



MAYOR & COUNCIL COMMUNICATION

DATE: February 18, 2014
REGULAR
ITEM # 13
RESOLUTION 2014-013

AGENDA ITEM: Savona Residential Subdivision – Final Plat (Phase 1)

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a final plat request from Lennar Corporation for the first phase of a planned 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 final plat will include 44 single-family lots, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue.

The Planning Commission considered the final plat at its February 10, 2014 meeting and a summary of the Commission's report and recommendation are included below.

FISCAL IMPACT: TBD – the City will be asked to review a developer's agreement concerning the final plat at its March 4, 2014 meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a final plat request from Lennar Corporation for approval of a final plat for the first phase of the Savona residential development. The final plat includes 44 single-family residential lots, and the

related construction plans for the improvements necessary to serve these homes. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered approximately 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted. Lennar has finalized its purchase of the land included in the final plat area, and is acting as the sole applicant for this request.

The Planning Commission considered this matter at its February 10, 2014 meeting and recommended approval of the final plat as presented and subject to conditions of approval.

The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-013 approving the final plat for Savona”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached Staff report to the Planning Commission includes detailed information concerning the final plat in addition to the staff review and analysis of the request. The preliminary plat was approved by the City Council on August 6, 2013, and this approval included a series of conditions that must be met by the applicant. In response to these conditions, the applicant prepared a revised set of preliminary development plans that addressed the outstanding issues and changes that were requested by the City. Included in the Staff analysis is a line-by-line review of the conditions attached to the preliminary plat.

The Planning Commission considered the proposed final plat at its February 10, 2014 meeting and recommended approval with two additional conditions of approval, one of which was requested by Staff to address issues concerning street numbering in the area, and the second was added by the Planning Commission to address concerns regarding the design of the community mailboxes. The additional conditions are proposed to read as follows:

- 14) Jewel Avenue North shall be renamed Juniper Avenue on the final plat that is submitted for recording.
- 15) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Savona.

The Commission generally discussed the future ownership and maintenance of the common areas within the development, and the applicant noted that there would be a homeowner’s association (HOA) responsible for the common areas within the development. Staff stated that one of the recommended conditions of approval was intended to define the responsibility of the HOA for maintenance of landscaping on public property.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached Resolution No. 2014-109 and including all conditions of approval as listed in the resolution. The vote on the motion unanimous at 6-1, with the

dissenting commission stating his desire for the City to assume responsibility for the common areas within the development.

Since the Planning Commission meeting, Staff has continued to discuss the future alignment of 5th Street in the western portion of the Savona development area with the three affected property owners, but to date, there has been no formal agreement between these parties concerning the alignment. Without a documented agreement concerning the alignment, the City could face potential challenges when future subdivisions in this area are brought forward. To address concerns regarding the lack of a formal agreement between the parties to date, Staff is recommending a final condition of approval in addition to those recommended by the Planning Commission that would read as follows:

- 16) The applicant shall submit to the City an affidavit signed by Lennar Corporation, Amaris Custom Homes, and Dale Properties agreeing to an alignment of 5th Street within the western portion of the Savona subdivision that moves the road further south of the alignment shown on the preliminary plat.

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• The proposed plat is consistent with preliminary plat subject to the conditions being recommended by Staff and the Planning Commission. |
| Weaknesses | <ul style="list-style-type: none">• Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer. |
| Opportunities | <ul style="list-style-type: none">• The plat will result in the construction of the first segment of the planned 5th Street minor collector road.• The plat includes the City's first extension of sanitary sewer service into an urban residential zoning district. |
| Threats | <ul style="list-style-type: none">• At present, the City has not received any formal documentation that the affected parties have agreed to a re-alignment of 5th Street. |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Savona with 16 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-013 approving the final plat for Savona”

ATTACHMENTS:

1. Resolution No. 2014-013
2. Planning Commission Staff Report – 2/10/14
3. Application Form

4. Preliminary Plat Response (Westwood Engineering)
5. City Engineer Review Letter
6. Valley Branch Watershed District Permit
7. Construction Plans: Grading, Drainage, and Erosion Control
8. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
9. Phase 1 Landscape Plans
10. Post-Development Drainage Area Plan