Parking requirements are as follows:
 - i. Villas must have 2 garage spaces and 2 driveway spaces.
 - ii. Rowhomes must have 2 garage spaces, 2 driveway spaces, and 9 guest parking stalls.
 - iii. Market-rate Multi-Family buildings must be parked as 2 spaces per unit.
 - iv. Senior Housing and Active Senior buildings must be parked at 1 space per unit.
 - v. A formal shared parking agreement must be established with Hope Community Church for overflow parking for the Senior Housing and Active Senior buildings.
 - vi. A shared parking lot for the commercial uses is permitted should the square footage not exceed what is shown currently on the site plan. 415 spaces are required.
 - vii. Snow storage and required bicycle parking cannot utilize parking spaces where a reduction is granted.
- k. The commercial parking lot can deviate from the intermediate landscaped island requirements as long as at least 6 clear pedestrian pathways are provided within the parking lot.
- l. Drive-through lanes on Lots 2 and 5 of Block 5 can be between the building and a frontage but must be screened per Section 1070.060, Subd. 2(J).
- m. Where there is a conflict in site design requirements between the GMU district and the Northeast District Design Guidelines (Appendix B of the Zoning Ordinance), the Northeast District Design Guidelines prevail.
 - i. The PUD is subject to the building design requirements of the Northeast District Design Guidelines, unless otherwise noted in this Resolution.
 - 1. Buildings with residential uses on first floors do not need to be raised above the sidewalk elevation.
 - 2. The garages for the detached villas can have a garage that comprises up to 70% of the street-facing linear building frontage.
 - 3. The garages for the rowhomes must have a minimum width of 20' and accommodate two cars.

RESOLUTION NO. 2024-16

- ii. The PUD is subject to the screening requirements of the Northeast District Design Guidelines.
 - 1. Wood fencing or chain link with slats shall not be used for screening.
- n. The underlying landscaping requirements must be calculated on a per lot basis but can be distributed throughout the entire site instead of a per lot basis with emphasis placed on screening the perimeter of the development.
 - i. Additional landscaping required for screening, buffering, and enhanced landscaping requirements must be located on a per lot basis.
 - ii. Significant trees removed from the site must be replaced by a similar species as noted in the table below. Invasive species or undesirable tree species do not need to be replaced.

| Trees to be removed | Replace With Similar | NE District Options For Replacement From Preferred Tree List |
|--|-----------------------------|--|
| Elm – Siberian (<i>Ulmus pumula</i>) Elm -Americana (<i>Ulmus americana</i>) | Yes | Princeton Elm (<i>Ulmus americana</i> 'Princeton') Valley Forge Elm (<i>Ulmus americana</i> 'Valley Forge') New Horizon Elm (<i>Ulmus pumila</i> 'New Horizon') Patriot Elm (<i>Ulmus wilsoniana</i> 'Patriot') |
| Box Elder (<i>Acer negundo</i>) | No | |
| Maple – Silver (<i>Acer saccharinum</i>) | Yes | Freeman’s Maple (<i>Acer x freemanii</i>) Sienna Glen Maple (<i>Acer x freemanii</i> 'Sienna') Red Maple (<i>Acer rubrum</i>)* Sugar Maple (<i>Acer saccharum</i>)* |
| Spruce – Colorado (<i>Picea pungens</i>) | Yes | Norway Spruce (<i>Picea abies</i>) White Spruce (<i>Picea glauca</i>)* Black Hills Spruce (<i>Picea galuca</i> var. <i>densata</i>) Black Spruce (<i>Picea mariana</i>)* |
| Cottonwood (<i>Populus deltoides</i>) | No | |
| Ash – Green (<i>Fraxinus pennsylvanica</i>) European Mountain Ash (<i>Sorbus aucuparia</i>) | Yes | American Mountain Ash (<i>Sorbus americana</i>) Showy Mountain Ash (<i>Sorbus decora</i>)* |
| Fir – Balsam (<i>Abies balsamea</i>) | Yes | Balsam Fir (<i>Abies balsamea</i>)* |
| Apple (<i>Malus</i> spp.) | Yes | Crabapple, 'Adams', 'Calocarpa', 'David', 'Donal Wyman', 'Dolgo', 'Harvest Gold', 'Prairifire', 'Professor Sprenger' (<i>Malus</i> spp.) |
| Locust – Honey (<i>Gleditsia triacanthos</i>) | Yes | Thornless Honeylocust (<i>Gleditsia triacanthos</i> var. <i>inermis</i>)* |

RESOLUTION NO. 2024-16

| | | |
|---------------------------------------|-----|---|
| Willow – Black (<i>Salix nigra</i>) | Yes | Black Willow (<i>Salix nigra</i>)* |
| Birch – River (<i>Betula nigra</i>) | Yes | Heritage River Birch (<i>Betula nigra</i> ‘Cully’) |
| Basswood (<i>Tilia americana</i>) | Yes | American Linden or “Basswood” (<i>Tilia americana</i>)* |
| Oak – White (<i>Quercus alba</i>) | Yes | White Oak (<i>Quercus alba</i>)* |

- iii. Per the approved site plan for the existing cemetery approved in 2012, 8 evergreen trees must be planted between the wooded area and the south boundary of the cemetery for screening to the property to the west.
 - o. Where there is a conflict within the General Mixed Use district standards and buffer yard requirements of Section 1060.070, Subd. 2(J), the buffer yard requirements shall prevail.
 - p. Signage for the site is approved as follows:
 - i. Unless modified by this Resolution, sign and setback standards in Chapter 84 apply.
 - ii. Up to 4 monument signs are approved for the commercial buildings.
 - iii. Each residential component is allowed to have one monument sign.
 - iv. Wall signs can be placed on the entrance façade as well as the façade facing a county road for each commercial user, but the combined size of the signs cannot exceed 10% of the entrance façade area.
- 11. Park dedication shall be satisfied by a combination of land and cash-in-lieu of land for the PUD. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.
- 12. Prior to submittal of the PUD final plan and final plat, revised preliminary plans must address the following:
 - a. All plans must be consistent.
 - b. A 50’ building setback from the new property boundary must be shown along the county roads.
 - c. The parking must be revised to show the following:
 - i. Compliance with the standards in this Resolution.
 - ii. At least 6 pedestrian pathways with aligned landscape islands in the shared commercial parking lot.
 - iii. Required landscape islands in Lot 6, Block 5.

RESOLUTION NO. 2024-16

- iv. Snow storage and bicycle parking that does not conflict with parking spaces must be clearly shown for the commercial and multi-family uses.
- d. Outlot A must be absorbed by one or more of the surrounding properties.
- e. The right-in access for the commercial uses on County Road 116 must be removed.
- f. The twin-home building pad in Lot 8, Block 1 must be corrected so it does not conflict with a required drainage and utility easement.
- g. A site plan must confirm the twin-homes can accommodate a 22' minimum driveway length as shown, or the twin-home lots and private drive will need to be adjusted to meet the 22' minimum driveway length.
- h. The landscaping plan must be revised to show the following:
 - i. Calculate the minimum required landscaping on a per lot basis which can be applied throughout the site with emphasis placed on the edges of the site.
 - ii. All underlying shrub requirements must be included.
 - iii. All tree and shrub species in the landscaping plan need to be from the preferred tree list within the Northeast District Design Guidelines. Substantially similar species can be approved by the City.
 - iv. The applicant must provide a count of the number of trees of significant species to be removed and confirm the intended replacement species.
 - v. Inclusion of a decorative fence or masonry wall of at least 3 feet but no less than 4 feet in height between parking lots and sidewalks.
 - vi. Required screening for the existing cemetery with 8 evergreen trees planted between the existing wooded area and the south cemetery boundary. No more than 30% of one kind of evergreen tree can be used in this area.
- i. A third resiliency strategy must be identified.
- j. The lighting plan must be revised to confirm compliance with Section 1060.040.
- k. The grading plans must identify whether designated wetland buffers within the site are to utilize existing vegetation or if new vegetation will be established for the buffers.
 - i. If existing vegetation is planned to be utilized, the vegetation shall be approved by the City's wetland specialist.
 - ii. The preliminary plans shall be revised to identify and label the wetland buffer zones and monument signs.

RESOLUTION NO. 2024-16

- iii. All permanent wetland buffer monuments must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
 - iv. The applicant shall work with City staff to finalize the location of wetland buffer monuments.
 - l. Drainage and utility easements must be provided over all wetlands, wetland buffers and ponds.
 - m. Drainage and utility easements shall be provided along the perimeter of all lots.
13. The following information must be confirmed with the submittal of the final PUD plan and final plat for each phase:
- a. Final building and site plans must be provided as each phase moves forward.
 - i. A minimum of 5 different styles must be submitted for the detached villas.
 - ii. A minimum of 2 different styles must be submitted for attached villas and townhomes.
 - iii. Garage sizes must be confirmed.
 - iv. Elevations with material percentages are required.
 - b. Screening details of roof top equipment and ground mounted equipment must be provided.
 - c. Details for trash enclosures to ensure compliance with 1060.020 of the Zoning Ordinance. The trash enclosures must be clearly shown on the site plans.
 - d. Details of mechanical equipment screening in compliance with Section 1060.030 of the Zoning Ordinance.
 - e. A minimum lot area calculation for the twin-homes and townhomes must be provided.
 - f. The final unit mix in the Senior Housing building and required parking shall be provided.
 - g. A formal shared parking agreement with Hope Community Church for overflow parking of the Senior Housing and Active Senior buildings.
 - h. Details on the required plaza and open space shall be provided.
 - i. A chloride management plan shall be provided.
 - j. All utility facilities shall be located underground.

RESOLUTION NO. 2024-16

- k. Maintenance requirements for private roads shall be detailed in Homeowners Association (HOA) documents.
 - l. For wetland buffers that must be newly established, a wetland buffer establishment plan shall be submitted identifying the establishment and maintenance procedures.
14. A sign permit is required for any signage.
15. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrant, fire department connections and fire lane signage.
16. The new public streets shall follow the City's street naming policy.
17. An encroachment agreement shall be required for all site improvements or items placed within the City rights-of-way or easements.
18. The applicant must enter into a stormwater maintenance agreement prior to release of final plat.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2024-16

ATTACHMENT A

Parcel 1:

Lot 1, Block 1, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:

Lot 1, Block 2, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 3:

Outlot A, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4:

Outlot C, Serenity Meadows, according to the recorded plat thereof, Hennepin County, Minnesota
(Abstract Property).

RESOLUTION NO. 2024-17

Motion By:
Seconded By:

APPROVING PRELIMIINARY PLAT FOR “HOPE MINISTRIES” LOCATED AT THE NORTHWEST CORNER OF COUNTY ROAD 116 AND COUNTY ROAD 30 (PID 11-119-23-14-0003, 11-119-23-14-0004, 11-119-23-14-0005, AND 11-119-23-11-0012) (CITY FILE NO. 23-028)

WHEREAS, Hope Community Church, Brain and Jacque Lothar, and Corcoran Investments LLC, (the “applicant”) requested approval of “Hope Ministries” a mixed-use subdivision on the property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the plan at a duly called Public Hearing, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council hereby approves the request for preliminary plat, subject to the following conditions:

1. A preliminary plat is approved to create 43 lots, “Hope Ministries”, in accordance with the plans and application received by the City on October 20, 2023, and revisions received November 27, 2023, January 12, 2024, and January 25, 2024, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the preliminary PUD plan for “Hope Ministries”. The applicant shall comply with all conditions of the preliminary PUD plan approval (Resolution 2023-).
3. The preliminary plat must be revised per the requirements as noted in Resolution 2024-16.
4. Park dedication is due as required by the PUD approvals, prior to the release of the final plat for recording.
5. The applicant shall comply with all requirements of the City Engineer’s memo for Civil Review, dated January 24, 2024.
6. The applicant shall comply with all requirements of the City Engineer’s memo for stormwater, dated January 24, 2024.
7. The applicant shall continue to work with City staff to incorporate comments and comply with all requirements from Three River Park District’s memo dated January 4, 2024.
8. The applicant shall continue to work with City staff to incorporate comments and comply with all requirements from Hennepin County memo dated December 28, 2023.
9. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

RESOLUTION NO. 2024-17

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 22nd day of February 2024.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2024-17

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Outlot A, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4:

Outlot C, Serenity Meadows, according to the recorded plat thereof, Hennepin County, Minnesota
(Abstract Property).



To: Kevin Mattson, PE,
City of Corcoran Public Works Director

From: Kent Torve, City Engineer
Steve Hegland, PE

Project: Hope Community Church Development

Date: January 22, 2024

Exhibits:

This Memorandum is based on a review of the following documents:

1. Hope Community Development Civil Plans by Sambatek dated 1/12/2024

Comments:General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.

Plat/Easements:

1. Provide D&U easement over Pond 4N HWL and access route and Filtration 6F access route.
2. Provide trail easements along CR116 and CR30 as well as along regional trail.
3. Verify with Hennepin County that ROW dedication along CR30 is appropriate. ROW is skewed to section corners but is not 60' at intersection of County Road 116.
4. Provide easements for all shared parking at time of site plan.
5. Provide and show easements for shared bituminous trail in Block 1.
6. Provide easements of sufficient width to account 1:1 slope for each side of trunk sanitary sewer along Hope Way. Sewer appears to reach a depth of 45.24' in current utility plans and ROW plus easement width is only 80'.
7. Vacate all underlying easements which are no longer necessary with proposed development.
8. Easements over all water, sanitary, and storm sewer utilities not in the ROW shall be provided and reviewed at time of final plat.
9. ROW along CR116 appears consistent with previous request from Hennepin County if a 5' trail easement is also provided. Final ROW dedication shall be reviewed and approved by Hennepin County.

January 22, 2024

Hope Community Church Development

Kevin Mattson, PE, City of Corcoran Public Works Director

Page 2 of 5

10. Provide D&U easement over outlot A.
11. Provide sufficient easements for a 1:1 slope over trunk sanitary sewer along CR116. Sanitary sewer appears to have a depth over 40' and buildings 7 & 8 appear to be in conflict.
12. Corcoran City Planner and Attorney shall confirm the proper designation of Block 3 Lot 1 and Block 1 Lot 3 as lots or outlots.
13. Final Three Rivers trail alignment shall be encompassed by appropriate easements for construction and maintenance.
14. A ROW stub should be provided to the upland area north of Lot 4 Block 4 to provide access should the area be developed in the future.
15. Easements shall be provided over all storm sewer pipes. Easements shall be shown on the site, utility, and storm sewer plans to ensure they are adequate.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Final silt fence and inlet protection locations will be reviewed at Final Plat.
3. Erosion control blanket shall be used for restoration on areas with slope of 3:1 or greater.
4. Final review of erosion control BMPs, sequencing, and quantities to take place at Final Plat.

Transportation

1. Maintenance requirements for private roads in Blocks 1 and 3 shall be detailed in HOA documents.
2. At time of Final Plat, a temporary access plan shall be included with the construction drawings showing how access will be maintained to the church and existing homes during the project.
3. All 28' roads shall be signed "No Parking" on one side of the roadway with "No Parking" signs required within all cul-de-sacs. Oswald Farm Road will be no parking on both sides of the roadway. Final sign location to be shown on plans and reviewed at time of Final Plat.
4. The Feasibility Study identified offsite improvements including turn lanes at the development entrances and turn lane extension of County Road 30 at County Road 116. These projects are anticipated to be City led development and at the time of the development agreement the terms of these project should be identified.
5. All parking areas shall have concrete curbing and a paved surface.
6. The regional trail is shown to cross Oswald Farms Road at the mid block location. As outlined in the City of Corcoran Pedestrian Crosswalk Policy mid-block crossings should be avoided, especially as this crossing location is also within the bend of the roadway. We would recommend the trail be kept along the south side of Oswald Farms Road. There will still be conflicts with all of the drive entrances but this would be at a stopped traffic condition.
7. If the regional trail is constructed on the south side of the roadway, a crossing to access the trail from the church was previously proposed. Because this crossing is significantly greater than the 300' access spacing to adjacent intersections in the policy, we would recommend if needed, the crossing location be shifted southwest so it is not located at the curve of the roadway.
8. The roadways within the development are anticipated to have AADT's of less than 9,000 trips per day and a posted speed limit equal to or less than 30 mph. All pedestrian crossings not at standard intersections or roadways crossings for the regional trail (Oswald Farms Road or southwest access road), should incorporate the following elements in accordance with the Pedestrian Crosswalk Policy.

This level of improvement is considered appropriate given the conditions of the development and timing of the regional trail. Additional crossing improvements may be necessary in the future as additional segments of the regional trail are constructed and this area is further utilized.

- a. Incorporate high visibility crosswalk markings
 - b. Provide advanced warning crosswalk signage
 - c. Post no parking restrictions in the locations of the crosswalks.
 - d. Provide adequate nighttime lighting
 - e. Incorporate curb extensions.
 - f. Provide for RRFB system due to significant multimodal facilities
9. Construction plans to display location of surmountable and high-back curb. Locations of surmountable and high-back curb to be reviewed at Final Plat.
 10. Provide plan sheet with locations of stop, street, and no parking signage in final plat drawings.
 11. Provide intersection details plan demonstrating ped ramp design per ADA and Corcoran standard detail requirements in final plat drawings.
 12. All pavement markings to be reviewed at Final Plat.
 13. The local roadway connection to County Road 30 shall be adjusted to have both right and left turn lanes onto County Road 30.
 14. At time of each individual lot plan, the ADA parking stall count and all ADA access routes to facilities shall be shown on site plans.

Site Plans

1. Street lighting locations shall be reviewed by Public Safety and final lighting locations shall be determined at the time of Final Plat.
2. Include all necessary City of Corcoran standard detail plates in construction plans.
3. There is significant amount of planting conflicts over the storm sewer and trunk utilities adjacent to County Road 30 and County Road 116. At time of Final Plat, revise planting locations to minimize conflicts.
4. Tree planting should be removed from pond access routes. Plantings around Filtration 12F2 and Pond 4N appear to be in conflict.
5. Review Senior Housing building and Building 26 for conflicts with D&U easements.
6. Plantings are shown in Hennepin County ROW. Applicant shall receive approval from Hennepin County for these plantings.

Grading/Stormwater

1. The grading plans shall clearly identify whether designated wetland buffers within the site are to utilize existing vegetation or if new vegetation will be established for the buffers. If existing vegetation is to be utilized, the vegetation shall be approved by the City Wetland specialist. For buffers to be established, a plan identifying the establishment and maintenance procedures shall be provided at the time of Final Plat.
2. Wetland buffer zones and wetland buffer signage shall be clearly identified and labeled on plans.
3. Sumps in manholes with drops of greater than 18" and the last accessible structure prior to stormwater basins to be 3' sumps.

January 22, 2024

Hope Community Church Development
Kevin Mattson, PE, City of Corcoran Public Works Director
Page 4 of 5

4. Rational calculations shall be provided to confirm all pipe sizes and inlet capacity at the time of final plat.
5. Label top and bottom elevations of retaining wall behind Block 2 single family homes. If greater than 4', it shall be designed by a structural engineer.
6. Inlet and pipe capacity calculations for all roadways including Hope Way and existing storm sewer along Oswald Farm Road shall be submitted and reviewed with Final Plat application.
7. Confirm EOF (947.43) nearest the center structure of "Rowhomes J" (FFE 948.25) meets freeboard requirements of 2 foot separation.
8. Provide 10' safety bench for all wet ponds. Pond 4N appears to be the only wet pond with a sufficient safety bench.
9. Call out trash guards for all FES on construction plans.
10. Filtration basin 12F2 may require lining to inhibit seepage to Three Rivers trail underpass; to be reviewed at final plat.
11. Additional inlets required for storm sewer system to drain all low areas below Block 2 retaining wall.
12. Catch basin capacity of all commercial and multi-family sites shall be reviewed at time of site plan/building permit and rational calculations shall be provided. At time of Final Plat concept rational calculations will be necessary to ensure stubs from street have adequate capacity.
13. Plans shall be modified to accommodate trapped water adjacent to western property boundary south of Oswald Farm Road.
14. Verify discharge location for STMH 311.
15. Existing storm sewer underneath Senior Housing that conveys drainage to existing wetland must be removed.
16. EOF in front of Multifamily A parking garage must be relocated.

Watermain/Sanitary Sewer

1. Plan and profiles for all utilities shall be provided at the time of Final Plat submittals.
2. Valve locations to be reviewed at time of Final Plat. Generally, valves shall be located at all intersection as one less valve than the number of legs. Valves should typically be located out from the end radius points unless specific circumstances don't allow. Butterfly valves required for watermain 12" and greater.
 - a. Review valve midway on Hope Way.
3. Hydrant spacing to be reviewed by Public Safety at time of final plat.
 - a. Ensure hydrants are located at all high points.
4. All water stubs from the 20-inch trunk water pipe shall have a valve and a 20-foot extension of pipe so connection can be made without shutting down the City system.
5. The sanitary sewer of Hunters Ridge sanitary stub shall be lowered to accommodate connection to existing properties.
6. Looping of the 8" watermain along the west property boundary may be necessary for required looping depending on timing of the project.
7. A dedicated lot for a future municipal well shall be coordinated with City.
8. Provide 20-foot easement and install the raw water line along CR 116 for municipal water supply.
9. Provide 20-foot easement along CR30 for future raw water supply from the west.
10. Separate domestic and fire lines shall be run into buildings with separate shut offs.

January 22, 2024

Hope Community Church Development

Kevin Mattson, PE, City of Corcoran Public Works Director

Page 5 of 5

11. The sewer stub to the southeast shall be lowered to match the comprehensive plan. The comprehensive plan identifies this sewer invert at a 920.2. Credits (if available) from the development's TLAC would be provided for overdepth installation.
12. "20-inch" DIPS HDPE DR-11 BY OTHERS" shown on Utility Plan Sheets to be labeled 20" C900 DR18 fusible pipe.
13. Utility stubs should be provided to outside the roadway for the

End of Comments



| | | | |
|----------|---|-------|---|
| To: | Kevin Mattson, PE City of Corcoran Public Works Director | From: | Kent Torve, PE, City Engineer Steve Hegland, PE, |
| Project: | Stormwater Comments Hope Community Church Development Project | Date: | January 22,2024 |

Exhibits:

This Memorandum is based on a review of the following documents:

1. Hope Community Development Civil Plans by Sambatek dated 1/12/2024
2. Preliminary Stormwater Management Plan for Hope Community Church by Sambatek dated 1/12/2024

Comments:

- Final approval by the Elm Creek Watershed Management Commission (ECWMC) must be attained before any site grading or activity may begin.
 - City needs to authorize submittal to ECWMC.

Summary

Stormwater findings and City guidelines for developments and drainage were provided in the Feasibility Study. These should be implemented with revised stormwater management plan.

Draintile

1. Include the surveyed elevations and diameter of the tile on the Existing Conditions plan sheet.
2. Submit verification of the material and condition of tile under CR 116 (video, etc.).
3. Verify capacity of rerouted tile through the site is equal or greater than existing conditions, include existing pipe material as compared to RCP (see comment No. 4).

Stormsewer, EOF and Outlet Structures (OCS)

4. Pipes carrying public drainage (City, County, or offsite drainage) are required to be RCP.
5. The WMO may require an OCS with skimming on all basin outlets.
6. The site shows flat stormsewer (less than 0.5%) that may require additional manholes for maintenance access. City will review and may require additional structures for access at time of final plat.
7. Catch basin spacing of storm sewer appears to not meet City Standards. It should be anticipated that additional structures will be necessary in the streets and parking areas.
8. Provide individual detail plates for each OCS with site specific elevations.
9. The EOF for the large area south of Oswald Farm Road and south of the future tunnel is elevation 950.31. City requires low openings to be 2 feet above the EOF, therefore adjust the finished floor elevations for the four retail and medical buildings.

Ponds/BMPs

10. Modify the stormsewer length between OCS 931 and FES 930 to include the length of the stilling basin. Additionally, the plans should show where the pipe is being upsized per the detail.
11. The existing pond adjacent to Hope Church is receiving stormwater from the development, therefore add an OCS to manage discharge (Pond 7P) to the existing wetland and include in the system's model. Any wetland impacts for the discharge and construction will need WCA approval.
12. Provide a minimum of 1 foot of freeboard from the HWL to the top of berm. For example Pond 5N only has 6 inches.
13. Ponds 4N, 5N, 11N and 12N do not require the berm divider in the wet ponds.
14. Create stilling basin at the FES into each filtration basin to dissipate velocity. Utilize the City detail, however the upsize in pipe is not required. Alternatively, submit a design for City review.

Modeling

Data

15. The capacity of the offsite driveway culverts may not be sufficient for the Hope Development system design. Therefore, it is necessary to extend the model north along CR 116 and the culvert under Hillside Drive. Include in both the existing and proposed models.

The following culvert information shall be input into the model:

- a. Culvert under Hunters Ridge at CR 116 intersection.
 - b. Culvert under the field access near the tree line.
 - c. Three driveway culverts north of Pond 5N.
 - d. Culvert under Hillside Dr at CR 116 intersection.
16. It appears a generic impervious percentage is used for proposed conditions however it is necessary to quantify the impervious areas within each subwatershed as shown on the plans. Provide both a subwatershed total and an exhibit and table of quantities of pervious, impervious, and total area for each Block and ROW as shown on Sheet 2.02 to be used as the benchmark for the WMO permitting and future development review.

Model

17. Filtration basins shall be set to have a starting water elevation at the constructed outlet control elevation.
18. Wetlands shall have a starting water elevation at the elevation of the delineated edge. The existing wetland has a Flood Elevation of 937.88 in both models, not a Starting Elevation.
19. Water loss in modeling is not allowed, therefore remove the modeling approach of discarding exfiltration from the existing wetland in both models.
20. Before resubmittal, ensure all devices in the HydroCAD match the construction plan information.
21. Model filtration basins and ponds using a CN of 98.
22. Adjust routing of 11E-OS in the proposed model to discharge directly to the wetland.

Offsite Drainage

23. Incorporate the drainage from the west near CR30 into the street plan. Currently the proposed road plans would block drainage from the west.



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Sergeant Ekenberg
Date: December 6, 2023
Re: City File 23-028 Hope Ministries Comprehensive Plan Amendment, Rezoning, Preliminary PUD Plan, Preliminary Plat

A Public Safety plan review meeting was held on November 1, 2023, and December 6, 2023 to review the submitted application for the Hope Ministries preliminary plat and PUD. In attendance were: Police Chief Gottschalk, Sergeant Ekenberg, Planner Davis McKeown, Construction Services Specialist Pritchard, Fire Chief Leuer, Fire Chief Farrens, and Building Official Geske. The comments below are based on the preliminary review of the plans and are intended as initial feedback, and further plan review will need to be completed as construction plans are finalized.

1. Reduced setbacks along the County roads with smaller/scattered landscaping makes sense for fire access on the rear side of the proposed buildings. Clustered landscaping of tall trees would be ideal.
2. Courtyard standpipes should be incorporated.
3. Senior housing and apartments will need to be sprinkled.
4. Fire exits may not be able to be placed on the far side of the court yards due to the distance.
5. Hydrant and FDC are subject to approval by the Fire Chief – Patrick Farrens.
6. Need to see circulation for fire truck in the parking lot on the north end of Multi-Family F.
7. Likes to see that there is travel corridor around the Senior Housing building for ground firefighting.
8. Streets and driveways must be up to City specifications.

HENNEPIN COUNTY
MINNESOTA

December 28, 2023

Ms. Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Hope Community (Received 12/01/23)
County State Aid Highway (CSAH) 30 & County Road (CR) 116
Hennepin County Plat Review ID #4047 (Reviewed 11/07/2023)

Ms. Davis:

Please consider the following county comments for the preliminary plat to combine multiple parcels in the northwest corner of County Road (CR) 30 and CR 116 into a multi-use development including multifamily and senior housing, commercial, retail and medical office.

Access: We concur with the full access locations with turn lanes on CR 30 and CR 116. The turn lane design for both locations must be reviewed and approved by the county. County staff requires additional information for the proposed right in access on CR 116, including forecasted daily user volumes and rationale for the access, to determine whether or not the county will support the access.

Right-of-way: County staff request 60 feet half right-of-way with an additional 5-foot easement for drainage, utility and future multi-modal purposes on CR 30 and CR 116. Staff also request a 25x25 sight triangle in the northwest quadrant of CR 30/CR 116, the northwest and southwest quadrants of CR 116/Hunters Ridge/Oswald Farm Road, and the northwest and northeast quadrants of CR 30/new access to provide sufficient sight distance and accommodate space for utilities.

Multimodal: The sidewalk and curb ramp design must meet current ADA standards. In 2023, the US Access Board issued a final rule in the Federal Register for the Public Right-of-Way Access Guidelines (PROWAG). These guidelines are expected to be adopted by the Department of Transportation and Department of Justice in 2024. PROWAG, section R202.2 will require that altered facilities "be connected by a pedestrian access route complying with R302 to an existing pedestrian circulation path." Curb ramps and appropriate connections will need to comply with R302, R304 and R305, including requirement R203.6.2 that "crosswalks, curb ramps or blended transitions shall be provided on both ends of the crosswalk where the pedestrian access route crosses a curb." Depending on project timing, this may require that curb ramps are provided at all impacted intersections and a sidewalk or multiuse trail on CR 30 and CR 116 and should be taken into account in the design.




County staff were recently made aware of a planned trail underpass connecting with this development under CR 116. Coordination still needs to occur for the planned trail, underpass, box culvert, and retaining wall layout and design. Site modification may need to occur to accommodate the underpass. Ownership and maintenance responsibilities will also need to be determined prior to construction of the trail underpass and planned trail currently shown on the east side of CR 116.

Storm Water/Drainage: Discharge rates must remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be needed if flow rates cannot match existing. *Contact: Jordan Labat at 612-596-0703 or Jordan.Labat@hennepin.us*

Permits: Please inform the developer that all construction within county right-of-way requires an approved county permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, sidewalk/trail development, and landscaping. *Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or michael.olmstead@hennepin.us*

Please contact Ashley Morello: 612-596-0359, ashley.morello@hennepin.us with any questions.

Sincerely,

A handwritten signature in black ink that reads "Carla Stueve". The signature is written in a cursive, flowing style.

Carla Stueve, PE
County Highway Engineer

From: [Ashley Morello](#)
To: [Natalie Davis](#)
Cc: [KC Atkins](#); [Dwight Klingbeil](#)
Subject: RE: [External] RE: Hope Community Plat
Date: Friday, January 26, 2024 11:16:48 AM
Attachments: [image001.png](#)
[image003.png](#)

Natalie,

After review and consideration, we have determined that the applicant does not meet warrants for the right-in.

Our forecasts indicate that this segment of CR 116 has a forecasted AADT of 8400. Using our access spacing guidelines (shown below), this requires 1/4 mile spacing.

| Hennepin County Transportation systems plan | | | | | | |
|---|--|------------------------------------|---------------------------------|-----------------------|-----------------------|--|
| Exhibit 7-5 | | | | | | |
| Access spacing guidelines | | | | | | |
| Access type | Movements allowed | Rural | | | Urban & Urr | |
| | | Arterial Greater than 7,500 ADT | Arterial Less than 7,500 ADT | Collector | Arterial Undivided | Arterial Divide |
| Single Family Residential Driveway or Farm Field Entrance | Full Movements allowed Limited Access | 1/4 mile (1,320 feet) | 1/8 mile (660 feet) | 1/8 mile (660 feet) | | |
| Low Volume Driveway less than or equal to 500 trips per day | Full Movements allowed Limited Access | 1/4 mile (1,320 feet) | 1/8 mile (660 feet) | 1/8 mile (660 feet) | | 1/8 mile (660 feet) |
| High Volume Driveway greater than 500 trips per day | Full Movements allowed Limited Access | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) | 1/8 mile (660 feet) | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) 1/8 mile (660 feet) |
| Low Volume Public Street less than or equal to 2,500 ADT | Full Movements allowed Limited Access | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) | 1/8 mile (660 feet) | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) 1/8 mile (660 feet) |
| High Volume Public Street greater than 2,500 ADT | Full Movements allowed Limited Access | 1/2 mile (2,640 feet) | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) | 1/4 mile (1,320 feet) 1/8 mile (660 feet) |
| Definitions & Notes: | | | | | | |
| - Non-Applicable or Not Allowed - Residential driveways in urban & urbanizing settings should be oriented to the local street system. | | | | | | |
| There is recognition that non-conforming driveways currently existing along the county roadway system - these will be reviewed for removal if | | | | | | |
| if conformance to guidelines does not appear feasible, further justification, evaluation, and analysis may be required. Formal traffic studies may be required for large projects. | | | | | | |
| Existing median channelization will not be opened or broken even under circumstances where the above guidelines would suggest that full access could be allowed. | | | | | | |
| Other criteria are also reviewed for access requests such as entering sight distances, speeds, traffic volumes, and other elements (truck traffic, land use activities, etc.) | | | | | | |
| Access spacing is measured from centerline to centerline | | | | | | |
| Street spacing applies between street entrances, driveway spacing applies between all access types | | | | | | |
| If the roadway is divided - access spacing is measured on just one side of the roadway. | | | | | | |
| Rural - areas where agriculture, forestry, or very low density residential uses predominate. Local street networks are widely spaced | | | | | | |
| Urban / Urbanizing - areas with either fully matured development or continued development is occurring | | | | | | |
| Urban Core - areas that are fully developed with a tightly woven network of public streets. Public street spacing is based on block length - usually between 300-660 feet | | | | | | |
| AADT - Average Daily Traffic - volumes should be based on the 20-year forecasts. | | | | | | |
| Limited access means some intersection movements are restricted. Examples include: 1) Designs limiting turns to right-in / right-out, or 2) Movements restricted by median channelization | | | | | | |

I will also iterate that consistent with previous discussions, we need to consider the future traffic impacts that the 610 extension will have on the area. In addition, we are planning for a future trail on CR 116, which would complement this development nicely, and increased access points will increase potential conflict with trail users.

Please let me know if you have any questions.

Ashley Morello

she/her

Transportation Planning

Office: 612-596-0359

ashley.morello@hennepin.us | hennepin.us



Three Rivers
Park District
Board of
Commissioners

January 5, 2024

Marge Beard
District 1

Natalie Davis McKeown
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Jennifer DeJournett
Vice Chair
District 2

RE: Comprehensive Plan Amendment for Hope Community Church PUD

Erin Kolb
District 3

Natalie,

Three Rivers Park District has reviewed the preliminary PUD plans for the Hope Community Church Development Project, dated November 27, 2023, and has the following comments.

Louise M. Segreto
District 4

1. Plan should reflect the most current design and layout for the future regional trail and underpass from the CSAH 116 Grade Separated Crossing Feasibility Study by SRF Consulting Group. See attached plan dated December 22, 2023.
2. Plan should note the location and extent of the anticipated easement to be granted to Three Rivers Park District for the future regional trail underpass and trail, including all areas needed for construction of the underpass retaining walls, trail and trail clearzones per the Three Rivers Park District Trail Design Guidelines, updated August 11, 2023. A 55-foot-wide permanent easement area will be needed at the retaining walls for the underpass approach.
3. Filtration Pond 12F2, including all associated drainage structures and underground piping, should be designed and constructed such that it will not be impacted by the future construction of the retaining walls needed for the trail underpass approach.
4. Indicate the best connection point for electrical power for the future box culvert lighting.
5. The trail along Oswald Farm Road west of the underpass is intended to become the regional trail in the future. This trail should be meet Three Rivers' design standards: 10' wide, 3' minimum trail clear zones on either side of the trail. A 6'-wide (minimum) boulevard is recommended between the trail and the street to allow space for street signage and light poles outside of the 3'-wide trail clearzone. Landscape plantings, including the expected tree branch growth, should be outside of the trail corridor, 16' wide x 10 high. See attached TRPD Trail Design Guidelines. If the trail corridor does not fit within the road right-of-way, determine the amount of area needed for a trail easement.

John Gibbs
Chair
District 5

Jan Guenther
Appointed
At Large

Jesse Winkler
Appointed
At Large

Boe Carlson
Superintendent

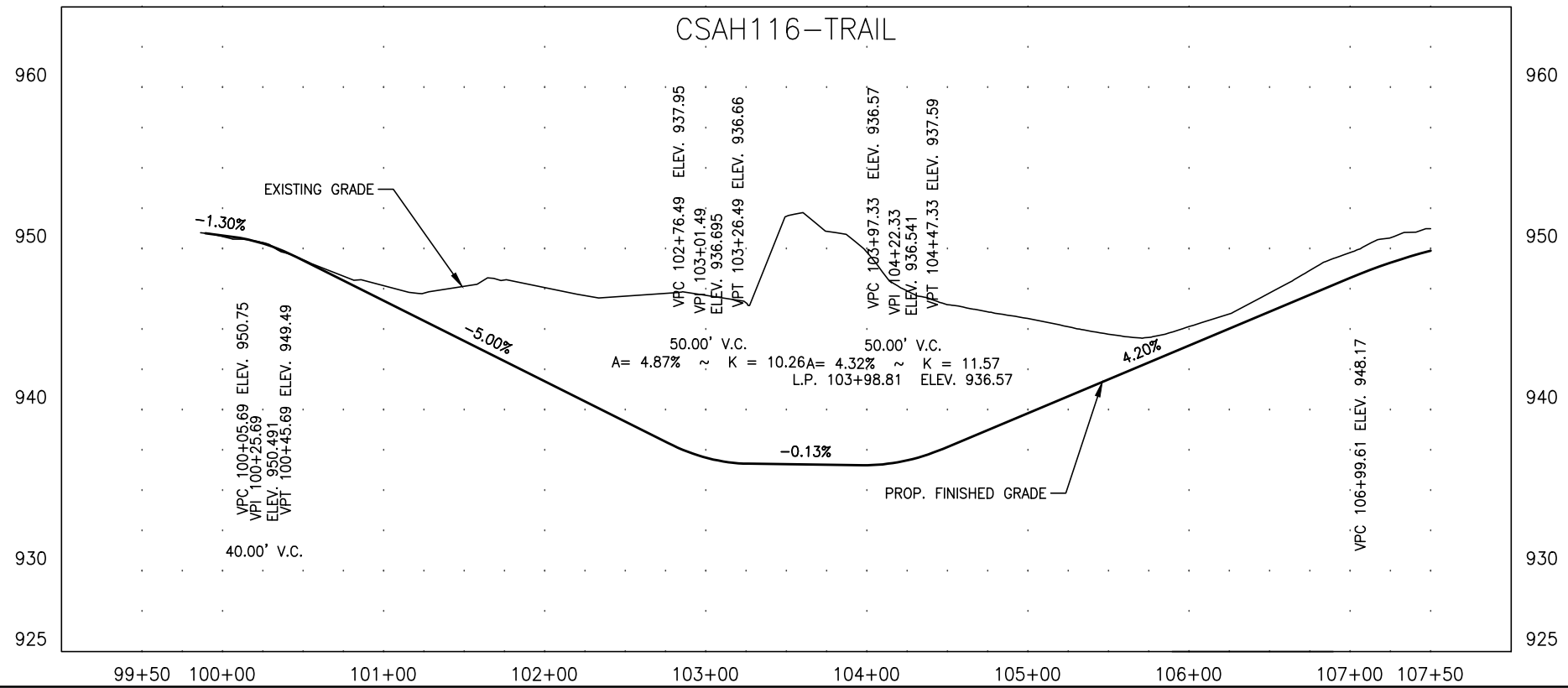
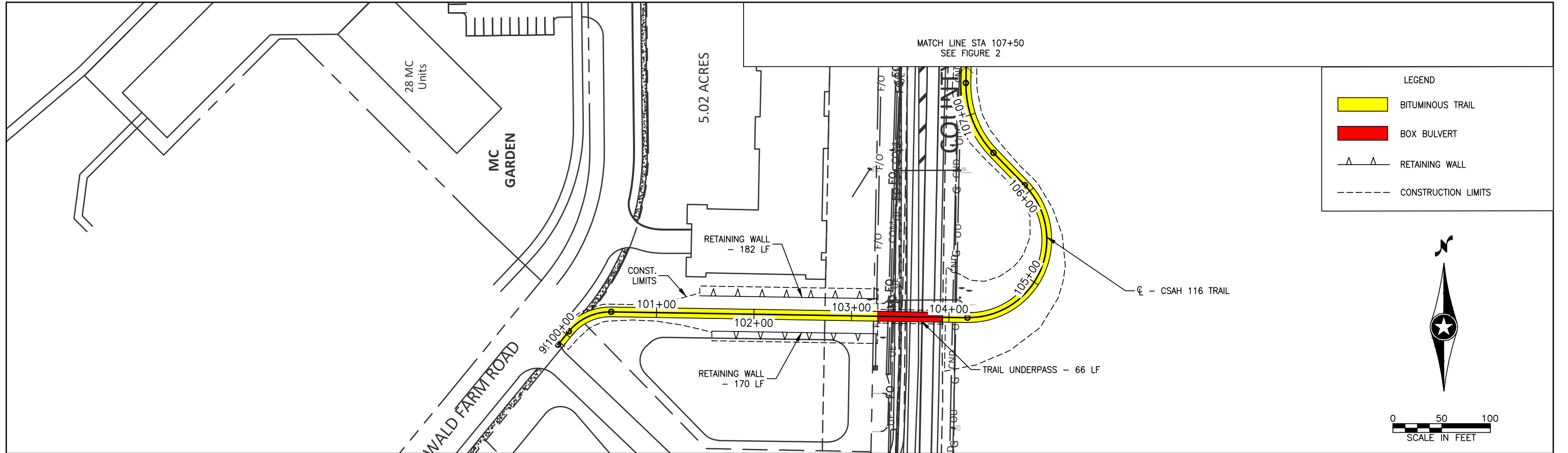
6. Utility manholes should be located outside of the regional trail surface.
7. Ensure there is room for all current ADA requirements for all regional trail crossings in the development, including required sight lines and pedestrian ramps.
8. Three Rivers Park District would like to acquire all necessary property rights for the trail corridor and underpass area as part of the PUD platting process. The Diamond Lake Regional Trail Cooperative Agreement between Three Rivers Park District and the City of Corcoran has sample easement/limited use permit language that could be used to convey the property rights to Three Rivers.

Thank you for the opportunity to comment on the preliminary PUD plans. Please contact me at 763-559-6766 or Stephen.shurson@threeriversparks.org with any questions.

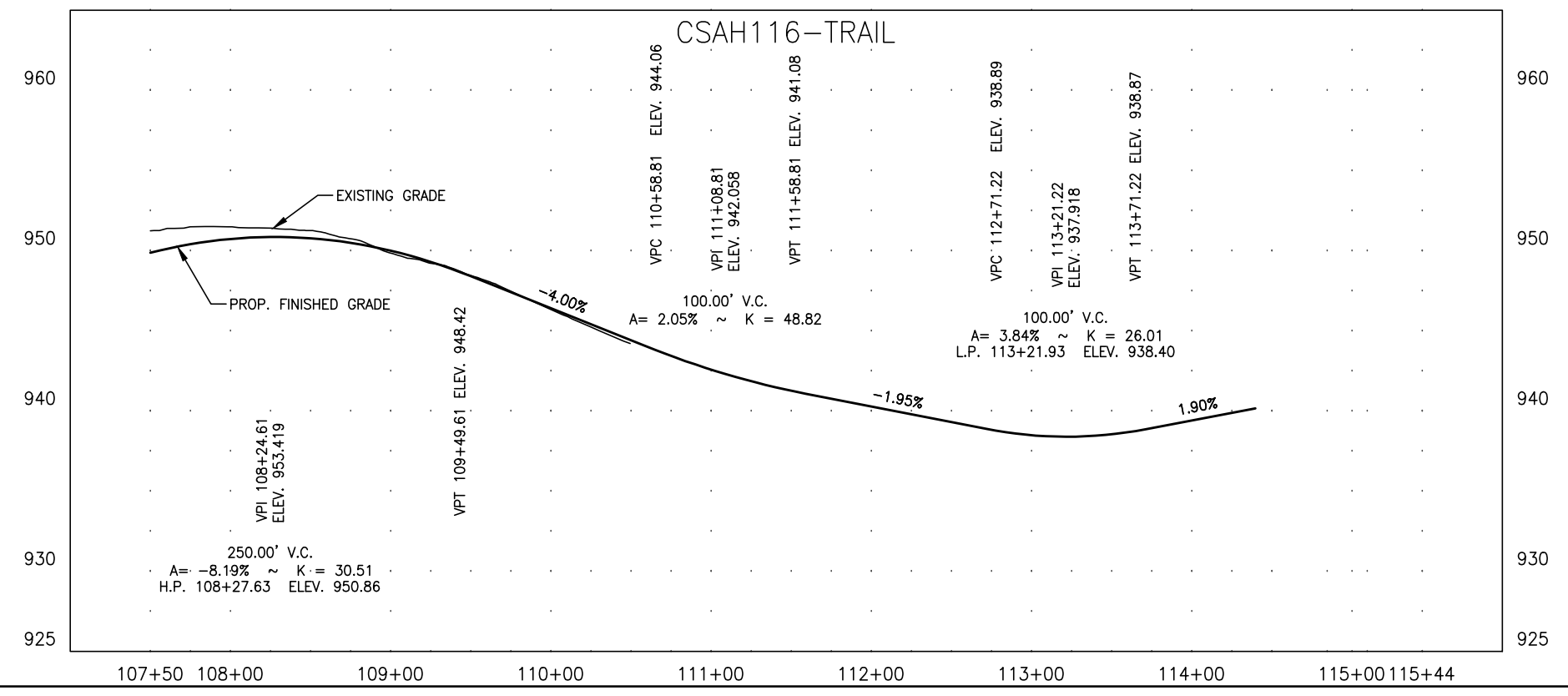
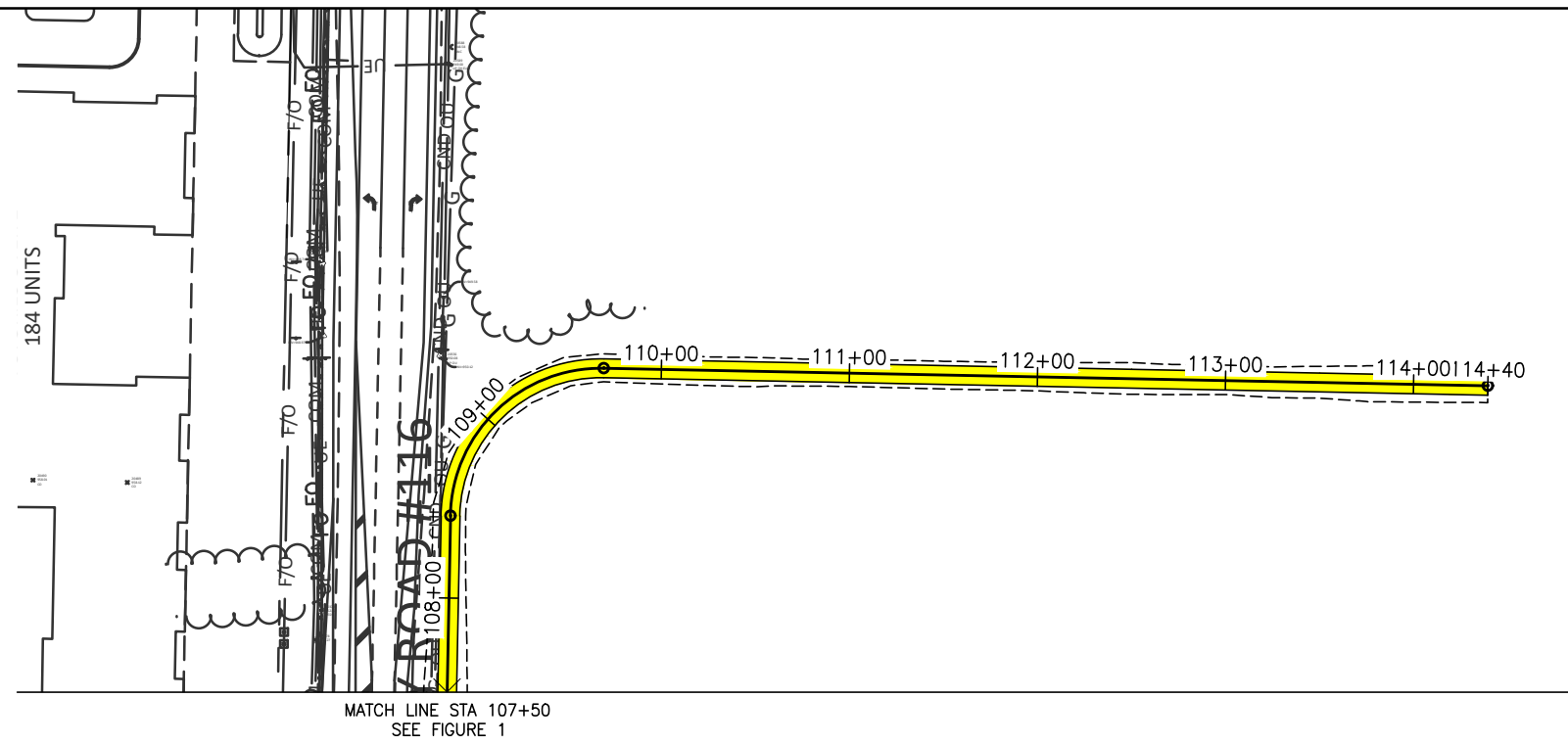
Sincerely,



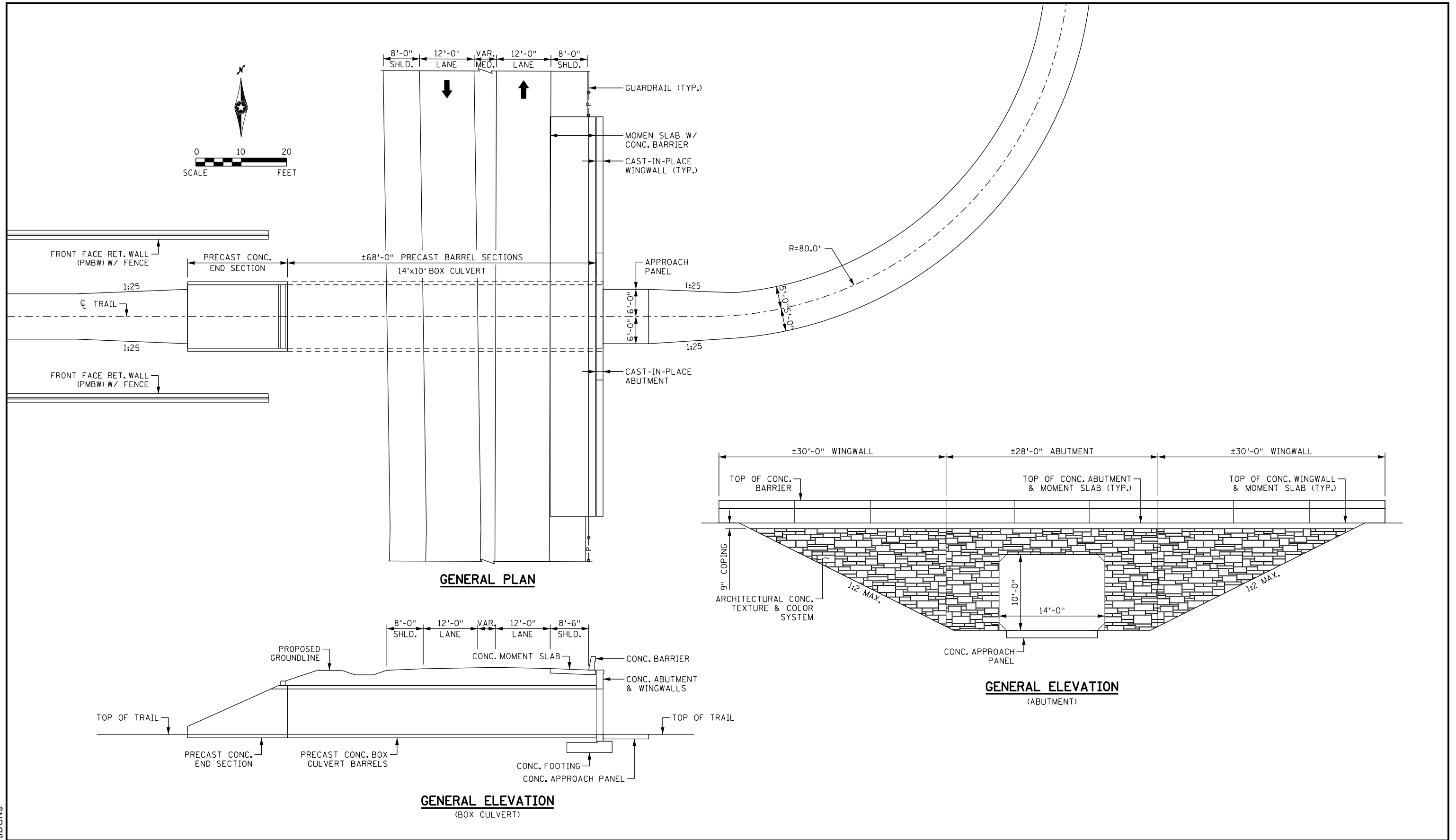
Stephen Shurson
Landscape Architect
Three Rivers Park District



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H:\Projects\17000\17062\TechData\CADDesign\Graphics\17062_Alin-Prof-231117.dwg - A-2



SDGNS



Hennepin County CSAH 116 Trail Underpass - General Plan & Elevations

for Three Rivers Park District
In the City of Corcoran, Hennepin County, Minnesota

Job #17062
SDATES

Figure B1

**Three Rivers Park District
Trail Design Guidelines
Updated August 11, 2023**

** Italic text indicates TRPD modification to published standard or a new standard created by TRPD.*

| Design Component | Design Standard/Best Practice | References |
|---|---|--|
| Trail Classification = Regional Trail (2-way shared use trail) | | |
| Trail Geometry | | |
| Trail width (shared use path) | Typically, 10' from pavement edge to pavement edge. <i>Trail width may be modified based on Level of Service (LOS) projections.</i> | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual • MN Rule 8820.9995 |
| Shoulder width | 5' preferred where ROW is not constrained, 2' minimum on both sides of trail. | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual • MN Rule 8820.9995 |
| Clear zone | <i>3' minimum on both sides of trail.</i> Clear zone is measured from edge of bicycle travel lane. | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual • MN Rule 8820.9995 |
| Cross slope | Typically 1.5% in one direction, with direction dependent on drainage and horizontal curvature. Minimum cross slope = 1.5%, maximum cross slope = 2.0%. 5' for each percent of transition | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Side slopes | 2' min @ (1:6 V:H) 1:3 (V:H) for cut and fill slopes. 1:2 fill slopes may be considered in wetland areas. 1:2 cut slopes may be considered in heavily wooded areas on a site-specific basis. No slopes steeper than 1:2. | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual • MN Rule 8820.9995 |
| Physical barrier, dense shrubbery, or railing | Install when < 5' of shoulder can be provided from the slope and Slopes 1V:3H w/ 6'+ drop Slopes 1V:3H adjacent to water body Slopes 1V:2H w/4'+ drop Slopes 1V:1H w/1' + drop | <ul style="list-style-type: none"> • AASHTO 2012 |
| Vertical clearance | 10 feet minimum. | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual • MN Rule 8820.9995 |
| Horizontal Alignment | | |
| Design Speed | 20 mph for regional trails. Use a 30 mph design speed for grades longer than 500 feet and greater than 4 percent, from the uphill point where grade equals 4 percent to 500 feet beyond the downhill | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual • MN Rule 8820.9995 |

| Design Component | Design Standard/Best Practice | References |
|------------------------------------|--|---|
| | point where the grade becomes less than 4 percent. | |
| Horizontal curves | 100-foot minimum radius for 20 mph design speed, 156-foot minimum radius for 25 mph design speed. <i>Lean angle assumed to be 15° based on typical trail user.</i> | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Minimum lateral clearance (M) | Minimum lateral clearance on inside of horizontal curves to be free of sight obstructions. "M" is computed based on design speed, stopping sight distance, and radius of curve. <i>Areas required to be free of obstructions will be staked prior to construction and reviewed by the project team.</i> | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Vertical Alignment | | |
| Profile grade | 5% maximum profile grade preferred on regional trail. <i>Short segments of trail may be considered for exceeding 5% within the MnDNR allowable lengths on a case-by-case basis.</i> | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Vertical curves | Minimum vertical curve length is computed based on design speed, stopping sight distance, and approaching profile grades. | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Other Design Considerations | | |
| Trail/Road Intersections | <i>Crossing treatments to be evaluated based on site-specific considerations, current regulatory standards, and best practices guidance.</i> | <ul style="list-style-type: none"> • Guidance for TPRD Trail Crossings • MMUTCD |
| Intersection sightlines | Intersections shall provide clear sight distance equal to the stopping sight distance computed for the trail design speed. <i>Where it is not feasible to provide the minimum sight distance, designer should consider mitigating for trail safety, natural resources, or a combination to meet trail safety objectives.</i> | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Striping | <i>Trail centerline striping to be 4" yellow latex with glass beads. Broken line consists of 3' stripe, 9' gap. Locations of solid centerline to be determined by the designer. 4" Solid where trail is along BOC</i> | <ul style="list-style-type: none"> • AASHTO 2012 • MnDNR Trail Guidelines • MnDOT Bikeway Manual |
| Signage | <i>Signage needs to be determined by designer based on site-specific</i> | <ul style="list-style-type: none"> • MMUTCD • Safe Crossings guidance |

| Design Component | Design Standard/Best Practice | References |
|--------------------------|---|--|
| | <i>considerations and current regulatory standards.</i> | |
| Benches/amenities/kiosks | <i>TRPD Project Team to review existing amenities along trail and provide recommendations for improvements.</i> | |
| Pavement section | <i>Typically, 3" of bituminous over 6" of Class 5 aggregate base. Class 5 extends 1' beyond trail edge. Trail shall be designed for a 30-year service life. Consider thicker pavement section where heavy vehicular traffic known to cross trail.</i> | <ul style="list-style-type: none"> • TRPD standard plates TR-1 and TR-2. |
| Curb ramps | <i>Design to meet ADA guidelines. Curb cut and truncated domes shall match trail width.</i> | <ul style="list-style-type: none"> • MNDOT Standard Plans 5-297.250 for Pedestrian Curb Ramps |
| Traffic control plan | <i>Trail detours and/or trail closures may be considered. Appropriate signage must be included at all local access points. Designer to provide signage/phasing plan for review by TRPD Project Team.</i> | |
| Turf establishment | <i>Seed mix and application rate to be determined based on land type adjacent to trail. Any erosion control blanket used shall consist of all-natural netting and stitching.</i> | <ul style="list-style-type: none"> • TRPD Specification 32 9212 & 31 2510 • MNDOT Seeding Manual |

Reference Information

- "Guide for the Development of Bicycle Facilities", American Association of State Highway and Transportation Officials (AASHTO), 2012
- "Trail Planning, Design, and Development Guidelines", Minnesota Department of Natural Resources (MnDNR), 2007.
- "Mn/DOT Bikeway Facility Design Manual", Minnesota Department of Transportation (MnDOT), 2020
- "Best Practices for Traffic Control at Regional Trail Crossings", Various authors, 2011.
- Minnesota Manual for Uniform Traffic Control Devices (MMUTCD), July 2012.
- MNDOT Seeding Manual – 2014 Edition
- Guidance for Three Rivers Park District Trail Crossings, Determining Effective Trail Crossing Practices in TRPD parks and Public Rights-of-Way. December 2013

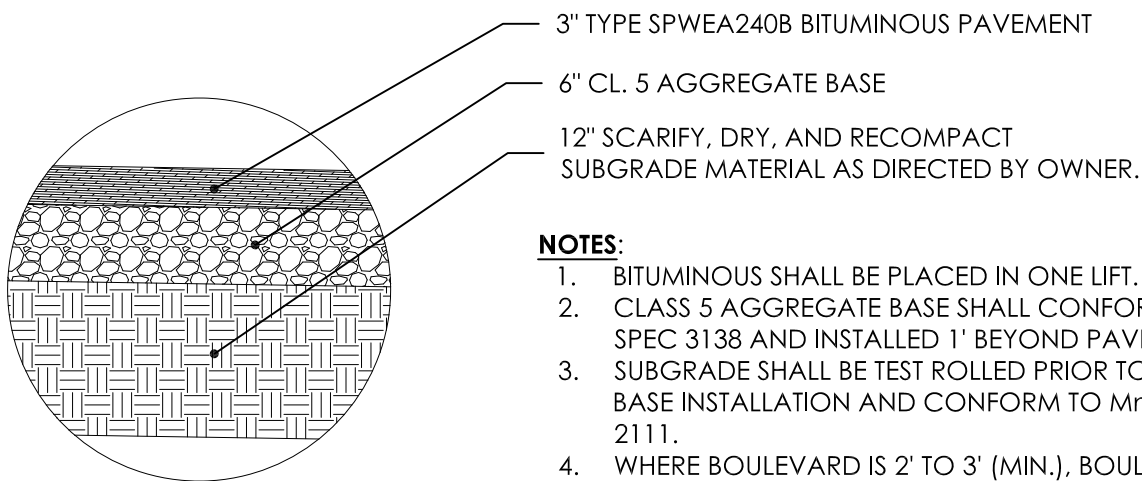
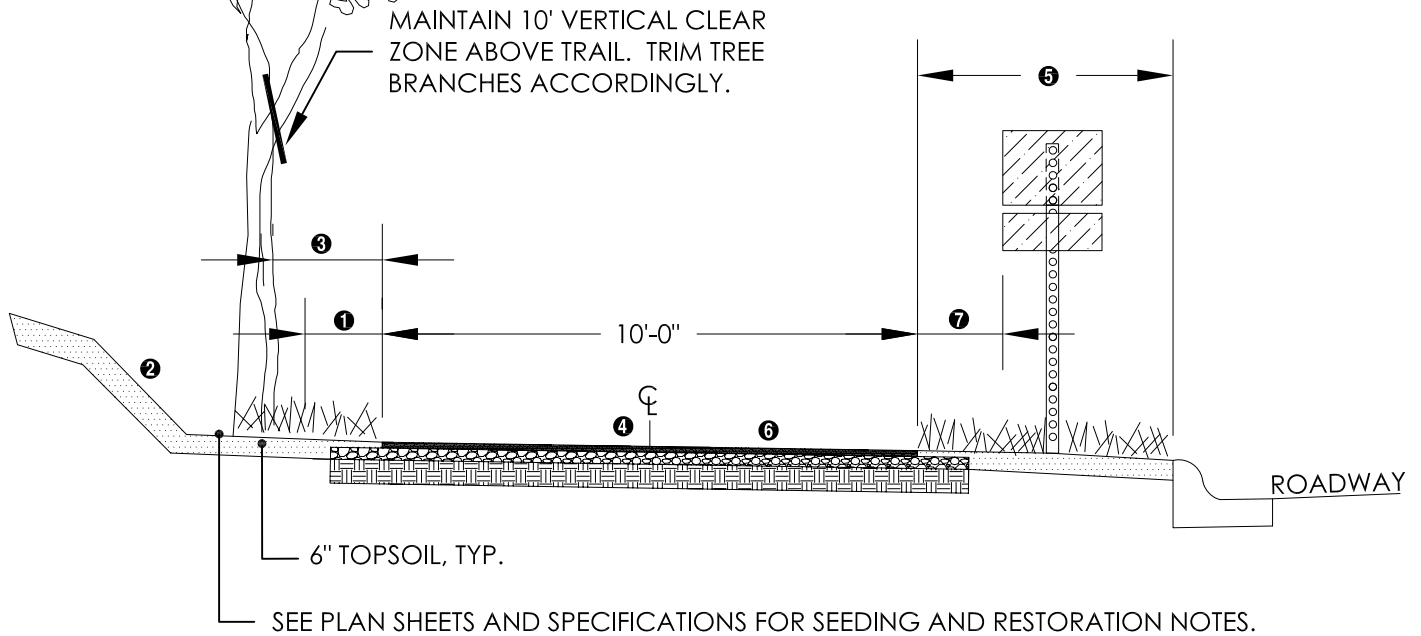
Note to designer: Any deviations from these design standards need to be documented through the TRPD project manager for incorporation into the permanent project file.

