

Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers

Regular Meeting, **WEDNESDAY, November 4, 2020, 7:00 pm**

Members of the audience are encouraged to follow the agenda. When addressing the Commission, please state your name and address for the official record.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda (p. 1)
3. Approval of Minutes
 - A. October 6, 2020 Minutes (p. 3)
4. Public Comment: For items not on the agenda; speakers may not exceed 5 minutes each.
5. New Business
 - A. **PUBLIC HEARING** - Variance request for landscape materials at 1145 Deer Run SW (p. 9)
 - B. **PUBLIC HEARING** - Planned Unit Development (PUD) Amendment - Heritage Greens (p. 30)
 - C. **PUBLIC HEARING** - Preliminary Plat - Heritage Greens of Cambridge 1st Addition (p. 47)
 - D. Final Plat - Heritage Greens of Cambridge 1st Addition (p. 53)
 - E. **PUBLIC HEARING** - A request by the City of Cambridge to vacate existing easements for 20th Avenue SW (p. 58)
 - F. Approve Resolution R20-01 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-21 Conforms to the General Plans for the Development and Redevelopment of the City. (DK Designs, PIN:15.280.0830 and 15.032.1005) (p. 63)
 - G. Approve Resolution R20-02 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-22 Conforms to the General Plans for the Development and Redevelopment of the City. (Unique Opportunities, LLC PIN: 15.280.0010) (p. 87)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) Update
7. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use. Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

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**Cambridge Planning Commission Meeting Minutes
Tuesday, October 6, 2020**

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3rd Avenue NE, Cambridge, Minnesota.

Members Present: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair), Arianna Weiler, Jessica Kluck, Monte Dybvig, David Redfield and Bob Shogren (City Council Representative).

Members Absent: None.

Staff Present: Community Development Director Marcia Westover.

Call To Order and Pledge of Allegiance

Berg called the meeting to order at 7:00 p.m. Berg led the Commissioners in the Pledge of Allegiance.

Approval of Agenda

Shogren moved, seconded by Boese to approve the agenda. Upon call of the roll, Dybvig, Redfield, Berg, Boese, Kluck, Weiler, and Shogren all voted aye. Motion carried 7/0.

Approval of Minutes

September 1, 2020 Regular Meeting Minutes

Dybvig moved, seconded by Redfield to approve the September 1, 2020 meeting minutes. Roll call was taken and the motion carried 7/0.

Public Comment

Berg opened the public comment at 7:03 p.m. and, without any comments, closed the public comment period at 7:04 p.m.

New Business

PUBLIC HEARING – Preliminary Plat and Final Plat for Schumacher Addition

Westover explained the City received a request by Brad Schumacher, Cantlin Lake Properties, 28551 127th Street NW, Zimmerman, MN 55398 for a preliminary plat.

Westover stated Mr. Schumacher recently purchased this property which is zoned R-1 One Family Residence district. The request is for a preliminary plat of eight (8) single family parcels. No zoning amendments are needed as part of this request.

Westover explained the plat consists of 3.15 acres where each proposed parcel meets the minimum size requirements per City code. Infrastructure was installed in the early 2000's and each parcel already has sewer and water stubbed in. Westover stated when the infrastructure was installed, the highest and best use was considered single family; therefore, the stubs were placed in hopes this would be developed as

such.

Westover stated when the infrastructure was installed in 2005, Ordinance No. 452 was passed allowing supplemental connection charges for sanitary sewer and water area charges to be paid at the time of development. With the proposal of the Schumacher preliminary and final plat, these charges are now due. Westover explained the developer is aware of these charges and has agreed to pay them prior to final plat approval. The payment of these charges is listed in the Resolution as a condition of approval.

Westover stated in addition to the preliminary plat, additional site plans have been submitted including stormwater and grading and drainage plans. Staff has reviewed these documents and do have site review comments. These comments are a condition of this eight (8) lot subdivision approval and have been added to the Resolution. The conditions need to be met in order for development to occur.

Craig Wensmann of Bogart, Pederson & Associates, Inc., 13076 First Street, Becker, MN 55308, engineer of this project, stated this is a pretty straightforward development as the plans have already been laid out and they are just following through with the plans. Mr. Wensmann stated he was available to answer any questions.

Berg opened the public comment at 7:08 p.m.

Jody Dobe, 120 20th Ave SW, Cambridge, MN, shared several concerns and questions, including how would eight homes fit in the proposed space, what will be the value of the homes once construction is completed, when the start date and completion date of this project would be, whether natural gas would be available to her neighbor, Ray Hoheisel, and herself at that time a natural gas line is added, concerns about increased traffic and the possibility of adding a service road on the south side of this development.

Berg directed Ms. Dobe's questions and concerns to Wensmann.

Wensmann stated these quality homes will most likely be in the \$230,000 - \$280,000 range which would meet the general character of the neighborhood. In regards to the start date and completion date, due to the nature of this development, with having the utilities already in place, the developer would probably request to start one or two homes after this is approved in the next couple of months and then build them out as he goes. Wensmann stated there isn't a lot of construction involved with this development. As far as the service road is concerned, the City would need to discuss this.

Berg stated once the natural gas line is added, anyone adjacent to the utility could share the utility. Ms. Dobe and her neighbor would need to contact the gas company to be connected and set up an account with them.

Westover addressed the service road concern and stated the City engineer did review the development plans and made no mention of the need for a service road. The area to the south is owned by Maple Ridge Development. Westover stated the way the houses are spaced on that road, 80 foot lot width, is typical of any residential street and wouldn't warrant the need for an additional road.

Berg referred to the map and stated there are more than eight townhomes in the same amount of space just to the south of this property. Berg stated he is aware that townhomes are a little closer together than

single family homes but there are more than eight located in that nearby location.

Berg closed the public comment at 7:15 p.m.

Shogren stated the property is fairly low in the back of lots and he is assuming some backfill will need to be added or dirt may need to be moved around.

Wensmann explained this site was being used as a temporary stockpile area for a recent construction project and the soil has previously been hauled away. The front of these lots have been leveled out. They designed the types of houses with full basement walkouts to account for the change in topography so that the lowest floors will come out about a foot or foot and half above existing ground so that it slopes away nicely without a lot of grading required.

Boese moved, seconded by Dybvig to recommend City Council approve the preliminary plat and final plat as presented on the resolutions as long as the conditions listed can be met. Motion passed 7/0.

PUBLIC HEARING – PUD Amendment for Lot 1, Block 1 Heritage Greens of Cambridge

Westover stated the City received a request from Unique Opportunities, LLC, 103 N. Cascade St., Fergus Falls, MN 56357, to amend the Heritage Greens of Cambridge mixed use Planned Unit Development (PUD) specifically for Lot 1, Block 1 Heritage Greens of Cambridge from commercial/office to multi-family (R-3 zoning).

Westover stated Lot 1, Block 1, Heritage Greens of Cambridge is identified as commercial/office in the original Planned Unit Development of Heritage Greens dated July 19, 2004. Sixteen years have passed without a serious inquiry on this parcel for commercial/office development. Unique Opportunities, LLC, is interested in purchasing the parcel and building a 48-unit apartment building. In order to change the use on this parcel, an amendment to the PUD is required. The City can amend a Planned Unit Development if it finds the amendment necessary due to a lack of development within a reasonable time after the PUD zoning district was established.

Westover explained the Heritage Greens PUD is currently a mixed use of single-family homes, villa homes, and multi-family townhomes. Westover added an apartment building will fill a significant need for the City and compliment the areas housing choices as multi-family housing is an essential portion of a city's total housing demand.

Westover stated according to our most recent housing study completed in 2019, the City has a market rate apartment vacancy rate of 1.2% (only 7 out of 579 units were vacant). Affordable apartments also had a very low vacancy. The study based the need on Cambridge being a growing regional center, market demand, growth from new employment hires, pent up demand due to housing shortages, empty nesters, and future households that could relocate to Cambridge if adequate rental housing was available. The study found that approximately 1,100 units should be built within the next five years.

Westover stated the proposed 48-unit apartment building will be a three-story building with underground parking for its residents. The building is proposed to feature a community room, exercise

room, balconies, and a washer/dryer in each unit. The building will consist of three (3) studio apartments, fifteen (15) one-bedroom apartments, and thirty (30) two-bedroom apartments.

Westover explained the purpose of the Development Plan review stage is to provide a specific and particular plan upon which the Planning Commission will base its rezoning recommendation (amendment) to the City Council and with which substantial compliance with the general concept plan is necessary for the preparation of the final plan. Specifically, when making recommendation to City Council on the rezoning request (amendment), the Planning Commission shall consider the Standards for amendments as stated in Section 156.116.E of the Zoning Code. Westover noted the Standards are laid out in the resolution and can all be met.

Berg opened the public comment at 7:19 p.m.

Jasmine Thomas, 1694 Fern St S, Cambridge, MN, stated she is opposed to the rezoning and had many concerns and questions about the development. Ms. Thomas stated many of her neighbors were unable to attend the meeting but also oppose the rezoning. They understand that this might be an initial boom for the City but there are significant unintended consequences down the road. Ms. Thomas explained that she and her neighbors feel unformed, would welcome input from the developer regarding the project, are concerned about their property values decreasing and asked how they can voice their opposition and concerns for the project moving forward.

The Commissioners explained the role of the Planning Commission and the role of the City Council in making the decisions regarding the rezoning. They encouraged Thomas and her neighbors to contact the City Council members with their concerns before the City Council votes on the amendment to this PUD zoning request. Commissioners encouraged them to attend the October 19, 2020, City Council meeting and speak at the Citizen's Forum portion of the meeting.

Westover stated she did reach out to County Assessor Elicia Long in the County Assessor's Office. They had done numerous studies and test cases and found out that apartment buildings in general do not decrease the value; it's a perception, and they can have positive effects on home values. A real case scenario is the Preserve Apartments built in 2014. The single-family homes around there have stayed the same with market growth or value as homes that are further away.

Christy Strand, 1674 Fern Street S, Cambridge, MN, is opposed to the rezoning and had some questions regarding this project fitting into the proposed neighborhood, parking and traffic concerns, the demographics of the potential tenants, and the addition of this and a second multifamily building on either side of the single-family community in which she lives.

Westover explained the larger apartment complex Ms. Strand is referring to is a proposed larger apartment complex on the vacant nine (9) acre parcel on the north end of the Heritage Greens area.

Samuel Herzog, the developer with Unique Opportunities LLC, located at 103 N. Cascade St., Fergus Falls, MN, addressed the questions raised. This proposed project is a 48-unit complex consisting of studios, 1-bedroom and 2-bedroom units. The target market typically consists of a young professionals sector and a 50+ sector. Herzog stated renters in approximately 55% of the building are under the age of 35 and 45% of people are over the age of 50. Herzog stated Unique Opportunities has built multifamily

units in about 20 cities in Minnesota with similar size cities as Cambridge. They take care of the buildings they build and strict background checks are done on all tenants. Herzog stated he is committed to communicating and answering questions posed to him. A multi-family complex in a neighborhood does not have to be a negative thing if it is properly taken care of and managed well.

Weiler asked about the detention pond shown on the proposed plans.

Herzog stated due to MPCA changes since 1974, the developer is now required to pond for a 100-year rain event, meaning they have to make sure that every drop of water that is leaving that site isn't a drop more than is currently leaving that land in the event of a 100-year rain event. Herzog stated this pond will be more of a grassy sandy area that doesn't necessarily have water standing in it long term. They will build a detention pond which is different than a retention pond.

Herzog stated the detention pond may be on the other side of the property versus the parking area. Instead of putting up garages, there will be underground parking per unit fully below grade which will be a better fit for the neighborhood. The plan is for only 10 or 12 vehicles would be seen on a parking lot on any given day.

Discussion surrounding the decision to build this apartment complex along a main thoroughfare in the City along 18th Avenue SW included the reasoning cities usually prefer to see driveways on the less traveled street because they don't want so many access roads along the thoroughfare. Westover agreed with this statement.

Herzog stated the proposed plans are still in a very initial stage of design. Before spending a lot of money, Unique Opportunities needs to receive approval first rather than investing a lot of money in more detailed plans.

Herzog stated he would be like to share his contact information with anyone interested and encouraged anyone with questions to contact him.

Berg closed the public hearing at 7:56 p.m.

Boese moved, seconded by Dybvig to recommend City Council approve the draft ordinance approving an amendment to a previously approved PUD zoning request in accordance with the Development Plans as amended as long as the conditions listed are met. Motion passed 7/0.

Other Business/Miscellaneous

City Council Update

City Council Representative Shogren gave an update on the previous City Council meeting. Shogren stated the Council has hired an Assistant City Administrator and selected Evan Vogel for the position. Contingent on passing the background tests, his first day will be October 26, 2020.

Parks, Trails, and Recreation Commission Update

Westover explained the Parks, Trails, and Recreation Commission have not met for the past three months and stated these meetings have been suspended until further notice. Currently, there are no

new projects, and no new funding coming in. Parkwood Park is currently being finished and staff will be working with Affinity Plus to order a handicap wheelchair swing. Westover said hopefully by the spring of 2021, these park improvements will be completed and the Parks Commission can continue with the bus tour of the parks and resume meeting again.

Adjournment

Being no further business before the Commission, Shogren moved, seconded by Kluck to adjourn the regular meeting at 8:02 p.m. Motion carried 7/0.

Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director

DRAFT

Prepared by: Marcia Westover, Community Development Director

Applicant

A request by Charles and Amanda Baynton, 1145 Deer Run SW, for a variance to Section 156.065 Landscaping and Screening and Section 92.16 Nuisances Affecting Health, Safety, Comfort or Repose of the city code.

Overview

The Baynton's completed their new home in June, 2020 and received a Certificate of Occupancy. When certain improvements such as landscaping are not done when the Certificate of Occupancy is requested, an escrow can be secured to assure the landscaping is complete at a future date. During a re-inspection of the property, it was noted clover was planted in lieu of sod. Only a few strips of sod were placed along the perimeter of the structures.

During the summer months, the Baynton's had been working on the yard themselves. Staff work with owners and give them reasonable time to complete the work. When the clover was observed, staff also noted certain existing areas of natural vegetation were not being maintained. It was at this time that staff requested a landscape site plan. A landscape plan is only required when an owner requests to plant natural vegetation or other materials.

Staff can approve a site plan as long as it is reasonable and acceptable to staff without the need for a variance. The original plan submitted could not be administratively approved since it did not include any sod other than that around the perimeter of the structures. Several conversations between city staff and the Baynton's were had regarding the landscaping. The Baynton's asked what would make the plan approvable by staff without the need for a variance.

An acceptable decision was made by staff and a plan was derived. The plan identified Area A, Area B, and Area 13 as sod. This assured the front yard and the area surrounding the walkway up to the house would have sod. In staff's opinion, this is very minimal sod as the remainder of the parcel is natural vegetation or areas left for other plantings as the Baynton's identified on their plan.

The Baynton's questioned Area 13 and wondered how staff would not allow a flower garden. In an effort to gain minimal acceptance with the sod requirement, I originally asked that they keep Area 13 as sod since it bordered a walkway and is visible from the street. If they would have agreed to keep Area A and Area B sod, and asked only for Area 13 to be a flower bed, staff could have agreed with that. Staff received no agreement for sod in Area A and Area B.

Staff did receive a complaint about the clover and the weeds on the lot. Sod is a requirement and is to be placed in all disturbed areas on the lot including the front, sides, and rear yard. All vegetation must be maintained and kept to a minimum of twelve (12) inches. It is the opinion of staff that the weeds on the lot must be mowed. In a natural wooded area, there is no expectation to mow. However, in open areas without trees, the yard must be maintained. The pertinent sections of the code are listed below.

In addition, a downed tree log is in the yard. This is considered a nuisance according to city code. They have requested to keep the log. The section of the nuisance code is also listed below.

§ 156.065 LANDSCAPING AND SCREENING

(B) Minimum landscaping.

(1) All exposed ground areas on a lot or parcel surrounding a principal or accessory structure that are not devoted to drives, sidewalks, patios and parking lots shall have a minimum of three inches of topsoil and be covered with sod and other landscape materials as required or allowed herein. Ground cover exceptions may be permitted in an approved site plan for:

- (a) Seeding of future expansion areas as shown on approved site plans;
- (b) Undisturbed areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material;
- (c) Areas designated as open space on an approved site plan if properly planted and maintained with prairie grass or other cover;
- (d) Use of mulch materials such as wood chips or rocks in support of shrubs and foundations plantings.
- (e) Professional hydroseeding with in-ground sprinkler installation.

§ 92.16 NUISANCES AFFECTING HEALTH, SAFETY, COMFORT OR REPOSE

The following are hereby declared to be public nuisances affecting health, safety, comfort or repose:

(C) Weeds: All noxious weeds are prohibited. Tall grasses, nuisance weeds and rank vegetative growth shall be maintained at a height of twelve inches or less.

(D) Debris: An accumulation of tin cans, bottles, trash, uprooted tree stumps, logs, limbs, brush, and other cut vegetative debris, or other debris of any nature or description and the throwing, dumping or depositing of any dead animals, manure, garbage, waste, decaying matter, ground, sand, stones, ashes, rubbish, tin cans or other material of any kind on private property.

Request

Since requesting the variance, the Baynton's have installed fescue sod in Area A. Ultimately the request is to review the site plan and ask for clover to be allowed in Area B and a flower bed in Area 13, keep the log border, and discuss whether or not the City can prohibit the placement of a flower bed.

In addition, the Lawns to Legumes program has been mentioned several times which encourages the replacement of areas of turf grass with certain plantings. Decreasing pollinator populations is also a topic of concern. Perhaps these are topics to consider for future discussion with the Commission and Council. To date, staff are unaware of other cities without a sod requirement.

Variance Standards

The purpose of the Variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that the application complies with the standards set forth below.

(E) *Standards.* In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that the application complies with the standards set forth below.

(1) *General standard.* No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff find that conforming to the strict letter of the provisions do not create practical difficulties. The landscape plan presented is personal preference and does not conform to the city's current code regulations for urban living conditions.

(2) "Practical difficulties", as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.

Staff find that the owner has requested an amount of clover and a log border that does not conform in a reasonable manner to city code regulations. The property does not have unique circumstances, it is a typical wooded lot that has been disturbed for the development with a new home.

(3) *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.

Staff find that the request is not in harmony with the general purposes and intent of the Zoning Ordinance. Cambridge is an urban area, sod is a requirement for residential lots, and downed tree logs are considered a nuisance.

(4) *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; the alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.

Staff find the request to be more personal preference than economical, and the request whether denied or approved should have minimal effect on profitability of the owner.

(5) *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff find there are other means and the request can be remedied to better meet the intent of the city code.

(6) *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff find that an alternative request may be granted and give some relief. Although staff find that additional sod should be part of the variance and the log border nuisance removed.

(7) *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:

(a) Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

(b) Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

(c) Would the variance substantially increase congestion in the public streets due to traffic or parking;

(d) Would the variance unduly increase the danger of flood or fire;

(e) Would the variance unduly tax public utilities and facilities in the area;
and

(f) Would the variance endanger the public health or safety.

Staff find that the proposed request will have a significant effect on the essential character of the area. The city has never allowed clover or downed logs to remain. The variance as requested would be detrimental to the enjoyment, use, and value of properties in the vicinity.

Planning Commission Action

Hold the Public Hearing. Make one of the following motions:

Motion to recommend Council deny the variance request and approve Resolution R20-XXX which identifies the findings for denial.

Motion to recommend Council approve the variance request with amendments as discussed by the Commission. Direct staff to bring forward a Resolution for approval with the amendments and findings as indicated by the Commission.

Motion to recommend Council approve the variance request and allow clover and the log border. Direct staff to bring forward a Resolution for approval with findings as indicated by the Commission.

