



MAYOR & COUNCIL COMMUNICATION

DATE: September 16, 2014

REGULAR

ITEM# 20

AGENDA ITEM: Savona 2nd Addition Residential Subdivision – Final Plat

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 second 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 47 single-family lots and 22 single-family attached units (townhouses) 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 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 its September 8, 2014 meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City. The subdivision is included in the Section 34 utility project area, and therefore the developer is being assessed for the costs of the project to bring sewer and water to the site.

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 second phase of the Savona residential development. The final plat includes 47 single-family residential lots, 22 single-family attached townhouse units, 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.

The Planning Commission considered this matter at its August 25th and September 8th meetings 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. 2014-76 approving the final plat for Savona 2nd Addition”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission considered the final plat at its August 25th meeting, and postponed taking action on the final plan at this time in order to give the developer additional time to address some of the more significant outstanding issues associated with the plat. In particular, the Commission requested that the developer address deficiencies with the landscape plan and the required buffer around the adjacent subdivision. The developer updated the plat and subdivision plans and resubmitted this information for Planning Commission review at its September 8th Meeting. The Commission did make a recommendation to the City Council concerning an associated request for a Conditional Use Permit (to allow the use of private roads within the townhouse area), and the CUP was approved by the City Council at its last meeting.

In order to provide the City Council with a complete description of the information considered by the Planning Commission, Staff has attached the detailed reports submitted for both the meetings at which the Planning Commission considered the final plat. These reports include detailed information concerning the final plat in addition to the staff review and analysis of the request. Any updated plans that were submitted by the applicant in between Commission meetings have been integrated into the final plan set as attached to this report.

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.

At its September 8, 2014 meeting the Planning Commission recommended approval of the final plat for Savona 2nd Addition with some modifications to one of the conditions as drafted by Staff. On particular, the Commission wanted to make sure that the future townhouse area was managed by a separate homeowner’s association and that any such associations complied with

all applicable state legal requirements. The Commission's revisions are included in the attached resolution of approval.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached Resolution No. 2014-076 and including all conditions of approval as listed in the resolution. The motion passed unanimously (7 ayes and 0 nays).

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 developer has indicated that sales in the first addition have exceeded their expectations, and that the 2nd Addition final plat will allow them to respond to the current market conditions. |
| Threats | <ul style="list-style-type: none">• The developer is still working with the adjacent property owner to determine the most appropriate mechanism for dedicating and building the necessary extension of 5th Street. |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Savona 2nd Addition with 8 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-76 approving the final plat for Savona 2nd Addition”

ATTACHMENTS:

1. Resolution No. 2014-76
2. Planning Commission Staff Report – 9/8/14
3. Planning Commission Staff Report – 8/25/14
4. Application Forms
5. City Engineer Review Letter
6. Landscape Architecture Review Comments
7. Savona 2nd Addition Final Plat (Revised)
8. Construction Plans: Grading, Drainage, and Erosion Control
9. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets (Revised)
10. Savona 2nd Addition Landscape Plans (Revised)
11. Final Site Plan – Townhome Area
12. Townhouse Area Grading, Drainage, and Erosion Control Plan
13. Proposed Drainage and Utility Easement
14. Proposed Permanent Public Street Easement Agreement