Special design elements: When underpass or overpasses are required, contact TRPD project manager for additional criteria.



KEY NOTES:

- ① 2' WIDTH AT MAX. 2% SLOPE ON SHOULDER.
- ② 3:1 MAXIMUM SLOPE (H:V) OUTSIDE OF 2' SHOULDER.
- ③ PREFERRED 3' CLEARANCE, 2' MIN. FROM TREES OR OTHER OBSTRUCTION.
- ④ SEE PLAN SHEETS FOR TRAIL STRIPING.
- ⑤ BOULEVARD VARIES IN WIDTH, BUT SHOULD BE A MIN. OF 2'. SIGN INSTALLATION NOT APPLICABLE IN ALL AREAS.
- ⑥ MAX. CROSS SLOPE 2%. (SEE CROSS SECTIONS FOR SLOPE DIRECTION).
- ⑦ MIN. 3' CLEARANCE BETWEEN EDGE OF TRAIL AND EDGE OF SIGN.



NOTES:

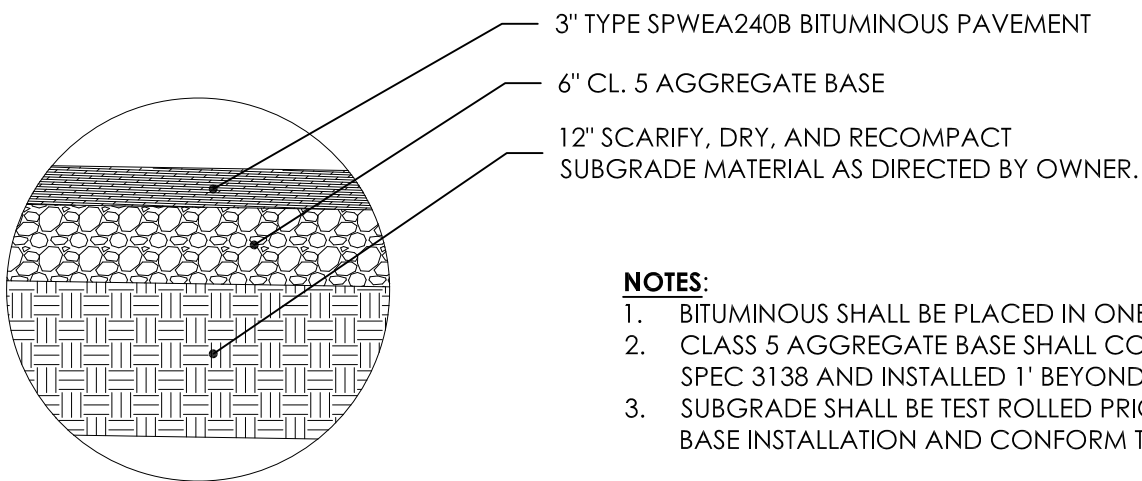
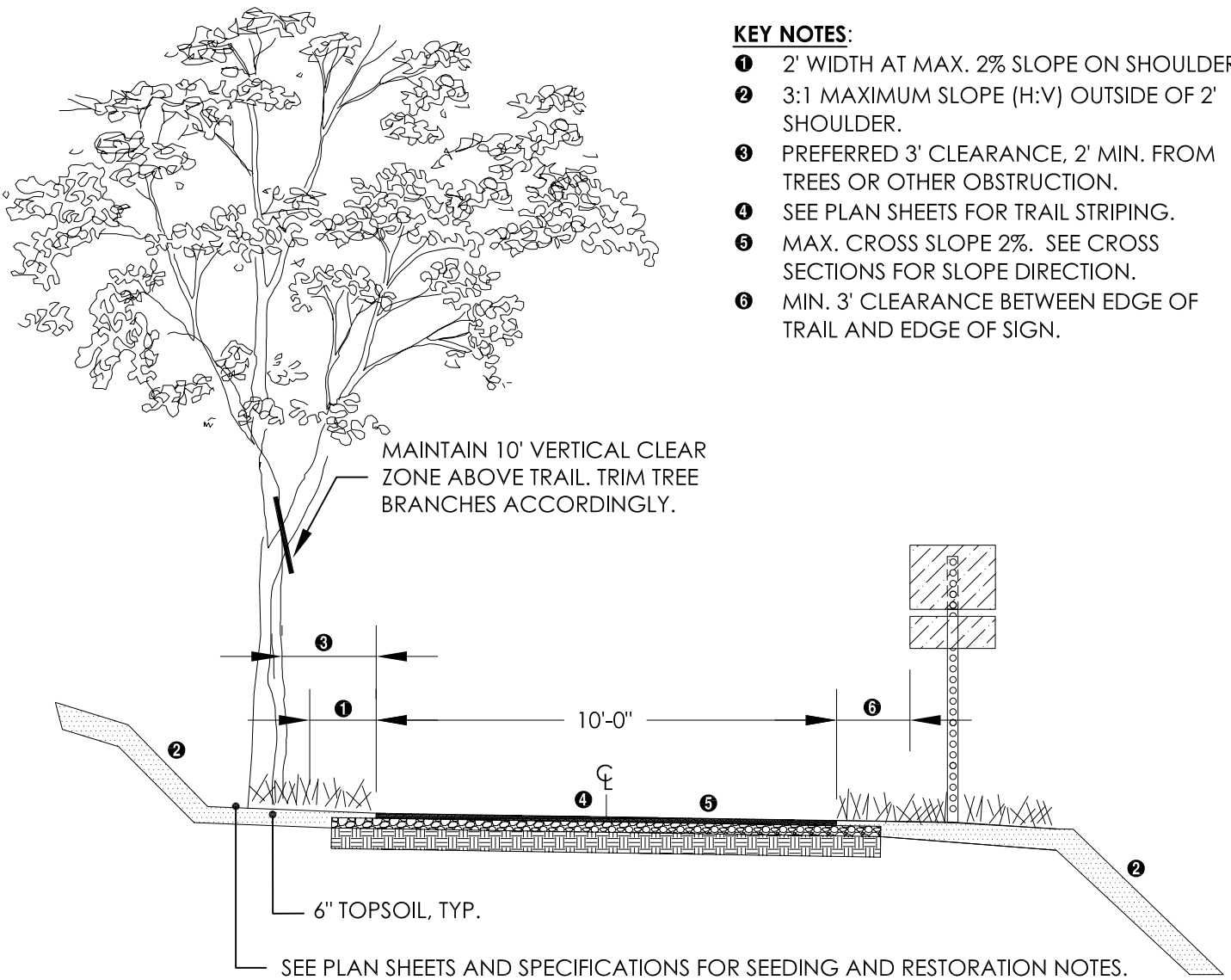
- 1. BITUMINOUS SHALL BE PLACED IN ONE LIFT.
- 2. CLASS 5 AGGREGATE BASE SHALL CONFORM TO MnDOT SPEC 3138 AND INSTALLED 1' BEYOND PAVEMENT EDGE.
- 3. SUBGRADE SHALL BE TEST ROLLED PRIOR TO AGGREGATE BASE INSTALLATION AND CONFORM TO MnDOT SPEC 2111.
- 4. WHERE BOULEVARD IS 2' TO 3' (MIN.), BOULEVARD SHALL BE CONSTRUCTED FROM IMPERVIOUS MATERIAL (I.G., BITUMINOUS, CONCRETE, PAVERS, ETC). SPECIAL STRIPING LAYOUT MAY APPLY, (SEE PLAN SHEETS).

TR-1 TYPICAL TRAIL SECTION 10' URBAN

NTS

KEY NOTES:

- ① 2' WIDTH AT MAX. 2% SLOPE ON SHOULDER.
- ② 3:1 MAXIMUM SLOPE (H:V) OUTSIDE OF 2' SHOULDER.
- ③ PREFERRED 3' CLEARANCE, 2' MIN. FROM TREES OR OTHER OBSTRUCTION.
- ④ SEE PLAN SHEETS FOR TRAIL STRIPING.
- ⑤ MAX. CROSS SLOPE 2%. SEE CROSS SECTIONS FOR SLOPE DIRECTION.
- ⑥ MIN. 3' CLEARANCE BETWEEN EDGE OF TRAIL AND EDGE OF SIGN.



NOTES:

- 1. BITUMINOUS SHALL BE PLACED IN ONE LIFT.
- 2. CLASS 5 AGGREGATE BASE SHALL CONFORM TO MnDOT SPEC 3138 AND INSTALLED 1' BEYOND PAVEMENT EDGE.
- 3. SUBGRADE SHALL BE TEST ROLLED PRIOR TO AGGREGATE BASE INSTALLATION AND CONFORM TO MnDOT SPEC 2111.

TR-2 TYPICAL TRAIL SECTION 10' OFF-ROAD

 NTS

measure

DATE: January 25, 2024 -**UPDATED**
TO: City of Corcoran
FROM: Josh McKinney, PLA, Measure Group
SUBJECT: Hope Community Development - Preliminary Plat & PUD Narrative

Applicants: Hope Community Church

Brian & Jacque Lothar

Corcoran Investments, LLC

Civil Engineer: Sambatek, Mark Anderson, PE

Proposal:

The applicants respectfully submit the enclosed application for Preliminary Plat & Preliminary Planned Unit Development for approximately 40 acres of development located in the Northwest corner of County Road 30 & County Road 116.

When Hope Community Church purchased this land over 20 years ago, their vision was to create a campus which would someday provide housing for seniors, and create a community center which would provide opportunities for commercial and medical tenants consistent with the mission of the Church.

The proposed plan would provide places for people of multiple age groups to live, work, dine, and worship while being respectful of our neighbors and seeking to be a contributor toward the aspirational goals the City has set forth in multiple planning efforts.

Once fully constructed, this plan would provide a variety of housing types and densities, as well as commercial, retail, and medical office space.

Below is a detailed description of the development, how we propose to meet the needs of multiple user groups, and fit into the existing context while planning for the future.

Attachments:

Applications

Preliminary PUD Plan Documents

Parking Study

Neighborhood Meeting Summary

Phasing Plan

Architectural Exhibits

Proposed Uses :

Multifamily Housing

- Multifamily housing is proposed in two different locations within the site plan.
- There is significant demand for this type of housing in Corcoran caused by several factors such as home affordability and shifting preferences of multiple demographics choosing to rent vs. own.
- The proposed buildings would be 4 stories with flat roofs to lower the visual profile of the buildings. Numerous examples of this proposed use are found in nearby communities.
- The proposed buildings would incorporate indoor amenities such as community rooms, work from home spaces, coffee bars, golf simulators, game rooms, and party/community rooms. Typical exterior amenities found in modern apartments may include a swimming pool, grill stations, firepits, pergolas, bocce courts, putting greens, and a roof deck for gatherings.
- This use is consistent with the Mixed Use guidance for the property found in the Corcoran 2040 Comprehensive Plan.
- Operationally, Market Rate apartments typically run a credit and background check for all residents. These buildings will be access restricted with Key Fobs, and have closed circuit monitoring of their facilities.
- Parking has been provided at a rate that exceeds the market.

Senior Living

- Senior Living is a core component to this development. Developing Senior Living Facilities consistent with the mission of Hope Church, but also is a use that is underbuilt both in Corcoran and the west Metro given what some demographers call the "Silver Tsunami" of aging Baby Boomers reaching retirement age and in need of care. This need has been both exposed and exacerbated by the Covid 19 pandemic.
- The proposed senior living facility will provide a full continuum of care, including independent living, assisted living, memory care, and hospice.
- Modern senior living facilities include many of the same amenities found within the multifamily buildings mentioned above. In addition, there are amenities which cater specifically to senior and non ambulatory populations such as playing card rooms, barber shops, club rooms, and dining facilities.
- A tunnel is proposed to connect the church with this structure to allow for access in inclement weather.
- Any necessary overflow parking can be accommodated by sharing the existing church parking lot. We anticipate this might be where employees of the facility would park as well.

55+ Active Senior Living

- Active Senior Living is intended to serve as a transition from home ownership to a facility which provides more healthcare to its residents.
- Often seniors would prefer to live with people of similar ages when they transition from owning a home to a rental community.

- Amenities are similar to a non age restricted multifamily building, but are catered to active seniors with amenities such as Pickleball courts.
- We have included tandem parking stalls in the event that two parking spaces for a unit are desired.

Senior Villas

- The Senior Villas Shown on the proposed plan would serve as another housing option for seniors as an ownership option which allows for less maintenance and a single level living.
- These villas will be owner occupied.
- These Villas would have a two stall garage and driveway parking.

Row Townhomes

- Row Townhomes are an important part of what urban planners call the “Missing Middle housing”. These homes will serve as a transition for younger residents to move up into larger single family homes, as well as seniors looking for a smaller home which is more easily maintained.
- Garages will be loaded from an interior street or private drive. These garages would be 2 stalls, with driveway space for 2 additional stalls. Two areas are available for additional guest parking, totaling 8 additional stalls. These driveways would be at least 20 feet in length to avoid cars impacting sidewalk circulation.

Commercial/ Retail

- With the anticipated growth of Corcoran over the next several years comes the need for high quality, well located commercial and retail options. This plan provides those options with the required traffic counts and visibility for those uses to thrive.
- Potential users for this space would be a small format grocery store, coffee shops, restaurants along with community services such as barbers, banks, pharmacies, child care facilities, etc.
- While Maple Grove is a regional hub for retail and commercial space, the need for retail to serve the more localized area will become more important with the anticipated growth of the surrounding community.

Medical Office

- A medical office use is consistent with the mission of the church and a focus on healing. This use is in high demand as healthcare decentralizes from large hospital campuses and instead locates specialists within medical office buildings with multiple users.
- Examples of this type of use are numerous throughout the northwest metro, including Twin Cities Orthopedic, Ridgeview, and Park Nicolett as major users.

Water Tower Site

- Hope Community Church has sold land to the City of Corcoran to construct a water tower located within the existing church site. This site is approximately 1.2 acres.

Cemetery Expansion

- Hope Community Church owns an existing cemetery. Additional capacity is desired to facilitate future use for members of the community.

Existing Church Use

- Hope Community Church is approximately 30,000 Square feet of worship space, office space, classrooms, and flex space. The Church has been a part of the community for over 20 years.

Architecture:

All buildings within the project boundary will adhere to the Northeast Area standards approved by the council within the last year, along with the zoning ordinance. It is important to note that this project is preliminary in nature and no specific building designs are available for review. We are committed to working with the City.

Examples of proposed architecture have been included as an exhibit with this application.

Transportation:

This site is well positioned within the City of Corcoran and is served by two county roads (30 & 116), both of which are planned for expansion in the future. Additionally, the site is proposed to be served with a left turn lane from County Road 116.

The second access, shown on the western property line in the southern portion of the site, shows an access which was included in the Northeast District Design Guidelines and discussed at that time with Hennepin County.

We are also seeking a right-in access from southbound 116 to better serve the commercial area. This request has been submitted to the County for review.

Trails:

The Diamond Lake Regional Trail will bisect the property. A proposed alignment is indicated on the plan and coordination with the Three Rivers Park District is ongoing to determine specifically which side of Hunters Ridge the trail will be on. The Parks and Trails Commission preferred a mid-block crossing at the tunnel location, with the trail located on the north side of the road. Discussions with Three Rivers Parks are ongoing.

Utilities :

This site is in a unique position of housing the first water tower proposed in the City of Corcoran. Additionally, the water treatment facility is located directly to the north east of the site area.

Hope Community Church has worked with the City of Corcoran as a partner to site the water tower, and will continue to do so as it relates to the routing of utility lines to serve both the project area as well as our neighbors.

Trunk water and trunk sanitary lines are shown routed through the site. Stormwater infrastructure will be provided to meet the City and Watershed Requirements

Enhanced Landscaping/ Screening:

Our team has included "Enhanced Landscaping Areas" on areas of the plan where a setback reduction is requested from the county roads.

Multifamily lots "A" and "F" landscape requirement trees were consolidated in conjunction with enhanced screening requirements to provide the maximum amount of building screening.

Additionally, areas where the rowhomes and villas abut existing property owners have been provided with additional overstory and understory buffering using mostly native plant varieties.

The areas with commercial uses require a different approach. Commercial users desire views into the site to allow for visibility of signage in retail locations. Our plan attempts to strike a balance of buffering and visibility into the site. We understand that additional screening will be required to buffer the drive thru uses from the public ROW.

Signage

Like any successful mixed use development, visibility and signage is important. Our team has prepared a signage plan that we feel is consistent with other quality commercial developments in the metro. Additionally, some commercial/medical users may also wish to have signage on the building facade.

Buffering & Neighboring Uses :

Creating a sense of community is important to the applicants. Great care was given to maintaining and enhancing vegetative buffers to reduce impacts to neighboring properties.

In addition to utilizing plant material, the intensity of the proposed uses is greatly reduced near the property boundaries with residential uses. For example, a step down in intensity is shown with the 1 story senior villas near the northern property boundary , in conjunction with the significant treeline in that area.

The property to the west of the Hope Community Church site is guided as "Mixed Residential" which made the multifamily building located in that area feel appropriate, given that a similar use on the other side of that access point is possible in the future.

Where appropriate, we include 6 foot privacy fencing to further enhance buffers to our neighbors.

Conformance with Previous Planning Efforts :

The majority of this site is currently guided as Mixed Use in the **2040 Comprehensive Plan**. The area with Senior Villas, 55+ Active Senior, and Senior Living uses is currently platted with the Church and is guided as Public/Semi-Public. A Comprehensive Plan amendment will be required to accommodate those uses.

The project also referenced the **Northeast District Plan and Design Guidelines** while planning our transportation and trail locations. Those guidelines will continue to provide shape to the plan as this evolves with specific end users.

Additionally, our team anticipates a significant amount of space designed for gathering and amenities, and plan for solar and electrical vehicles while developing individual site plans.

Phasing:

While the market will ultimately drive the phasing of the project, our team has prepared an exhibit for what we believe a realistic phasing plan might be. We believe that multifamily and senior housing will ultimately lead this development due to current market conditions, and utility availability.

From that point we expect the retail and commercial spaces would begin to develop, followed by/or along with subsequent housing phases. See exhibit for a visual representation of this plan.

We anticipate that the first building permits would likely be pulled in early 2025, however grading and utility work would commence this summer/fall. We do not anticipate permits to be pulled without watermain and sanitary sewer in place and operational.

Nature of PUD Request :

Our team understands a Planned Unit Development is meant to exchange flexibility for community benefit. We have made significant efforts to meet or exceed City standards, however in some areas we are challenged dimensionally due to the nature of the site. In others, we are seeking to develop in ways that are not yet considered as a part of the City of Corcoran Ordinances. We request a PUD to remediate/allow for the following:

1. Deviation in lot square footage standards for the Villa Units. These units are specifically designed to cater to seniors seeking lower maintenance, single story living.
2. Setback reduction for Multifamily and commercial buildings along County Road 116 and County Road 30. We feel this flexibility is reasonable because we would be meeting the 60' setback requirement but for the 10' foot of additional ROW being dedicated on both of those frontages. As directed by code, enhanced landscaping has been provided in the Areas of the Multifamily buildings, which are taller in height. We anticipate these buildings would be between 40 and 50' in height.
3. Joint Parking / Parking reductions per a 3rd party review of parking throughout the project area. This is requested to reduce empty/unused stalls.
4. Allowance of Townhomes in a Mixed Use district. We would like to lower the density nearest the existing residents to the extent practicable within the existing comprehensive planning guidance of the parcel.

5. Allow flexibility in density across the site area. For example, we can shift some of the available density from the townhome site to the multifamily tracts, effectively stepping down the intensity in certain areas of the site, while increasing the intensity in others. The current densities are identified on the site plan sheet.
6. Flexibility to shift required landscape material from inner portions of the site to allow for improved buffering at the edges of the site. We would like to maintain open view to wetlands and aesthetically pleasing areas, as well as preserve view corridors to the commercial areas to maintain a viable commercial area at the hard corner of our site.
7. Relief from ordinance 1040.135 which requires a grade separation on all housing units accessing the building on the first level. The building developers may well include this into their projects, however there are several different housing types on this project and this requirement is a barrier to development.
8. Flexibility from the landscape island/ parking bay spacing standards found within the Northeast District Standards. This flexibility is requested to accommodate improved pedestrian access to specific buildings through the use of landscape islands.
9. Flexibility from the restriction on drive thru lanes abutting public ROW. We would like to screen these drive through lanes with vegetation.

Proposed Community Benefit:

1. We have taken great care to locate taller buildings as far away from existing homes as possible, lessening impact to existing residents.
2. Constructing an east-west connection to future development, which should allow for the existing Hunters Ridge road connection to be eliminated or reduced in importance from the existing neighborhood to any future development. This idea was well received at the neighborhood meeting.
3. Coordination with City staff/consultants to shift existing ROW to allow for more economical construction of the water utility lines.
4. Improvement of existing drainage conditions for neighbors to the south of the project area through stormwater routing through the project area.
5. Establishment of a significant tax base to serve Corcoran and its residents well into the future.
6. Providing a trail easement in excess of 20 feet.

Preliminary PUD Plans for Hope Community Church Development Project Corcoran, Minnesota

Presented by:
Hope Community Church

BENCHMARKS

BM NO. 1
MNDOT CSID STATION #11498 "MAMA MNDT"
ELEV.=938.558

BM NO. 2
STORM MH RIM - NORTH OF CHURCH BUILDING - 12.08' FROM BACK OF CURB IN TURN
AROUND LANE
ELEV.=954.57

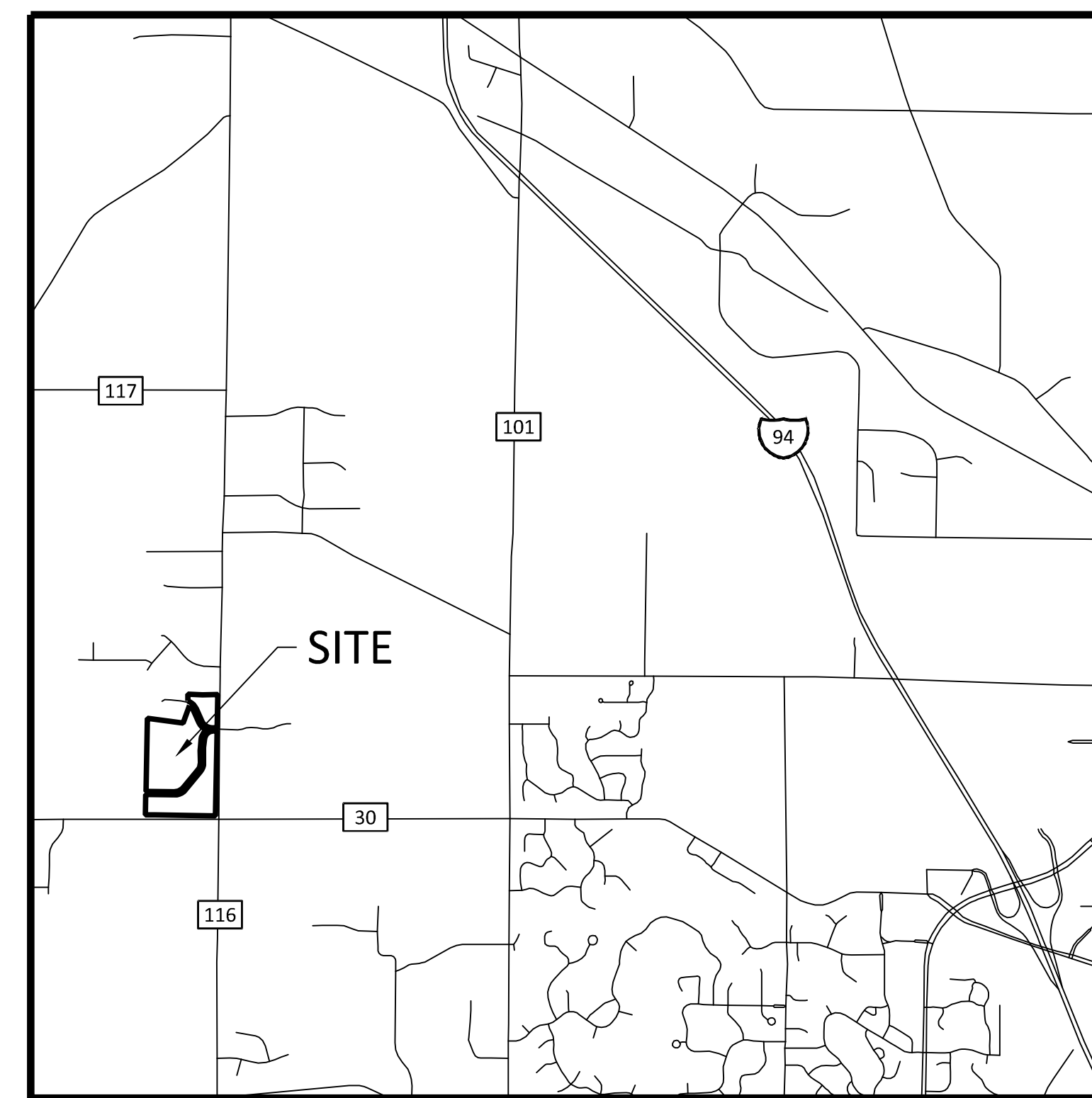
CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
HOPE COMMUNITY CHURCH
TEL 612-685-4970
EMAIL: BLOTHER@COMCAST.NET
CONTACT: BRIAN LOTHER

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: MANDERSON@SAMBATEK.COM
CONTACT: MARK ANDERSON, PE

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: MSALO@SAMBATEK.COM
CONTACT: MARK SALO, RLS



VICINITY MAP
NO SCALE

SHEET INDEX

| Sheet Number | Sheet Title |
|--------------|------------------------------|
| C1.01 | TITLE SHEET |
| C2.01 | EXISTING CONDITIONS |
| C2.01 | PRELIMINARY PLAT |
| C3.01 | SITE PLAN |
| C3.02 | SITE PLAN - AERIAL |
| C3.03 | TRAVEL ROUTE |
| C3.04 | SIGNAGE DETAILS |
| C4.01 | GRADING PLAN |
| C5.01 | PHASE 2 EROSION CONTROL PLAN |
| C6.01 | UTILITY PLAN |
| C6.02 | STORM SEWER PLAN |
| C9.01 | DETAILS |
| L0.01 | TREE INVENTORY |
| L0.02 | TREE REMOVALS LIST |
| L1.01 | LANDSCAPE PLAN |
| L1.02 | PLANT SCHEDULES |
| LSI | SITE LIGHTING PLAN |

GOVERNING SPECIFICATIONS

CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

24.LS (UMS TECH) | EMILY CASTANHAS, PE (MN) | 1/12/2024 1:10:36 PM | PROJECT#51372 | C:\PROJECTS\51372\11-11-24\DWG\C1.01-TITLE.SHEET

| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EJC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EJC | MA | MA | Preliminary Plan Resubmittal |

I hereby certify that this plan, specification, or report was 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.

Print Name: Emily Jean Castalias

Date: 10/20/2023 License # 60741

PRELIMINARY
11/22/2023

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
JMW

DESIGNED BY
EJC

CHECKED BY
CMA

PROJECT NO.
51372



TITLE SHEET

HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET
C1.01
REV. 2

DESCRIPTION

Parcel 1:
Lot 1, Block 1, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:
Lot 1, Block 2, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

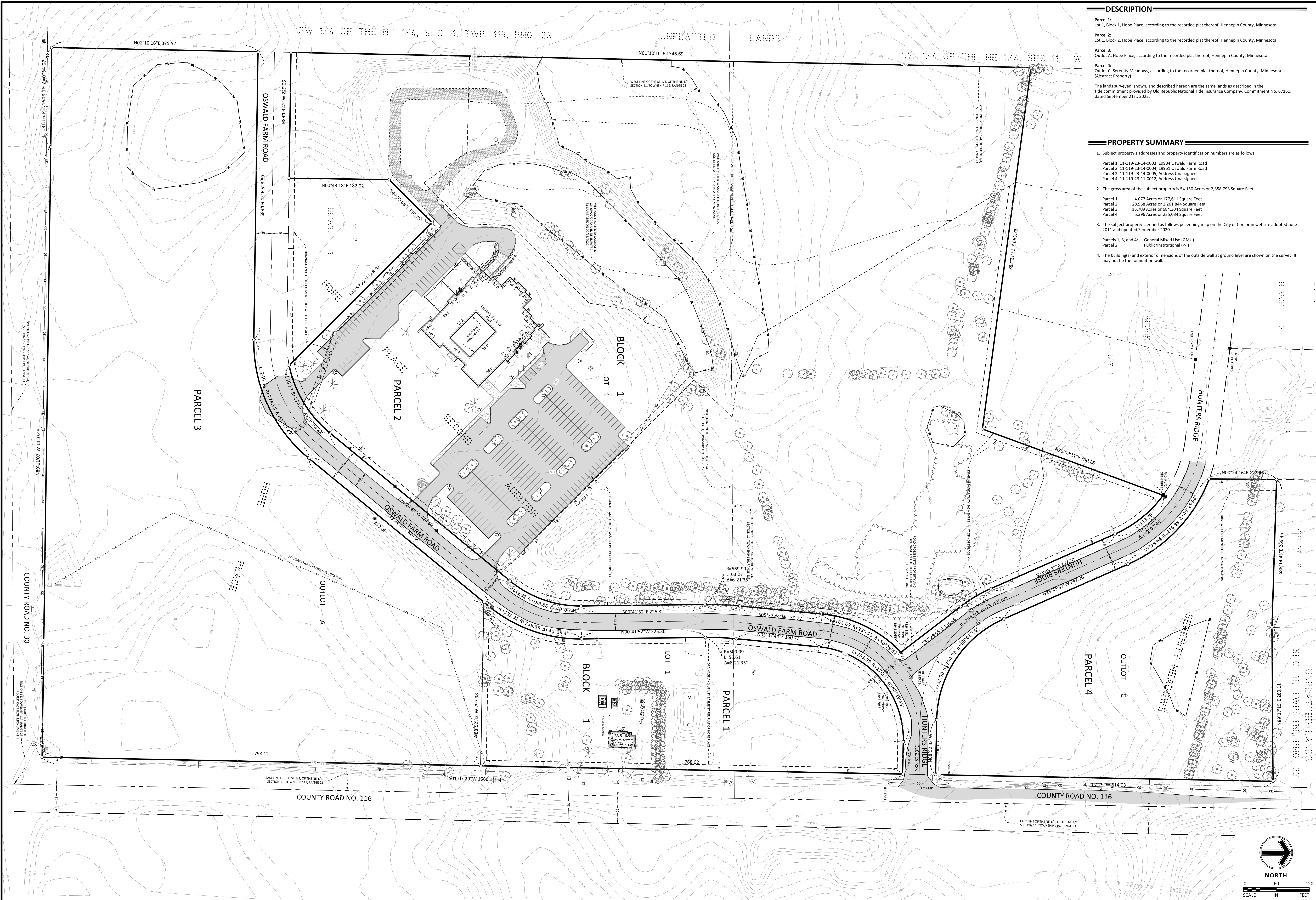
Parcel 3:
Outlot A, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4:
Outlot C, Serenity Meadows, according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)

The lands surveyed, shown, and described herein are the same lands as described in the title commitment provided by Old Republic National Title Insurance Company, Commitment No. 67161, dated September 21st, 2022.

PROPERTY SUMMARY

- Subject property's addresses and property identification numbers are as follows:
Parcel 1: 11-119-23-14-0003, 19904 Oswald Farm Road
Parcel 2: 11-119-23-14-0004, 19951 Oswald Farm Road
Parcel 3: 11-119-23-14-0005, Address Unassigned
Parcel 4: 11-119-23-14-0012, Address Unassigned
- The gross area of the subject property is 54.150 Acres or 2,358,793 Square Feet.
Parcel 1: 4.077 Acres or 177,611 Square Feet
Parcel 2: 28,968 Acres or 1,261,844 Square Feet
Parcel 3: 15,709 Acres or 684,104 Square Feet
Parcel 4: 5.396 Acres or 235,034 Square Feet
- The subject property is zoned as follows per zoning map on the City of Corcoran website adopted June 2011 and updated September 2020.
Parcels 1, 3, and 4: General Mixed Use (GMU)
Parcel 2: Public/Institutional (P-I)
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.



| NO | DATE | BY | CKD | APPR | COMMENT |
|----|-----------|----|-----|------|------------------|
| 1 | 1/12/2024 | | | | City Resubmittal |

I hereby certify that this plan, specification, or report was 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.
Print Name: Mark R. Salo
Date: 1/12/2024 License #: 43933

| | |
|---------------------------|----------------------|
| PRELIMINARY 11/22/2023 | DRAWN BY |
| DESIGN REVIEW | DESIGNED BY |
| PERMIT SUBMITTAL | CHECKED BY |
| CONSTRUCTION DOCUMENTS | PROJECT NO. 51372 |

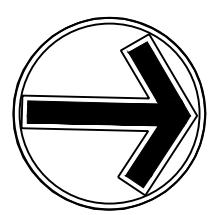


EXISTING CONDITIONS
HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET
C2.01

24.LS (LMS TECH) | EMILY CASTANHAS, PE (MINN) | 1/12/2024 10:58:36 AM | PROJECT: 51372 | CAD: 51372-C2-EXISTING CONDITIONS

HOPE MINISTRIES PRELIMINARY PLAT



NORTH
SCALE
0 60 120
IN FEET

SW 1/4 OF THE NE 1/4, SEC 11, TWP. 119, RNG. 23

UNPLATTED LANDS

NW 1/4 OF THE NE 1/4, SEC 11, TWP. 119, RNG. 23

DESCRIPTION
per Guaranty Commercial Title Commitment, file number 67161:
Outlot A, Hope Place, according to the recorded plat thereof, Hennepin County, Minnesota.
Outlot C, Serenity Meadows, according to the recorded plat thereof, Hennepin County, Minnesota.
(Abstract Property)
Replatted properties:
Lot 1 and 2, Block 1, HOPE PLACE SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PROPERTY SUMMARY
TOTAL SITE AREA: 2,471,722 S.F.
PROPOSED RIGHT-OF-WAY: 267,484 S.F.

SURVEY NOTES

- This survey was prepared utilizing Title Commitment No. 67161 by Old Republic National Title Insurance Company, bearing an effective date of 09/22/2022.
- The bearing system is based on the Hennepin County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of South 03 degrees 07 minutes 29 seconds West for the East line of the NE 1/4, Section 11, Township 119, Range 23.
- Field work was completed on 09/11/2022.

LOT SUMMARY

NUMBER OF LOTS: 45
AVERAGE LOT SIZE: 48,983 S.F.
MINIMUM LOT SIZE: 1,920 S.F.
MAXIMUM LOT SIZE: 566,409 S.F.

DEVELOPMENT NOTES

- THE PROPOSED NAME OF THE PLAT IS TO BE DETERMINED.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- WETLANDS SHOWN ON THE SURVEY WERE DELINEATED BY SAMBATEK ON 9/15/2022 AND LOCATED ON 9/27/2022.

LOT AREA TAB

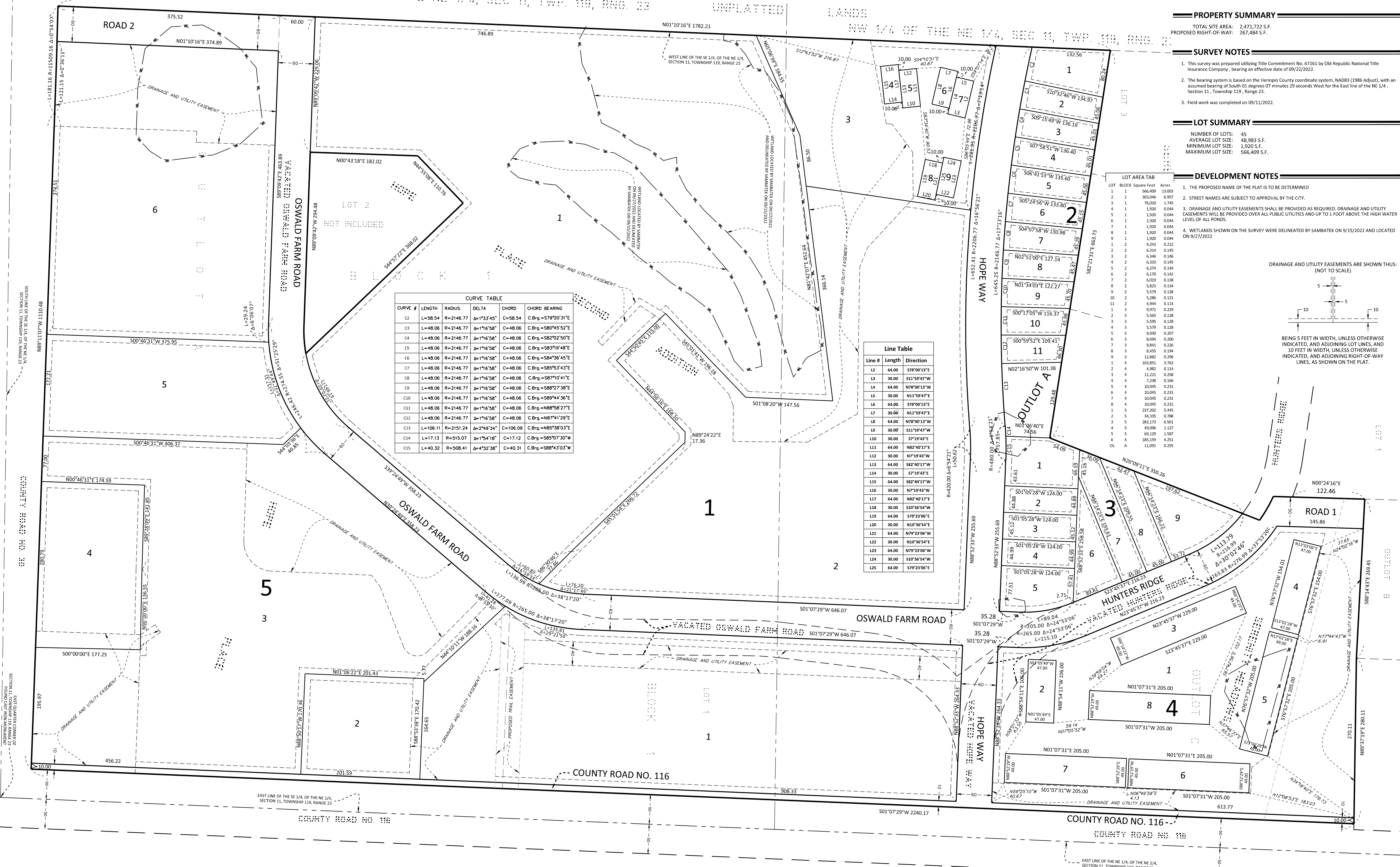
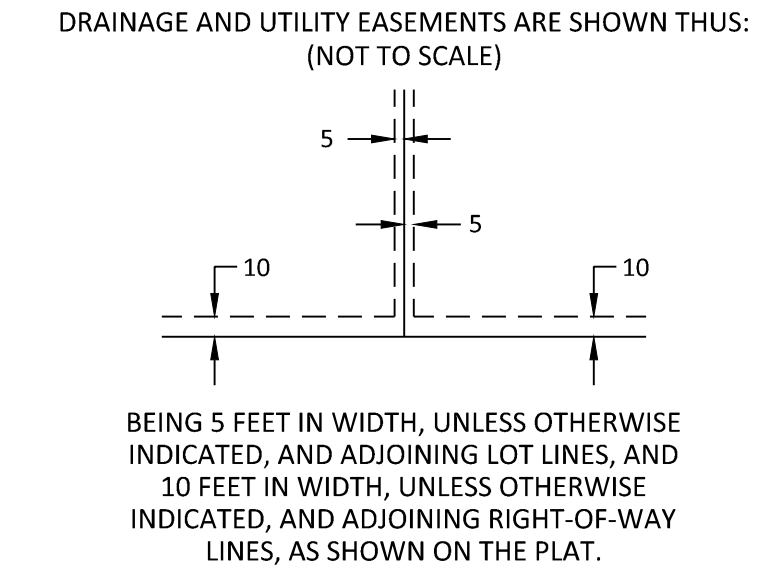
| LOT | BLOCK | Square Feet | Acres |
|-----|-------|-------------|-------|
| 1 | 1 | 303,046 | 6.957 |
| 2 | 1 | 76,010 | 1.745 |
| 3 | 1 | 1,920 | 0.044 |
| 4 | 1 | 1,920 | 0.044 |
| 5 | 1 | 1,920 | 0.044 |
| 6 | 1 | 1,920 | 0.044 |
| 7 | 1 | 1,920 | 0.044 |
| 8 | 1 | 1,920 | 0.044 |
| 9 | 1 | 1,920 | 0.044 |
| 10 | 1 | 1,920 | 0.044 |
| 11 | 1 | 1,920 | 0.044 |
| 12 | 1 | 1,920 | 0.044 |
| 13 | 1 | 1,920 | 0.044 |
| 14 | 1 | 1,920 | 0.044 |
| 15 | 1 | 1,920 | 0.044 |
| 16 | 1 | 1,920 | 0.044 |
| 17 | 1 | 1,920 | 0.044 |
| 18 | 1 | 1,920 | 0.044 |
| 19 | 1 | 1,920 | 0.044 |
| 20 | 1 | 1,920 | 0.044 |
| 21 | 1 | 1,920 | 0.044 |
| 22 | 1 | 1,920 | 0.044 |
| 23 | 1 | 1,920 | 0.044 |
| 24 | 1 | 1,920 | 0.044 |
| 25 | 1 | 1,920 | 0.044 |
| 26 | 1 | 1,920 | 0.044 |
| 27 | 1 | 1,920 | 0.044 |
| 28 | 1 | 1,920 | 0.044 |
| 29 | 1 | 1,920 | 0.044 |
| 30 | 1 | 1,920 | 0.044 |
| 31 | 1 | 1,920 | 0.044 |
| 32 | 1 | 1,920 | 0.044 |
| 33 | 1 | 1,920 | 0.044 |
| 34 | 1 | 1,920 | 0.044 |
| 35 | 1 | 1,920 | 0.044 |
| 36 | 1 | 1,920 | 0.044 |
| 37 | 1 | 1,920 | 0.044 |
| 38 | 1 | 1,920 | 0.044 |
| 39 | 1 | 1,920 | 0.044 |
| 40 | 1 | 1,920 | 0.044 |
| 41 | 1 | 1,920 | 0.044 |
| 42 | 1 | 1,920 | 0.044 |
| 43 | 1 | 1,920 | 0.044 |
| 44 | 1 | 1,920 | 0.044 |
| 45 | 1 | 1,920 | 0.044 |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---------|----------|-----------|------------|----------|--------------------|
| C2 | L=58.54 | R=2146.77 | Δ=1°33'45" | C=58.54 | C.Brg.=S79°20'31"E |
| C3 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S80°45'52"E |
| C4 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S82°02'50"E |
| C5 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S83°19'48"E |
| C6 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S84°36'45"E |
| C7 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S85°53'43"E |
| C8 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S87°10'41"E |
| C9 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S88°27'38"E |
| C10 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S89°44'36"E |
| C11 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S90°61'34"E |
| C12 | L=48.06 | R=2146.77 | Δ=1°16'58" | C=48.06 | C.Brg.=S91°78'32"E |
| C13 | L=106.11 | R=2151.24 | Δ=2°49'34" | C=106.09 | C.Brg.=S85°38'03"E |
| C14 | L=17.13 | R=515.07 | Δ=1°54'18" | C=17.12 | C.Brg.=S85°07'30"W |
| C15 | L=40.32 | R=508.41 | Δ=4°32'38" | C=40.31 | C.Brg.=S88°43'03"W |

Line Table

| Line # | Length | Direction |
|--------|--------|-------------|
| L2 | 64.00 | S78°00'13"E |
| L3 | 30.00 | S11°59'47"W |
| L4 | 64.00 | N78°00'13"W |
| L5 | 30.00 | N11°59'47"E |
| L6 | 64.00 | S78°00'13"E |
| L7 | 30.00 | N11°59'47"E |
| L8 | 64.00 | N78°00'13"W |
| L9 | 30.00 | S11°59'47"W |
| L10 | 30.00 | S71°59'43"E |
| L11 | 64.00 | N82°40'17"E |
| L12 | 30.00 | N71°59'43"W |
| L13 | 64.00 | S82°40'17"W |
| L14 | 30.00 | S71°59'43"E |
| L15 | 64.00 | S82°40'17"W |
| L16 | 30.00 | N71°59'43"W |
| L17 | 64.00 | N82°40'17"E |
| L18 | 30.00 | S10°36'54"W |
| L19 | 64.00 | S79°23'06"E |
| L20 | 30.00 | N10°36'54"E |
| L21 | 64.00 | N79°23'06"W |
| L22 | 30.00 | N10°36'54"E |
| L23 | 64.00 | N79°23'06"W |
| L24 | 30.00 | S10°36'54"W |
| L25 | 64.00 | S79°23'06"E |



24.15 (LMS TECH) | EMILY CASTANHAS, PE (MN) | 1/30/2024 2:41:51 PM | PROJECT: 231272-PLAT-DWG-PRELIMINARY PLAT

| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EIC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EIC | MA | MA | Preliminary Plan Resubmittal |

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

Print Name: Mark R. Salo

Date: 1/30/2024 License #: 43933

DATE ISSUED
10/09/2023

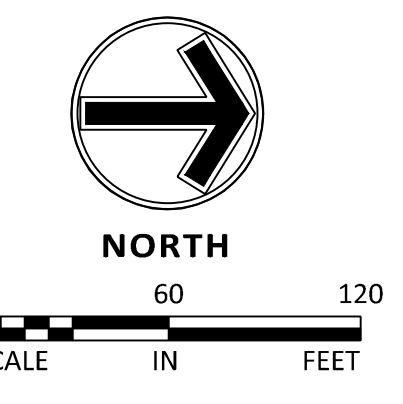
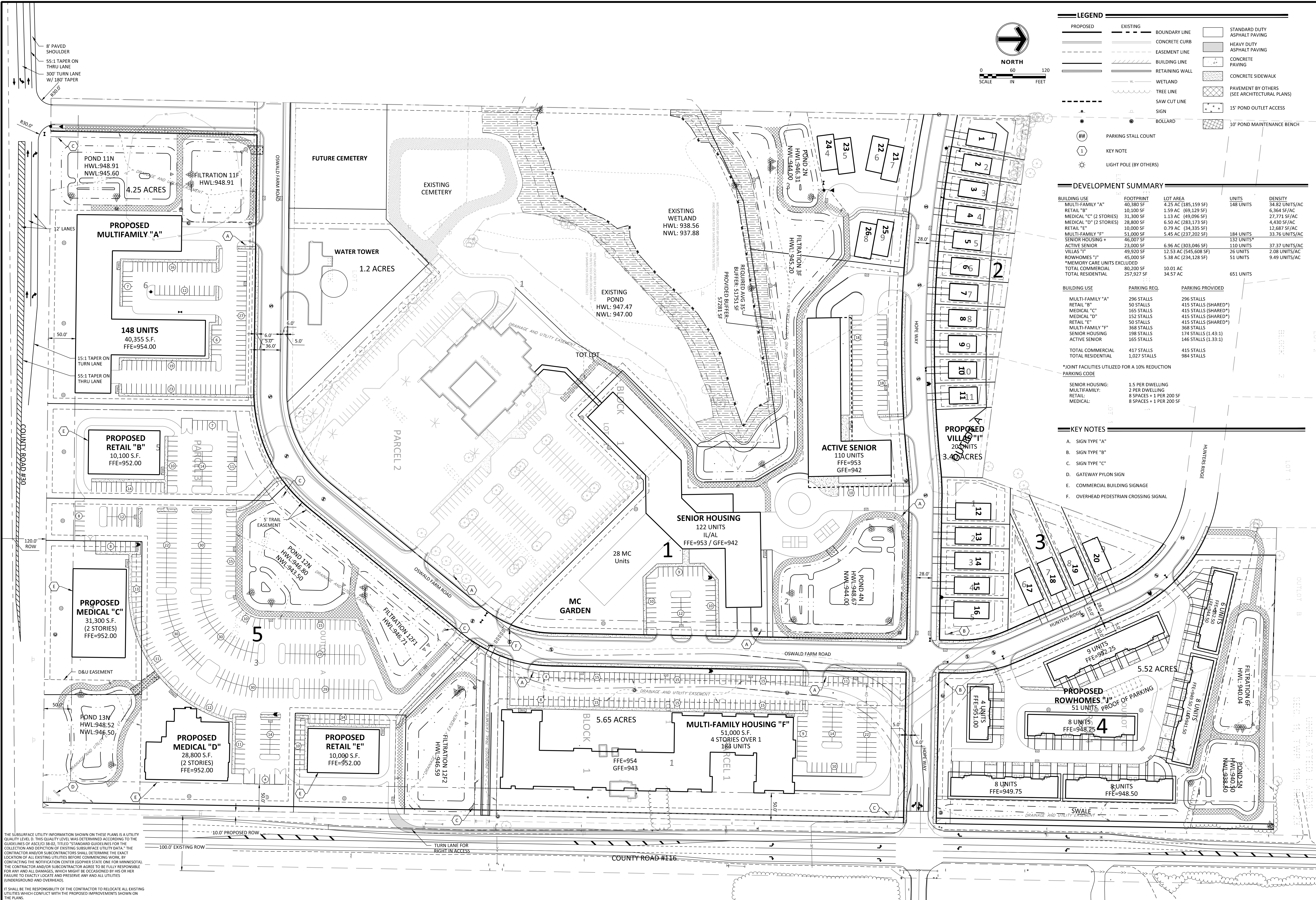
DRAWN BY
EJH/JJA
DESIGNED BY



CHECKED BY
MRS
PROJECT NO.
51372

PRELIMINARY PLAT
HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET C2.02
REV. 1



LEGEND

| | | | |
|----------|----------|------------------------|--|
| PROPOSED | EXISTING | BOUNDARY LINE | STANDARD DUTY ASPHALT PAVING |
| | | CONCRETE CURB | HEAVY DUTY ASPHALT PAVING |
| | | EASEMENT LINE | CONCRETE PAVING |
| | | BUILDING LINE | CONCRETE SIDEWALK |
| | | RETAINING WALL | PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS) |
| | | WETLAND | 15' POND OUTLET ACCESS |
| | | TREE LINE | 10' POND MAINTENANCE BENCH |
| | | SAW CUT LINE | |
| | | SIGN | |
| | | BOLLARD | |
| # | | PARKING STALL COUNT | |
| 1 | | KEY NOTE | |
| * | | LIGHT POLE (BY OTHERS) | |

DEVELOPMENT SUMMARY

| BUILDING USE | FOOTPRINT | LOT AREA | UNITS | DENSITY |
|-----------------------------|------------|-----------------------|-----------|----------------|
| MULTI-FAMILY "A" | 40,380 SF | 4.25 AC (185,159 SF) | 148 UNITS | 34.82 UNITS/AC |
| RETAIL "B" | 10,100 SF | 1.59 AC (69,139 SF) | | 6.364 SF/AC |
| MEDICAL "C" (2 STORIES) | 31,300 SF | 1.13 AC (49,096 SF) | | 27,771 SF/AC |
| MEDICAL "D" | 28,800 SF | 6.50 AC (283,173 SF) | | 4,430 SF/AC |
| RETAIL "E" | 10,090 SF | 0.79 AC (34,335 SF) | | 12,687 SF/AC |
| MULTI-FAMILY "F" | 51,000 SF | 5.45 AC (237,202 SF) | 184 UNITS | 33.76 UNITS/AC |
| SENIOR HOUSING + | 45,000 SF | | | |
| ACTIVE SENIOR | 23,000 SF | 6.96 AC (303,046 SF) | 110 UNITS | 37.37 UNITS/AC |
| VILLAS "I" | 49,920 SF | 12.53 AC (545,608 SF) | 26 UNITS | 2.08 UNITS/AC |
| ROWHOMES "J" | 45,000 SF | 5.38 AC (234,128 SF) | 51 UNITS | 9.49 UNITS/AC |
| *MEMORY CARE UNITS EXCLUDED | | | | |
| TOTAL COMMERCIAL | 80,200 SF | 10.01 AC | | |
| TOTAL RESIDENTIAL | 257,927 SF | 34.57 AC | 651 UNITS | |

| BUILDING USE | PARKING REQ. | PARKING PROVIDED |
|-------------------|--------------|----------------------|
| MULTI-FAMILY "A" | 296 STALLS | 296 STALLS |
| RETAIL "B" | 50 STALLS | 415 STALLS (SHARED*) |
| MEDICAL "C" | 165 STALLS | 415 STALLS (SHARED*) |
| MEDICAL "D" | 152 STALLS | 415 STALLS (SHARED*) |
| RETAIL "E" | 50 STALLS | 415 STALLS (SHARED*) |
| MULTI-FAMILY "F" | 368 STALLS | 368 STALLS |
| SENIOR HOUSING | 198 STALLS | 174 STALLS (1.43:1) |
| ACTIVE SENIOR | 165 STALLS | 146 STALLS (1.33:1) |
| TOTAL COMMERCIAL | 417 STALLS | 415 STALLS |
| TOTAL RESIDENTIAL | 1,027 STALLS | 984 STALLS |

*JOINT FACILITIES UTILIZED FOR A 10% REDUCTION

PARKING CODE

| | |
|-----------------|-------------------------|
| SENIOR HOUSING: | 1.5 PER DWELLING |
| MULTI-FAMILY: | 2 PER DWELLING |
| RETAIL: | 8 SPACES + 1 PER 200 SF |
| MEDICAL: | 8 SPACES + 1 PER 200 SF |

- KEY NOTES**
- A. SIGN TYPE "A"
 - B. SIGN TYPE "B"
 - C. SIGN TYPE "C"
 - D. GATEWAY PYLON SIGN
 - E. COMMERCIAL BUILDING SIGNAGE
 - F. OVERHEAD PEDESTRIAN CROSSING SIGNAL

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CES 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (COPPER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

| NO. | DATE | BY | CHKD | APPR | COMMENT |
|-----|------------|----|------|------|------------------------------|
| 1 | 01/12/2024 | EC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EC | MA | MA | Preliminary Plan Resubmittal |

I hereby certify that this plan, specification, or report was 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.

