Plan Review Process

- Concept Plan
- Zoning Approval Application
  - Site Plan Review
  - Preliminary Plat
  - PUD
  - Final Plat
  - Conditional Use Permit
- Developer’s Agreement
- Land Disturbance Permit
- Building Permit
Concept Plan

- Site location
- Existing easements
- Significant physical features
- Proposed streets and lots
- Proposed pond locations and dedication (wetland, park, trail)
- Follows general design standards
Site Plan/Preliminary Plat/PUD

- Required information/design guidelines for preliminary plat (7 pages)
- Additional details from engineering and environmental (15 page stormwater design guide)
Statutory Review Timeline

- Statute 15.99 and 462.358
  - Application completeness – 15 day
  - Plan review – 60 day, 120 day if necessary (must notify applicant)
- During review timeline:
  - Staff review
  - Neighborhood meeting
  - Planning Commission meeting
  - Parks Commission meeting
  - City Council meeting - Public Hearing
Staff review – a unified City perspective

- Planning
- Engineering
- Public Works
- Parks

- Economic Development
- Public Safety
- Environmental

(competing values are confronted behind the scenes)
Who does City staff answer to?

- MPCA, DNR, ACOE, MnDOT
- Metropolitan Council
- Washington County
- Watershed Districts
- Developers
- Commissions
- Council
- Residents
City stormwater standards

- meet the strictest watershed district standards citywide
- 3 differently written volume requirements from WDs
- city’s most recently updated ordinance retains original 0.5 inches of runoff from the entire site
- added 1 inch of runoff from impervious surfaces on site from RWMWD
Northeast area

- Alternative Urban Area-wide Review
- LID good on paper to solve the problems
- Generally one landowner/developer - facilitates the preservation/construction of system
Northeast Area LID concept
Northeast Area concerns

- Protection during construction?
- How do we phase constructed parts of system? (20 year time frame of development)
- Long-term ownership?
- Long-term maintenance and viability?
- If it doesn’t work, how do we fix it?
MIDs

- Simplicity of regulations
- Concern that there will be a reaction from watershed districts to use this as a “minimum” and increase requirements from there – back in the same position of trying to satisfy multiple agency requirements
- Flexibility at the local level - redevelopment issues, additions to existing sites, site constraints and high impervious commercial areas will create difficulties for infiltration requirements
- Construction concerns
- Maintenance concerns