

# URBANWORKS

Tycon Companies  
**City of Shoreview Development Phase Review**  
**580 Hwy 96 – Shoreview Villas**  
January 22, 2024

## General

The Tycon Companies (“Tycon”), on behalf of the Owner (“580 Shoreview LLC”) of approximately 18.44 acres located at 580 Hwy 96 intends to redevelop the property into single family housing. The proposed replating and rezoning will be from the existing Institutional PUD to R-1, R-2 PUD, and UND. Block 1 as shown on the attached preliminary plat is proposed to be rezoned to R-1 with 8 riparian lots. Block 2 and Block 3 are proposed to be rezoned to R-2 PUD with 17 single family homes. Outlot A will seek designation as a Controlled Access / Beach Lot for Block 2 and Block 3. Outlot B is proposed to be rezoned as UND. The dedication of ROW at Hwy 96 and the creation of the public roadway extension of Harbor Court will require the dedication of 1.51 acres to Ramsey County and the City of Shoreview.

In addition, the City of Shoreview Comprehensive Plan requires that any rezoning of the current Institutional PUD will require an amendment to the Comprehensive Plan land use designations. Shoreview’s 2040 Comprehensive Plan identifies the project site as being within Policy Development Area (PDA) 7. The PDA for the Gospel Mission Camp identifies several possible designations. It is proposed that Block 1 is revised to land use designation RL corresponding to zoning designation R-1, Block 2, 3, and Outlot A be revised to land use designation RM corresponding to zoning designation R-2 PUD. Outlot B would remain land use designation INST and zoning designation UND.

## Re-Zoning

The project is proposed to be rezoned from PUD Institutional to R-1 for the riparian lots, R-2 PUD for the non-riparian lots and Outlot A, and UND for the Outlot B. Single family lots on Block 1 Lot 1-8 will follow the requirements of 209.080 Shoreland Management standards for the riparian lots. The non-riparian lots in Block 2 and 3 will use seek approval as a PUD with an underlying zoning of R-2. Outlot A will seek designation as a Controlled Lake / Beach Access. The following is a summary of the zoning standards for each of the project zoning designations:

### General

- Shoreline Standards Classification: General Development Waters

**Riparian Lots (R-1)**

	Required	Proposed
• Number of Lots: 8		
• Lot Area:	15,000 s.f.,	25,204 s.f. to 47,166 s.f.
• Allowable Height:	35'	TBD <35'.
• Shoreline Set Back:		
o Building from OHW -	100'	> 100' Varies
o Structure from OHW -	50'	> 50' Varies
o Structure from top of bluff	30'	> 30' Varies
• Lot Line Setbacks:		
o Front:	25'min, 40'max	TBD 25' to 40'
o Side:	10'	> 10'
o Rear:	30'	> 30'
• Lot Width		
o Frontage:	100'	> 100' (Varies see below)
o Building Set Back:	100'	> 100'
o OHW Line:	100'	> 100'
• Riparian Rights: Single dock as per City of Shoreview and DNR requirements.		
• Variances: Block 1 - Lots 5 and 8 – Street front variance.		
o Will require a street frontage variance as they are below the prescriptive 100' frontage point to point measurement.		
o The geometry of the public road layout and the ROW requirements create the unique circumstances of street frontages less than 100' when the lot areas are 47,166 for Lot 5 and 25,204 for Lot 8.		
o The lots sizes are significantly above the minimum 15,000 s.f. required for riparian lots the lots and would be used in a reasonable manner consistent with the neighborhood and are consistent with variances approved by the City of Shoreview given similar conditions in the past.		