Print Name: Emily Jean Castalas

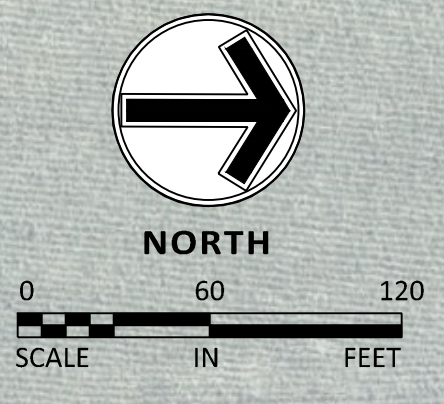
Date: 10/20/2023 License #: 60741

| | | |
|------------------------|-------------|-------|
| PRELIMINARY | DESIGNED BY | JMW |
| DESIGN REVIEW | CHECKED BY | EIC |
| PERMIT SUBMITTAL | CMA | |
| CONSTRUCTION DOCUMENTS | PROJECT NO. | 51372 |

Sambatek
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Engineering | Surveying | Planning | Environmental

SITE PLAN
HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET
C3.01
OF
REV. 2



24.15 (LMS TECH) | EMILY CASTALIAS, PE (MINN.) | 2/20/2024 3:15:48 PM
 PROJECT: 15172-CORCORAN-CHURCH-DEVELOPMENT-PROJECT-SITE-PLAN-REVISION

| NO | DATE | BY | CKD | APPR | COMMENT |
|----|------------|-----|-----|------|------------------------------|
| 1 | 01/12/2024 | EIC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EIC | MA | MA | Preliminary Plan Resubmittal |

I hereby certify that this plan, specification, or report was 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.
 Print Name: Emily Jean Castalias
 Date: 10/20/2023 License # 60741

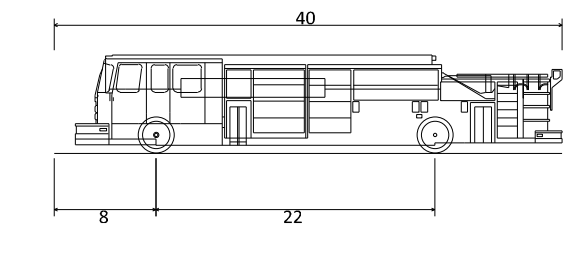
PRELIMINARY
 DESIGN REVIEW
 PERMIT SUBMITTAL
 CONSTRUCTION DOCUMENTS

DRAWN BY
 JMW
 DESIGNED BY
 EIC
 CHECKED BY
 CMA
 PROJECT NO.
 51372

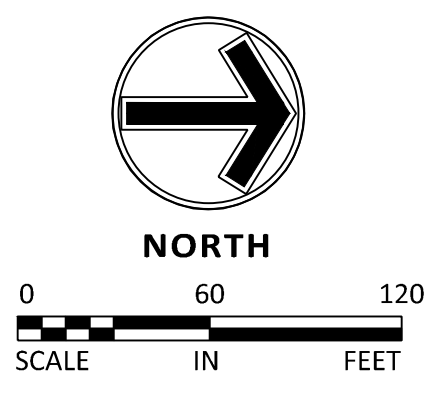


SITE PLAN - AERIAL
 HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 PRELIMINARY PUD PLANS
 CORCORAN, MN

SHEET
C3.02
 OF
 REV. 2

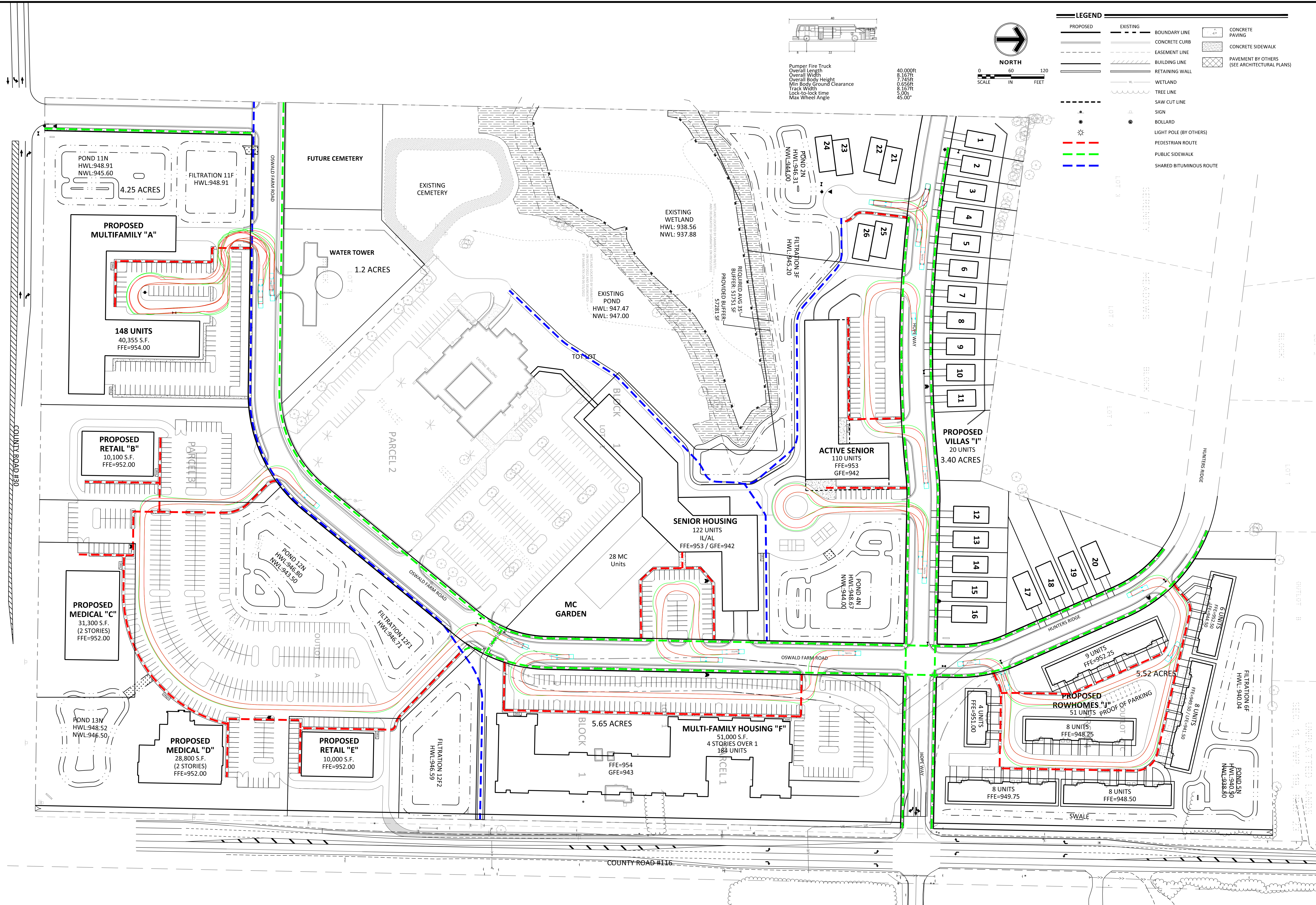


Pumper Fire Truck
 Overall Length 8.167ft
 Overall Width 7.745ft
 Overall Body Height 0.856ft
 Min Body Ground Clearance 8.167ft
 Track Width 5.00ft
 Lock-to-lock time 45.00*
 Max Wheel Angle



0 60 120
 SCALE IN FEET

| LEGEND | | | | |
|----------|----------|-------------------------|--|--|
| PROPOSED | EXISTING | | | |
| | | BOUNDARY LINE | | CONCRETE PAVING |
| | | CONCRETE CURB | | CONCRETE SIDEWALK |
| | | EASEMENT LINE | | PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS) |
| | | BUILDING LINE | | RETAINING WALL |
| | | RETAINING WALL | | WETLAND |
| | | WETLAND | | TREE LINE |
| | | TREE LINE | | SAW CUT LINE |
| | | SAW CUT LINE | | SIGN |
| | | SIGN | | BOLLARD |
| | | BOLLARD | | LIGHT POLE (BY OTHERS) |
| | | LIGHT POLE (BY OTHERS) | | PEDESTRIAN ROUTE |
| | | PEDESTRIAN ROUTE | | PUBLIC SIDEWALK |
| | | PUBLIC SIDEWALK | | SHARED BITUMINOUS ROUTE |
| | | SHARED BITUMINOUS ROUTE | | |



24.15 (LMS TECH) | EMILY CASTALIAS, PE (MN) | 11/12/2023 3:42:26 PM | PROJECT: 51372-CORCORAN-CHURCH-DEVELOPMENT-CCSR-TRAVEL-ROUTE

| | | | | | |
|---|------------|----|----|----|------------------------------|
| 1 | 01/12/2024 | EC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EC | MA | MA | Preliminary Plan Resubmittal |

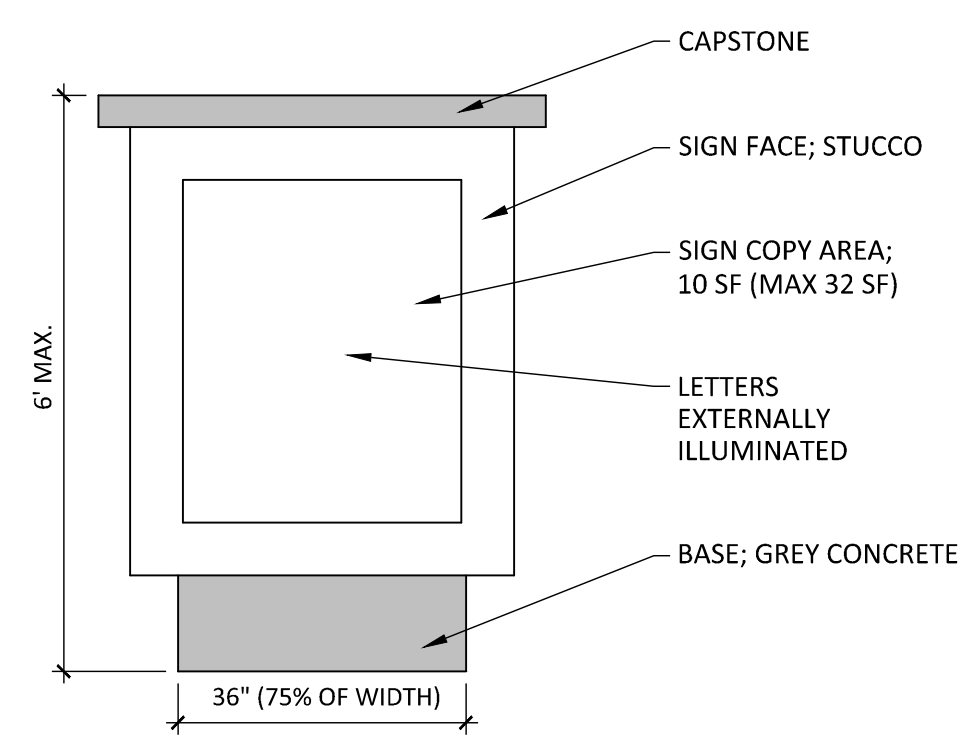
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: Emily Jean Castalias
 Date: 10/20/2023 License #: 60741

| | |
|------------------------|------------|
| PRELIMINARY | 11/22/2023 |
| DESIGN REVIEW | |
| PERMIT SUBMITTAL | |
| CONSTRUCTION DOCUMENTS | |

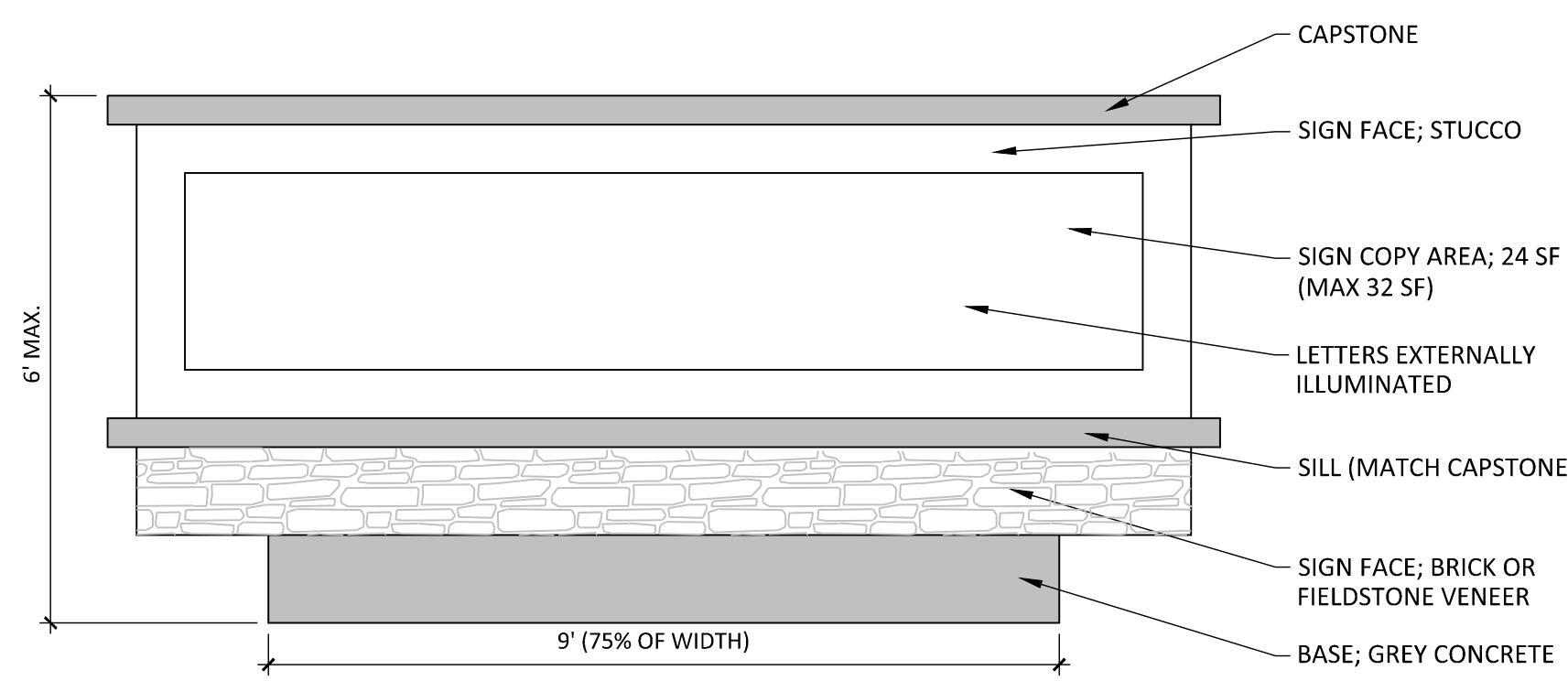
DRAWN BY JMW
 DESIGNED BY EIC
 CHECKED BY CMA
 PROJECT NO. 51372
 Sambatek
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 Engineering | Surveying | Planning | Environmental

TRAVEL ROUTE
 HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 PRELIMINARY PUD PLANS
 CORCORAN, MN

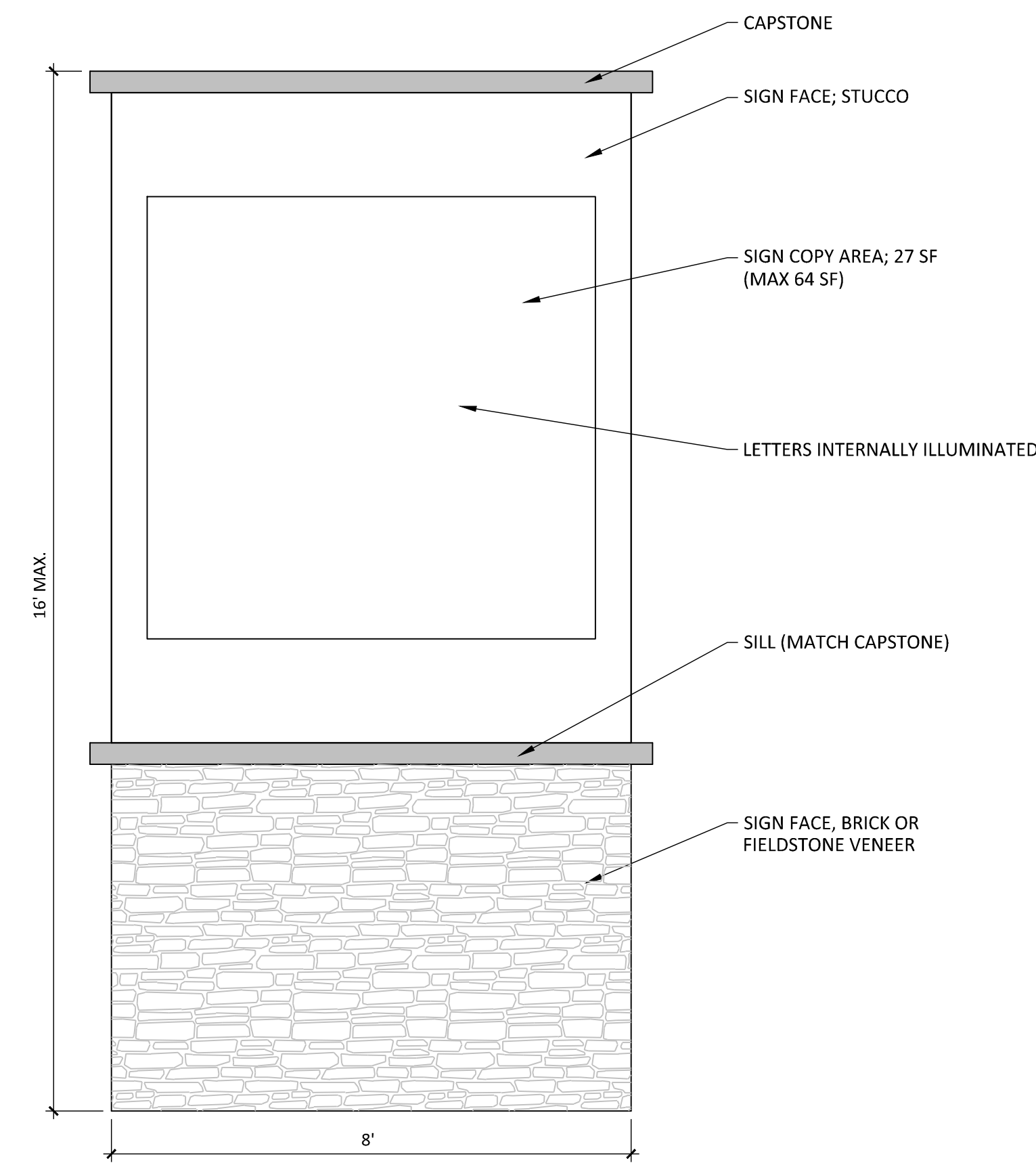
SHEET C3.03
 REV. 2



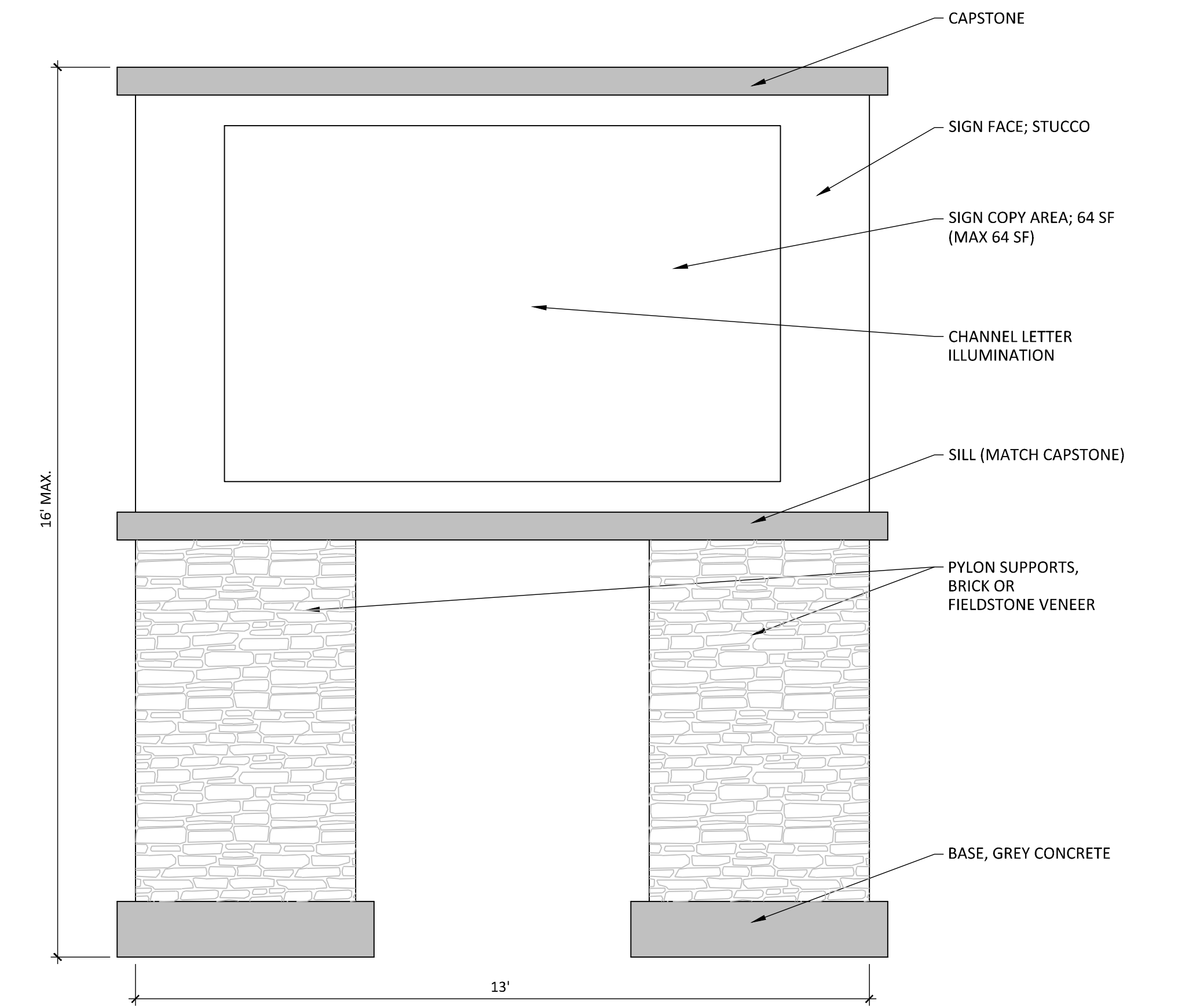
1 TYPE A MONUMENT SIGN
C3.04 1/2" = 1'-0" P-HO-01



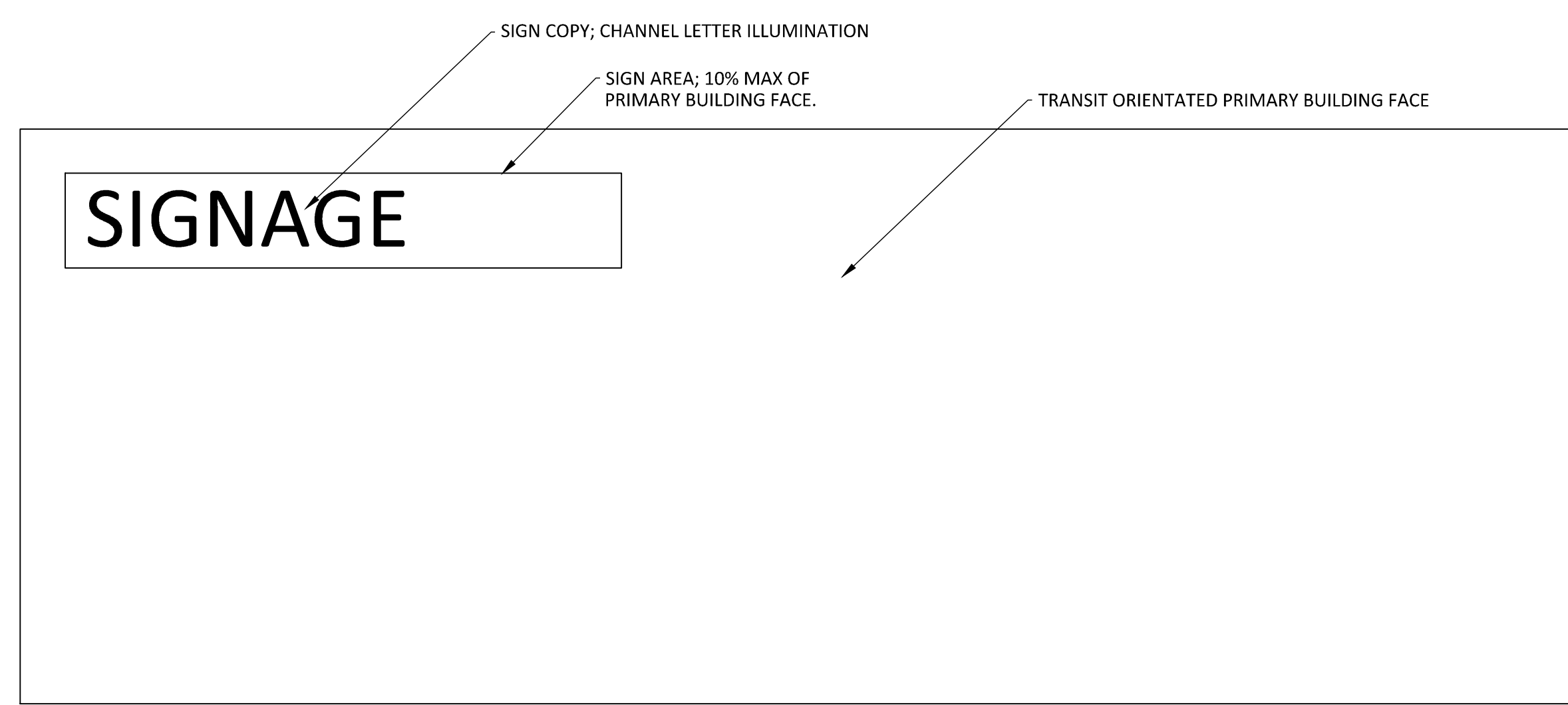
2 TYPE B MONUMENT SIGN
C3.04 1/2" = 1'-0" P-HO-02



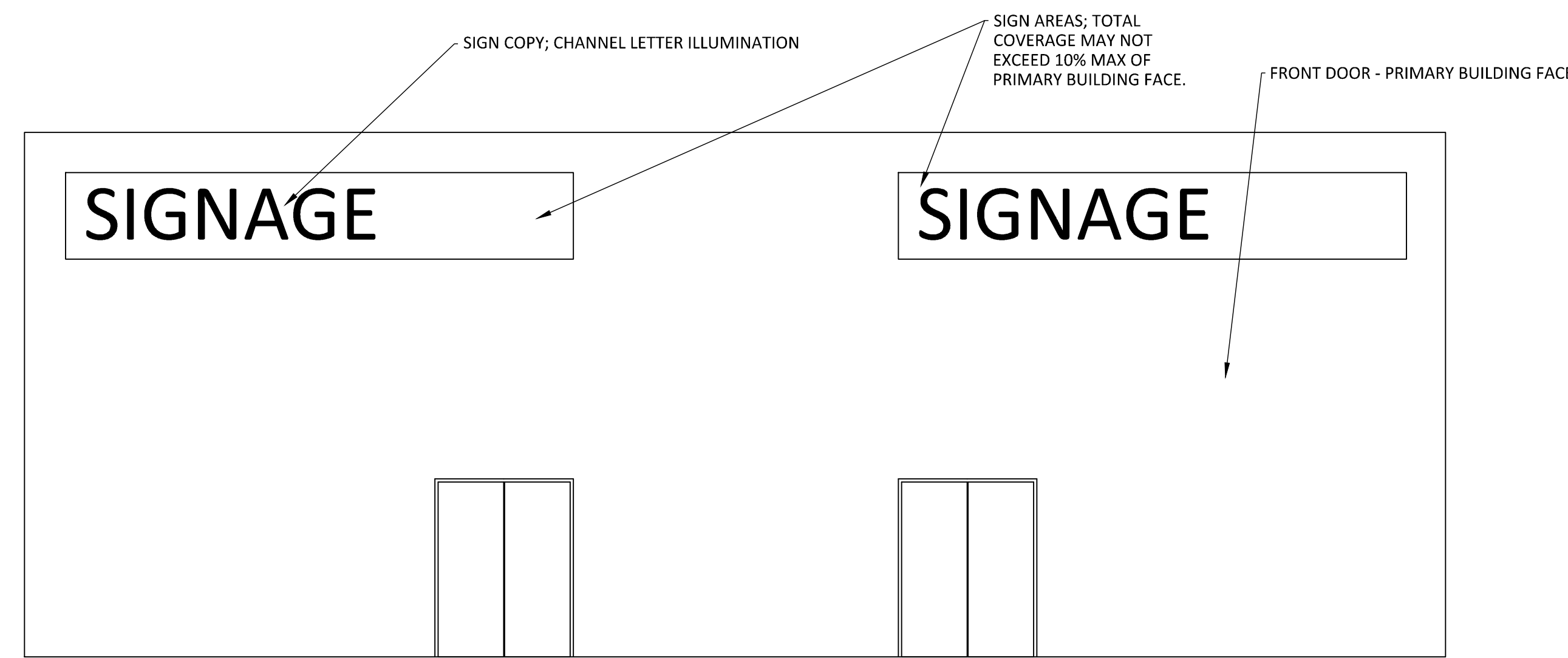
3 TYPE C MONUMENT SIGN
C3.04 1/2" = 1'-0" P-HO-03



4 GATEWAY PYLON SIGN
C3.04 1/2" = 1'-0" P-HO-04



5 COMMERCIAL BUILDING SIGN
C3.04 3/16" = 1'-0" P-HO-05



6 FRONT DOOR COMMERCIAL BUILDING SIGN
C3.04 3/16" = 1'-0" P-HO-06

24 L.S. (M.S. TECH.) | EMILY CASTALIAS, PE (MN) | 1/12/2024 3:40:07 PM | PROJECT: 51372-CORCORAN-CHURCH-SIGNAGE-C3.04 SIGNAGE DETAILS

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
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| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

I hereby certify that this plan, specification, or report was 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.
Print Name: Emily Jean Castalias
Date: 10/20/2023 License # 60741

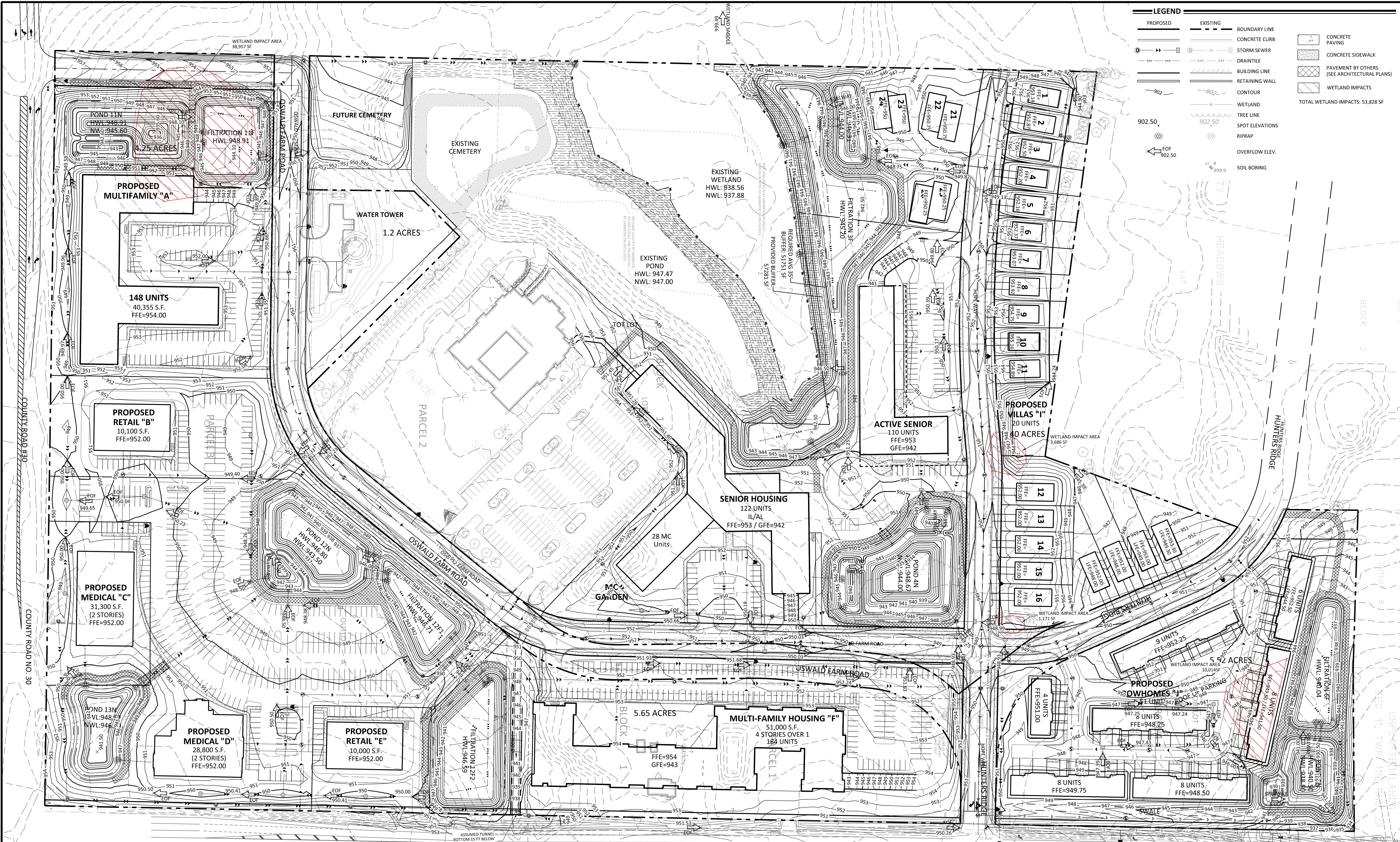
PRELIMINARY 11/22/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JMW
DESIGNED BY EIC
CHECKED BY CMA
PROJECT NO. 51372



SIGNAGE DETAILS
HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET
C3.04



LEGEND

| | | | | | | | |
|--|-----------------|--|-----------------|--|-----------------|--|-------------------|
| | PROPOSED | | EXISTING | | BOUNDARY LINE | | CONCRETE PAVING |
| | | | | | CONCRETE CURB | | CONCRETE SIDEWALK |
| | | | | | STORM SEWER | | DRAIN TILE |
| | | | | | BUILDING LINE | | RETAINING WALL |
| | | | | | CONTOUR | | WETLAND IMPACTS |
| | | | | | WETLAND | | TREE LINE |
| | | | | | SPOT ELEVATIONS | | RIPRAP |
| | | | | | OVERFLOW ELEV. | | SOIL BORING |

TOTAL WETLAND IMPACTS: 53,828 SF

COUNTY ROAD #30, COUNTY ROAD #116, OSWALD FARM ROAD, HUNTERS RIDGE, PARCEL 2, MC GARDEN, BLOCK 1, SWALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

| NO | DATE | BY | CKD | APPR | COMMENT |
|----|------|----|-----|------|---------|
| | | | | | |

I hereby certify that this plan, specification, or report was 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.

Print Name: Emily Jean Castalas

Date: 10/20/2023 License #: 60741

PRELIMINARY
11/22/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
JMW
DESIGNED BY
EIC
CHECKED BY
CMA
PROJECT NO.
51372

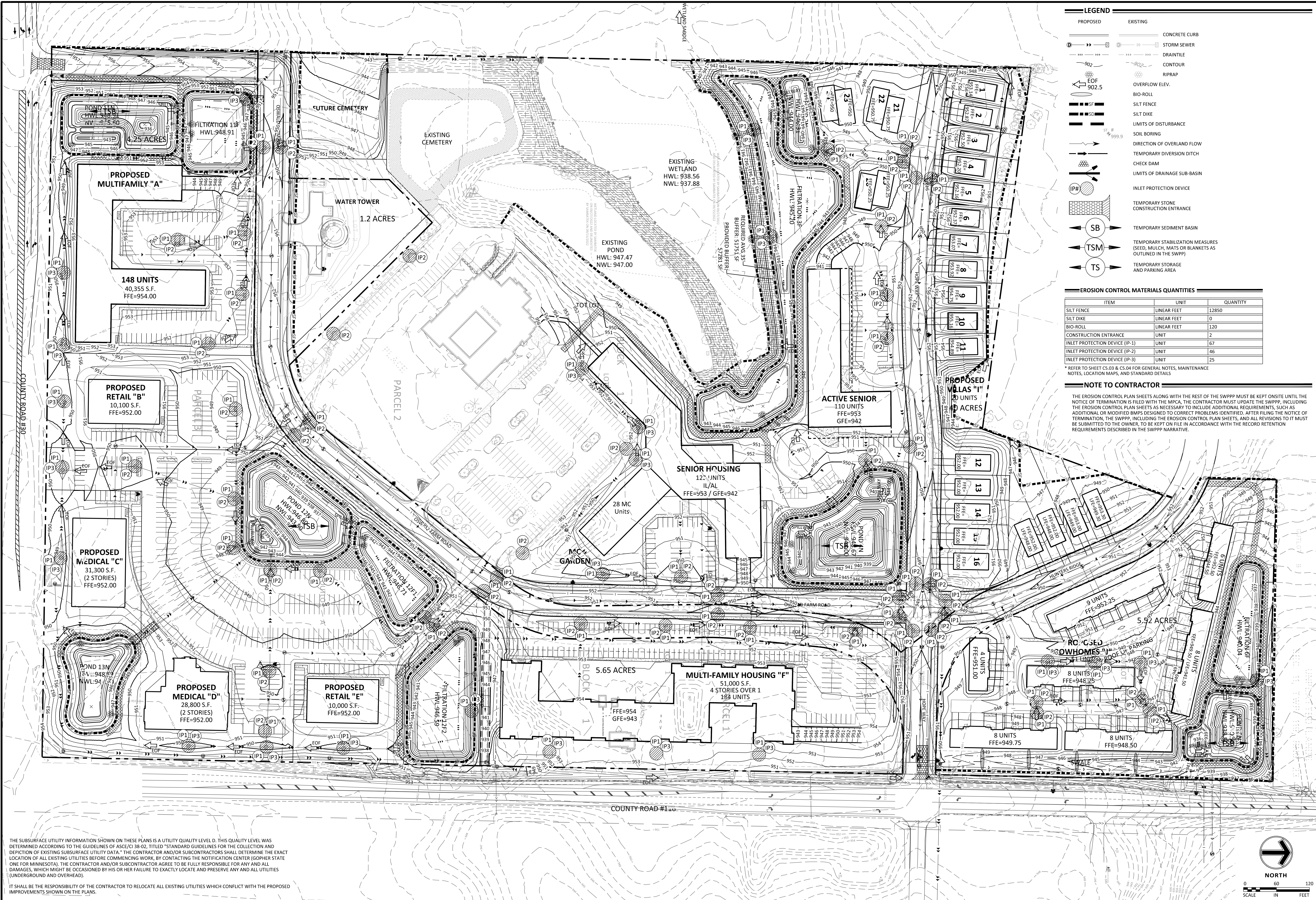


GRADING PLAN
HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET C4.01

NORTH
SCALE 1" = 60'
IN FEET

24.LS (LMS TECH) | EMILY CASTALAS, PE (MINN.) | 11/17/2024 3:41:07 PM
PROJECT: 51372-CORCORAN-CHURCH-DEVELOPMENT-GRADING-PLAN



LEGEND

| | | |
|--|--|--|
| | | CONCRETE CURB |
| | | STORM SEWER |
| | | DRAINTILE |
| | | CONTOUR |
| | | RIPRAP |
| | | OVERFLOW ELEV. |
| | | BIO-ROLL |
| | | SILT FENCE |
| | | SILT DIKE |
| | | LIMITS OF DISTURBANCE |
| | | SOIL BORING |
| | | DIRECTION OF OVERLAND FLOW |
| | | TEMPORARY DIVERSION DITCH |
| | | CHECK DAM |
| | | LIMITS OF DRAINAGE SUB-BASIN |
| | | INLET PROTECTION DEVICE |
| | | TEMPORARY STONE CONSTRUCTION ENTRANCE |
| | | TEMPORARY SEDIMENT BASIN |
| | | TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP) |
| | | TEMPORARY STORAGE AND PARKING AREA |

EROSION CONTROL MATERIALS QUANTITIES

| ITEM | UNIT | QUANTITY |
|--------------------------------|-------------|----------|
| SILT FENCE | LINEAR FEET | 12850 |
| SILT DIKE | LINEAR FEET | 0 |
| BIO-ROLL | LINEAR FEET | 120 |
| CONSTRUCTION ENTRANCE | UNIT | 2 |
| INLET PROTECTION DEVICE (IP-1) | UNIT | 67 |
| INLET PROTECTION DEVICE (IP-2) | UNIT | 46 |
| INLET PROTECTION DEVICE (IP-3) | UNIT | 25 |

* REFER TO SHEET CS.03 & CS.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

| NO. | DATE | BY | CHKD | APPR | COMMENT |
|-----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EIC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EIC | MA | MA | Preliminary Plan Resubmittal |

I hereby certify that this plan, specification, or report was 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.

Print Name: Emily Jean Castalas

Date: 10/20/2023 License #: 60741

PRELIMINARY 11/22/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

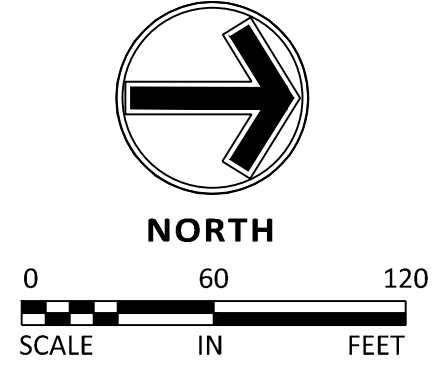
DRAWN BY JMW
DESIGNED BY EIC
CHECKED BY CMA
PROJECT NO. 51372



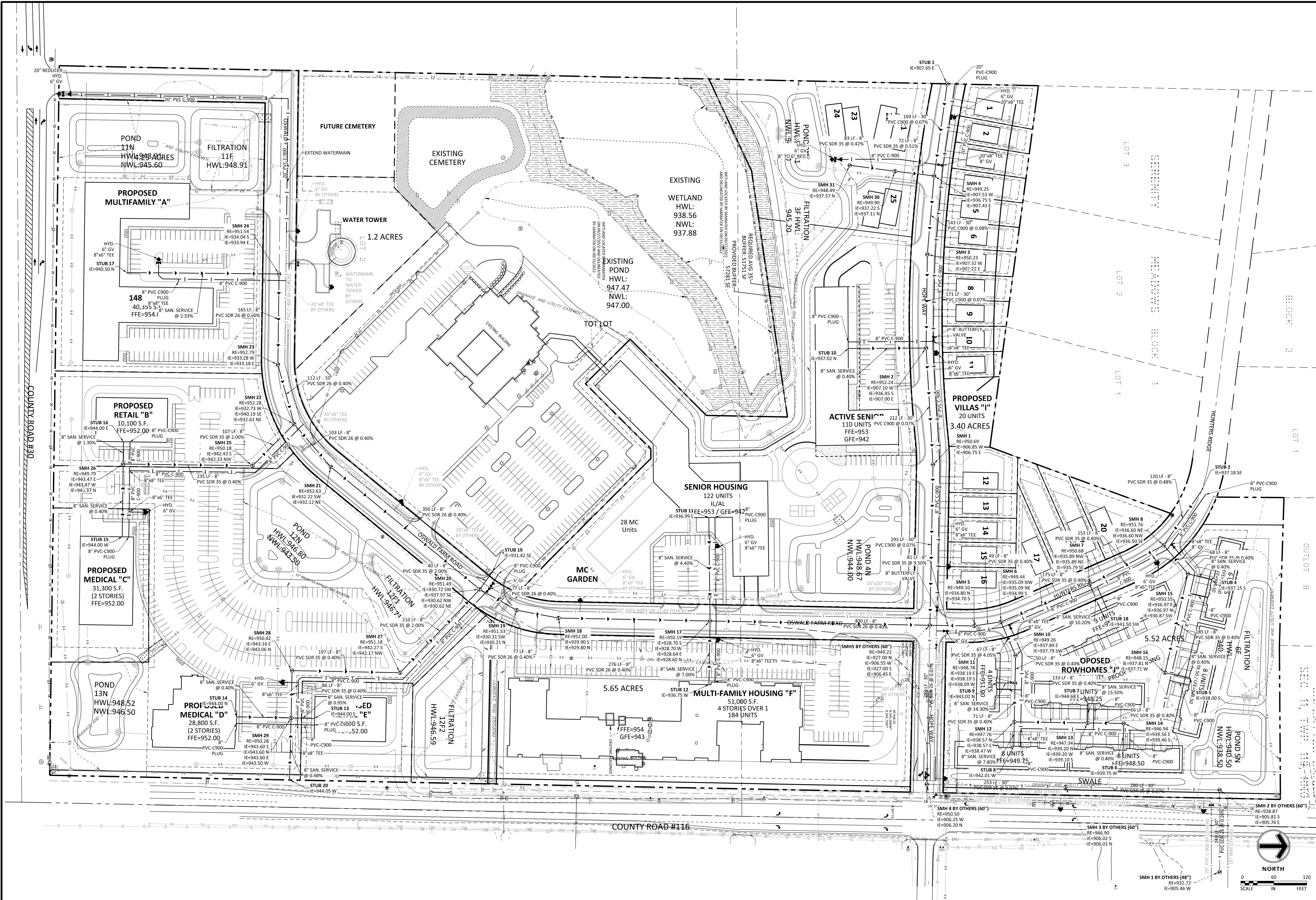
PHASE 2 EROSION CONTROL PLAN

HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET **C5.01**
REV. 2



24.LS (LMS TECH) | EMILY CASTALAS, PE (MINN.) | 11/17/2024 1:35:42 PM | PROJECT: 51372-C5.01-EROSION CONTROL PHASE 2 EROSION CONTROL PLAN



| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EMC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EMC | MA | MA | Preliminary Plan Resubmittal |

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Date: 10/20/2023 License #: 60741

| | |
|------------------------|------------|
| PRELIMINARY | 11/22/2023 |
| DESIGN REVIEW | |
| PERMIT SUBMITTAL | |
| CONSTRUCTION DOCUMENTS | |

DRAWN BY: JMW
 DESIGNED BY: EIC
 CHECKED BY: CMA
 PROJECT NO.: 51372

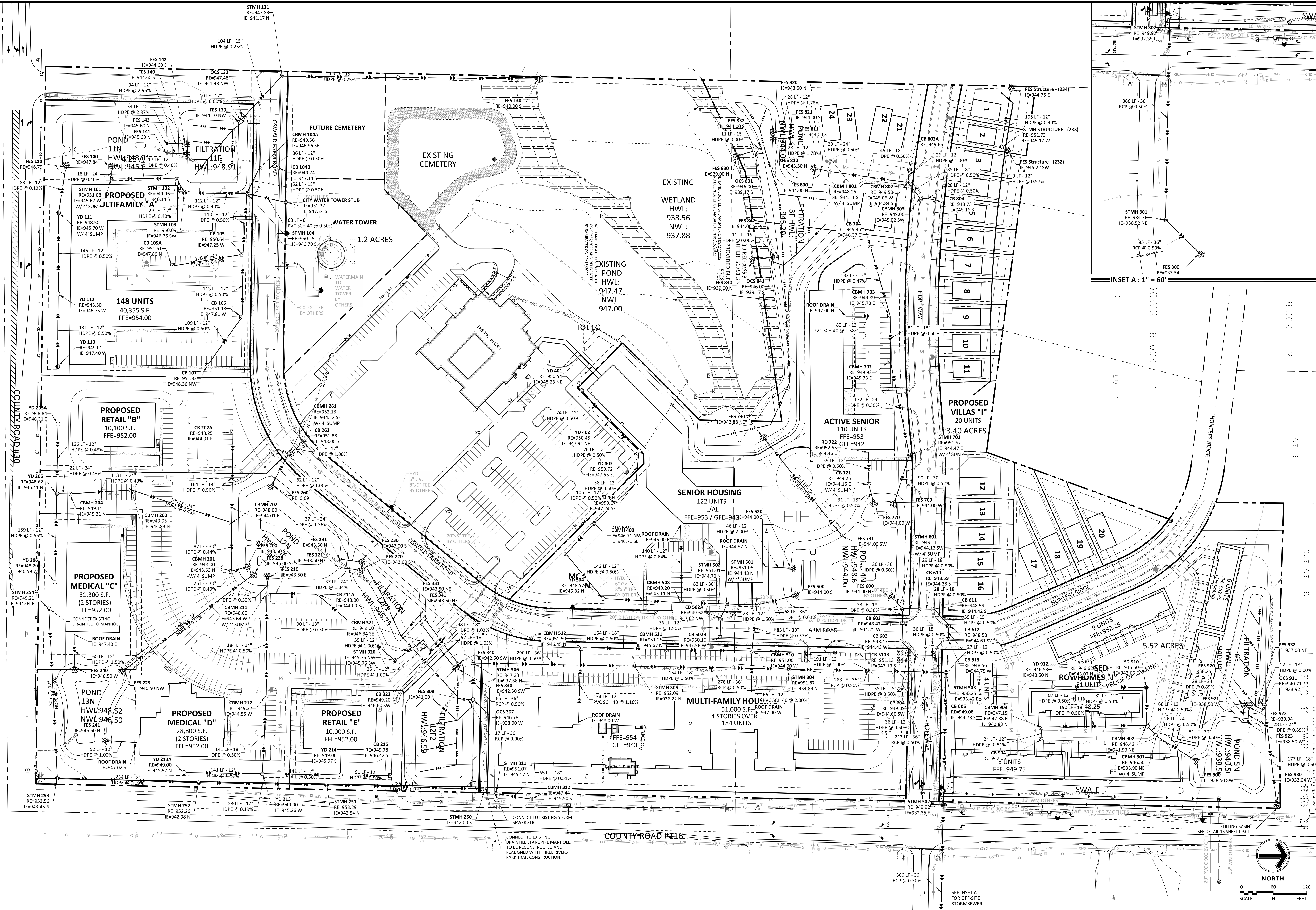


UTILITY PLAN

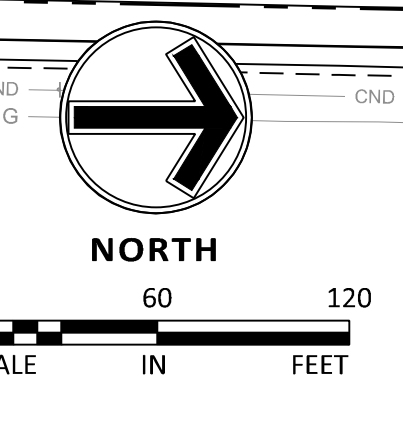
HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 PRELIMINARY PUD PLANS
 CORCORAN, MN

SHEET
C6.01
REV. 2

24.15 LMS TECH | EMILY CASTALAS, PE (MINN) | 11/27/2024 3:39:45 PM | PROJECT: 51372 | CAD: 1313172-C6-UTIL-DRWG-C6.01-UTILITY PLAN



INSET A: 1" = 60'



| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EMC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EMC | MA | MA | Preliminary Plan Resubmittal |

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 Print Name: Emily Jean Castalas
 Date: 10/20/2023 License #: 60741

