



MAYOR AND COUNCIL COMMUNICATION

DATE: 8/6/13  
REGULAR  
ITEM #: 9  
RESOLUTION 2013-064

**AGENDA ITEM:** Savona Residential Subdivision (Lennar) Preliminary Plat  
**SUBMITTED BY:** Kyle Klatt, Planning Director  
**THROUGH:** Dean A. Zuleger, City Administrator  
**REVIEWED BY:** Nick Johnson, City Planner  
Jack Griffin, City Engineer  
Planning Commission

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item.....Staff
- Report/Presentation .....Staff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion ..... Mayor Facilitates

**PUBLIC POLICY STATEMENT**

The Planning Commission has previously reviewed a sketch plan for the Savona Subdivision. The Subdivision Ordinance requires that the City Council review and approval a preliminary plat before an applicant may proceed with the preparation and recording of a final plat.

**FISCAL IMPACT:** TBD – The City will require that the applicant enter into a developer’s agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements.

**SUMMARY AND ACTION REQUESTED:**

The City Council is being asked to consider a preliminary plat request from Lennar Corporation for a 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within the City’s I-94 corridor planning area. The proposed plat would be located on property owned by two different entities, including Dale Properties and the Frandsen Bank and Trust, and would be situated immediately east of Keats Avenue and approximately ¼ mile north of I-94. The preliminary plat has been prepared in response to the City’s recently adopted Comprehensive Plan for the corridor, which guides this area for low and medium density urban residential development.

Staff and the Planning Commission are recommending that the City Council approve the preliminary plat with 28 conditions of approval as listed in the attached resolution and by taking the following action / with the following motion:

*“Motion to adopt Resolution No. 2013-064 approving the Savona preliminary plat with 28 conditions of approval”*

## **BACKGROUND INFORMATION:**

Attached is the original detailed Staff report that was provided to the Planning Commission regarding the applicant's request for a preliminary plat, which includes general information about the application, details concerning the request, a summary of the relevant planning and zoning issues, a thorough review and analysis of the preliminary plat (including a draft list of recommended conditions of approval), draft findings, and the Staff recommendation to the Planning Commission. Because the Planning Commission tabled taking action on the preliminary plat during its initial review meeting, Staff also prepared the attached "response matrix" document that was drafted to address specific questions and comments that were raised during the course of the public hearing.

## **PLANNING COMMISSION REPORT:**

The Planning Commission reviewed the preliminary plat application at its July 22, 2013 meeting and conducted a public hearing on the request at this time. The Commission closed the public hearing, but elected to table taking action on the application until its July 29<sup>th</sup> meeting with a request that a representative of the Parks Commission attend this meeting to discuss parkland issues.

Because the Commission received comments from several individuals during the hearing, and also heard testimony from the Park Commission chair and additional individuals at the July 29<sup>th</sup> meeting, Staff has attached a copy of the Commission's approved June 22<sup>nd</sup> meeting minutes along with a copy of the draft minutes from the June 29<sup>th</sup> meeting. These minutes also include a detailed description of the Planning Commission's discussion and action on the preliminary plat.

During the course of the public hearing and subsequent meeting discussion, the primary issue that was debated focused on the amount of park land that the applicant was proposing to dedicate as part of the subdivision. The Park Commission chair did address the Planning Commission on this matter and noted that the amount of land being dedicated by the developer was deemed adequate by the Park Commission. The applicant also presented two rough concepts depicting how the park area could be used to accommodate various activities on the site (these drawings are attached for consideration by the Council).

Additionally, the Planning Commission raised several questions about the density of the development, and in particular, why the City was using a range to determine the densities allowed in areas guided for low density urban residential. The "Staff Response Matrix" provides Staff's response to these questions, which includes the conclusion that the proposed subdivision is consistent with the densities included in the Comprehensive Plan for the site.

The Planning Commission also received a request from Charlie Devine, speaking on behalf of the potential developer of land to the west of the Savona subdivision and representing the property owners of this land, that the 5<sup>th</sup> Street minor collector road be realigned to enter their property further to the south. He asked that the Commission include a condition of approval that would require the applicant to resolve the road alignment to the satisfaction of both parties prior to proceeding with a final plat for the subdivision. Staff did not recommend that such a condition be added as part of the Planning Commission recommending, and noted that road as depicted in the preliminary plat is consistent with the general alignment identified in the Comprehensive Plan. Staff did make modifications to the recommended list of conditions that would allow the realignment to occur prior to submission of a final plat (but would not otherwise mandate the road being moved to a new location).

The Commission did modify some of the conditions of approval as originally recommended by Staff, and the final list of conditions as further refined the Planning Commission are included in Resolution No. 2013-064.

The Commission recommended approval of the preliminary plat as submitted with 28 conditions of approval. Of the five commissioners present, three supported to motion to recommend approval of the plat while two commissioners voted against this motion. The members that did not support the recommendation indicated that they wanted to see additional land dedicated for public park purposes on the plat.

## **PLANNING COMMISSION RECCOMENDATION:**

Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Savona preliminary plat with the 28 conditions of

approval as documented in the resolution of approval by taking the following action / with the following motion:

***“Motion to adopt Resolution No. 2013-064 approving the Savona preliminary plat with 28 conditions of approval”***

**ATTACHMENTS:**

1. Resolution No. 2013-064
2. Detailed Staff Report to Planning Commission (7/22/13)
3. Staff Response to Meeting Comments
4. Preliminary Landscape Plan Review Comments
5. Application Form (3)
6. Property Owner Contact Information
7. Woodland Evaluation Report
8. Review Comments:
  - a. City Engineer
  - b. Washington County
  - c. Building Official
  - d. Valley Branch Watershed District
9. 5th Street Concept Plans (Damon Farber Associates)
10. Planning Commission Minutes:
  - a. July 22, 2013
  - b. July 29, 2013
11. Written Comments:
  - a. Statement from Dale Properties
  - b. Todd Williams
  - c. Rolf Larson
12. Concept Sketches for Park Area
13. Updated Preliminary Site Plan
14. Preliminary Plat and Plans (23 sheets)