**Non- Riparian Lots (R-2 PUD)**

	Required	Proposed
• Number of Lots: 17		
• Lot Area	10,000 s.f.	7,229 s.f to 15,052 s.f. Average approx. 9,951 s.f.
• Depth:	125' min	Varies
• Width:	75'	Varies
• Lot Line Setbacks:		
o Front:	20'min	10'
o Side:	10'	5'
o Rear:	30'	10'
• Allowable Height:	35', proposed	TBD <35'
• Open Space:	50%	50.1% (Exhibit EX-1)
• Riparian Rights: Via Outlot A designated as a controlled lake / beach access with mooring for up to 6 watercraft.		
• R-2 PUD – Blocks 2 and 3 including Outlot A.		
o Variations from the development code noted above will allow for the creation of a more diverse housing stock consistent with goals stated in 205.080 Para A.		
o Will allow the creation of smaller single-family lots, sometimes called villa style homes, which are a highly sought after housing type in Shoreview.		
o While on smaller lots the homes would be consistent with the existing homes in the neighborhood.		
o Redevelopment in this way increases density in the city without compromising the character of the neighborhood or the necessity for costly public infrastructure improvements.		

**Controlled Access Lot – Outlot A (part of R-2 PUD)**

- |                               | Required  | Proposed  |
|-------------------------------|---|---|
| • Lot Area                    | 15,000 s.f.   | 22,609 s.f.   |
| • Depth:                      | 100' min  | Varies  |
| • Width:                      | 100'  | > 100' at OHW and OHW building set back, with 15' wide road access at street. |
| • Lot Line Setbacks:          | NA - Not Applicable as non-buildable lot.   |   |
| • Front:                      | 25'min, 40'max  | NA  |
| • Side:                       | 10'   | NA  |
| • Rear:                       | 30'   | NA  |
| • Allowable Height:           | 35'   | NA  |
| • Riparian Rights:            | Provides riparian rights to Block 2 and 3 as noted above.   |   |
| • Variance – Street Frontage: | <ul style="list-style-type: none"><li>o The lot will not be considered a buildable lot.</li><li>o The lot size of 22,609 s.f. exceeds the required 15,000 s.f. for a riparian lot.</li><li>o The lot width at the OHW, building set back from OHW, and rear of lot is greater than 100'.</li><li>o Lot width at the road frontage is less than 100' as required for a riparian lot. The width at the street frontage is 15' to provide pedestrian access to the lot and the lake.</li></ul> |   |
| • Conditional Use Permit      | <ul style="list-style-type: none"><li>o Outlot A will fall under the requirements of Section 205.080 – Residential Districts Overview Para C.4 Controlled Lake / Beach Access as a conditional use.</li><li>o The lot will be under the ownership of an HOA which includes Block 2 and Block 3.</li></ul>   |   |

- o The permissible activities consistent with Section 205.080 Para C.4 will be authorized and recorded with the CUP.

**Benefit derived from the Rezoning:**

This project will benefit the City of Shoreview and its residents by providing additional new high-quality single-family housing stock. Increasing the housing near the Town Center provides increased density near major roadways, utilities, and services with minimal impact on the broader community and is consistent development pattern in the immediate area. Villa type housing stock is very desirable and in demand in Shoreview. The proposed development respects the adjacent uses and is consistent with the Comprehensive plan.

**Applicants' intentions regarding selling or leasing the project under one owner and one management.**

Tycon is managing the development of the property on behalf of the Owner. The residential lots will be sold to individuals or home builders. The individual owner(s) or home builder(s) will be responsible for the design and construction of the single-family units. The housing must be constructed in compliance with the applicable City of Shoreview zoning requirements. Currently 580 Shoreview LLC will retain ownership of Outlot B. Currently there are no specific development plans for this property.

**Compatibility of the proposal uses with adjoining uses.**

The development of the property is designed as a compatible extension of the adjacent uses. Vehicular access to the development will be via the extension of Harbor Court. There will be no direct access to Hwy 96. The new public road extends Harbor Court consistent with the original layout and intent. Only Single family lots will be adjacent to the single family lots in the Harbor Court neighborhood on the east property line.

A traffic study performed in 2021 addressed the changes in traffic patterns and the impacts of a much larger development on the surrounding area. Portions of the traffic study included the impact of 19 single family residences on Harbor Court. The proposed redevelopment has 25 single family residences on Harbor Court. It was determined in the previous traffic study that the traffic increases from the single-family residential development would have no effect on the service level of the road and intersections. No other geometric or operational mitigations are recommended for Harbor Court in this proposal.

