

To: **Environmental Committee**
 Through: **Dave Schletty, Asst. Parks and Rec. Director**
 From: **Melissa Sonnek, City Planner**
 Date: **June 1, 2022**

Site Plan Review for the Development of the Eastern Section of the Previous Thompson Oaks Golf Course (M/I Homes)

REQUEST:

Review the submitted site plan and provide recommendations to the Planning Commission and City Council.

PROPOSAL:

M/I Homes and Oppidan have submitted multiple applications for the development of 58 townhomes on the eastern portion of the previous Thompson Oaks Golf Course. The applications include,

- Site plan review for the development of the property,
- Rezoning the property from B6 – Town Center Mixed Use to PRD, Planned Residential Development with R3 – Townhome Residential as the underlying zoning, and
- Preliminary and final plat review for the division of property and creation of new property lines.

Due to the extent of the extreme soil corrections necessary throughout the entire site, a large portion of the trees on site will need to be removed. The submitted plans identify quality trees both in and around the site. In total 203 trees (2,278 cal. in.) were surveyed, for the townhome site there are approximately 100 quality trees (1,484 cal. in.), of which 24 trees (411 cal. in) will be saved. Full details on the location, species, and size of the trees can be found in the landscape and preservation plans. The trees being saved on site are as seen in the chart below.

Common Name	Quantity	Total Cal Inches
Black Locust	4	46
Black Walnut	2	41
Box Elder	3	56
Bur Oak	4	66
Cottonwood	2	47
Northern Pin Oak	1	16
Ohio Buckeye	2	24
Red Pine	1	16
Siberian Elm	1	9
White Oak	1	36
White Pine	3	54
Total	24	411

Per the submitted plans, the townhome site presently has 1,484 caliper inches of quality trees and 1,073 inches are being removed. Per section 153.032E7, “when tree removal occurs, replacement trees shall constitute at least 30% of the total amount of the caliper inches of “quality trees” removed”. This calculates to 322 of replacement inches as the required minimum for the site.

The applicant is proposing the following new landscaping on their site:

Common Name	Size	Quantity	Total Cal Inches
Overstory Trees			
Autumn Blaze Maple	2.5''	5	12.5
Common Hackberry	2.5''	3	7.5
Northern Pin Oak	2.5''	6	15
Northwoods Red Maple	2.5	10	25
River Birch*	10-12'	9	45*
Evergreen Trees			
Black Hills Spruce	6'	22	55
Ornamental Trees			
Spring Snow Crab	1.5''	8	12
Prairie Fire Crab	1.5''	9	13.5
Japanese Tree Lilac	1.5''	12	18
Total		84	203.5''

**River Birch is being counted to be similar to five caliper inches as the proposed 10-12 feet is twice the size of the required six feet required for evergreens.*

While this number of total caliper inches does fall below the 30% replacement, city staff is pleased with the overall number of trees on the site. With the mature age of many of the trees that are being removed, it is difficult to replace those numbers as newly planted are typically much smaller. In an example, 322 replacement inches, when accounting for a 2.5'' tree would require 129 trees. This number of trees would likely not be suitable for this development as with the 84 trees, that equates to 1.45 trees per unit. City staff believes that the number of trees proposed is well suited to the site, but would like additional thoughts and feedback from the committee.

Per City Code section §153.031(D)(4)(b), “The number of trees required is the equivalent of one for every 40 feet of lineal property line on the subject site or as approved through the site plan process. The protective buffer shall also contain grass, ground cover or shrubs and shall be irrigated to facilitate maintenance of landscaped areas.”

The subject property measures 2,586.01 lineal feet of property line, which equates to 64 trees. The applicant is proposing 84 new trees and to retain 24 of the existing trees. City Staff is pleased to see that the minimum requirement for trees on site is to be met.

Stormwater for this site will be managed in conjunction with a pond to the north of the townhomes that will serve the townhomes as well as the area surrounding the future Thompson/Oakdale roundabout, but also with the wetland reclamation project area to the west of the townhomes that the City and Dakota County have partnered on.

ATTACHMENT:

Landscape Plans

TIMELINE:

June 21: Planning Commission public hearing

July 11: City Council