



MAYOR & COUNCIL COMMUNICATION

DATE: February 5, 2014

REGULAR

ITEM # 11

AGENDA ITEM: Easton Village Sketch Plan Review

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Discussion/Comments..... Mayor & City Council

POLICY RECCOMENDER: Prior to submission of a preliminary plat for a new development, an applicant is required to first submit a sketch plan for review by the City. There is no formal action required by the City when a sketch plan is submitted, and rather this step in the subdivision process provides the Planning Commission, City Council, City Staff, and other boards/commissions with a chance to review and provide comments to the project proposer in advance of a formal request.

The Planning Commission reviewed the sketch plan at its January 27, 2014 meeting; the general comments from the Commission concerning the plan are summarized below.

FISCAL IMPACT: City review expenditures: review costs will be reimbursed through application or escrow fees. Public infrastructure – TBD; the applicant will need to prepare a plan for bringing sewer and water to the site, public improvement costs will be the responsibility of the developer and will be more thoroughly considered with a developer’s agreement.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to review a sketch plan related to a proposed residential subdivision within the Village Planning Area. The proposed subdivision would be located on that portion of the Village located south of the railroad tracks immediately to the west of Manning Avenue and approximately ¼ mile north of 30th Street. The sketch plan includes 224 single-family residential homes on a total site area of close to 100 acres.

In accordance with the City's Subdivision Ordinance, a developer must submit a sketch plan for review by the Planning Commission which explains or illustrates the proposed subdivision and its purpose. The Planning Commission conducted its review of the sketch plan on January 27, 2014. In addition to the sketch plan and associated documents, the detailed 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 Easton Village, LLC will be in attendance at the Council meeting and present the sketch plan to the Council.

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached Planning Commission report includes an overview of the proposed development in addition to Staff's general comments regarding the proposal. The City Engineer has also reviewed the sketch plan, and his comments are incorporated as part of the Planning Commission memorandum.

The Easton Village subdivision represents the first development proposal that has been submitted within the Village Planning Area. The project has been developed to comply with the densities approved in the Village Land Use Plan.

The Planning Commission reviewed the proposed sketch plan at its January 27, 2014 meeting. The Commission's general comments include the following:

- That the subdivision design is overly reliant on cul-de-sacs, and that this design was not consistent with the planned Village character. This opinion was not unanimous, and other Commissioner's indicated that the use of cul-de-sacs would help create a more desirable neighborhood.
- That the size of the proposed park area immediately south of the railroad tracks would not be large enough to accommodate the planned community park facilities.
- That some of the cul-de-sacs exceed the City's maximum permitted length as specified in the Subdivision Ordinance.
- That noise from the airport should be taken into consideration as the project moves through the review process.
- That storm water management is a major concern for this area, especially taking onto account the current drainage patterns that presently bisect the site. It was highly recommended that the applicant consult with the Valley Branch Watershed District because

this area drains into the Down's Lake inland basin. The Commission also questioned how the ponds would be designed to minimize potential water fowl conflicts with the airport.

- That the proposed parkway design should include a planting strip with trees in the middle.
- That the City consider tying the Village Parkway back into Lisbon Avenue instead of the alignment depicted.

BACKGROUND INFORMATION (SWOT):

- | | |
|----------------------|---|
| Strengths | <ul style="list-style-type: none">• The proposed project is consistent with the residential densities proposed in the Comprehensive Plan.• The project is located in relatively close proximity to the Village sewer lift station off of 30th Street.• The developer is proposing a phased approach to development that avoids short-term development of land within existing airport safety zones. |
| Weaknesses | <ul style="list-style-type: none">• Certain elements of the plan either need to be further reviewed or revised in order to ensure consistency with the Village Land Use Plan. |
| Opportunities | <ul style="list-style-type: none">• Construction of the first segment of the Village Parkway.• The proposed project could help facilitate a larger public infrastructure project to bring water and sewer service into the Village.• Expansion of Reid Park, along with the potential for new trails/access to the park. |
| Threats | <ul style="list-style-type: none">• Airport zoning could have implications on development to the north.• The proposed railroad crossing will need to be approved by the Union Pacific railroad in order for the Village Parkway to be constructed as planned.• The City must update the AUAR for the Village environmental review document to remain valid beyond this year.• Potential impacts to an existing residential property adjacent to the project area.• The site is located in the lower portion of the Village drainage system, and work upstream could have an impact on the subject property. |

RECOMMENDATION: No recommendation or action is required for a sketch plan review.

ATTACHMENTS:

1. Planning Commission Report – 1/27/14
2. Application Form
3. Concept Plan Narrative
4. Easton Village Sketch Plan
5. Existing Conditions Map
6. Topographic Survey – Easton Village, LLC Parcels
7. Future Village Land Use Map (Map 3-3 from Comprehensive Plan)
8. Letter from Metropolitan Airports Commission
9. Letter from Washington County
10. Planning Commission Draft Minutes – 1/27/14