



## MAYOR & COUNCIL COMMUNICATION

**DATE:** December 1, 2015  
**REGULAR**  
**ITEM #** 6

**AGENDA ITEM:** Rieder Property– Preliminary Plat Extension

**SUBMITTED BY:** Stephen Wensman, City Planner

**REVIEWED BY:** Joan Ziertman

### **SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Planner
- Report/Presentation.....City Planner
- Questions from Council to Staff ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request by Mr. Rieder for Preliminary Plat Extension. The City Council approved Resolution 2015-056 granting preliminary plat approval on July 21, 2015. According to Lake Elmo City Ordinance 153.07 a subdivider of land must submit a final plat within 180 days after approval of preliminary plat or the plat will be considered void. Staff is recommending approval of the Preliminary Plat Extension.

**BACKGROUND AND STAFF REPORT:** The City Council approved Resolution 2015-056 granting preliminary plat approval for a 46-unit singled family attached (townhouse) development to be located on slightly over 15 acres of land immediately east of Lake Elmo Avenue and north of the Hunters Crossing development. The applicant, Mr. Rieder is requesting the extension to allow for more time to arrange bank financing and prepare for final plat.

**MORITORIUM:** This development is not affected by the City's moratorium since it received preliminary plat approval prior to July 22, 2015.

**FISCAL IMPACT:**

- **5<sup>th</sup> Street:** 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. It is expected that the project will include the construction of the northern half of the segment of 5th Street to the east of Lake Elmo.
- **Municipal services and property taxes:** The developer is expected to pay the Water Availability Charge for the entire development at the time a final plat (\$138,000 per unit) and Sewer Accessibility Charge (\$138,000) similar to other developments that are connecting to the Municipal services. In addition, at the time of building permit issuance, water and sewer connection charges will be collected in the amount of \$2,000/unit (\$92,000). When fully developed, the property taxes will produce roughly  $(\$350,000 \times 46) \div 1,000 = \$32,200$  in increased revenue per year.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request for approval of a Preliminary Plat Extension for a 46-unit singled family attached (townhouse) development to be located on slightly over 15 acres of land immediately east of Lake Elmo Avenue and north of the Hunters Crossing development.

***“Move to adopt Resolution No. 2015-086 approving the Rieder (Lennar Diedrich) Townhouses preliminary plat extension for one year.”***

**ATTACHMENTS:**

1. Resolution No. 2015-086 approving the Rieder Preliminary extension for one year.
2. Resolution No. 2015-056 approving the preliminary plat
3. Lennar Diedrich Townhouses Preliminary Plat
4. City Council Packet 7-21-15