## Shoreland Management

Snail Lake (62-73) is a General Development Waters Lake.

The project site will follow City Code Section 209.080 – Shoreland Management. Shoreland management regulations pertaining to such items as minimum lot size, structure placement, and alteration of the shoreland area, management of effects of shoreland crowding, to prevent pollution of surface and groundwater, to minimize flood damage, and to the extent possible maintain the natural character of shorelands and their adjoining public waters.

The minimum lot area is 15,000 SF for a riparian lot. The minimum lot width is 100 feet for riparian lots measured as OHW, building set back from OHW, and lot line street frontage. The preliminary plat for the Block 1 riparian lots complies with these requirements, except for Block 1, Lot 5 and Lot 8 street frontage. Variances are required for these two lots. The point-to-point dimension these lots are less than 100' due to public street layout and geometry. A variance is requested for these lots.

As a controlled lake / beach access lot Outlot A is required to meet the riparian lot requirements for size and dimensions. Outlot A meets the required 100' point to point dimensions at the OHW and the building setback from OHW. The width at the east property line meets the 100' minimum dimension however the street frontage is 15'. The minimum lot size for a riparian lot is 15,000 s.f and Outlot A is 22,609 s.f. The controlled lake / beach access lot will also require a variance for the street frontage.

There currently are no proposed floorplan layouts for any of the proposed house lots, therefore the building footprints and driveway accesses are shown only as placeholders for the build out of housing on these lots. The open area calculated for Block 2 and Block 3 uses these assigned generic residential footprints and driveways shown on Exhibit EX-1 included with this submission. In aggregate that full buildout of these properties will need to remain within the overall areas used in these calculations. Using the proposed roadway layout, assigned building footprints, and driveways the open area for Block 2 and Block 3 is 50.1%.

In cooperation with the City of Shoreview and in accordance with the regulatory requirements, the individual lake shore landowners will coordinate the development of a Shoreland Mitigation Plan on a lot-by-lot basis and as per the Residential Design Review requirements. The individual landowners will also cooperate with the City of Shoreview to comply with the necessary standards for any lakeshore improvements including individual docks.

### Allowed Density - DNR

The allowed density for Block 2 and Block 3 as per the MN DNR Shoreline Management Model has been calculated in the chart below using information shown on Exhibit EX-1. The allowed density is 45 units and the proposed density of The proposed R-2 PUD meets the DNR density requirements.

### DNR Allowable Density - Residential PUD

Tier	Total Area	Unsuitable Area*	Suitable Area	Minimum Lot Size for Lake Class (Sewered RD)	Base Density	Density Bonus	Allowable Units per Tier with Bonus Density	Adjusted Allowable Units per tier	Proposed Units	Units transferred to next tier
1	NA	NA	NA	NA	NA	NA	NA	NA	NA	0
2	91404	25544	65860	10000	6.586	2.0	13	13	8	5
3	101458	17917	83541	10000	8.3541	3.0	25	30	8	21
4	21421	0	21421	10000	2.1421	3.0	6	27	1	
Total	214283	43461	170822		17.0822		45		17	

\*As per 10.52 - all road rights-of way or easements, wetlands, bluffs, or land below the ordinary high-water level of public waters.

### Public Roadway and Utility Improvements

The project includes an extension of Harbor Court from the existing roadway located in the eastern property line. The roadway extension forms a loop, serving 25 single family homes. The extension provides two 15-foot lanes for two-way traffic throughout the Harbor Court extension. The extension includes a 50-foot right-of-way for the length of the roadway extension per city public roadway requirements. Water and sanitary sewer utilities will be extended from the existing utilities located east of the property at the existing Harbor Court dead end. The water main and sanitary sewer will follow the single-family development roadway. A proposed public sanitary lift station is provided at the extension point from the existing Harbor Court due to existing inverts of sanitary sewer facilities. Storm sewer is provided for the length of Harbor Court and will drain to proposed storm detention and filtration ponds for treatment on Outlot B, before discharging to Snail Lake.