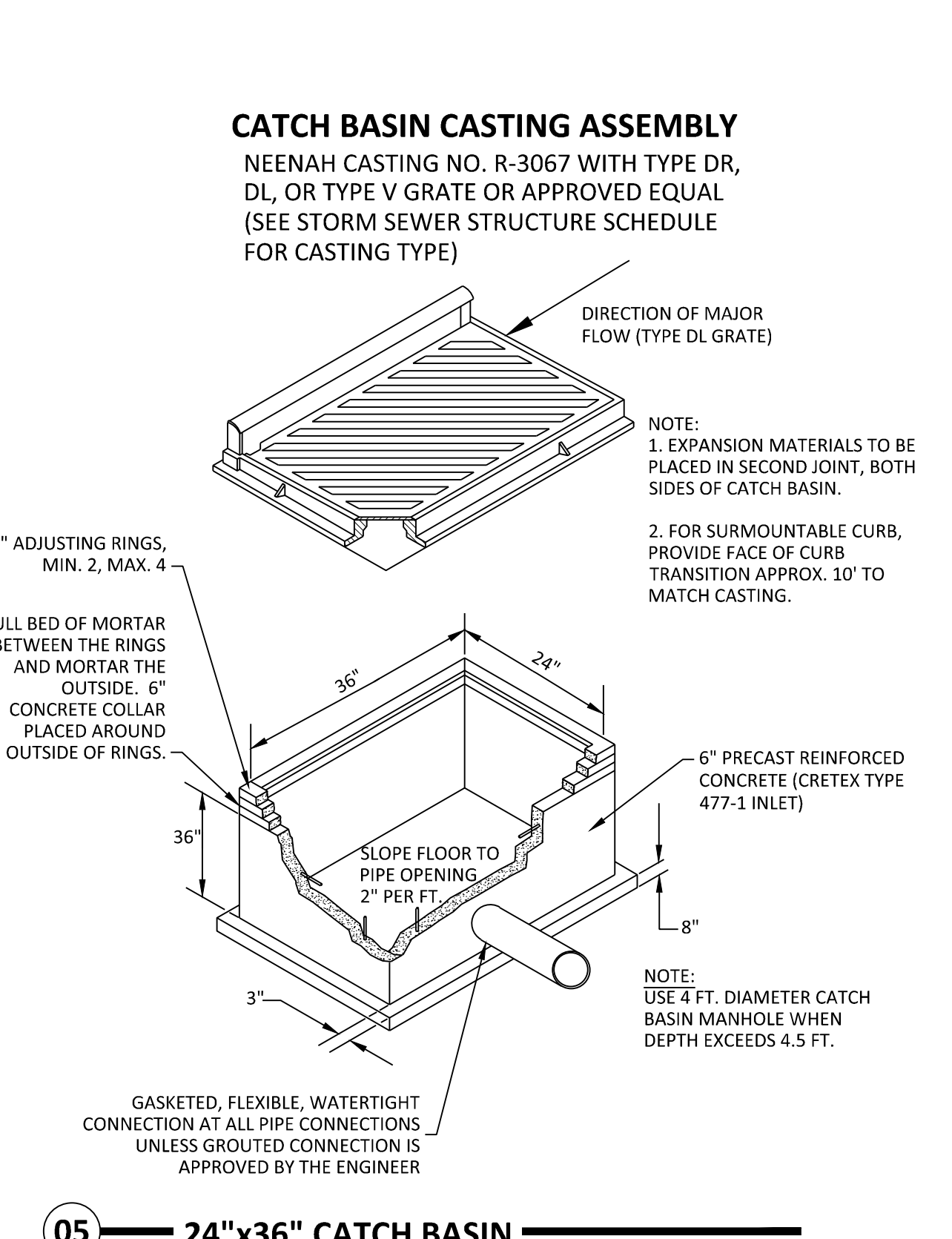
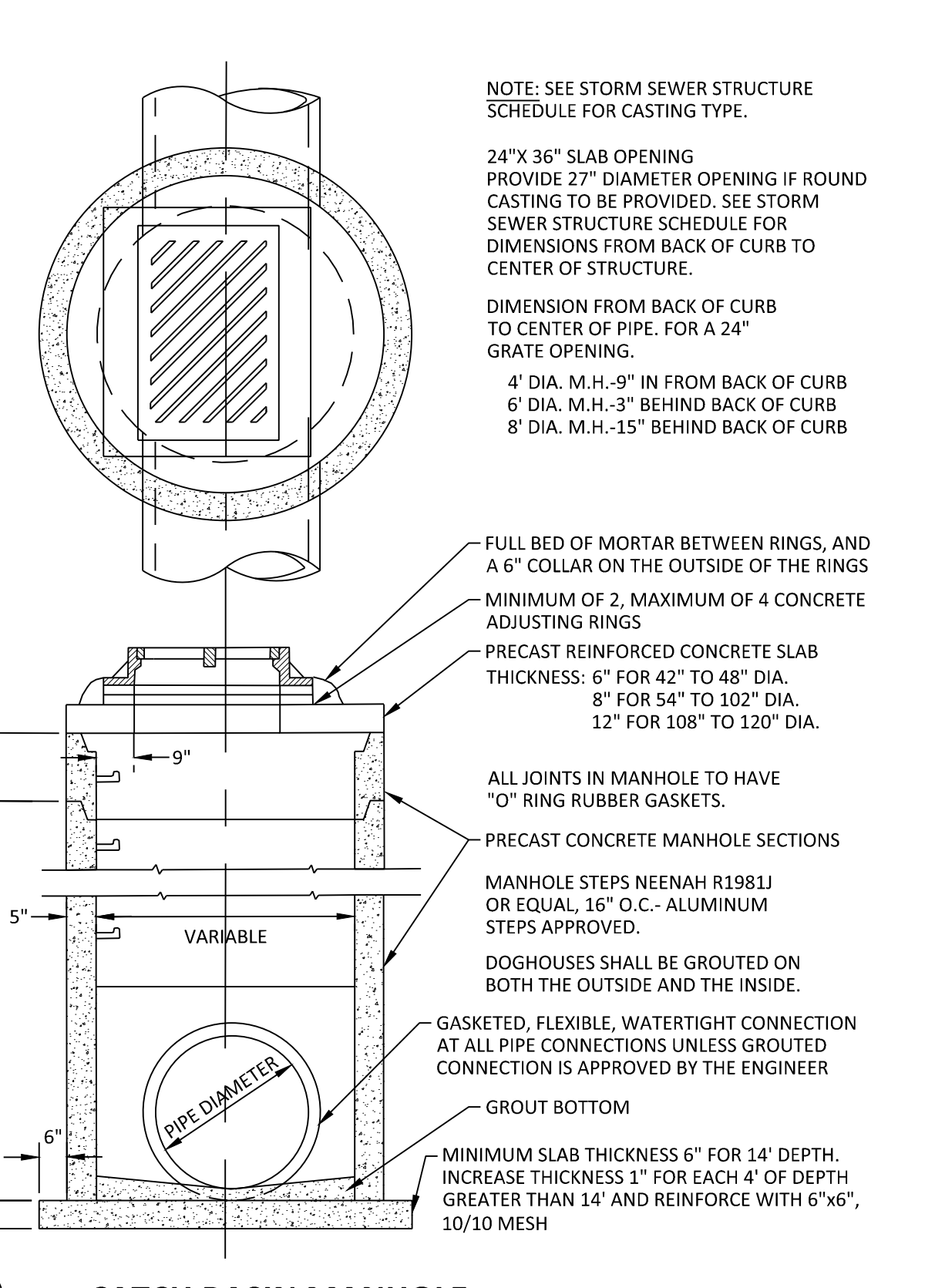
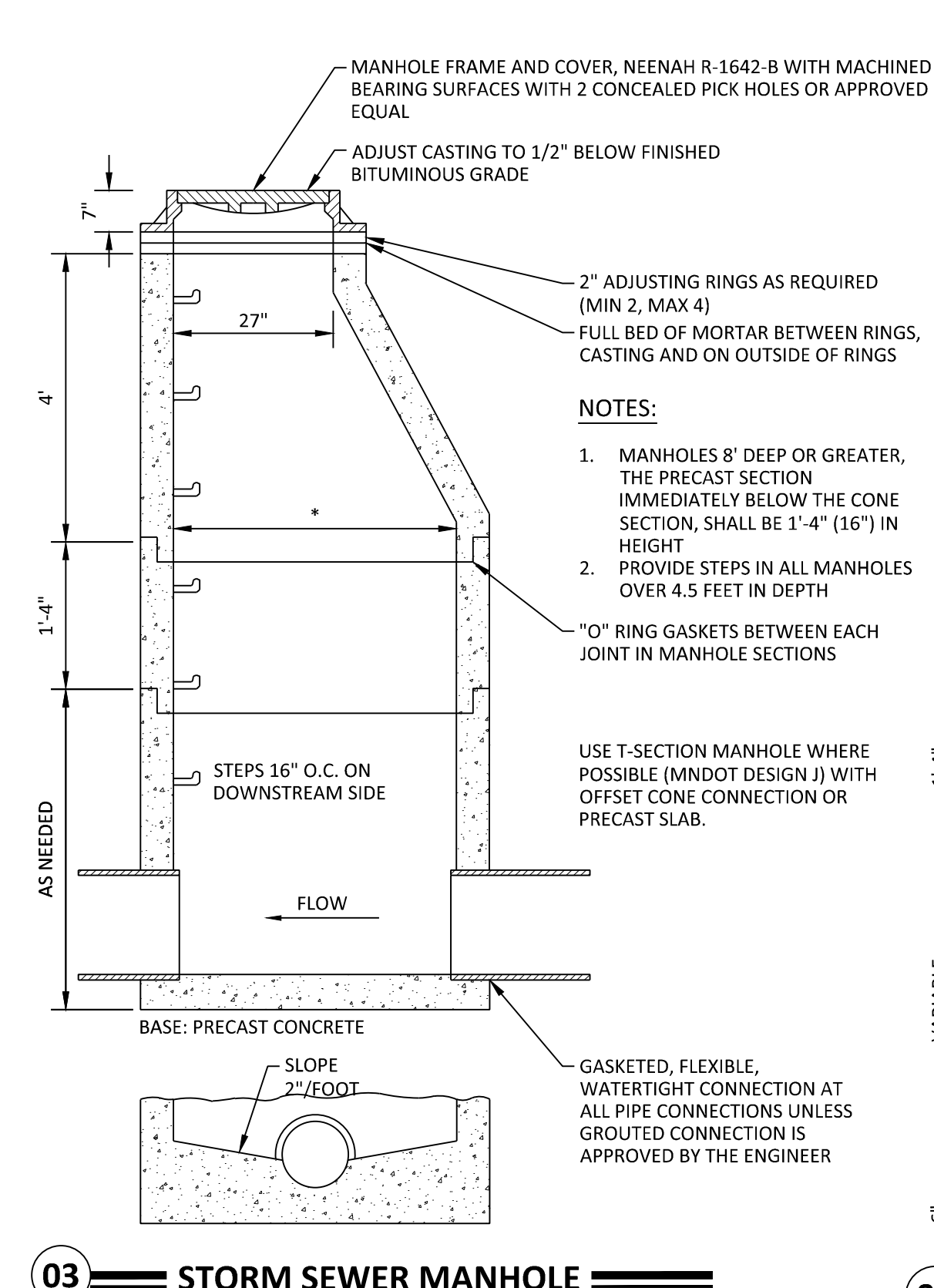
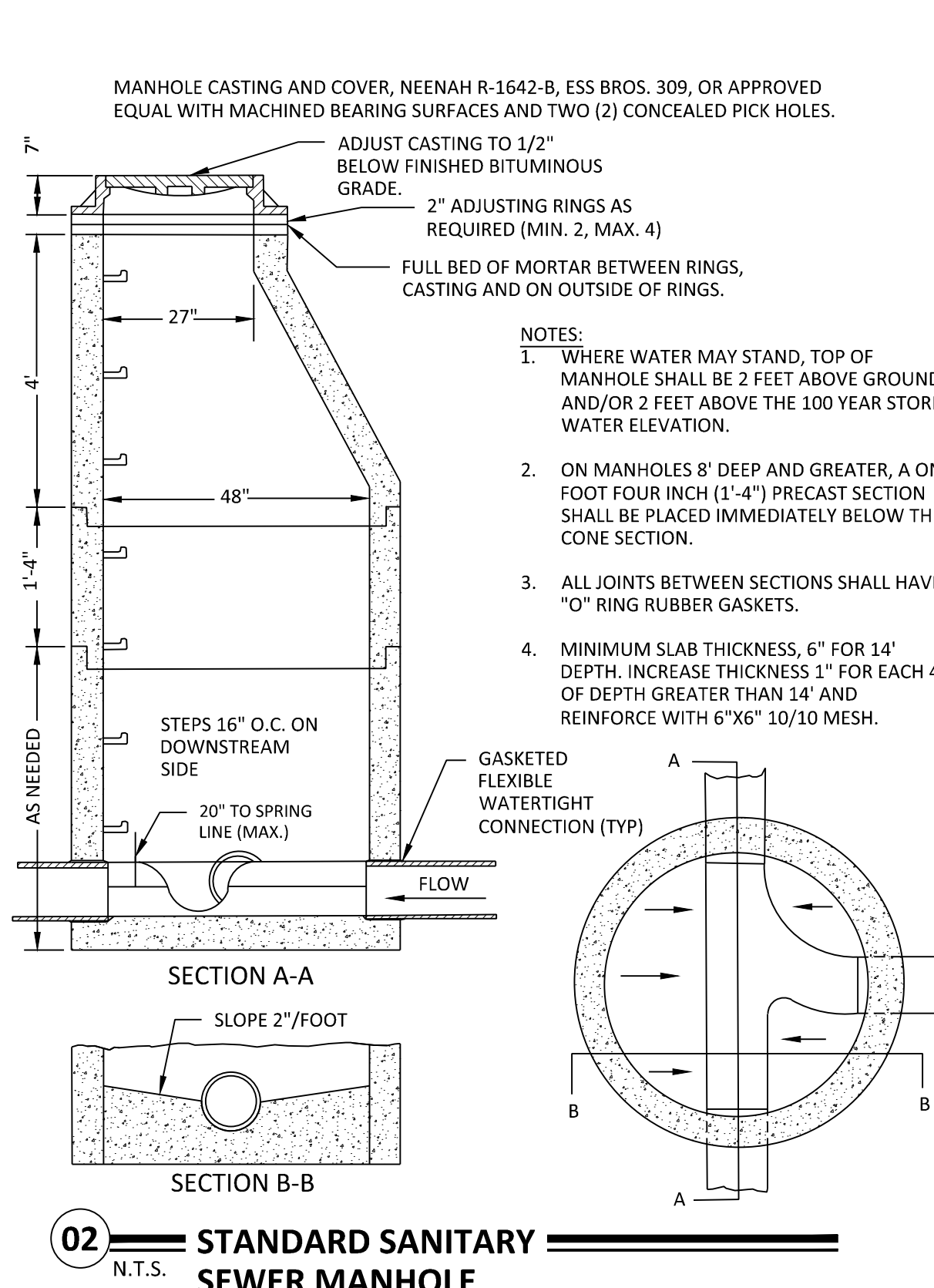
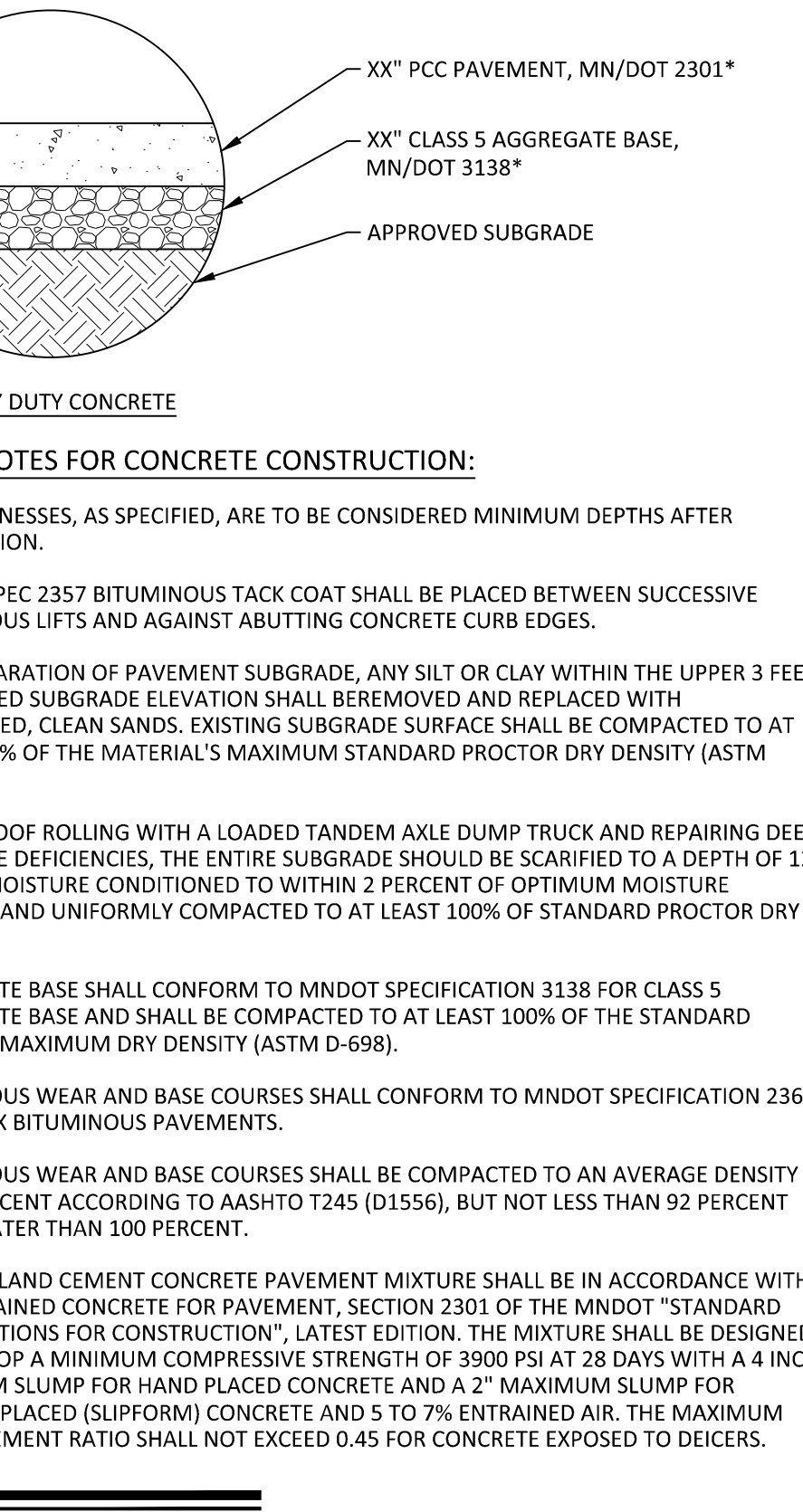
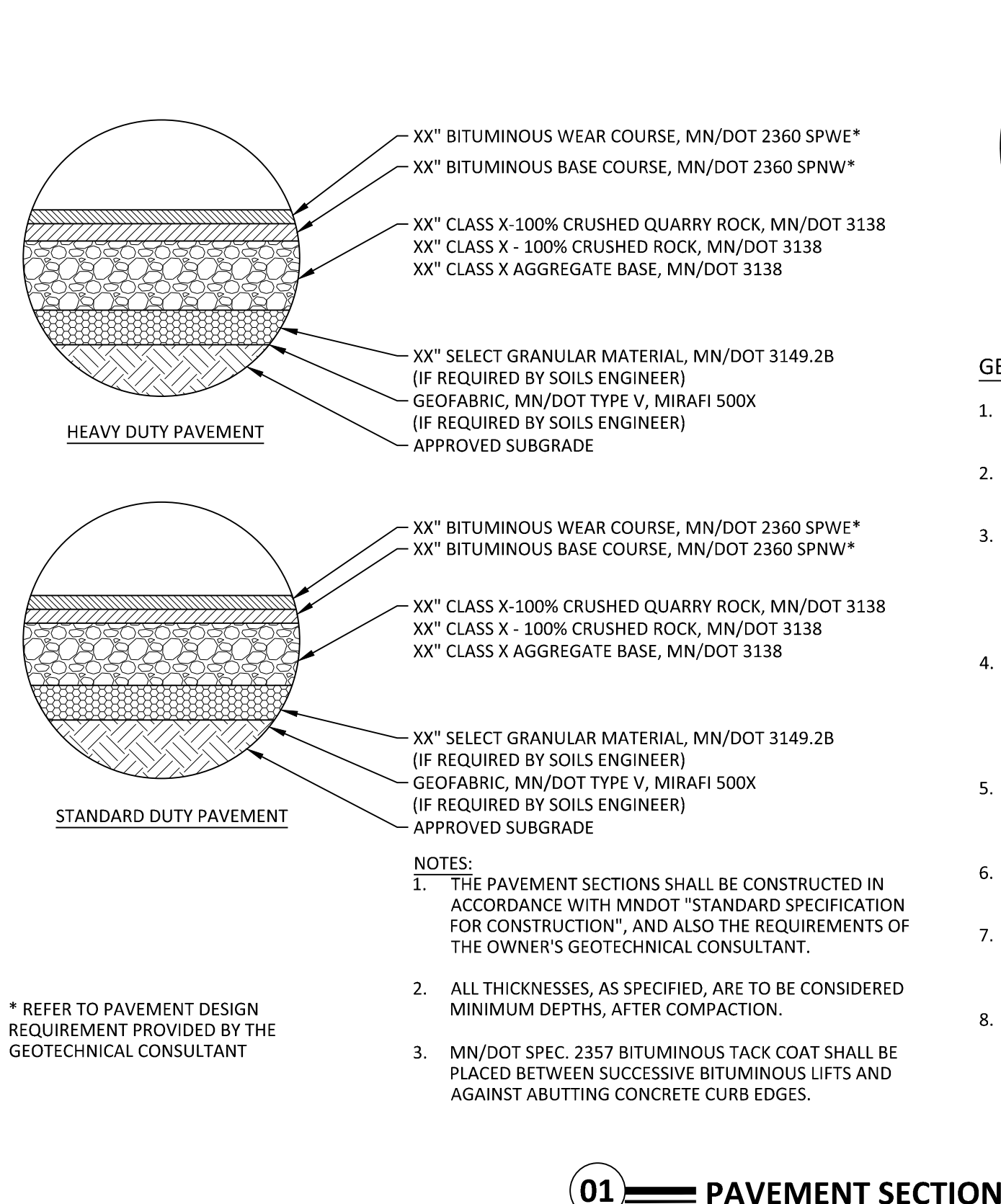
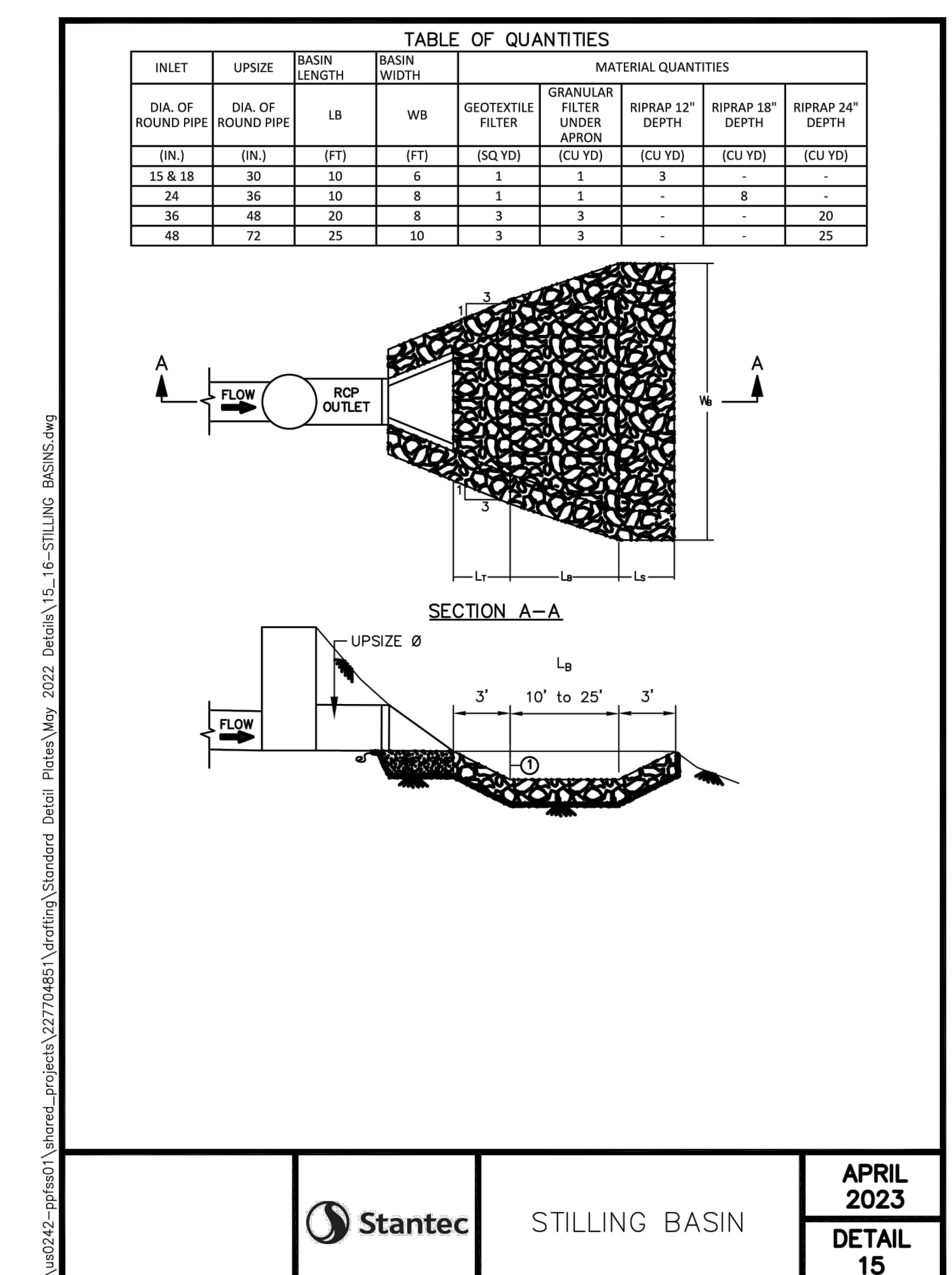
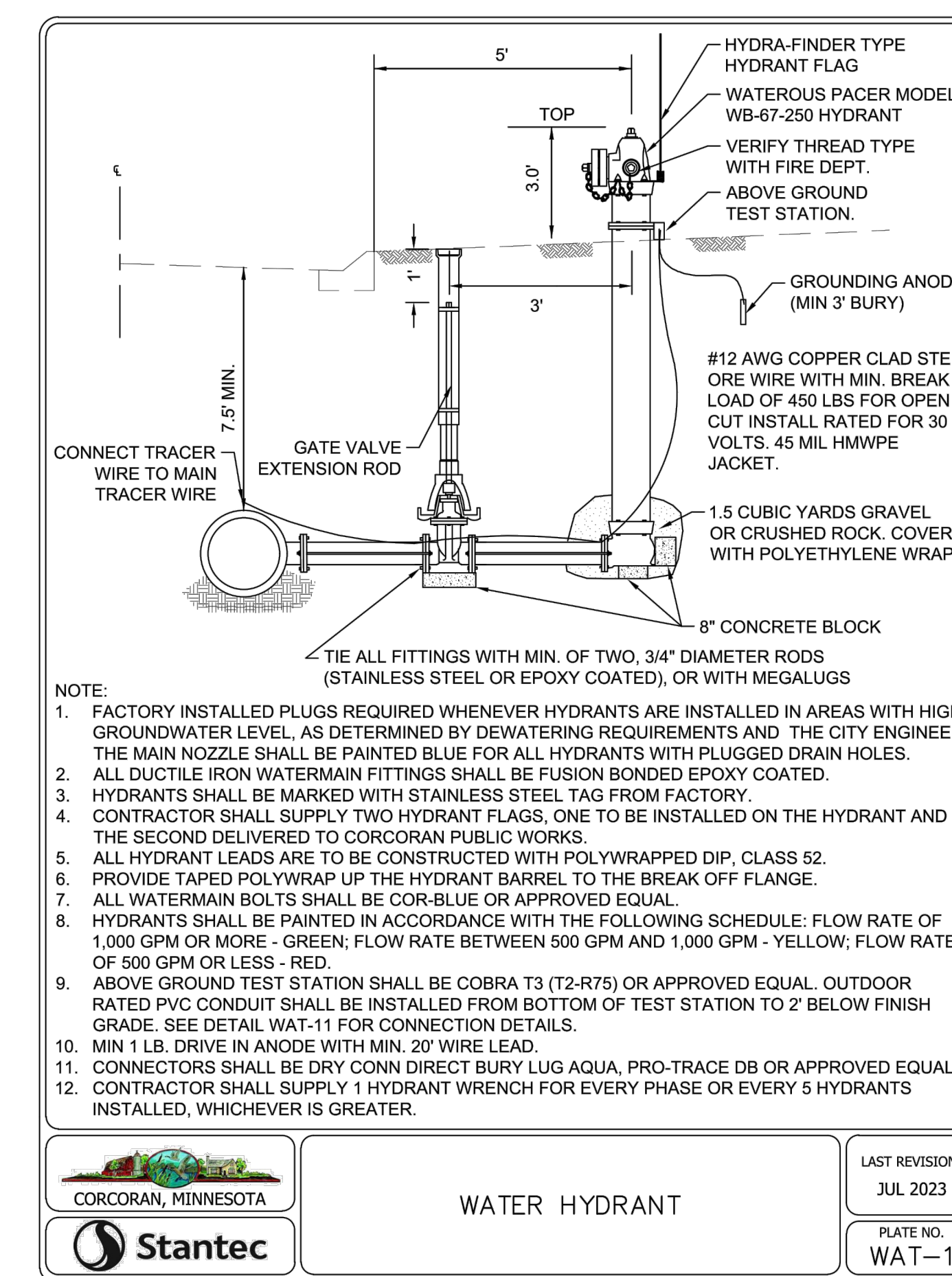
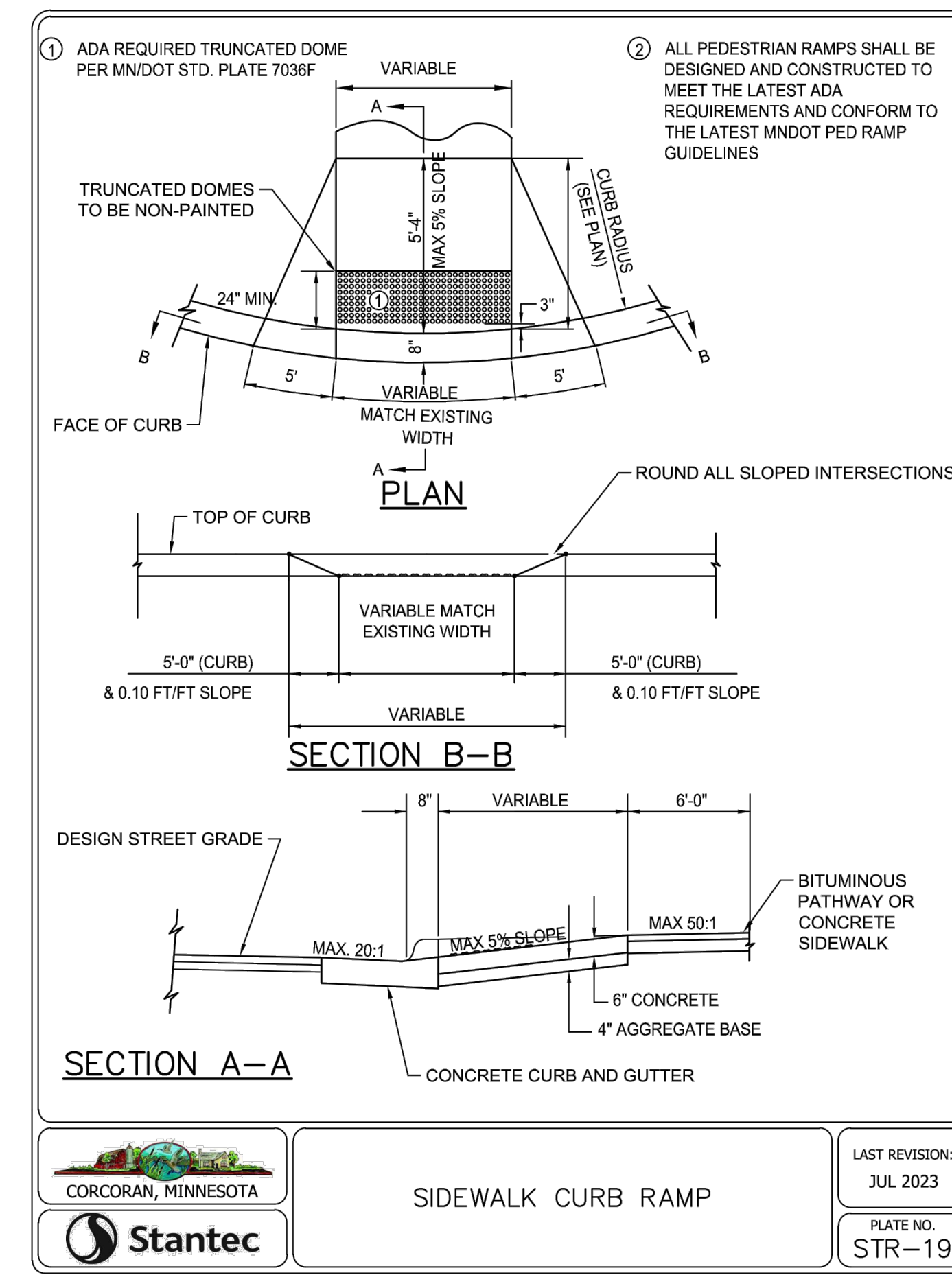
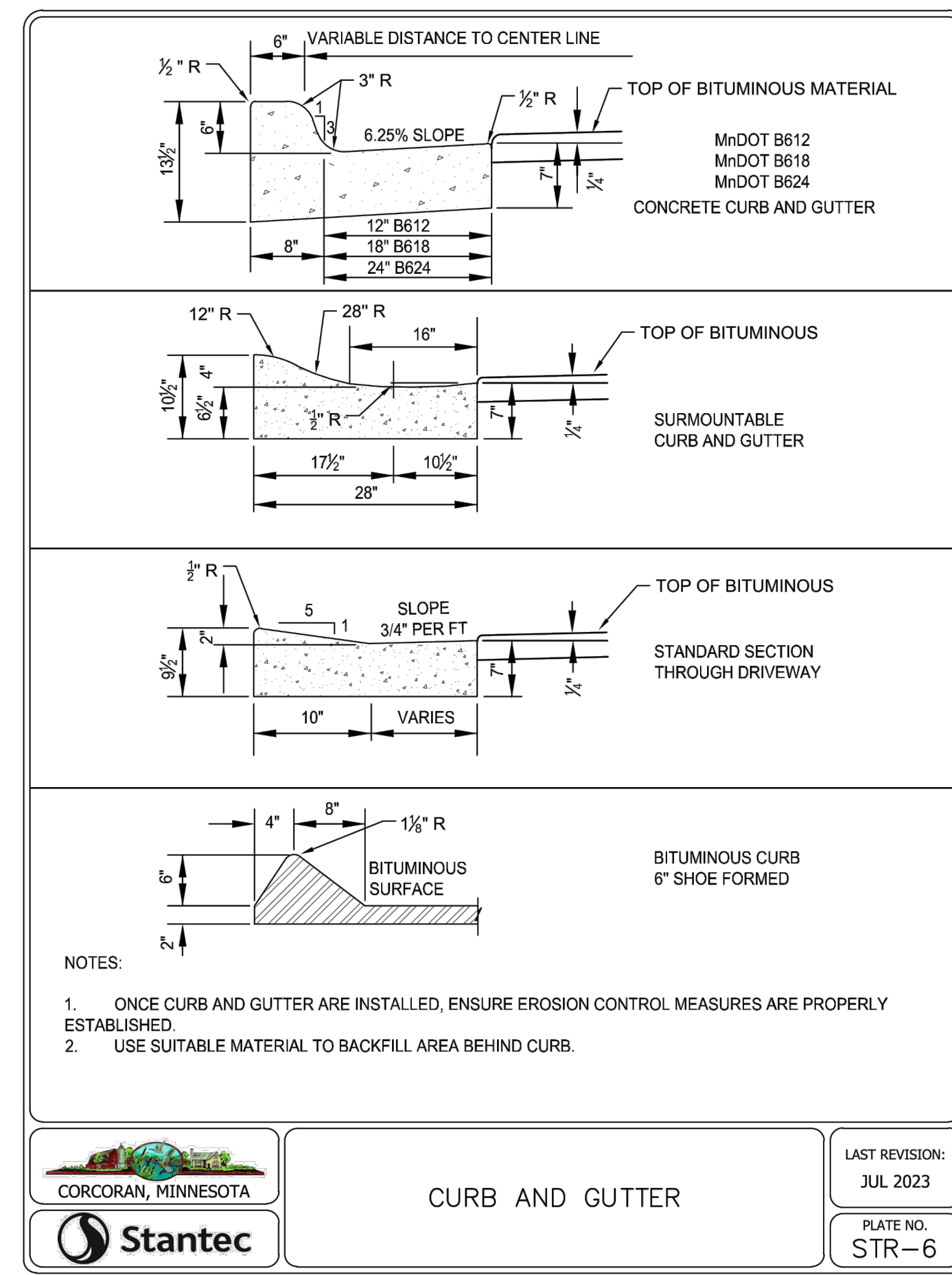
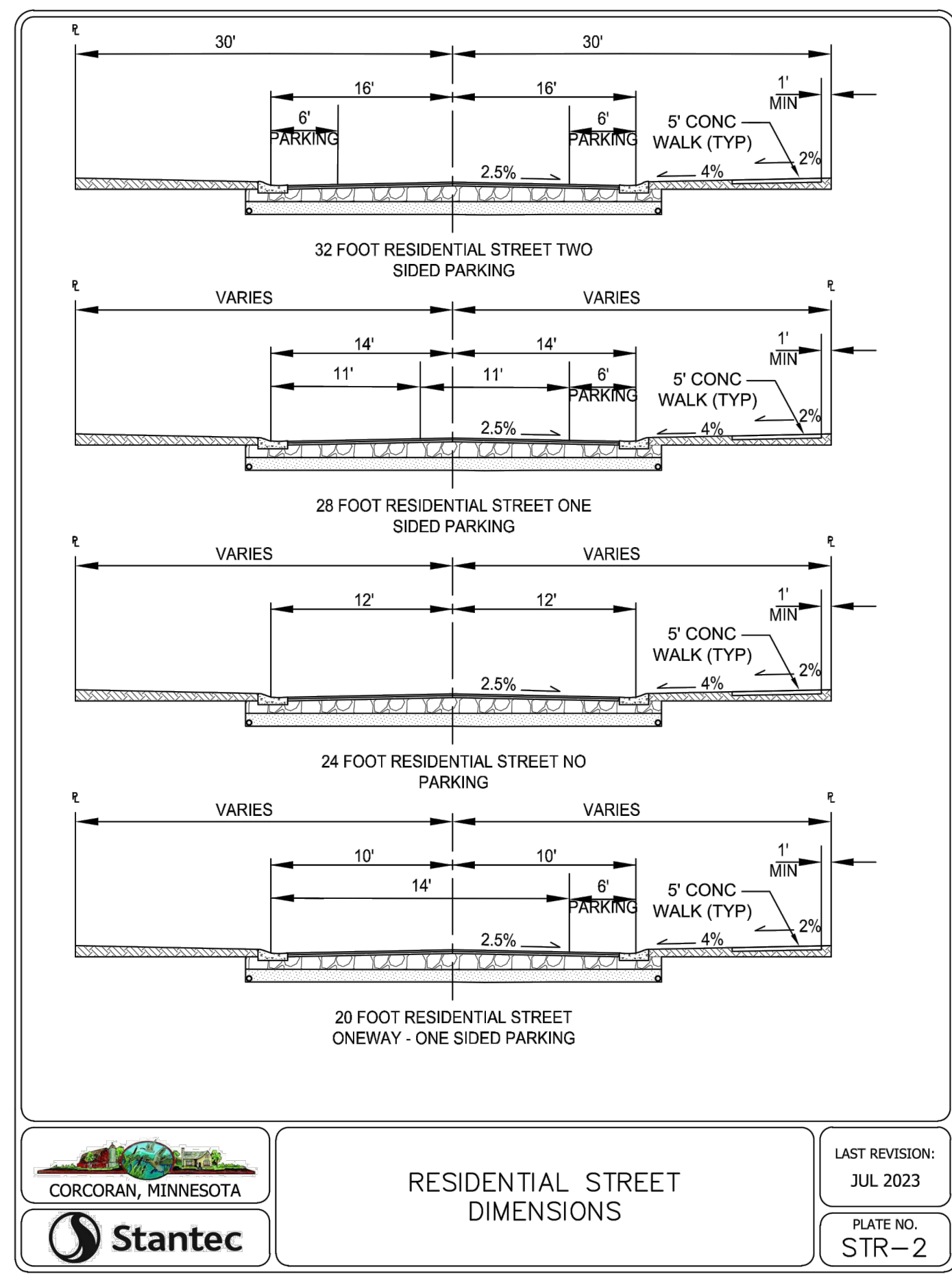
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|---------------------------|----------------------|
| PRELIMINARY 11/22/2023 | DRAWN BY JMW |
| DESIGN REVIEW | DESIGNED BY EJC |
| PERMIT SUBMITTAL | CHECKED BY CMA |
| CONSTRUCTION DOCUMENTS | PROJECT NO. 51372 |

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STORM SEWER PLAN
 HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 PRELIMINARY PUD PLANS
 CORCORAN, MN

SHEET C6.02
REV. 2

24.LS (LMS) TECH | EMILY CASTALAS, PE (MINN) | 11/17/2024 3:35:45 PM | PROJECT: 51372-CORCORAN-CHURCH-DEVELOPMENT-PROJECT-STORM-SEWER-PLAN



24.15 (LMS TECH) | EMILY CASTALIAS, PE (MINN) | 1/17/2024 3:38:34 PM | PROJECT: 51372-CORCORAN-CHURCH-DEVELOPMENT

| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------|----|------|------|---------|
| | | | | | |

I hereby certify that this plan, specification, or report was 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.

Print Name: Emily Jean Castalias

Date: 10/20/2023 License # 60741

PRELIMINARY
 11/22/2023
 DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
 JMW
 DESIGNED BY
 EIC
 CHECKED BY
 CMA
 PROJECT NO.
 51372



DETAILS

HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 PRELIMINARY PUD PLANS
 CORCORAN, MN

SHEET
C9.01

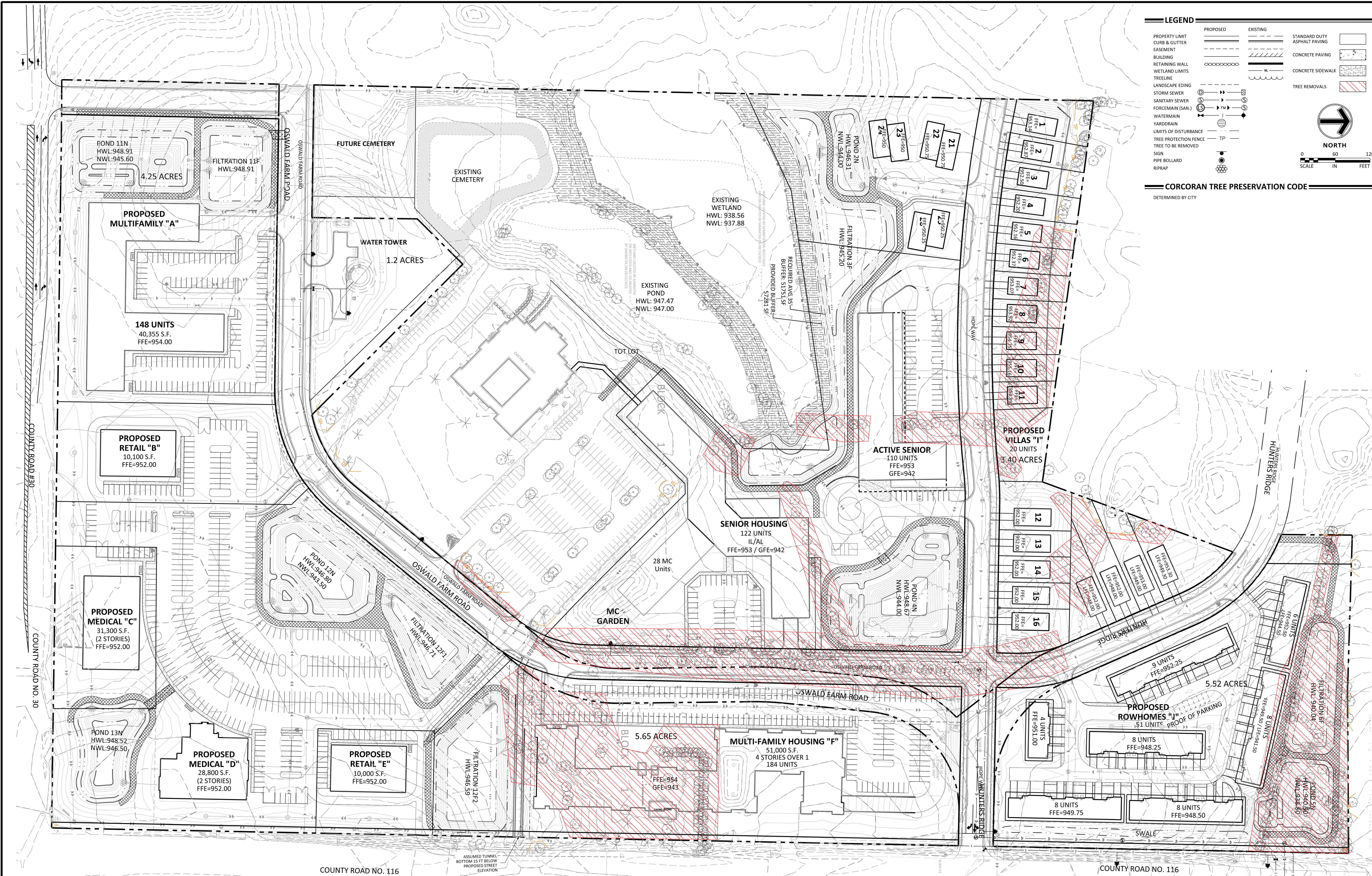
LEGEND

| | | | |
|-----------------------|----------|------------------------------|--|
| PROPOSED | EXISTING | STANDARD DUTY ASPHALT PAVING | |
| PROPERTY LIMIT | | CONCRETE PAVING | |
| CURB & GUTTER | | CONCRETE SIDEWALK | |
| EASEMENT | | TREE REMOVALS | |
| BUILDING | | | |
| RETAINING WALL | | | |
| WETLAND LIMITS | | | |
| TREELINE | | | |
| LANDSCAPE EDGING | | | |
| STORM SEWER | | | |
| SANITARY SEWER | | | |
| FORCEMAIN (SAN.) | | | |
| WATERMAIN | | | |
| YARD DRAIN | | | |
| LIMITS OF DISTURBANCE | | | |
| TREE PROTECTION FENCE | | | |
| TREE TO BE REMOVED | | | |
| SIGN | | | |
| PIPE BOLLARD | | | |
| RIPRAP | | | |

CORCORAN TREE PRESERVATION CODE
DETERMINED BY CITY

NORTH

0 60 120
SCALE IN FEET



24.15 (LMS TECH) | EMILY CASTANHAS, PE (MN) | 1/12/2024 3:38:32 PM | PROJECT: 151372-00-TREE INVENTORY

| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EMC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EMC | MA | MA | Preliminary Plan Resubmittal |

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: John R. Workman

Date: 10/20/2023 License # 59119

| | |
|------------------------|------------|
| PRELIMINARY | 11/22/2023 |
| DESIGN REVIEW | |
| PERMIT SUBMITTAL | |
| CONSTRUCTION DOCUMENTS | |

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| DRAWN BY | |
| DESIGNED BY | |
| CHECKED BY | |
| PROJECT NO. | 51372 |



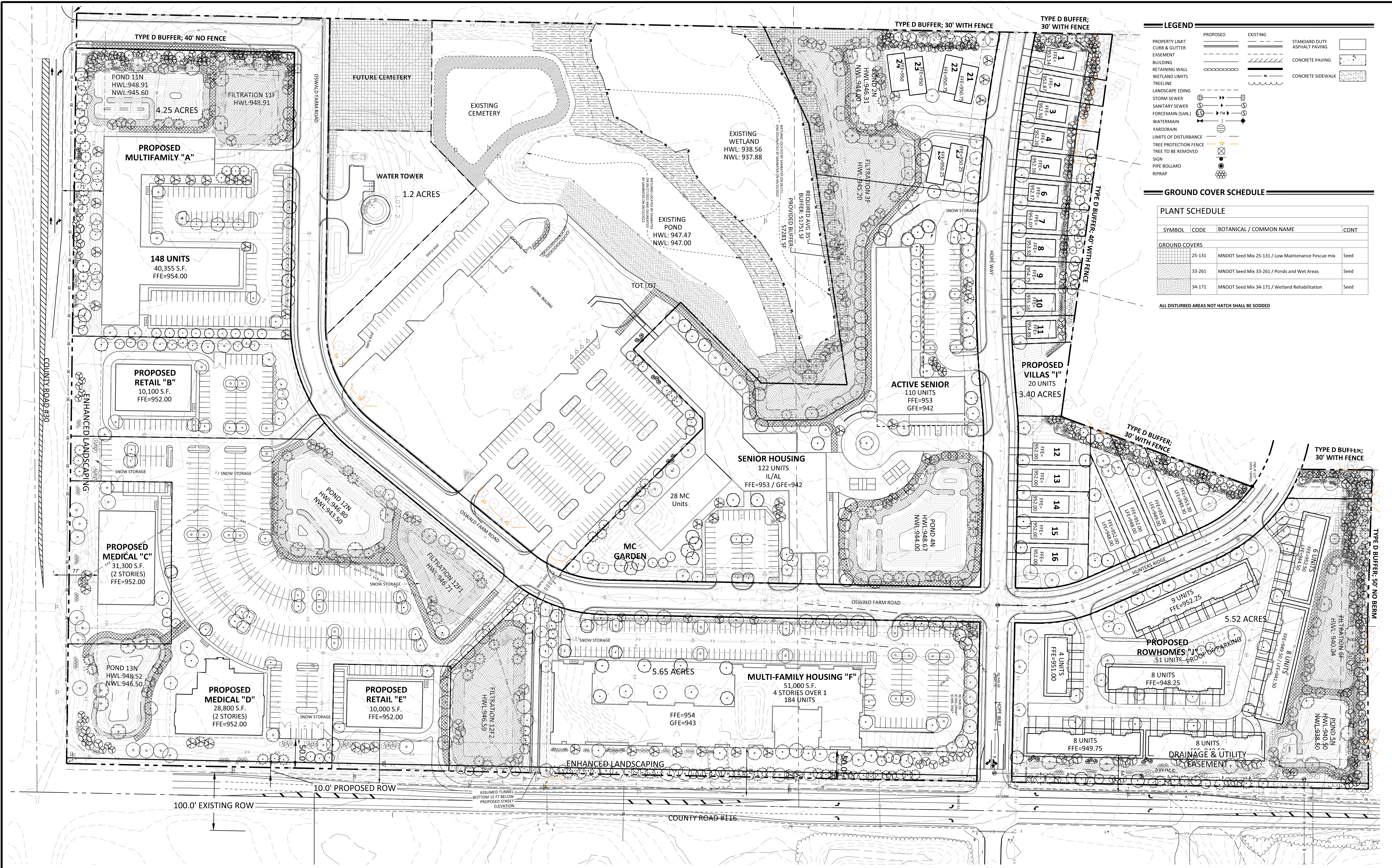
TREE INVENTORY

HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

| Tree Tag List | Tree Number | Size | Tree Name | Status |
|---------------|-------------|------|--------------------------------------|----------|
| | 1601 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1602 | 8 | Box Elder (Acer negundo) | REMOVE |
| | 1603 | 13 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1604 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1605 | 8 | Box Elder (Acer negundo) | REMOVE |
| | 1606 | 9 | Box Elder (Acer negundo) | REMOVE |
| | 1607 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1608 | 9 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1609 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1610 | 9 | Elm - Siberian (Ulmus pumila) | Preserve |
| | 1611 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1612 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1613 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1614 | 11 | Maple - Silver (acer saccharinum) | Preserve |
| | 1615 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1616 | 12 | Maple - Silver (acer saccharinum) | Preserve |
| | 1617 | 8 | Elm - Siberian (Ulmus pumila) | Preserve |
| | 1618 | 8 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1619 | 8 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1620 | 8 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1621 | 9 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1622 | 9 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1623 | 14 | Maple - Silver (acer saccharinum) | Preserve |
| | 1624 | 9 | Maple - Silver (acer saccharinum) | Preserve |
| | 1625 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1626 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1627 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1628 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1629 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1630 | 9 | Maple - Silver (acer saccharinum) | Preserve |
| | 1631 | 11 | Maple - Silver (acer saccharinum) | Preserve |
| | 1632 | 9 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1633 | 10 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1634 | 8 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1635 | 10 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1636 | 9 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1637 | 10 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1638 | 10 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1639 | 10 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1640 | 8 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1641 | 9 | Spruce - Colorado (Picea pungens) | REMOVE |
| | 1642 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1643 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1644 | 9 | Maple - Silver (acer saccharinum) | Preserve |
| | 1645 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1646 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1647 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1648 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| | 1649 | 11 | Maple - Silver (acer saccharinum) | Preserve |
| | 1650 | 15 | Cottonwood (Populus deltoides) | Preserve |
| | 1651 | 12 | Cottonwood (Populus deltoides) | REMOVE |
| | 1652 | 14 | Cottonwood (Populus deltoides) | REMOVE |
| | 1653 | 8 | Spruce - Colorado (Picea pungens) | Preserve |
| | 1654 | 10 | Maple - Silver (acer saccharinum) | Preserve |
| | 1655 | 22 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1656 | 16 | Elm - American (Ulmus americana) | REMOVE |
| | 1657 | 11 | Elm - American (Ulmus americana) | REMOVE |
| | 1658 | 23 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1659 | 9 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1660 | 10 | Elm - American (Ulmus americana) | REMOVE |
| | 1661 | 9 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1662 | 9 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1663 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1664 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1665 | 10 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1666 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1667 | 10 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1668 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1669 | 14 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1670 | 17 | Box Elder (Acer negundo) | REMOVE |
| | 1671 | 15 | Elm - American (Ulmus americana) | REMOVE |
| | 1672 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1673 | 16 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1674 | 8 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1675 | 12 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1676 | 14 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1677 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1678 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1679 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1680 | 8 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1681 | 12 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1682 | 17 | Elm - American (Ulmus americana) | REMOVE |
| | 1683 | 16 | Elm - American (Ulmus americana) | REMOVE |
| | 1684 | 15 | Elm - American (Ulmus americana) | REMOVE |
| | 1685 | 28 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1686 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1687 | 13 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1688 | 9 | Willow - Black (Salix nigra) | REMOVE |
| | 1689 | 10 | Oak - White (Quercus alba) | Preserve |
| | 1690 | 18 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1691 | 11 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| | 1692 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1693 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1694 | 15 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1695 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1696 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1697 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1698 | 12 | Elm - Siberian (Ulmus pumila) | REMOVE |
| | 1699 | 38 | Maple - Silver (acer saccharinum) | REMOVE |
| | 1700 | 19 | Fir - Balsam (Abies balsamea) | REMOVE |
| | 1701 | 18 | Maple - Silver (acer saccharinum) | REMOVE |

| | | | |
|------|----|--|----------|
| 1702 | 10 | Apple (Malus spp.) | REMOVE |
| 1703 | 9 | Fir - Balsam (Abies balsamea) | REMOVE |
| 1704 | 26 | Maple - Silver (acer saccharinum) | REMOVE |
| 1705 | 13 | Fir - Balsam (Abies balsamea) | REMOVE |
| 1706 | 13 | Fir - Balsam (Abies balsamea) | REMOVE |
| 1707 | 12 | Fir - Balsam (Abies balsamea) | REMOVE |
| 1708 | 14 | Maple - Silver (acer saccharinum) | REMOVE |
| 1709 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1710 | 27 | Cottonwood (Populus deltoides) | REMOVE |
| 1711 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1712 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1713 | 19 | Cottonwood (Populus deltoides) | REMOVE |
| 1714 | 15 | Cottonwood (Populus deltoides) | REMOVE |
| 1715 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1716 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1717 | 19 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1718 | 19 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1719 | 15 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1720 | 21 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1721 | 21 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1722 | 18 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1723 | 22 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1724 | 20 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1725 | 24 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1726 | 15 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1727 | 15 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1728 | 19 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1729 | 18 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1730 | 15 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1731 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1732 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1733 | 16 | Maple - Silver (acer saccharinum) | REMOVE |
| 1734 | 19 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1735 | 32 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1736 | 16 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1737 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1738 | 18 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1739 | 30 | Elm - American (Ulmus americana) | REMOVE |
| 1740 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1741 | 9 | Elm - American (Ulmus americana) | REMOVE |
| 1742 | 8 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1743 | 10 | Elm - American (Ulmus americana) | REMOVE |
| 1744 | 15 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1745 | 11 | Maple - Silver (acer saccharinum) | REMOVE |
| 1746 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1747 | 21 | Maple - Silver (acer saccharinum) | REMOVE |
| 1748 | 12 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1749 | 9 | Elm - American (Ulmus americana) | REMOVE |
| 1750 | 12 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1751 | 22 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1752 | 25 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1753 | 25 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1754 | 27 | Maple - Silver (acer saccharinum) | REMOVE |
| 1755 | 18 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1756 | 23 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1757 | 9 | Elm - American (Ulmus americana) | REMOVE |
| 1758 | 26 | Elm - American (Ulmus americana) | REMOVE |
| 1759 | 18 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1760 | 13 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1761 | 10 | Elm - American (Ulmus americana) | REMOVE |
| 1762 | 13 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1763 | 25 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1764 | 20 | Elm - American (Ulmus americana) | REMOVE |
| 1765 | 18 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1766 | 44 | Maple - Silver (acer saccharinum) | REMOVE |
| 1767 | 36 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1768 | 18 | Elm - American (Ulmus americana) | REMOVE |
| 1769 | 22 | Locust - Honey (Gleditsia triacanthos) | REMOVE |
| 1770 | 8 | Elm - American (Ulmus americana) | REMOVE |
| 1771 | 14 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1772 | 15 | Cottonwood (Populus deltoides) | REMOVE |
| 1773 | 10 | Cottonwood (Populus deltoides) | REMOVE |
| 1774 | 9 | Cottonwood (Populus deltoides) | REMOVE |
| 1775 | 12 | Cottonwood (Populus deltoides) | REMOVE |
| 1776 | 8 | Cottonwood (Populus deltoides) | REMOVE |
| 1777 | 8 | Cottonwood (Populus deltoides) | REMOVE |
| 1778 | 15 | Cottonwood (Populus deltoides) | REMOVE |
| 1779 | 9 | Cottonwood (Populus deltoides) | REMOVE |
| 1780 | 12 | Cottonwood (Populus deltoides) | REMOVE |
| 1781 | 14 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1782 | 10 | Willow - Black (Salix nigra) | Preserve |
| 1783 | 10 | Cottonwood (Populus deltoides) | Preserve |
| 1784 | 9 | Cottonwood (Populus deltoides) | Preserve |
| 1785 | 8 | Cottonwood (Populus deltoides) | Preserve |
| 1786 | 8 | Cottonwood (Populus deltoides) | Preserve |
| 1787 | 9 | Cottonwood (Populus deltoides) | Preserve |
| 1788 | 9 | Cottonwood (Populus deltoides) | Preserve |
| 1789 | 10 | Cottonwood (Populus deltoides) | Preserve |
| 1790 | 11 | Cottonwood (Populus deltoides) | Preserve |
| 1791 | 8 | Willow - Black (Salix nigra) | Preserve |
| 1792 | 10 | Cottonwood (Populus deltoides) | Preserve |
| 1793 | 10 | Willow - Black (Salix nigra) | Preserve |
| 1794 | 10 | Willow - Black (Salix nigra) | Preserve |
| 1795 | 12 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1796 | 8 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1797 | 15 | Box Elder (Acer negundo) | Preserve |
| 1798 | 12 | Cottonwood (Populus deltoides) | Preserve |
| 1799 | 12 | Cottonwood (Populus deltoides) | Preserve |
| 1800 | 9 | Willow - Black (Salix nigra) | Preserve |
| 1801 | 9 | Cottonwood (Populus deltoides) | Preserve |
| 1802 | 9 | Willow - Black (Salix nigra) | Preserve |
| 1803 | 12 | Cottonwood (Populus deltoides) | Preserve |
| 1804 | 11 | Cottonwood (Populus deltoides) | Preserve |
| 1805 | 8 | Maple - Silver (acer saccharinum) | Preserve |
| 1806 | 8 | Willow - Black (Salix nigra) | Preserve |

| | | | |
|------|----|--------------------------------------|----------|
| 1807 | 13 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1808 | 9 | Willow - Black (Salix nigra) | Preserve |
| 1809 | 11 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1810 | 8 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1811 | 9 | Willow - Black (Salix nigra) | Preserve |
| 1812 | 9 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1813 | 11 | Maple - Silver (acer saccharinum) | Preserve |
| 1814 | 9 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1815 | 10 | Box Elder (Acer negundo) | Preserve |
| 1816 | 9 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1817 | 9 | Box Elder (Acer negundo) | Preserve |
| 1818 | 11 | Elm - Siberian (Ulmus pumila) | Preserve |
| 1819 | 15 | Cottonwood (Populus deltoides) | REMOVE |
| 1820 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1821 | 20 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1822 | 15 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1823 | 23 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1824 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1825 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1826 | 14 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1827 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1828 | 10 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1829 | 9 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1830 | 8 | Box Elder (Acer negundo) | REMOVE |
| 1831 | 15 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1832 | 21 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1833 | 22 | Maple - Silver (acer saccharinum) | REMOVE |
| 1834 | 15 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1835 | 22 | Maple - Silver (acer saccharinum) | REMOVE |
| 1836 | 38 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1837 | 18 | Maple - Silver (acer saccharinum) | REMOVE |
| 1838 | 14 | Cottonwood (Populus deltoides) | REMOVE |
| 1839 | 14 | Maple - Silver (acer saccharinum) | REMOVE |
| 1840 | 10 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1841 | 12 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1842 | 9 | Box Elder (Acer negundo) | REMOVE |
| 1843 | 13 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1844 | 10 | Elm - American (Ulmus americana) | REMOVE |
| 1845 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1846 | 12 | Elm - American (Ulmus americana) | REMOVE |
| 1847 | 12 | Maple - Silver (acer saccharinum) | REMOVE |
| 1848 | 9 | Elm - American (Ulmus americana) | REMOVE |
| 1849 | 8 | Maple - Silver (acer saccharinum) | REMOVE |
| 1850 | 9 | Maple - Silver (acer saccharinum) | REMOVE |
| 1851 | 11 | Maple - Silver (acer saccharinum) | REMOVE |
| 1852 | 9 | Elm - American (Ulmus americana) | REMOVE |
| 1853 | 16 | Elm - American (Ulmus americana) | REMOVE |
| 1854 | 12 | Maple - Silver (acer saccharinum) | REMOVE |
| 1855 | 11 | Maple - Silver (acer saccharinum) | REMOVE |
| 1856 | 9 | Maple - Silver (acer saccharinum) | REMOVE |
| 1857 | 11 | Maple - Silver (acer saccharinum) | REMOVE |
| 1858 | 40 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1859 | 19 | Maple - Silver (acer saccharinum) | REMOVE |
| 1860 | 14 | Maple - Silver (acer saccharinum) | REMOVE |
| 1861 | 9 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1862 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1863 | 8 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1864 | 14 | Maple - Silver (acer saccharinum) | REMOVE |
| 1865 | 10 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1866 | 8 | Maple - Silver (acer saccharinum) | REMOVE |
| 1867 | 14 | Elm - Siberian (Ulmus pumila) | REMOVE |
| 1868 | 11 | Maple - Silver (acer saccharinum) | REMOVE |
| 1869 | 8 | Elm - American (Ulmus americana) | REMOVE |
| 1870 | 12 | Maple - Silver (acer saccharinum) | REMOVE |
| 1871 | 10 | Maple - Silver (acer saccharinum) | REMOVE |
| 1872 | 11 | Ash - Green (Fraxinus pennsylvanica) | REMOVE |
| 1873 | 12 | Maple - Silver (acer saccharinum) | REMOVE |
| 1874 | 9 | Maple - Silver (acer saccharinum) | REMOVE |
| 1875 | 16 | Ash - Green (Fraxinus pennsylvanica) | Preserve |
| 1876 | 15 | Ash - Green (Fraxinus pennsylvanica) | Preserve |
| 1877 | 8 | Ash - Green (Fraxinus pennsylvanica) | Preserve |
| 1878 | 10 | Ash - Green (Fraxinus pennsylvanica) | Preserve |
| 1879 | 14 | Maple - Silver (acer saccharinum) | Preserve |
| 1880 | 14 | Ash - Green (Fraxinus pennsylvanica | |



LEGEND

| | | | |
|-----------------------|----------|----------|------------------------------|
| PROPERTY LIMIT | PROPOSED | EXISTING | STANDARD DUTY ASPHALT PAVING |
| CURB & GUTTER | --- | --- | CONCRETE PAVING |
| EASEMENT | --- | --- | CONCRETE SIDEWALK |
| BUILDING | --- | --- | |
| RETAINING WALL | --- | --- | |
| WETLAND LIMITS | --- | --- | |
| TREELINE | --- | --- | |
| LANDSCAPE EDGING | --- | --- | |
| STORM SEWER | --- | --- | |
| SANITARY SEWER | --- | --- | |
| FORCEMAIN (SAN.) | --- | --- | |
| WATERMAIN | --- | --- | |
| YARDRAIN | --- | --- | |
| LIMITS OF DISTURBANCE | --- | --- | |
| TREE PROTECTION FENCE | --- | --- | |
| TREE TO BE REMOVED | --- | --- | |
| SIGN | --- | --- | |
| PIPE BOLLARD | --- | --- | |
| RIPRAP | --- | --- | |

GROUND COVER SCHEDULE

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT |
|----------------------|--------|--|------|
| GROUND COVERS | | | |
| [Symbol] | 25-131 | MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix | Seed |
| [Symbol] | 33-261 | MNDOT Seed Mix 33-261 / Ponds and Wet Areas | Seed |
| [Symbol] | 34-171 | MNDOT Seed Mix 34-171 / Wetland Rehabilitation | Seed |

ALL DISTURBED AREAS NOT HATCH SHALL BE SODED

24.15 (LMS TECH) | EMILY CASTRANAS, PE (MN) | 1/12/2024 3:39:03 PM | PROJECT: 51372 | CAD: 51372-1-1-1 | LSC: DWG: L1.01 LANDSCAPE PLAN

| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----------------|------|------|------------------------------|
| 1 | 01/12/2024 | EMILY CASTRANAS | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EMILY CASTRANAS | MA | MA | Preliminary Plan Resubmittal |

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: John R. Workman

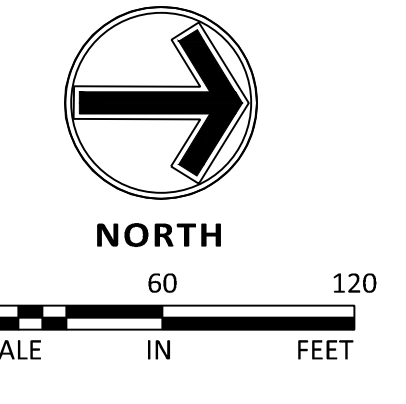
Date: 10/20/2023 License # 59119

| | |
|---------------------------|----------------------|
| PRELIMINARY 11/22/2023 | DRAWN BY |
| DESIGN REVIEW | DESIGNED BY |
| PERMIT SUBMITTAL | CHECKED BY |
| CONSTRUCTION DOCUMENTS | PROJECT NO. 51372 |

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LANDSCAPE PLAN
HOPE COMMUNITY CHURCH
HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
PRELIMINARY PUD PLANS
CORCORAN, MN

