



**Olmsted County Planning Department**

May 16, 2022

**Oronoco Township Planning Advisory Commission**

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Township General Development Plan #OR2022-001GDP by E & K Boelter Trust c/o Tom Boelter. The request is for a general development plan for Boelter Heights which includes 29 single-family residential lots.

Location: The property is located in the W 1/2 of the NE 1/4, Section 34 of Oronoco Township. The property lies East of 18th Ave (County State Aid Highway 112) and West of 11 Ave NW; it is south of 85th St NW and North of Cedar Ridge Subdivision.

Current Zoning: A-3 Agricultural District

**ACTION ITEMS**

|  |   |
|--|---|
| <p>The applicant is requesting approval of the general development plan for Boelter Heights which consists of 29 single-family residential lots on 79 acres.</p> | <p>Planning staff recommends approving the general development plan for Boelter Heights to include 29 single-family residential lots on 79 acres with 6 conditions.</p> |
|--|---|

**BACKGROUND INFORMATION**

**Background:**

The property is located in Section 34 of Oronoco Township. County Road 112 (also known as 18 Ave NW) is on the west side of the property. The east side of the property is local township road, 11 Ave NW. The property is currently has the Olmsted County land use designation of Suburban Development. The Olmsted County Board of Commissioners approved a Land Use Plan Amendment to change the land use designation from Resource Protection-Potential Suburban to Suburban Development in March 2022. The current zoning is A-3. This application is being heard concurrently with a zoning district amendment application #OR2022-002ZC to change the zoning district from A-3, Agricultural to R-1 Low-Density Residential District.

**Environmental Review**

**Soils**

The property contains soils identified as prime farmland as well as areas of non-prime farmland. The property is currently all tilled.

There is a small area of floodplain soils on the property. Floodplain soils identify areas that may have flooding concerns, but are not part of a FEMA mapped floodplain. The area that contains floodplain soils is a dry-run which most of the time does not contain water, but during high snow melt and high rain events may have water within the area. The floodplain soils are not connected to a public waterway.

#### Shoreland

There is no shoreland on the property.

#### Decorah Edge

This property is not within the Decorah Edge Support Area.

#### Bedrock Geology

According to the Olmsted County Geologic Survey provided by the Minnesota Department of Natural Resources (MnDNR), the underlying bedrock geology is Shakopee Formation. This area is comprised of sandy dolostone. The amount of overburden on this property is 25 feet or less, which makes this area at high risk for ground water contamination. Properly installed sewer treatment systems is important in this area. This area is also susceptible to sinkholes; there are three known sinkholes within a mile of the property.

#### Transportation

The property is adjacent to County Road 112. The property is ½ mile from State Highway 63 (75<sup>th</sup> St). The Township has raised safety concerns regarding the intersection of CSAH 112 and Highway 63. The property may also access 11 Ave NW which is a township road.

A general development plan is required for any land use plan amendment, zone change, or subdivision of land requiring platting of land located within an Urban Service Area as identified in the Olmsted County Land Use Plan. Below is an analysis of the request in accordance with Section 4.00 of the Olmsted County Zoning Ordinance

A General Development Plan should include:

- a. All current parcels proposed for subdivision and development under the rezoning: **The Boelter Heights general development plan shows the new zoning district.**
- b. All other parcels abutting the property proposed for rezoning: **The property ownership map shows property owners within ½ mile of the Boelter property.**
- c. All adjacent lands under the same ownership as the owner or applicant proposing the rezoning: **The request is for all the land owned by the same ownership as the applicants.**
- d. All parcels needed to provide access to public roads: **The property is proposing accessing CSAH 112 (18<sup>th</sup> Ave NW) with a secondary access to 11 Ave NW. The connection is shown in the final phase of the development. It is unclear at this time if the road will be built prior to lots being platted.**

The following physical and planning factors should be addressed in a General Development Plan.