Attachments

1. Resolution
2. General Location Map
3. Applicant Submittal (variance proposal plan and written description)
4. City Mark-up plan
5. Photos

Resolution No. R20-XXX

**RESOLUTION DENYING THE APPLICATION FOR A VARIANCE FOR CLOVER IN LIEU OF SOD AND A LOG BORDER
FINDINGS OF FACT
(1145 Deer Run SW)**

WHEREAS, Charles and Amanda Baynton, 1145 Deer Run SW, Cambridge, MN 55008, have applied for a Variance from the provisions of City Code Section 156.065 Landscaping and Screening and 92.16 Nuisances Affecting Health, Safety, Comfort or Repose on the lot legally described below; and

Lot 1, Block 1, East Oaks, Isanti County, Minnesota.

WHEREAS, Charles and Amanda Baynton have requested to plant clover in lieu of sod in certain areas on their lot and keep downed tree stumps as a log border; and

WHEREAS, City Code Section 156.065 Landscaping and Screening states "All exposed ground areas on a lot or parcel surrounding a principal or accessory structure that are not devoted to drives, sidewalks, patios and parking lots shall have a minimum of three inches of topsoil and be covered with sod and..." ; and

WHEREAS, City Code Section 92.16 Nuisances Affecting Health, Safety, Comfort or Repose states "An accumulation of tin cans, bottles, trash, uprooted tree stumps, logs, limbs, brush, and other cut vegetative debris..." are declared to be public nuisances affecting health, safety, comfort, or repose; and

WHEREAS, City staff have completed a review of the application and have made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 4th day of November, 2020, following proper notice, held a public hearing and following said public hearing, adopted a recommendation that the request for Variance be denied; and

WHEREAS, The City Council, on the 16th day of November, 2020, held a regular meeting and discussed this request; and

WHEREAS, The City Council finds the seven (7) required standards to approve a variance request have not been satisfied and provide the following Findings of Facts for denial of the request:

- (1) General standard. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.*

Staff find that conforming to the strict letter of the provisions do not create practical difficulties. The landscape plan presented is personal preference and does not conform to the city's current code regulations for urban living conditions.

- (2) *"Practical difficulties", as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.*

Staff find that the owner has requested an amount of clover and a log border that does not conform in a reasonable manner to city code regulations. The property does not have unique circumstances, it is a typical wooded lot that has been disturbed for the development with a new home.

- (3) *Harmony. Variances shall only be permitted if they are in harmony with the general purposes and intent of the Zoning Ordinance and Comprehensive Plan.*

Staff find that the request is not in harmony with the general purposes and intent of the Zoning Ordinance. Cambridge is an urban area, sod is a requirement for residential lots, and downed tree logs are considered a nuisance.

- (4) *Economic Considerations. Economic considerations alone shall not constitute a practical difficulty; The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.*

Staff find the request to be more personal preference than economical, and the request whether denied or approved should have minimal effect on profitability of the owner.

- (5) *No other remedy. There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.*

Staff find there are other means and the request can be remedied to better meet the intent of the city code.

- (6) *Variance less than requested. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.*

Staff find that an alternative request may be granted and give some relief. Although staff find that additional sod should be part of the variance and the log border nuisance removed.

- (7) *Essential character of the area. In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:*

- (a) *Would the variance be materially detrimental to the public welfare or*

materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

(b) Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

(c) Would the variance substantially increase congestion in the public streets due to traffic or parking;

(d) Would the variance unduly increase the danger of flood or fire;

(e) Would the variance unduly tax public utilities and facilities in the area; and

(f) Would the variance endanger the public health or safety.

Staff find that the proposed request will have a significant effect on the essential character of the area. The city has never allowed clover or downed logs to remain. The variance as requested would be detrimental to the enjoyment, use, and value of properties in the vicinity.

NOW, THEREFORE, BE IT RESOLVED, the City Council of Cambridge, Minnesota, denies the variance request of Charles and Amanda Baynton, 1145 Deer Run SW, for clover in lieu of sod and keeping of the downed logs.

Adopted by the Cambridge City Council
this 16th day of November 2020.

James Godfrey, Mayor

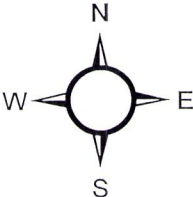
ATTEST:

Linda J. Woulfe, City Administrator

Variance Request
1145 Deer Run SW



A request by Charles and Amanda Baynton for a variance to the landscaping and nuisance requirements of the city code. The request is to allow clover in lieu of sod in some areas, allow the downed tree to remain as a border, and to discuss the location of a flower bed in lieu of sod.



LANDSCAPE PLAN
1145 DEER RUN, CAMBRIDGE MN
OCTOBER 2020
NOTES
Chuck & Anne Baynton

These notes accompany a landscape plan for 1145 Deer Run with 8 categories of landscaped spaces. There are 2 principal controversies here:

- 1) Whether the yellow stippled area of clover must be changed to sod. It is visible from Deer Run but not from abutting houses or lawns. The first photo below shows this area as seen from Deer Run.
- 2) Whether the log border can remain despite ordinance 92.16 (D) which prohibits "An accumulation of tin cans, bottles, trash, uprooted tree stumps, logs, limbs, brush..." The 3 log pieces are about 1 foot in diameter and have a cumulative length of about 12 feet. They are shown in the second photo.

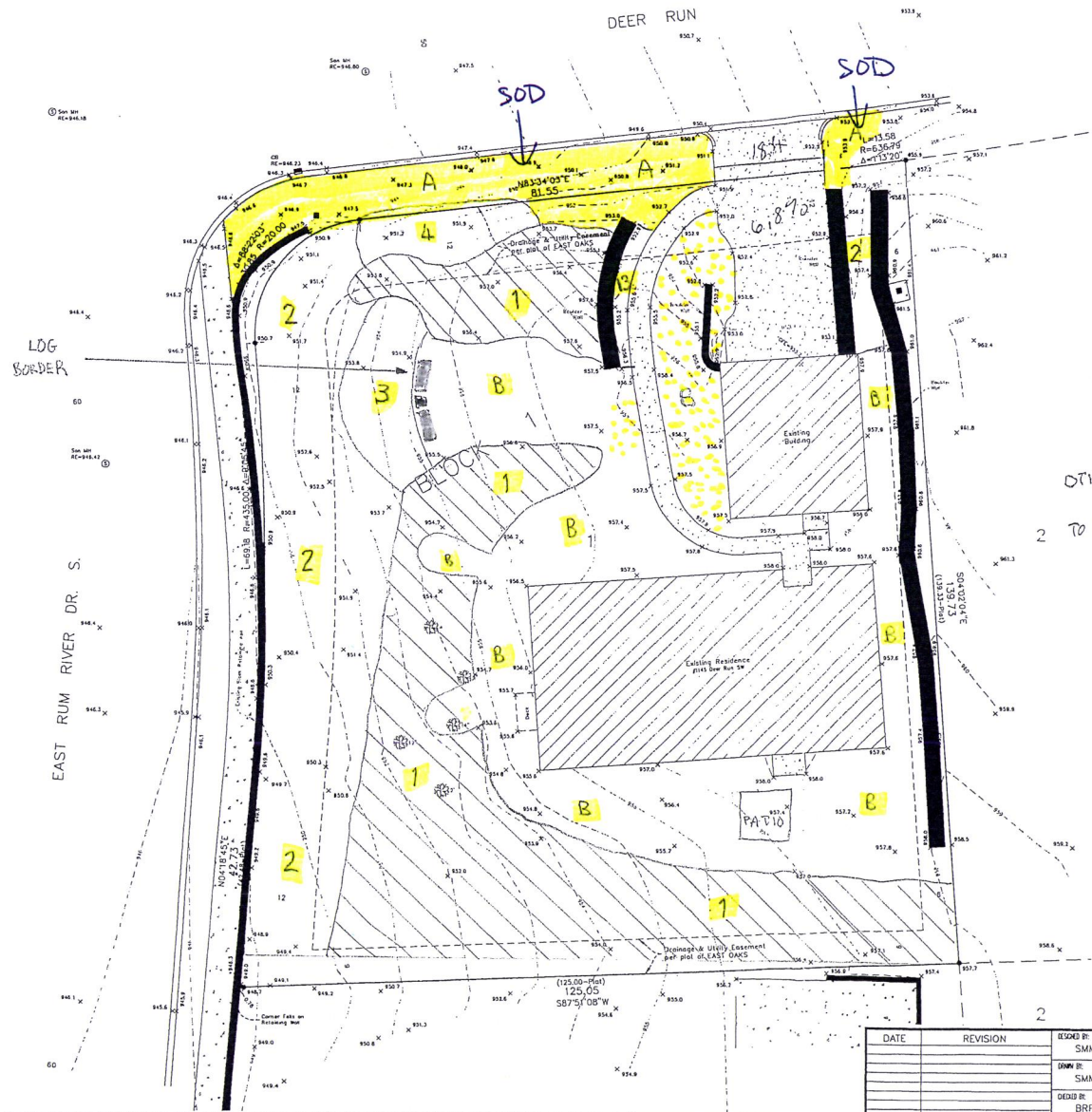
In addition, we would like the Commission to address whether there are circumstances in which Cambridge city code could prohibit placement of a flower bed in a front yard, because at one point in time we were told repeatedly that our request to have a flower bed in area 13 of the plan would not be allowed.

The sod now in place in area A is fescue sod, not bluegrass. A Google search of "Fescue to the Rescue" produces multiple discussions of advantages fescue has over the much more common bluegrass. Our fescue comes from A & L Sod in Lino Lakes, to our knowledge the only fescue sod dealer in the region. The advantages are generally more shade tolerance, lower water requirement, less frequent need for mowing. If we are required to sod the area mentioned in 1) above, we'll go to A & L for fescue.

Our plan to grow clover for a lawn relates partly to the fact that, as a legume, clover enriches the nitrogen in the soil, as opposed to having a requirement for added fertilizer. Also, clover is a food source for bees. We suspect that Commission members are familiar with the current concern for defining pollinator populations. Much more detail about this is available from the Minnesota Board of Water and Soil Resources' Lawns to Legumes program, which encourages replacement of areas of turf grass with plantings that resemble the oak savanna found here prior to settlement by Europeans.

1145 Deer Run Dr (12)

Variance proposal plan

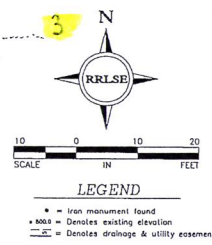


PROPOSED ELEVATIONS
 Top of Block Elevation: 958.0 ✓
 Top of Slab Elevation: 958.0 ✓

AS-BUILT ELEVATIONS
 Top of Block Elevation: 958.1 ✓
 Top of Slab Elevation: 958.1 ✓

- NOTES:**
- Address is 1145 Deer Run SW, Cambridge, MN
 - In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
 - The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - Square footage of lot is 15,797 sq. ft. or 0.363 Acres.
 - This lot is in Section 5, Township 35, Range 23.
 - Bearings are based on the Isanti County Coordinate System.
 - All elevations are as-built elevations.
 - Yard does not have block dirt and is not sodded.

- KEY**
- SOD **A**
 - CLOVER **B** - VISIBLE FROM DEER RUN
 - B** - NOT VISIBLE FROM STREET
 - TREES **1**
 - OTHER EXISTING VEGETATION **2**
 - STEEP SLOPE **4**
 - TO BECOME PRAIRIE/OAK SAVANNA **3**
 - FLOWER BED **13**



Lot 1, Block 1
EAST OAKS
 ISANTI COUNTY, MINNESOTA
 Subject to easements of record, if any.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.
 Brian Person, MN License No. 49138 05/26/20 Date

DATE	REVISION	DRAWN BY	SCALE	AS-BUILT CERTIFICATE	SHEET
		SMM	HORIZ. 1" = 30'	FOR	1
		SMM	VERT.	HOWARD HOMES INC.	1
		BRP	BOOK	DATE 05/26/20	FILE NO. P-3923.44
		BRP	PAGE		SHEETS

NOTES TO LANDSCAPE PLAN
1145 DEER RUN, CAMBRIDGE
FALL 2020
Chuck & Anne Baynton

These notes accompany a site plan with 17 categories of spaces shown. The underlying idea for the landscaping is to have benign environmental impact, in tune with the house we built at this address. The house has no fossil fuel (natural gas) use on site, is intended to be a net-zero energy user taking into account the solar photovoltaic system and the electric car for local/regional travel, and strives to limit the amount of impermeable surface (driveway, sidewalk, and patio).

We think this plan is permissible under Cambridge ordinance 156.065 part (B) subpart (1) a through e.

The plan, especially areas 7 and 15, emphasizes perennials that naturally do well in the local climate. Note that we have thoughts of gradually transitioning parts of area 4 to area 7-type planting.

Notes by area number:

- 1) Areas to be mowed, mostly planted in white Dutch clover grown from seed. Its flowers attract pollinators. This species is a nitrogen-fixer, improves the soil. Under drip lines along structure walls, we used fescue sod from A & L Sod in Lino Lakes, the only fescue sod dealer around here far as we know. Fescue is reputed to tolerate shade and drought better than bluegrass. (Google "Commentary: Fescue to the Rescue," Madeline Seveland, June 17, 2016)
- 2) Area to be mowed, planted in Dutch white clover grown from seed, and raspberries. Intended to transition to more raspberries and less clover.
- 3) To be mowed, planted in Dutch white clover grown from seed, anticipate transitioning parts of this area to berries (blackberries, black raspberries), asparagus, other. Plan subject to modification according to amount of raiding by critters.
- 4) Grasses on site prior to development, to be mowed. Parts of this area may in future transition to expanded area 7.
- 5) Pre-existing trees and shrubs to be left in place. Oak wilt is a threat to this space. Contemplating replacements for lost trees, we are tentatively considering cherry among other species. Cherry is currently doing well here, provides food for pollinators and songbirds.
- 6) Low spreading evergreen, exact variety to be determined. Intention here is to soften the transition between area 1 and area 4, which at present are adjacent.
- 7) Pollinator prairie, as encouraged by the Minnesota Board of Water and Soil Resources' "Lawns to Legumes" program. Species we are considering include black-eyed Susan, coneflower, bee balm, sunflower, goldenrod, columbine; tall grass species to be determined.

8) Blueberries, already planted. We have pH tested the soil there and added sulfur to lower the pH, target being an acid pH 5.5 or less.

9) Location of the trunk of the dominant red oak. Its crown extends to the east beyond the sidewalk, similar extent in other directions.

10) Log border between areas 1 and 7. Intent is similar to area 6 above. "Lawns to Legumes" principles encourage use of natural materials which provide shelter/nesting for bees and other small critters. Number not shown on site plan; shown in medium-dark shading. Area 7 plantings will grow to block view of logs from the street; logs are meant to be seen from the walkway up to the house.

11) Boulder retaining walls shown in black, number not shown on site plan.

12) Lawn maintained by abutting property south of us. Apparent lot line doesn't match surveyed lot line.

13) Space now in white Dutch clover, mowed; contemplate transition to cultivar garden, i. e. irises, tulips, etc.

14) Small sloped area transitioning from coarse grasses to fescue, some sod and some seeded.

15) This is a difficult area to work with. It slopes steeply to the north, is shaded by the trees of area 5. At present it doesn't seem to be eroding although the vegetation is thin. To prevent erosion, we think it wise to minimize disturbance of what is growing there now, possibly add mulch or compost to promote thicker growth. Goal is to create a space similar to 7.

16) Not shown on the plan, this is a narrow (approx 6") strip at driveway level between the east edge of the driveway and the boulder wall, currently planted in white Dutch clover and, near the street, some sedum, a low-growing ground cover.

17) The 9' x 9' granite patio. Source of the blocks is City of Minneapolis, from the most recent previous design of the Nicollet Mall.

1145 Deer Run S. (12)

(Original Plan with city mark-ups)
- City mark-up plan -

*City requested sod in highlighted areas only

- NOTES:
- Address is 1145 Deer Run SW, Cambridge, MN
 - In providing this survey no attempt has been made to obtain or show data concerning evidence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned
 - The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - Square footage of lot is 15,797 sq. ft. or 0.363 Acres.
 - This lot is in Section 5, Township 35, Range 23.
 - Bearings are based on the Itasca County Coordinate System.
 - All elevations are as-built elevations.
 - Yard does not have block dirt and is not sodded

PROPOSED ELEVATIONS ✓
 Top of Block Elevation: 958.0
 Top of Slab Elevation: 958.0

AS-BUILT ELEVATIONS ✓
 Top of Block Elevation: 958.1
 Top of Slab Elevation: 958.1

Landscape plan 1145 Deer Run
 Fall 2020
 Addendum
 (see related addendum notes)

Nothing identified in boundary retaining walls. Currently weeds

22



SCALE
 10 0 10 20
 IN FEET

LEGEND

- Iron monument found
- Denotes existing elevation
- - - - - Denotes drainage & utility easement

Lot 1, Block 1
EAST OAKS
 ISANTI COUNTY, MINNESOTA
 Subject to easements of record, if any.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.
 Brian Person, MN License No. 49138
 Date 05/26/20

DATE	REVISION	DRAWN BY	SCALE
		SMM	1" = 30'
		SMM	
		BRP	



AS-BUILT CERTIFICATE FOR HOWARD HOMES INC.		SHEET
DATE 05/26/20	FILE NO. P-3923.44	1 OF 1
		SHEETS



Must be
free of
weeds

Should be
SOD

SOD

Should be
SOD





Log of weeds
need to
be removed

25



Must be
free of
weeds



Must be
free of
weeds



Must be mowed
& not allowed to
grow weedy

Establish vegetation
on slope
Deer Run

**PUBLIC HEARING . . . PLANNED UNIT DEVELOPMENT AMENDMENT (REZONING) . . .
OUTLOT C AND ADJACENT METES AND BOUNDS PARCEL, HERITAGE GREENS OF
CAMBRIDGE . . . 15.280.0830 AND 15.032.1005...**

Request

The request of Della Kolpin, Heritage Greens of Cambridge, 175 7th Ave S., Waite Park, MN 56387, to amend the Heritage Greens of Cambridge mixed use Planned Unit Development (PUD) specifically for Outlot C and an adjacent metes and bounds parcel from single family to multi-family (R-3 zoning).

Overview

Outlot C and the adjacent parcel in Heritage Greens of Cambridge are identified as single family residential in the original Planned Unit Development (PUD) of Heritage Greens dated July 19, 2004. Single family home construction had a strong start in the Heritage Greens development, but came to a halt soon after because of a recession. When the City was seeking out new locations for the library, and planning future ideas for a community center, it purchased this 9.6 acres of land in 2015.

Ultimately, a more suitable location for the library was found and the housing market has made a come-back. The city has been receiving requests for multi-family housing options, and this parcel has plenty of space, is centrally located, and is already part of a mixed housing community. The developer plans to build an apartment complex and townhomes in three (3) phases. In order for this to happen, a change in use on this parcel is required through an amendment to the PUD. The City can amend a Planned Unit Development if it finds the amendment necessary due to a lack of development within a reasonable time after the PUD zoning district was established.

The Heritage Greens PUD is currently a mixed use of single-family homes, villa homes, and multi-family townhomes. An apartment building and additional townhomes will fill a significant need for the City and compliment the areas housing choices. Multi-family housing is an essential portion of a city's total housing demand.

According to our most recent housing study, the city has a market rate apartment vacancy rate of 1.2% (only seven out of 579 units were vacant). Affordable apartments also had a very low vacancy. The study based the need on Cambridge being a growing regional center, market demand, growth from new employment hires, pent up demand due to housing shortages, empty nesters, and future households that could relocate to Cambridge if adequate rental housing was available. The study found that approximately 1,100 units should be built within the next five years.

This housing study was completed in 2019 by McComb Group, Ltd and can be found in its entirety by following the link:

<https://www.ci.cambridge.mn.us/doing-business/economic-development/community-reports>

The first phase of this project is proposed to have 75 apartment units, and will be a four-story building with underground parking for its residents. The second phase will add 75 units for a total of 150 apartment units. The height of the building is proposed to be 48'. The developer would like to have 9' ceilings to create an open and modern feel. Therefore, they are asking

for the height approval. The current zoning regulations limit the height to 45' in a multi-family zoning district. If the Commission approves, this 48' height allowance can be added as part of the PUD approval.

The building is proposed to feature a community club room, outdoor patio, fitness center, business center, dog wash, dog park, walking paths, resident storage units and bike storage in the garage.

