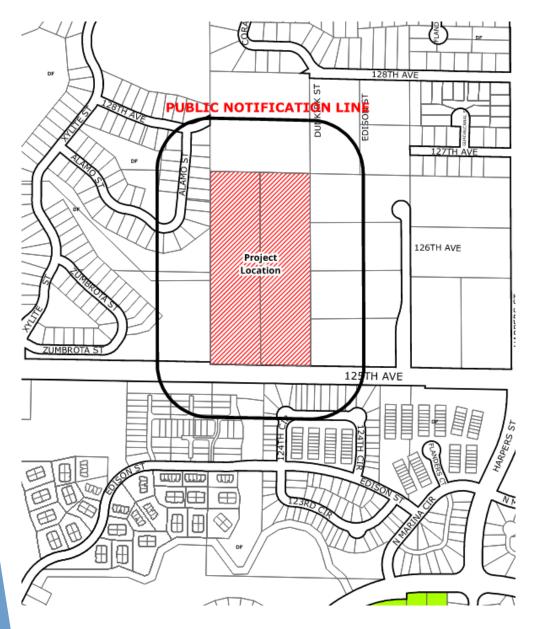
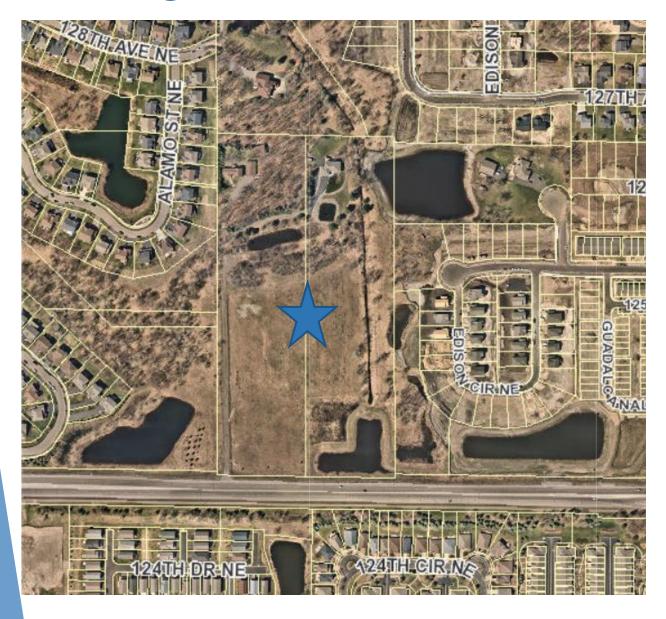
Meadowland Estates West - 2741 & 2775 125th Ave NE





- Comp plan amendment from LDR (Low Density Residential) to LDR/MDR (Low/Medium Density Residential) On Northern portion
- Preliminary Plat 19.24 acres 2 single family lots, 28 townhomes lots, one outlot and common space
- CUP Amendment to allow 2 single-family lots and 28 townhomes in DF

Zoning





- Two Single Family homes
- DF & Surrounded by DF
- ► East Harpers Landing
 - ► Townhomes and small lot SF
 - ► LDR and MDR
- ► North Meadowland Estates
 - ► SF
 - ► LDR
- West Woods at Quail Creek
 - ▶ SF
 - ► LDR

Existing and Proposed Land Use



- Current
 - ► LDR (Low Density Residential)
 - 2.5-6 units/acre
 - One-family homes
 - Manufactured homes
- Request Southern Portion Only
 - ► LDR/MDR (Low/Medium Density Residential)
 - ▶ 2.5-12 units/acre
 - One-family homes & Manufactured homes
 - Attached single family (triplex, quads, townhomes)
 - 2 single-family detached and 28 townhomes
 - Density 2.51 units/acre