- a. Existing and proposed land uses, densities, and general lot sizes and location: **The proposed density of the project is 1 lot per 2.64 acres with individual sewage treatment systems, shared wells, public roads, and on-site storm water treatment facilities.**
- b. Transportation and other infrastructure systems internal to the planning area, including the street pattern and connection to external street network and shared water supply and sewage treatment systems: **The proposed GDP shows a local street connecting 11<sup>th</sup> Ave NW to 18<sup>th</sup> Ave NW. There are 3 cul-de-sacs spurring from the through street. The narrative indicates there will be shared wells and individual septic systems. The GDP shows an easement for a future road connection to the property to the northeast. There was a connection to Boelter Heights provided by the development to the south (Cedar Ridge Subdivision). Boelter Land Trust owns the connection point from Cedar Crest Lane. This GDP does not propose to use this available access point. However, the roads within the Cedar Ridge Subdivision are private. If a connection was made, it could provide a secondary exit for the lots to the south, other options exist for a secondary access to Cedar Ridge Subdivision, if one is needed in the future. The township supports the request to not make a connection to the Cedar Ridge Subdivision (incorrectly referenced by the applicant as Safari Estates).**
- c. The surface water drainage system: **Contours are provided on the GDP and three areas are identified as drainage easements for stormwater facilities.**
- d. The open space system that may include natural resource lands: **There is no open space shown on the GDP. The area on the GDP that is highlighted yellow is the location of the floodplain soils. Further study, and a conditional use permit will be required if road, driveways or dwellings will be located in this area.**
- e. The schedule for development of infrastructure: **There is a phasing plan highlighted on the GDP. Phase 1 shows 12 lots beginning on the west side of the property. The second phase is another 12 lots. The final phase will make the connection to 11<sup>th</sup> Avenue and consists of 5 lots. Below is the process for the request (the highlighted numbers are the current steps in the process):**
  1. Olmsted County for Land Use Plan Amendment-**Completed**
  2. Olmsted County for General Development Plan (Concurrent with #1)-**Completed**
  3. Concurrent Oronoco Township applications for the following:
    - a. Oronoco Township General Development Plan

## b. Oronoco Township Zoning District Amendment

4. Oronoco Township Preliminary Plat
5. Oronoco Township for Final Plat
6. Mylars of Final Plat to Olmsted County Board for Final Plat approval after all other approvals by Oronoco Township.

The applicant requests the following:

A general development plan for Boelter Heights to include 29 single family residential lots on 79 acres.

## ANALYSIS AND FINDINGS

### Staff Findings:

According to Section 4.00 of the Olmsted County Zoning Ordinance The Planning Advisory Commission and the Board of Commissioners shall make the following findings when reviewing a General Development Plan. Staff recommendations are in **bold type**.

1. Proposed land uses are in accordance with the Olmsted County General Land Use Plan and Zoning Map. **The request is consistent with the Olmsted County General Land Use Plan. The proposed use is consistent with the proposed R-1 Low Density Residential Development Zoning District.**
2. The street pattern is appropriate to serve properties under consideration: **The proposed street pattern provides access to two public roads. It is appropriate to serve the properties under consideration. The township has raised concerns over the safety of the intersection of County Road (CR) 112 and State Highway (TH) 63 (18<sup>th</sup> Ave NW and 75<sup>th</sup> St NW). Attached to this report are comments from the Olmsted County transportation planners. Charlie Reiter states “The analysis, based on 5 years of crash data (2016-2020), looked at the 48 4-legged intersections involving the crossing of regional arterial / collector roads, found the intersection of CR 112/TH 63 to have the 10th highest crash rate, 75% higher than the average crash rate for similar intersections, but more importantly, to have a rate that was identified as exceeding the critical crash rate for the intersection.” MNDOT has procured funding for a roundabout at that intersection and expects construction to begin in 2026. Mr. Reiter’s report states that a phased plan would be appropriate, and that is what the applicant is proposing. MNDOT has not provided any comments regarding the request.**
3. The proposal makes provision for planned capital improvements and streets based on the county capital improvements plan and Thoroughfare Plan: **Olmsted County Public Works is requiring the applicant to provide 10 feet for additional right-of-way on CR 112. An access permit must be approved by Public Works. Public Works is also requiring a right turn lane and a bypass lane to be constructed on CR 112.**

4. The proposal makes adequate provision for surface water drainage, soil erosion control, water supply and sewage treatment, consistent with State law and rule and County or Township ordinance: **The GDP shows areas for stormwater drainage. The applicant has indicated that the properties will share wells and the individual lots will have individual sewage treatment systems. Those locations will be reviewed as part of the preliminary plat application.**
5. The lot, block and street layout is consistent with the General Land Use Plan use, development and resource management policy and subdivision design principles: **The proposed lot and block layout is consistent with all of these policies and principles and will be more closely reviewed during the preliminary plat phase.**
6. Unique natural resource features and sensitive areas are protected through the open space provisions and appropriate lot layout: **The General Land Use Plan policies state that open space include areas of unique natural resource features and sensitive areas that should be protected. The only sensitive area on this property are the floodplain soils which will require a conditional use permit before placing fill within that soil type. The GDP does not show any open space. The roads will provide walking trail opportunities for the residents to use.**
7. Development will occur in an orderly fashion: **The proposal is consistent with the General Land Use Plan and appears to be occurring in an orderly fashion.**
8. Connecting roads are adequate to handle projected traffic or provision has been made to correct deficiencies: **Provisions are being made to ensure safe access to CR 112 is provided. It is anticipated that the majority of the traffic will access CR 112.**
9. The development layout is consistent with all provisions of the floodplain regulations within the zoning and subdivision ordinance: **There are floodplain soils on the GDP that have not been addressed but must be addressed prior to the preliminary plat.**