SHEET
L1.01
REV. 2



CORCORAN LANDSCAPE CALCULATIONS

| CALCULATIONS | REQUIRED | PROPOSED |
|--|--------------|--------------|
| MULTIFAMILY HOUSING "A": | | |
| ONE OVERSTORY TREE PER UNIT | 156 | 95 |
| ENHANCED SCREENING REQUIREMENTS: (315 / 100 = 3.15) | 4 | 4 |
| ONE OVERSTORY DECIDUOUS TREE PER 100 FEET OF PROPERTY LINE | 4 | 4 |
| ONE OVERSTORY CONIFEROUS TREE PER 100 FEET OF PROPERTY LINE | 7 | 7 |
| 2 ORNAMENTAL TREES PER 100 FEET OF PROPERTY LINE | 32 | 32 |
| 10 UNDERSTORY SHRUBS PER 100 FEET OF PROPERTY LINE | | |
| BUFFER REQUIREMENTS (50'): | | |
| 6 OVERSTORY TREES PER 100 LF (375/100) *6 = 23 | 23 | 23 |
| 9 UNDERSTORY TREES PER 100 LF (375/100) *9 = 34 | 34 | 34 |
| 18 SHRUBS PER 100 LF (375/100) *18 = 67 | 67 | 67 |
| RETAIL "B,C,D,E": | | |
| ONE OVERSTORY TREE PER BUILDING AREA OR PER SITE PERIMETER WHICH EVER IS GREATER (110,300SF / 1,000 = 111 OR (2,768LF / 50) = 56) | 111 | 140 |
| ONE UNDERSTORY SHRUB PER BUILDING AREA OR PER SITE PERIMETER WHICH EVER IS GREATER (110,300SF / 300) = 368 OR (2,768LF / 30) = 93) | 368 | |
| ENHANCED SCREENING REQUIREMENTS: (890 / 100 = 8.9) | | |
| ONE OVERSTORY DECIDUOUS TREE PER 100 FEET OF PROPERTY LINE | 9 | 9 |
| ONE OVERSTORY CONIFEROUS TREE PER 100 FEET OF PROPERTY LINE | 9 | 9 |
| 2 ORNAMENTAL TREES PER 100 FEET OF PROPERTY LINE | 17 | 17 |
| 10 UNDERSTORY SHRUBS PER 100 FEET OF PROPERTY LINE | 89 | 89 |
| MULTIFAMILY HOUSING "E": | | |
| ONE OVERSTORY TREE PER UNIT | 184 | 148 |
| ENHANCED SCREENING REQUIREMENTS: (706 / 100 = 7.06) | | |
| ONE OVERSTORY DECIDUOUS TREE PER 100 FEET OF PROPERTY LINE | 8 | 8 |
| ONE OVERSTORY CONIFEROUS TREE PER 100 FEET OF PROPERTY LINE | 8 | 8 |
| 2 ORNAMENTAL TREES PER 100 FEET OF PROPERTY LINE | 15 | 15 |
| 10 UNDERSTORY SHRUBS PER 100 FEET OF PROPERTY LINE | 71 | 71 |
| VILLAS "I": | | |
| ONE OVERSTORY TREE PER UNIT | 26 | 64 |
| ENHANCED SCREENING REQUIREMENTS: (410 / 100 = 4.1) | | |
| ONE OVERSTORY DECIDUOUS TREE PER 100 FEET OF PROPERTY LINE | 5 | 5 |
| ONE OVERSTORY CONIFEROUS TREE PER 100 FEET OF PROPERTY LINE | 5 | 5 |
| 2 ORNAMENTAL TREES PER 100 FEET OF PROPERTY LINE | 9 | 9 |
| 10 UNDERSTORY SHRUBS PER 100 FEET OF PROPERTY LINE | 41 | 41 |
| ENHANCED SCREENING REQUIREMENTS (50'): | | |
| 6 OVERSTORY TREES PER 100 LF (122/100) *6 = 8 | 8 | 8 |
| 9 UNDERSTORY TREES PER 100 LF (122/100) *9 = 11 | 11 | 11 |
| 36 SHRUBS PER 100 LF (122/100) *36 = 44 | 44 | 44 |
| 6' FENCE | | |
| ENHANCED SCREENING REQUIREMENTS (50'): | | |
| 6 OVERSTORY TREES PER 100 LF (549/100) *6 = 33 | 33 | 33 |
| 9 UNDERSTORY TREES PER 100 LF (549/100) *9 = 50 | 50 | 50 |
| 18 SHRUBS PER 100 LF (549/100) *18 = 99 | 99 | 99 |
| SENIOR HOUSING: | | |
| ONE OVERSTORY TREE PER UNIT | 238 | 253 |
| TOTAL TREES REQUIRED | 1,183 | 1,183 |

| PLANT SCHEDULE MULTIFAMILY "A" | | | | | | |
|--------------------------------|------|---|-------|---------|------|-----|
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
| TREES | | | | | | |
| AB | AB | Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple | B & B | 2.5'Cal | | 1 |
| RB | RB | Betula nigra 'Cully' TM / Heritage Birch | B & B | 2.5'Cal | | 12 |
| WS | WS | Betula papyrifera 'Whitespire' / Whitespire Birch | B & B | 2.5'Cal | | 17 |
| GB | GB | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree | B & B | 2.5'Cal | | 10 |
| GA | GA | Populus tremuloides / Quaking Aspen | B & B | 2.5'Cal | | 14 |
| SO | SO | Quercus bicolor / Swamp White Oak | B & B | 2.5'Cal | | 5 |
| BL | BL | Tilia americana 'Boulevard' / Boulevard Linden | B & B | 2.5'Cal | | 4 |
| PE | PE | Ulmus americana 'Princeton' / American Elm | B & B | 2.5'Cal | | 8 |
| CONIFERS | | | | | | |
| LR | LR | Larix laricina / Tamarack | B & B | | 6' | 11 |
| BS | BS | Picea glauca densata / Black Hills Spruce | B & B | | 6' | 22 |
| WP | WP | Pinus strobus / White Pine | B & B | | 6' | 19 |
| PW | PW | Pinus strobus 'Fastigiata' / Pyramidal White Pine | B & B | | 6' | 3 |
| ORN TREES | | | | | | |
| SB | SB | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2'Cal | | 21 |
| HT | HT | Crataegus crus-galli 'Inermis' / Thornless Hawthorn | B & B | 2.5'Cal | | 16 |
| JL | JL | Syringa reticulata / Japanese Tree Lilac | B & B | 2'Cal | | 3 |
| SHRUBS | | | | | | |
| YD | YD | Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood | 5 gal | | | 6 |
| RD | RD | Cornus baileyi / Bailey's Red-twig Dogwood | 5 gal | | | 28 |
| FF | FF | Forsythia x 'Fiesta' / Fiesta Forsythia | 5 gal | | | 10 |
| DW | DW | Salix purpurea 'Nana' / Dwarf Arctic Willow | 5 gal | | | 26 |
| LB | LB | Syringa x 'Bloomerang' / Lilac | 5 gal | | | 28 |

| PLANT SCHEDULE RETAIL "B,C,D,E" | | | | | | |
|---------------------------------|------|---|-------|---------|------|-----|
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
| TREES | | | | | | |
| AB | AB | Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple | B & B | 2.5'Cal | | 28 |
| RB | RB | Betula nigra 'Cully' TM / Heritage Birch | B & B | 2.5'Cal | | 3 |
| WS | WS | Betula papyrifera 'Whitespire' / Whitespire Birch | B & B | 2.5'Cal | | 17 |
| GB | GB | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree | B & B | 2.5'Cal | | 10 |
| HL | HL | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust | B & B | 2.5'Cal | | 10 |
| QA | QA | Populus tremuloides / Quaking Aspen | B & B | 2.5'Cal | | 15 |
| SO | SO | Quercus bicolor / Swamp White Oak | B & B | 2.5'Cal | | 12 |
| BL | BL | Tilia americana 'Boulevard' / Boulevard Linden | B & B | 2.5'Cal | | 25 |
| PE | PE | Ulmus americana 'Princeton' / American Elm | B & B | 2.5'Cal | | 5 |
| CONIFERS | | | | | | |
| LR | LR | Larix laricina / Tamarack | B & B | | 6' | 11 |
| BS | BS | Picea glauca densata / Black Hills Spruce | B & B | | 6' | 9 |
| WP | WP | Pinus strobus / White Pine | B & B | | 6' | 12 |
| ORN TREES | | | | | | |
| SB | SB | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2'Cal | | 12 |
| SS | SS | Malus x 'Spring Snow' / Spring Snow Crab Apple | B & B | 2'Cal | | 5 |
| SHRUBS | | | | | | |
| RD | RD | Cornus baileyi / Bailey's Red-twig Dogwood | 5 gal | | | 32 |
| FF | FF | Forsythia x 'Fiesta' / Fiesta Forsythia | 5 gal | | | 26 |
| LB | LB | Syringa x 'Bloomerang' / Lilac | 5 gal | | | 31 |

| PLANT SCHEDULE MULTIFAMILY "F" | | | | | | |
|--------------------------------|------|--|-------|---------|------|-----|
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
| TREES | | | | | | |
| AB | AB | Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple | B & B | 2.5'Cal | | 13 |
| RB | RB | Betula nigra 'Cully' TM / Heritage Birch | B & B | 2.5'Cal | | 7 |
| WS | WS | Betula papyrifera 'Whitespire' / Whitespire Birch | B & B | 2.5'Cal | | 15 |
| GB | GB | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree | B & B | 2.5'Cal | | 15 |
| HL | HL | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust | B & B | 2.5'Cal | | 23 |
| QA | QA | Populus tremuloides / Quaking Aspen | B & B | 2.5'Cal | | 8 |
| BL | BL | Tilia americana 'Boulevard' / Boulevard Linden | B & B | 2.5'Cal | | 13 |
| PE | PE | Ulmus americana 'Princeton' / American Elm | B & B | 2.5'Cal | | 14 |
| CONIFERS | | | | | | |
| LR | LR | Larix laricina / Tamarack | B & B | | 6' | 9 |
| BS | BS | Picea glauca densata / Black Hills Spruce | B & B | | 6' | 35 |
| WP | WP | Pinus strobus / White Pine | B & B | | 6' | 12 |
| ORN TREES | | | | | | |
| SS | SS | Malus x 'Spring Snow' / Spring Snow Crab Apple | B & B | 2'Cal | | 15 |
| SHRUBS | | | | | | |
| FF | FF | Forsythia x 'Fiesta' / Fiesta Forsythia | 5 gal | | | 12 |
| AC | AC | Ribes alpinum / Alpine Currant | 5 gal | | | 23 |
| LB | LB | Syringa x 'Bloomerang' / Lilac | 5 gal | | | 36 |

| PLANT SCHEDULE VILLAS "I" | | | | | | |
|---------------------------|------|---|-------|---------|------|-----|
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
| TREES | | | | | | |
| AB | AB | Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple | B & B | 2.5'Cal | | 10 |
| GB | GB | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree | B & B | 2.5'Cal | | 7 |
| HL | HL | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust | B & B | 2.5'Cal | | 4 |
| BL | BL | Tilia americana 'Boulevard' / Boulevard Linden | B & B | 2.5'Cal | | 2 |
| PE | PE | Ulmus americana 'Princeton' / American Elm | B & B | 2.5'Cal | | 6 |
| CONIFERS | | | | | | |
| BF | BF | Abies balsamea / Balsam Fir | B & B | | 6' | 16 |
| BS | BS | Picea glauca densata / Black Hills Spruce | B & B | | 6' | 14 |
| WP | WP | Pinus strobus / White Pine | B & B | | 6' | 17 |
| ORN TREES | | | | | | |
| SB | SB | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2'Cal | | 29 |
| HT | HT | Crataegus crus-galli 'Inermis' / Thornless Hawthorn | B & B | 2.5'Cal | | 33 |
| SS | SS | Malus x 'Spring Snow' / Spring Snow Crab Apple | B & B | 2'Cal | | 13 |
| SHRUBS | | | | | | |
| YD | YD | Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood | 5 gal | | | 83 |
| RD | RD | Cornus baileyi / Bailey's Red-twig Dogwood | 5 gal | | | 13 |
| FF | FF | Forsythia x 'Fiesta' / Fiesta Forsythia | 5 gal | | | 85 |
| LH | LH | Hydrangea paniculata 'Jane' / Little Lime Hydrangea | 5 gal | | | 65 |
| AC | AC | Ribes alpinum / Alpine Currant | 5 gal | | | 17 |
| LB | LB | Syringa x 'Bloomerang' / Lilac | 5 gal | | | 24 |

| PLANT SCHEDULE SENIOR HOUSING | | | | | | |
|-------------------------------|------|---|-------|---------|------|-----|
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
| TREES | | | | | | |
| AB | AB | Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple | B & B | 2.5'Cal | | 31 |
| RB | RB | Betula nigra 'Cully' TM / Heritage Birch | B & B | 2.5'Cal | | 21 |
| WS | WS | Betula papyrifera 'Whitespire' / Whitespire Birch | B & B | 2.5'Cal | | 20 |
| GB | GB | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree | B & B | 2.5'Cal | | 12 |
| HL | HL | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust | B & B | 2.5'Cal | | 6 |
| QA | QA | Populus tremuloides / Quaking Aspen | B & B | 2.5'Cal | | 36 |
| SO | SO | Quercus bicolor / Swamp White Oak | B & B | 2.5'Cal | | 19 |
| BL | BL | Tilia americana 'Boulevard' / Boulevard Linden | B & B | 2.5'Cal | | 10 |
| PE | PE | Ulmus americana 'Princeton' / American Elm | B & B | 2.5'Cal | | 42 |
| CONIFERS | | | | | | |
| BF | BF | Abies balsamea / Balsam Fir | B & B | | 6' | 3 |
| LR | LR | Larix laricina / Tamarack | B & B | | 6' | 31 |
| BS | BS | Picea glauca densata / Black Hills Spruce | B & B | | 6' | 11 |
| WP | WP | Pinus strobus / White Pine | B & B | | 6' | 18 |
| PW | PW | Pinus strobus 'Fastigiata' / Pyramidal White Pine | B & B | | 6' | 9 |
| ORN TREES | | | | | | |
| SB | SB | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2'Cal | | 4 |
| HT | HT | Crataegus crus-galli 'Inermis' / Thornless Hawthorn | B & B | 2.5'Cal | | 11 |
| SS | SS | Malus x 'Spring Snow' / Spring Snow Crab Apple | B & B | 2'Cal | | 6 |
| SHRUBS | | | | | | |
| YD | YD | Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood | 5 gal | | | 5 |
| RD | RD | Cornus baileyi / Bailey's Red-twig Dogwood | 5 gal | | | 5 |
| LH | LH | Hydrangea paniculata 'Jane' / Little Lime Hydrangea | 5 gal | | | 30 |
| AC | AC | Ribes alpinum / Alpine Currant | 5 gal | | | 34 |

| PLANT SCHEDULE ROWHOMES "J" | | | | | | |
|-----------------------------|------|---|-------|---------|------|-----|
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
| TREES | | | | | | |
| AB | AB | Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple | B & B | 2.5'Cal | | 8 |
| RB | RB | Betula nigra 'Cully' TM / Heritage Birch | B & B | 2.5'Cal | | 22 |
| GB | GB | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree | B & B | 2.5'Cal | | 9 |
| QA | QA | Populus tremuloides / Quaking Aspen | B & B | 2.5'Cal | | 6 |
| SO | SO | Quercus bicolor / Swamp White Oak | B & B | 2.5'Cal | | 10 |
| BL | BL | Tilia americana 'Boulevard' / Boulevard Linden | B & B | 2.5'Cal | | 11 |
| PE | PE | Ulmus americana 'Princeton' / American Elm | B & B | 2.5'Cal | | 5 |
| CONIFERS | | | | | | |
| BF | BF | Abies balsamea / Balsam Fir | B & B | | 6' | 19 |
| LR | LR | Larix laricina / Tamarack | B & B | | 6' | 10 |
| BS | BS | Picea glauca densata / Black Hills Spruce | B & B | | 6' | 19 |
| WP | WP | Pinus strobus / White Pine | B & B | | 6' | 13 |
| PW | PW | Pinus strobus 'Fastigiata' / Pyramidal White Pine | B & B | | 6' | 9 |
| ORN TREES | | | | | | |
| SB | SB | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2'Cal | | 31 |
| SS | SS | Malus x 'Spring Snow' / Spring Snow Crab Apple | B & B | 2'Cal | | 12 |
| JL | JL | Syringa reticulata / Japanese Tree Lilac | B & B | 2'Cal | | 27 |
| SHRUBS | | | | | | |
| YD | YD | Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood | 5 gal | | | 21 |
| RD | RD | Cornus baileyi / Bailey's Red-twig Dogwood | 5 gal | | | 45 |
| FF | FF | Forsythia x 'Fiesta' / Fiesta Forsythia | 5 gal | | | 36 |
| AC | AC | Ribes alpinum / Alpine Currant | 5 gal | | | 18 |
| DW | DW | Salix purpurea 'Nana' / Dwarf Arctic Willow | 5 gal | | | 41 |
| LB | LB | Syringa x 'Bloomerang' / Lilac | 5 gal | | | 23 |

| NO | DATE | BY | CHKD | APPR | COMMENT |
|----|------------|-----|------|------|------------------------------|
| 1 | 01/12/2024 | EJC | MA | MA | City Resubmittal |
| 2 | 01/30/2024 | EJC | MA | MA | Preliminary Plan Resubmittal |

Print Name: _____
 Date: _____ License # _____

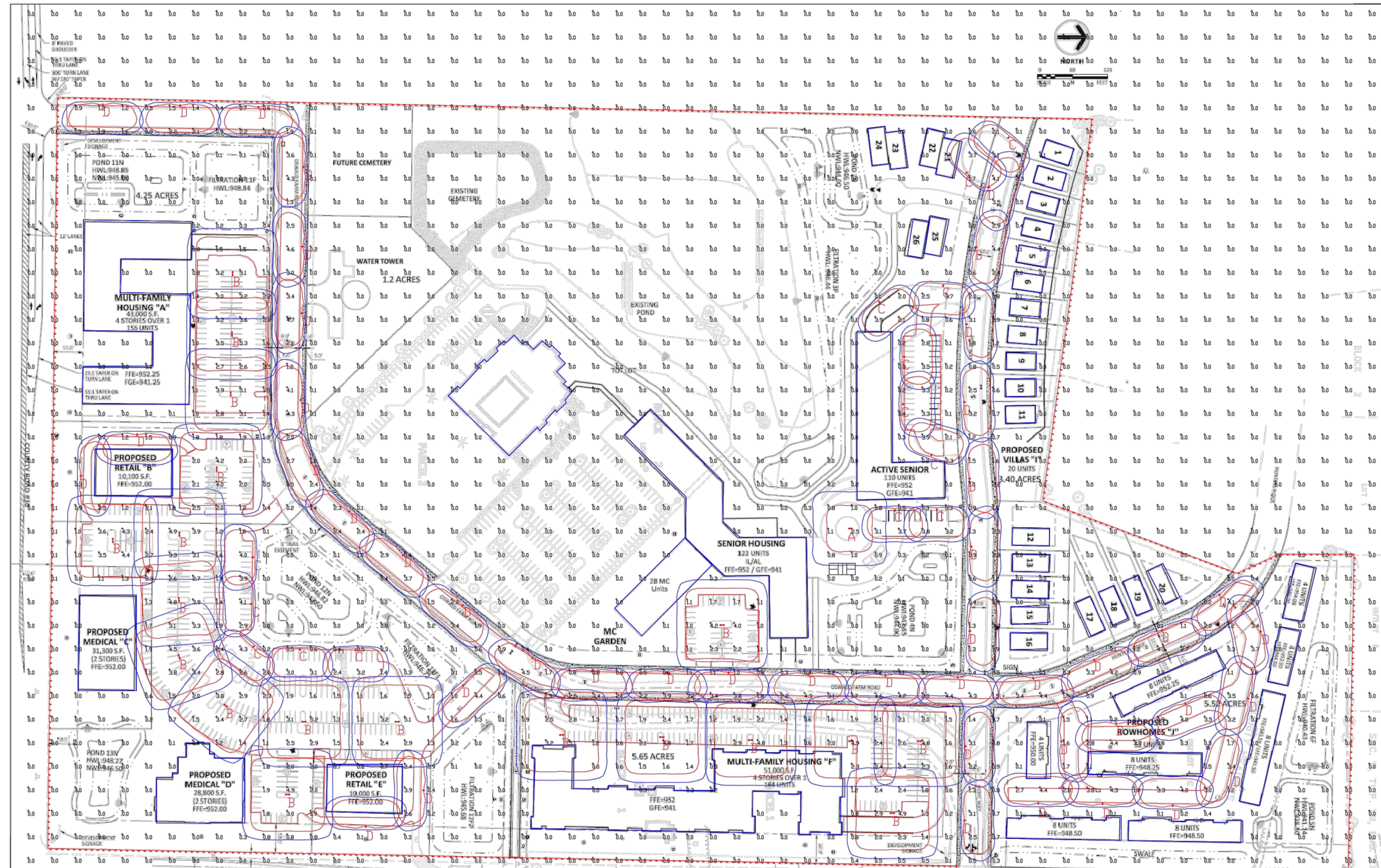
| | |
|------------------------|------------|
| PRELIMINARY | 11/22/2023 |
| DESIGN REVIEW | |
| PERMIT SUBMITTAL | |
| CONSTRUCTION DOCUMENTS | |

DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 PROJECT NO. 51372



Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PLANT SCHEDULES
 HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 PRELIMINARY PUD PLANS
 CORCORAN, MN



Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------------------------|-------------|-------|------|-----|-----|---------|---------|
| ALL CALCS AT GRADE - 40'X40' | Illuminance | Fc | 0.51 | 5.3 | 0.0 | N.A. | N.A. |
| PROPERTY LINE | Illuminance | Fc | 0.02 | 0.3 | 0.0 | N.A. | N.A. |
| ACTIVE SENIOR PARKING | Illuminance | Fc | 2.93 | 3.9 | 0.8 | 3.66 | 4.88 |
| LEFT CORNER PARKING | Illuminance | Fc | 2.55 | 5.2 | 1.0 | 2.55 | 5.20 |
| MAIN DRIVE | Illuminance | Fc | 2.87 | 4.7 | 0.9 | 3.19 | 5.22 |
| MULTI FAMILY 'A' PARKING | Illuminance | Fc | 3.08 | 5.3 | 1.4 | 2.20 | 3.79 |
| MULTI FAMILY 'F' PARKING | Illuminance | Fc | 2.21 | 5.1 | 0.6 | 3.68 | 8.50 |
| SENIOR HOUSING PARKING | Illuminance | Fc | 2.03 | 4.2 | 1.0 | 2.03 | 4.20 |
| TOWN HOME DRIVE | Illuminance | Fc | 3.09 | 4.4 | 1.5 | 2.06 | 2.93 |

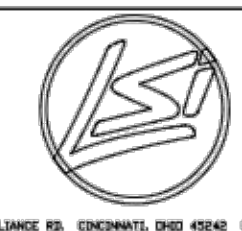
| Symbol | Qty | Label | Arrangement | Description | Mounting Height | LLD | LLF | Arr. Lum. Lumens | Arr. Watts |
|--------|-----|-------|-------------|---------------------------------------|-----------------|-------|-------|------------------|------------|
| — | 1 | A | Single | MRS-LED-24L-SIL-SW-50-70CRI-SINGLE | 27' | 1.000 | 0.950 | 22522 | 196 |
| — | 19 | B | D180° | MRS-LED-24L-SIL-SW-50-70CRI-D180 | 27' | 1.000 | 0.950 | 45044 | 392 |
| — | 14 | C | Single | MRS-LED-24L-SIL-FT-50-70CRI-IL-SINGLE | 27' | 1.000 | 0.950 | 14615 | 196 |
| — | 45 | D | Single | MRS-LED-24L-SIL-3-50-70CRI-IL-SINGLE | 27' | 1.000 | 0.950 | 15757 | 196 |

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

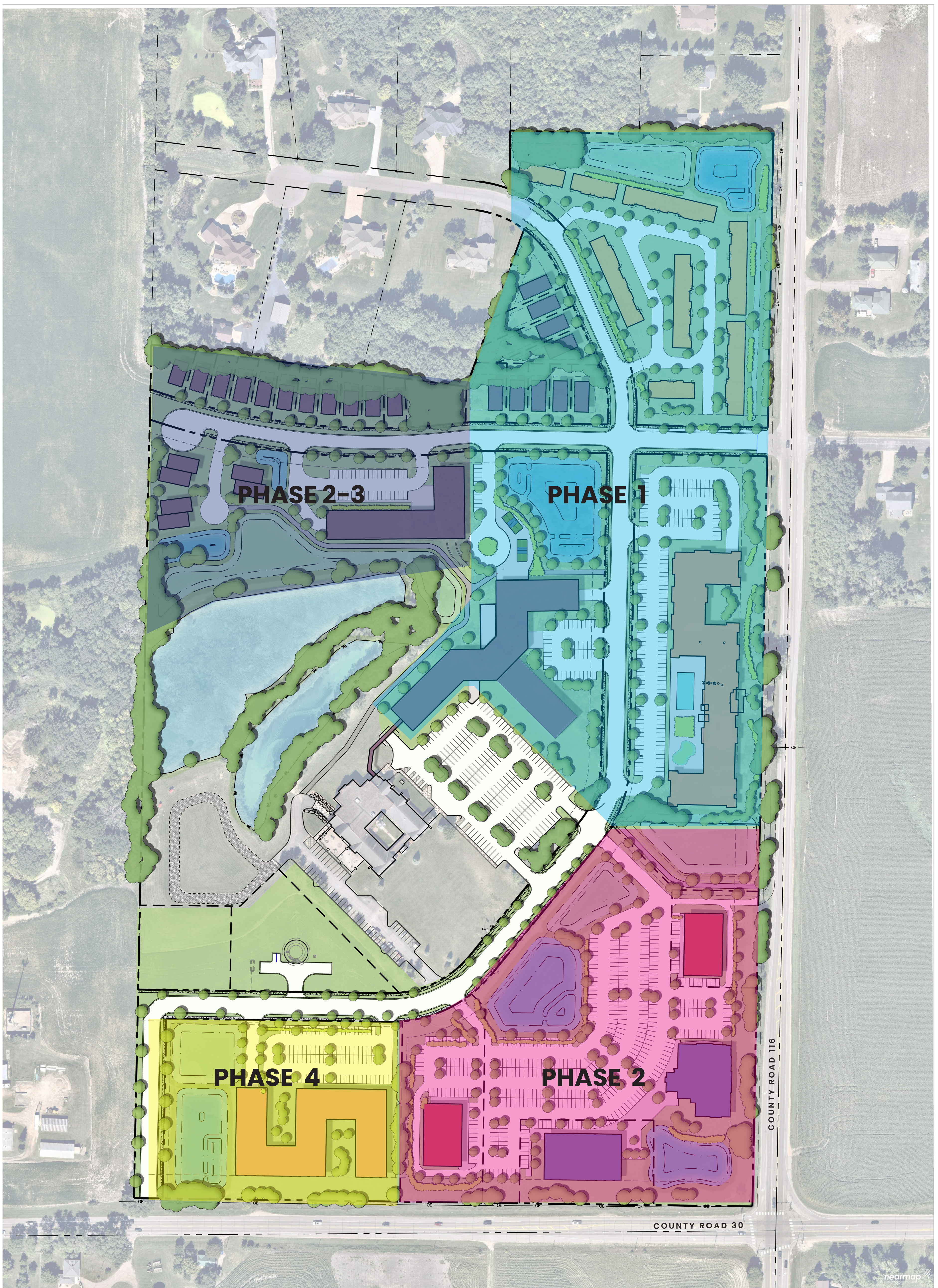
Total Project Watts_3
Total Watts = 19208



LIGHTING PROPOSAL LD-159114

HOPE COMMUNITY DEVELOPMENT
CORCORAN, MN

| | | | |
|----------------|---------------|-------|--------------|
| BY/CHK | DATE:11/16/23 | REV: | SHEET 1 OF 1 |
| SCALE: 1"=100' | | 0 100 | |

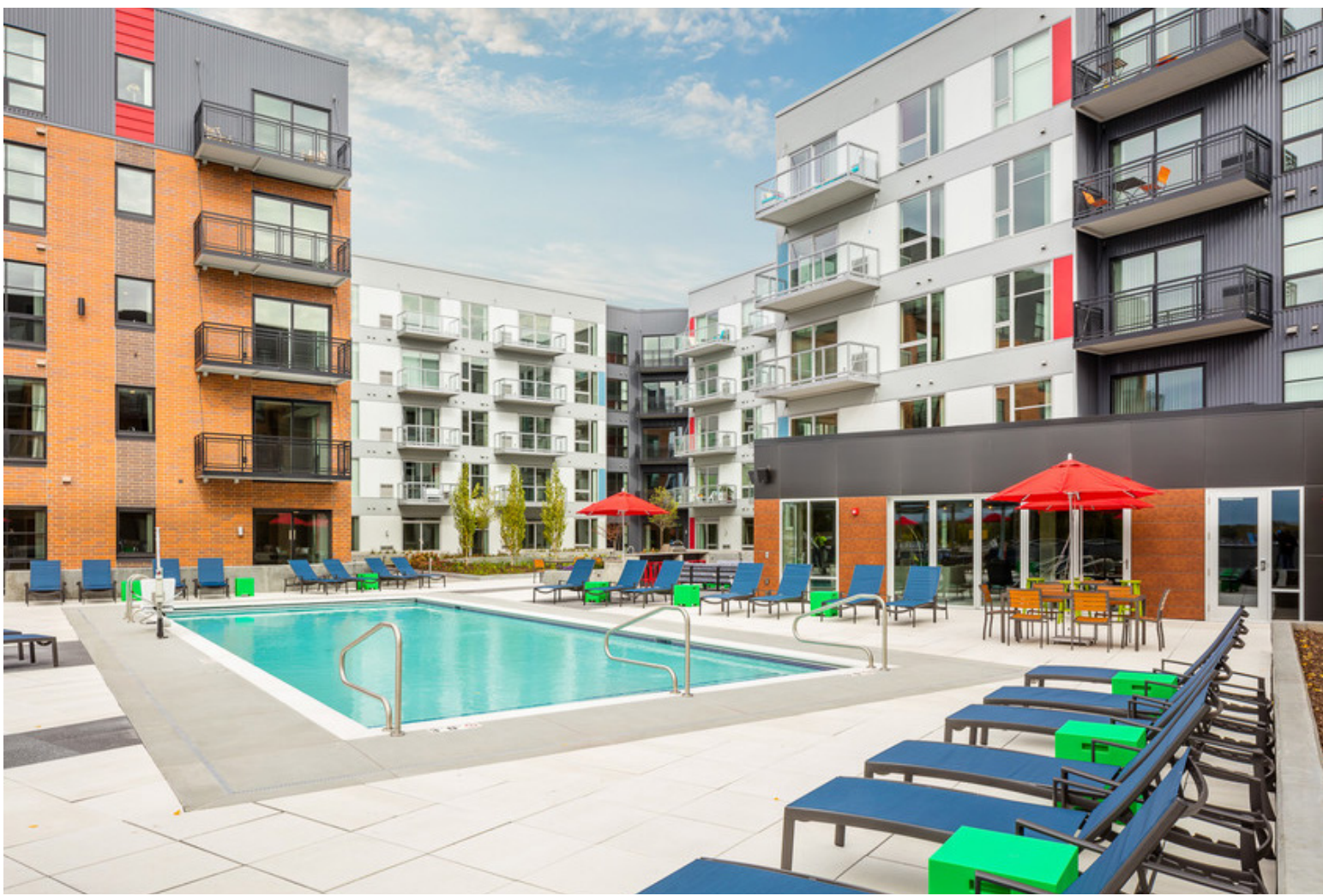


**HOPE COMMUNITY
DEVELOPMENT
EXAMPLE PHASING PLAN**

CORCORAN, MINNESOTA

NOVEMBER 22, 2023

4 STORY MULTIFAMILY HOUSING & SENIOR LIVING



SENIOR VILLAS



HOPE COMMUNITY
DEVELOPMENT
ARCHITECTURAL EXAMPLES

NOVEMBER 22, 2023

ROW TOWNHOMES



COMMERCIAL/ RETAIL

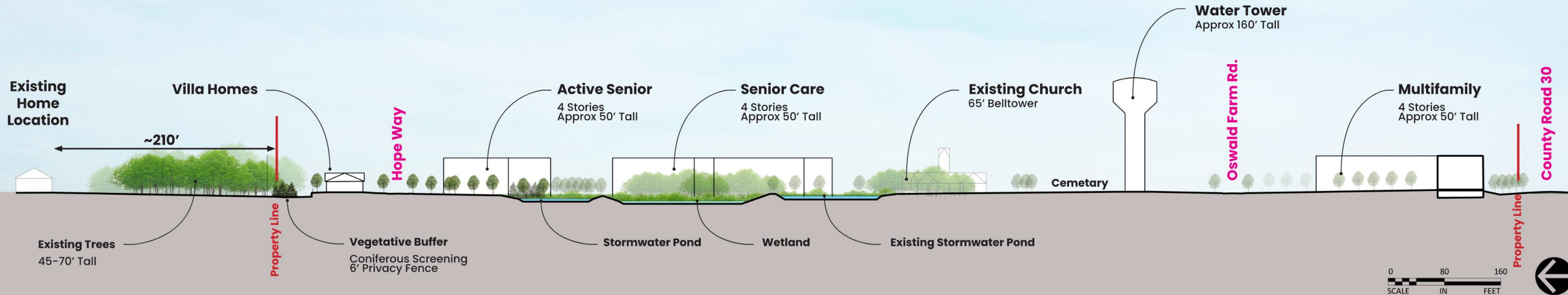


MEDICAL OFFICE



HOPE COMMUNITY
DEVELOPMENT
ARCHITECTURAL EXAMPLES

NOVEMBER 22, 2023





Josh McKinney <jmckinney@measuregrp.com>

Hope Community Development - Meeting Materials and Recap

Josh McKinney <jmckinney@measuregrp.com>

Thu, Oct 12 at 15:23

To: jim johnson <jimajohnson@comcast.net>, nikalden@comcast.net <nikalden@comcast.net>, crzycathy4@gmail.com <crzycathy4@gmail.com>, corey@comfortmatters.com <corey@comfortmatters.com>, peter@bliptoys.com <peter@bliptoys.com>, <catalindima@comcast.net>, Sarah Schmidt <sarahschmidt006@gmail.com>, Pam Kothrade <pam.kothrade@gmail.com>

Cc: Brian Lothar <blother@comcast.net>

Good Afternoon-

I want to thank all of you for either attending the neighborhood meeting yesterday or sending me an email requesting more information. As discussed, attached you will find the slides that were presented yesterday. Our team is interested in any feedback you have for what we are currently working on.

Here is what was discussed as priorities yesterday:

1. Determine if there are plans for the signalization of the intersection shown in the SW corner of the project at County Road 30. If so, when? If not, what would be the threshold for the need for a signal?
2. Some attendees were not excited with commercial development within the project.
3. Residents would like to see the right of way connection on Hunters Ridge eliminated with the proposed Hope Way extending to future development to the west of this project.
4. Owner Occupied Townhomes are much preferred over any rental product in that location.
5. Ensure sidewalk and trail connections exist for current residents to link with the planned Three Rivers Park District Regional trail.
6. There was a desire to look into a tot lot playground /pickleball courts/recreational opportunities that would benefit the existing residents in addition to the proposed development.

Please let me know if you have any additional ideas for project improvement as you have an opportunity to review.

As I mentioned at the meeting, please do not hesitate to reach out directly to me with any questions you have on the project. I will do my best to answer questions promptly. My contact information is also listed below if you would prefer a phone call. Please feel free to forward onto your neighbors that have not reached out directly to me at this time.

Finally, I am very aware that this development represents a significant change to the existing conditions. We will make every effort possible to be a good neighbor throughout the process, provide updates, and where possible provide for and accommodate things that we hope minimize the project's impact to your property. I appreciate your input to date and look forward to working with you all as we move forward.

Sincerely,

Josh McKinney

Josh McKinney, PLA

Principal

Phone: 612-440-0934

Mobile: 605-310-9766

jmckinney@measuregrp.com

Corcoran Neighborhood Meeting Presentation.pdf

Hope Community Development

Neighborhood Meeting

Wednesday, October 11, 2023

| | Name | Address | Phone # | Email |
|----|------------------------|--|---------|---|
| 1 | Nuster + Todd Alden | 19913 Hillside Dr. Coronan, MN 55374 | | Nikal dene nikal@denecast.net |
| 2 | Jim + Cindy Johnson | 20010 Hunters Ridge Coronan MN 55374 | | camcast.net jimjohnson@comcast.net |
| 3 | Harold + Cathy Schmitt | 20125 Cnty Rd Rogers, MN 55374 | | crzycahty@gmail.com |
| 4 | Cory + Amy Hickman | 20081 Hunters Ridge Rogers, MN 55374 | | Cory@comformatters.com |
| 5 | Peter + Angel Smiel | 20044 Hunters Ridge Coronan MN 55374 | | Peter@blip toys.com |
| 6 | Catalina Nunez | 10599 109th Ave N, Hanover, MN 55341 | | catalinadiaz@comcast.net |
| 7 | Michal Lotter | 9935 9935 Chisholm Trail, Coronan, MN 55340 | | micah.lotter@gmail.com |
| 8 | GARY + Nicole Grubick | - emailing you - | | |
| 9 | | | | |
| 10 | | | | |
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**Hope Community Church
Development Infrastructure
Feasibility Study**

May 2023

Prepared for:

City of Corcoran, MN
8200 County Road 116
Corcoran, MN 55340

Prepared by:

Stantec Consulting Services Inc.
One Carlson Parkway
Plymouth, MN 55447

Project Number: 193806190_112



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FIGURES

Figure 1 Site Plan

APPENDICES

Appendix A Sewer Comprehensive Plan System
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Appendix C Stormwater Modeling Guidelines and Floodplain



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1.0 Introduction

Hope Community Church Development representatives have been planning for developing this parcel for over 20 years and has submitted a concept to develop a multi-purpose campus that maintains the church operations and expands the site to include housing for seniors along with more diverse uses such as commercial and medical.

The concept shows that full development provides 738 varied housing units and up to 110,300 square feet of commercial, retail, and medical office space.

This study reviews the City infrastructure components involved in development that consists of transportation, sewer, water and stormwater. Although the City is the lead for the local government process, there are multiple agencies involved with reviewing and issuing permits or approvals for the development including Hennepin County (CR 116 and CR30 access and septic abandonment), Minnesota Pollution Control (MPCA—Construction Stormwater and sewer system), Minnesota Department of Health (MDH--watermain), Elm Creek Water Management Commission (stormwater), and Metropolitan Council Environmental Services (MCES—trunk sewer compliance).

This site has a significant ongoing infrastructure component for water supply, in that the project is scheduled to use the City's Water Treatment Plant and Tower unless a temporary contract amendment with Corcoran and Maple Grove is executed.



2.0 Transportation

2.1 Background

This study examined weekday A.M. and P.M. peak hour traffic impacts of the proposed development at the following intersections:

- CSAH 30/CR 116
- CR 116/Oswald Farm Road
- CSAH 30/access (future)

2.2 Proposed Development Characteristics

For purpose of the traffic impact analysis, the proposed development is assumed to consist of the following uses:

- Rowhomes – 54 dwelling units
- Villas – 20 dwelling units
- Senior housing – 324 dwelling units
- Apartments – 340 dwelling units
- Medical office – 72,160 square feet
- General office – 18,040 square feet
- Coffee shop – 4,000 square feet
- Fast casual restaurant – 4,000 square feet
- Retail – 12,100 square feet

Access will be provided on the north by reconfiguring the connection of Oswald Farm Road and Hunters Ridge and on the south via a new connection to CSAH 30.

2.3 Existing Conditions

The proposed project site is currently partially utilized by Hope Community Church, which will remain at its current location. The site is bounded by CSAH 30 on the south, agricultural land on the west, existing residential uses on the north, and CR 116 on the east.

Near the site location, CSAH 30 and CR 116 are two lane undivided roadways with turn lanes and traffic signal control at major intersections. Oswald Farm Road is a local two-lane roadway.

Existing conditions near the proposed project location are described below.

CSAH 30/CR 116 - This four-way intersection is controlled with a traffic signal. The eastbound, northbound, and southbound approaches provide one left turn lane, one through lane, and one right turn lane. The westbound approach provides one left turn lane and one through/right turn lane with a channelized right turn island.



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CR 116/Oswald Farm - This four-way intersection is controlled on two legs with stop signs on the eastbound and westbound approaches. The northbound and southbound approaches provide one left turn/through lane and one through/right turn lane. The eastbound and westbound approaches provide one left turn/through/right turn lane, with turn lanes under design as part of the Bellwether development.

Weekday traffic volume data was recorded at the existing intersections in February, 2023. Existing traffic volume data is presented later in this report.

2.4 Traffic Forecasts

To adequately address the impacts of the proposed project, forecasts and analyses were completed for the years 2028 and 2040. Specifically, weekday a.m. and p.m. peak hour traffic forecasts were completed for the following scenarios:

- *2023 Existing.* Existing volumes were determined through traffic counts at the subject intersections. The existing volume information includes trips generated by the uses near the project site.
- *2028 No-Build.* Existing volumes at the subject intersections were increased by 1.6 percent per year to determine 2028 No-Build volumes. The 1.6 percent per year growth rate was calculated based on historic traffic volume growth in the project area and traffic forecast information presented in the Corcoran Comprehensive Plan.
- *2028 Build.* Trips generated by the proposed development were added to the 2028 No-Build volumes to determine 2028 Build volumes.
- *2040 No-Build.* Existing volumes at the subject intersections were increased by 1.6 percent per year to determine 2040 No-Build volumes. The 1.6 percent per year growth rate was calculated based on historic traffic volume growth in the project area and traffic forecast information presented in the Corcoran Comprehensive Plan.
- *2040 Build.* Trips generated by the proposed development were added to the 2040 No-Build volumes to determine 2040 Build volumes.

The expected new development trips were calculated based on data presented in Trip Generation, Eleventh Edition, published by the Institute of Transportation Engineers. These calculations represent total trips that will be generated by the proposed development. The gross trip generation totals were reduced by 10 percent to account for internal trips. The resultant trip generation estimates are shown in Table 1.

Table 1: Weekday Trip Generation for Proposed Project

| Land Use (ITE Code) | Size | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | | Weekday Daily |
|------------------------|--------|----------------------|-----|-------|----------------------|-----|-------|------------------|
| | | In | Out | Total | In | Out | Total | Total |
| Rowhomes (215) | 54 DU | 6 | 20 | 26 | 18 | 13 | 31 | 389 |
| Villas (210) | 20 DU | 4 | 10 | 14 | 12 | 7 | 19 | 189 |
| Senior Housing (252) | 324 DU | 22 | 43 | 65 | 46 | 35 | 81 | 1050 |
| Apartments (221) | 340 DU | 29 | 97 | 126 | 81 | 52 | 133 | 1543 |



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| | | | | | | | | |
|----------------------------------|-----------|------------|------------|------------|------------|------------|------------|-------------|
| Medical Office (720) | 72,160 SF | 177 | 47 | 224 | 85 | 199 | 284 | 2598 |
| General Office (710) | 18,040 SF | 25 | 2 | 27 | 4 | 22 | 26 | 196 |
| Coffee Shop (937) | 4,000 SF | 176 | 168 | 344 | 78 | 78 | 156 | 2134 |
| Fast Casual Restaurant (930) | 4,000 SF | 2 | 4 | 6 | 28 | 22 | 50 | 388 |
| Retail (822) | 12,100 SF | 17 | 11 | 28 | 40 | 40 | 80 | 659 |
| Totals | | 458 | 402 | 860 | 392 | 468 | 860 | 9146 |
| 10% reduction for internal trips | | (46) | (40) | (86) | (39) | (47) | (86) | (915) |
| Net Totals | | 412 | 362 | 774 | 353 | 421 | 774 | 8231 |

Notes: SF=square feet and DU=dwelling units

The coffee shop, restaurant, and retail trips can be categorized in the following trip types:

- *New Trips.* Trips solely to and from the proposed development.
- *Pass-By Trips.* Trips that are attracted from the traffic volume on roadways immediately adjacent to the site.

Based on information published in the *Trip Generation Handbook*, 3rd Edition, by the Institute of Transportation Engineers, the percentage of each trip type is as follows:

- 60% new, 40% pass by

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 15 percent to/from the north on CR 116
- 70 percent to/from the east on CSAH 30
- 5 percent to/from the west on CSAH 30
- 10 percent to/from the south on CR 116

Development trips from Table 1 were assigned to the surrounding roadway network using the preceding trip distribution percentages. Traffic volumes were established for all the forecasting scenarios described earlier during the weekday a.m. and p.m. peak hours. The resultant peak hour volumes are shown in Tables 2 and 3.

Table 2: Weekday A.M. Peak Hour Traffic Volumes

| CR 116/ Hunters/ Oswald | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|--------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 2023 Existing | 8 | 0 | 14 | 1 | 0 | 0 | 13 | 80 | 0 | 1 | 389 | 13 |
| 2028 No-Build | 9 | 0 | 15 | 1 | 0 | 0 | 14 | 87 | 0 | 1 | 421 | 14 |
| 2028 Build | 60 | 0 | 180 | 1 | 0 | 0 | 170 | 80 | 0 | 1 | 400 | 87 |
| 2040 No-Build | 10 | 0 | 18 | 1 | 0 | 0 | 17 | 105 | 0 | 1 | 509 | 17 |
| 2040 Build | 61 | 0 | 183 | 1 | 0 | 0 | 173 | 98 | 0 | 1 | 488 | 90 |
| CSAH 30/CR 116 | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |



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| | | | | | | | | | | | | |
|-----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 2023 Existing | 6 | 499 | 37 | 88 | 120 | 27 | 7 | 60 | 58 | 87 | 302 | 9 |
| 2028 No-Build | 6 | 540 | 40 | 95 | 130 | 29 | 8 | 65 | 63 | 94 | 327 | 10 |
| 2028 Build | 6 | 618 | 47 | 95 | 231 | 160 | 23 | 83 | 63 | 220 | 345 | 10 |
| 2040 No-Build | 8 | 654 | 48 | 115 | 157 | 35 | 9 | 79 | 76 | 114 | 396 | 12 |
| 2040 Build | 8 | 732 | 59 | 115 | 266 | 166 | 25 | 97 | 76 | 240 | 414 | 12 |
| CSAH 30/access | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| 2023 Existing | - | 542 | - | - | 136 | - | - | - | - | - | - | - |
| 2028 No-Build | - | 587 | - | - | 147 | - | - | - | - | - | - | - |
| 2028 Build | 48 | 555 | - | - | 137 | 135 | - | - | - | 121 | - | 25 |
| 2040 No-Build | - | 710 | - | - | 178 | - | - | - | - | - | - | - |
| 2040 Build | 48 | 678 | - | - | 168 | 135 | - | - | - | 121 | - | 25 |

Table 3: Weekday P.M. Peak Hour Traffic Volumes

| | | | | | | | | | | | | |
|------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| CR 116/ Hunters/ Oswald | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| 2023 Existing | 13 | 0 | 15 | 3 | 0 | 0 | 17 | 365 | 2 | 0 | 135 | 10 |
| 2028 No-Build | 14 | 0 | 16 | 3 | 0 | 0 | 18 | 395 | 2 | 0 | 146 | 11 |
| 2028 Build | 85 | 0 | 190 | 3 | 0 | 0 | 175 | 379 | 2 | 0 | 141 | 60 |
| 2040 No-Build | 17 | 0 | 20 | 4 | 0 | 0 | 22 | 478 | 3 | 0 | 177 | 13 |
| 2040 Build | 88 | 0 | 194 | 4 | 0 | 0 | 179 | 462 | 3 | 0 | 172 | 62 |
| CSAH 30/CR 116 | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| 2023 Existing | 11 | 283 | 13 | 56 | 488 | 78 | 34 | 295 | 131 | 51 | 83 | 17 |
| 2028 No-Build | 12 | 306 | 14 | 61 | 528 | 84 | 37 | 319 | 142 | 55 | 90 | 18 |
| 2028 Build | 12 | 417 | 28 | 61 | 584 | 215 | 45 | 338 | 142 | 203 | 111 | 18 |
| 2040 No-Build | 14 | 371 | 17 | 73 | 639 | 102 | 45 | 386 | 172 | 67 | 109 | 22 |
| 2040 Build | 14 | 482 | 33 | 73 | 718 | 233 | 56 | 405 | 172 | 215 | 130 | 22 |
| CSAH 30/access | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| 2023 Existing | - | 307 | - | - | 539 | - | - | - | - | - | - | - |
| 2028 No-Build | - | 332 | - | - | 584 | - | - | - | - | - | - | - |
| 2028 Build | 27 | 321 | - | - | 563 | 111 | - | - | - | 138 | - | 39 |
| 2040 No-Build | - | 402 | - | - | 706 | - | - | - | - | - | - | - |
| 2040 Build | 2 | 391 | - | - | 685 | 111 | - | - | - | 138 | - | 39 |

2.5 Traffic Analysis

Traffic analyses were completed for the subject intersections for all scenarios described earlier during the weekday a.m. and p.m. peak hours using Synchro software. Initial analysis was completed using existing geometrics and intersection control.

The existing northbound and southbound by-pass lanes on CR 116 at Hunters Ridge/Oswald will be replaced with left and right turn lanes with the 2023 turn lane improvements. The modified geometrics were used for all future analysis scenarios.

Capacity analysis results are presented in terms of level of service (LOS), which is defined in terms of traffic delay at the intersection. LOS ranges from A to F. LOS A represents the best intersection operation, with little delay for each vehicle using the intersection. LOS F represents the worst intersection



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operation with excessive delay. The following is a detailed description of the conditions described by each LOS designation:

- Level of service A corresponds to a free flow condition with motorists virtually unaffected by the intersection control mechanism. For a signalized or an unsignalized intersection, the average delay per vehicle would be approximately 10 seconds or less.
- Level of service B represents stable flow with a high degree of freedom, but with some influence from the intersection control device and the traffic volumes. For a signalized intersection, the average delay ranges from 10 to 20 seconds. An unsignalized intersection would have delays ranging from 10 to 15 seconds for this level.
- Level of service C depicts a restricted flow which remains stable, but with significant influence from the intersection control device and the traffic volumes. The general level of comfort and convenience changes noticeably at this level. The delay ranges from 20 to 35 seconds for a signalized intersection and from 15 to 25 seconds for an unsignalized intersection at this level.
- Level of service D corresponds to high-density flow in which speed and freedom are significantly restricted. Though traffic flow remains stable, reductions in comfort and convenience are experienced. The control delay for this level is 35 to 55 seconds for a signalized intersection and 25 to 35 seconds for an unsignalized intersection.
- Level of service E represents unstable flow of traffic at or near the capacity of the intersection with poor levels of comfort and convenience. The delay ranges from 55 to 80 seconds for a signalized intersection and from 35 to 50 seconds for an unsignalized intersection at this level.
- Level of service F represents forced flow in which the volume of traffic approaching the intersection exceeds the volume that can be served. Characteristics often experienced include long queues, stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure. Delays over 80 seconds for a signalized intersection and over 50 seconds for an unsignalized intersection correspond to this level of service.

The LOS results for the study intersections are presented in Tables 4 and 5.

Table 4: Weekday A.M. Peak Hour Level of Service Results

| CR 116/Hunters /Oswald | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR | Intersection |
|-------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------|
| 2023 Existing | B | B | B | B | B | B | A | A | A | A | A | A | A |
| 2028 No-Build | B | B | B | B | B | B | A | A | A | A | A | A | A |
| 2028 Build | D | D | D | C | C | C | A | A | A | A | A | A | A |
| 2040 No-Build | B | B | B | B | B | B | A | A | A | A | A | A | A |
| 2040 Build | E | E | E | D | D | D | A | A | A | A | A | A | B |
| CSAH 30/ CR 116 | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR | Intersection |
| 2023 Existing | B | B | B | B | A | A | B | B | C | B | C | B | B |
| 2028 No-Build | B | B | B | B | B | A | C | C | C | B | C | B | B |
| 2028 Build | B | C | B | B | B | A | C | C | C | C | C | C | C |
| 2040 No-Build | B | C | B | B | B | A | C | C | C | C | C | C | C |
| 2040 Build | B | C | B | C | B | A | C | D | D | C | D | C | C |



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| CSAH 30/ access | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR | Intersection |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------|
| 2023 Existing | - | A | - | - | A | - | - | - | - | - | - | - | A |
| 2028 No-Build | - | A | - | - | A | - | - | - | - | - | - | - | A |
| 2028 Build | A | A | - | - | A | A | - | - | - | C | - | A | A |
| 2040 No-Build | - | A | - | - | A | - | - | - | - | - | - | - | A |
| 2040 Build | A | A | - | - | A | - | - | - | - | D | - | A | A |

Table 5: Weekday P.M. Peak Hour Level of Service Results

| CR 116/Hunters /Oswald | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR | Intersection |
|-----------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------|
| 2023 Existing | B | B | B | B | B | B | A | A | A | A | A | A | A |
| 2028 No-Build | B | B | B | B | B | B | A | A | A | A | A | A | A |
| 2028 Build | C | C | C | D | D | D | A | A | A | A | A | A | A |
| 2040 No-Build | B | B | B | C | C | C | A | A | A | A | A | A | A |
| 2040 Build | E | E | E | D | D | D | A | A | A | A | A | A | B |
| CSAH 30/ CR 116 | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR | Intersection |
| 2023 Existing | B | B | B | B | B | A | B | C | B | B | B | B | B |
| 2028 No-Build | B | B | B | B | B | A | B | C | B | B | B | B | B |
| 2028 Build | B | C | B | B | C | A | C | C | C | C | B | B | C |
| 2040 No-Build | B | B | B | B | C | A | B | C | C | C | C | C | C |
| 2040 Build | C | C | B | B | D | A | C | E | D | D | C | C | D |
| CSAH 30/ access | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR | Intersection |
| 2023 Existing | - | A | - | - | A | - | - | - | - | - | - | - | A |
| 2028 No-Build | - | A | - | - | A | - | - | - | - | - | - | - | A |
| 2028 Build | A | A | - | - | A | A | - | - | - | E | - | A | A |
| 2040 No-Build | - | A | - | - | A | - | - | - | - | - | - | - | A |
| 2040 Build | A | A | - | - | A | - | - | - | - | F | - | A | A |

Under existing, 2028 No-Build, 2028 Build, and 2040 No-Build conditions, all movements and intersections operate at LOS E or better during the a.m. and p.m. peak hours.

Under 2040 Build conditions, the southbound left turn at the CSAH 30/access intersection operates at LOS F during the p.m. peak hour. The overall intersection operates at LOS A during both the a.m. and p.m. peak hours. All other movements and intersections operate at LOS E or better during the a.m. and p.m. peak hours.

Vehicle queues for exiting movements at the site access points under 2040 Build conditions were reviewed to determine the recommended turn lane lengths. The 95th percentile maximum queue for eastbound movements at the CR 116/Oswald intersection was 81 feet during the a.m. peak hour and 73 feet during the p.m. peak hour. At the CSAH 30/access intersection, the 95th percentile maximum queue for southbound movements was 80 feet during the a.m. peak hour and 107 feet during the p.m. peak hour.

Under existing conditions at the CSAH 30/CR 116 intersection, the westbound right turn movement is accommodated with a channelized island but no dedicated right turn lane. As traffic volumes increase due to background growth and development traffic, the lack of a dedicated right turn lane impacts overall



intersection operations. In order to adequately accommodate traffic volumes, a dedicated westbound right turn lane is recommended at this intersection.

2.6 Findings

The following mitigation measures are recommended at each intersection:

- CSAH 30/CR 116
 - Construct dedicated westbound right lane 300 feet in length.
- CR 116/Hunters Ridge/Oswald Farm
 - Previously programmed northbound and southbound left and right turn lane improvements will provide access at intersection.
 - Widen eastbound Oswald Farm and widen westbound Hunters Ridge to provide a 200 foot left turn lane and through / right lane.
- New CSAH 30 access
 - Construct a 300-foot eastbound left turn and westbound right turn lanes on CSAH 30.
Construct southbound approach with 200-foot left turn and right turn lanes.

County will review their system as part of the EAW process and ensure the County system is adequate to handle increased volumes and patterns.



3.0 Sewer and Water

The development is located near the west boundary of the 2040 MUSA, and trunk utilities will need to be extended to and through the site.

3.1 Sewer

The development can be serviced by extending the trunk main from its planned location at the west boundary of Water Treatment Plant site. Currently the trunk terminates in the Bellwether development and a City project will install the 30-inch line to the east ROW of CR 116. The development will be responsible for extending the sewer trunk from the City's Water Treatment parcel and continue through the site at elevations consistent with the Trunk Sewer Comprehensive Plan.

The alignment is shown within development's street and CR 116 ROWs and alignment and ROW/easement widths will be reviewed with the development construction plan process. Currently the 2040 Comprehensive Plan shows the trunk alignment crosses beneath Hunters Ridge Road just northwest of its junction with Oswald Farm Road (Appendix A) and follows the low area/wetland north of Hope Community Church to the west property boundary. The trunk sewer invert is planned for elevation 905.2 (Node NE 5 at Water Treatment Plant) resulting in a 42-foot cut through the road corridor based on existing topography.

Other factors to be coordinated include the development's construction phasing, the water tower construction activities, and Hope Church operations.

Sewer stubs/laterals will be extended for adjacent properties consistent with City policy. Preliminary finding would be a stub for future installation to service the existing development of Hunters Ridge Road and a stub towards CR 116 for Node NE 6 shown in Appendix A . Offsite work is typically designed and managed by the City under an escrow process. Agency permitting will be extensive and involve MCES, WCA, County, and MPCA.

3.2 Water

Corcoran has authorized contracts for construction of a water treatment plant (WTP) and an elevated storage tank (tower) in the NE Zone with planned operation at the end of 2024. This development is contingent upon an operational system unless a modification of the Corcoran/Maple Grove water supply contract is executed. A 2021 feasibility study for raw water wells and pipes is also included in Appendix B.

For the purposes of this report, the main analysis was executed assuming the WTP and tower are operational, with the tower providing the hydraulic grade line (WTP pumps off). An additional worst-case scenario was evaluated in which both the Tower and WTP are offline, with the existing 16-inch interconnect with Maple Grove providing the hydraulic grade line.



3.2.1 Demands

The demands for the development were estimated using data from the developer-provided site plan. The site plan included numbers of residential units and commercial uses with proposed square footages. Average demands for residential uses were calculated based on the number of units and relative residential densities in accordance with previous Corcoran water studies. Demand estimates for commercial/institutional uses were based on occupied square footage and type of use. The calculated demand for each building shown on the concept site plan was assigned a model node.

The table below presents the average and maximum day demands calculated for each building and assigned to each node within the Hope Community Church Development. A factor of 3.0 was used to calculate maximum day demands from average day demands. Peak hour demands (not shown in the table) were calculated using a factor of 2.0 multiplied by maximum day demands.

| Building | Building Type | Avg Day Flow | Node | Avg Day Demand | Max Day Demand |
|----------|-------------------|--------------|-------|----------------|----------------|
| | | gal/day | | gal/day | gal/day |
| A | Multi-Fam Housing | 28,800 | J-264 | 37,400 | 112,200 |
| B | Retail | 1,600 | | | |
| C | Medical | 7,000 | | | |
| D | Medical | 5,800 | J-265 | 13,400 | 40,200 |
| E | Retail | 1,600 | | | |
| K | Church | 6,000 | | | |
| F | Multi-Fam Housing | 35,100 | J-263 | 81,900 | 245,700 |
| G | Senior Housing | 46,800 | | | |
| H | 55+ Housing | 27,300 | J-261 | 31,800 | 95,400 |
| I | Villas | 4,500 | | | |
| J | Row Homes | 12,400 | J-262 | 12,400 | 37,200 |

The total NE Zone system demands used for each scenario are shown below.