Review

The purpose of the Development Plan review stage is to provide a specific and particular plan upon which the Planning Commission will base its rezoning recommendation (amendment) to the Council and with which substantial compliance with the general concept plan is necessary for the preparation of the final plan. Specifically, when making recommendation to City Council on the rezoning request (amendment) the Planning Commission shall consider the following Standards for amendments as stated in Section 156.116.E of the Zoning Code:

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council;

Staff finds that the amendment is consistent with the goals of the Comprehensive Land Use Plan, specifically, 1.) Housing Goal 1 Policy 1.3: Encourage the development of a balance of housing types, including market rate, low to moderate income, and congregate, to meet the needs of all citizens, including young adults and senior citizens. 2.) Housing Goal Policy 1.6: Encourage the location of a wide range of housing types throughout the City to avoid a concentration of high density. 3.) Housing Goal 2 Policy 2.5: Consider innovative ways to increase residential density in existing developed neighborhoods without negatively impacting adjacent land uses.

2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property;

Staff finds that the amendment is compatible with the overall character of the existing development whereas the Heritage Greens area is already a mixed use of many different housing types. Additionally, this area is close to a park, hospital, and government center making it a walkable community for its residents.

3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties; and

Staff finds the land has been platted and vacant for 16 years and building a \$29 million project will improve the value of the adjacent properties (estimated value of all three phases of the project). According to the Isanti County Assessor, studies show that dense developments have minimal and even positive effects on surrounding home values. They have not found evidence that new developments such as this create a negative influence or adverse conditions.

4. The adequacy of public facilities and services.

Staff finds adequate public infrastructure is in place for a multi-family building.

Planning Commission Action

Motion to recommend City Council approve the attached draft ordinance approving an amendment to a previously approved PUD zoning request in accordance with the Development Plans as amended as long as the following conditions are met:

1. The Site Plan Review process is to be completed with City approval.
2. All federal, state, and local regulations must be met.

Attachments

1. Draft Ordinance
2. General Location Map
3. Original Plat and Development Plan
4. Application Materials

ORDINANCE NO. 722

**AN ORDINANCE REZONING CERTAIN REAL
PROPERTY LOCATED IN PART OF
SECTION 32, T36, R23
FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT 1-2020
TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT 2-2020.**

WHEREAS, that tract of land, hereinafter called the "tract", lying and being in the City of Cambridge, County of Isanti and State of Minnesota, described as follows, to wit:

Outlot C, Heritage Greens of Cambridge
AND

All that part of the Southwest Quarter of the Southeast Quarter, Section 32, Township 36, Range 23, Isanti County, Minnesota lying northerly and easterly of OUTLOT C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota, according to the recorded plat thereof, lying northerly of South Dellwood Street as dedicated on said plat of HERITAGE GREENS OF CAMBRIDGE and lying southerly of the southerly right of way of Minnesota Highway No. 293, per the right of way plans of said highway on file with the Minnesota Department of Transportation, EXCEPTING that part of said Southwest Quarter of the Southeast Quarter described as follows: Commencing at the northeast corner of the South Half of the Southeast Quarter of said Section 32; thence North 89 degrees 24 minutes 12 seconds West, assumed bearing, along the north line of said South Half of the Southeast Quarter a distance of 1356.78 feet; thence South 00 degrees 42 minutes 37 seconds East a distance of 161.92 feet to the point of beginning of the property to be described; thence North 89 degrees 08 minutes 05 seconds West a distance of 216.48 feet; thence North 00 degrees 43 minutes 25 seconds West a distance of 160.91 feet, more or less, to the north line of said Southwest Quarter of the Southeast Quarter; thence southerly along the east line of said Southwest Quarter of the Southeast Quarter a distance of 162.11 feet, more or less, to the intersection with a line bearing South 89 degrees 08 minutes 05 seconds East from said point of beginning; thence North 89 degrees 08 minutes 05 seconds West a distance of 17.51 feet, more or less to said point of beginning.

is currently zoned by the City of Cambridge, hereinafter called the "City", as being in a PUD, Planned Unit Development District 1-2020 zoning district; and

WHEREAS, the applicant, Della Kolpin of Heritage Greens of Cambridge, has requested an amendment to the previously approved Planned Unit Development hereinafter called the "Development Plans"; and

WHEREAS, the applicant has requested the use of the above described parcel in Heritage Greens of Cambridge to change from single family to multi-family; and

WHEREAS, the Planning Commission has completed a review of the Development

Plans and reviewed a November 4, 2020 staff report pertaining to such rezoning request, a copy of which review and Development Plans has been presented to the City Council of the City; and

WHEREAS, the Planning Commission of the City, on the 4th day of November, 2020, following proper notice, held and conducted a public hearing regarding the requested rezoning, following which hearing such Planning Commission adopted a recommendation that such rezoning be approved; and.

WHEREAS, the City Council of Cambridge hereby finds that:

1. Due to a lack of development on this lot within a reasonable time after approval of the original PUD zoning district was established, the amendment is reasonable and necessary.
2. The PUD zoning in accordance with the Development Plans submitted to the City of Cambridge conforms to the City's Comprehensive Plan and the Standards of Section 156.116 E in the Zoning Code, specifically:
 - a. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council;

Staff finds that the amendment is consistent with the goals of the Comprehensive Land Use Plan, specifically, 1.) Housing Goal 1 Policy 1.3: Encourage the development of a balance of housing types, including market rate, low to moderate income, and congregate, to meet the needs of all citizens, including young adults and senior citizens. 2.) Housing Goal Policy 1.6: Encourage the location of a wide range of housing types throughout the City to avoid a concentration of high density. 3.) Housing Goal 2 Policy 2.5: Consider innovative ways to increase residential density in existing developed neighborhoods without negatively impacting adjacent land uses.

- b. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property;

Staff finds that the amendment is compatible with the overall character of the existing development whereas the Heritage Greens area is already a mixed use of many different housing types. Additionally, this area is close to a park, hospital, and government center making it a walkable community for its residents.

- c. Whether the proposed amendment will have an adverse effect on the value of adjacent properties; and

Staff finds the land has been platted and vacant for 16 years and building a

\$29 million project will improve the value of the adjacent properties (estimated value of all three phases of the project). According to the Isanti County Assessor, studies show that dense developments have minimal and even positive effects on surrounding home values. They have not found evidence that new developments such as this create a negative influence or adverse conditions.

- d. The adequacy of public facilities and services.

Staff finds adequate public infrastructure is in place for a multi-family building.

3. The previously approved Development Plans approved by the City Council on July 19, 2004 (PUD 3-04) and as amended on September 20, 2004 (PUD 3-04A), July 16, 2007 (1-07), June 16, 2008 (2-08), March 18, 2013 (2-09), and October 19, 2020 (1-2020) are not affected by this amendment to the Development Plan and shall remain in effect as adopted.
4. The Site Plan Review process is to be completed with City approval.
5. All federal, state, and local regulations must be met.

NOW, THEREFORE, the City Council of the City of Cambridge, Minnesota, ordains that the tract shall be and is hereby zoned and classified, pursuant to the provisions of the Zoning Ordinance of the City of Cambridge, as being in and constituting PUD district number 2-2020.

This ordinance shall become effective the day following publication of notice of its adoption.

Adopted this 16th day of November, 2020

James Godfrey, Mayor

ATTEST:

Linda J. Woulfe, City Administrator

Summary Publication of Ordinance

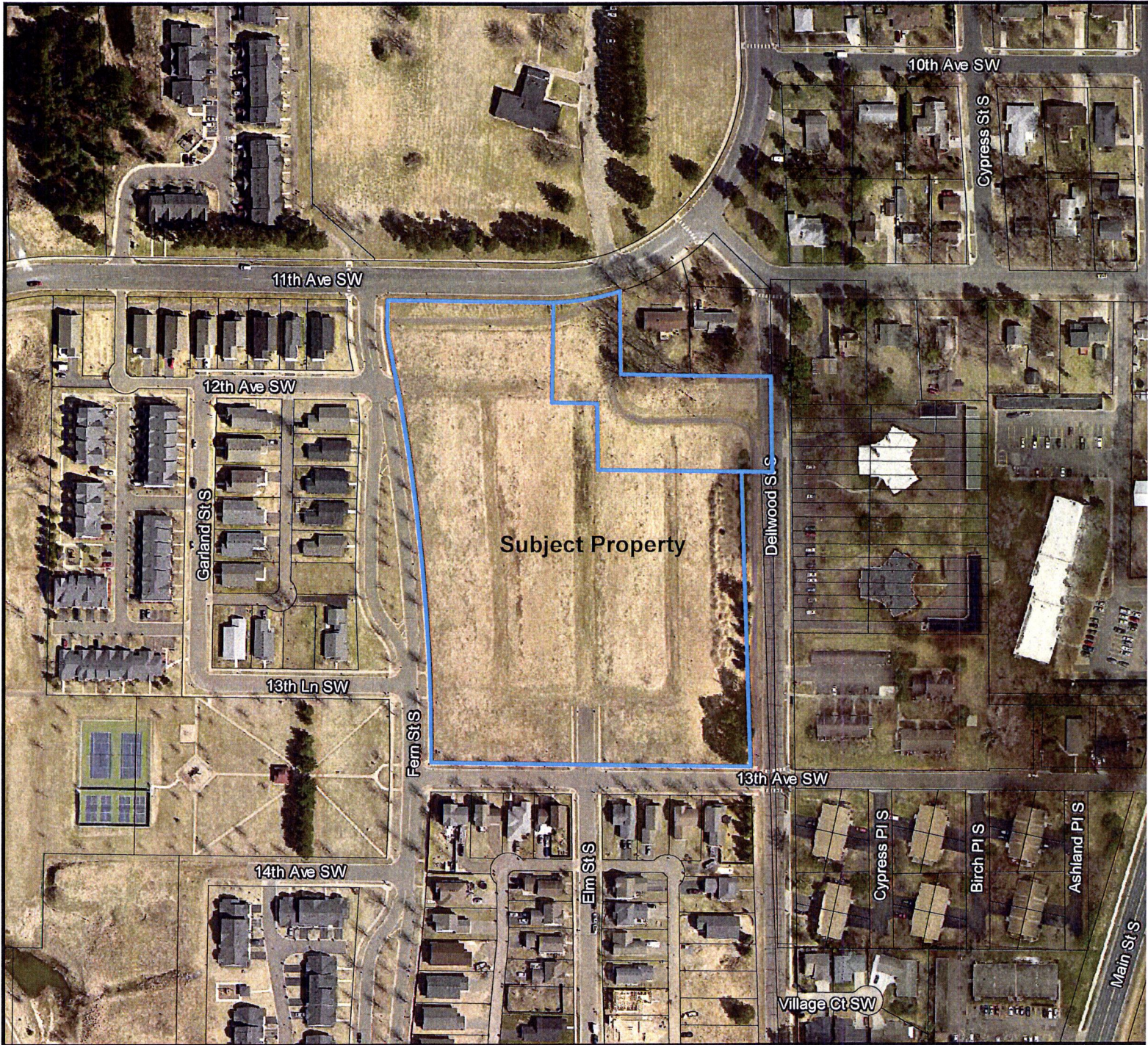
The City Council of the City of Cambridge adopted Ordinance 722 to rezone Outlot C and an adjacent parcel of Heritage Greens of Cambridge from PUD Planned Unit Development District 1-2020 to PUD Planned Unit Development District 2-2020. The amendment changes the use from commercial/office to multi-family. The property is located on the corner of 11th Ave SW and Dellwood Street S. The complete ordinance is available for public inspection at the office of the City Administrator, 300 3rd Ave NE, Cambridge, Minnesota.

ATTEST:

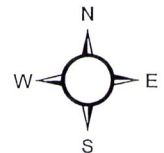
Linda J. Woulfe, City Administrator

Date of Publication: October 29, 2020

Planned Unit Development Amendment and Preliminary and Final Plat



The request is by Della Kolpin, Heritage Greens of Cambridge, LLC, to amend the existing Planned Unit Development (PUD). The PUD from 2004 identifies this area as single family and the request is to amend it to multi-family in order to build an apartment complex and future townhomes. A preliminary and final plat are also being requested to combine this into one parcel.





Heritage Greens of Cambridge

UPUD plan



single family to multi-family

Dellowood St. S.

13th Ave SW



Cambridge Apartments

Project Overview:

- 75 market rate apartment units
- Studio, 1 bedroom, 1 bedroom + den and 2 bedroom unit types.
- Resident Amenities:
 - Community Club Room & Outdoor Patio
 - Fitness Center
 - Lobby with onsite manager's office, maint.office and mail/package room
 - Business Center
 - Dog Wash & Dog Park
 - Walking Paths around site
 - Resident Storage Units
 - Bike Storage in garage
- Energy efficient design features

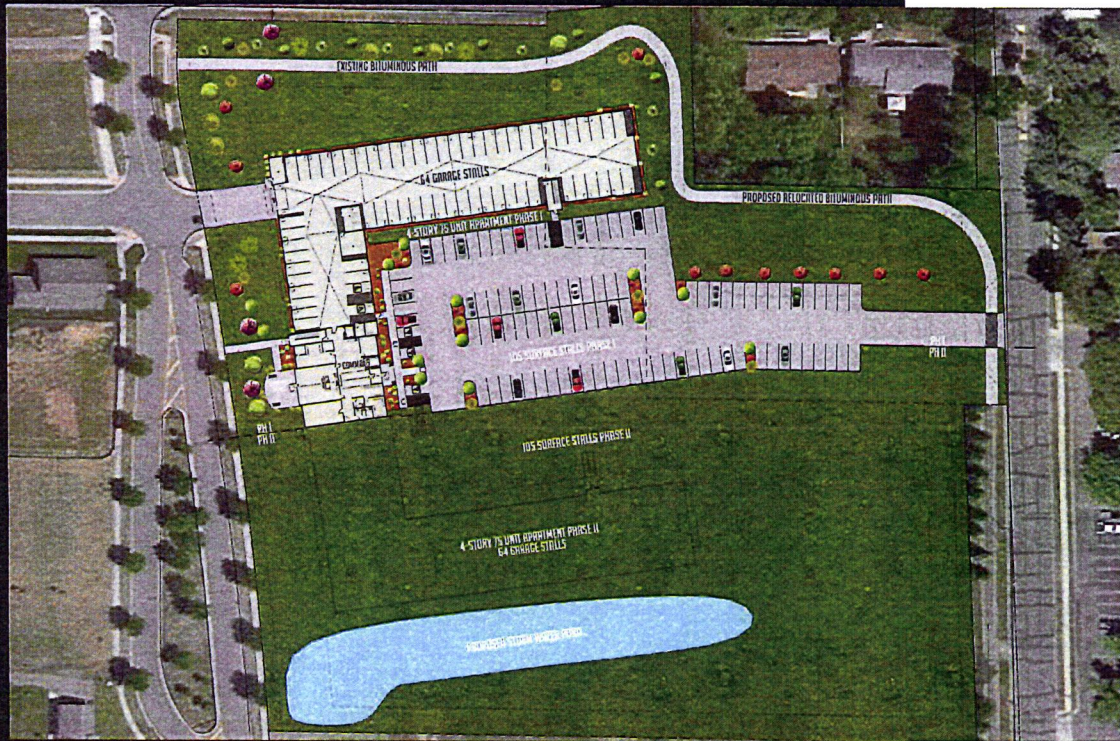
Aerial



Site location attributes:

- The site is 1.25 miles southwest of the intersection of Highways 95 and 65. The Site has easy highway access that will enable residents to travel to places of employment in the surrounding area
 - Highway 65 serves as an important commuter route for residents that work in the Twin Cities & communities to the north.
 - Highway, Primary (K-2), Intermediate (3-5) and Cambridge Christian School (K-12).
 - Anoka Ramsey Community College is 1.5 miles from site, app. 1,700 student population. 95 is an important east/west route in central Minnesota
- Cambridge Retail Core is 1.35 miles, which includes big box retailers, restaurants, coffee shops and support services.
- Surrounding land uses are compatible with rental apartments.
- City Parks: Multiple parks are within walking distance from the site location
- Within 1.5 miles, there are 4 schools.

Site Plan



Phase 1:

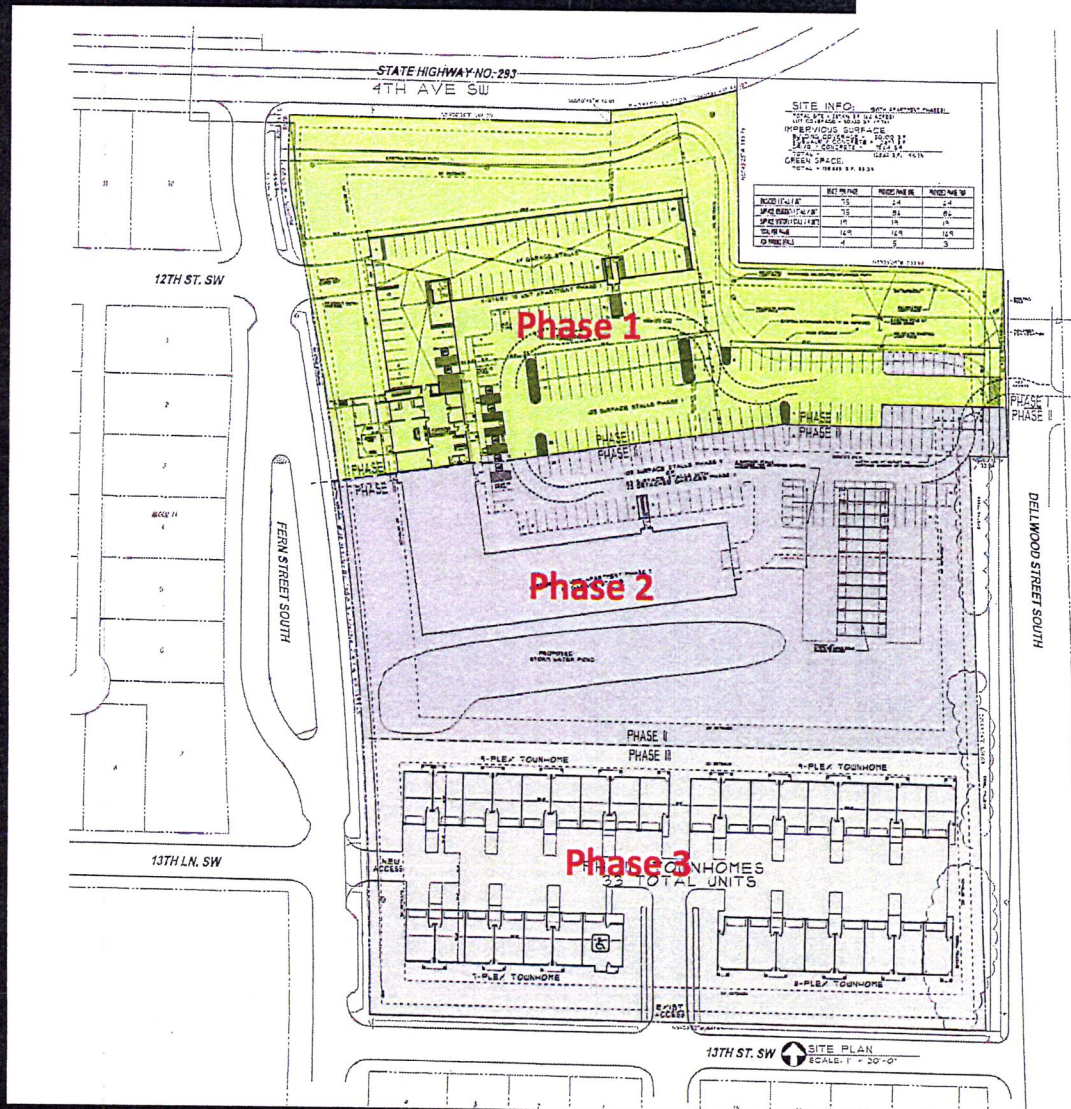
- Main level open bay parking
- Three levels of residential units above parking.
- Commons 'connector' between Phase 1 and Phase 2.