### **Staff Recommendation**

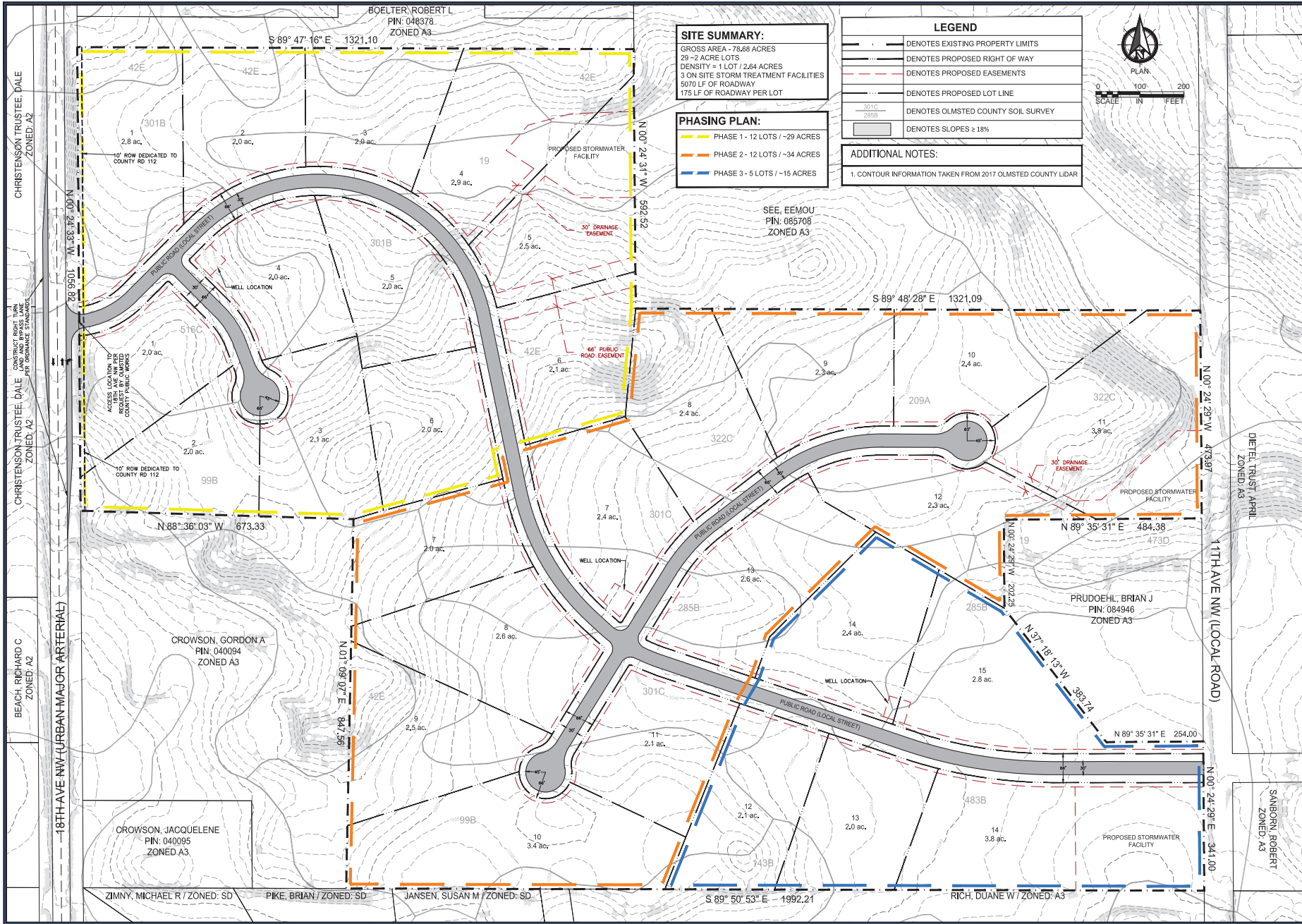
Planning staff's recommended findings support approval of the proposed general development plan for Boelter Heights which includes 29 single-family residential lots on 79 acres with the following conditions:

