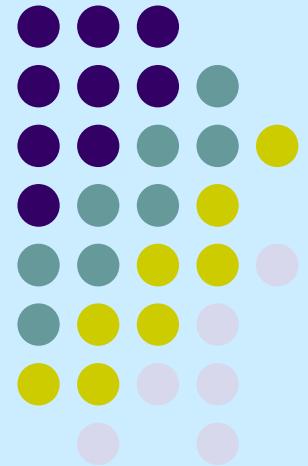
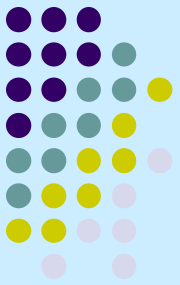


Development Review

Sharon Doucette
City of Woodbury

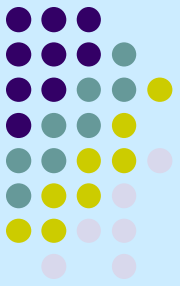




Plan Review Process

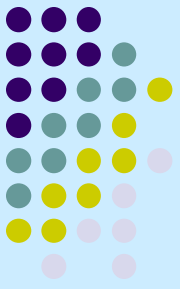
- Concept Plan
- Zoning Approval Application
 - Site Plan Review
 - Preliminary Plat
 - PUD
 - Final Plat
 - Conditional Use Permit
- Developer's Agreement
- Land Disturbance Permit
- Building Permit

Concept Plan



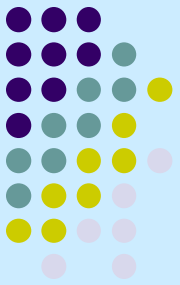
- Site location
- Existing easements
- Significant physical features
- Proposed streets and lots
- Proposed pond locations and dedication (wetland, park, trail)
- Follows general design standards

Site Plan/Preliminary Plat/PUD



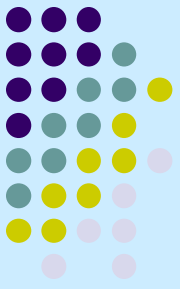
- Required information/design guidelines for preliminary plat (7 pages)
- Additional details from engineering and environmental (15 page stormwater design guide)

Statutory Review Timeline



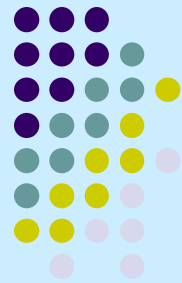
- Statute 15.99 and 462.358
 - Application completeness – 15 day
 - Plan review – 60 day, 120 day if necessary (must notify applicant)
 - During review timeline:
 - Staff review
 - Neighborhood meeting
 - Planning Commission meeting
 - Parks Commission meeting
 - City Council meeting - Public Hearing

Staff review – a unified City perspective

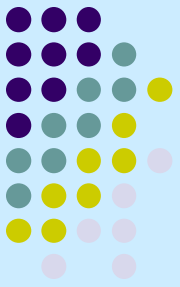


- Planning
- Engineering
- Public Works
- Parks
- Economic Development
- Public Safety
- Environmental

(competing values are confronted behind the scenes)

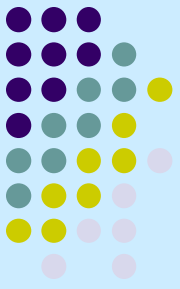


Who does City staff answer to?

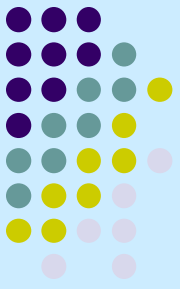


- MPCA, DNR, ACOE, MnDOT
- Metropolitan Council
- Washington County
- Watershed Districts
- Developers
- Commissions
- Council
- Residents