Site Design and Placement:

The building has been oriented on the site for multiple reasons:

- Desire to maintain current curbs cut at Fern Street and 13th Street SW for the entire development, with new curb cut on Dellwood.
- Building placement takes advantage of the east to west sun movement throughout the day for residential units. The community spaces and patio are located to the west for afternoon sun.
- North wing shields apartment main entry and main parking lot from prevailing NW winds during winter months.
- Apartment building placed on the north end of site, with lower height and density townhomes planned on south adjacent to the single family homes.
- Designed to complement future redevelopment opportunities for Phase 2 and Phase 3.

Site Plan



Floor Plan

2nd – 4th Residential Units



Exterior Design



Entry/East Elevation



North Elevation from parking lot



North Elevation from 11th Avenue SW



West Elevation from S. Fern Street

Exterior Design:

The development and design team are proposing an apartment community with a contemporary upscale look, while complementing the surrounding residential site context.

- The gable roof is a remarkably simple straightforward and functional design. The roof also provides an opportunity for vaulted ceilings, adding volume to the residential units on the fourth floor.
- Repetitive shed roofs modulate the façade reducing the scale of the building, but more importantly creates visual interest through pattern of material change. Shed roofs are another example of clean and simple roof structures. The simple roof line lends itself to modern design quite nicely.
- The prefabricated suspended decks will continue the building layers for more depth and visual interest.
- The main entrance at the 'commons connector' welcomes residents and guests, incorporating textures and colors that will draw one into the apartment building, similar goal as the front door of a house. The main entrance elements will be accentuated with copper colored materials.
- The corners on the east elevation and northwest will feature corner tower elements with flat roofs, larger windows, and additional stone.

PUBLIC HEARING...PRELIMINARY PLAT.....HERITAGE GREENS OF CAMBRIDGE
1ST ADDITION.

Applicant

A request by the City of Cambridge, 300 3rd Ave NE, Cambridge, MN 55008 for a preliminary plat.

Review

The City has been working with a developer on a purchase agreement for this land in Heritage Greens. The City currently owns the 9.6 acres and is requesting to plat the entire area into one lot and block at this time. The developer is proposing to build a three-phase project including 75 apartment units in phase one, 75 additional apartment units in phase two, and townhomes in phase three.

The property is currently in a Planned Unit Development (PUD). The current PUD identifies this area's zoning as single family. A PUD amendment is being requested simultaneously with this preliminary plat. The amendment proposes this area to be zoned as multiple family. In addition, a final plat is also proposed together with this request.

Since the original PUD identifying single family homes in this area was approved in July 2004, no significant development has occurred. The City purchased this land in 2015 in anticipation of building a library. Since then, a more suitable location for the library was found. The Heritage Greens area is a mixed use of single family, villas, and townhomes. An apartment building and additional townhomes will compliment the existing housing choices and help fill a very low market rate apartment vacancy.

The Site Plan Review process is part of the overall development process. Site Plans have been submitted for phase one. Staff is currently reviewing the plans and will work with the developer assure all regulations are met. A condition will be added to the preliminary plat Resolution that the Site Plan Review process must be approved by staff.

In review of the plat, it is noted that a trail easement must be provided to cover the entire trail. Also, a 25-foot wide permanent drainage and utility easement centered on the public storm sewer running through the site from 13th Ave/Elm Street to 13th Lane/Fern Street must be provided on the plat. These items are listed as conditions of approval of the plat.

Planning Commission Action

Hold the Public Hearing. Motion to approve the preliminary plat as on the attached draft Resolution as long as the conditions listed can be met.

1. Provide a trail easement to cover the entire trail located on this plat.
2. Provide a 25-foot wide permanent drainage and utility easement centered on the public store sewer running through the site from 13th Ave/Elm Street to 13th Lane/Fern Street.
3. Site Plan Review must be completed and approved by city staff.
4. All Federal, State, and Local Regulations must be met.

Attachments

1. Draft Resolution

2. General Location Map
3. Preliminary Plat

Resolution No. R20-XX

**RESOLUTION APPROVING A PRELIMINARY PLAT
HERITAGE GREENS OF CAMBRIDGE 1ST ADDITION
(PIN: 15.280.0830 AND 15.032.1005)**

WHEREAS, the City of Cambridge, 300 3rd Ave NE, Cambridge, MN 55008 is the owner of the property located at:

Outlot C, Heritage Greens of Cambridge
And

All that part of the Southwest Quarter of the Southeast Quarter, Section 32, Township 36, Range 23, Isanti County, Minnesota lying northerly and easterly of OUTLOT C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota, according to the recorded plat thereof, lying northerly of South Dellwood Street as dedicated on said plat of HERITAGE GREENS OF CAMBRIDGE and lying southerly of the southerly right of way of Minnesota Highway No. 293, per the right of way plans of said highway on file with the Minnesota Department of Transportation, EXCEPTING that part of said Southwest Quarter of the Southeast Quarter described as follows: Commencing at the northeast corner of the South Half of the Southeast Quarter of said Section 32; thence North 89 degrees 24 minutes 12 seconds West, assumed bearing, along the north line of said South Half of the Southeast Quarter a distance of 1356.78 feet; thence South 00 degrees 42 minutes 37 seconds East a distance of 161.92 feet to the point of beginning of the property to be described; thence North 89 degrees 08 minutes 05 seconds West a distance of 216.48 feet; thence North 00 degrees 43 minutes 25 seconds West a distance of 160.91 feet, more or less, to the north line of said Southwest Quarter of the Southeast Quarter; thence southerly along the east line of said Southwest Quarter of the Southeast Quarter a distance of 162.11 feet, more or less, to the intersection with a line bearing South 89 degrees 08 minutes 05 seconds East from said point of beginning; thence North 89 degrees 08 minutes 05 seconds West a distance of 17.51 feet, more or less to said point of beginning.

Is requesting a Preliminary Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 4th day of November 2020, following proper notice, held a public hearing to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

1. Provide a trail easement to cover the entire trail located on this plat.
2. Provide a 25-foot wide permanent drainage and utility easement centered on the public store sewer running through the site from 13th Ave/Elm Street to 13th Lane/Fern Street.
3. Site Plan Review must be completed and approved by city staff.

4. All Federal, State, and Local Regulations must be met.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

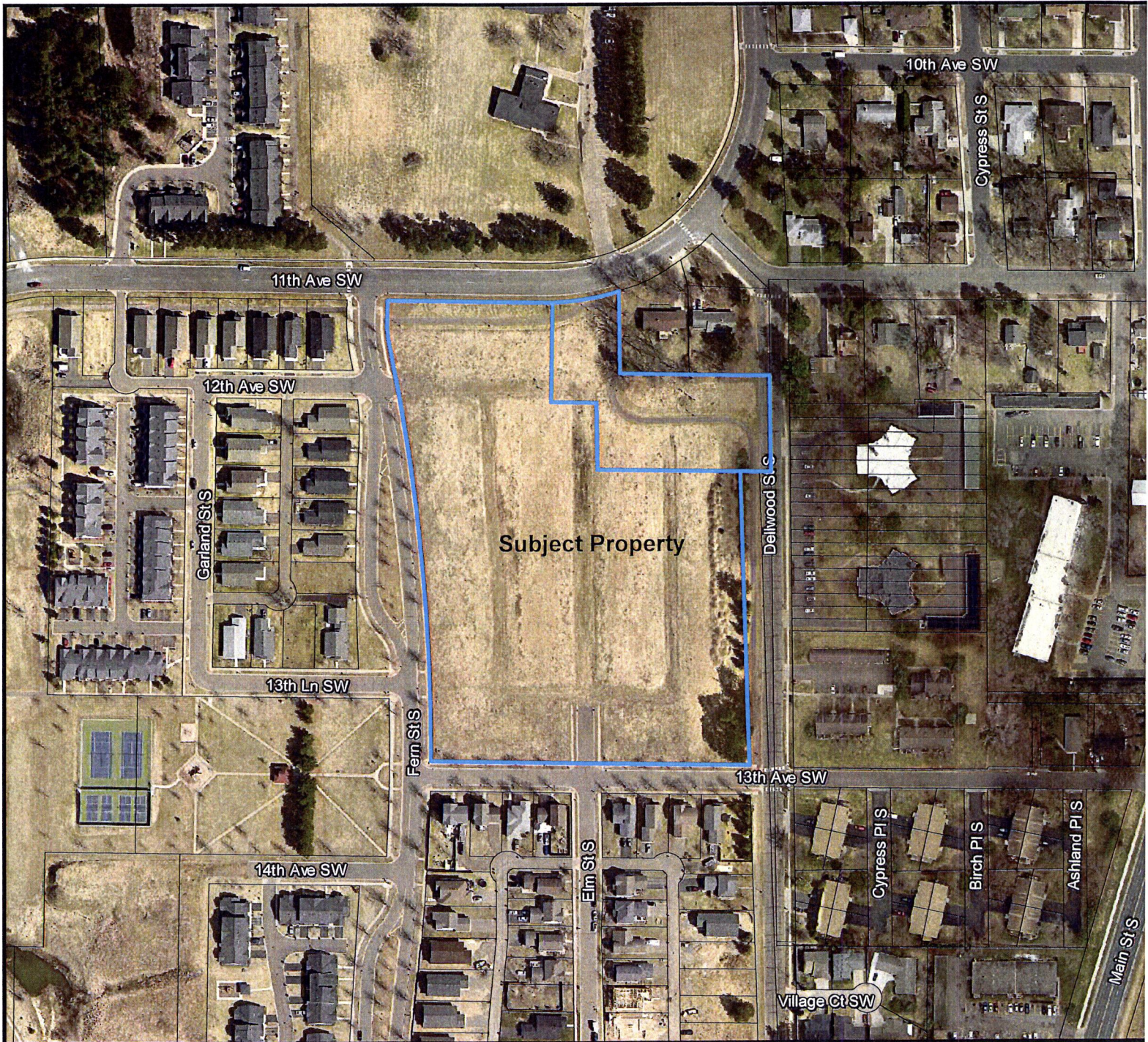
This 16th day of November 2020

Jim Godfrey, Mayor

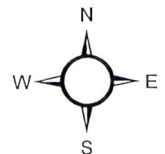
ATTEST:

Linda J. Woulfe, City Administrator

Planned Unit Development Amendment and Preliminary and Final Plat

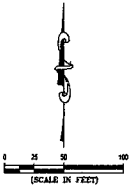


The request is by Della Kolpin, Heritage Greens of Cambridge, LLC, to amend the existing Planned Unit Development (PUD). The PUD from 2004 identifies this area as single family and the request is to amend it to multi-family in order to build an apartment complex and future townhomes. A preliminary and final plat are also being requested to combine this into one parcel.



Preliminary Plat of HERITAGE GREENS OF CAMBRIDGE 1ST ADDITION

COUNTY OF ISANTI
CITY OF CAMBRIDGE
SEC. 32, T. 36, R. 23



OWNER
CITY OF CAMBRIDGE
300 3RD AVE NE
CAMBRIDGE, MN 55008

LOT AREAS
Lot 1 - 426,195 s.f./9.6 acres

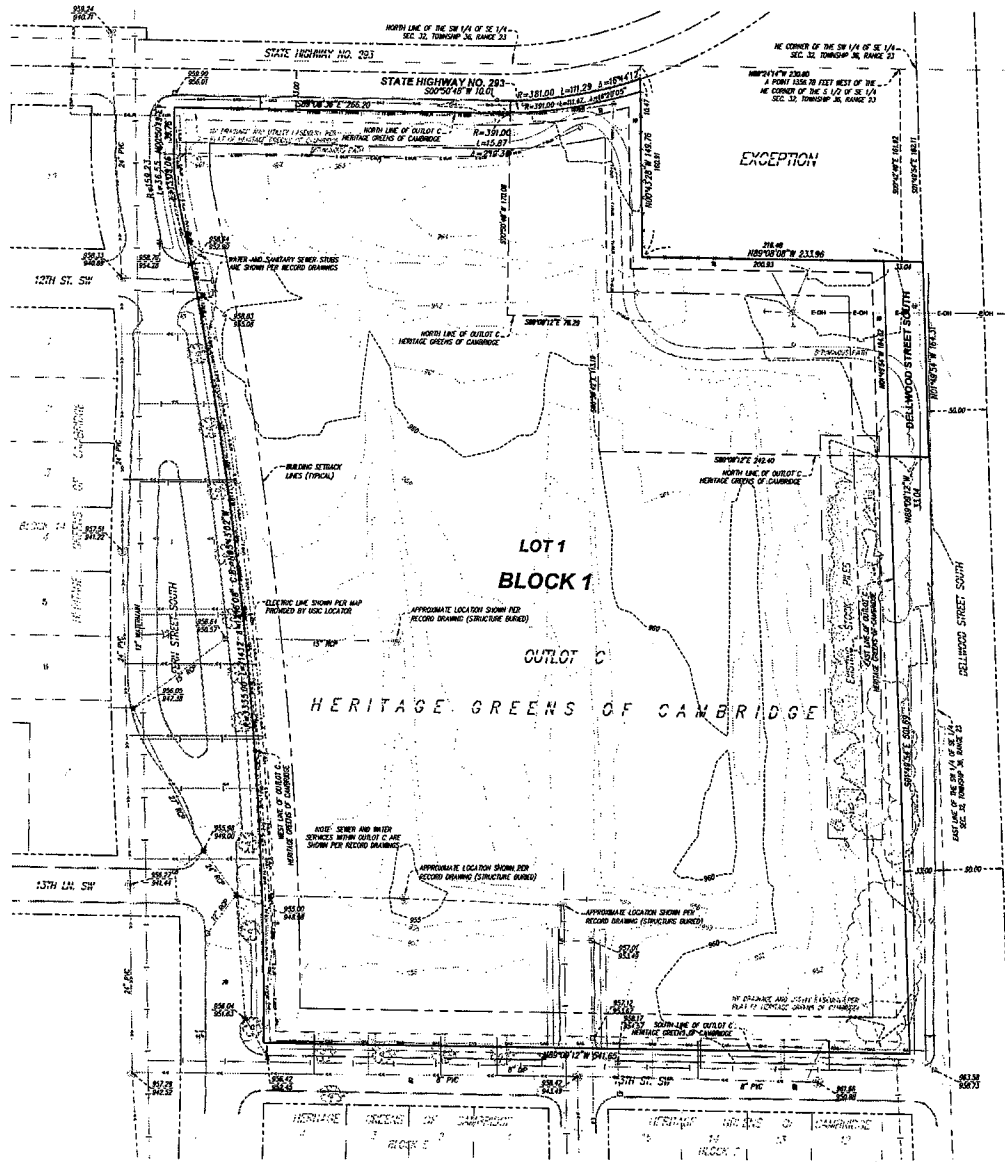
PROPERTY DESCRIPTIONS

All that part of the Southwest Quarter of the Southeast Quarter, Section 32, Township 36, Range 23, Isanti County, Minnesota (being northerly and easterly of OUTLOT C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota, according to the recorded plat thereof, being northerly of South Elmwood Street as dedicated on said plat of HERITAGE GREENS OF CAMBRIDGE and lying southerly of the southerly right of way of Minnesota Highway No. 293, per the right of way plans of said highway on file with the Minnesota Department of Transportation, EXCEPTING that part of said Southwest Quarter of the Southeast Quarter described as follows: Commencing at the northeast corner of the South Half of the Southwest Quarter of said Section 32; thence North 89 degrees 24 minutes 12 seconds West, assumed bearing, along the north line of said South Half of the Southwest Quarter a distance of 1,356.78 feet; thence South 90 degrees 42 minutes 37 seconds East a distance of 161.92 feet to the point of beginning of the property to be described; thence North 89 degrees 08 minutes 05 seconds West a distance of 216.46 feet; thence North 00 degrees 43 minutes 25 seconds West a distance of 165.91 feet, more or less; to the north line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 24 minutes 12 seconds East a distance of 230.83 feet, more or less, to the northeast corner of said Southwest Quarter of the Southeast Quarter; thence southerly along the east line of said Southwest Quarter of the Southeast Quarter a distance of 192.11 feet, more or less, to the intersection with a line bearing South 89 degrees 08 minutes 05 seconds West a distance of 12.51 feet, more or less, to said point of beginning.

AND
Outlot C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota.

ZONING DISTRICT (Provided by City of Cambridge)
CURRENT ZONING: PLANNED UNIT DEVELOPMENT (PUD)
PLANNED ZONING: R-3 MIXED FAMILY DISTRICT

LOT REQUIREMENTS (Provided by City of Cambridge)
Minimum Front Yard Setback 30 feet
No Side Yard Setback
Minimum Rear Yard Setback 20 feet

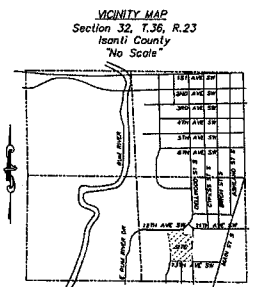


FLOOD ZONE
THIS SITE IS INCLUDED ON FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NUMBER 2705000000. THE AREA SHOWN TO BE WITHIN THE APPROXIMATE 'X' FLOOD ZONE IS SHOWN HEREON.

- LEGEND**
- ⊗ DENOTES EXISTING SANITARY MANHOLE
 - ⊕ DENOTES EXISTING STORM MANHOLE
 - ⊖ DENOTES EXISTING CATCH BASIN
 - ⊗ DENOTES EXISTING HYDRANT
 - 1 DENOTES EXISTING WATER SERVICE VALVE
 - ⊗ DENOTES EXISTING TELEPHONE OR TV PEDESTAL
 - ⊗ DENOTES EXISTING POWER POLE
 - ⊗ DENOTES EXISTING LIGHT POLE
 - DENOTES EXISTING STREET SIGN

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING TO FEET BY WIDTH, AND ADJOINING ALL LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.



Applicant

A request by the City of Cambridge, 300 3rd Ave NE, Cambridge, MN 55008 for a preliminary plat.

Review

This report is consistent with the Preliminary Plat staff report. A Planned Unit Development (PUD) amendment is being reviewed simultaneously as well. No new information is being presented with this final plat report. Final plats can be reviewed simultaneously with the preliminary plat when no new infrastructure is required as part of the plat. In this case all necessary public infrastructure is installed.

The City has been working with a developer on a purchase agreement for this land in Heritage Greens. The City currently owns the 9.6 acres and is requesting to plat the entire area into one lot and block at this time. The developer is proposing to build a three-phase project including 75 apartment units in phase one, 75 additional apartment units in phase two, and townhomes in phase three.

The Site Plan Review process is part of the overall development process. Site Plans have been submitted for phase one. Staff is currently reviewing the plans and will work with the developer assure all regulations are met. A condition will be added to the preliminary plat Resolution that the Site Plan Review process must be approved by staff.

In review of the plat, it is noted that a trail easement must be provided to cover the entire trail. Also, a 25-foot wide permanent drainage and utility easement centered on the public storm sewer running through the site from 13th Ave/Elm Street to 13th Lane/Fern Street must be provided on the plat. These items are listed as conditions of approval of the plat.

Planning Commission Action

Motion to approve the final plat as on the attached draft Resolution as long as the conditions listed can be met.

1. Provide a trail easement to cover the entire trail located on this plat.
2. Provide a 25-foot wide permanent drainage and utility easement centered on the public storm sewer running through the site from 13th Ave/Elm Street to 13th Lane/Fern Street.
3. Site Plan Review must be completed and approved by city staff.
4. All Federal, State, and Local Regulations must be met.