- Average Day – 0.32 MGD
- Maximum Day – 0.95 MGD
- Peak Hour – 1,321 gal/min

3.2.2 Scenario Descriptions

A map of the NE Zone pipe network that was used for this modeling work is shown on Figure 1 of Appendix B. The Hope Community Church Development area watermains are proposed to include 20-inch trunk main and 8-inch water mains. Scenario 1 evaluated predicted pressures and available fire flows within the NE Zone with the tower providing the hydraulic grade and the WTP pumps and connection to Maple Grove turned off. The assumed water levels in the tower were 5 ft below overflow for average day and 10 ft below overflow for maximum day and peak hour demand conditions.

Scenario 2 evaluated predicted pressures and available fire flow within the NE Zone with the 16-inch Maple Grove connection providing the hydraulic grade and the tower and WTP off. The assumed hydraulic grade at the Maple Grove interconnect was 1,093 ft for all demand conditions.



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For fire flow analyses, the industry standard minimum residual pressure of 20 psi was used. For residential areas, a target fire flow of 1,500 gpm is assumed. For commercial/industrial areas, a higher target fire flow of 3,000 gpm is typical. New commercial/industrial buildings may be sprinklered and, as such, most of these buildings will ultimately have a lower acceptable target. However, 3,000 gpm is deemed a reasonable overall target, and allows for some conservatism in this safety-driven parameter. These targets are only estimates for planning purposes and do not represent a rating for the site.

3.2.3 Scenario 1 - Tower On, Maple Grove Off

The results for this scenario for the nodes within the proposed Hope Community Church Development are shown in the table below. The full results for all nodes in the NE Zone with Tower On are shown in Appendix B Table 1. Additionally, the average day pressure results and maximum day available fire flow results for this scenario are mapped in Figures 2 and 3 of Appendix B, respectively.

| Node | Elevation (ft) | Average Day Demand (gpm) | Average Day Pressure (psi) | Max Day Fire Flow (Available) (gpm) |
|-------------|-----------------------|---------------------------------|-----------------------------------|--|
| J-261 | 946 | 22.1 | 68.8 | 2,562 |
| J-262 | 952 | 8.6 | 66.2 | 3,255 |
| J-263 | 950.3 | 56.8 | 66.9 | >5,000 |
| J-264 | 952 | 25.8 | 66.2 | >5,000 |
| J-265 | 952.2 | 9.2 | 66.1 | >5,000 |

As shown above, average day pressures are within the 60-70 psi range. Modeling also indicates that during the peak hour (of maximum day, a condition of rare occurrence), pressure in the development area fall by approximately 7-8 psi. This means the lowest expected pressure within the development is approximately 58.8 psi, which is above the recommended minimum of 35 psi.

The maximum available fire flows along the 20-inch trunk main are over 5,000 gpm. However, J-261, which would supply multistory senior housing and residential villas, is modeled at approximately 2,600 gpm available fire flow, above the 1,500 gpm target.

3.2.4 Scenario 2 - Maple Grove On, Tower Off

The results for this scenario for the nodes within the proposed Hope Community Church Development are shown in the table below. The full results for all nodes in the NE Zone with Maple Grove connection on are shown in Appendix B Table 2. Additionally, the average day pressure results and maximum day available fire flow results for this scenario are mapped in Figures 4 and 5 of Appendix B, respectively.

| Node | Elevation (ft) | Average Day Demand (gpm) | Average Day Pressure (psi) | Max Day Fire Flow (Available) (gpm) |
|-------------|-----------------------|---------------------------------|-----------------------------------|--|
| J-261 | 946 | 22.1 | 63.3 | 1,582 |
| J-262 | 952 | 8.6 | 60.7 | 1,732 |
| J-263 | 950.3 | 56.8 | 61.5 | 2,258 |
| J-264 | 952 | 25.8 | 60.7 | 2,233 |
| J-265 | 952.2 | 9.2 | 60.6 | 2,243 |



As shown above, average day pressures are within the 60-65 psi range. Modeling also indicates that during the peak hour (of maximum day, a condition of rare occurrence), pressures in the development area fall by approximately 7-8 psi. This means the lowest expected pressure within the development is approximately 53 psi, which is above the recommended minimum of 35 psi.

Under this scenario, all of the fire flows within the Hope Community Church Development nodes are below the 3,000-gpm target for commercial uses but exceed the 1,500-gpm target for residential areas.

3.3 Findings

The following mitigation measures are required for sewer and water:

Sewer

- Sewer trunk will need to be extended from the City's Water Treatment Plant site and installed at inverts consistent with the City's 2040 Sewer Comprehensive Plan and shall be responsibility of Developer. Onsite alignment is currently within development roads, and these will be finalized during Construction Plan approval process.
 - ROW and easement needs are based on pipe depth, for example ROW is a minimum of 60 feet for any internal streets with trunk sewer at 30 feet, and combination of ROW and larger easement will be coordinated with City for sewer depths greater than 30 feet.
- A lateral will be extended to north property border within Hunter's Ridge Road for future connection of the existing development.
- Stub will be installed to east boundary of property along CR 116 for future service for Node NE 6 as shown in City NE Sewer Comprehensive Plan.

Water

- This development is contingent upon an operational NE Corcoran treatment plant and tower, unless an amendment to the existing Maple Grove water agreement is obtained.
- Both the Tower and Maple Grove connection can provide average day pressure within an range of 60-70 psi at ground elevation. Supply from Maple Grove will result in slightly less pressure.
- Construction of the water tower shows that target fire flows of 3,000 gpm can be provided to the Hope Community Development Area.
- Extend a 20-inch trunk water main to the tower from the treatment plant and also south from the tower to the CR-30 ROW.



- Loop the west property boundary with 8-inch lateral from Oswald Farm Way to Hope Road for redundancy and water quality, depending on timing and phasing of development.
- A dedicated lot for a future municipal well should be shown to provide a well site consistent with City water supply needs.
- Provide 20 foot easement and install the raw water line along CR 116 for municipal water supply.
- Provide 20 foot easement along CR30 for future raw water supply from the west.

4.0 Water Resources

4.1 Regulatory Overview

Stormwater management regulations in the proposed project area would be guided or directed by Corcoran's Local Surface Water Management Plan (Local Plan) the City's Guidelines, Stormwater Pollution Prevention Plan (SWPPP) and MS4 requirements. Each of these documents has a larger regulatory context:

- The Local Plan reflects the goals, policies and rules of the Elm Creek Watershed Management Commission's Third Generation Watershed Management Plan (Commission's WMP).
- The SWPPP is a requirement of the City's stormwater permit, also known as the Municipal Separate Storm Sewer System (MS4) permit. The MS4 permit is issued by the Minnesota Pollution Control Agency (MPCA) which was reissued in October of 2021.
- Among other goals, both documents include plans to meet pollutant load reductions calculated in the Elm Creek Watershed Total Maximum Daily Load (TMDL) study. TMDL studies are required for surface waters that are designated as impaired – in other words, those that do not meet one or more State water quality standards.
- City guidelines lay out the required modeling parameters, preferred BMPs and some construction materials. City approval is required prior to application for the WMO approval process. Further City review occurs with construction plan approval process.

4.2 Watershed Setting and Land Use

Stormwater is manageable for the site and will be subject to City stormwater guidelines, wetland regulations and Elm Creek Watershed approval.



- Stormwater management for the concept plan is shown on the perimeter of the site with basins on the northwest, west, southeast and southwest. This site has high percentage of impervious and rate control will be accomplished in ponds and filtration basins.
 - Perimeter discharge locations will be reviewed for downstream conveyance capacity.
- The watershed reviews the abstraction and water quality components, along with rate control.
- No FEMA floodplain exists on site (see Figure C-1 in Appendix C) and for reference the nearest floodplain to the west is identified at a 915 elevation as compared to the onsite low area (wetland) at a 940 contour and the northeast low corner is a 935 elevation.
- The urban/rural fringe is challenging for drainage and the City reviews potential offsite drainage impacts for the additional volume associated with increased urbanization (impervious roads and rooftops). The City has required prior developments to study these impacts and also, when necessary, make offsite improvements. This same approach will be applied during the Hope Community approval process when stormwater management and grading plans are available.

4.3 Wetlands

Significant wetlands exist and the formal process will need to be followed and the EAW has a wetland review component. Corcoran is the LGU for the WCA process.

4.4 Roadway Drainage Improvements

- Development should provide treatment for required road improvements when feasible.

4.5 Findings

Stormwater is manageable for the site, although modifications will occur during the City and approval process.

- City stormwater guidelines will be utilized (see Appendix C) that cover modeling and drainage items. These guidelines will be updated with the 2023 Engineering Standards update prior to final plat approval.
- A City stormwater area charge may be in place prior to final plat.
- Modeling and grading plan will be reviewed with the preliminary plat process and strategies for mitigation of offsite volume or conveyance impacts will be determined.
- Hope Development will be required to provide on site stormwater management for offsite road improvements, where feasible.
- Drantile information shall be provided with existing conditions analysis of the site.



5.0 Financing

5.1 Summary

Financing options of the development necessary for infrastructure and to mitigate impacts typically follow the approach of:

- On-site infrastructure is managed by the developer.
- Stormwater fee may be implemented by City prior to final plat.
- All trunk fees (TLAC) and potential stormwater area charge will be due at the time of final plat.
- Off-site projects are typically managed by the by City (engineering, bidding and construction management) through an escrow.

The details of area fees, credits, and infrastructure financial commitments will be identified in the Developer Agreement, which is updated with each phase of the development



6.0 Conclusions and Recommendations

The following infrastructure improvements are feasible and necessary to manage the development. These improvements are consistent with similar requirements for other developments in Corcoran, and have shown to be necessary for managing the additional population:

Transportation

- CSAH 30/CR 116
 - Construct dedicated westbound right lane 300 feet in length.
- CR 116/Hunters Ridge/Oswald Farm
 - Previously programmed northbound and southbound left and right turn lane improvements will provide access at intersection.
 - Widen eastbound Oswald Farm and widen westbound Hunters Ridge to provide a 200 foot left turn lane and through / right lane.
- New CSAH 30 access
 - Construct a 300-foot eastbound left turn and westbound right turn lanes on CSAH 30. Construct southbound approach with 200-foot left turn and right turn lanes.

County will review their system as a responsibility of permitting the improvements and review during the EAW process to ensure the County system is adequate to handle increased volumes and patterns.

Sewer

- Sewer trunk will need to be extended from the City's Water Treatment Plant site and installed at inverts consistent with the City's 2040 Sewer Comprehensive Plan and shall be responsibility of Developer. Onsite alignment is currently within development roads, and these will be finalized during Construction Plan approval process.
 - ROW and easement needs are based on pipe depth, for example ROW is a minimum of 60 feet for any internal streets with trunk sewer at 30 feet, and combination of ROW and larger easement will be coordinated with City for sewer depths greater than 30 feet.
- A lateral will be extended to north property border within Hunter's Ridge Road for future connection of the existing development.
- Stub will be installed to east boundary of property along CR 116 for future service for Node NE 6 as shown in City NE Sewer Comprehensive Plan.



Water

- This development is contingent upon an operational NE Corcoran treatment plant and tower, unless an amendment to the existing Maple Grove water agreement is obtained.
- Both the Tower and Maple Grove connection can provide average day pressure in Hope Community Church's proposed 20-inch and 8-inch water main within an ideal range of 60-70 psi. Supply from Maple Grove will result in slightly less pressure.
- Construction of the water tower shows that target fire flows of 3,000 gpm can be provided to the Hope Community Church Development Area.
- Extend a 20-inch trunk water main to the tower from the treatment plant and also south from the tower to the CR-30 Right of Way.
- Loop the west property boundary with 8-inch lateral from Oswald Farm Way to Hope Road for redundancy and water quality, depending on timing and phasing of development.
- A dedicated lot for a future municipal well should be shown to provide a well site consistent with City water supply needs.
- Provide 20-foot easement and install the raw water line along CR 116 for municipal water supply.
- Provide 20-foot easement along CR30 for future raw water supply from the west.

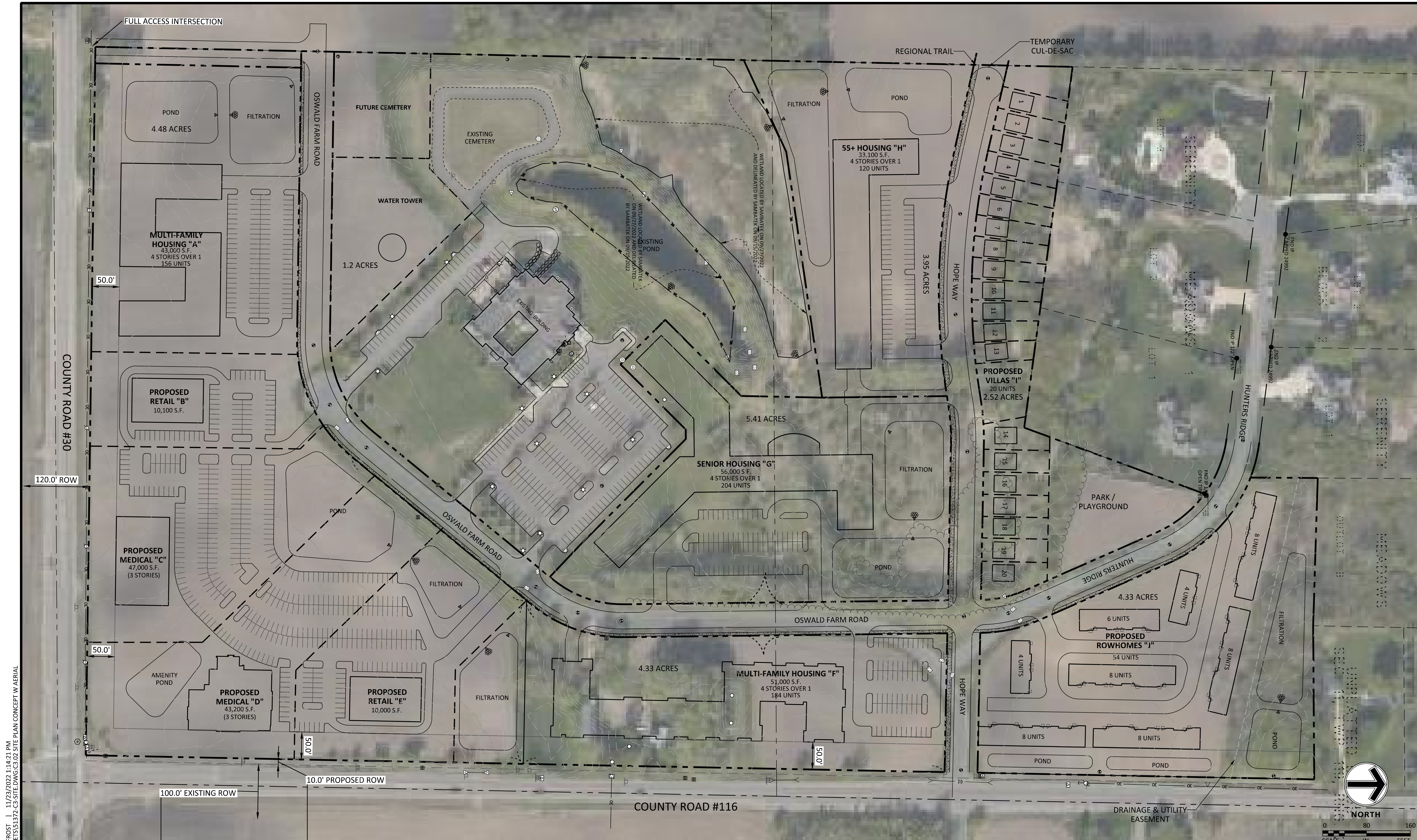
Water Resources

- City stormwater guidelines will be utilized (see Appendix C) that cover modeling and drainage items. These guidelines will be updated with the 2023 Engineering Standards update prior to final plat approval.
- A City stormwater area charge may be in place prior to final plat.
- Modeling and grading plan will be reviewed with the preliminary plat process and strategies for mitigation of offsite volume or conveyance impacts will be determined.
- Hope Development will be required to provide on-site stormwater management for offsite road improvements, where feasible.
- Drainage information shall be provided with existing conditions analysis of the site.



FIGURE

Site Plan



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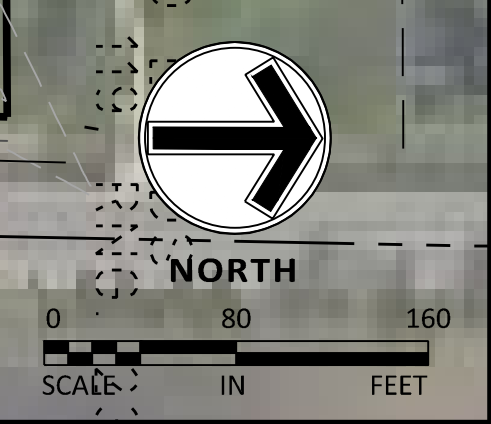
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: _____
 Date _____ License # _____

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| PRELIMINARY | DRAWN BY |
| DESIGN REVIEW | DESIGNED BY |
| PERMIT SUBMITTAL | CHECKED BY |
| CONSTRUCTION DOCUMENTS | PROJECT NO. |


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APPENDIX A

Sewer Comprehensive Plan System

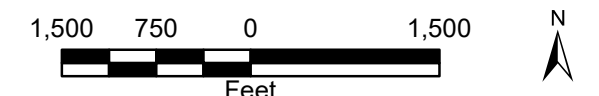
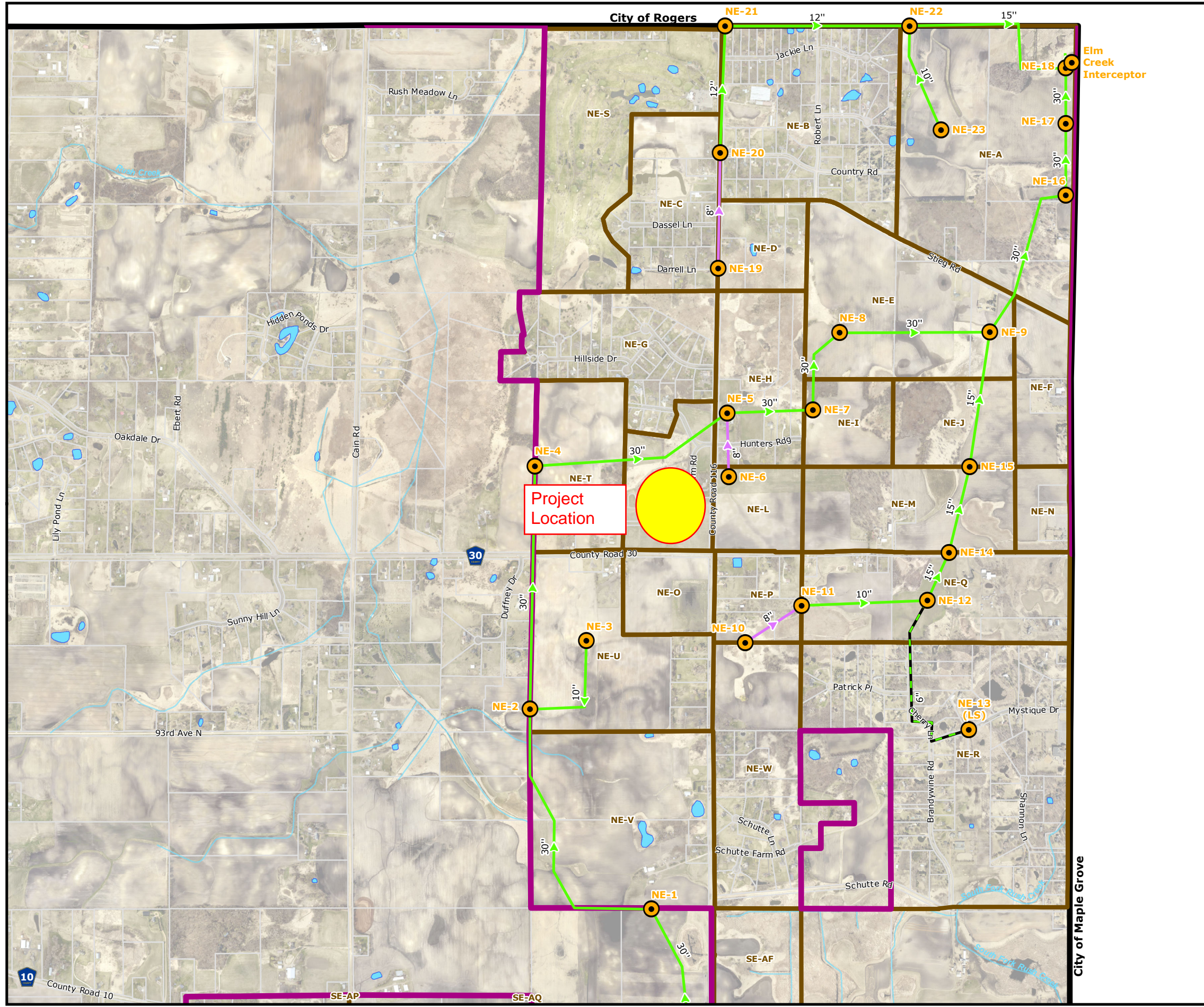


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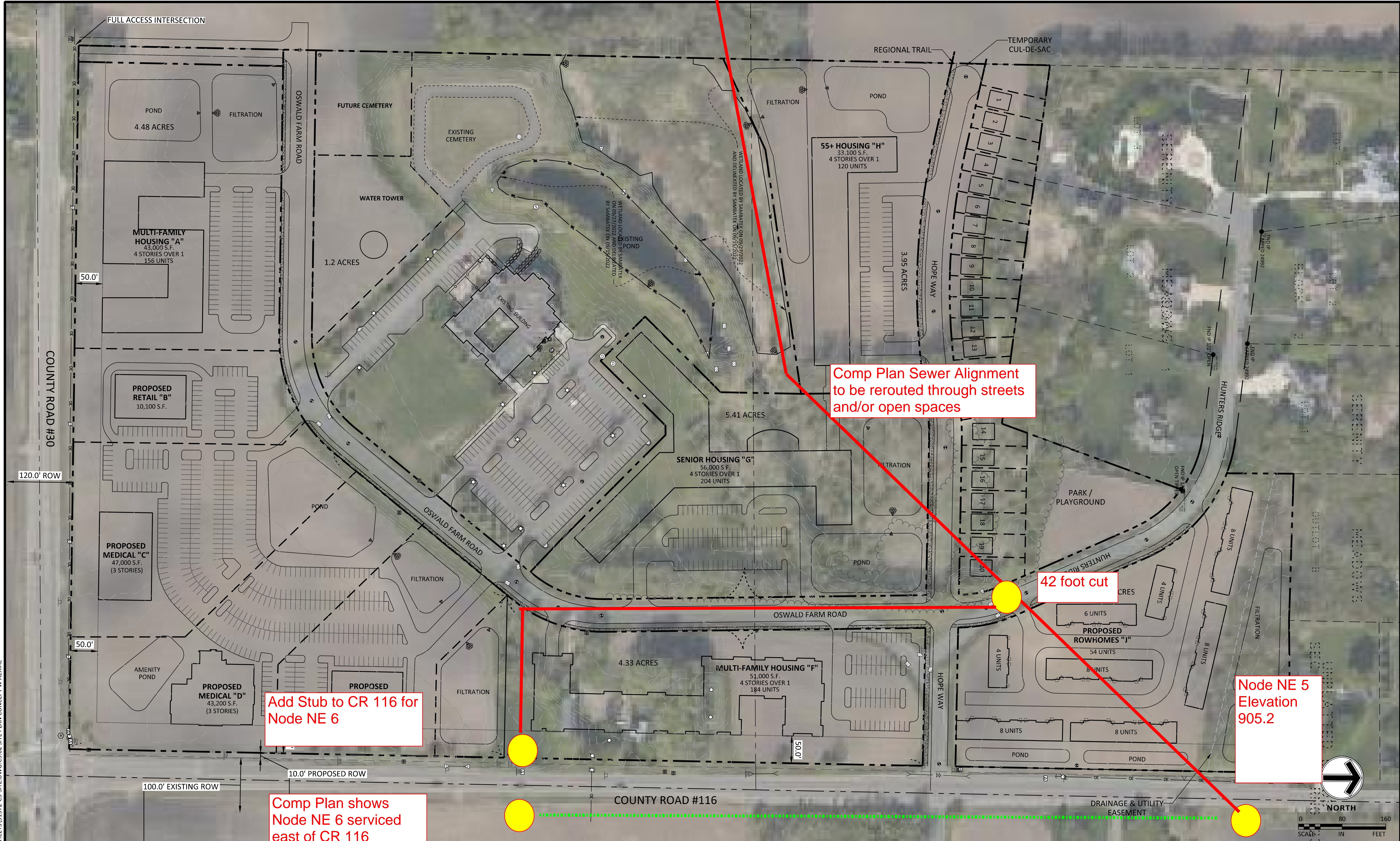
2040 COMPREHENSIVE PLAN

Map 7-2 Proposed Trunk Sanitary Sewer System - NE District

- Proposed Gravity
- Proposed Gravity (Lateral)
- Proposed Forcemain
- Sewer Nodes (LS) = Lift Station
- Sewer Subdistricts
- Municipal Boundary
- 2040 MUSA
- Parcel Boundaries
- Streams
- Lake/Open Water



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| | | | | | |

I hereby certify that this plan, specification, or report was 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.
 Print Name: _____
 Date _____ License # _____

| | |
|------------------------|-------------|
| PRELIMINARY | DRAWN BY |
| DESIGN REVIEW | DESIGNED BY |
| PERMIT SUBMITTAL | CHECKED BY |
| CONSTRUCTION DOCUMENTS | PROJECT NO. |



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 HOPE COMMUNITY CHURCH
 HOPE COMMUNITY CHURCH DEVELOPMENT PROJECT
 CORCORAN, MN

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Trunk Inverts from Comprehensive Plan

APPENDIX A - ULTIMATE TRUNK SYSTEM DESIGN

| From Point | To Point | Design Flow (mgd) | Existing/Proposed | Pipe Size (in) | Pipe Material | Length (ft) | Upstream | | | Average Slope (%) | Down-stream Elev (ft) | Capacity | | | | | Capacity to Design Flow Ratio |
|--------------------|-------------|-------------------|-------------------|----------------|---------------|-------------|---------------|------------------|--------------------|-------------------|-----------------------|---------------|-------------|----------------|-------------|-----------------------|-------------------------------|
| | | | | | | | Rim Elev (ft) | Invert Elev (ft) | Manhole Depth (ft) | | | Inlet Control | | Outlet Control | | Actual Capacity (mgd) | |
| NE DISTRICT | | | | | | | | | | | | | | | | | |
| NE-1 | NE-2 | 4.70 | Prop. | 30 | PVC | 4400 | 938 | 914.7 | 23 | 0.08 | 911.1 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.6 |
| NE-3 | NE-2 | 0.72 | Prop. | 10 | PVC | 2000 | 950 | 921.1 | 29 | 0.50 | 911.1 | 1.7 | 1.1 | 1.55 | 1.00 | 1.00 | 1.4 |
| NE-2 | NE-4 | 5.25 | Prop. | 30 | PVC | 4200 | 939 | 911.1 | 28 | 0.08 | 907.8 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.4 |
| NE-4 | NE-5 | 5.33 | Prop. | 30 | PVC | 3200 | 930 | 907.8 | 22 | 0.08 | 905.2 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.4 |
| NE-6 | NE-5 | 0.15 | Prop. | 8 | PVC | 1000 | 950 | 920.2 | 30 | 1.50 | 905.2 | 1.4 | 0.9 | 1.48 | 0.96 | 0.90 | 5.9 |
| NE-5 | NE-7 | 5.64 | Prop. | 30 | PVC | 1300 | 937 | 905.2 | 32 | 0.08 | 904.2 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.3 |
| NE-7 | NE-8 | 5.64 | Prop. | 30 | PVC | 1300 | 920 | 904.2 | 16 | 0.08 | 903.1 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.3 |
| NE-8 | NE-9 | 5.88 | Prop. | 30 | PVC | 3000 | 925 | 903.1 | 22 | 0.08 | 900.7 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.3 |
| NE-10 | NE-11 | 0.22 | Prop. | 8 | PVC | 1500 | 953 | 929.7 | 23 | 0.40 | 923.7 | 1.4 | 0.9 | 0.8 | 0.50 | 0.50 | 2.2 |
| NE-11 | NE-12 | 0.42 | Prop. | 10 | PVC | 2200 | 952 | 923.7 | 28 | 0.28 | 917.5 | 1.7 | 1.1 | 1.2 | 0.75 | 0.75 | 1.8 |
| NE-13 (LS) | NE-12 | 0.21 | Prop. FM | 6 | HDPE | 3000 | 936 | (905 LS) | (31 LS) | --- | 917.5 | --- | --- | --- | --- | 0.6 | 2.9 |
| NE-12 | NE-14 | 1.05 | Prop. | 15 | PVC | 1500 | 946 | 917.5 | 29 | 0.15 | 915.2 | 4.1 | 2.6 | 2.5 | 1.62 | 1.62 | 1.5 |
| NE-14 | NE-15 | 1.41 | Prop. | 15 | PVC | 1400 | 950 | 915.2 | 35 | 0.25 | 911.7 | 4.1 | 2.6 | 3.2 | 2.09 | 2.09 | 1.5 |
| NE-15 | NE-9 | 1.71 | Prop. | 15 | PVC | 2400 | 945 | 911.7 | 33 | 0.25 | 905.7 | 4.1 | 2.6 | 3.2 | 2.09 | 2.09 | 1.2 |
| NE-9 | NE-16 | 6.99 | Prop. | 30 | PVC | 2600 | 937 | 900.7 | 36 | 0.10 | 898.1 | 23.3 | 15.1 | 13.0 | 8.41 | 8.41 | 1.2 |
| NE-16 | NE-17 | 6.99 | Prop. | 30 | PVC | 1200 | 938 | 898.1 | 40 | 0.10 | 896.9 | 23.3 | 15.1 | 13.0 | 8.41 | 8.41 | 1.2 |
| NE-17 | NE-18 | 6.99 | Prop. | 30 | PVC | 800 | 933 | 896.9 | 36 | 1.00 | 888.9 | 23.3 | 15.1 | 41.1 | 26.6 | 15.1 | 2.2 |
| NE-19 | NE-20 | 0.12 | Prop. | 8 | PVC | 1800 | 919 | 912.4 | 7 | 0.40 | 905.2 | 1.4 | 0.9 | 0.77 | 0.50 | 0.50 | 4.1 |
| NE-20 | NE-21 | 0.68 | Prop. | 12 | PVC | 2000 | 931 | 905.2 | 26 | 0.22 | 900.8 | 2.2 | 1.4 | 1.68 | 1.08 | 1.08 | 1.6 |
| NE-21 | NE-22 | 0.68 | Prop. | 12 | PVC | 2800 | 925 | 900.8 | 24 | 0.22 | 894.6 | 2.2 | 1.4 | 1.68 | 1.08 | 1.08 | 1.6 |
| NE-23 | NE-22 | 0.71 | Prop. | 10 | PVC | 1500 | 928 | 907.1 | 21 | 0.50 | 899.6 | 1.7 | 1.1 | 1.6 | 1.00 | 1.00 | 1.4 |
| NE-22 | NE-18 | 1.30 | Prop. | 15 | PVC | 3200 | 918 | 894.6 | 23 | 0.15 | 889.8 | 4.1 | 2.6 | 2.51 | 1.62 | 1.62 | 1.2 |
| NE-18 | ECL | 7.67 | Ex. | 27 | PVC | 25 | 910 | 888.9 | 21 | 0.18 | 888.9 | 17.7 | 11.4 | 13.2 | 8.52 | 8.52 | 1.1 |

APPENDIX A - ULTIMATE TRUNK SYSTEM DESIGN

| From Point | To Point | Design Flow (mgd) | Existing/Proposed | Pipe Size (in) | Pipe Material | Length (ft) | Upstream | | | Average Slope (%) | Down-stream Elev (ft) | Capacity | | | | | Capacity to Design Flow Ratio |
|--------------------|-------------------------|-------------------|-------------------|----------------|---------------|-------------|---------------|------------------|--------------------|-------------------|-----------------------|---------------|------------|----------------|-------------|-----------------------|-------------------------------|
| | | | | | | | Rim Elev (ft) | Invert Elev (ft) | Manhole Depth (ft) | | | Inlet Control | | Outlet Control | | Actual Capacity (mgd) | |
| SE DISTRICT | | | | | | | | | | | | | | | | | |
| SE-A | M.G.¹ | 0.02 | Ex. | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| SE-36 (LS) | SE-37 | 0.72 | Prop. FM | 8 | HDPE | 8000 | 972 | (940 LS) | (32 LS) | --- | 964.6 | --- | --- | --- | --- | 1.1 | 1.5 |
| SE-37 | SE-1 | 0.72 | Prop. | 12 | PVC | 2000 | 980 | 964.6 | 15 | 0.22 | 960.2 | 2.2 | 1.4 | 1.7 | 1.08 | 1.08 | 1.5 |
| SE-1 | SE-2 | 1.14 | Prop. | 15 | PVC | 3500 | 985 | 960.2 | 25 | 0.30 | 949.7 | 4.1 | 2.6 | 3.5 | 2.29 | 2.29 | 2.0 |
| SE-2 | SE-3 | 1.24 | Prop. | 15 | PVC | 1800 | 980 | 949.7 | 30 | 0.25 | 945.2 | 4.1 | 2.6 | 3.2 | 2.09 | 2.09 | 1.7 |
| SE-3 | SE-4 | 1.28 | Prop. | 15 | PVC | 1800 | 968 | 945.2 | 23 | 0.15 | 942.5 | 4.1 | 2.6 | 2.5 | 1.62 | 1.62 | 1.3 |
| SE-4 | SE-5 | 1.48 | Prop. | 18 | PVC | 2000 | 970 | 942.5 | 28 | 0.15 | 939.5 | 6.2 | 4.0 | 4.1 | 2.64 | 2.64 | 1.8 |
| SE-6 | SE-5 | 0.11 | Prop. | 8 | PVC | 800 | 962 | 945.5 | 17 | 0.75 | 939.5 | 1.4 | 0.9 | 1.0 | 0.68 | 0.68 | 6.2 |
| SE-5 | SE-7 | 1.58 | Prop. | 18 | PVC | 2000 | 960 | 939.5 | 21 | 0.12 | 937.1 | 6.2 | 4.0 | 3.6 | 2.36 | 2.36 | 1.5 |
| SE-8 | SE-9 | 0.63 | Prop. | 10 | PVC | 3600 | 980 | 954.2 | 26 | 0.28 | 944.1 | 1.7 | 1.1 | 1.2 | 0.75 | 0.75 | 1.2 |
| SE-9 | SE-7 | 0.63 | Prop. | 12 | PVC | 3200 | 964 | 944.1 | 20 | 0.22 | 937.1 | 2.2 | 1.4 | 1.7 | 1.08 | 1.08 | 1.7 |
| SE-7 | SE-10 | 2.23 | Ex. | 18 | PVC | 685 | 958 | 937.1 | 21 | 0.19 | 935.8 | 6.2 | 4.0 | 4.6 | 2.97 | 2.97 | 1.3 |
| SE-10 | SE-11 | 2.23 | Prop. | 18 | PVC | 1000 | 966 | 935.8 | 30 | 0.44 | 931.4 | 6.2 | 4.0 | 7.0 | 4.52 | 4.00 | 1.8 |
| SE-11 | SE-12 | 2.56 | Prop. | 18 | PVC | 2200 | 946 | 931.4 | 15 | 0.20 | 927.0 | 6.2 | 4.0 | 4.7 | 3.04 | 3.04 | 1.2 |
| SE-13 | SE-14 | 0.43 | Prop. | 10 | PVC | 1500 | 960 | 939.7 | 20 | 0.28 | 935.5 | 1.7 | 1.1 | 1.2 | 0.75 | 0.75 | 1.7 |
| SE-14 | SE-15 | 1.41 | Prop. | 15 | PVC | 2500 | 950 | 935.5 | 14 | 0.15 | 931.8 | 4.1 | 2.6 | 2.5 | 1.62 | 1.62 | 1.2 |
| SE-15 | SE-12 | 1.65 | Prop. | 18 | PVC | 4000 | 944 | 931.8 | 12 | 0.12 | 927.0 | 6.2 | 4.0 | 3.6 | 2.36 | 2.36 | 1.4 |
| SE-16 | SE-17 | 0.10 | Prop. | 8 | PVC | 1400 | 948 | 937.6 | 10 | 0.40 | 932.0 | 1.4 | 0.9 | 0.8 | 0.50 | 0.50 | 4.7 |
| SE-17 | SE-12 | 0.40 | Prop. | 10 | PVC | 1800 | 940 | 932.0 | 8 | 0.28 | 927.0 | 1.7 | 1.1 | 1.2 | 0.75 | 0.75 | 1.9 |
| SE-12 | SE-18 | 4.35 | Prop. | 30 | PVC | 3000 | 941 | 927.0 | 14 | 0.08 | 917.2 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.7 |
| SE-18 | NE-1 | 4.37 | Prop. | 30 | PVC | 3200 | 940 | 917.2 | 23 | 0.08 | 914.7 | 23.3 | 15.1 | 11.6 | 7.52 | 7.52 | 1.7 |
| SE-19 | SE-20 | 0.27 | Prop. | 8 | PVC | 3000 | 1000 | 975.0 | 25 | 0.45 | 961.5 | 1.4 | 0.9 | 0.8 | 0.53 | 0.53 | 2.0 |
| SE-21 | SE-20 | 0.69 | Prop. | 12 | PVC | 1200 | 988 | 964.1 | 24 | 0.22 | 961.5 | 2.2 | 1.4 | 1.7 | 1.08 | 1.08 | 1.6 |
| SE-20 | SE-22 | 0.90 | Prop. | 12 | PVC | 3000 | 994 | 961.5 | 33 | 0.40 | 949.5 | 2.2 | 1.4 | 2.3 | 1.46 | 1.40 | 1.6 |
| SE-23 | SE-22 | 0.96 | Ex. | 15 | PVC | 2550 | 966 | 958.5 | 8 | 0.35 | 949.5 | 4.1 | 2.6 | 3.8 | 2.49 | 2.49 | 2.6 |
| SE-22 | SE-24 | 1.71 | Ex. | 15 | PVC | 1700 | 974 | 949.5 | 25 | 0.42 | 942.4 | 4.1 | 2.6 | 4.2 | 2.71 | 2.60 | 1.5 |
| SE-24 | MICES LS | 2.20 | Ex. | 15 | PVC | 2550 | 970 | 942.4 | 28 | 0.44 | 931.2 | 4.1 | 2.6 | 4.3 | 2.77 | 2.60 | 1.2 |

APPENDIX B

NE Water System



CITY OF CORCORAN

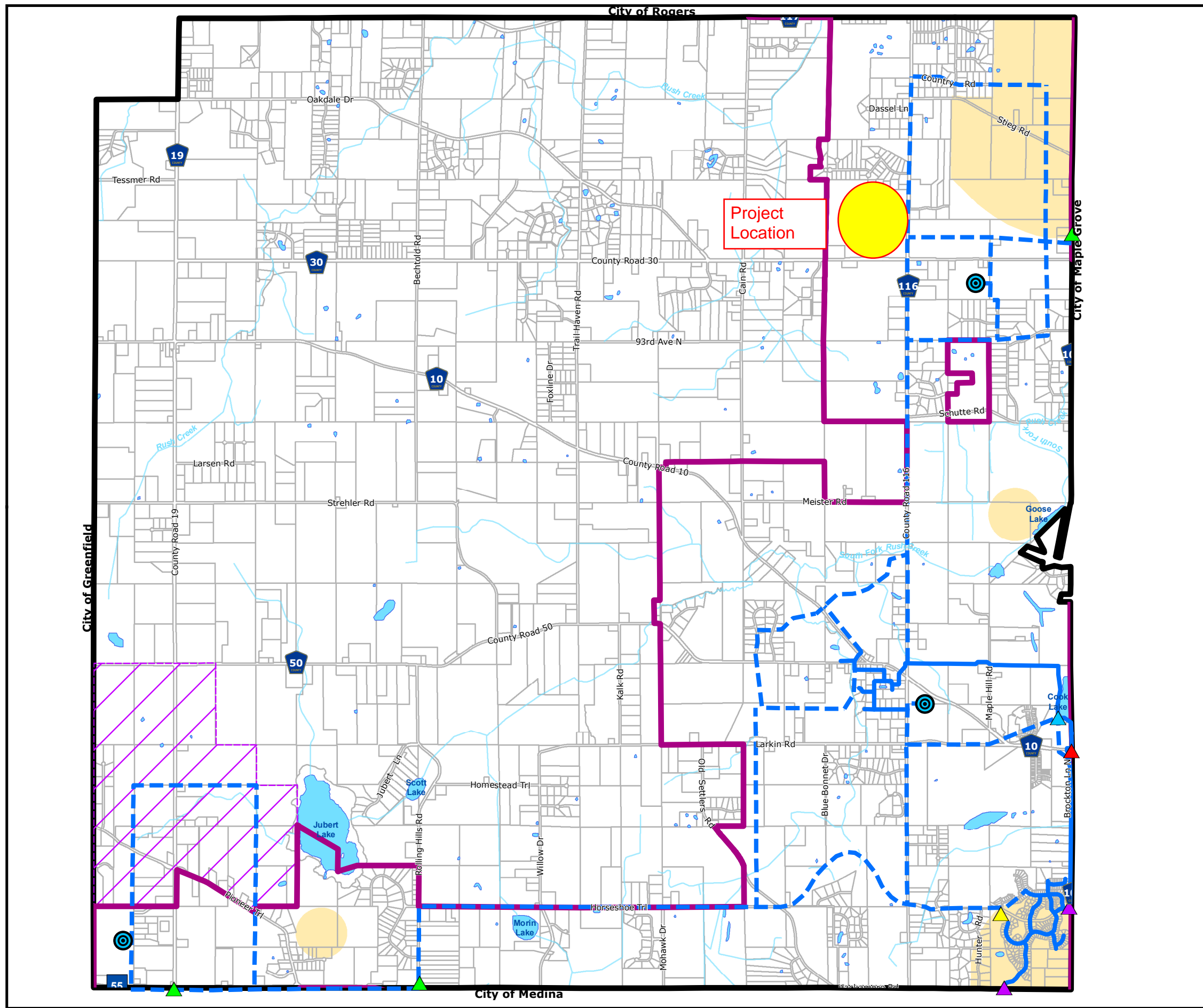
2040 COMPREHENSIVE PLAN

Map 9-2 Trunk Water System

- Existing Watermain
- Proposed Watermain
- Potential Water Tower Locations
- Existing Supply Connection with Neighboring Communities
- Proposed Supply Connection with Neighboring Communities
- Emergency Connection with Neighboring Communities (Normally Closed)
- Potential Water Storage
- Potential Booster Station
- Potential Future Well Exploration Areas
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water



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Water Modeling Results

Table 1
Water Model Results
Scenario 1 - Tower On, Maple Grove Off

| Node Label | Elevation (ft) | Average Day Demand | | | Maximum Day Demand | | | | Peak Hour Demand | | |
|-------------|----------------|--------------------|-----------------|----------------|--------------------|----------------------|----------------|-----------------------------|------------------|----------------------|----------------|
| | | Demand (gpm) | Hydraulic Grade | Pressure (psi) | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) | Fire Flow (Available) (gpm) | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) |
| Maple Grove | 942 | 0 | 1,105 | 70.5 | 0 | 1,100 | 68.2 | 3,073 | 0 | 1,099 | 67.7 |
| J-95 | 943 | 3.6 | 1,105 | 70.1 | 10.8 | 1,100 | 67.7 | 3,175 | 21.6 | 1,099 | 67.3 |
| J-96 | 945 | 1.6 | 1,105 | 69.2 | 4.8 | 1,100 | 66.9 | 4,251 | 9.6 | 1,099 | 66.4 |
| J-100 | 941 | 0 | 1,105 | 70.9 | 0 | 1,100 | 68.6 | 4,791 | 0 | 1,099 | 68.2 |
| J-101 | 947 | 0 | 1,105 | 68.3 | 0 | 1,100 | 66.1 | 5,000 | 0 | 1,099 | 65.8 |
| J-102 | 953 | 4.8 | 1,105 | 65.7 | 14.4 | 1,100 | 63.5 | 5,000 | 28.8 | 1,099 | 63.2 |
| J-94 | 952 | 3.4 | 1,105 | 66.2 | 10.2 | 1,100 | 63.9 | 3,073 | 20.4 | 1,099 | 63.4 |
| J-103 | 946 | 1.4 | 1,105 | 68.8 | 4.2 | 1,100 | 66.5 | 3,175 | 8.4 | 1,099 | 66 |
| J-158 | 943 | 4.2 | 1,105 | 70.1 | 12.6 | 1,100 | 67.8 | 5,000 | 25.2 | 1,099 | 67.5 |
| J-182 | 930 | 0 | 1,105 | 75.7 | 0 | 1,100 | 73.5 | 5,000 | 0 | 1,099 | 73.3 |
| J-183 | 940 | 0 | 1,105 | 71.4 | 0 | 1,100 | 69.2 | 5,000 | 0 | 1,099 | 69 |
| J-185 | 941 | 3.4 | 1,105 | 70.9 | 10.2 | 1,100 | 68.7 | 5,000 | 20.4 | 1,099 | 68.3 |
| J-186 | 927 | 3 | 1,105 | 77 | 9 | 1,100 | 74.7 | 5,000 | 18 | 1,099 | 74.4 |
| J-187 | 926 | 0 | 1,105 | 77.4 | 0 | 1,100 | 75.1 | 5,000 | 0 | 1,099 | 74.7 |
| J-188 | 940 | 0 | 1,105 | 71.4 | 0 | 1,100 | 69.1 | 4,924 | 0 | 1,099 | 68.7 |
| J-189 | 946 | 4.2 | 1,105 | 68.8 | 12.6 | 1,100 | 66.5 | 4,208 | 25.2 | 1,099 | 66 |
| J-190 | 944 | 2.8 | 1,105 | 69.6 | 8.4 | 1,100 | 67.3 | 4,970 | 16.8 | 1,099 | 66.9 |
| J-191 | 947 | 5.2 | 1,105 | 68.3 | 15.6 | 1,100 | 66 | 4,375 | 31.2 | 1,099 | 65.6 |
| J-192 | 946 | 3.2 | 1,105 | 68.8 | 9.6 | 1,100 | 66.5 | 4,701 | 19.2 | 1,099 | 66 |
| J-245 | 945 | 4.2 | 1,105 | 69.2 | 12.6 | 1,100 | 66.9 | 2,178 | 25.2 | 1,099 | 66.4 |
| J-246 | 938 | 0 | 1,105 | 72.2 | 0 | 1,100 | 69.9 | 1,772 | 0 | 1,099 | 69.5 |
| J-247 | 942 | 1.8 | 1,105 | 70.5 | 5.4 | 1,100 | 68.2 | 3,336 | 10.8 | 1,099 | 67.7 |
| J-248 | 950 | 3.2 | 1,105 | 67 | 9.6 | 1,100 | 64.7 | 3,097 | 19.2 | 1,099 | 64.3 |
| J-249 | 945.5 | 2.2 | 1,105 | 69 | 6.6 | 1,100 | 66.7 | 3,472 | 13.2 | 1,099 | 66.2 |
| J-254 | 950 | 0 | 1,105 | 67.1 | 0 | 1,100 | 64.8 | 5,000 | 0 | 1,100 | 64.7 |
| J-261 | 946 | 22.1 | 1,105 | 68.8 | 66.2 | 1,100 | 66.5 | 2,562 | 132.4 | 1,099 | 66.2 |
| J-262 | 952 | 8.6 | 1,105 | 66.2 | 25.8 | 1,100 | 64 | 3,255 | 51.6 | 1,099 | 63.8 |
| J-263 | 950.3 | 56.8 | 1,105 | 66.9 | 170.4 | 1,100 | 64.7 | 5,000 | 340.8 | 1,100 | 64.6 |
| J-264 | 952 | 25.8 | 1,105 | 66.2 | 77.5 | 1,100 | 64 | 5,000 | 155.1 | 1,100 | 64 |
| J-265 | 952.2 | 9.2 | 1,105 | 66.1 | 27.6 | 1,100 | 63.9 | 5,000 | 51.6 | 1,100 | 63.8 |
| J-267 | 953 | 0 | 1,105 | 65.8 | 0 | 1,100 | 63.6 | 5,000 | 0 | 1,100 | 63.6 |
| J-271 | 943 | 5 | 1,105 | 70.1 | 15 | 1,100 | 67.8 | 3,825 | 30 | 1,099 | 67.3 |
| J-272 | 943 | 4.4 | 1,105 | 70.1 | 13.2 | 1,100 | 67.8 | 3,963 | 26.4 | 1,099 | 67.3 |
| J-273 | 944 | 3.8 | 1,105 | 69.6 | 11.4 | 1,100 | 67.3 | 4,106 | 22.8 | 1,099 | 66.9 |
| J-274 | 945 | 3 | 1,105 | 69.2 | 9 | 1,100 | 66.9 | 5,000 | 18 | 1,099 | 66.5 |
| J-275 | 946 | 3.8 | 1,105 | 68.8 | 11.4 | 1,100 | 66.5 | 4,658 | 22.8 | 1,099 | 66.1 |
| J-276 | 942 | 0 | 1,105 | 70.5 | 0 | 1,100 | 68.2 | 4,783 | 0 | 1,099 | 67.8 |
| J-277 | 944 | 2.2 | 1,105 | 69.6 | 6.6 | 1,100 | 67.3 | 2,979 | 13.2 | 1,099 | 66.9 |
| J-278 | 943 | 0 | 1,105 | 70.1 | 0 | 1,100 | 67.8 | 4,324 | 0 | 1,099 | 67.4 |
| J-279 | 947 | 2 | 1,105 | 68.3 | 6 | 1,100 | 66 | 3,191 | 12 | 1,099 | 65.7 |
| J-280 | 940 | 0 | 1,105 | 71.4 | 0 | 1,100 | 69.1 | 4,473 | 0 | 1,099 | 68.7 |
| J-281 | 945 | 3.6 | 1,105 | 69.2 | 10.8 | 1,100 | 66.9 | 5,000 | 21.6 | 1,099 | 66.6 |
| J-282 | 935 | 2.6 | 1,105 | 73.5 | 7.8 | 1,100 | 71.3 | 3,342 | 15.6 | 1,099 | 71 |
| J-283 | 932 | 0 | 1,105 | 74.8 | 0 | 1,100 | 72.5 | 5,000 | 0 | 1,099 | 72.2 |
| J-284 | 938 | 5 | 1,105 | 72.2 | 15 | 1,100 | 69.9 | 4,497 | 30 | 1,099 | 69.5 |
| J-285 | 944 | 4.6 | 1,105 | 69.6 | 13.8 | 1,100 | 67.4 | 5,000 | 27.6 | 1,099 | 67.1 |
| J-286 | 953 | 3.2 | 1,105 | 65.7 | 9.6 | 1,100 | 63.5 | 5,000 | 19.2 | 1,099 | 63.2 |
| J-287 | 950 | 2.8 | 1,105 | 67 | 8.4 | 1,100 | 64.8 | 2,731 | 16.8 | 1,099 | 64.5 |

Table 2
Water Model Results
Scenario 2 - Tower Off, Maple Grove On

| Node Label | Elevation (ft) | Average Day Demand | | | Maximum Day Demand | | | | Peak Hour Demand | | |
|-------------|----------------|--------------------|----------------------|----------------|--------------------|----------------------|----------------|-----------------------------|------------------|----------------------|----------------|
| | | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) | Fire Flow (Available) (gpm) | Demand (gpm) | Hydraulic Grade (ft) | Pressure (psi) |
| Maple Grove | 942 | 0 | 1,093 | 65.3 | 0 | 1,092 | 65 | 5,000 | 0 | 1,090 | 64.2 |
| J-95 | 943 | 3.6 | 1,093 | 64.8 | 10.8 | 1,092 | 64.3 | 5,000 | 21.6 | 1,088 | 62.8 |
| J-96 | 945 | 1.6 | 1,093 | 63.8 | 4.8 | 1,090 | 62.6 | 3,190 | 9.6 | 1,081 | 59 |
| J-100 | 941 | 0 | 1,093 | 65.5 | 0 | 1,089 | 64.1 | 2,775 | 0 | 1,079 | 59.9 |
| J-101 | 947 | 0 | 1,092 | 62.9 | 0 | 1,088 | 61.1 | 2,382 | 0 | 1,076 | 55.8 |
| J-102 | 953 | 4.8 | 1,092 | 60.3 | 14.4 | 1,088 | 58.5 | 2,342 | 28.8 | 1,076 | 53.2 |
| J-94 | 952 | 3.4 | 1,093 | 60.9 | 10.2 | 1,092 | 60.6 | 5,000 | 20.4 | 1,089 | 59.4 |
| J-103 | 946 | 1.4 | 1,093 | 63.5 | 4.2 | 1,092 | 63 | 5,000 | 8.4 | 1,088 | 61.5 |
| J-158 | 943 | 4.2 | 1,092 | 64.6 | 12.6 | 1,088 | 62.8 | 2,292 | 25.2 | 1,076 | 57.5 |
| J-182 | 930 | 0 | 1,092 | 70.2 | 0 | 1,088 | 68.4 | 2,281 | 0 | 1,075 | 62.9 |
| J-183 | 940 | 0 | 1,092 | 65.9 | 0 | 1,088 | 64.1 | 2,274 | 0 | 1,075 | 58.6 |
| J-185 | 941 | 3.4 | 1,092 | 65.5 | 10.2 | 1,088 | 63.8 | 2,445 | 20.4 | 1,076 | 58.6 |
| J-186 | 927 | 3 | 1,092 | 71.6 | 9 | 1,089 | 69.9 | 2,521 | 18 | 1,077 | 64.9 |
| J-187 | 926 | 0 | 1,092 | 72 | 0 | 1,089 | 70.5 | 2,650 | 0 | 1,078 | 65.9 |
| J-188 | 940 | 0 | 1,092 | 66 | 0 | 1,089 | 64.5 | 2,731 | 0 | 1,079 | 60.2 |
| J-189 | 946 | 4.2 | 1,093 | 63.4 | 12.6 | 1,090 | 62.2 | 3,251 | 25.2 | 1,081 | 58.6 |
| J-190 | 944 | 2.8 | 1,092 | 64.2 | 8.4 | 1,089 | 62.6 | 2,613 | 16.8 | 1,078 | 57.8 |
| J-191 | 947 | 5.2 | 1,092 | 62.9 | 15.6 | 1,089 | 61.3 | 2,473 | 31.2 | 1,077 | 56.5 |
| J-192 | 946 | 3.2 | 1,092 | 63.4 | 9.6 | 1,089 | 61.8 | 2,700 | 19.2 | 1,078 | 57.3 |
| J-245 | 945 | 4.2 | 1,093 | 63.8 | 12.6 | 1,090 | 62.6 | 1,886 | 25.2 | 1,081 | 59 |
| J-246 | 938 | 0 | 1,093 | 66.9 | 0 | 1,090 | 65.7 | 1,578 | 0 | 1,081 | 62 |
| J-247 | 942 | 1.8 | 1,093 | 65.2 | 5.4 | 1,091 | 64.6 | 4,824 | 10.8 | 1,087 | 62.6 |
| J-248 | 950 | 3.2 | 1,093 | 61.8 | 9.6 | 1,091 | 61 | 3,910 | 19.2 | 1,086 | 58.9 |
| J-249 | 945.5 | 2.2 | 1,093 | 63.7 | 6.6 | 1,091 | 62.9 | 4,350 | 13.2 | 1,086 | 60.6 |
| J-254 | 950 | 0 | 1,092 | 61.6 | 0 | 1,088 | 59.7 | 2,264 | 0 | 1,075 | 54.2 |
| J-261 | 946 | 22.1 | 1,092 | 63.3 | 66.2 | 1,088 | 61.4 | 1,582 | 132.4 | 1,075 | 55.7 |
| J-262 | 952 | 8.6 | 1,092 | 60.7 | 25.8 | 1,088 | 58.9 | 1,732 | 51.6 | 1,075 | 53.3 |
| J-263 | 950.3 | 56.8 | 1,092 | 61.5 | 170.4 | 1,088 | 59.6 | 2,258 | 340.8 | 1,075 | 54.1 |
| J-264 | 952 | 25.8 | 1,092 | 60.7 | 77.5 | 1,088 | 58.9 | 2,233 | 155.1 | 1,075 | 53.3 |
| J-265 | 952.2 | 9.2 | 1,092 | 60.6 | 27.6 | 1,088 | 58.8 | 2,243 | 51.6 | 1,075 | 53.2 |
| J-267 | 953 | 0 | 1,092 | 60.3 | 0 | 1,088 | 58.4 | 2,223 | 0 | 1,075 | 52.9 |
| J-271 | 943 | 5 | 1,093 | 64.7 | 15 | 1,090 | 63.7 | 3,647 | 30 | 1,083 | 60.7 |
| J-272 | 943 | 4.4 | 1,092 | 64.7 | 13.2 | 1,089 | 63.1 | 2,460 | 26.4 | 1,078 | 58.4 |
| J-273 | 944 | 3.8 | 1,092 | 64.2 | 11.4 | 1,089 | 62.6 | 2,448 | 22.8 | 1,077 | 57.8 |
| J-274 | 945 | 3 | 1,092 | 63.8 | 9 | 1,089 | 62.1 | 2,524 | 18 | 1,077 | 57.1 |
| J-275 | 946 | 3.8 | 1,092 | 63.3 | 11.4 | 1,088 | 61.6 | 2,344 | 22.8 | 1,077 | 56.5 |
| J-276 | 942 | 0 | 1,092 | 65.1 | 0 | 1,089 | 63.4 | 2,443 | 0 | 1,077 | 58.3 |
| J-277 | 944 | 2.2 | 1,092 | 64.2 | 6.6 | 1,089 | 62.5 | 1,967 | 13.2 | 1,077 | 57.5 |
| J-278 | 943 | 0 | 1,092 | 64.6 | 0 | 1,088 | 62.9 | 2,298 | 0 | 1,077 | 57.9 |
| J-279 | 947 | 2 | 1,092 | 62.9 | 6 | 1,088 | 61.2 | 2,000 | 12 | 1,077 | 56.1 |
| J-280 | 940 | 0 | 1,092 | 65.9 | 0 | 1,088 | 64.2 | 2,358 | 0 | 1,077 | 59.1 |
| J-281 | 945 | 3.6 | 1,092 | 63.8 | 10.8 | 1,088 | 62 | 2,411 | 21.6 | 1,076 | 56.7 |
| J-282 | 935 | 2.6 | 1,092 | 68.1 | 7.8 | 1,088 | 66.3 | 2,029 | 15.6 | 1,076 | 61.1 |
| J-283 | 932 | 0 | 1,092 | 69.4 | 0 | 1,089 | 67.8 | 2,579 | 0 | 1,078 | 63 |
| J-284 | 938 | 5 | 1,092 | 66.8 | 15 | 1,089 | 65.2 | 2,526 | 30 | 1,077 | 60.2 |
| J-285 | 944 | 4.6 | 1,092 | 64.2 | 13.8 | 1,088 | 62.4 | 2,377 | 27.6 | 1,076 | 57.1 |
| J-286 | 953 | 3.2 | 1,092 | 60.3 | 9.6 | 1,088 | 58.5 | 2,296 | 19.2 | 1,076 | 53.2 |
| J-287 | 950 | 2.8 | 1,092 | 61.6 | 8.4 | 1,088 | 59.8 | 1,712 | 16.8 | 1,076 | 54.5 |

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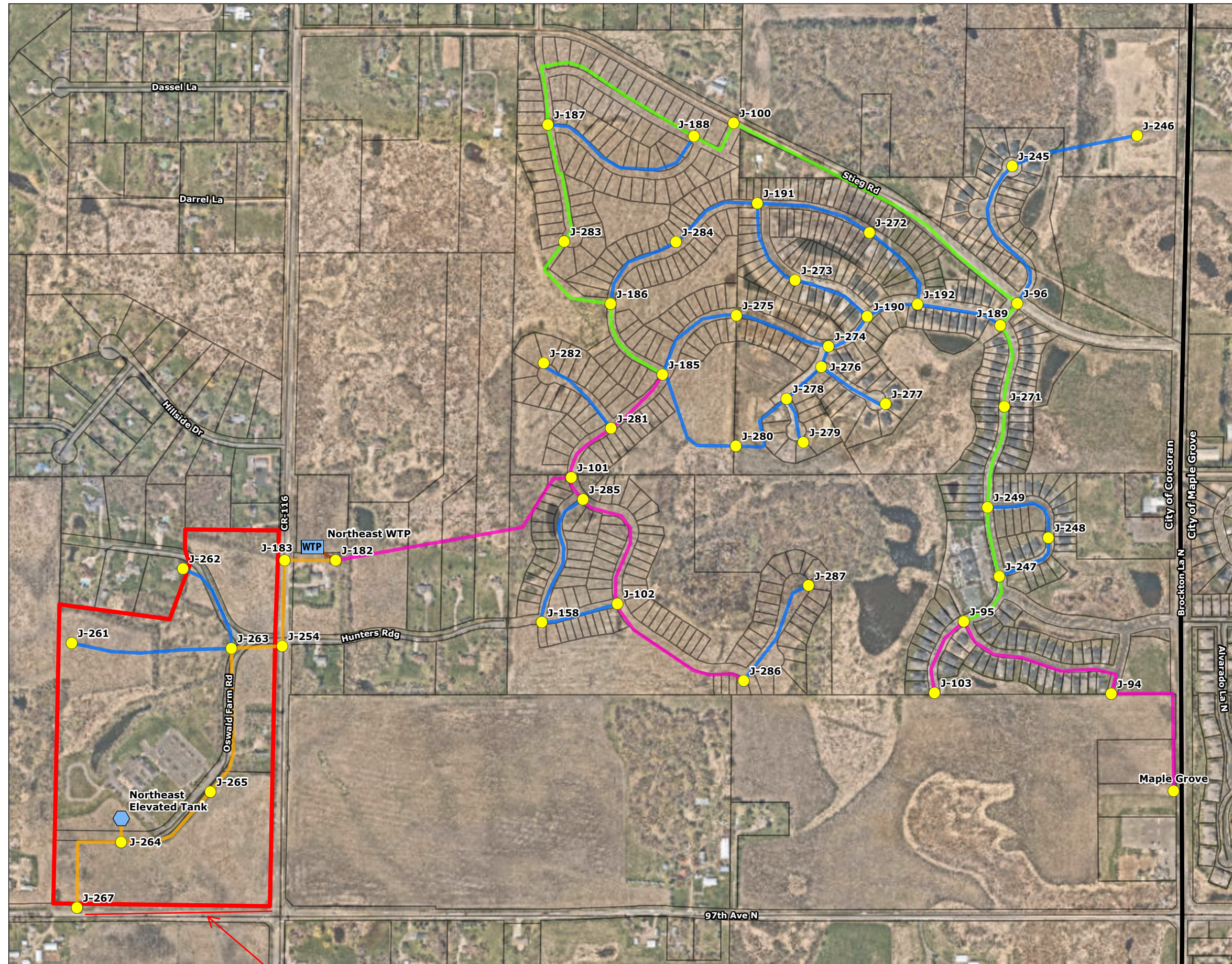


Figure No.

