



MAYOR & COUNCIL COMMUNICATION

DATE: September 1, 2015
REGULAR
ITEM #11
RESOLUTION 2015-073

AGENDA ITEM: Final Plat Submission Extension for Village Park Preserve Residential Subdivisions

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Nick Johnson, City Planner (Former)

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: Staff is recommending that the City Council approve a request by GWSA Land Development, LLC to extend the Final Plat submission deadline for Village Park Preserve residential subdivisions.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer’s agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from GWSA Land Development, LLC to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision. The City’s subdivision ordinance requires a Final Plat application to be filed within 180 days of Preliminary Plat approval for a proposed subdivision. The Village Park Preserve Preliminary Plat was approved on September 16, 2014 (Resolution 2014-74) and the Council has previously granted a 6-month extension for this plat making the new deadline to file the final plat by September 16, 2015. This subdivision is located in the Village Planning Area. GWSA Land Development, LLC is now requesting an extension to April 15, 2019. The rationale for the request is included in the attached letter from Gonyea.

Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2015-073, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2019.”

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the extension requests for the submission of the Village Park Preserve Final Plat will allow the applicants to finalize utility and stormwater management plans for this site. The extension will also allow Gonyea to better stage development with the Village Preserve project that will be under construction soon. The requested extensions provide a reasonable timeframe to move into construction given the existing conditions surrounding the site.

Weaknesses: None

Opportunities: Approval of the Final Plat submission extension will allow the applicant enough time to complete the Final Construction Plans for the residential subdivisions within a more reasonable and appropriate timeframe.

Threats: The delay of the submission of Final Plat does delay future payment of sewer and water availability charges for the proposed subdivisions. However, given the circumstances of the site, Staff views the requested extension as a reasonable solution to resolve the outstanding issues and preparation of Final Construction Plans.

RECOMMENDATION: Based on the aforementioned, Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2015-073, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2019.”

ATTACHMENTS:

1. Resolution 2015-073
2. Gonyea Letter of Request

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2015-073

*A RESOLUTION APPROVING AN EXTENSION FOR THE FINAL PLAT APPLICATION
DEADLINE FOR THE VILLAGE PARK PRESERVE RESIDENTIAL SUBDIVISION*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, MN, submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 100-unit single family subdivision on an approximately 64 acre parcel in the Village Planning Area (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002) to be called Village Park Preserve, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, on September 8, 2014, the Lake Elmo Planning Commission reviewed and recommended approval of the Village Park Preserve Preliminary Plat; and

WHEREAS, on September 16, 2014, the Lake Elmo City Council adopted Resolution 2014-74, approving the Village Park Preserve Preliminary Plat; and

WHEREAS, GWSA Land Development, LLC submitted a request for a 6-month extension to the Final Plat submittal deadline of the approved plat to allow for additional time to prepare Final Utility and Stormwater Management Plans; and

WHEREAS, the Lake Elmo City Council adopted Resolution No. 2014-090 granting a 6-month extension that resulting in a new submittal deadline of September 16, 2015; and

WHEREAS, GWSA Land Development, LLC submitted a second request to extend the Final Plat submittal deadline of the approved plat until April 15, 2019 to allow for additional time for the phasing and construction of improvements in the area.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve an extension to the Final Plat deadline for the Village Park Preserve residential subdivision, and hereby extends the Final Plat application deadline to April 15, 2019.

Passed and duly adopted this 1st day of September 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



Wednesday, August 11, 2015

Kyle Klatt
Planning Director
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Kyle:

On behalf of GWSA Land Development, LLC, the developer, and pursuant to Lake Elmo City Ordinance Section 153.07 Subdivision L, I am requesting an extension for the deadline to present the final plat of Village Park Preserve to the City. Initially we planned to develop Village Park Preserve in the spring of 2015, but later decided due to stormwater issues and the extension of sewer via the Eastern Village Sewer Project, that developing Village Preserve would allow us to address stormwater concerns that create challenges for Village Park Preserve as well as downtown Lake Elmo. We now have final plat approval and have started construction on Phase 1 of Village Preserve, and plan to have lots available for spring 2016. We will most likely start developing Phase 2 in 2016 with lots available spring 2017. The deadline for final plat application for Village Park Preserve is September 16, 2015, but due to the timing and estimated completion of Village Preserve, we would like to ask for an extension for final plat application to April 15, 2019.

Thank you for your consideration.

Cordially,

A handwritten signature in blue ink, appearing to read "Craig Allen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Craig Allen
Chief Manager – GWSA Land Development, LLC