Attachments

1. Draft Resolution
2. General Location Map
3. Final Plat

Resolution No. R20-XX

**RESOLUTION APPROVING A FINAL PLAT
HERITAGE GREENS OF CAMBRIDGE 1ST ADDITION
(PIN: 15.280.0830 AND 15.032.1005)**

WHEREAS, the City of Cambridge, 300 3rd Ave NE, Cambridge, MN 55008 is the owner of the property located at:

Outlot C, Heritage Greens of Cambridge
And

All that part of the Southwest Quarter of the Southeast Quarter, Section 32, Township 36, Range 23, Isanti County, Minnesota lying northerly and easterly of OUTLOT C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota, according to the recorded plat thereof, lying northerly of South Dellwood Street as dedicated on said plat of HERITAGE GREENS OF CAMBRIDGE and lying southerly of the southerly right of way of Minnesota Highway No. 293, per the right of way plans of said highway on file with the Minnesota Department of Transportation, EXCEPTING that part of said Southwest Quarter of the Southeast Quarter described as follows: Commencing at the northeast corner of the South Half of the Southeast Quarter of said Section 32; thence North 89 degrees 24 minutes 12 seconds West, assumed bearing, along the north line of said South Half of the Southeast Quarter a distance of 1356.78 feet; thence South 00 degrees 42 minutes 37 seconds East a distance of 161.92 feet to the point of beginning of the property to be described; thence North 89 degrees 08 minutes 05 seconds West a distance of 216.48 feet; thence North 00 degrees 43 minutes 25 seconds West a distance of 160.91 feet, more or less, to the north line of said Southwest Quarter of the Southeast Quarter; thence southerly along the east line of said Southwest Quarter of the Southeast Quarter a distance of 162.11 feet, more or less, to the intersection with a line bearing South 89 degrees 08 minutes 05 seconds East from said point of beginning; thence North 89 degrees 08 minutes 05 seconds West a distance of 17.51 feet, more or less to said point of beginning.

Is requesting a Final Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 4th day of November 2020, held a meeting to discuss the requested plat; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

1. Provide a trail easement to cover the entire trail located on this plat.
2. Provide a 25-foot wide permanent drainage and utility easement centered on the public storm sewer running through the site from 13th Ave/Elm Street to 13th Lane/Fern Street.
3. Site Plan Review must be completed and approved by city staff.

4. All Federal, State, and Local Regulations must be met.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

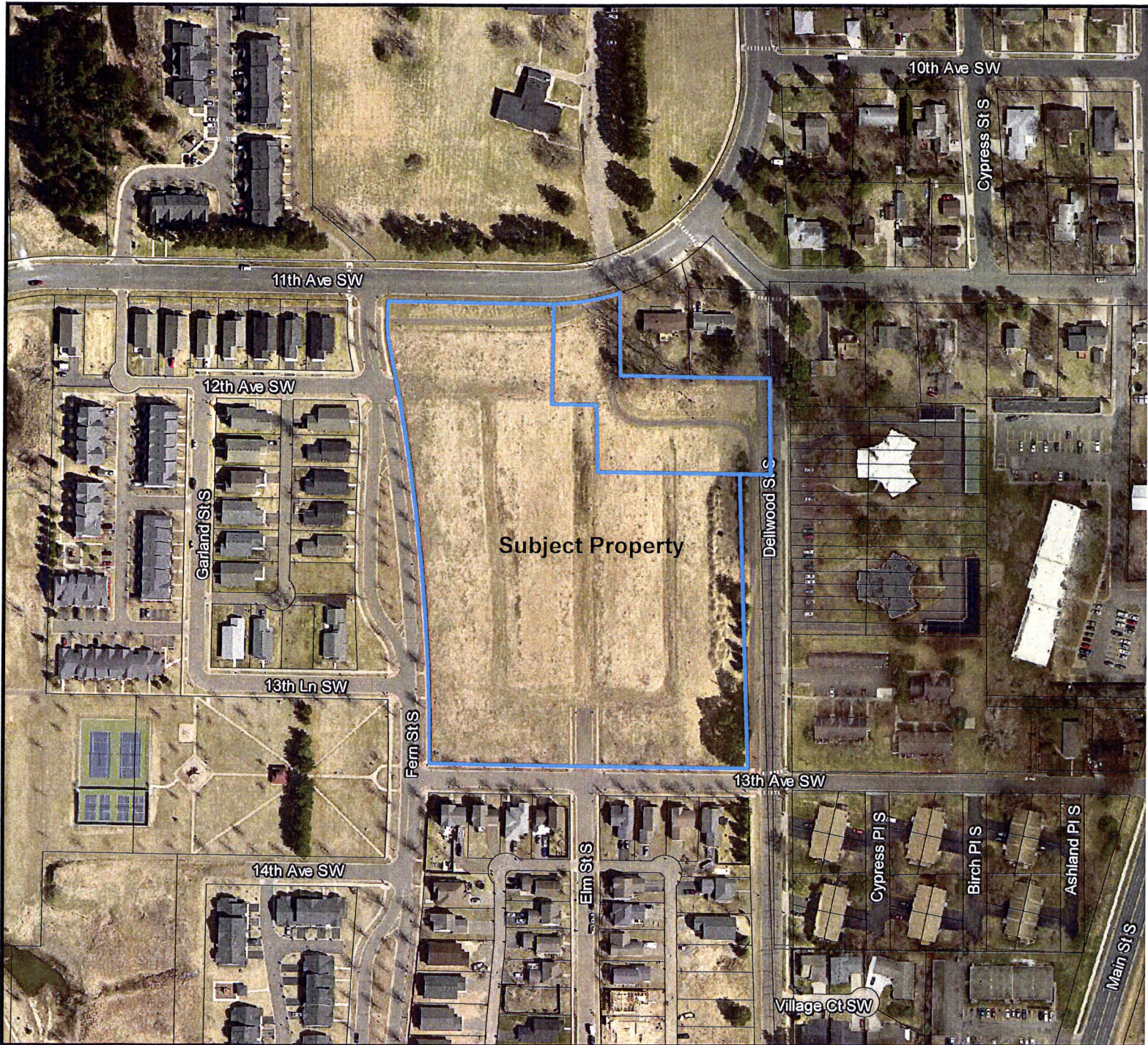
This 16th day of November 2020

Jim Godfrey, Mayor

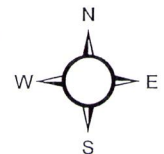
ATTEST:

Linda J. Woulfe, City Administrator

Planned Unit Development Amendment and Preliminary and Final Plat

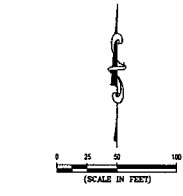


The request is by Della Kolpin, Heritage Greens of Cambridge, LLC, to amend the existing Planned Unit Development (PUD). The PUD from 2004 identifies this area as single family and the request is to amend it to multi-family in order to build an apartment complex and future townhomes. A preliminary and final plat are also being requested to combine this into one parcel.



HERITAGE GREENS OF CAMBRIDGE 1ST ADDITION

COUNTY OF ISANTI
CITY OF CAMBRIDGE
SEC. 32, T. 36, R. 23



LEGEND
 ○ DENOTES SET IRON PIPE WITH CAP MARKED RLS 42627
 ● DENOTES FOUND IRON PIPE

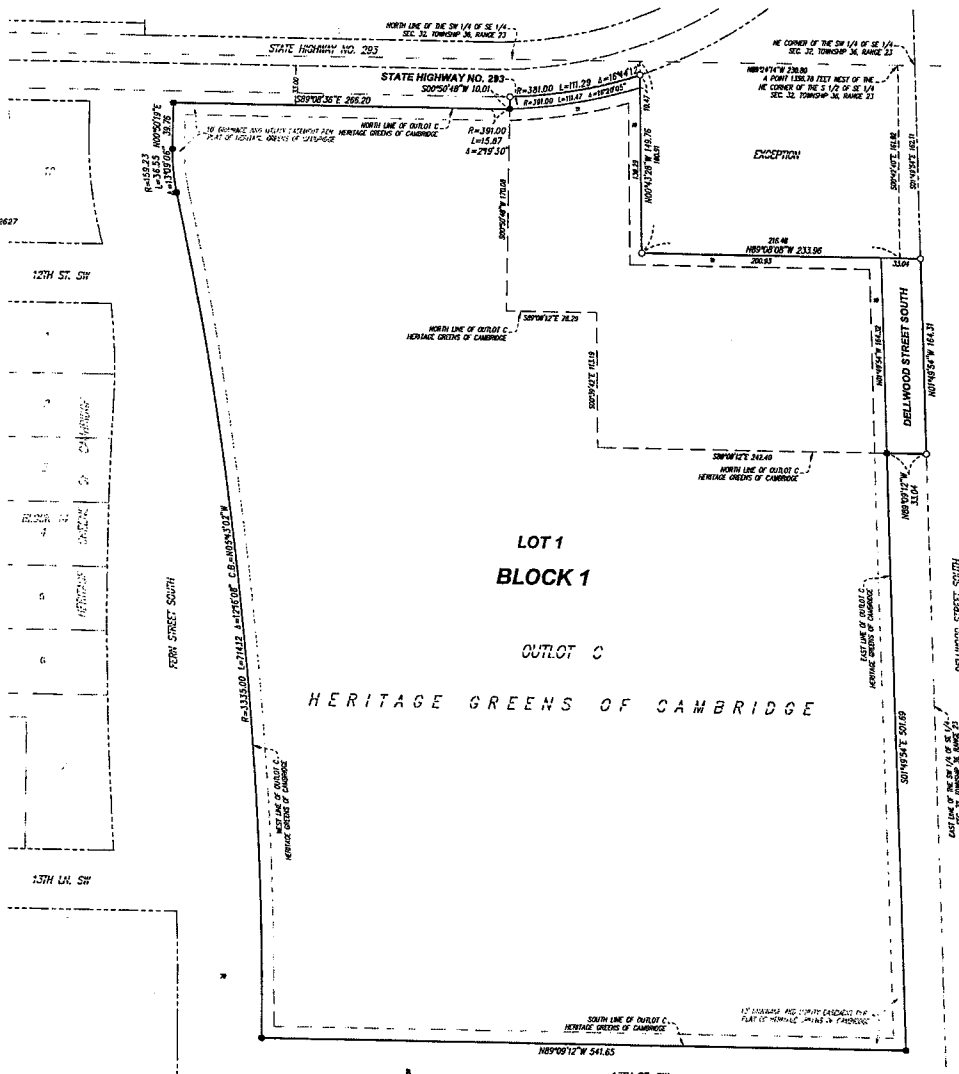
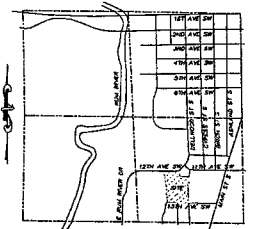
NOTE REGARDING WETLANDS
 THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, UNITED STATES CORPS OF ENGINEERS AND OTHER WATER MANAGEMENT AGENCIES HAVE CATEGORIZED VARIOUS WETLANDS, WHICH ARE NOT ACKNOWLEDGED BY CHAPTER 505.01, SUBDIVISION 3 OF MINNESOTA STATUTES AND MAY NOT BE SHOWN HEREON. DEVELOPMENT OF LANDS CONTAINING SAID WETLANDS MAY BE SUBJECT TO SPECIAL CONDITIONS OR LIMITATIONS.

BEARING NOTE
 FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF OUTLOT C OF HERITAGE GREENS OF CAMBRIDGE IS ASSUMED TO BEAR NORTH 89 DEGREES 09 MINUTES 12 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

VICINITY MAP
 Section 32, T. 36, R. 23
 Isanti County
 "No Scale"



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Cambridge, a Minnesota Municipal Corporation, the owner of the following described property situated in the County of Isanti, State of Minnesota, to-wit:

All that part of the Southwest Quarter of the Southwest Quarter, Section 32, Township 36, Range 23, Isanti County, Minnesota (lying northerly and easterly of OUTLOT C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota, according to the recorded plat thereof, lying northerly of South Dellwood Street as delineated on said plat of HERITAGE GREENS OF CAMBRIDGE and lying southerly of the westerly right of way of Minnesota Highway No. 283, per the right of way plans of said highway on file with the Minnesota Department of Transportation, EXCEPTING that part of said Southwest Quarter of the Southwest Quarter described as follows: Commencing at the northeast corner of the South Half of the Southwest Quarter of the Southwest Quarter a distance of minutes 12 seconds West, assumed bearing, along the north line of said South Half of the Southwest Quarter a distance of 1266.79 feet; thence South 60 degrees 42 minutes 37 seconds East a distance of 161.92 feet to the point of beginning of the property to be described; thence North 89 degrees 08 minutes 05 seconds West a distance of 216.45 feet; thence North 00 degrees 41 minutes 23 seconds West a distance of 160.91 feet, more or less, to the north line of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 24 minutes 12 seconds East a distance of 230.83 feet, more or less, to the northeast corner of said Southwest Quarter of the Southwest Quarter; thence southerly along the east line of said Southwest Quarter of the Southwest Quarter a distance of 182.11 feet, more or less, to the intersection with a line bearing South 89 degrees 08 minutes 05 seconds East from said point of beginning; thence North 89 degrees 08 minutes 05 seconds West a distance of 17.51 feet, more or less, to said point of beginning.

AND
 Outlot C, HERITAGE GREENS OF CAMBRIDGE, Isanti County, Minnesota.

Has caused the same to be surveyed, plotted and known as HERITAGE GREENS OF CAMBRIDGE 1ST ADDITION, and does hereby donate and dedicate to the public for public use forever the public ways as shown on this plat and also dedicating the easements as shown on this plat for public utility and/or drainage purposes only.

In witness whereof, The City of Cambridge, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper official this _____ day of _____, 20____.

 Mayor City Administrator

STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ Mayor and _____ City Administrator, City of Cambridge, a Minnesota Municipal Corporation.

 SIGNATURE PRINTED NAME (DO NOT USE STAMP)
 Notary Public, _____ County, Minnesota
 My commission expires _____

I hereby certify that I have surveyed and plotted or directly supervised the surveying and plotting of the land described on this plat; that this plat is a correct representation of the boundary survey; all metes and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; of water boundaries and wet lands on this plat are shown and labeled; and all public ways are shown and labeled; and that there are no wet lands, as defined in MS 505.01, Subd. 3, or public highways to be designated other than as shown.

 Kyle J. Roddy
 Min. Licensed Surveyor No. 42627
 STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing Surveyor's Certificate by Kyle J. Roddy, Minnesota License No. 42627, was acknowledged before me this _____ day of _____, 20____.

 SIGNATURE PRINTED NAME (DO NOT USE STAMP)
 Notary Public, _____ County, Minnesota
 My commission expires _____

I hereby certify that this plat has been checked and recommended for approval as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

 Isanti County Surveyor
 Min. License No. _____
 This plat was recommended for approval this _____ day of _____, 20____.

 Cambridge City Engineer
 Approved by the Planning Council, City of Cambridge, Minnesota this _____ day of _____, 20____.

 Chairperson Secretary
 Approved by the City Council, City of Cambridge, Minnesota this _____ day of _____, 20____, and is in compliance with the provisions of Chapter 505.01, Subdivision 2, Minnesota Statutes.

 Mayor City Administrator
 I hereby certify that the taxes for the year _____ on the property described herein have been paid and that there are no delinquent taxes and transfer entered on this _____ day of _____, 20____.

 Isanti County Auditor-Treasurer By _____ Deputy
 I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Isanti County Records as Document No. _____.

 Isanti County Recorder



PUBLIC HEARING...EASEMENT VACATION. . . 20th Avenue SW.....

Review

The City holds easements for a portion of 20th Avenue SW. The easements are for the roadway itself and for utilities and drainage. The Schumacher Addition plat was recently approved by the City and this plat dedicates 20th Ave SW in its entirety. The easements are no longer needed. These public easements must be vacated and a public hearing must be held.

The plat has been approved by the City, but has not yet been recorded at the Isanti County Recorder's office. Once the plat is recorded then the street is officially dedicated. Staff will record this easement vacation after the plat has been recorded.

Planning Commission Action

Motion on the attached draft resolution as may be amended by the Commission, recommending approval of the vacation of the easements as stated on the resolution.

Attachments

1. Draft Resolution
2. Location Map
3. Highlighted portion of easement shown on plat

RESOLUTION NO. R20-XXX

**RESOLUTION APPROVING THE VACATION OF
DRAINAGE AND UTILITY EASEMENTS
(20th Avenue SW-Schumacher Addition)**

WHEREAS, the City Council of the City of Cambridge, Minnesota, have determined that the herein described roadway, utility and drainage easement is the proper subject for vacation; and

WHEREAS, a public hearing was duly held by the Planning Commission on November 4, 2020, and at said public hearing, the Commission considered such roadway, utility, and drainage easement vacation and heard all parties interested therein; and

WHEREAS, the City Council held a meeting to review and consider the roadway, utility, and drainage easement vacation on November 16, 2020, and the City Council concurs in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CAMBRIDGE, ISANTI COUNTY, MINNESOTA:

1. That the City Council hereby finds that it is in the best interest of the public that the roadway, utility, and drainage easements hereinafter described be vacated.
2. That from and after the date hereof, the following described roadway, utility and drainage easements shall be and hereby are vacated, to wit:

A perpetual, non-exclusive easement for roadway, utility and drainage purposes over, under, across and through that part of the Southeast Quarter of the Northeast Quarter of Section Five (5), Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence southerly along the east line of said Southeast Quarter of the Northeast Quarter a distance of 198.00 feet; thence westerly parallel with the north line of said Southeast Quarter of the Northeast Quarter to the east line of the Great Northern Railway Company right of way; thence easterly along said line being parallel with the north line of the Southeast Quarter of the Northeast Quarter a distance of 181.50 feet to the point of beginning; thence southerly parallel with said east line of the Southeast Quarter of the Northeast Quarter a distance of 40.00 feet; thence westerly parallel with said north line of the Southeast Quarter of the Northeast Quarter a distance of 90.00 feet; thence northerly parallel with said east line of the Southeast Quarter of the Northeast Quarter a distance of 40.00 feet; thence easterly parallel with said north line of the Southeast Quarter of the Northeast Quarter a distance of 90.00 feet to the point of beginning, of the Property

Said easement containing 3,600 square feet (0.083 acres) more or less.

And

A perpetual, non-exclusive easement for roadway, utility and drainage purposes over, under, across and through that part of the Southeast Quarter of the Northeast Quarter of Section Five (5), Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence southerly along the east line of said Southeast Quarter of the Northeast Quarter a distance of 198.00 feet; thence westerly parallel with the north line of said Southeast Quarter of the Northeast Quarter to the east line of the Great Northern Railway Company right of way; thence easterly along said line being parallel with the north line of the Southeast Quarter of the Northeast Quarter a distance of 181.50 feet to the point of beginning; thence southerly parallel with said east line of the Southeast Quarter of the Northeast Quarter a distance of 40.00 feet; thence easterly parallel with said north line of the Southeast Quarter of the Northeast Quarter a distance of 20.00 feet; thence northerly parallel with said east line of the Southeast Quarter of the Northeast Quarter a distance of 40.00 feet; thence westerly parallel with said north line of the Southeast Quarter of the Northeast Quarter a distance of 20.00 feet to the point of beginning, of the Property.

Said permanent easement containing 800 square feet (0.018 acres) more or less.

3. That the City Administrator is hereby directed to file a Notice in writing of the completion of these vacation proceedings, together with a certified copy of this Resolution, with the County Recorder in and for Isanti County, Minnesota.
4. That the City of Cambridge has no right, title or interest in and to said drainage and utility easement herein vacated.
5. That any easements conveyed after the dedication of this drainage and utility easement being vacated as described above on said property shall remain in full force and effect.