City stormwater standards



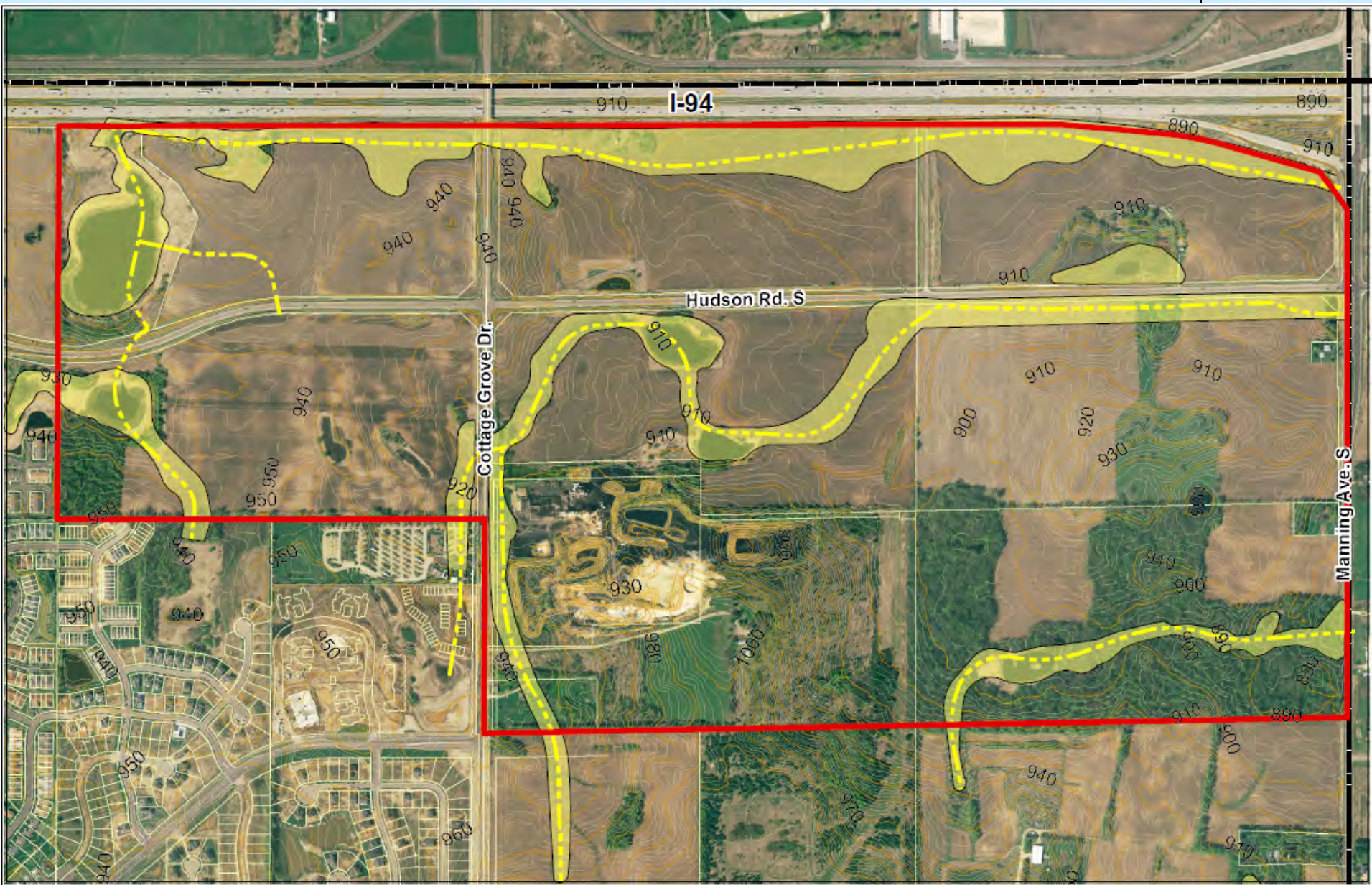
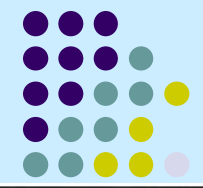
- meet the strictest watershed district standards citywide
- 3 differently written volume requirements from WDs
- city's most recently updated ordinance retains original 0.5 inches of runoff from the entire site
- added 1 inch of runoff from impervious surfaces on site from RWMWD

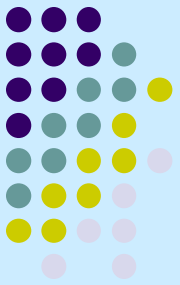


Northeast area

- 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

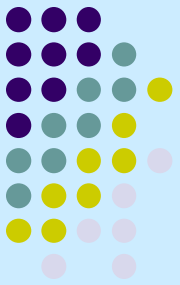




Northeast Area concerns

- 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