1. A Conditional Use Permit must be approved by Oronoco Township in conformance with Section 9.08 of the Oronoco Township Zoning Ordinance prior to the preliminary plat for the development within the floodplain soils.
2. Must provide 10 feet of additional ROW in the Preliminary and Final Plat as required by Olmsted County Public works.
3. Must receive an approved access permit from Olmsted County Public Works prior to construction of access road to CR112.
4. CR 112 must be updated as required by Olmsted County Public Works to correct safety deficiencies in accordance with the access permit.

5. Phasing must begin at CR 112 and phase the development east towards 11 Ave NW
6. Erosion Control/Runoff Plan is required for the entire subdivision prior to approval of the final plat.
7. The preliminary plat must show controlled access along 18<sup>th</sup> Ave (CR 112) except for the access location approved by Olmsted County Public Works Department.

## **ATTACHMENTS**

1. Applicant Submittals
2. Referral Comments



**SITE SUMMARY:**  
 GROSS AREA - 76.68 ACRES  
 29 ~ 4 ACRE LOTS  
 DENSITY = 1 LOT / 2.64 ACRES  
 3 ON SITE STORM TREATMENT FACILITIES  
 5070 LF OF ROADWAY  
 175 LF OF ROADWAY PER LOT

**PHASING PLAN:**  
 PHASE 1 - 12 LOTS / ~29 ACRES  
 PHASE 2 - 12 LOTS / ~34 ACRES  
 PHASE 3 - 5 LOTS / ~15 ACRES

**LEGEND**

- DENOTES EXISTING PROPERTY LIMITS
- DENOTES PROPOSED RIGHT OF WAY
- DENOTES PROPOSED EASEMENTS
- DENOTES PROPOSED LOT LINE
- DENOTES OLMSTED COUNTY SOIL SURVEY
- DENOTES SLOPES ≥ 18%

