



## MAYOR AND COUNCIL COMMUNICATION

DATE: 1/15/13

**PRESENTATION**

ITEM #: I (a)

**AGENDA ITEM:** Lennar Corporation Subdivision Sketch Plan Review

**SUBMITTED BY:** Kyle Klatt, Planning Director

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Planning Commission  
Nick M. Johnson, City Planner

### **SUMMARY AND ACTION REQUESTED:**

The City Council is being asked to receive a presentation from Lennar Corporation, 16305 36th Avenue North, Plymouth, Minnesota related to a proposed residential subdivision of property located along the I-94 Corridor in a manner that is consistent with the City's future land use map (as drafted). The sketch plan consists of 186 single family homes and 131 multi-family units on 109 acres of land immediately to the west of Keats Avenue and north of Hudson Boulevard North. Lennar has agreed to purchase a portion of the property owned by Dale Properties in this area, in addition to the 40-acre former Mulligan Masters site currently owned by the Frandsen Bank and Trust.

In accordance with the City's Subdivision Ordinance, a developer must submit a sketch plan for review by the Planning Commission which explains or illustrated the proposed subdivision and its purpose. The Planning Commission conducted its review of the sketch plan on December 10, 2012. In addition to the sketch plan and associated documents, the Staff report to the Commission is also attached for review by the City Council.

Based on the City's process, no action is required on this item. A representative from Lennar Corporation will be in attendance at the Council meeting and present the sketch plan to the Council.

### **BACKGROUND INFORMATION:**

The attached Planning Commission report includes a broad overview of the request in addition to Staff's general comments regarding the proposal. The City Engineer has also submitted a list of comments that are attached to this memorandum.

### **PLANNING COMMISSION RECOMMENDATION:**

No recommendation is required for a sketch plan review.

**ATTACHMENTS:**

1. Planning Commission Staff Report
2. Existing Conditions Plan
3. Concept Sketch Plan
4. Multi-Family Detail
5. Lake Elmo Comprehensive Plan (for sketch plan area)
6. Buffer Sections – Stonegate Neighbors
7. Collector Parkway Detail
8. City Engineer/Public Works Review Comments
9. Fire Chief Review Comments

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Administrator
- Report/Presentation.....Applicant
- Questions from Council to Applicant ..... Mayor Facilitates
- Public Input, if Appropriate ..... Mayor Facilitates
- Discussion ..... Mayor & City Council