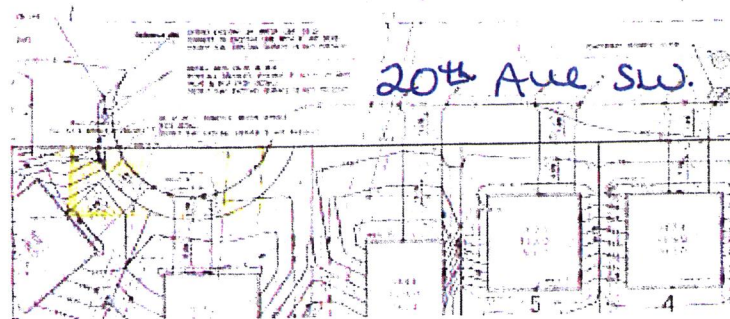
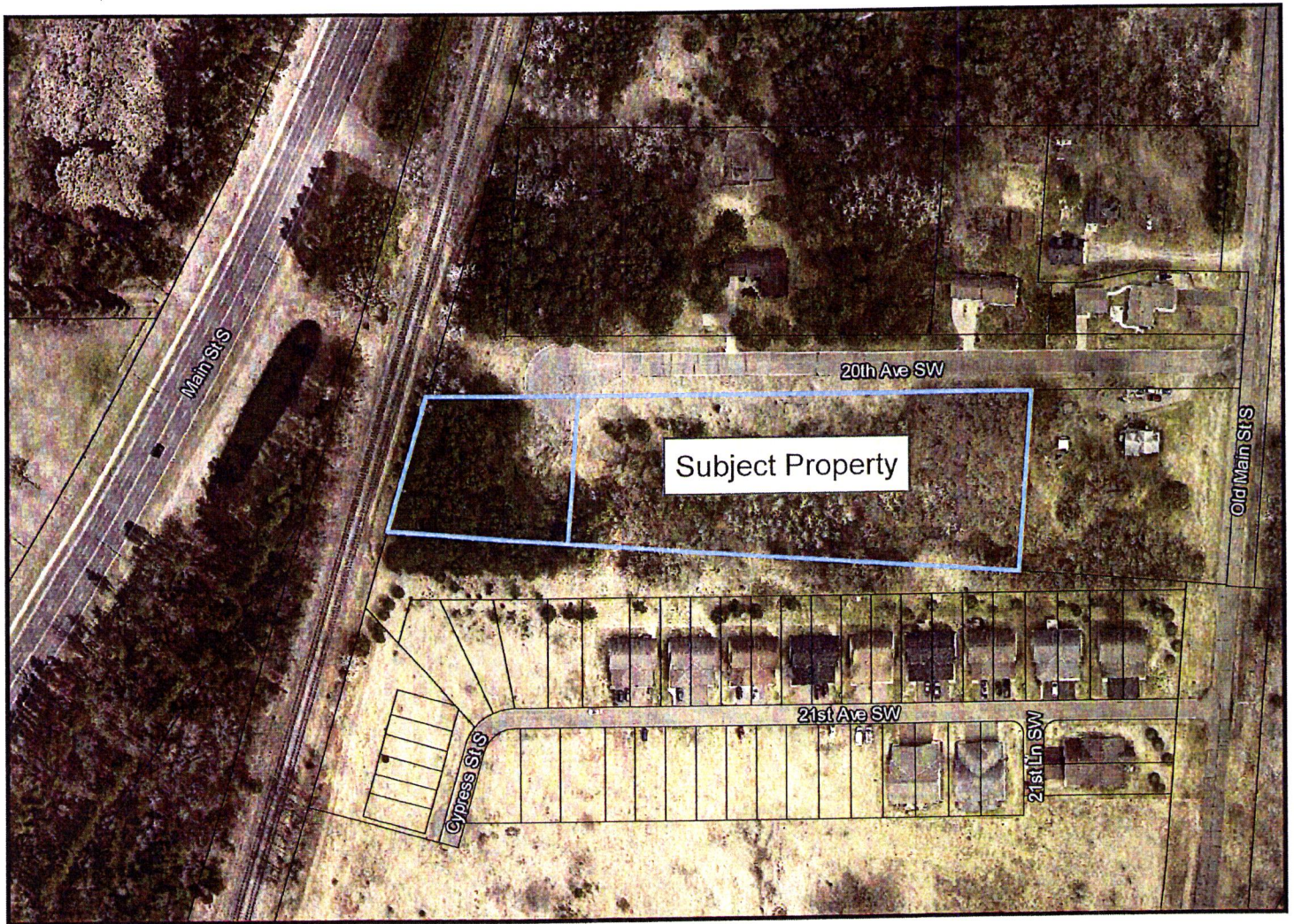
Adopted by the City Council of Cambridge, Isanti County, Minnesota, this 16th day of November, 2020.

Jim Godfrey, Mayor

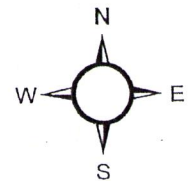
ATTEST:

Linda J. Woulfe, City Administrator

Easement Vacation



The City of Cambridge is requesting to vacate an existing roadway easement. The easement exists to allow room for the cul-de-sac. The plat of Schumacher Addition dedicates the entire roadway and eliminates the need for the easement. Unnecessary easements must be vacated. The highlighted portion of the plat is what will be vacated.



Preliminary Plat of SCHUMACHER ADDITION

CITY OF CAMBRIDGE
ISANTI COUNTY, MN

Boundaries are based on the Isanti County Coordinate System (NAD83 98 AD). For the purpose of this survey, the North Line of the SW 1/4 of Section 5, Township 35, Range 23 bears North 88 degrees 54 minutes 25 seconds West.

Existing Property Description (Title Commitment - Doc. No. P-10089)

Parcel 1: That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described as follows: Commencing at a point on the East section line of a point 12 rods South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, thence South on said East Section line 14 rods and 2 feet; thence East at a right angle to the East line of the Great Northern Railway Company right-of-way thence Northwesterly along the East line of the Great Northern Railway Company right-of-way 15 rods, more or less, thence East and parallel to the North 1/8th line a distance of 14 rods and 2 feet to the point of commencement.

Parcel 2: Commencing at a point on the East Section line 14 rods and 2 feet, thence West at a right angle for a distance of 12 rods; thence North and parallel to the East Section line for a distance of 14 rods and 2 feet; thence East and parallel to the North 1/8th line for a distance of 15 rods to the point of commencement and there to terminate.

Parcel 3: That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods; thence West and parallel with the North 1/8th line to the East line of the Great Northern Railway Company right-of-way at a point beginning; thence East and parallel with the North 1/8th line a distance of 11 rods; thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at right angles from the East line of said Section to the East line of the Great Northern Railway right-of-way; thence North following the East line of the Great Northern Railway right-of-way a distance of 15 rods to point of beginning and there to terminate.

Parcel 4: That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 35, Range 23, Isanti County, Minnesota, described by metes and bounds as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section, Township and Range; thence South following the East line of said Section a distance of 12 rods; thence West and parallel with the North 1/8th line to the East line of the Great Northern Railway Company right-of-way at a point beginning; thence East and parallel with the North 1/8th line a distance of 11 rods; thence South and parallel with the East line of said Section a distance of 14 rods and 2 feet; thence West at right angles from the East line of said Section to the East line of the Great Northern Railway right-of-way; thence North following the East line of the Great Northern Railway right-of-way a distance of 15 rods to point of beginning and there to terminate.

Block	Lot	Total Lot Area (SF)	Total Lot Area (Ac)
1	1	10,729	0.26
1	2	8,486	0.20
1	3	16,010	0.37
1	4	15,333	0.36
1	5	15,097	0.35
1	6	15,705	0.36
1	7	17,345	0.40
1	8	21,783	0.50
20th Ave SW	3,564	0.08	



- LEGEND:**
- Denotes catch basin
 - Denotes solar service
 - Denotes sanitary manhole
 - Denotes waterline
 - Denotes power pole
 - Denotes telephone pedestal
 - Denotes cable television box
 - Denotes hydrant
 - Denotes water spigot
 - Denotes soil boring
 - Denotes tree, coniferous
 - Denotes forest and section
 - Denotes Dale B. Anderson, LS
 - Denotes Rick W. Strom, LS
 - Denotes bluish surface
 - Denotes concrete surface
 - Denotes underground telephone
 - Denotes overhead electric
 - Denotes underground electric
 - Denotes tree line
 - Denotes easement
 - Denotes right of way
 - Denotes major contour
 - Denotes minor contour
 - Denotes utility sewer
 - Denotes storm sewer
 - Denotes waterline
 - Denotes walking path
 - Denotes railroad track
 - Denotes building setback line
 - Denotes soil type boundary

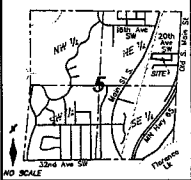
SOIL BOUNDS LOG Matthew J. Reed - MPCA Cert. No. C4892

Soil Series	Location	Method	Dist. of Mat. to Soil
Soil Series 1	880.3	48"	856.5
Soil Series 2	856.3	17"	857.9
Soil Series 3	926.5	40"	859.2

TYPICAL HOUSE PAD

950.0	SUGGESTED GARAGE FLOOR ELEVATION
F8.0	SUGGESTED BUILDING TYPE
946.0	MINIMUM LOWEST FLOOR ELEVATION
F8.0	MINIMUM FULL BASEMENT LOWEST
F8.0	MINIMUM FULL BASEMENT WALKOUT

VICINITY MAP
Sec. 5, Twp. 35, Rng. 23
Isanti County, MN



SOILS CHART

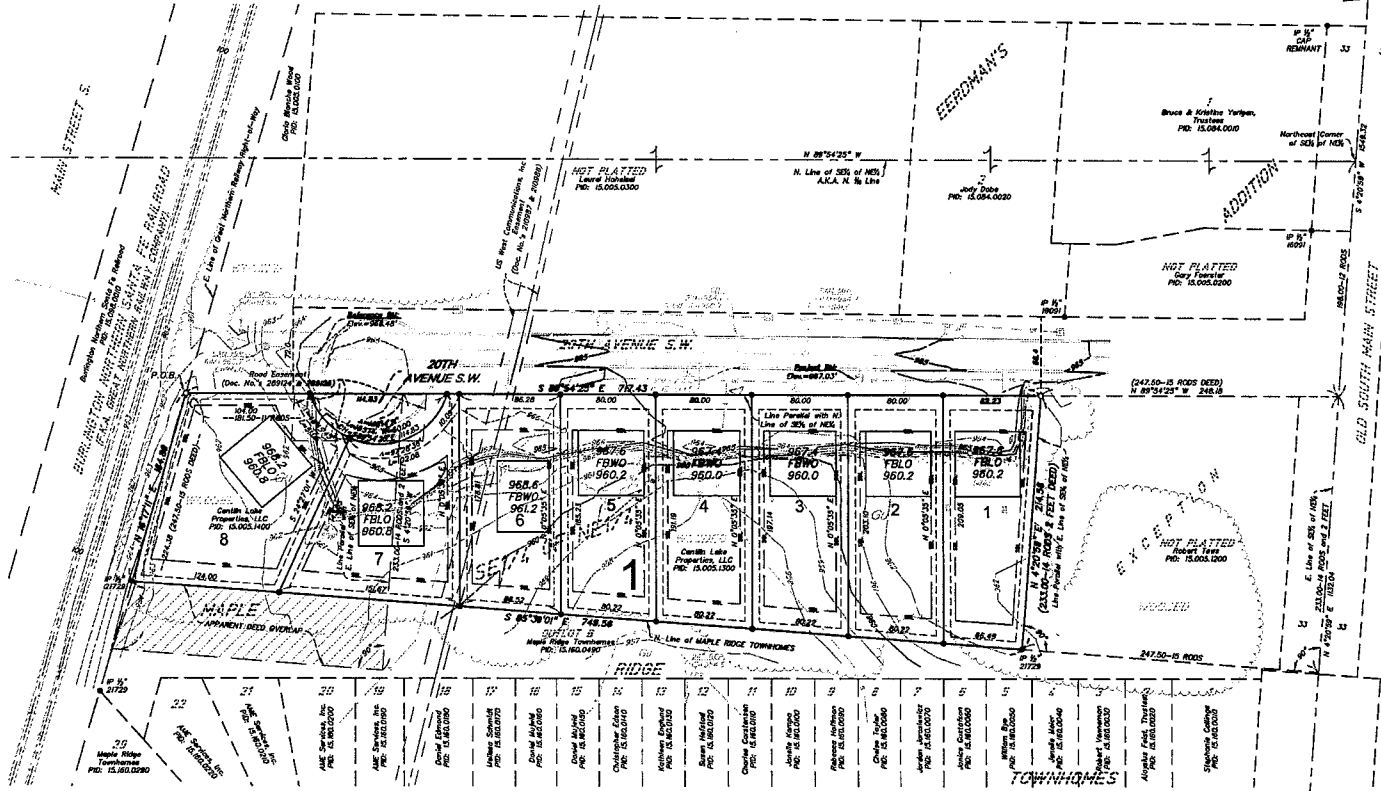
Soil Symbol	Hydrologic Group	Water Table Depth (ft)
C	C	200
A/D	A/D	17

* Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been conducted for the preliminary plat of SCHUMACHER ADDITION, Isanti County, Minnesota.

Signed: *Craig W. Wernmann*
Craig A. Wernmann
Date: 9/14/20 Lic. No. 47466

- Surveyor's Notes:**
1. Subject property is not within a flood plain district as mapped by FEMA. Not within a shoreland district.
 2. Parts of the waste ridge are distributed per Isanti County SS 3020 aerial imagery.
 3. Reference 2001 road plans for 20th Ave. SW by SDI, File No. ACAM0901000.



OWNER/DEVELOPER:
Cantlin Lake Properties LLC
Brad Schumacher
2855 157th Street SW
Zimmerman, MN 55398
952-718-1068

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13376 Hwy 10
Dassel, MN 55338-1322
763-262-8822

TOTAL AREA: 137,222.57 SF (3.159 Ac)

EXISTING ZONING: One Family Residence District (R-1)

PROPOSED ZONING: One Family Residence District (R-1)

MINIMUMS:
80 feet width
100 feet deep
10,000 square feet

DENOTES BUILDING SETBACKS:
30' front
30' rear
20' rear abutting open space
0' side

Drainage and Utility Easements are shown there.

NOT TO SCALE

DATE: September 4, 2020
FIELD DATE: August 17, 2020
BK/PG: 30.4/38-37
DRAWN BY: CJR
CHECKED BY: RMB, CAW
DWG FILE: 20-0294 Prelim Plat
FILE NO.: 20-0294.00

REVISIONS:

No.	Description

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: *Craig Wernmann*
Craig A. Wernmann
Date: 9/14/20 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
13376 HWY 10
DASSSEL, MN 55338-1322
TEL: 763-262-8822 FAX: 763-262-8841

PRELIMINARY PLAT
for
Cantlin Lake Properties LLC
SCHUMACHER ADDITION
City of Cambridge
Isanti County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

5F Approve Resolution R20-01 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-21 conforms to the General Plans for the Development and Redevelopment of the City

November 4, 2020

Author: Stan Gustafson, Economic Development Director

Request

The Planning Commission is requested to review and approve Resolution 20-01 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-21 conforms to the general plans for the development and redevelopment of the City.

BACKGROUND

Staff have been working with Kyle Dider & Della Kolpin, with DK Design and Development and Jim Illies Jr. and Mike Stoebe with INH Property Management, about constructing two apartment complexes and 33 townhomes in three phases. Known as Heritage Greens of Cambridge, LLC. These units are market rate apartments.

Heritage Greens is a Planned Unit Development (PUD) that consists of single-family, Villa homes and multi-family townhomes.

Phase 1 75-unit residential apartment building with studio, 1 bedroom, 1 bedroom + den and 2-bedroom units. These apartments will feature an elevator, underground. On site amenities including office, community room, outdoor patio, lobby with onsite managers office, storage units, bike storage maintenance office and mail/package room, business center, dog wash & dog park, fitness center, security system and keyless entry. Phase 1 construction would start spring/summer of 2021 and be completed by August 31, 2022. The building would be sprinkled and parking would meet the city's requirements.

Phase 2 Additional 75-unit residential apartment building attached to phase 1. Phase 2 development plans would start September 2022 and be completed by November 30, 2023.

Phase 3 is estimated at 33 townhomes and construction would start September 2023 and completion November 2024.

The Developer is seeking Tax Increment Financing to help finance this project with the added cost of the upscale apartment building. TIF will assist the developer to build in added value to this project by increasing future property tax that would not normally be done without the use of TIF. The proposed use of TIF is used for land cost, infrastructure including road, sidewalks, parking lot, underground parking, street lighting, grading engineering, storm water retention pond, curb and all other eligible cost.

As part of the creation of this district, The Planning Commission is required to find that the TIF District is in conformance with the City's general plans for development and redevelopment of the City. As described above, the program Modification and tax Increment Financing (TIF) Plan for Development District No. 6 and TIF District No. 6-21 is in conformance with the City's Comprehensive Plan.

Project

TIF District 6-21 will be established as depicted on the attached map. The proposed use includes the construction of two-three-story apartment complex with underground parking, and an estimated 33- townhomes.

Recommendation

Approve the attached Resolution R20-21 as presented, finding that the Modification to the Development Program for Development District No. 6 and the Tax Increment Financing Plan for TIF District No. 6-21 is in conformance with the City's Comprehensive Plan.

Attachments:

1. Program Modification and TIF Plan
2. Resolution R20-21
3. Site map, preliminary building and site plan

**PLANNING COMMISSION
CITY OF CAMBRIDGE, MINNESOTA**

RESOLUTION NO. R20-01

**RESOLUTION OF THE CITY OF CAMBRIDGE PLANNING COMMISSION
FINDING THAT A MODIFICATION TO THE DEVELOPMENT PROGRAM
FOR DEVELOPMENT DISTRICT NO. 6 AND TAX INCREMENT FINANCING
PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 6-21 CONFORM TO
THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT
OF THE CITY.**

WHEREAS, property identified as parcel numbers 15.280.0830 and 15.032.1005 within the City of Cambridge (the "City") is proposed to be developed by Heritage Greens, LLC into a multi-phase affordable housing development (the "Development"); and

WHEREAS, the City of Cambridge (the "City") will be considering the establishment of a new Tax Increment Financing District to assist with financing the Development; and

WHEREAS, the City has proposed to adopt a Modification to the Development Program for Development District No. 6 (the "Development Program Modification") and a Tax Increment Financing Plan for Tax Increment Financing District No. 6-21 (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan") to and has submitted the Program and Plan to the City's Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the proposed Development within the Program and Plan to determine its conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

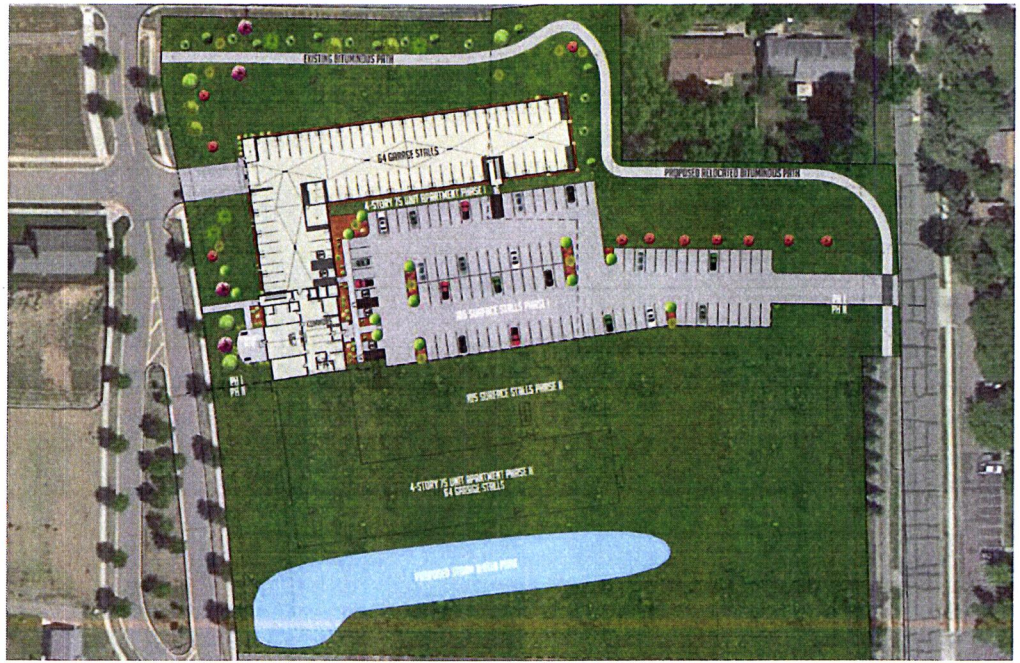
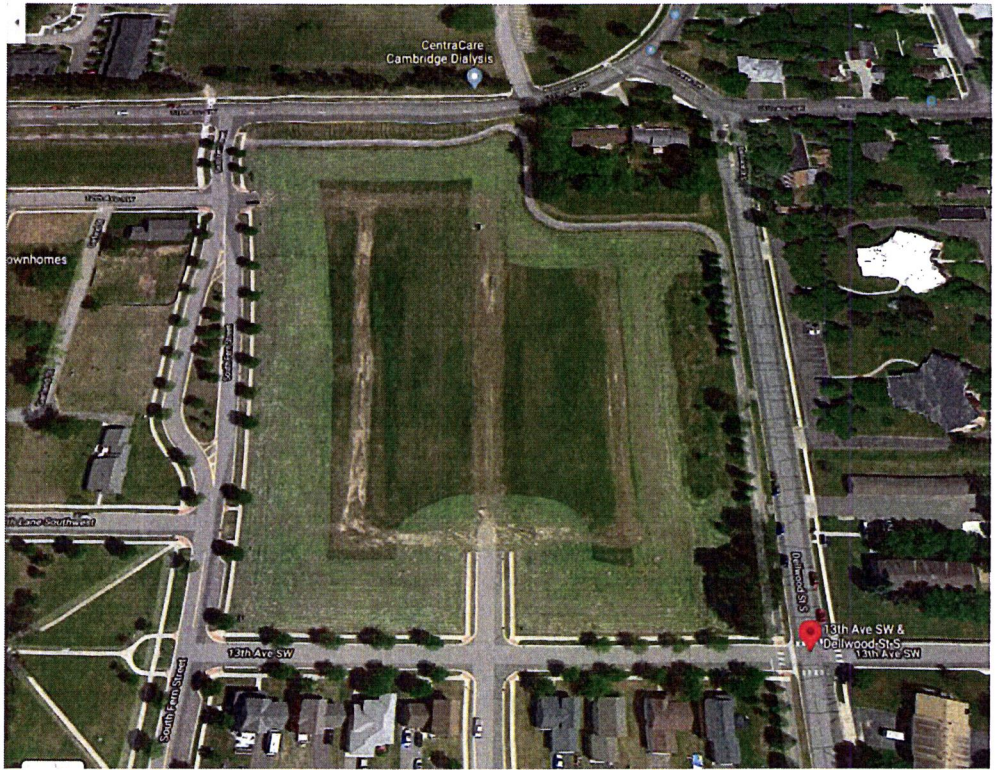
Dated: November 4, 2020

Chair

ATTEST:

Secretary

Heritage Greens of Cambridge, LLC Site Plan





MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 6

- AND -

TAX INCREMENT FINANCING PLAN

Establishment of Tax Increment Financing District No. 6-21
(a housing district)

City of Cambridge, Isanti County, Minnesota

Public Hearing: November 16, 2020



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Modification to the Development Program for Development District No. 6

Foreword

The following text represents a Modification to the Development Program for Development District No. 6. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 6. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 6-21.