**ADDITIONAL NOTES:**  
 1. CONTOUR INFORMATION TAKEN FROM 2017 OLMSTED COUNTY LIDAR



**WSE+MASSEY**  
 Engineering & Surveying

PH. NO. 507-634-4505  
 PLANS@WSE.ENGINEERING  
 www.wse.engineering

KASSON OFFICE  
 P.O. BOX 100  
 33 B E VETERANS  
 MEMORIAL HIGHWAY  
 KASSON, MN 55944

PLAINVIEW OFFICE  
 320 WEST BROADWAY  
 SUITE 3  
 PLAINVIEW, MN 55964

ROCHESTER OFFICE  
 1712 RESTORATION  
 ROAD SW  
 ROCHESTER, MN 55902

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

*Boelter Heights*  
 GENERAL DEVELOPMENT PLAN  
 OLMSTED COUNTY, MINNESOTA

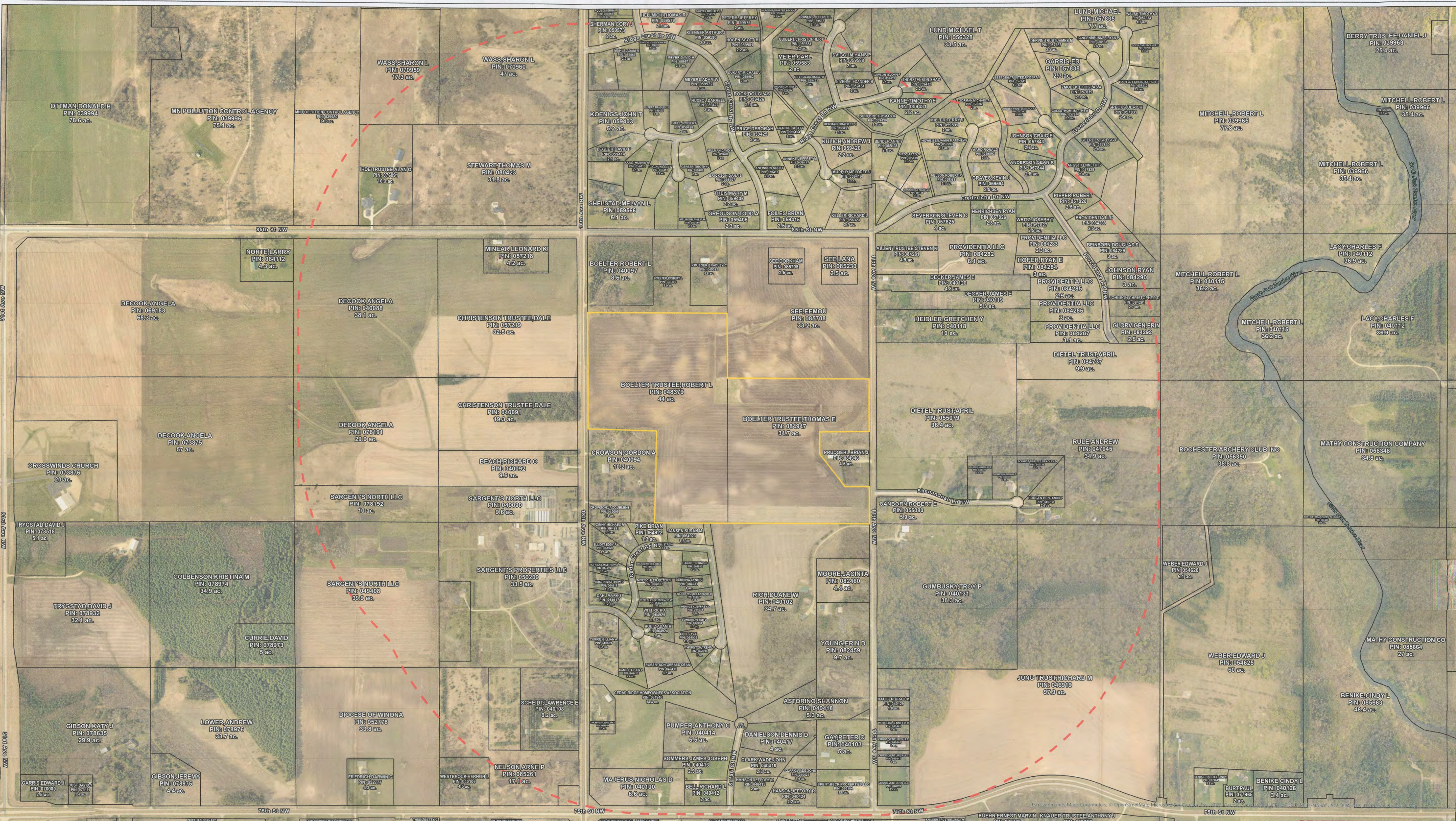
SCALE: 1"=100'

DATE: 4/14/2021

DRAWN BY: T.S.V.

JOB NUMBER: 074-213570

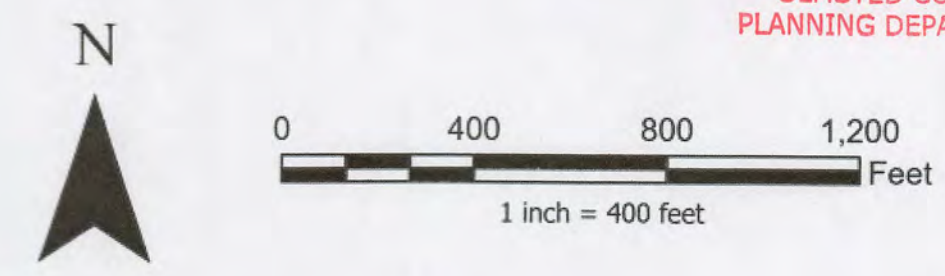
DWG. FILE: 074-213570-GDP



# Boelter Heights Half Mile Boundary

Oronoco Township  
Sec. 34, T108N-R14W  
Olmsted County, MN

- Property Location
- Half Mile Boundary
- Olmsted County 2021 Parcels



JAN 18 2022  
OLMSTED COUNTY  
PLANNING DEPARTMENT





# Referral Agency Comments

Application No: OR2022-002ZC

---

4/29/2022 **County Public Works**

An access permit application is required for the shown access on County Road 112 (18th Ave NW) that includes the design of the right turn and bypass lane. Access control should be dedicated along the frontage of County Road 112, with the exception of the access opening.

The subdivision shall provide for interconnectivity of subdivisions. At a minimum, a public street connection shall be made to Cedar Crest Ln NW

4/29/2022 **Environmental Resources**

No comment

5/9/2022 **Inspections - Well/Septic**

A Preliminary Plat Review will be required for the wells and septic to be brought to the PAC for recommendation to the County Board.