1

Title
Pipe Network

Client/Project
City of Corcoran
Hope Church Development

193806102

Project Location
T119N, R23W, S11
Corcoran, Hennepin Co., MN

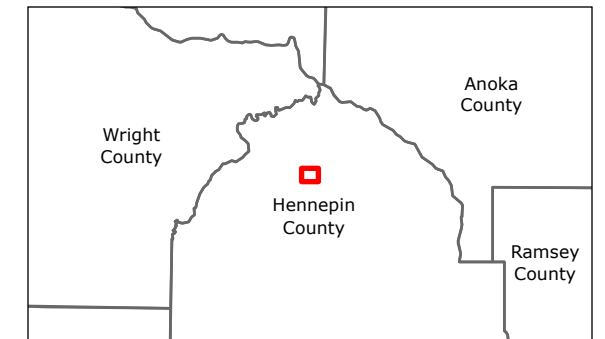
Prepared by BS on 2023-03-30



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Legend

- County Parcels
- Municipal Boundaries
- Hope Community Church
- Development Location
- Water System Facility**
- Water Treatment Plant
- Storage Tank
- Junction
- Water Main Diameter**
- 8 Inch
- 12 Inch
- 16 Inch
- 20 Inch
- 24 Inch



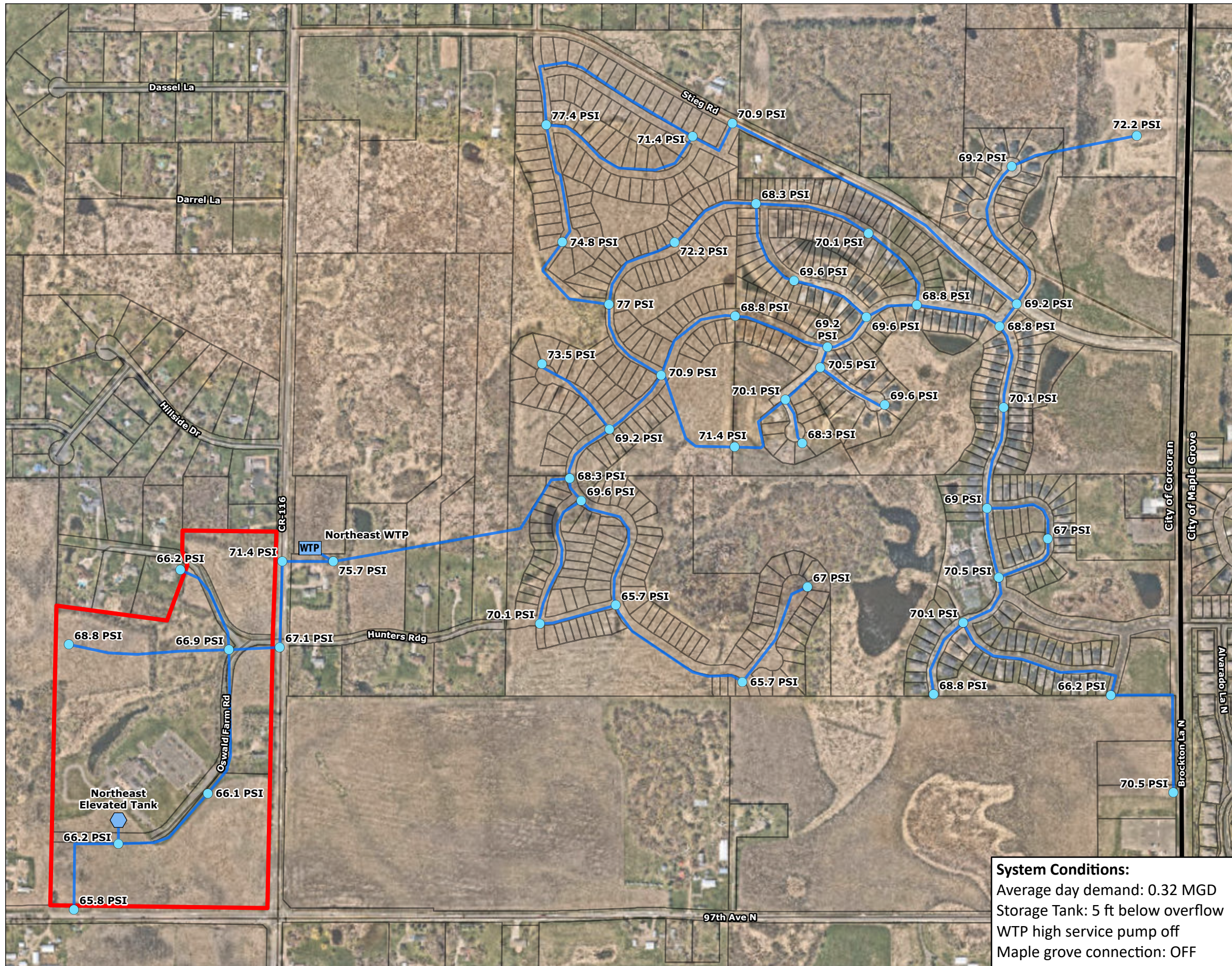
Notes
1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
2. Data Sources: Hennepin County
3. Background: Hennepin County 2020 Imagery



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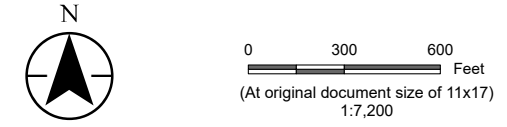
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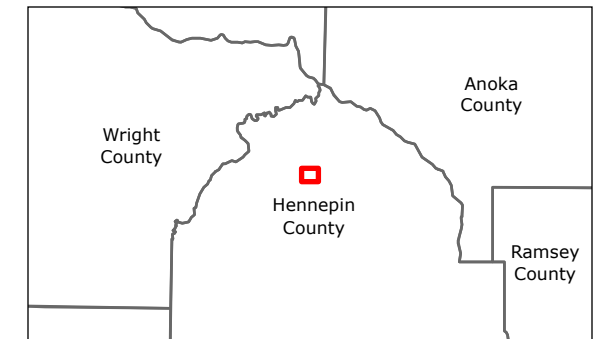


System Conditions:
 Average day demand: 0.32 MGD
 Storage Tank: 5 ft below overflow
 WTP high service pump off
 Maple grove connection: OFF

Figure No. **2**
 Title **Average Day Water Distribution System Pressure: Tower On**
 Client/Project City of Corcoran Hope Church Development
 Project Location T119N, R23W, S11 Corcoran, Hennepin Co., MN
 Prepared by BS on 2023-03-30



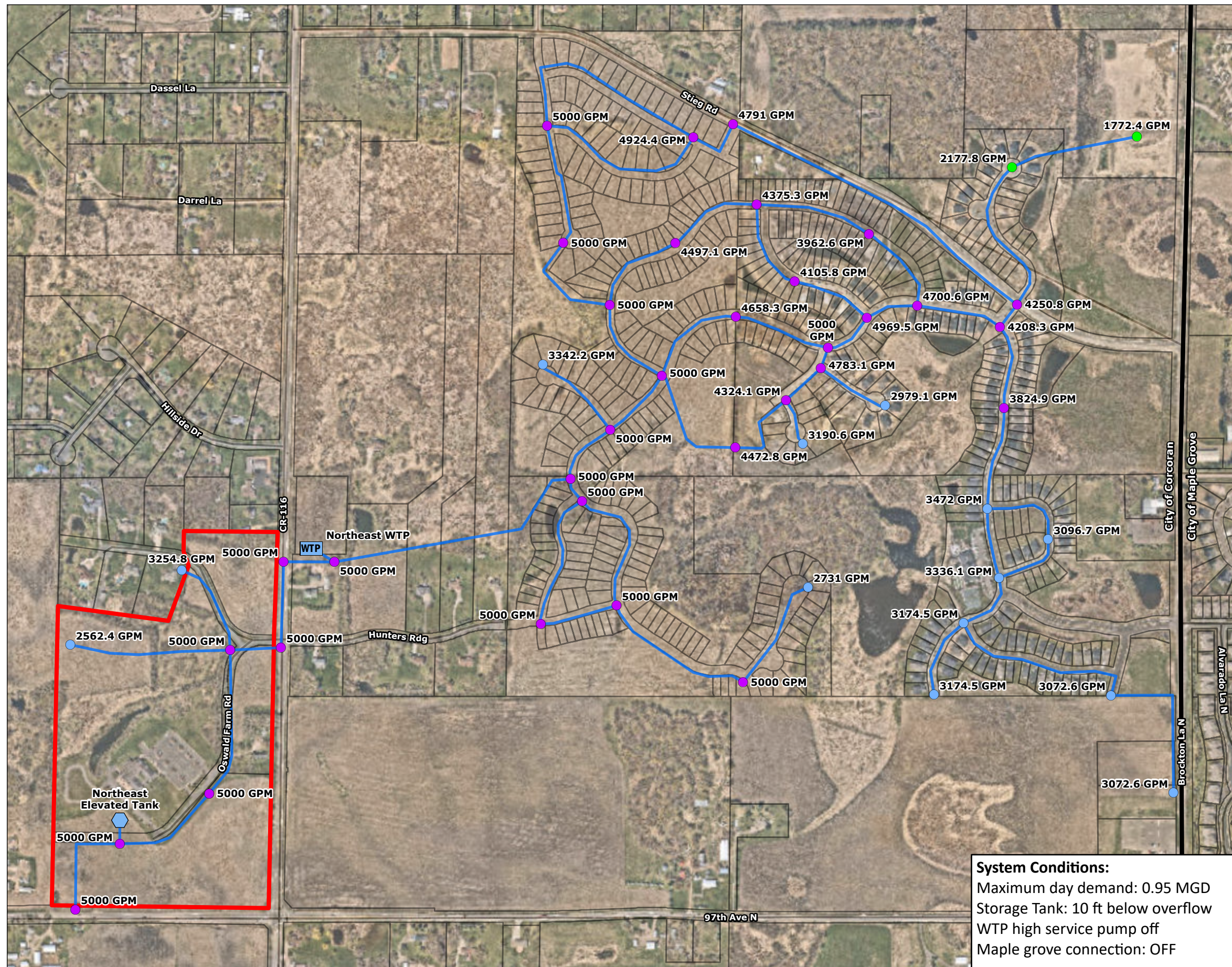
- Legend**
- County Parcels
 - Municipal Boundaries
 - Hope Community Church Development Location
- Water System Facility**
- WTP Water Treatment Plant
 - Storage Tank
 - Water Main
- Water System Pressure**
- < 35 PSI
 - 35-50 PSI
 - 50-65 PSI
 - 65-80 PSI
 - 80-95 PSI
 - >95 PSI



Notes
 1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
 2. Data Sources: Hennepin County
 3. Background: Hennepin County 2020 Imagery

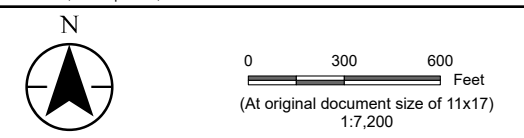


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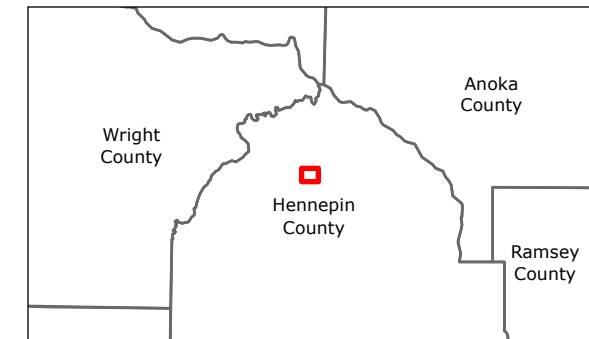


System Conditions:
 Maximum day demand: 0.95 MGD
 Storage Tank: 10 ft below overflow
 WTP high service pump off
 Maple grove connection: OFF

Figure No. **3**
 Title **Maximum Day Available Fire Flow: Tower On**
 Client/Project City of Corcoran Hope Church Development 193806102
 Project Location T119N, R23W, S11 Corcoran, Hennepin Co., MN Prepared by BS on 2023-03-30



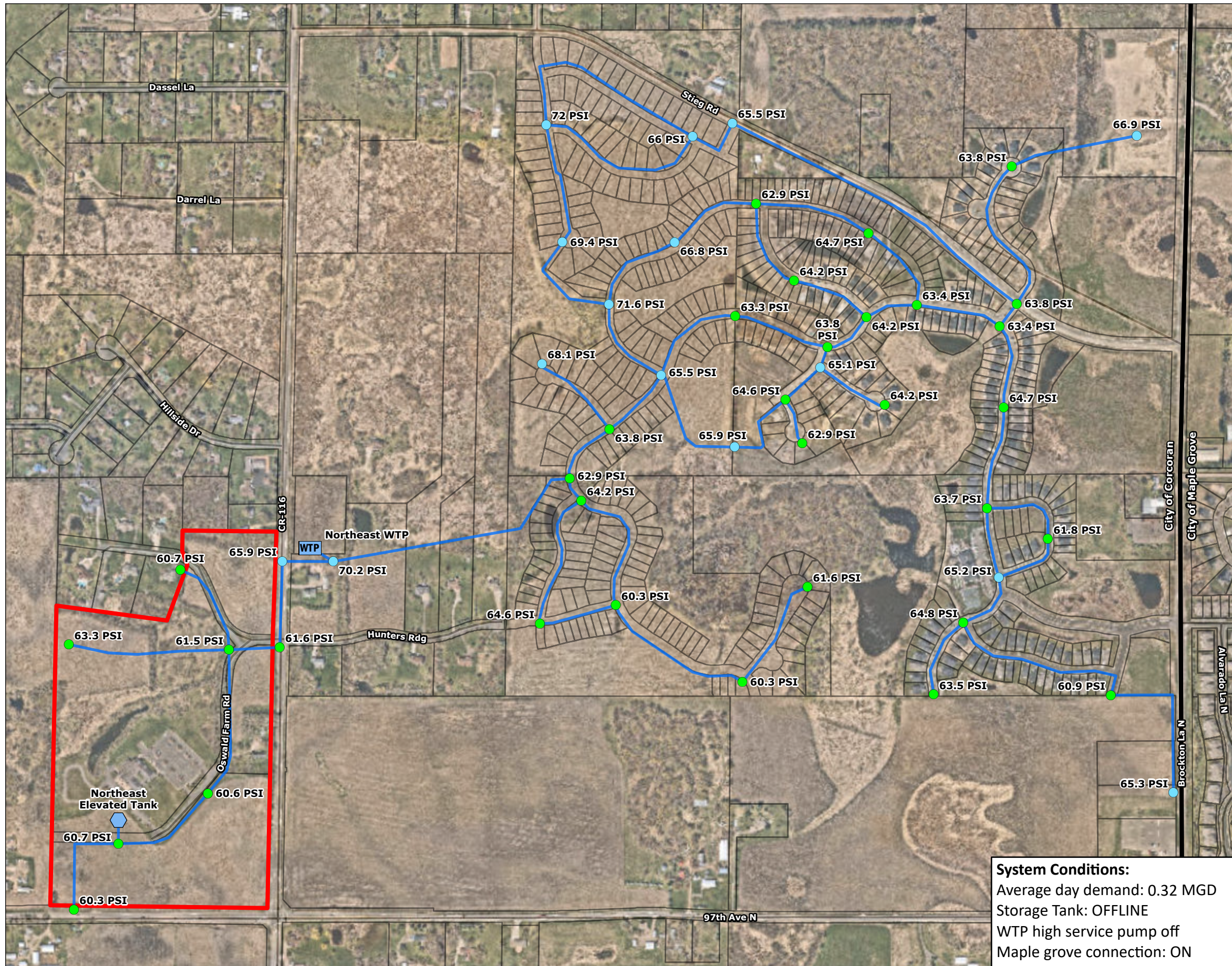
- Legend**
- County Parcels
 - ▭ Municipal Boundaries
 - ▭ Hope Community Church
 - ▭ Development Location
 - Water System Facility**
 - WTP Water Treatment Plant
 - Storage Tank
 - Water Main
 - Available Fire Flow**
 - 500-1,000 GPM
 - 1,000-2,500 GPM
 - 2,500-3,500 GPM
 - > 3,500 GPM



Notes
 1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
 2. Data Sources: Hennepin County
 3. Background: Hennepin County 2020 Imagery

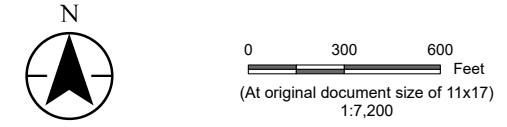


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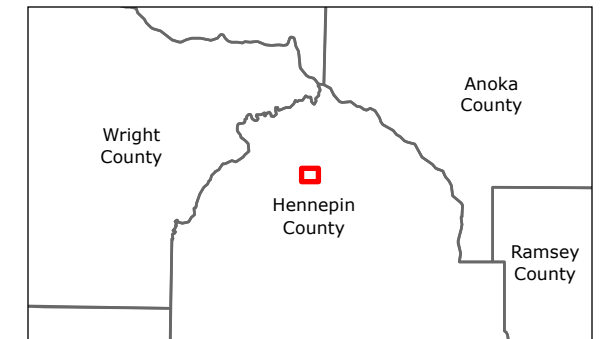


System Conditions:
 Average day demand: 0.32 MGD
 Storage Tank: OFFLINE
 WTP high service pump off
 Maple grove connection: ON

Figure No. **4**
 Title **Average Day Water Distribution System Pressure: Maple Grove On**
 Client/Project City of Corcoran Hope Church Development 193806102
 Project Location T119N, R23W, S11 Corcoran, Hennepin Co., MN Prepared by BS on 2023-03-30



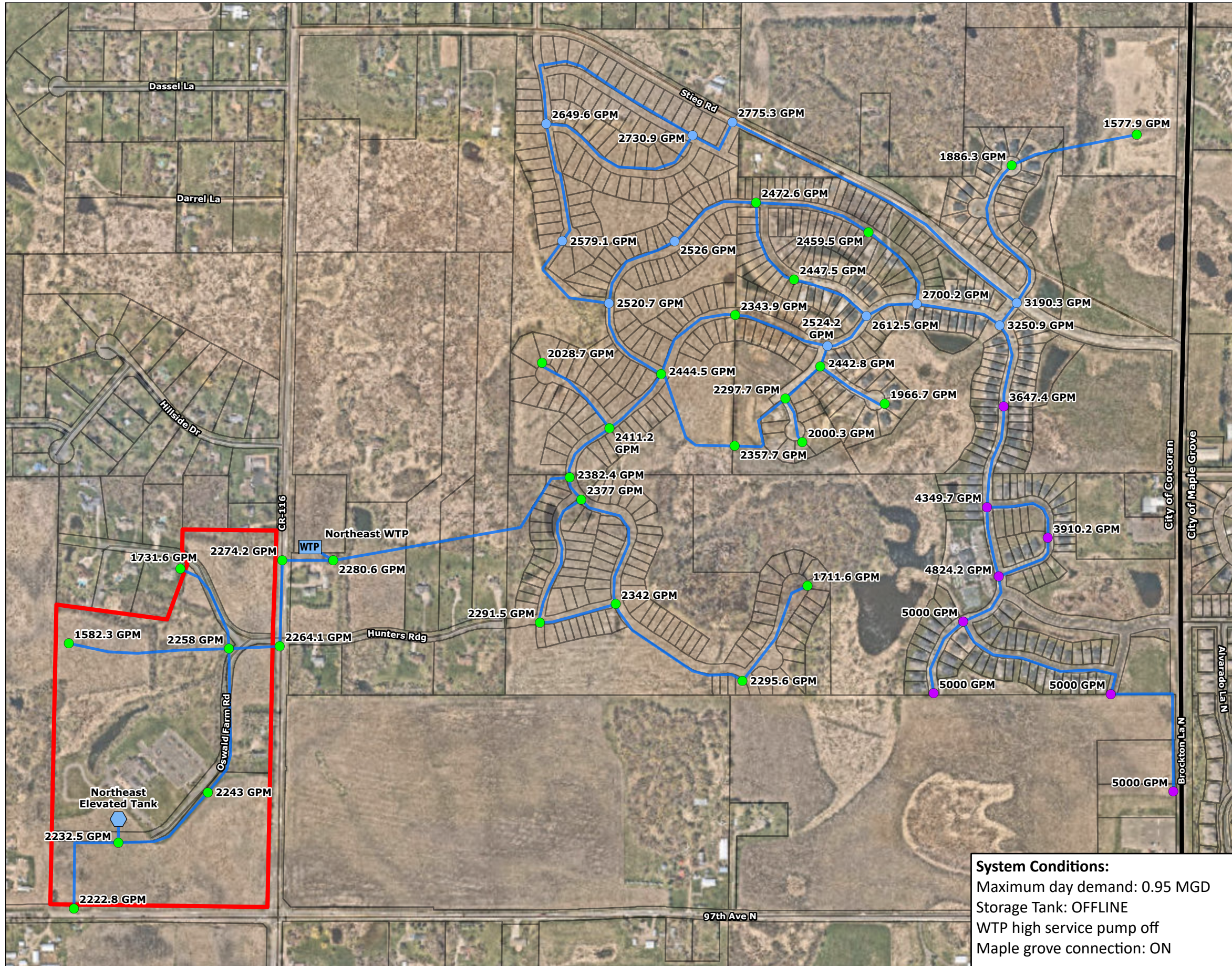
- Legend**
- County Parcels
 - Municipal Boundaries
 - Hope Community Church Development Location
 - Water Treatment Plant
 - Storage Tank
 - Water Main
- Water System Pressure**
- <35 PSI
 - 35-50 PSI
 - 50-65 PSI
 - 65-80 PSI
 - 80-95 PSI
 - >95 PSI



Notes
 1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
 2. Data Sources: Hennepin County
 3. Background: Hennepin County 2020 Imagery



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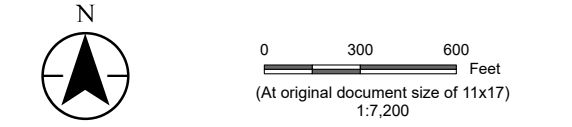


System Conditions:
 Maximum day demand: 0.95 MGD
 Storage Tank: OFFLINE
 WTP high service pump off
 Maple grove connection: ON

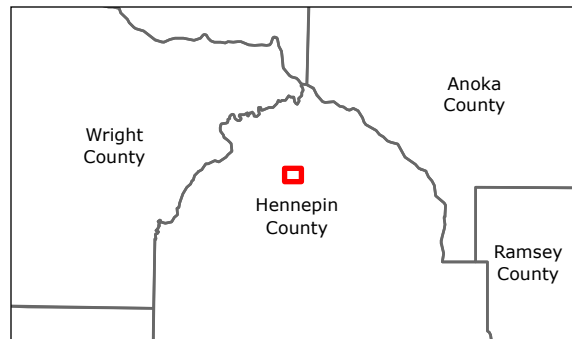
Figure No. **5**
 Title **Maximum Day Available Fire Flow: Maple Grove On**

Client/Project **City of Corcoran** 193806102
Hope Church Development

Project Location **T119N, R23W, S11** Prepared by BS on 2023-03-30
Corcoran, Hennepin Co., MN



- Legend**
- County Parcels
 - Municipal Boundaries
 - Hope Community Church
 - Development Location
- Water System Facility**
- WTP Water Treatment Plant
 - Storage Tank
 - Water Main
- Available Fire Flow**
- 500-1,000 GPM
 - 1,000-2,500 GPM
 - 2,500-3,500 GPM
 - > 3,500 GPM



Notes
 1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
 2. Data Sources: Hennepin County
 3. Background: Hennepin County 2020 Imagery



**Well Locations from NE Water Feasibility
2021**



**Feasibility Report
Supplements**
2020 Northeast Water System

June 4, 2021

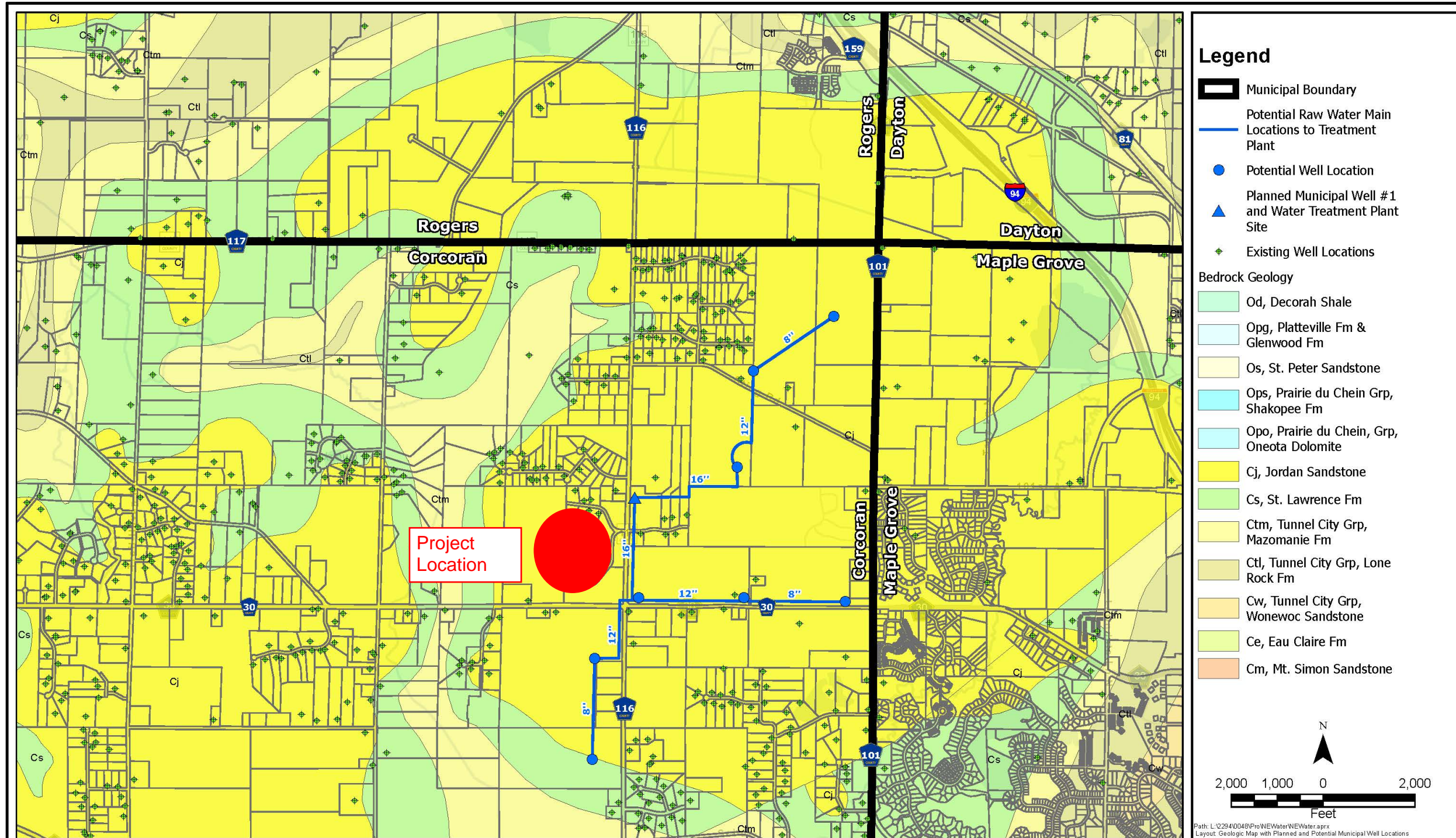
Prepared for:

City of Corcoran



Figure 1 Geologic Map with Planned and Potential Municipal Well Locations





CITY OF CORCORAN

Geologic Map with Planned and Potential Municipal Well Locations



MAY 2021

Figure 1



APPENDIX C










Floodplain



City of CORCORAN

2040 COMPREHENSIVE PLAN

Map App C-1 Floodplain

-  Municipal Boundary
-  2040 MUSA
-  Parcel Boundaries
-  Streams
-  Lake/Open Water
-  Floodway
- 100 Year Floodplain**
 -  A
 -  AE
- 500 Year Floodplain**
 -  0.2 PCT ANNUAL CHANCE FLOOD HAZARD

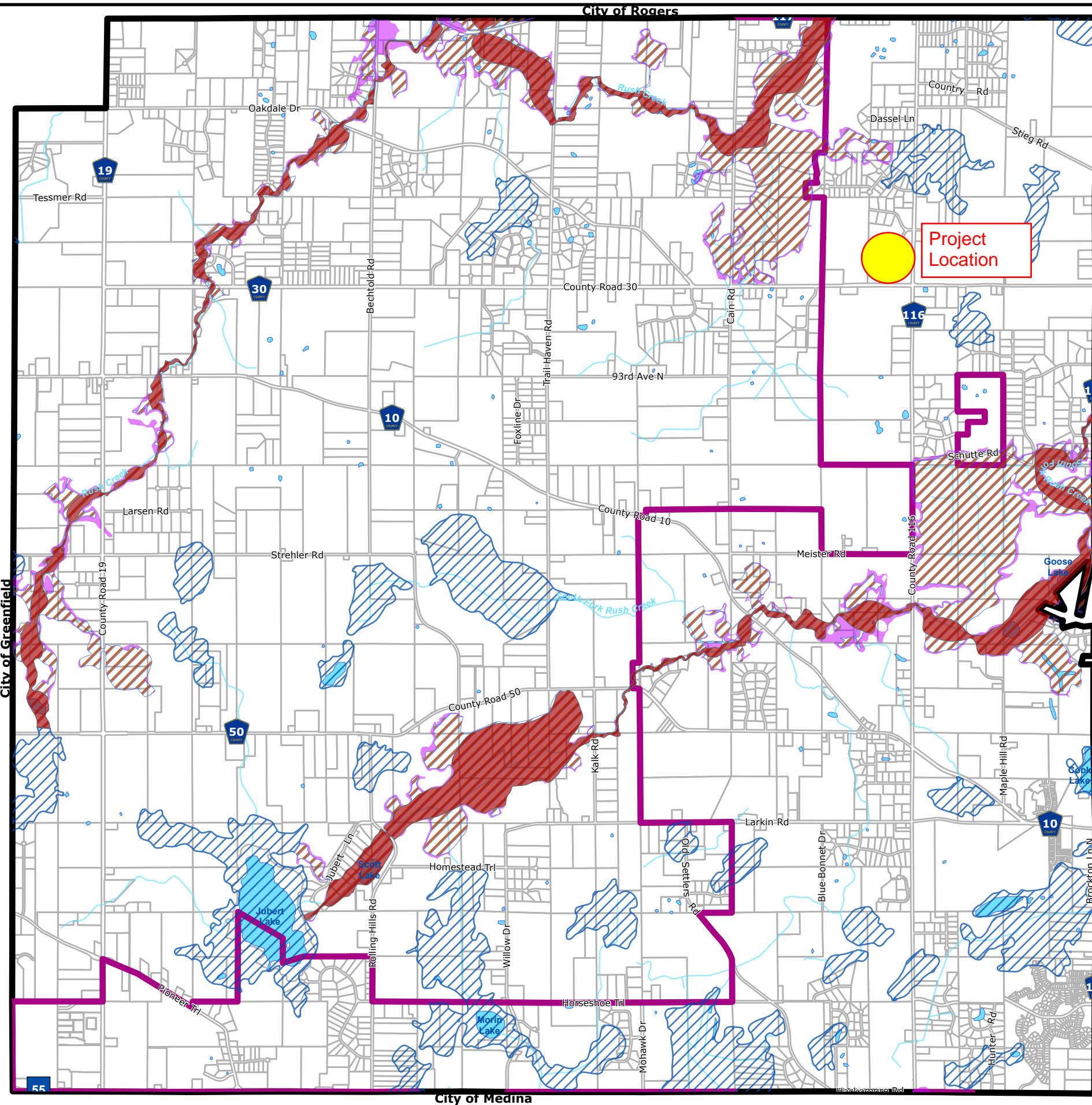
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Feet



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Stormwater Modeling Guidelines

Stormwater Guidelines for Development March 2019

Issue

Cities changing from rural to urban development are challenged by the additional stormwater generated due to construction of impervious surfaces, along with the offsite infrastructure, or lack thereof, to manage effectively. To standardize the modeling and review process, the guidelines below were created for efficiency.

Note: A watershed approval is required per Elm Creek WMO rules, which also reviews flow rates, water quality and volume management.

Modeling

Watershed Information

- Provide an aerial photo of the development that includes the overall watershed and subwatershed boundaries
- Provide a summary of the acreage to each discharge point leaving the site. Any increase (or decrease) shall be identified.
- Show any floodplain adjacent to project or within the project
- Show downstream water bodies and flow paths
 - Downstream flow paths and water bodies typically need to have elevations, inverts, and condition identified.

Subwatersheds

A HydroCAD model (typically used) has inputs that can vary by user. To minimize resubmittals, review time and effort, the following data shall be utilized.

- Electronic model shall be submitted
- Hydrologic Soil Group (HSG) shall be lowered one category due to the mass grading and compaction of the soils. For example, an existing B soil, shall be modeled as a proposed C soil (unless it remains undisturbed)
- Wetlands, filtration basins, and ponds shall be modeled at CN of 98
- Identify peak rates for storm events and proposed shall be equal or less than existing rates.
 - Note: There are certain conditions where at City's discretion the off-site conditions require a reduction in flow rate from existing rates.
- SWMM (i.e. EPA-, XP-, or PC-) models can be submitted for review, however these increase review time.

Model Setup for Outlet Control Structures, NWLs and Infiltration

- The model's flow control structures (OCS, culverts, etc.) shall match the construction plan information. During the plan and model review both may be modified and revised
- Individual detail plates are required for each OCS, and individual plates shall have inverts identified
- A pond or wetland NWL (and model starting elevation) shall be set at the constructed outlet control elevation.
 - No live storage shall be utilized below the controlling OCS elevation.
 - No live storage shall be used for filtration shelves on ponds below controlling OCS elevation
- If a pond or wetland has an NWL (wet surface), infiltration shall not be used in flood routing.
- If a pond has filtration BMP causing drawdown below the NWL, this drawdown elevation shall not be used as the NWL for flood routing. (Filtration has a slower release time and during wet periods is not available as live storage).

Construction Plans

Catch Basins

- Street drainage shall be sufficient to manage the 10-year event

- Typical a CB inlet capacity is 2 to 2.5 CFS, and CBs shall be spaced accordingly
- Three inches (0.25 feet) of head on a CB will inundate a street centerline (2% slope).
- Spacing is 200 to 250 feet using longitudinal street dimensions of 40 feet from road centerline to half the house footprint (assumes rear half of house drains to rear yard). Dimensions equal 10,000 SF.
- CBs may be required on both sides of ped ramps to capture flows

Natural Drainage Features

- Waterbodies receiving urban drainage (wetlands, ditches, gullies) may need to have OCS installed, erosion protection, or reduced flow rates to allow the feature to function over the long term due to more consistent flows from increased impervious via development
- Offsite work may be necessary and City will assist with coordination, easements, etc.

HWLs and EOFs

- The freeboard requirements are:
 - Low Opening is a minimum of two feet above the HWL
 - Low Opening is a minimum of two feet above the EOF
- EOFs shall be accurately shown and as built are required. The highest point shall be the EOF (for example top of curb) since this is the controlling elevation
 - In certain instances, channel calculations of the swale may be required to show the EOF has capacity to manage estimated flow
- Overland EOFs are preferred, however if a second pipe serves as an EOF then modeling will include a 100-year event using the second pipe (EOF) as the only outlet (primary outlet plugged).

Rear Yards

- Rear yards or swales less than 2% shall have draintile. Typically, every two to three lots will require rear yard CBs.

Sump Connections

- Houses adjoining a wetland or pond do not need individual sump connection
- Others will have access to rear yard stormsewer.

Offsite Impacts

Adjacent Parcels

- City will review adjacent parcels (downstream and upstream) for impacts from volume, point discharge, etc. and may require off site improvements. City will assist in coordination of any off site work.
- Off site water quality improvement projects may be determined by the City for assistance with compliance with City's TMDL approach of implementing improvements upon development.
- FEMA modifications may be necessary due to development and implemented by City.



STAFF REPORT

Agenda Item: 8b.

| | |
|--|--|
| City Council Meeting February 22, 2024 | Prepared By Kendra Lindahl, AICP |
| Topic Sketch Plan for “610 Extension Business Park” at 19510 County Road 30 (PID 12-119-23-23-0001) (city file no. 24-003) | Action Required Review and Comment |

Review Deadline: April 7, 2024

1. Request

United Properties has submitted a request for review of a sketch plan for a business park on the Oswald property at 19510 County Road 30. The applicant has submitted two different concepts and asks for Council feedback.

2. Context

Zoning and Land Use

The 76.89-acre site is guided Business Park in the Comprehensive Plan and zoned Business Park (B-P). This is the only parcel of land guided Business Park in the 2040 Comprehensive Plan. The land is currently farmed. The site is located within the Metropolitan Urban Service Area (MUSA) in phase I of the sewer staging plan. The site is also subject to the Northeast District Design Guidelines.

Surrounding Properties

All surrounding properties are located within the MUSA and Northeast District. The properties to the north are guided Existing Residential and Low Density Residential (Bellwether) and zoned Urban Reserve (UR) and Planned Unit Development (PUD). Properties to the east are guided Mixed Use and zoned General Mixed Use (GMU). Properties to the south, across County Road 30, are guided Mixed Use and zoned UR district. Properties to the west are guided Mixed Use, zoned GMU and a development application for Hope Community is in process.

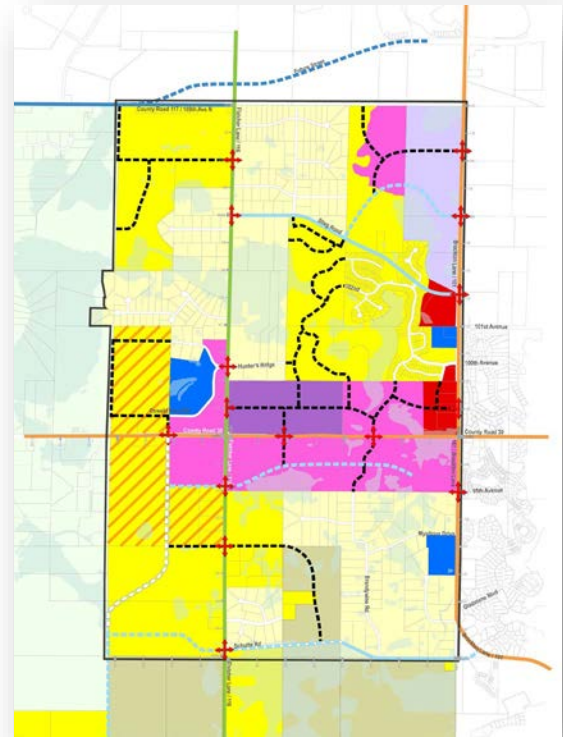


Figure 1- Northeast District Plan

Natural Characteristics of the Site

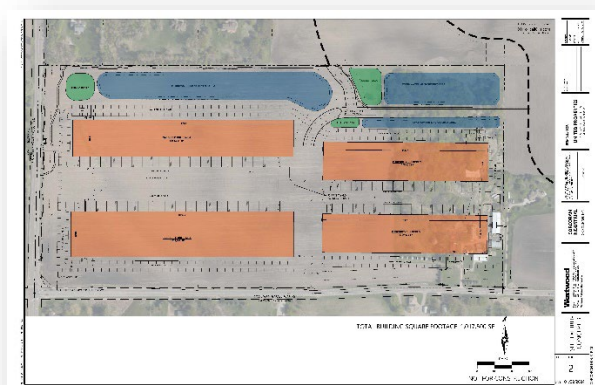
The Natural Resources Inventory (NRI) map identifies a disturbed woodland in the northeast portion of the site. The Parks and Trails map shows that same area as part of the Greenway Corridor. There are no wetlands shown on the property, but a notice of determination will be required.

3. Analysis

Concept Plan

The application includes two different concepts:

- a. Concept 1 includes four large buildings totaling 1,017,500 square feet and
- b. Concept 2 includes seven buildings totaling 864,000 square feet.



Concept 1



Concept 2

Both concepts include truck docks and use stormwater ponding and public plazas on the north to buffer the buildings from the homes on the north.

The applicant intends to apply for approval of a business park development under standard zoning. "The intent of this district is to provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of a variety of products that create no exterior noise, glare or fumes. Uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of outside storage. Developments in this district will provide a number of amenities, including architectural controls, landscaping, preservation of natural features, etc. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area."

The Business Park district allows laboratories/research facilities, office, office/warehouse, wholesale showrooms and warehousing and indoor storage used in conjunction with offices or manufacturing facilities. Warehousing/distribution and indoor storage as a principal use is not permitted in the BP district.

Warehousing/distribution is not defined in the City Code, but the NAICS (North American Industry Classification System) code for general warehousing and storage is 493110 and describes it as “This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.” The City would need to continue to work with the developer to ensure that the ultimate users would confirm to the BP district standards. It is possible that some potential tenants would fall into the Light Industrial zoning classification and would not be permitted in this project.

Lot Standards and Building Setbacks

The property will be required to be platted to accommodate new public streets, but no internal lot lines are shown on the plans. The lots would need to comply with the BP district standards shown in the table below:

| | Required |
|---------------------------------------|-----------------|
| Minimum lot area | 1 acre |
| Minimum lot width | 100 ft. |
| Minimum lot depth | 200 ft. |
| Setbacks | |
| Front, from major roadways | 100 ft. |
| Front, from all other streets | 50 ft. |
| Side | 20 ft. |
| Rear | 20 ft. |
| Adjacent to residential | 50 ft. |
| Maximum Principal Building Height | 45 ft. |
| Maximum impervious surface coverage** | 70% |

The buildings appear to comply with the minimum setback requirements from front lot lines, but internal lot lines are not shown on the concept plan. A variance will be requested to allow a zero setback for internal parking and loading areas and this is discussed in the parking section of the staff report.

Parking and Drive Aisles

Section 1060.060 requires that parking and drive aisles must be setback 100 ft. from County Road 116 and County Road 30, 50 feet from new public streets and 10 ft. from the side and rear property lines. The applicant is proposing a 50 ft. front setback for

parking and drive aisles along the County roads. A parking setback reduction from 100 feet to 50 feet along County roads is permitted by right by Section 1060.070, Subd. 2.L. if additional landscaping is provided.

The applicant will likely create a lot for each of the buildings and request a zero setback for shared parking, loading or drive aisles (depending on which concept comes forward). This will require a variance.

- This type of zero setback in a business park is common (and is allowed in the GMU district), but the Council should provide feedback on the potential variance.
- In lieu of the variance, the applicant could request an ordinance amendment to allow a zero setback for developments such as this.

Section 1060 of the Zoning Ordinance establishes the minimum number of parking spaces required based on the gross sq. ft. of floor area for each land use. End users have not yet been identified but the applicant will need to make some assumptions about users with the preliminary plat application to ensure adequate parking is provided.

The Northeast District standards include additional parking requirements:

- Bike racks are required to be provided.
- Parking bays shall have landscape islands at each end of the parking bay and bays in excess of 15 spaces in length shall be divided by intermediate islands. Trees are required in these islands. End island must be at least 360 square feet of area and Intermediate landscape islands shall provide at least 180 square feet of planting area.
- A landscape buffer shall be provided between all parking areas and the public sidewalk. The buffer shall consist of shade trees, low shrubs or perennial flowers and a decorative fence or masonry wall. Plantings and parking lot screen walls or fences shall be no less than three feet and no more than four feet in height to allow views into and out of parking areas.

It does not appear that the concept plans comply with these standards. The plans would need to show compliance as part of the preliminary plat submittal.

Landscaping

No landscaping is depicted on the concept plan. The Northeast District Guidelines recommend site layout and landscaping should be designed to work with the existing topography of the area, wooded areas, wetlands and natural viewsheds and corridors. Landscaping in the Northeast District must be selected from a list of approved landscape materials.

The site is subject to the landscape standards in Section 1060.070 which requires the following:

- One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal ft. of site perimeter, whichever is greater.

- One understory shrub for each 300 sq. ft. of building or one tree per 30 lineal ft. of site perimeter, whichever is greater.
- The planting screen shall consist of hardy trees that will provide a minimum of 80% opacity year-round. Planting screens shall contain a mix of overstory and understory planting and a mix of deciduous and coniferous materials.

The proposed Concept 1 would be required to plant approximately 1,018 overstory trees and 3,391 shrubs, based on the gross building floor area for the development (Concept 2 would require about 20% less). We do not have a subdivision plan with which to determine whether the requirement for trees is greatest based on building sq. ft. or site perimeter. The amount of development proposed could make placement of required landscaping difficult, especially on lots with little open space to accommodate plant material.

Section 1060.060 requires that parking areas with four or more stalls shall be screened from properties zoned residential and from public streets. Screening to a height of at least three ft. shall be provided to screen vehicle headlights.

Section 1060.060, Subd. 3(B.9) of the Zoning Ordinance prohibit off-street loading areas within 300 ft. of residentially zoned or guided property unless they are screened by an intervening building. Loading areas not requiring screening by an intervening building shall be screened from adjacent residentially zoned or guided property by the use of berms, fences, or walls to provide 100% opacity to a height of at least 10 ft.

The Northeast District guidelines take these standards a step further and require Loading docks or overhead doors shall be oriented away from County Roads or residential property wherever reasonable, as determined by the City. If not reasonable and the loading docks or overhead doors are visible from County Roads or residential property, they shall be screened to 80% opacity year-round consistent with Section 1060.070 Subd. 2(J) of the City Code.

- Concept 1 shows the buildings slightly more than 300 feet from the residential property to the north and the loading areas are fully screened by the building. *This concept complies with both the Section 1060 and Northeast District requirements.*
- Concept 2 also shows the buildings slightly more than 300 feet from the residential property to the north. The loading areas are not screened from by a building, and it is unclear how the required screening will be accomplished. Landscaping and berming will likely be difficult given the location of the ponding areas, so wing walls will likely be required to screen these loading docks from residential properties.

Buffer Yard

In addition to the landscaping requirements noted above, Section 1060.070, Subd. 2.J.1 requires buffer yards to be provided in perpetuity. The code requires the developer to provide a Buffer Yard D on the north and south property lines because the adjacent properties to the north are zoned Urban Reserve and PUD and the properties to the south are zoned Urban Reserve. However, the code allows the Council to waive the buffer requirement when the properties are separated by a major roadway.

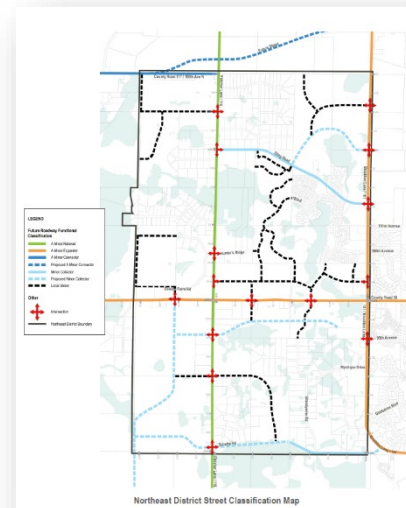
- Council has the discretion to waive the buffer requirement on the south property line because the adjacent properties are separated by County Road 30. Staff believes this waiver is appropriate. Furthermore, the amount of landscaping required on site will already necessitate significant landscaping in this area.

Stormwater ponds and bio-retention ponds are allowed in perimeter setbacks. They are allowed to encroach a maximum of 10 feet into required buffer yards. The buffer yard and ponding on the north must be evaluated to comply with City standards. Easements shall be required over the buffer yard to protect in perpetuity.

Access/Streets

The Northeast District was developed in conjunction with and using funds from Hennepin County. The location of the accesses onto County roads was conceptually approved by Hennepin County as part of that plan, but Hennepin County will review those access points as part of a formal development application.

The street plan developed shows four public street access points to this site. The concept plans show only three of these connections. The planned public street access onto County Road 116 has been eliminated from these concepts and a private drive shown in that location.



The north-south connection between County Road 30 and Bellwether is shown on the plans but is offset as contemplated to discourage cut-through traffic. Bellwether residents spoke at the Council meeting on February 8th requesting additional accesses in and out of the development and should this project proceed, it would complete one of these planned connections.

The plans show a private drive access onto County Road 116. The Northeast District plans shows this as a right-in/right-out access, but Hennepin County would have permitting authority over this access. The current location is approximately 300 feet west of where spacing guidelines would require it to be located. A new public street

would extend from the north-south road north of the buildings to the east property line for a future connection.

The plans show a 30-foot wide street in a 60 ft. right-of-way for these new public streets. This is consistent with the Northeast District standards.

The attached engineer's memo provides additional comments on this plan. A feasibility study would be completed in conjunction with the environmental review for the site. This would include a full traffic study.

Buildings/Architecture

The applicant has not provided any architectural details for the proposed buildings but has provided some conceptual renderings for concept 1. Building design must comply with Section 1060.050, Subd. 1(C) which provides standards for buildings in non-residential zoning districts.

Additionally, the applicant must comply with the Northeast District standards for materials and be designed to break up long elevations.



Utilities

The site is located within the MUSA boundary and will be served by sewer and water. The applicant will be responsible for extending utilities to serve the site. These requirements will be further evaluated as part of the feasibility study.

Stormwater

The applicant has proposed three stormwater ponds on the north side of the site. As part of the development review plan, the applicant would be required to comply with state, watershed and local stormwater standards.

The Northeast District guidelines describe a mix of ponds, fountains and other water elements provide focal amenities should be employed within a framework of an environmentally responsible and visually pleasing strategy to manage stormwater.

A stormwater management plan shall be provided by the applicant to confirm the proposed stormwater facilities are in accordance with the City of Corcoran and watershed standards.

Parks and Trails

Under the current ordinance, park dedication of land is required at 4% of the net pre-development area for Commercial and Industrial land or market equivalent in cash. Net acreage is not available at this time; 3.01 acres of park land dedication would be required based on the gross land area. Wetlands on site will impact the final park dedication area calculations (net and gross) which must be provided with final plat application. The park dedication may be a combination of land for the trail and cash to satisfy the park dedication requirements.

The Parks and Trails Plan map from the Comprehensive Plan identifies a proposed off-road trail along the length of the east property line. The trail would be a part of the Three Rivers Park District Diamond Lake Regional Trail. However, the trail shown on the plan is consistent with conceptual trail realignment being discussed as part of the Hope PUD on the west side of County Road 116. As part of that project an underpass would be constructed and then trail would move to the northern boundary of this site. The applicant must work with the City and Three Rivers Park District to ensure adequate space is provided for this underpass.

This alignment on the concept plan generally keeps the trail separate from the business park but accessible for employees in the park via the sidewalks that are required to be constructed on the public streets. The trail would ultimately extend north through Bellwether/Amberly developments. The trail would be 10 feet wide in a 20-foot easement. Trail design must comply with the Three Rivers Park District standards. Park dedication credit would be given for the net acreage of the easement.

Public Safety

Public Safety Committee reviewed the plans and provided attached letter regarding access and fire code issues.

Other Northeast District Standards

In addition to the items previously discussed, the Northeast District requires all new developments to include at least three of the following resiliency options: xeriscaping, rain gardens/bio retention systems, landscaping with native species, green rooftops, aesthetic design, urban gardens, solar/wind energy or electric vehicle infrastructure. At this time, it is unclear which of these may be incorporated except that the plans do show some public plaza spaces up near the Three Rivers trail corridor.

Environmental Impact Statement (EIS)

An EAW (Environmental Assessment Worksheet) is required for the warehousing or light industrial facilities that exceeds 300,000 sq. ft. An EIS is required if the facility exceeds 750,000 sq.ft. Both concepts exceed this threshold.

The EIS process is similar to the EAW process that Council is familiar with but does include additional components and a longer review period. The EIS process begins with completion of an EAW and that document is used as the basis for the EIS document. The EIS is not meant to approve or deny a project, but instead act as a source of information to guide approval and permitting decisions.

If the Council supports the concepts as shown by the applicant, the applicant will need to choose a concept for which the City would complete the EIS. City staff would prepare a scope of work, schedule and cost estimate for the EIS. No formal development application (preliminary plat, site plan, etc.) may be approved until the EIS process is complete. As noted earlier in this staff report, it is important the applicant provide final land use ratios to the City as the review is specific to the projected impacts based on land use.

Summary

The proposed uses appear to be consistent with the uses allowed in the BP district and the only variance specifically called out by the applicant is a parking setback variance internal to the site.

The next steps would be:

1. Completion of the EIS
2. Application for Preliminary Plat, Variance and Site Plan Approval
3. Application for Final Plat (and Development Contract) Approval.

4. Recommendation

Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

Attachments

1. Site Location Map
2. Concept Site Plan received January 22, 2024
3. Project Renderings received January 22, 2024
4. Applicant Narrative received February 7, 2024
5. City Engineer Memo dated February 12, 2024
6. Public Safety Memo dated February 7, 2024
7. Hennepin County email dated February 1, 2024
8. Land Use Plan
9. Parks and Trails Plan Map
10. Three Rivers Park Conceptual Underpass Design



Hennepin County Property Map

Date: 2/12/2024



PARCEL ID: 1211923230001

OWNER NAME: Kevin L Oswald/Todd E Oswald

PARCEL ADDRESS: 19510 Co Rd No 30, Corcoran MN 55340

PARCEL AREA: 76.89 acres, 3,349,498 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023

PROPERTY TYPE: Farm

HOMESTEAD: Homestead

MARKET VALUE: \$806,600

TAX TOTAL: \$5,604.64

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Farm

HOMESTEAD: Homestead

MARKET VALUE: \$900,100

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

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| DESIGNED: | |
| CHECKED: | |
| DRAWN: | |
| HORIZONTAL SCALE/00: | |
| VERTICAL SCALE/00: | |
| INITIAL ISSUE REVISIONS: | |

PREPARED FOR:
UNITED PROPERTIES
 250 NICOLLET MALL STE 500
 MINNEAPOLIS, MN 55401

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
 A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
 OF THE STATE OF MINNESOTA
 _____ LICENSE NO. _____

CORCORAN INDUSTRIAL
 CORCORAN, MN

Westwood
 12701 Winthrop Ave, Suite #300
 Minneapolis, MN 55343
 Phone: (888) 937-5150
 Fax: (888) 937-5150
 Toll Free: (888) 937-5150
 westwoodps.com
 Westwood Professional Services, Inc.