For further information, a review of the Development Program for Development District No. 6, is recommended. It is available from the City Administrator at the City of Cambridge. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 6.

Tax Increment Financing Plan for Tax Increment Financing District No. 6-21

Foreword

The City of Cambridge (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 6-21 (the "District"), a housing tax increment financing district, located in Development District No. 6.

Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 - 469.133, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Development Program for Development District No. 6.

Statement of Objectives

The District currently consists of two parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate a 183-unit apartment and townhome rental housing development called the Heritage Greens of Cambridge. The City anticipates entering into an agreement with Heritage Greens of Cambridge, LLC as the developer. Development is anticipated to begin in 2021 and will consist of three phases of mixed-income housing expected to be completed by 2024. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 6.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 6 and the District.

Development Program Overview

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S.*, Chapter 117 and other relevant state and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Description of Property in the District and Property to be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

Parcel number	Address	Owner
15.032.1005	N/A	City of Cambridge
15.280.0830	N/A	City of Cambridge

Please also see the map in Appendix A for further information on the location of the District.

The City currently owns two parcels of the property to be included in the District and the property is exempt from property taxes.

If necessary, the City may reacquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with the Tax Increment Financing Act finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761.*

- The District consists of two parcels,
- The development will consist of 183 units of multi-family rental housing,
- 20% of the units will be occupied by person with incomes less than 50% of median income or
- 40% of the units will be occupied by person with incomes less than 60% of median income, and
- No more that 20 percent of the square footage of the buildings that are receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2023, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2048, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2020 for taxes payable 2021.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2022) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The Original Local Tax Rate for the District will be the local tax rate for taxes payable 2021, assuming the request for certification is made before June 30, 2021. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 6, upon completion of the project within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2023. The estimated Project Tax Capacity (PTC) listed is an estimate of values when all phases of the project are complete and the District is completed.

Project Tax Capacity		
Estimated Project Tax Capacity (PTC)	287,504	
Estimated Original Net Tax Capacity (ONTC)	<u>4,719</u>	
Estimated Captured Tax Capacity (CTC)	282,785	
Original Local Tax Rate	<u>166.9685%</u>	Pay 2020
Estimated Annual Tax Increment	\$472,162	
Percent Retained by the City	100%	

Note: Project Tax Capacity includes a 1.00% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25 upon completion of the District. The tax capacity of the District in year one is estimated to be \$38,906.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City is reviewing the area to be included in the District to determine if any building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Sources of Revenue/Bonds to be Issued

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$ 10,257,864
Interest	<u>512,893</u>
TOTAL	\$ 10,770,757

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the project within the District will be financed by one or more pay-as-you-go notes. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$6,053,137. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Uses of Funds

Currently under consideration for the District is a proposal to facilitate a 183-unit apartment and townhome rental housing development called the Heritage Greens of Cambridge. The City has determined that it will be necessary to provide assistance to the project for certain District costs, as described.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District are outlined in the following table.

USES	
Affordable Housing	\$ 5,540,244
Site Improvements/Preparation	-
Land/Building Acquisition	-
Utilities	-
Other Qualifying Improvements	-
Administrative Costs (up to 10%)	512,893
PROJECT COSTS TOTAL	\$ 6,053,137
Interest	4,717,620
PROJECT AND INTEREST COSTS TOTAL	\$ 10,770,757

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. As authorized under the TIF Act, the City may expend funds for qualified housing activities outside of the District boundaries.

Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the development or redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2019/Pay 2020 Taxable Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
County	36,447,563	282,785	0.7759%
City	7,271,377	282,785	3.8890%
ISD	26,095,315	282,785	1.0837%

Impact on Tax Rates				
Entity	Pay 2020 Extension Rate	Percent of Total	CTC	Potential Taxes
County	62.5828%	37.48%	282,785	\$ 176,975
City	75.0518%	44.95%	282,785	212,236
ISD	29.1348%	17.45%	282,785	82,389
Other	0.1991%	0.12%	282,785	563
	166.9685%	100.00%		\$ 472,162

The estimates listed above display the Captured Tax Capacity when all construction is completed. The tax rate used for calculations is the Pay 2020 rate. The Taxable Net Tax Capacity for the entities listed above are also based on Pay 2020 figures. The District will be certified under the Pay 2021 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$10,257,864;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. The department estimates an addition of one call per year for each unit. As such, the City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically, new buildings are of superior construction, will be sprinklered, and the department anticipates an increase of only three to five calls per year. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional public costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute the following estimated sanitary sewer (SAC) and water (WAC) connection fees:

Phase 1- 75-unit apartment complex	WAC- \$82,650.00 SAC- \$170,475.00
Phase 2- 75-unit apartment complex	WAC-\$82,65.00 SAC -\$170,475.00
Phase 3- 33-unit Townhomes	WAC- \$36,366.00 SAC- \$75,009.00

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$1,789,922;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$3,844,831;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Supporting Documentation

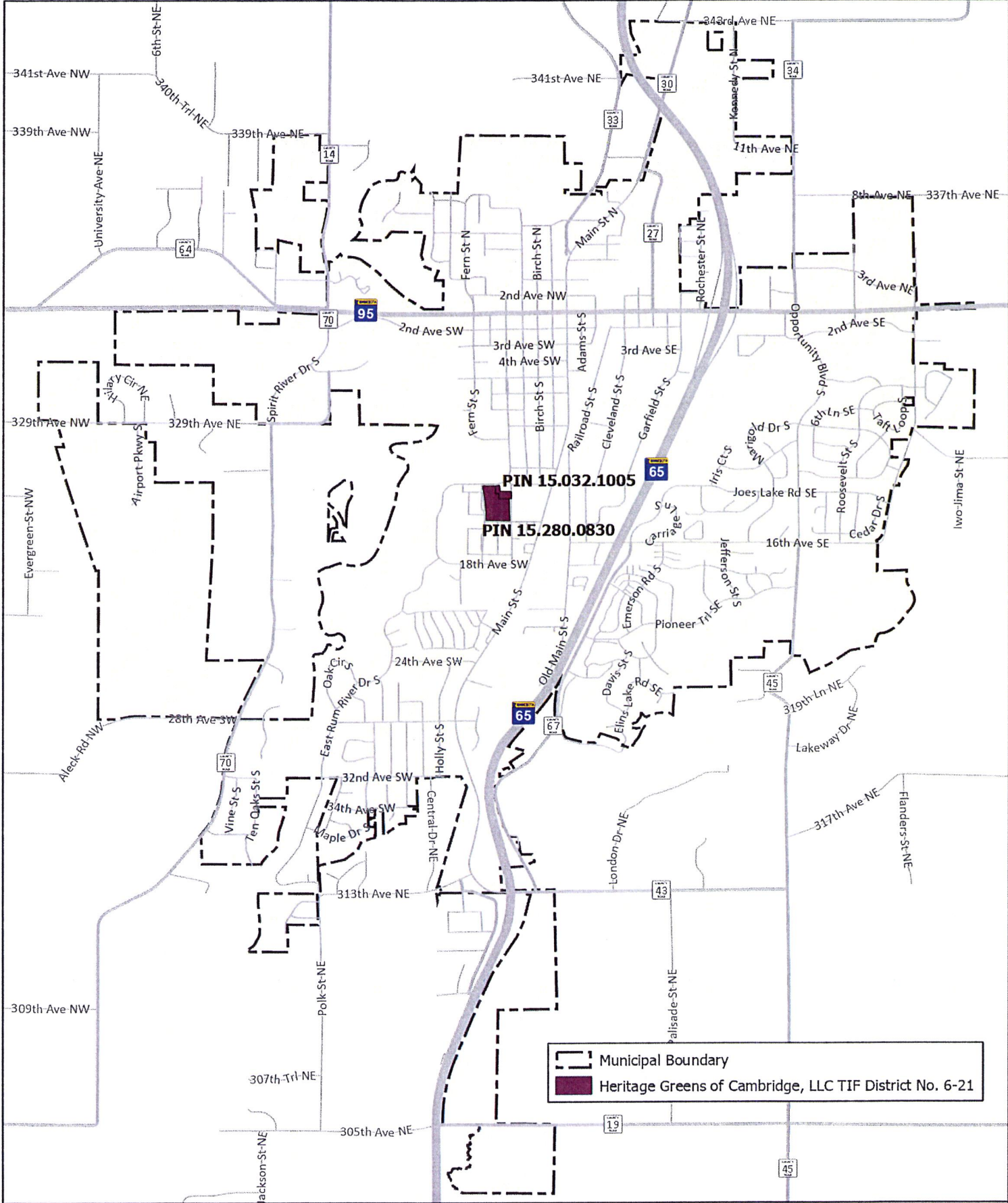
Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects, (2) review of the developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.

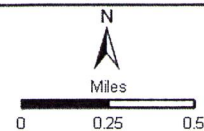
Administration of the District

Administration of the District will be by the City Administrator.

Appendix A: Map of Development District No. 6 and the TIF District



TIF District No. 6-21
 City of Cambridge
 Isanti County, Minnesota



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. The City of Cambridge does not warrant that the GIS data used to prepare this map are error free, and the City of Cambridge does not represent that the GIS data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that the City of Cambridge shall not be liable for any damages which arise out of the user's access or use of data provided.

Appendix B: Estimated Cash Flow for the District



Heritage Greens Development - 1% Inflation
 City of Cambridge, MN
 Three Phases of Affordable Housing

ASSUMPTIONS AND RATES

DistrictType:	Housing
District Name/Number:	TIF 6-21
County District #:	
First Year Construction or Inflation on Value	2021
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	1.00%
Interest Rate:	4.50%
Present Value Date:	1-Aug-21
First Period Ending	1-Feb-22
Tax Year District was Certified:	Pay 2021
Cashflow Assumes First Tax Increment For Development:	2023
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2048
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	
Fiscal Disparities Metro-Wide Tax Rate	
Maximum/Frozen Local Tax Rate:	166.968% Pay 2020
Current Local Tax Rate: (Use lesser of Current or Max.)	166.968% Pay 2020
State-wide Tax Rate (Comm./Ind. only used for total taxes)	38.8460% Pay 2020
Market Value Tax Rate (Used for total taxes)	0.12583% Pay 2020

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$162,000		0.75%
Over \$162,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	15.032.1005			56,800	0	56,800	100%	56,800	Pay 2021	Exempt	-	Rental	710	1
2	15.280.0830			320,700	0	320,700	100%	320,700	Pay 2021	Exempt	-	Rental	4,009	1 - 3
								377,500			0		4,719	

Note:

1. Base values are for the 2020 Assessment based upon review of County website on 10.1.2020.
2. Located in SD # 911 and Isanti County.

EHLERS
PUBLIC FINANCE ADVISORS
Heritage Greens Development - 1% Inflation
City of Cambridge, MN
Three Phases of Affordable Housing

PROJECT INFORMATION (Project Tax Capacity)														
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2021	Percentage Completed 2022	Percentage Completed 2023	Percentage Completed 2024	First Year Full Taxes Payable	
1	Apartments	83,000	83,000	75	6,225,000	Rental	77,813	1,038	50%	100%	100%	100%	2024	
2	Apartments	83,000	83,000	75	6,225,000	Rental	77,813	1,038	0%	50%	100%	100%	2025	
3	Townhouses	177,000	177,000	33	5,841,000	Rental	73,013	2,213	0%	0%	50%	100%	2026	
TOTAL					18,291,000		228,638							

Note:

1. Market values are based upon preliminary estimates provided by the County Assessor's office on 8.12.2020.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	77,813	0	77,813	129,922	0	0	7,833	137,755	1,836.74
Apartments	77,813	0	77,813	129,922	0	0	7,833	137,755	1,836.74
Townhouses	73,013	0	73,013	121,908	0	0	7,350	129,258	3,916.90
TOTAL	228,638	0	228,638	381,753	0	0	23,015	404,768	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	404,768
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(23,015)
less Base Value Taxes	(7,879)
Annual Gross TIF	373,874



Heritage Greens Development - 1% Inflation
 City of Cambridge, MN
 Three Phases of Affordable Housing

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 5%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
														02/01/22
														08/01/22
														02/01/23
100%	38,906	(4,719)	-	34,188	166.968%	57,082	28,541	(103)	(1,422)	27,017	24,716	0.5	2023	08/01/23
							28,541	(103)	(1,422)	27,017	48,888	1	2023	02/01/24
100%	116,719	(4,719)	-	112,000	166.968%	187,005	93,502	(337)	(4,658)	88,507	126,334	1.5	2024	08/01/24
							93,502	(337)	(4,658)	88,507	202,076	2	2024	02/01/25
100%	192,909	(4,719)	-	188,191	166.968%	314,219	157,110	(566)	(7,827)	148,717	326,543	2.5	2025	08/01/25
							157,110	(566)	(7,827)	148,717	448,271	3	2025	02/01/26
100%	230,980	(4,719)	-	226,261	166.968%	377,784	188,852	(680)	(9,411)	178,802	591,403	3.5	2026	08/01/26
							188,852	(680)	(9,411)	178,802	731,386	4	2026	02/01/27
100%	233,289	(4,719)	-	228,571	166.968%	381,641	190,821	(687)	(9,507)	180,627	869,696	4.5	2027	08/01/27
							190,821	(687)	(9,507)	180,627	1,004,943	5	2027	02/01/28
100%	235,622	(4,719)	-	230,904	166.968%	385,536	192,768	(694)	(9,604)	182,470	1,138,574	5.5	2028	08/01/28
							192,768	(694)	(9,604)	182,470	1,269,264	6	2028	02/01/29
100%	237,979	(4,719)	-	233,260	166.968%	389,470	194,735	(701)	(9,702)	184,332	1,398,382	6.5	2029	08/01/29
							194,735	(701)	(9,702)	184,332	1,524,660	7	2029	02/01/30
100%	240,358	(4,719)	-	235,640	166.968%	393,444	196,722	(708)	(9,801)	186,213	1,649,418	7.5	2030	08/01/30
							196,722	(708)	(9,801)	186,213	1,771,432	8	2030	02/01/31
100%	242,762	(4,719)	-	238,043	166.968%	397,457	198,729	(715)	(9,901)	188,112	1,891,977	8.5	2031	08/01/31
							198,729	(715)	(9,901)	188,112	2,009,870	9	2031	02/01/32
100%	245,190	(4,719)	-	240,471	166.968%	401,510	200,755	(723)	(10,002)	190,031	2,128,345	9.5	2032	08/01/32
							200,755	(723)	(10,002)	190,031	2,240,256	10	2032	02/01/33
100%	247,641	(4,719)	-	242,923	166.968%	405,604	202,802	(730)	(10,104)	191,968	2,352,797	10.5	2033	08/01/33
							202,802	(730)	(10,104)	191,968	2,462,862	11	2033	02/01/34
100%	250,118	(4,719)	-	245,399	166.968%	409,739	204,870	(738)	(10,207)	193,925	2,571,601	11.5	2034	08/01/34
							204,870	(738)	(10,207)	193,925	2,677,949	12	2034	02/01/35
100%	252,619	(4,719)	-	247,900	166.968%	413,915	206,958	(745)	(10,311)	195,902	2,783,015	12.5	2035	08/01/35
							206,958	(745)	(10,311)	195,902	2,885,770	13	2035	02/01/36
100%	255,145	(4,719)	-	250,426	166.968%	418,133	209,067	(753)	(10,416)	197,898	2,987,288	13.5	2036	08/01/36
							209,067	(753)	(10,416)	197,898	3,086,572	14	2036	02/01/37
100%	257,697	(4,719)	-	252,978	166.968%	422,393	211,197	(760)	(10,522)	199,915	3,184,661	14.5	2037	08/01/37
							211,197	(760)	(10,522)	199,915	3,280,591	15	2037	02/01/38
100%	260,274	(4,719)	-	255,555	166.968%	426,696	213,348	(768)	(10,629)	201,951	3,375,366	15.5	2038	08/01/38
							213,348	(768)	(10,629)	201,951	3,468,055	16	2038	02/01/39
100%	262,876	(4,719)	-	258,158	166.968%	431,042	215,521	(776)	(10,737)	204,008	3,559,628	16.5	2039	08/01/39
							215,521	(776)	(10,737)	204,008	3,649,186	17	2039	02/01/40
100%	265,505	(4,719)	-	260,786	166.968%	435,431	217,716	(784)	(10,847)	206,085	3,737,665	17.5	2040	08/01/40
							217,716	(784)	(10,847)	206,085	3,824,197	18	2040	02/01/41
100%	268,160	(4,719)	-	263,441	166.968%	439,864	219,932	(792)	(10,957)	208,183	3,909,687	18.5	2041	08/01/41
							219,932	(792)	(10,957)	208,183	3,993,295	19	2041	02/01/42
100%	270,842	(4,719)	-	266,123	166.968%	444,342	222,171	(800)	(11,069)	210,302	4,075,898	19.5	2042	08/01/42
							222,171	(800)	(11,069)	210,302	4,156,680	20	2042	02/01/43
100%	273,550	(4,719)	-	268,831	166.968%	448,864	224,432	(808)	(11,181)	212,443	4,236,490	20.5	2043	08/01/43
							224,432	(808)	(11,181)	212,443	4,314,534	21	2043	02/01/44
100%	276,286	(4,719)	-	271,567	166.968%	453,431	226,716	(816)	(11,295)	214,604	4,391,656	21.5	2044	08/01/44
							226,716	(816)	(11,295)	214,604	4,467,072	22	2044	02/01/45
100%	279,049	(4,719)	-	274,330	166.968%	458,044	229,022	(824)	(11,410)	216,788	4,541,579	22.5	2045	08/01/45
							229,022	(824)	(11,410)	216,788	4,614,446	23	2045	02/01/46
100%	281,839	(4,719)	-	277,120	166.968%	462,704	231,352	(833)	(11,526)	218,993	4,686,435	23.5	2046	08/01/46
							231,352	(833)	(11,526)	218,993	4,756,839	24	2046	02/01/47
100%	284,657	(4,719)	-	279,939	166.968%	467,409	233,705	(841)	(11,643)	221,220	4,826,395	24.5	2047	08/01/47
							233,705	(841)	(11,643)	221,220	4,894,420	25	2047	02/01/48
100%	287,504	(4,719)	-	282,785	166.968%	472,162	236,081	(850)	(11,762)	223,470	4,961,625	25.5	2048	08/01/48
							236,081	(850)	(11,762)	223,470	5,027,350	26	2048	02/01/49
Total							10,294,926	(37,062)	(512,893)	9,744,971				
							5,311,068	(19,120)	(264,597)	5,027,350				

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 6-21, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 6-21 is a housing district as defined in M.S., Section 469.174, Subd. 11.*

Tax Increment Financing District No. 6-21 consists of two parcels. The proposed development will consist of a 183-unit apartment and townhome rental housing development, all or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. 469.1761*. At least 20 percent of the units receiving assistance will have incomes at or below 50 percent of area median income, or at least 40 percent of the units receiving assistance will have incomes at or below 60 percent of area median income.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in this plan is a housing district that meets the City's objectives for development and redevelopment. Due to the cost of building affordable new housing in the City and the cost of supporting infrastructure, this project is feasible only through assistance, in part, from tax increment financing. Local rent levels in the Cambridge area do not support levels needed to finance the development to the level of quality demanded by the City and prospective tenants. In addition, the proposed rents are at levels that qualify as affordable and the developer has guaranteed that either 20% of the units will be occupied by individuals or families at or below 50% of median income as defined by the United States Department of Housing and Urban Development, or at least 40% of the units will be occupied at or below 60% of median income.

