M/I HOMES
Welcome to Better

Minneapolis Division
5354 Parkdale Drive #100
St. Louis Park, MN 55416
763.586.7200 **OFFICE**
763.572.9417 **FAX**

December 31, 2020

Dusty Finke, AICP
City of Medina
2052 County Road 24
Medina, MN 55340-9790

**Re: Comprehensive Plan Amendment at 1400 Hamel Road, Medina, MN (Exhibit A)**

Dear Mr. Finke:

The purpose of this letter is to request a Comprehensive Plan Amendment from Business to Medium Density Residential for the above-mentioned property. The property is 19.66 acres in size and contains approximately 7.4 acres of wetland. The net developable acreage is approximately 12.26 acres.

We are requesting a Comprehensive Plan Amendment and Concept Plan review. Pending the successful reguiding of the property, we will submit a preliminary plat and rezoning application. Attached as Exhibit B is a concept plan showing 78 townhome units at a net density of approximately 6.4 units/acre. Medium Density allows a net density of 5.0 to 7.0 units per acre. Examples of the building designs are also attached as Exhibit C.

**Comprehensive Plan Guiding**

The following paragraphs provide a summary of the applicable Comprehensive Plan provisions that are pertinent to this application.

1. The subject property is guided for Business. The Business Guide Plan designation states, "Business provides opportunities for corporate campus uses including office, warehouse, and light industrial. This designation identifies larger tracts of land that are suitable for office and business park developments and are served or will be served by urban uses.

   **Finding:** The subject property is not suitable for Business uses identified in the City's Comprehensive Plan because of the size and shape of the wetlands. It is not feasible to build a corporate campus or warehouse/industrial buildings on this site given the limited areas of upland. Corporate Campuses, warehouses, and industrial buildings require large parking lots, truck circulation, and larger footprint buildings which are not possible on this site. Accordingly, there is no reasonable use of the property under the existing Business guiding of the property.

2. The requested amendment to Medium Density Residential is consistent with the City's Housing Plan, which encourages a range of housing types and neighborhoods, while maintaining and protecting the existing integrity of Medina's extensive natural areas.

**Finding:** The City's Comprehensive Plan states that 5.5% of the City's existing house stock consists of attached single-family homes (Table 4-A) . Changing the guide plan designation to Medium Density Residential will allow for a housing type currently in short supply in Median. Currently, only 0.3% of the land in Medina is guided for Medium Density Residential demonstrating a short supply of land necessary for the City to meet its Housing Goals.

3. The requested amendment is consistent with the City's Land Use and Growth Plans

   **Finding:** The City's Comprehensive Plan identifies the land to the north and west as Business. Directly west of the site is the Auto Motor Plex. East of the site is property guided for Mixed Residential as well as Business. South of the site is Hamel Road. Beyond Hamel Road is land designated for Rural Residential.

   The requested Medium Density guiding would be compatible with the adjacent guide plan designations and would serve as a good transition from the Business Guiding to the west and the Mixed Residential to the East.

4. The requested amendment is necessary to enjoy a reasonable use of the property.

   **Findings:** The subject property is located between he Auto Motor Plex and a wetland. The wetland and shape of available upland create a practical difficulty and hardship when trying to use the property in a manner that conforms to the Business guiding. Large buildings contemplated under the existing Business guiding will not physically fit on this property. As demonstrated on the attached concept plan, the property can be reasonably developed under a Medium Density residential designation while preserving the natural features of the property.

We respectfully request that the Planning Commission recommend approval of the Land Use Guide Plan Amendment from Business to Medium Density for the reasons cited in this narrative. Please feel free to contact me at 612-910-9909 or at jrask@mihomes.com with any questions about the above narrative or the enclosed concept plan.

