



# MAYOR & COUNCIL COMMUNICATION

**DATE:** September 16, 2014  
**REGULAR**  
**ITEM#** 19

**AGENDA ITEM:** Hunter’s Crossing – 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 Item .....Community 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 The Ryland Group for the first phase of a planned 55 unit residential development to be located on 23.1 acres immediately east of Lake Elmo Avenue approximately ¼ mile north of Interstate 94. The final plat will include 22 single-family lots located within the northern portion of the subdivision.

The Planning Commission considered the final plat at its September 8, 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 an upcoming meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the developer and/or the City. Ryland has committed to paying the Water Availability Charge (WAC) for the entire development before the final plat is recorded with the County.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a final plat request from Ryland Homes for approval of a final plat for the first phase of the

Hunter's Crossing residential development. The final plat includes 22 single-family residential lots, and the related construction plans for the improvements necessary to serve these homes. The City Council approved the Hunter's Crossing Preliminary Plat on July 1, 2014, which covered approximately 23 acres of land within the I-94 Corridor planning area. There are 55 single-family residential units planned within the entire subdivision, and the final plat covers approximately half of the overall total of units that will eventually be platted.

The Planning Commission considered this matter at its September 8, 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. 2014-75 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 July 1, 2014, and this approval included a series of conditions that must be met by the applicant. 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 September 8, 2014 meeting and recommended approval with one additional condition of approval to more clearly describe the City's requirement for a temporary access easement into the site. The additional conditions is recommended as follows:

- The final plat shall include an access easement, in a location deemed satisfactory by the City Engineer, across the temporary access road into the subdivision.

The Commission generally discussed the issues associated with future construction of the 5<sup>th</sup> Street minor collector road and the applicant's plans for a homeowner's association within the subdivision. The Commission also recommended that the findings be updated to reflect that compliance with certain issues identified by Staff in its written report to the Planning Commission were necessary for the plat to comply with all applicable City standards and ordinances.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached Resolution No. 2014-075 and including all conditions of approval as listed in the resolution. The vote on the motion was unanimous (7 ayes, 0 nays). The Commission did state as part of its discussion that it expected the applicant to update the final landscaping plan to address the comments from the City's landscape architect consultant.

**BACKGROUND INFORMATION (SWOT):**

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|----------------------|--|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The proposed plat is consistent with preliminary plat subject to the conditions being recommended by Staff and the Planning Commission.</li></ul>  |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer.</li></ul>   |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• The plat includes the City's first sanitary sewer connections into the Cottage Grove Sewer Interceptor.</li><li>• The plat will connect to the water main presently being constructed by the City within Lake Elmo Avenue.</li></ul>                       |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• In order to complete 5<sup>th</sup> Street, the adjacent property owner or City will need to bring a project forward. No adjacent property will be able to develop without constructing the northern half of 5<sup>th</sup> Street in this area.</li></ul> |

**RECOMMENDATION:** The Planning Commission and Staff are recommending that the City Council approve the final plat for Hunter's Crossing with 12 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

***"Move to adopt Resolution No. 2014-075 approving the final plat for Hunter's Crossing"***

**ATTACHMENTS:**

1. Resolution No. 2014-75
2. Planning Commission Staff Report – 9/8/14
3. Application Form
4. Application Narrative
5. Lot Information Summary
6. Tree Inventory
7. City Engineer Review Letter
8. Landscape Architecture Review Letter
9. Washington County Review Comments
10. Valley Branch Watershed District Permit
11. Fire Department Review Comments
12. Hunter's Crossing Final Plat
13. Construction Plans: Final Grading Plan
14. Construction Plans: Utility and Street Construction
15. Final Landscape Plans