EXISTING CONDITIONS

SHEET NUMBER:
1

DATE: 01/22/2024
 PROJECT NUMBER: 0046303.00

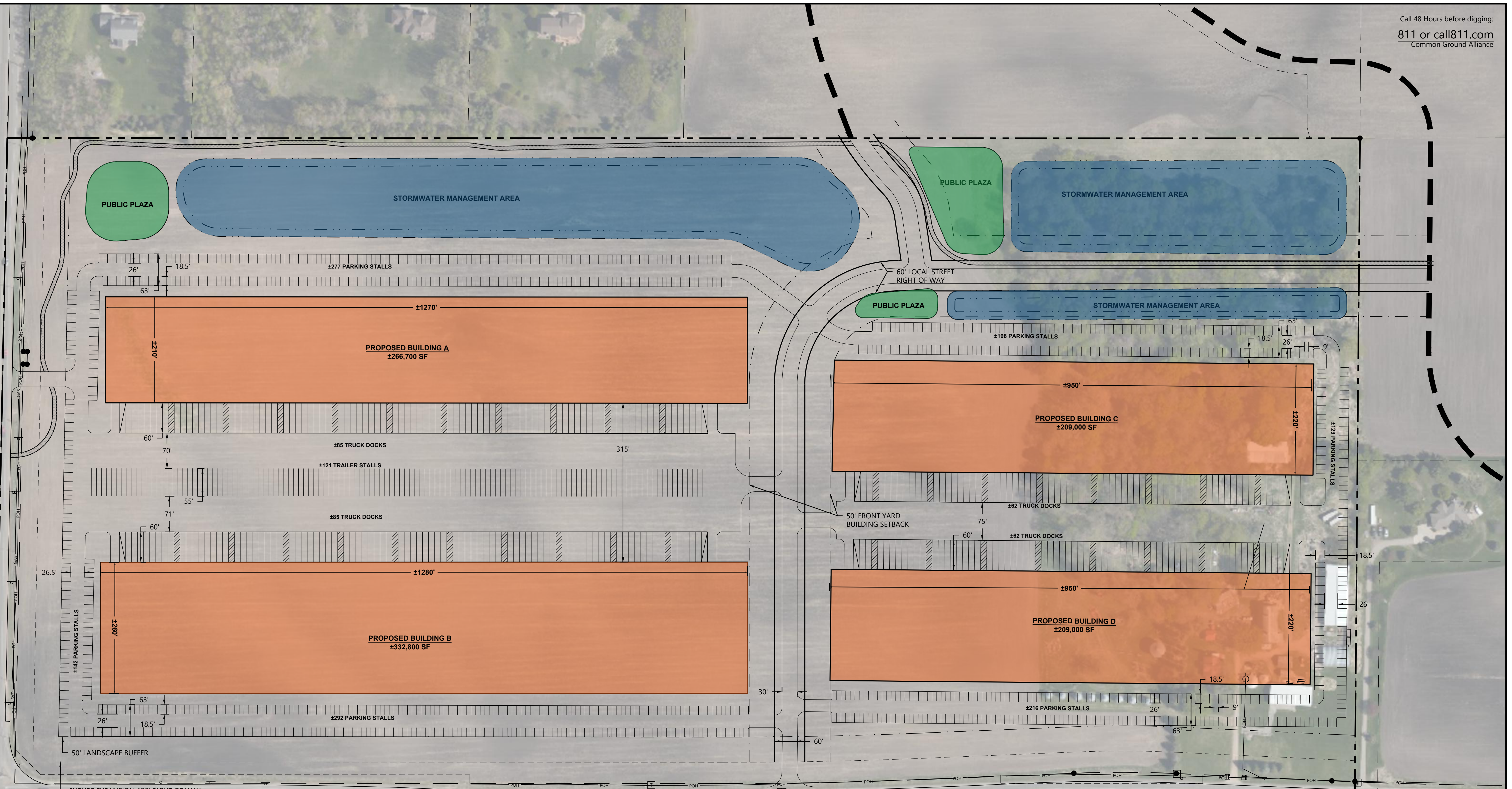
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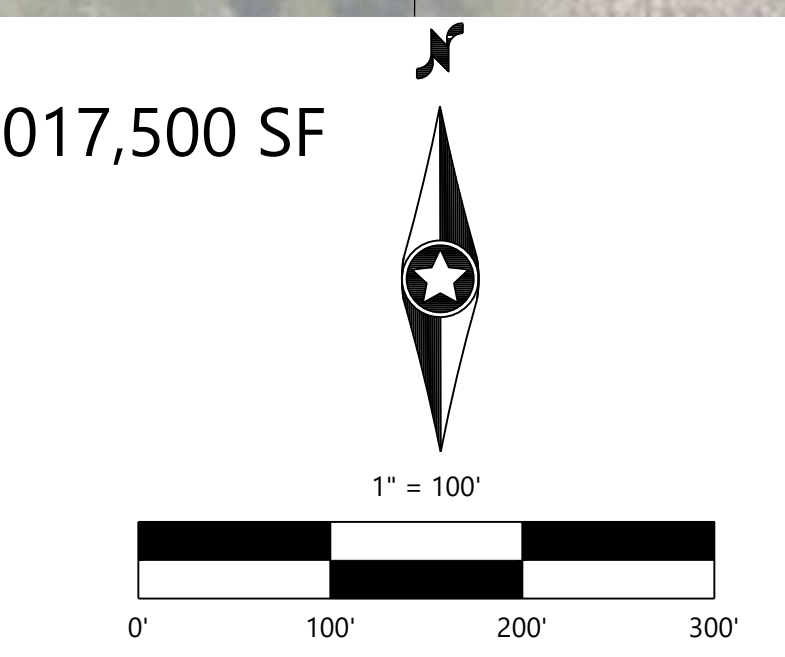
COUNTY ROAD NO. 116
PUBLIC ROAD (60' ROW)

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COUNTY ROAD NO. 30
PUBLIC ROAD (VARIABLE WIDTHS)

TOTAL BUILDING SQUARE FOOTAGE: 1,017,500 SF



NOT FOR CONSTRUCTION

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| DESIGNED: | |
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| DRAWN: | |
| HORIZONTAL SCALE/00: | |
| VERTICAL SCALE/00: | |

PREPARED FOR:
UNITED PROPERTIES
250 NICOLLET MALL STE 500
MINNEAPOLIS, MN 55401

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM
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OF THE STATE OF MINNESOTA

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CORCORAN, MN

Westwood
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Minnetonka, MN 55343
westwoodps.com
Phone: (952) 897-5150
Fax: (952) 897-5922
Toll Free: (888) 937-5150
Westwood Professional Services, Inc.

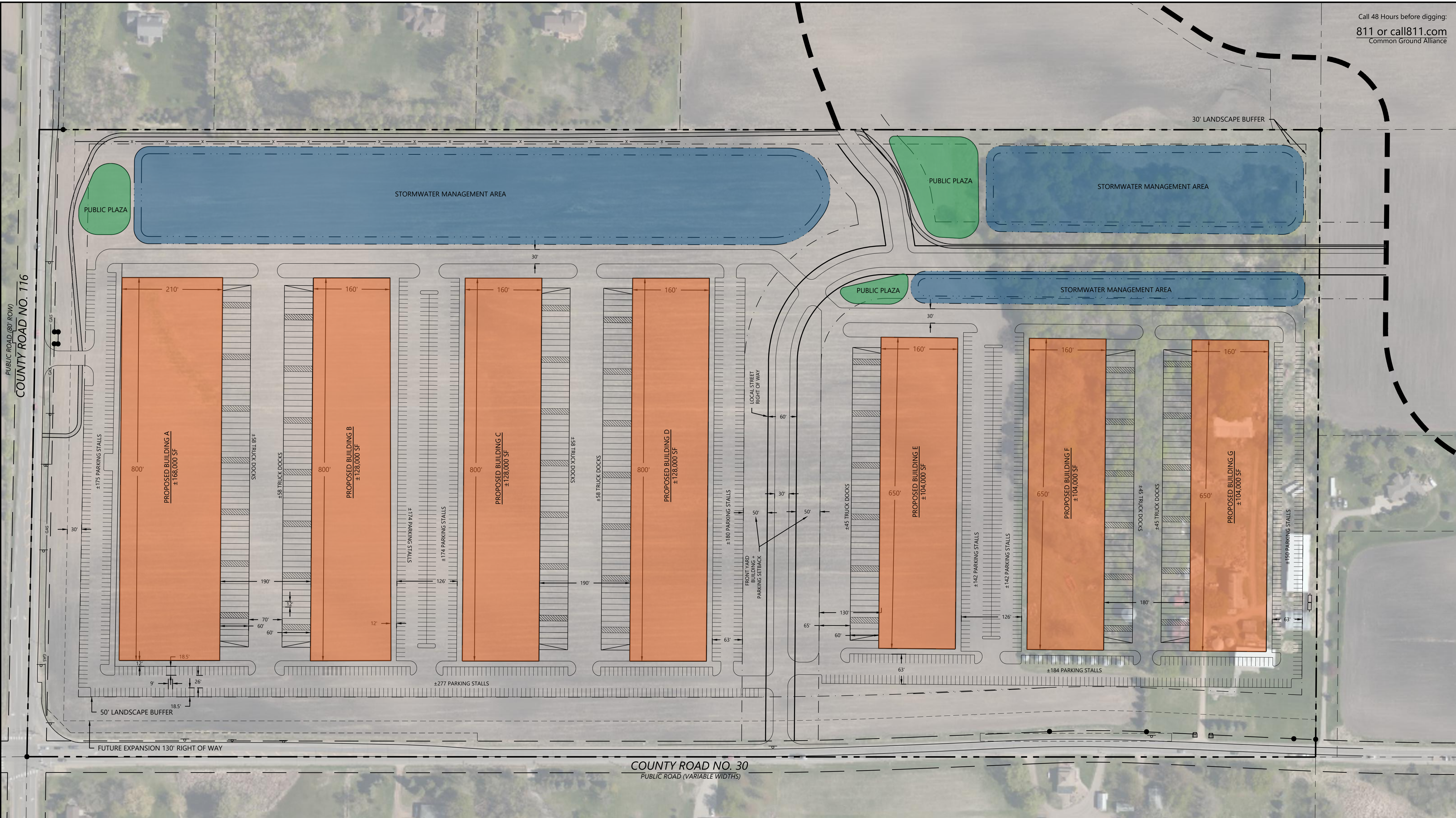
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CONCEPT B**

SHEET NUMBER:

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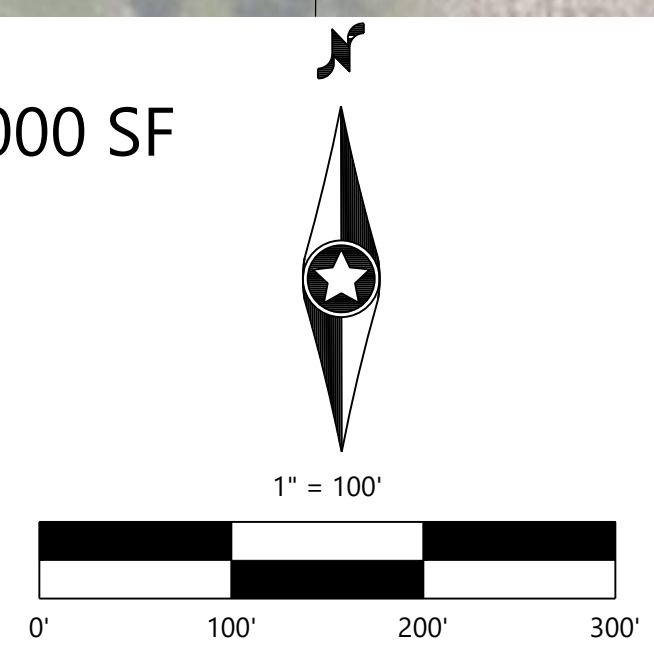
DATE: 01/22/2024
PROJECT NUMBER: 0046303.00

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TOTAL BUILDING SQUARE FOOTAGE: 864,000 SF



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| DESIGNED: | |
| CHECKED: | |
| DRAWN: | |
| HORIZONTAL SCALE/00: | |
| VERTICAL SCALE/00: | |

PREPARED FOR:
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250 NICOLLET MALL STE 500
MINNEAPOLIS, MN 55401

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OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM
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CORCORAN, MN

Westwood
12701 Winthrop Drive, Suite #200
Minnetonka, MN 55343
Westwood.com
Phone: (952) 897-5150
Fax: (952) 897-5922
Toll Free: (888) 937-5150
Westwood Professional Services, Inc.

SITE EXHIBIT-
CONCEPT C2

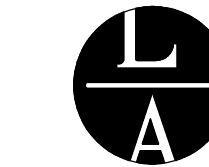
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DATE: 01/22/2024

PROJECT NUMBER: 0046303.00

CORCORAN INDUSTRIAL

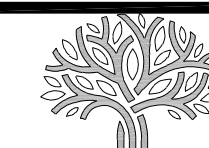


LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR CONSTRUCTION



UNITED PROPERTIES
250 Nicollet Mall
Suite 500
Minneapolis, MN 55401
952-835-5300

CORCORAN INDUSTRIAL
Corcoran, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

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| 1/4/24 | PRELIMINARY |
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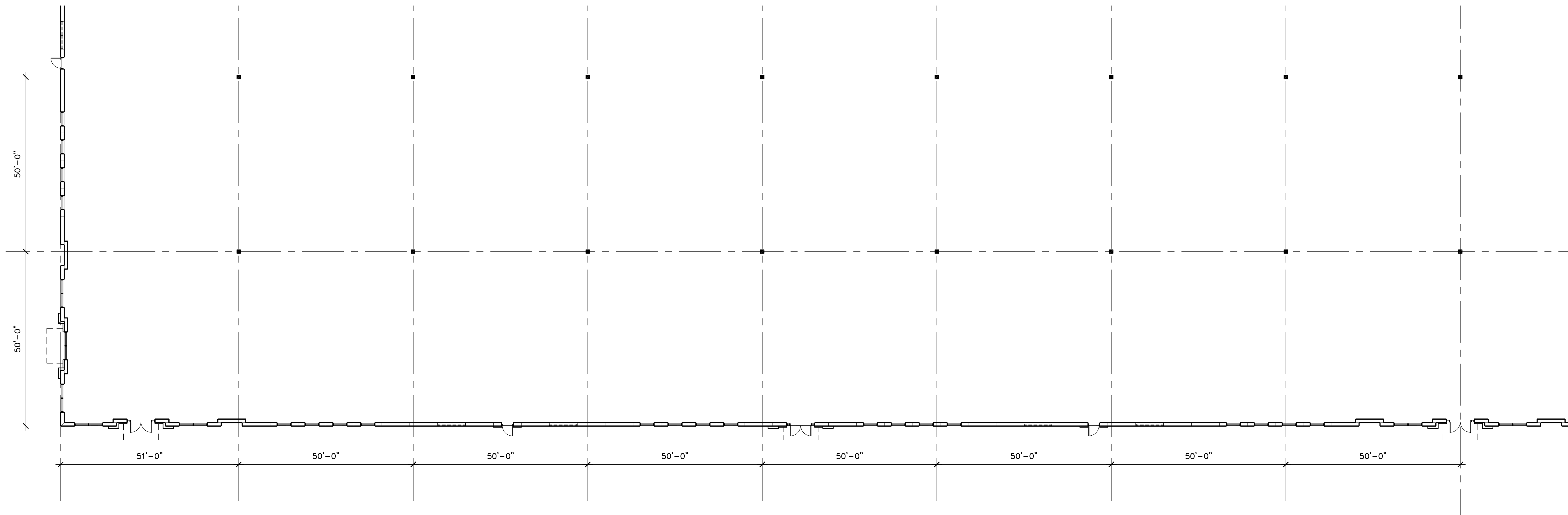
BUILDING ELEVATIONS

Sheet Number

A2

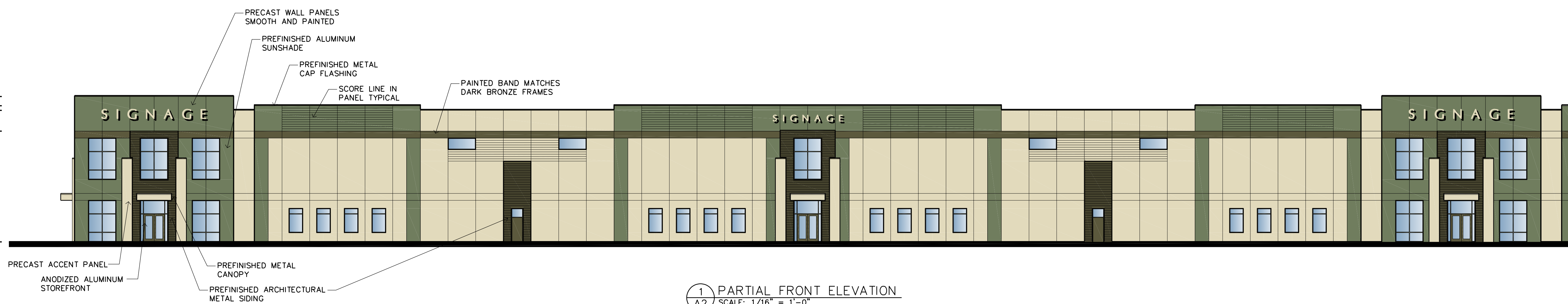
Project No. 211201-1

Filename: CORCORAN INDUSTRIAL\CORCORAN INDUSTRIAL-A2



- TOP OF PRECAST
EL. = 142'-0"
- TOP OF PRECAST
EL. = 139'-4"
- TOP OF PRECAST
EL. = 138'-0"
- CLEAR HEIGHT
EL. = 132'-0"

FINISHED FLOOR
EL. = 100'-0"



1 PARTIAL FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/16" = 1'-0"





**SKETCH PLAN APPLICATION
SUBMITTAL NARRATIVE**

**610 Extension Business Park
Corcoran, Minnesota
February 12, 2024**

United Properties seeks to develop a Class-A business park ranging in total size from 864,000 SF-1,017,500 SF. Per the City's zoning map, the subject site is listed as Business Park (BP) and currently operates as a 76.89-acre farm. The site is on the northeast corner of Fletcher Lane (Highway 116) and County Road 30 (97th Avenue North).

The 76.89-acre parcel has been farmed and owned by the Oswald family since the mid-1800's. The Oswald family is the original owner of the land and purchased the land from the United States federal government. The land has operated as the home and farm for the family since their purchase. United Properties began their relationship with the Oswald family in 2023, and shared desire to purchase the land for Business Park development. The Highway 610 extension project is a driver for United Properties' desire to develop the site. United Properties is proposing a modernized business park which offers long-term functionality and flexibility – with operationally efficient ceiling heights, efficient space demising for multiple employers, and flexible site maneuverability and parking areas that allow for a range of businesses and employee profiles, etc.

The COVID-19 pandemic caused serious uncertainty regarding the future of office space demand, and “work from home” strategies continue to threaten the outlook for space occupiers and real estate owners. Conversely over the last several years the demand for production, lab/R&D, warehousing, and distribution of goods and services within the United States has grown exponentially to meet the demand of consumers. Shipping/transportation challenges and overseas manufacturing stoppages are

leading companies to produce more product inside the United States to avoid future supply chain shocks and inefficiencies. These factors, combined with the infrastructure improvements of the Highway 610 extension project, make the proposed business park a strong offering in the Twin Cities metro.

United Properties is proposing modern building design and specifications—28-32' clear buildings that are targeted to users with flexible space needs with a wide range of job offerings. United Properties has worked with several clients in recent years who serve as examples of employers who would occupy the future 610 Extension Business Park, and are listed as follows:

- Cretex Medical – a surgical and medical instrument manufacturer and engineering services provider. United Properties developed their new 240,000 SF medical device headquarters project in Brooklyn Park in 2021. The office/manufacturing/warehouse is home to ~400 employees.
- Tesla – designer and manufacturer of electric cars, battery energy, solar panels, etc. United Properties developed a 70,400 SF headquarters for Perbix Machines in 2015, who was subsequently purchased by Tesla in 2018. The facility serves as Tesla's primary robotics design and manufacturing business, with a mix of office, design, and engineering jobs housed in the high-tech manufacturing space, and with plans to expand their footprint in this area.
- Nilfisk Advance – Nilfisk is a global provider of commercial and industrial cleaning equipment. The 170,000 SF North American headquarters, developed by United Properties in 2015, contains over 300 jobs responsible for manufacturing and engineering premium cleaning products for consumers worldwide.

The projects and users listed above represent just a portion of the development success that United Properties was able to achieve along Highway 610 in Brooklyn Park. Since 2015, United Properties

has developed eight buildings totaling over 1,200,000 square feet at the intersection of Highway 610 and Highway 169. These projects yield a property tax base north of \$3,000,000 and an estimated 2,000 jobs.

In two preliminary meetings with city staff, it was determined that the 610 Extension Business Park meets the intent of the City's Business Park (BP) district. The purpose of the district is to "provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of products" and "uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses, and which have limited amounts of outside storage." Permitted uses include manufacturing or assembly which produce no exterior noise, glare, impact, etc., office, office/warehouse, and warehousing – all of which align closely with the proposed business park. Once developed, the project could pave the way for the city to offer a mix of business and employment opportunities, with positive economic impacts—jobs, tax base, housing demand, and retail demand—that permeate beyond the borders of the site. United Properties is proposing two site plans, ranging from 864,000 – 1,017,000 SF of developed space and envisions construction to be phased over several years. The reason for two plans is to offer flexibility to capitalize on changing market conditions, to effectively pursue build-to-suit corporate clients, and to plan for speculative development. The two plans represent likely development scenarios and ultimately the development may be a combination of both plans.

United Properties believes that 610 Extension Business Park will be the highest quality, Class-A offering availability in the northwest Twin Cities market when developed for users like those represented above. For that reason, United Properties plans to design the new buildings to a high standard that meets the demand of prospective users while maintaining the city's goal of "rural character" – using concrete panels, enhanced with a mix of supplementary materials – glass and

metal paneling – that offer an inspiring front door and ample natural light for the many new employees that will occupy this site in the future. Please see enclosed project renderings and building elevations that provide our design vision intent. Depending on the approval process and timeline, United Properties is considering the proposed project for construction commencement in spring of 2025.



| | | | |
|----------|--|-------|--|
| To: | Kevin Mattson, PE Public Works Director | From: | Kent Torve, PE, City Engineer Steve Hegland, PE |
| Project: | Oswald Farm United Properties Concept Review | Date: | February 12 th , 2024 |

Exhibits:

This Memorandum is based on a review of the following document:

1. Concept Plan B and C2 – United Properties, by Westwood Professional Services Dated January 22, 2024

Comments:

Two alignments of buildings are shown. Road connections and infrastructure are similar for both alignments and more detail review for the selected option will occur with the Feasibility Study.

General:

1. In addition to engineering related comments, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Corcoran.
2. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.

Plat:

1. The applicant shall have all drainage and utility easements provided and shown and all platting requirements met per the City Code. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements.
2. Any existing easements which conflict with the proposed plan will need to be vacated.
3. A dedicated lot shall be provided for a municipal water supply well.
4. A 65-foot half ROW dedication is shown along the County Roadways which is consistent with what Hennepin County requirements and the NE District Plan.
5. A 60-foot ROW is shown for the collector roadway through the site. This is consistent with the NE District Plan but the ROW dedications would be further reviewed with the utility plan for the site to ensure it is adequate. Additional ROW could be necessary at the connection to County Road 30 to accommodate the anticipated turn lanes for the development.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.

Transportation

1. A full Traffic Impact Study of the surrounding roadway system will be required as part of the Feasibility Study.

2. All roadways shall match City standard details.
3. County has jurisdictional authority for both CR 30 and CSAH 116 access locations. The NE district plan had identified the access point to County Road 30 at approximately 1/3 of a mile spacing from County Road 116. This would require the access point to be approximately 300' east of where it is currently shown. This will need to be reviewed with Hennepin County to determine an approved access location.
4. The access from County Road 116 was identified in the NE district plan at this general location. This is being proposed as a private access which will need to be approved by Hennepin County.
5. Temporary turnarounds meeting City standards are required at the end of dead-end streets to the east to facilitate emergency vehicle movements.
6. The access locations into the commercial sites from the City ROW shall be revised. Access locations will be reviewed to ensure that they align with one another if located across the roadway, have safe sightlines if located near curves and are adequately spaced from adjacent intersections.

Site Plans

1. Street lighting locations shall be reviewed by Public Safety and final lighting locations shall be determined at the time of Final Plat.
2. The regional trail connection is shown at the proposed underpass from the adjacent proposed Hope Development. The applicant shall dedicate the necessary easements for this underpass construction, which is anticipated to be a Three Rivers directed project at a future date.
3. No internal sidewalks are shown on the site plan. It is assumed that internal sidewalk connections will be necessary within the site and to the adjacent Bellwether development. All trail/sidewalk connections should be reviewed vs the Pedestrian Crosswalk Policy.

Grading /Stormwater

1. Stormwater from the site generally drains north. Any tile locations should be shown on existing conditions survey. The drainage in this area will need to be reviewed with the preliminary plat and final plat to ensure drainage from this site is managed without impacting adjacent properties.
 - o Any offsite drainage improvements necessary to mitigate the proposed development is the developer responsibility. This will be reviewed with the Feasibility Study.
2. The majority of the existing site drains to the north with a small portion that appears to drain south across County Road 30. Conceptually the ponding is all shown along the north of the site but some BMP's may be necessary to the south. Applicant shall ensure that downstream receiving waters (potentially wetlands) are not starved of necessary runoff.
3. A stormwater management plan shall be provided to confirm that stormwater management is in accordance with City of Corcoran and Elm Creek Watershed Management Commission Standards.
4. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
5. The wetland buffer zones and wetland buffer signage shall also be clearly identified and labeled.
6. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the City Engineer.
7. If wetlands are impacted, they shall be reviewed and approved through the appropriate WCA permitting process.

February 2024

Oswald Farm Concept

Kevin Mattson

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8. At the time of preliminary plat, the wetland buffers should be identified as either newly established wetland buffers or whether they are existing buffers as defined by City Code.

Watermain/Sanitary Sewer

1. Watermain stub is available at the adjacent Bellwether development and additional watermain connections may be necessary to the adjacent proposed Hope development. The water supply requirements of the development will be reviewed with the feasibility study.
2. Trunk watermain will need to be extended east/west across the development and utility stubs will need to be extended to the lot lines at a minimum.
3. Sewer will be available to southwest (proposed Hope Development) and is currently available to north east (Bellwether).

End of Comments



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Lieutenant Burns
Date: February 7, 2024
Re: City File 24-003 Oswald Farm Industrial Concept Plan

A Public Safety plan review meeting was held on February 7, 2024, to review the submitted industrial concept plans for the Oswald Farm site. The following were in attendance: Lieutenant Burns, Fire Chief Leuer, Fire Chief Farrens, Fire Chief Malewicki, Assistant Fire Chief Kodet, Building Official Geske, Planner Davis McKeown, and Construction Services Supervisor Pritchard. The comments below are based on the preliminary review of the plans and are intended as initial feedback; further plan review will need to be completed as construction plans are finalized.

1. If the County Road 116 driveway access is indeed a private access, it needs to be usable for emergency services.
2. Regardless of final layout, ladder trucks need to be accounted for with a 30' drive aisle within 30' of one side of a building. The drive aisle can be shared between two buildings. It is easier if this drive aisle is located on the car parking side instead of on the loading dock/semi-truck side.
3. Within the business park, all riser rooms need to be mirrored so they are located in the same spot for each building. Exterior access is strongly preferred.
4. Hydrant and FDC are subject to approval by the Fire Chief – Patrick Farrens.

From: Ashley Morello <Ashley.Morello@hennepin.us>
Sent: Thursday, February 1, 2024 3:57 PM
To: Dwight Klingbeil
Subject: RE: [External] Oswald Farm Industrial Concept Distribution (City File 23-003)
Attachments: RE__External_Corcoran Northeast District.msg

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dwight,

Thank you for the opportunity to review. County staff has some thoughts:

Consistent with discussions between county and city staff for the area, we'd prefer some modifications to the access shown on this site:

- CSAH 30: we'd prefer to see a single midpoint intersection at 1/2 mile spacing between 116 and 101. In addition to adhering to access spacing, we need to be planning for the future 610 extension. We recommend the applicant shift the access on CSAH 30 to the east, with intention to share access with the parcel to the east once that develops.
 - The applicant can expect that we will ask for turn lanes, similar to Hope Community.
- CR 116: Again, consistent with previous discussion, we'd like to try to avoid adding an additional access point between CSAH 30 and Hunters Ridge Road; particularly with trucks coming in and out of this site.
 - Could there be some ghost platting to plan for a future connection to Hunters Ridge Road? Staff might consider either a temporary or emergency access as an interim option.
 - I'll also add that staff is cautious about this access, particularly with the planned Three Rivers trail, it looks like the trail will go through the site, and there could be conflicts between trail users and trucks
- Has there been any ghost plats developed for the surrounding area? We appreciate the concepts showing connections via a local street to the north and east. We're curious what the vision is for those properties. In addition, can you confirm for the local street, is that anticipated to be a public or private street?
- Will you be requiring the applicant to provide a traffic study? If so, we would like to review to understand the site's impact on the CSAH 30/CR 116 intersection.
- Do you anticipate whether they'll be platting? If so, we'd want to request ROW, consistent with what we requested for Hope Community (60' half with 5' easement on both CSAH 30 & CR 116).

Again, appreciate you sending the materials early. Please continue to share any new materials as they are available. Please let me know if you have any questions.

Ashley Morello

she/her

Transportation Planning

Office: 612-596-0359
ashley.morello@hennepin.us | hennepin.us



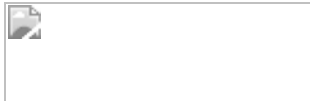
From: Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Sent: Monday, January 22, 2024 1:30 PM
To: Kevin Mattson <kmattson@corcoranmn.gov>; Torve, Kent <kent.torve@stantec.com>; Hegland, Steven <steven.hegland@stantec.com>; Matt Gottschalk <mgottschalk@corcoranmn.gov>; rburns <rburns@corcoranmn.gov>; Ashley Morello <Ashley.Morello@hennepin.us>
Cc: Natalie Davis <ndavis@corcoranmn.gov>; Kendra Lindahl <klindahl@landform.net>
Subject: [External] Oswald Farm Industrial Concept Distribution (City File 23-003)

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.

Hi all,

United Properties has submitted a concept plan for an industrial development at 19510 County Road 30. We would appreciate all comments to be returned by February 12, 2024.

Thanks,
Dwight Klingbeil
Planning Technician
Direct: 763-338-9290













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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

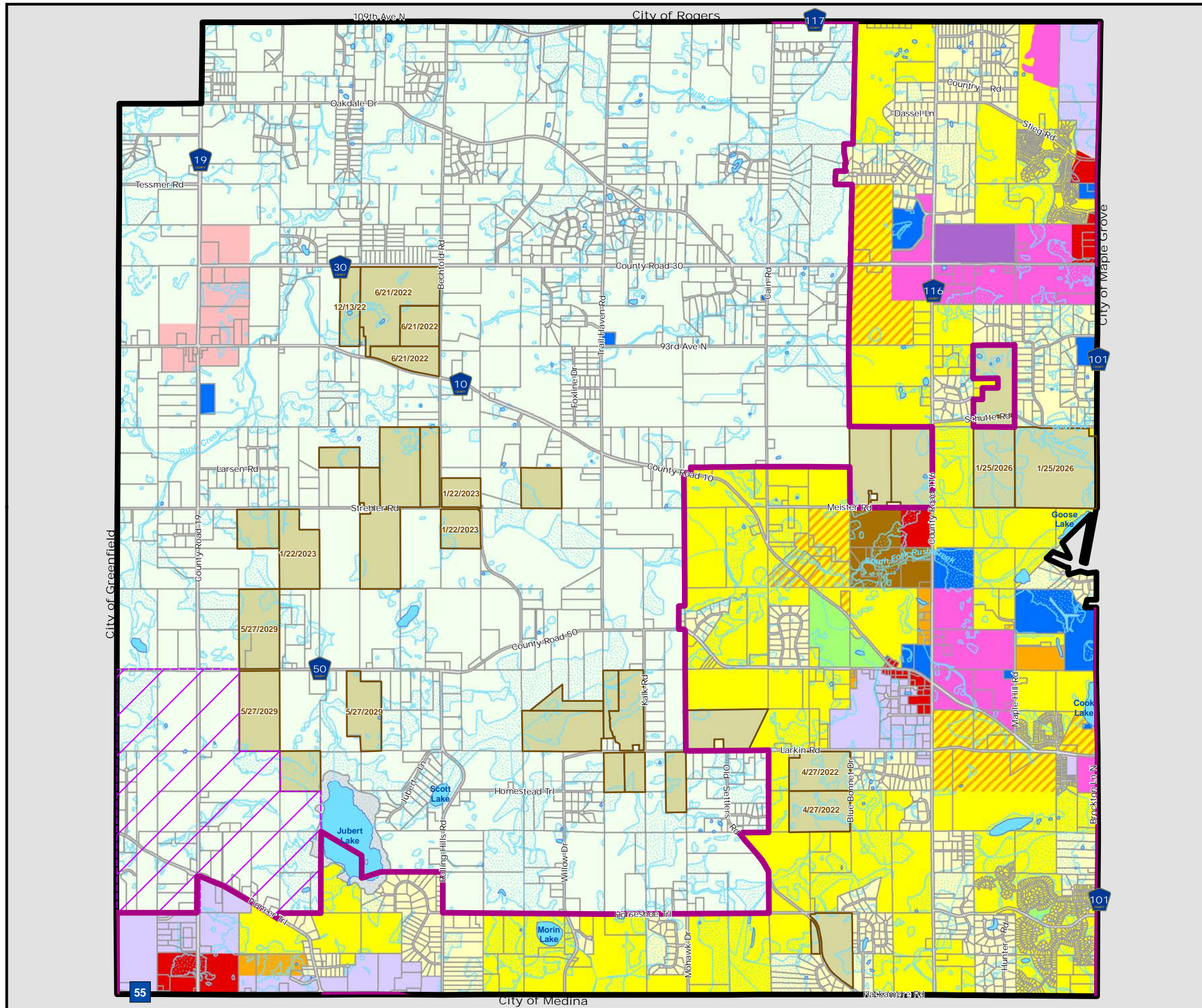
-  Rural/Ag Residential
-  Existing Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Residential
-  High Density Residential
-  Rural Service/Commercial
-  Commercial
-  Mixed Use
-  Business Park
-  Light Industrial
-  Public/Semi-Public
-  Parks/Open Space
-  Agricultural Preserve (Date of Expiration)
-  Open Water
-  Lake/Open Water
-  Wetlands
-  Municipal Boundary
-  2040 MUSA
-  Future MUSA Expansion Area
-  Parcel Boundaries
-  Streams
-  Lake/Open Water
-  Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000



Feet

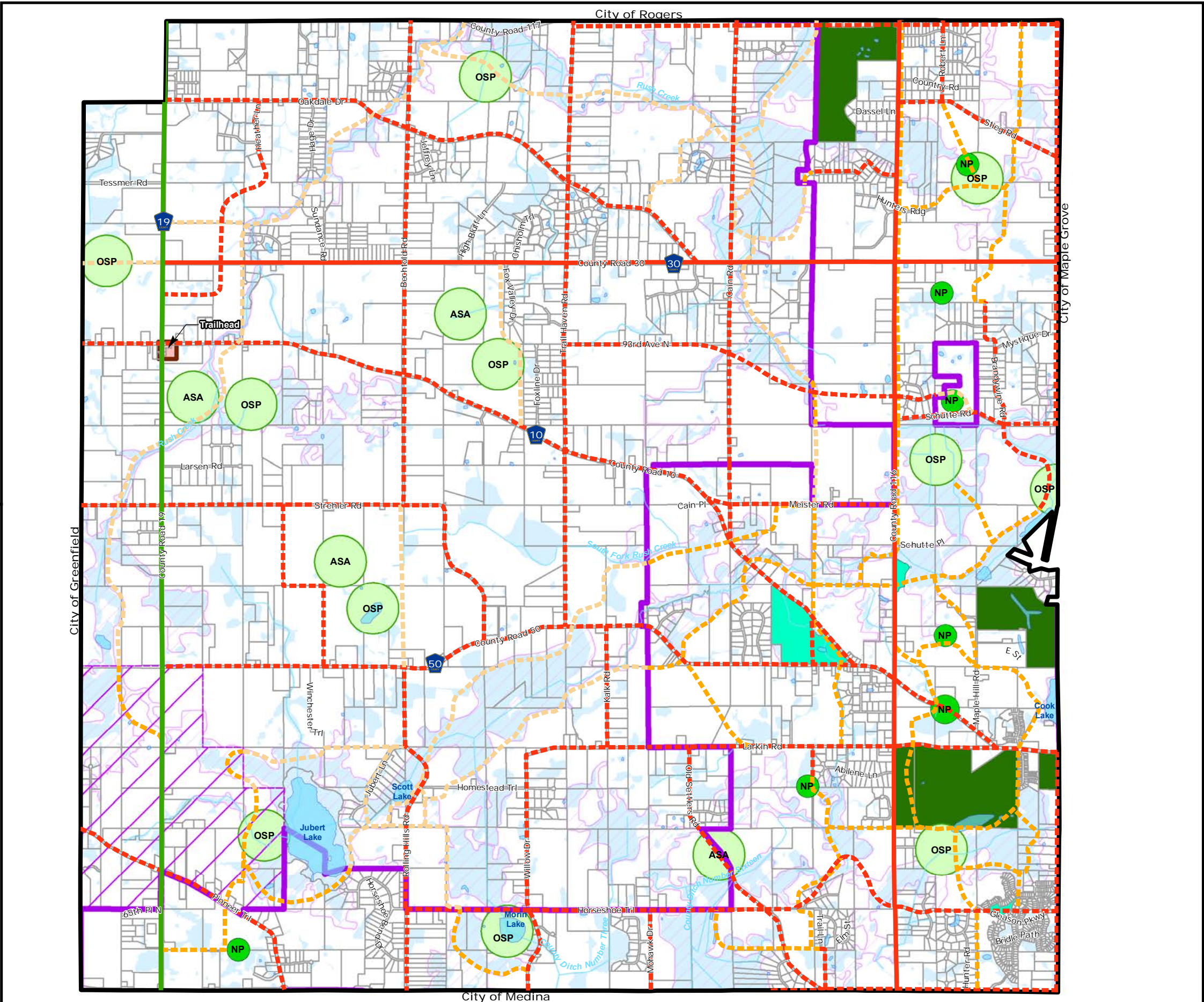




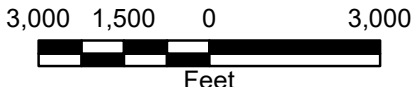
CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

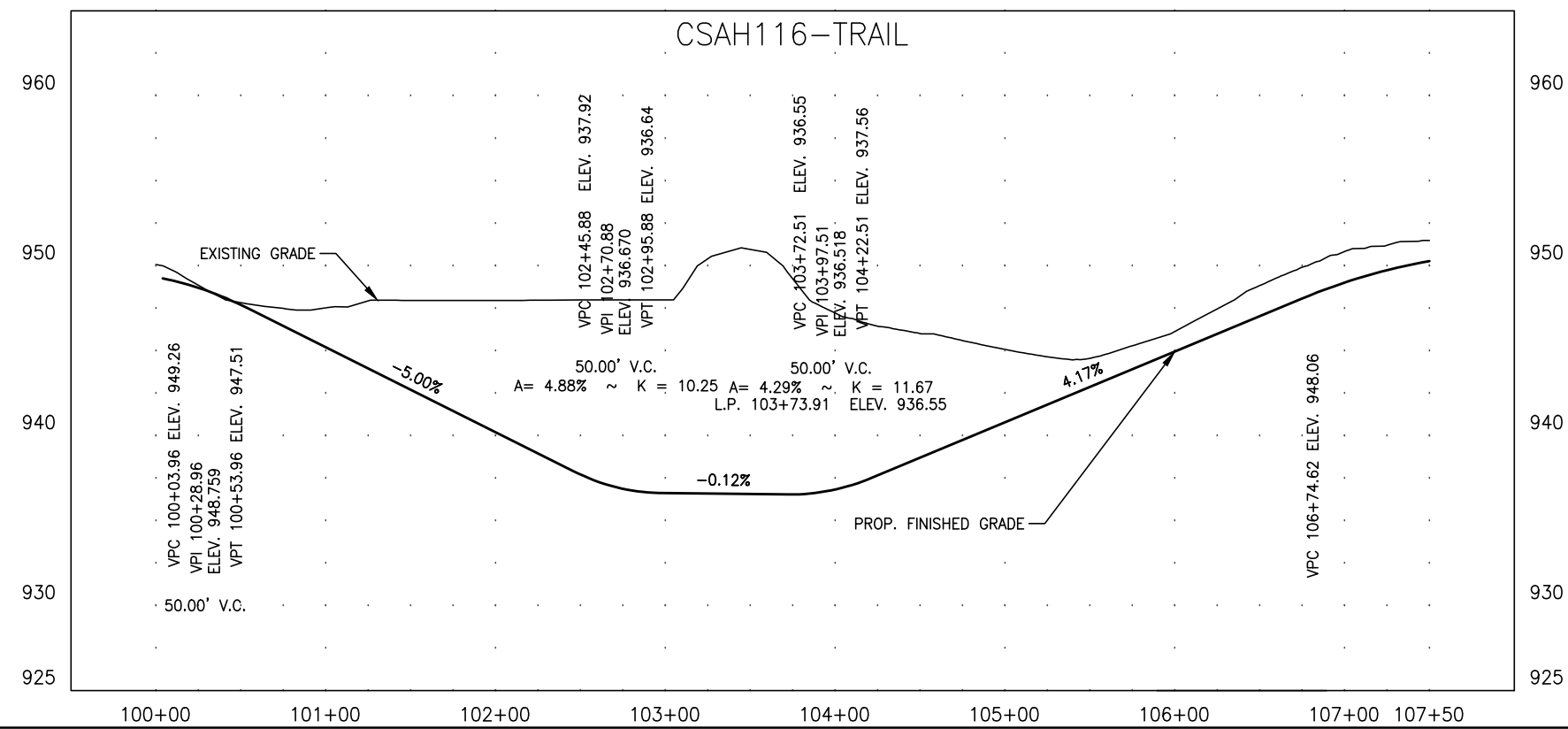
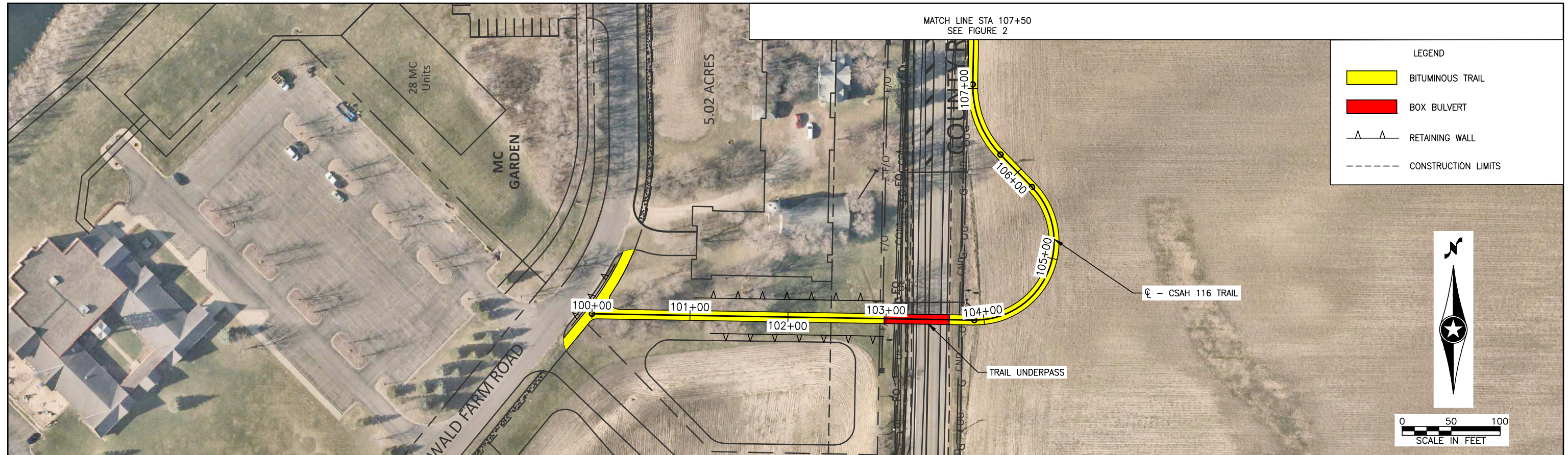
Map 5-1 Parks and Trails Plan



- Existing Parks and Trails**
- Regional Trail
 - Existing On Road Trail
 - City Park
 - Trailhead
 - Private Park/Open Space
- Proposed Parks and Trails**
- Proposed On Road Trail
 - Proposed Off Road Trail
 - Proposed Off Road Trail outside 2040 Development Area
 - Neighborhood Park
 - Community Park
 - Greenway Corridor
 - Municipal Boundaries
 - 2040 MUSA
 - Future MUSA Expansion Area
 - Parcel Boundaries
 - Streams
 - Lake/Open Water
 - Wetlands



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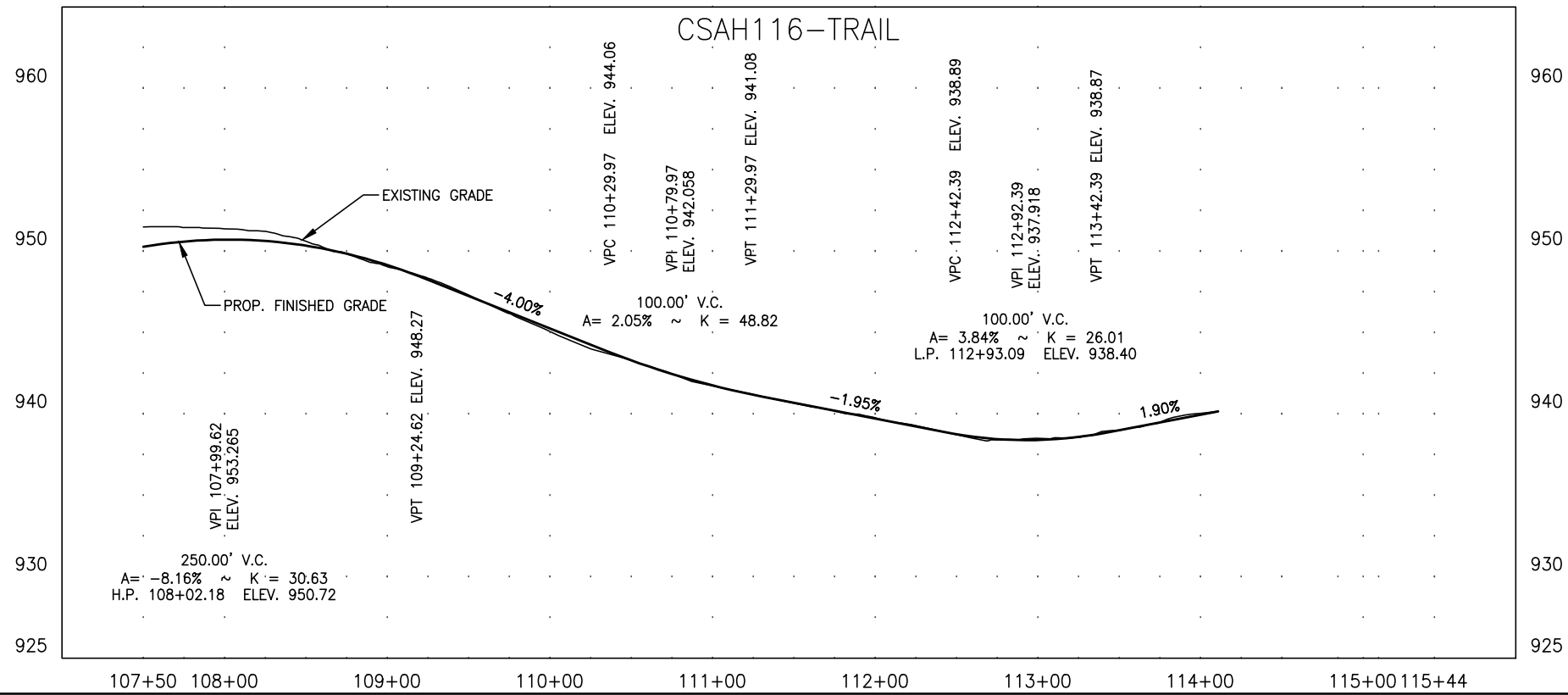
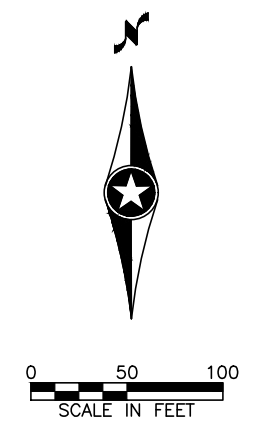


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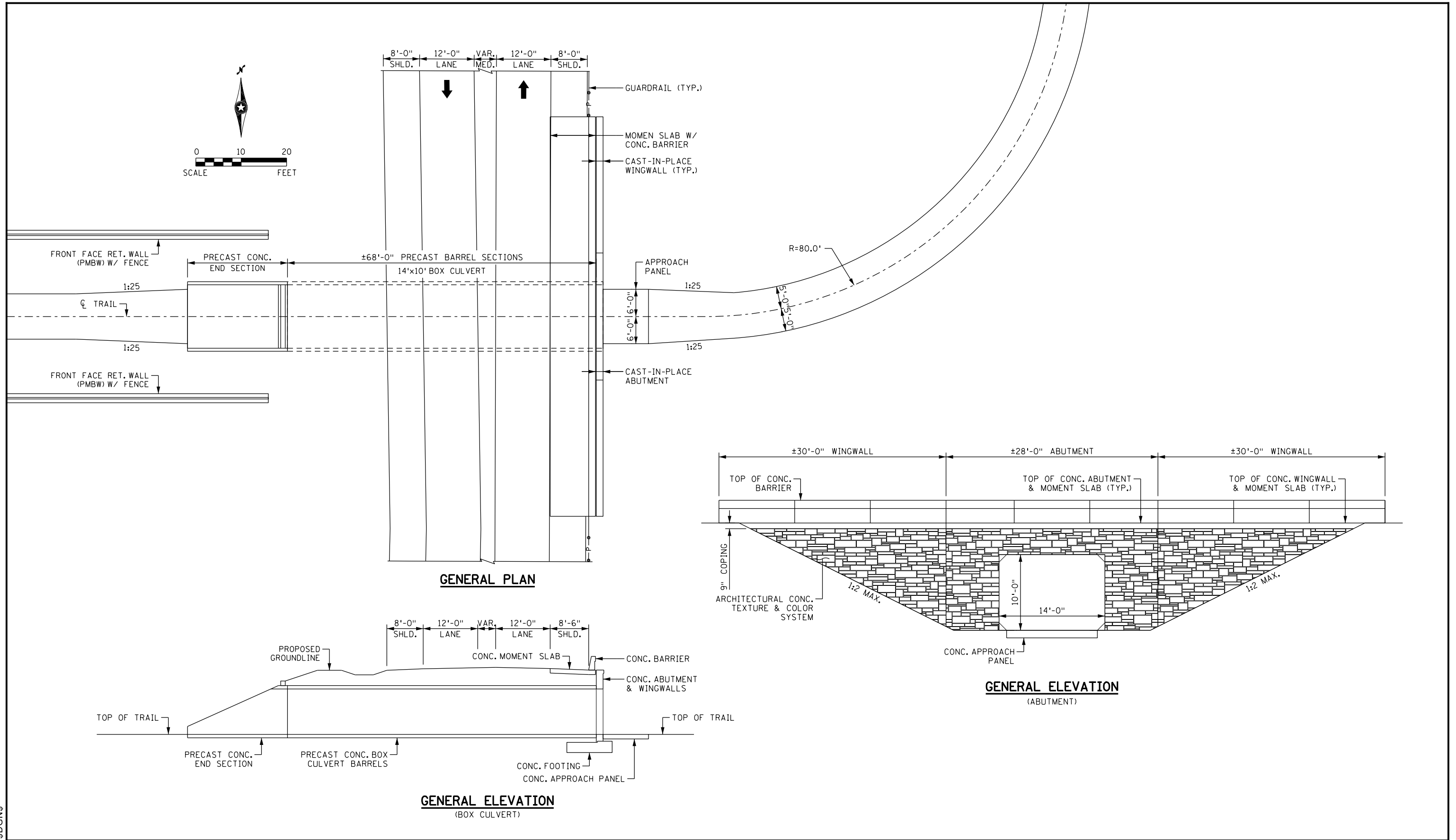


MATCH LINE STA 107+50
SEE FIGURE 1

- LEGEND
- BITUMINOUS TRAIL
 - BOX BULVERT
 - RETAINING WALL
 - CONSTRUCTION LIMITS



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SDGNS



Hennepin County CSAH 116 Trail Underpass - General Plan & Elevations

for Three Rivers Park District
In the City of Corcoran, Hennepin County, Minnesota

Job #17062
SDATES

Figure B1



CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.corcoranmn.gov

MEMO

Meeting Date: February 22, 2024
To: City Council
From: Dwight Klingbeil, Planning Technician
Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

- 1. Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide their initial feedback. The Planning Commission discussed this item at the December 5, 2023, meeting and expressed their desire Commercial and Industrial Development Standards address a number of items such as: specific architectural standards, infrastructure investment incentives, encouragement toward sustainable development practices, proper transitions of intensities and height, the permitted and conditional uses of each zoning type, verbiage, and lighting standards City Staff prepared a survey for current landowners and lessees to express their opinions on items to be addressed with this update. Staff mailed the online survey invitation to property owners and tenants whose property is either currently zoned, or guided for Commercial, Industrial, or Mixed-Use. *The comment period for this survey closed on January 31, 2024. Staff is reviewing the responses in preparation for the draft update to the Commercial and Industrial Standards. At the February 8, 2024, City Council meeting, staff was directed to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates to be approved by the end of quarter 2. Staff will prepare for a second Planning Commission discussion at the March 12th meeting. Feedback from the Planning Commission and business community Survey will be shared with the City Council at the March 28th regular Council meeting for further direction. Staff will also prepare a revised work plan to be reviewed on March 28th to reflect the change in direction.*
- 2. Minks Preliminary Plat, Final Plat, and Variance (PID 27-119-23-43-0005) (City**

File 23-025)

Lyndon Minks applied for a preliminary plat, a final plat, and a variance which would allow him to adjust the western lot line of his property at 6925 Old Settlers Road. *The public hearing for this item was held at the January 4, 2024, Planning Commission meeting. After a brief discussion, the Planning Commission recommended approval of the request, 3:0. The Council approved this item at the January 25, 2024, Council Meeting.*

3. 3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)

Craig Scherber & Associates LLC have applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Residential and Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. *The applicant received Council feedback on a concept version of this proposal at the February 8, 2024, meeting.*

4. Hope Community Comprehensive Plan Amendment, Rezoning, Preliminary PUD, Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0005, 11-119-23-14-0006, and 11-119-23-11-0012) (City File 23-028).

Hope Community Church submitted application materials for a Preliminary Plat, Preliminary PUD, Rezoning, and Comprehensive Plan Amendment to allow for a mixed-use development around Hope Community Church. The proposed development includes medical offices, retail space, market rate apartments, townhomes, senior villas, and assisted living units. *The public hearing for this item was held at the February 1, 2024, Planning Commission meeting. After hearing several testimonies from the public, the Planning Commission motioned to recommend approval of the application as presented 3:1.*

5. Khacholing Center Place of Worship CHOL IUP (PID 06-119-23-13-0002) (City File 23- 029)

Lobsang Yeshe & Nga Thi Ngoc Nguyen, of the Khacholing Center, applied for a Interim Use Permit to hold regular religious classes within a room at 23360 Oakdale Drive. *This item is complete for City review and has been scheduled for a public hearing at the March 12, 2024, Planning Commission meeting.*

6. Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).

Contour Development LLC has applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not currently scheduled for any upcoming meetings.

7. Lister Garage CUP (PID 32-119-23-21-0007) (City File 23-031).

J Brothers Design, Build, and Remodel has applied for a Conditional Use Permit to allow the construction of an accessory structure with sidewalls that exceed 10 feet in height in the front yard of 23615 Julie Ann Drive. *The Public Hearing for this item was held at the February 1, 2024, Planning Commission meeting. After a brief discussion, the Planning Commission recommended approval of the application as presented. This item has been scheduled for the February 22, 2024, City Council meeting.*

8. Tavera 6 Final Plat & Final PUD (PID 35-119-23-11-0003) (City File 23-032).

Lennar submitted application materials for the Final Plat and Final PUD for Tavera 6th Addition, and staff is reviewing the materials for completeness. *This item is complete*

for City review and is scheduled for the March 28, 2024, regular City Council meeting.

9. **Woodland Hills Preliminary Plat, Rezone, & Variance (PID 36-119-23-33-0010, 36-119-23-33-0003, 36-119-23-33-0007) (City File 23-033).**

Woodland Hills of Corcoran, Inc. & Gonyea Company submitted application materials for a Preliminary Plat, Rezoning, and a Variance to develop 60 single-family lots on the northeast corner of the Hackamore Road and County Road 116 intersection. The proposal is to create 60 detached single-family lots, 1 amenity lot, and 5 outlots on a 36.74-acre site. Council provided informal feedback to the applicant's concept plan (Northeast Hackamore 116 Concept Plan) during the July 27, 2023, Regular Meeting. *This item is complete for City review and the public hearing is scheduled for the March 12, 2024, Planning Commission meeting.*

10. **Chastek Farm Preliminary Plat, Preliminary PUD, Rezoning (PID 25-119-23-12-0002) (City File 23-034).**

Trek Real Estate & Development, Inc. submitted an application for a Preliminary Plat, Preliminary Planned Unit Development (PUD), and Rezoning of the Chastek Farm located at 7600 Maple Hill Road. The request is to allow the development of 117 single-family for-sale lots on the 38.16-acre site. 101 of these lots would have a width of 55 feet, and the remaining 16 would have a width of 65 feet. *This item is complete for City review and is tentatively scheduled for the April 4, 2024, Planning Commission Meeting.*

11. **Heather Meadows 3rd Addition Preliminary Plat/OS&P (PIDs 05-119-23-31-0001 & 088-119-23-22-0011) (City File 24-002).**

Mark and Markus Lee, of ML Unlimited LLC, submitted a preliminary plat application to create 12 single-family lots and 2 outlots at 22901 Oakdale Drive. The proposal includes platting the two existing homes on Oakdale Drive and extending Heather Lane southward to plat 10 additional lots. To satisfy the requirements of the Open Space & Preservation density bonuses, this proposal includes the preservation of 44.8-acres of open space in two outlots. This application is incomplete for City review and is not currently scheduled for upcoming meetings.

12. **610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003).**

United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 square feet on the 76.89-acre parcel. This application is complete for City review and is scheduled for the February 22, 2024, City Council meeting.

City of Corcoran 2023 City Council Schedule

Below is a tentative schedule for City Council meetings. The items and schedule are subject to change.

March 14, 2024 Work Session

- Parks Fund – Review Interest Options

March 14, 2024

- Presentation Commissioner Anderson from Hennepin County
- The Stanchion Bar Music and Event Request for July 4, 2024
- Park Signs Plan
- Construction Hours Review/Report
- PNP Results
- Review 4M Fund Investments
- ARPA Discussion
- City Assessor Contract
- Comparable Cities Discussion
- Logo and City Branding Update
- Contruction Agreement: 7200 Willow

March 21, 2024 (TENTATIVE)

Host Special Charter Commission Meeting – March 21, 2024 at 5:30pm

March 28, 2024

- NW Trails Resolution of Support DNR Trails Funding
- Woodland Hills CPA, RZ, PP and Variance (City file 23-033)
- Khacholing Center CHOL IUP (City file 23-029)
- Revise Commerical/Industrial Zonng Districts (City file 23-023)
- Tavera 4th Easement Vacation (City file 24-xxx) TENTATIVE
- Chastek (City file 23-034)
- THC Moritorium and Regulations Follow Up
- Pioneer Trail FP and FPUD (City file 23-030)
- Tavera 6th FP and FPUD (City file 23-032)
- Award Cropland Bids

April 11, 2024

- LPR Camera Discussion
- Firearms Ordinance Review

April 15, 2024

- Rockford School Board Meeting

April 25, 2024

- Proclamation – National Public Service Week
- Public Safety Grant Spend Plan

May 9, 2024

- Proclamation – National Police Week

May 23, 2024 (Joint Work Session - Tentative)

- Joint Work Session with Planning Commission (MET Council Representative)
 - Comp Plan Review

May 23, 2024

- Proclamation – National Public Works Week

June 13, 2024

- RFP – History and Discussion of RFP Schedule

June 27, 2024

-

July 11, 2024

-

July 25, 2024

August 8, 2024

August 22, 2024

September 10, 2024

- [Annual Charter Commission Meeting](#)

September 12, 2024

September 26, 2024

- Communications Assistant – Transition to FT

November 14, 2024

- Tort Liability Coverage Waiver

- Certification of General Election 2024

November 25, 2024

December 16, 2024

- MS4 Permit

Review dates with Jay on Joint Commisison Meetings
-Parks and Trails