Sincerely,

John Rask
Vice President of Land

Exhibit A
Subject Property

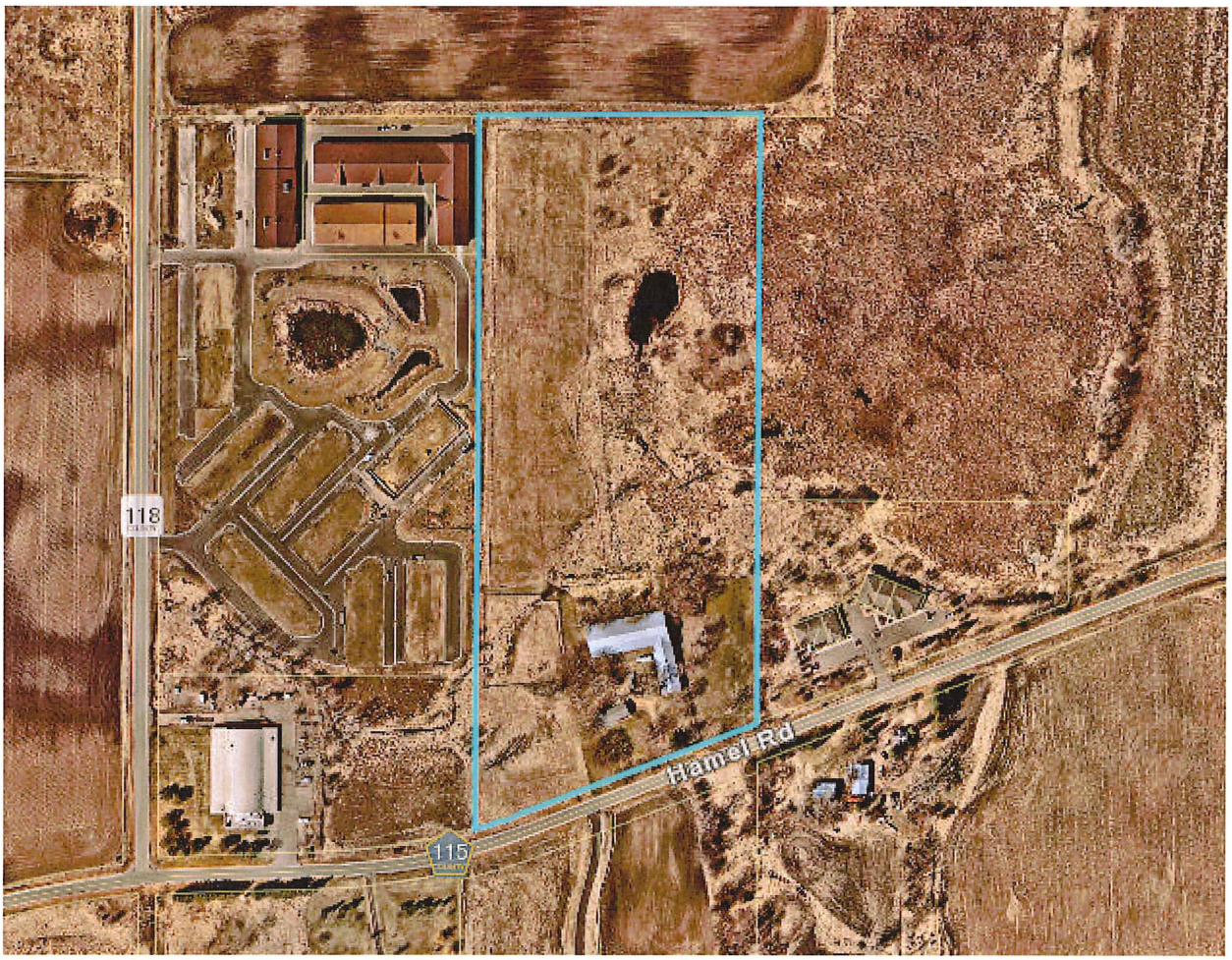

Exhibit B

Development Data: Berg Parcel 19.66 ac (+/-7.4 ac Wetland)

Zoning: PUD - 78 Units

Private Streets - 10' B-B
Guest Parking: 37 Stalls

Curb to Building Front Setback: 25'
Curb to Building Side Setback: 20'
Side Yard Setback: 15' Building to Building
Rear Yard Setback: 20'

Wetland Buffer (Elm Creek WMC) - 25' average/10' minimum

SCALE IN FEET

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| xxx | | | | |
| DRAWN BY | | | | |
| xxx | | | | |
| CHECKED BY | | | | |
| xxx | | | | |
| DATE | | | | |
| xxx | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E.
Date: _____ Lic. No.: _____

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO.: —

MEDINA, MINNESOTA

CONCEPT PLAN 3 110420
1400 HAMEL ROAD
M/I HOMES

FILE NO.: 57313-001

x
x

# Exhibit C