City Staff and advisors have reviewed the developer's pro forma and have recommended to the Council that, without assistance, there is insufficient cash flow to provide a sufficient rate of return, pay operating expenses, and service the debt and attract private investment necessary for the project. Based upon this evidence, it is determined that the development will not go forward without public assistance in the form of tax increment financing.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 6-21 conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission will review the TIF Plan on 11/04/2020 to recommend to the City whether the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 6-21 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 6 by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for increased population and an increased need for life-cycle housing within the City.

5G Approve Resolution R20-02 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-22 Conforms to the General Plans for the Development and Redevelopment of the City.

November 4, 2020

Author: Stan Gustafson, Economic Development Director

Request

The Planning Commission is requested to review and approve Resolution 20-02 Finding that a Modification to Development Program for Development District No. 6 and Tax Increment Financing Plan for Tax Increment Finance District No. 6-20 conforms to the general plans for the development and redevelopment of the City.

BACKGROUND

Heritage Greens is a Planned Unit Development (PUD) that consists of single-family, Villa homes and multi-family townhomes.

Staff has been working with Samuel Herzog with Unique Opportunities, LLC, they are proposing to construct a 48-unit apartment complex on Lot 1 Blk 1 Heritage Greens of Cambridge. The site consists of approximately 2.17 acres that sets directly north of the Isanti County Government Center. The apartment building will feature 3-studio, 15-one bedrooms and 30-two-bedrooms and some with 2 bathrooms depending on the unit style. This would be a three-story building with underground parking, the building will feature a community room, exercise room, balconies, sprinkled building to meet building requirements, each unit will have washer, dryer, refrigerator, range, dishwasher, microwave, and AC.

The Developer will be seeking Tax Increment Financing to help finance this project to assist the developer to build in added value to this project by increasing property tax base that would not normally be done without the use of TIF. This project will provide the needed apartments for current and future workforce, add construction jobs and ongoing jobs for management and a maintenance person. The proposed use of TIF is used for land cost, infrastructure including road, grading engineering, storm water retention pond, sidewalks, parking lot, underground parking, street lighting, curb and all other eligible cost.

Compact development yields both economic and fiscal benefits for the entire community. It provides attractive places to live while conserving land and these are market rate apartments.

As part of the creation of this district, The Planning Commission is required to find that the TIF District is in conformance with the City's general plans for development and redevelopment of the City. As described above, the program Modification and tax Increment Financing (TIF) Plan for Development District No. 6 and TIF District No. 6-20 is in conformance with the City's Comprehensive Plan.

Project

TIF District 6-22 will be established as depicted on the attached map. The proposed use includes the construction of one-three-story apartment complex with underground parking, and adequate surface parking.

Recommendation

Approve the attached Resolution R20-22 as presented, finding that the Modification to the Development Program for Development District No. 6 and the Tax Increment Financing Plan for TIF District No. 6-22 is in conformance with the City's Comprehensive Plan.

Attachments:

1. Program Modification and TIF Plan
2. Resolution R20-22
3. Site map, preliminary building and site plan

**PLANNING COMMISSION
CITY OF CAMBRIDGE, MINNESOTA**

RESOLUTION NO. R20-02

**RESOLUTION OF THE CITY OF CAMBRIDGE PLANNING COMMISSION
FINDING THAT A MODIFICATION TO THE DEVELOPMENT PROGRAM
FOR DEVELOPMENT DISTRICT NO. 6 AND TAX INCREMENT FINANCING
PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 6-22 CONFORM TO
THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT
OF THE CITY.**

WHEREAS, property at 550 18th Avenue Southwest identified as parcel number 15.280.0010 within the City of Cambridge (the "City") is proposed to be developed by Unique Opportunities, LLC into an approximately 48-unit affordable housing development (the "Development"); and

WHEREAS, the City of Cambridge (the "City") will be considering the establishment of a new Tax Increment Financing District to assist with financing the Development; and

WHEREAS, the City has proposed to adopt a Modification to the Development Program for Development District No. 6 (the "Development Program Modification") and a Tax Increment Financing Plan for Tax Increment Financing District No. 6-22 (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan") to and has submitted the Program and Plan to the City's Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the proposed Development within the Program and Plan to determine its conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

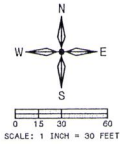
NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

Dated: November 4, 2020

Chair

ATTEST:

Secretary



CITY REQUIREMENTS:

PROPERTY PID: 152800010
 ZONING: 16-3' MULTIPLE FAMILY RESIDENCE DISTRICT
 FRONT SETBACK: WINDOW: 30'
 REAR SETBACK: WINDOW: 30'
 SIDE SETBACK: WINDOW: 15'

PARKING NOTES:

48 UNIT APARTMENT COMPLEX
 2,700 - ONE SPACE SHALL BE HOUSED IN A GARAGE
 2,700 GUEST PARKING PER DWELLING UNIT
 UNDERGROUND PARKING SPACES PROVIDED: 48
 REQUIRED EXTERIOR PARKING SPACES: 60
 EXTERIOR PARKING SPACES PROVIDED: 62
 TOTAL SPACES PROVIDED: 110

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 FAX: 701.787.4340

UNIQUE CONSTRUCTION

CAMBRIDGE
 APARTMENTS

CAMBRIDGE, MINNESOTA

NOT FOR CONSTRUCTION

SITE PLAN

MIN. JOB # 20-186 DATE: 07-28-20

S1



MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 6

- AND -

TAX INCREMENT FINANCING PLAN


Establishment of Tax Increment Financing District No. 6-22
(a housing district)


City of Cambridge, Isanti County, Minnesota

Public Hearing: November 16, 2020



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Modification to the Development Program for Development District No. 6

Foreword

The following text represents a Modification to the Development Program for Development District No. 6. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 6. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 6-22.

For further information, a review of the Development Program for Development District No. 6, is recommended. It is available from the City Administrator at the City of Cambridge. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 6.

Tax Increment Financing Plan for Tax Increment Financing District No. 6-22

Foreword

The City of Cambridge (the "City"), staff and consultants have prepared the following information to expedite the Establishment of Tax Increment Financing District No. 6-22 (the "District"), a housing tax increment financing district, located in Development District No. 6.

Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 - 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Development Program for Development District No. 6.

Statement of Objectives

The District currently consists of one parcel of land and adjacent and internal rights-of-way. The District is being created to facilitate a 48-unit affordable rental housing development by Unique Opportunities in the City. The City anticipates entering into an agreement with Unique Opportunities, LLC. as the developer. Development is anticipated to begin in 2021. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 6.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 6 and the District.

Development Program Overview

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Description of Property in the District and Property to be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcel listed below.

Parcel number	Address	Owner
15.280.0010	550 18th Ave SW	Traditional Neighborhood

Please also see the map in Appendix A for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with the Tax Increment Financing Act, finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761.*

- The District consists of one parcel,
- The development will consist of 48 units of multi-family rental housing,
- 20% of the units will be occupied by person with incomes less than 50% of median income, and
- No more that 20 percent of the square footage of the building that is receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2023, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2048, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7* and *M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2020 for taxes payable 2021.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2022) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The Original Local Tax Rate for the District will be the local tax rate for taxes payable 2021, assuming the request for certification is made before June 30, 2021. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4* and *M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 6, upon completion of the project within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2023. The estimate Project Tax Capacity (PTC) listed is an estimate of values when the project is complete and the District is completed.

Project Tax Capacity		
Estimated Project Tax Capacity (PTC)	58,511	
Estimated Original Net Tax Capacity (ONTC)	<u>1,181</u>	
Estimated Captured Tax Capacity (CTC)	57,330	
Original Local Tax Rate	<u>166.9685%</u>	Pay 2020
Estimated Annual Tax Increment	\$95,723	
Percent Retained by the City	100%	

Note: Project Tax Capacity includes a 1.00% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25 upon completion of the District. The tax capacity of the District in year one is estimated to be \$45,625.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City is reviewing the area proposed for the District to determine if any building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Sources of Revenue/Bonds to be Issued

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$ 2,190,051
Interest	<u>109,503</u>
TOTAL	\$ 2,299,554

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$1,331,149. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Uses of Funds

Currently under consideration for the District is a proposal to facilitate a 48-unit affordable rental housing development. The City has determined that it will be necessary to provide assistance to the project for certain District costs, as described.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District are outlined in the following table.

USES	
Affordable Housing	\$ 1,221,646
Land/Building Acquisition	-
Site Improvements/Preparation	-
Utilities	-
Other Qualifying Improvements	-
Administrative Costs (up to 10%)	109,503
PROJECT COSTS TOTAL	\$ 1,331,149
Interest	968,405
PROJECT AND INTEREST COSTS TOTAL	\$ 2,299,554

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. As authorized under the TIF Act, the City may expend funds for qualified housing activities outside of the District boundaries.

Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2019/Pay 2020 Taxable Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
County	36,447,563	57,330	0.1573%
City	7,271,377	57,330	0.7884%
ISD	26,095,315	57,330	0.2197%

Impact on Tax Rates				
Entity	Pay 2020 Extension Rate	Percent of Total	CTC	Potential Taxes
County	62.5828%	37.48%	57,330	\$ 35,879
City	75.0518%	44.95%	57,330	43,027
ISD	29.1348%	17.45%	57,330	16,703
Other	0.1991%	0.12%	57,330	114
	166.9685%	100.00%		\$ 95,723

The estimates listed above display the Captured Tax Capacity when all construction is completed. The tax rate used for calculations is the Pay 2020 rate. The Taxable Net Tax Capacity for the entities listed above are based on Pay 2020 figures. The District will be certified under the Pay 2021 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$2,190,051;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is also expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional public costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute an estimated \$109,104 in sanitary sewer (SAC) and \$52,896 in water (WAC) connection fees.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$382,148;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$820,870;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Supporting Documentation

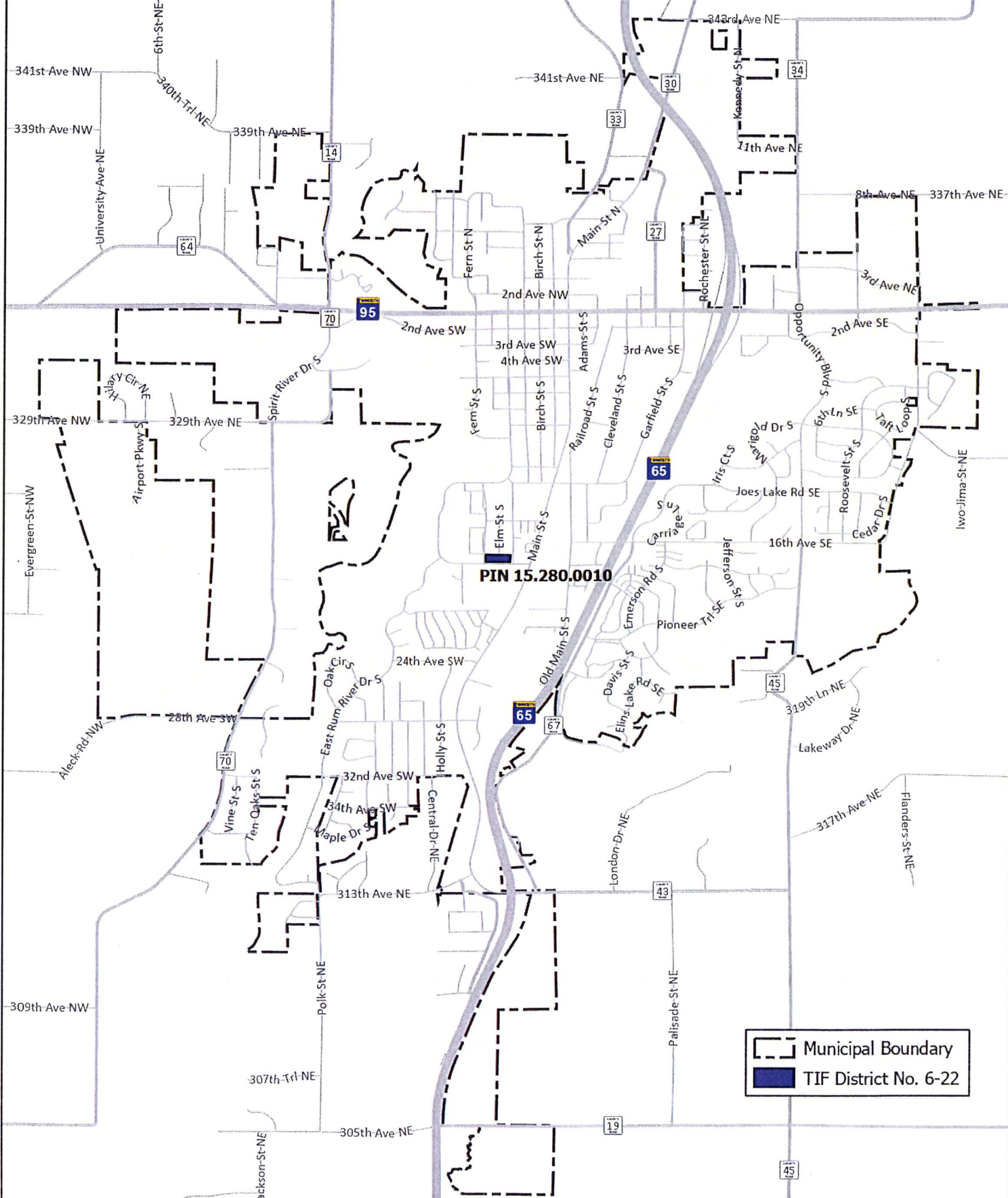
Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects, (2) review of the developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.

Administration of the District

Administration of the District will be by the City Administrator.

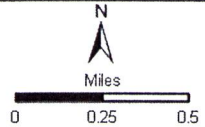
Appendix A: Map of Development District No. 6 and the TIF District



PIN 15.280.0010



TIF District No. 6-22
 City of Cambridge
 Isanti County, Minnesota



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. The City of Cambridge does not warrant that the GIS data used to prepare this map are error free, and The City of Cambridge does not represent that the GIS data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that the City of Cambridge shall not be liable for any damages which arise out of the user's access or use of data provided.

Appendix B: Estimated Cash Flow for the District



Unique Opportunities Development - 1% Inflation
 City of Cambridge, MN
 48-unit Affordable Housing

ASSUMPTIONS AND RATES

DistrictType:	Housing
District Name/Number:	TIF 6-22
County District #:	
First Year Construction or Inflation on Value	2021
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	1.00%
Interest Rate:	4.50%
Present Value Date:	1-Aug-21
First Period Ending	1-Feb-22
Tax Year District was Certified:	Pay 2021
Cashflow Assumes First Tax Increment For Development:	2023
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2048
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	
Fiscal Disparities Metro-Wide Tax Rate	
Maximum/Frozen Local Tax Rate:	166.968% Pay 2020
Current Local Tax Rate: (Use lesser of Current or Max.)	166.968% Pay 2020
State-wide Tax Rate (Comm./Ind. only used for total taxes)	38.8460% Pay 2020
Market Value Tax Rate (Used for total taxes)	0.12583% Pay 2020

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	\$150,000	1.50%
Over	\$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	\$162,000	0.75%
Over	\$162,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
1	15.280.0010			94,500	0	94,500	100%	94,500	Pay 2021	Rental	1,181	Rental	1,181	1
2						0	100%	0	Pay 2021		-		-	
						94,500		94,500			1,181		1,181	

Note:

1. Base values are for the 2020 Assessment based upon review of County website on 10.1.2020.
2. Located in SD # 911 and Isanti County.



Unique Opportunities Development - 1% Inflation

 City of Cambridge, MN

 48-unit Affordable Housing

PROJECT INFORMATION (Project Tax Capacity)														
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2021	Percentage Completed 2022	Percentage Completed 2023	Percentage Completed 2024	First Year Full Taxes Payable	
1	Apartments	76,042	76,042	48	3,650,000	Rental	45,625	951	100%	100%	100%	100%	2023	
TOTAL					3,650,000		45,625							

Note:

1. Market values are based upon preliminary estimates provided by the County Assessor's office on 8.12.2020.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	45,625	0	45,625	76,179	0	0	4,593	80,772	1,682.75
TOTAL	45,625	0	45,625	76,179	0	0	4,593	80,772	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	80,772
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(4,593)
less Base Value Taxes	(1,972)
Annual Gross TIF	74,207

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 6-22, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 6-22 is a housing district as defined in M.S., Section 469.174, Subd. 11.*

Tax Increment Financing District No. 6-22 consists of one parcel. The development will consist of a 48-unit affordable rental housing development by Unique Opportunities, all or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. 469.1761*. At least 20 percent of the units receiving assistance will have incomes at or below 50 percent of area median income.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in this plan is a housing district that meets the City's objectives for development and redevelopment. The cost of land acquisition, site and public improvements and utilities makes this housing development infeasible without City assistance. The proposed rents are at levels that qualify as affordable and the developer has guaranteed that either 20% of the units will be occupied by individuals or families at or below 50% of median income as defined by the United States Department of Housing and Urban Development. Due to decreased rental income from affordable units, there is insufficient cash flow to provide a sufficient rate of return, pay operating expenses, and service the debt. This leaves a gap in the funding for the project and makes this housing development feasible only through assistance, in part, from tax increment financing. The developer was asked for and provided a letter and a proforma as justification that the developer would not have gone forward without tax increment assistance.

City Staff and advisors have reviewed the developer's pro forma and have recommended to the Council that, without assistance, there is insufficient cash flow and a gap in financing. Based upon this evidence, it is determined that the development will not go forward without public assistance in the form of tax increment financing.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 6-22 conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission will review the TIF Plan on 11/04/2020 to recommend to the City whether the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 6-22 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 6 by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for an increased population and an increased need for life-cycle housing within the City.

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