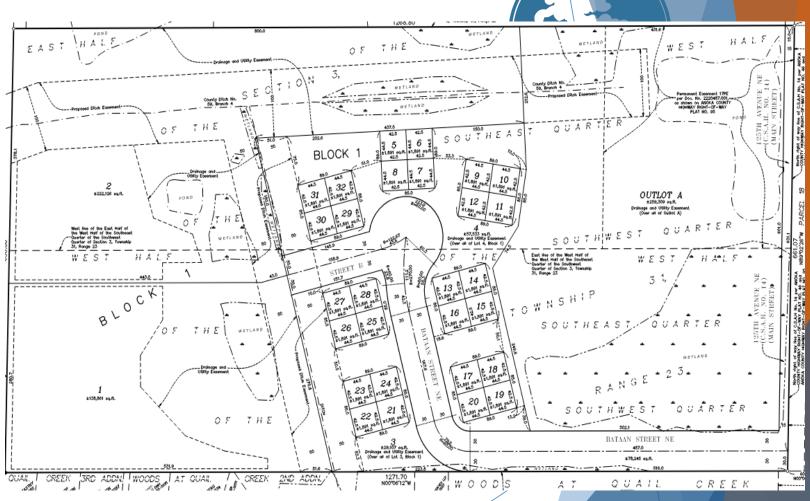
Preliminary Plat

2 single family lots, 28 townhome, outlot, common space

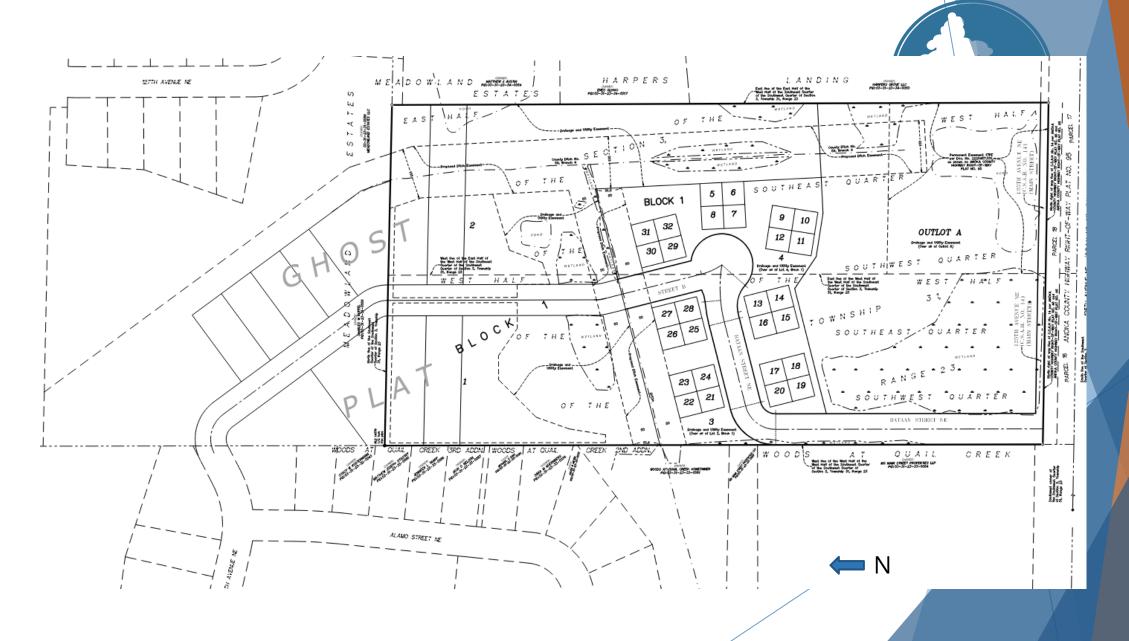
space

- Lot 1: 3.18 acres (existing home)
- ► Lot 2: 5.09 acres (existing home)
- Lots 5-32: 1,891 square feet each
- Outlot A: 5.95 acres
- Common space: 1.98 acres
- Access new Street off 125th
- Anoka County approved Access
- Right in/out



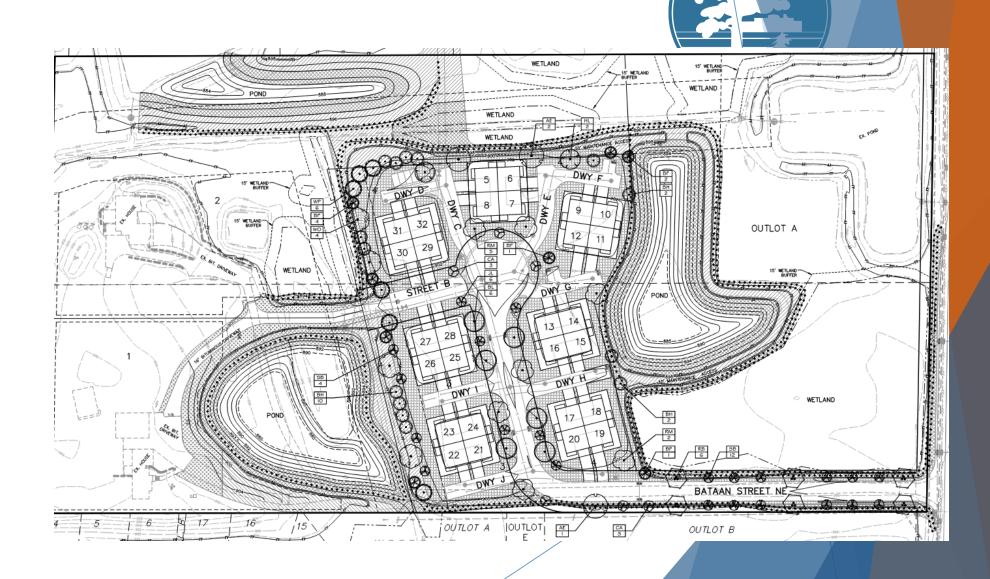


Ghost Plat



Landscape

- 1.4 Acres Tree disturbance Replacement 8/1 acre = 11 Trees
- Landscape 3/unit
- 84 TreesRequired/proposed





Elevations





- Modified from PC
- Brick, LP lap siding, panels & trim on all sides
- Consistent with Recent DF approvals

Public Comments

- Neighborhood meeting 2/9/23
 - ► 1 attended virtually
- ▶ 15 public comments received
 - ► Traffic, lack of pedestrian connectivity, tree removal, buffers, decrease in property values, rental, lack of infrastructure, prefer single-family

- ▶ Public Hearing on 2/14/23 one person spoke and shared concerns
- ▶ Planning Commission Recommends approval 5-1.



Recommendation

- ▶ 3 Actions
- Comp Plan Amendment to change from LDR to LDR/MDR for southern portion of the subject site
 - Meets goals of land use chapter varied housing densities to accommodate growth through encouragement of appropriately designed and located townhomes
 - Meets goals of housing chapter to provide housing opportunities that meet the needs of all generations and income levels & supporting the development of housing that meets the needs of the population today as housing preferences change
 - ► Consistent with the existing development pattern to the east by placing townhomes adjacent to 125th and transitioning to lower densities further from the main roadway



Recommendation

- Preliminary Plat
 - ▶ 2 single family lots
 - ▶ 28 townhome lots
 - ► One outlot & open space
 - ► Conditions in staff report
- ► CUP Amendment to allow 2 single family homes and 28 townhomes with development standards



History

- ► April 2022
 - Rezoned to DF
 - ▶ CUP for 16 new SF lots and 2 existing
 - Preliminary Plat 18 lots
 - ▶ 1.4 acres removed trees
 - ▶ 11 replacement with landscape 49 required

