

Planning Commission Item

February 18, 2025



Item	Consider an Ordinance Rezoning Property from Right-Of-Way to R-8 Mixed Medium Density Residential District and Request for Preliminary Plat and Site Plan approval for a 60 unit townhome development (Planning Case #2025-01)	
File No.	2025-01	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant	Brandl Anderson	
Present Zoning		
Land Use	Residential Medium Density	
Acerage	11.75	
Density	5.44 unit per acre (net density)	
Applicable Regulations	Chapter 18, Subdivision, Chapter 20, Article XXIV-2, “R-8” Mixed Medium Density Residential District Chapter 20, Article II, Division 6, Site Plan Review	

SUGGESTED ACTION

Staff recommends adoption of the attached Findings of Fact and Recommendation recommending approval of the requested rezoning of the property to R-8 Mixed Medium Density Residential District and recommending preliminary plat and site plan approval for a 60 unit townhome development subject to the conditions included in the staff report dated February 12, 2025.

SUMMARY

MnDOT deemed an area of right-of-way as excess and placed the land for sale. Following a public

auction, the land was purchased by Brandl Anderson Homes. The land is guided by the city's 2040 Comprehensive Plan for "Residential Medium Density" development for residential development at densities of between four (4) and eight (8) units per acre.

Brandl Anderson Homes is requesting to rezone the property to R-8 Mixed Medium Density Residential District and preliminary plat approval subdivide the property located generally at the intersection of Pioneer Trail and Bluff Creek Drive and site plan approval for 60 townhomes which are grouped in either structures of four or six townhomes.

BACKGROUND

DISCUSSION

RECOMMENDATION

Staff recommends adoption of the attached Findings of Fact and Recommendation recommending approval of the requested rezoning of the property to R-8 Mixed Medium Density Residential District and recommending preliminary plat and site plan approval for a 60 unit townhome development subject to the conditions included in the staff report dated February 12, 2025.

ATTACHMENTS

[Preliminary Plat Plan Set dated 02.05.25 - Pioneer Ridge](#)

[Jasmine and Isla Units - Architectural Elevation, Floor Plan and Rendering](#)

[Sophia and Amelia Units - Architectural Elevation, Floor Plan and Rendering](#)

[Traffic Impact Analysis](#)

[Storm Water Management Plan](#)

[Storm Sewer Design](#)

[Soil Boring Report](#)

[Photometric Study](#)

[Phase 1 Environmental Study](#)

[Affidavit of Publication 25-01](#)

[Affidavit of Mailing 25-01](#)

[Findings of Fact and Recommendation](#)

[Ordinance Rezoning to R-8](#)

[Staff Report - Planning, Engineering, Water Resources, Forestry](#)

[Pioneer Ridge Public Comments via Email](#)