## **Stormwater Management**

The project is located within the Ramsey Washington Metro Watershed District (RWMWD). The RWMWD Rule C – Stormwater Management requires proposed stormwater runoff rates do not exceed existing runoff rates for the 2-year, 10-year, and 100-year storm events. Additionally, Rule C requires stormwater volume retention equivalent to 1.1 inches over the new and reconstructed impervious surfaces on the project. The project provides best practice stormwater management techniques to achieve the goals of the Watershed. A storm water management area in the southeast corner of Outlot B will detain stormwater and limit runoff rates. The pond utilizes sand filtration to treat the stormwater runoff prior to discharging into the wetland in the northwest corner of Outlot B and ultimately into Snail Lake. The proposed stormwater best management practices (BMPs) are designed to capture and treat stormwater within a 48-hour drawdown period. Additional landscaping will be provided within and surrounding the stormwater ponds adding a visual benefit of natural landscape.

## **Sanitary Sewer Lift Station**

Sanitary sewers will flow by gravity to the pre-packaged grinder lift station. The lift station will be a fiberglass wet well and valve vault with two pumps, one primary and one redundant. The pumps convey flows by force main to the existing City sanitary sewer. The system will be operated automatically by a control panel that is built to City standard specifications and requirements. There is a transducer that controls the pumps with backup floats. The panel can be connected to a City SCADA system, but also has a cellular based backup auto dialer to call out during lift station alarms. Prepackaged lift station will be owned and operated by the City.

## **Wetlands**

The wetlands on the project site were delineated by procedures outlined in the 1987 US Army Corps of Engineer Wetland Delineation manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Northcentral/Northeast region. These procedures involved setting a wetland delineation boundary using vegetation, soils, and hydrology criteria which all must be met for a wetland to be present.

The wetland delineation report included a discussion of the type of wetlands present along with their dominant vegetation. Also included in the wetland delineation report are standard figures including a National Wetland Inventory Map, a soils map, a DNR Public Waters



Inventory Map and a site-specific wetland delineation map on an aerial photograph located in the field by GPS electronic coordinates.

An analysis of the antecedent precipitation data, US Army Corps of Engineers data sheets verifying the vegetation, soils, and hydrology on both the upland and wetland sides of each wetland boundary are included with site photographs of each wetland and their sample points.

A site visit with representatives of the local city or watershed district along with a representative of the Board of Water and Soil Resources and sometimes the local soil and water conservation district office is done to verify the accuracy of the wetland delineation. Upon conclusion of this site visit and an agency comment period, the delineation is formally approved for a period of 5 years by the local government unit, which is the Ramsey Washington Metro Watershed District.

After the wetland delineation was completed, the design of the proposed improvements accounted for the extents of the existing onsite wetland in the northwest corner of Outlot B. This redevelopment will have no impact on the existing wetlands.

### Tree Preservation

The site design was intentional in preserving as many trees as possible. Details on protecting existing trees will be included in the project construction documents. The project will follow the regulations of the City of Shoreview Code 209.050 – Vegetation and Woodlands pertaining to tree removal and tree replacement for both landmark tree species, as well as to other existing and established trees.

The City of Shoreview Code 209.050 call for replacing removed landmark trees at a rate of 6 new trees per 1 removed, with the size complying with the city standards of 2.0" measured one foot above the ground when planted for deciduous trees, and at least 6' in height above the ground when planted for coniferous trees. If space is not available for replacement trees on the development site, the developer may pay into a city forestry fund to offset trees unable to be mitigated. The city and handle sighting and placing trees elsewhere.

The preliminary numbers of the current design shows preservation of 85 landmark trees and the need to remove approximately 31 landmark trees. With the 6:1 replacement for landmark trees, there will need to mitigate with 186 new trees. The proposed landscape

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design replaces 123 trees including additional boulevard trees along Hwy 96. No mitigation is needed for non-landmark trees as the layout preserves 732 trees on the site equates to about 37 trees per acre which is over the 15 trees per acre requirement.

#### **Attachments**

- Exhibit EX-1
- Preliminary Plat
- Stormwater Calculation

#### **Project Team**

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