



# MAYOR & COUNCIL COMMUNICATION

**DATE:** February 24, 2015

**CONSENT**

**ITEM #** 13

**AGENDA ITEM:** Lennar Request to Amend Savona Preliminary Plat Approval Condition No. 19

**SUBMITTED BY:** Kyle Klatt, Community Development Director

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Nick Johnson, City Planner  
Jack Griffin, City Engineer

**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:** Staff is recommending that the City Council approve a request by Lennar Corporation to amend a condition that was attached to the City’s approval of the Savona Preliminary Plat.

**FISCAL IMPACT:** None. The request would allow the platting of additional lots that would bring in SAC and WAC payments.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request from Lennar Corporation to amend Condition No. 19 from Resolution No. 2013-064 that limits the number of residential units that can be platted within the Savona residential subdivision until such time that a secondary access is provided to the subdivision (beyond the current access to Keats Avenue that was constructed with the first phase of the project). Lennar is asking that this condition be reworded to limit the overall number of building permits that may be issued within the subdivision instead of platted units for the reasons stated in the attached letter. Given the level of platting that has occurred over the past two years within projects adjacent to Savona, Staff is recommending approval of the request, but is asking that the Council consider two conditions with this approval that will require the developer to continue building 5<sup>th</sup>

Street as future single-family phases are platted, and to require that all necessary utility improvements are in place to serve the first two subdivision phases.

Staff is recommending that the City Council approve the request to amend the Resolution approving the Preliminary Plat for Savona by adopting the following motion:

***“Move to adopt Resolution No. 2015-010, amending Resolution No. 2013-064 approving a preliminary plat for Savona.”***

**STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:**

**Strengths:** Approval of the request will allow additional platting of lots and allow the developer to respond to favorable market conditions.

Platting around Savona has occurred that will allow for the secondary access to be provided on a faster time schedule than was anticipated when the preliminary plat was approved.

The developer would still be limited to an overall number of units pending the completion of secondary access.

**Weaknesses:** Staff has generally been recommending that a secondary access be provided into developments that exceed 100-150 units.

**Opportunities:** Amending the secondary access condition will allow Lennar to plat additional townhouses in an area that is adjacent to the improved portion of 5<sup>th</sup> Street.

**Threats:** There is no specific time frame for the completion of any secondary access, although the next phases of either Boulder Ponds or Hammes West will likely provide this connection.

**RECOMMENDATION:** Based on the aforementioned, Staff is recommending that the City Council approve the request to amend Condition No. 19 from Resolution No. 2013-064 that limits the number of residential units that can be platted within the Savona residential subdivision until such time that a secondary access is provided to the subdivision through the following motion:

***“Move to adopt Resolution No. 2015-10, amending Resolution No. 2013-064 approving a preliminary plat for Savona.”***

**ATTACHMENTS:**

1. Resolution No. 2015-10
2. Letter of Request from Lennar Corporation