



Staff Report

DATE: 3/7/17

CONSENT

ITEM #:7

TO: City Council
ITEM: Hammes Estates 2nd Addition Final Plat Extension
SUBMITTED BY: Stephen Wensman, Planning Director
REVIEWED BY: Emily Becker, City Planner

BACKGROUND:

Hammes Estates 2nd Addition received final plat approval by the City Council with the adoption of Resolution 2017-003 on January 3, 2016. Chapter 153.08, Subd. (B)(4) requires the final plat to be recorded within 120 days after approval or it shall be considered void unless a request for extension is submitted by the applicant and approved by the City Council.

ISSUE BEFORE COUNCIL:

The Council is respectfully requested to consider a request by Rachel Development for a Final Plat Extension for the Hammes 2nd Addition Final Plat.

PROPOSAL DETAILS/ANALYSIS:

The Hammes 2nd Addition final construction plans are approved by the City Engineer, and developer agreement was approved by the City Council and is awaiting execution by the developer. The developer wants to record the plat once the construction of the 1st Addition is about complete, which will likely be late spring, or early summer, weather depending. This would likely put the recording of the plat beyond the 120 days of final plat approval. The developer is requesting an extension to record the final plat to August 15th.

See attached letter from applicant) and is requesting the final plat be extended through August 15, 2017.

FISCAL IMPACT:

None.

OPTIONS:

The Council may:

- Approve the request for Final Plat Extension.
- Deny the request for Final Plat Extension.

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

RESOLUTION NO. 2017-020

*A RESOLUTION APPROVING AN EXTENSION FOR HAMMES ESTATES 2ND ADDITION
FINAL PLAT*

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

WHEREAS, Rachel Development Inc, 4125 Napier Ct NE, St. Michael, MN 55376 (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Hammes Estates 2nd Addition, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on May 12, 2014 to consider the Hammes Estates Preliminary Plat and continued discussion on the Preliminary Plat until its June 23, 2014 meeting; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council for the July 1, 2014 City Council Meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat request at its July 1, 2014 meeting and adopted Resolution No. 2014-55 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on December 12, 2016 to review the Final Plat for Hammes Estates consisting of 37 single-family residential lots; and

WHEREAS, on December 12, 2016 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Hammes Estates 2nd Addition with conditions; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Hammes Estates 2nd Addition at a meeting held on January 3, 2017; and

WHEREAS, on February 13, 2017, the Developer requested an extension to record the final plat until August 15, 2017; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve an extension for the recording of Hammes Estates 2nd Addition, thereby extending the final plat until August 15, 2017.

Passed and duly adopted this 7th day of March, 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

RECOMMENDATION:

Staff respectfully recommends that the Council approve the requested Final Plat Extension until August 15,2017 as part of tonight's consent agenda.

If the Council wishes to remove the agenda item from the consent agenda, then Staff recommends the following motion:

“Move to adopt Resolution No. 2017-020 approving the Hammes Estates 2nd Addition Final Plat extension to August 15, 2017”

ATTACHMENTS:

- Resolution 2017-020 approving the Hammes Estates 2nd Addition final plat extension.
- Applicant Letter



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www.racheldevelopment.com

February 13, 2017

City of Lake Elmo
Attn: Mr. Stephen Wensman
Planning Director
3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

Re: Hammes Estates 2nd – request for extension to file final plat

Dear Stephen,

As you know, the Lake Elmo City Council approved the Hammes Estates 2nd addition final plat on January 3, 2017. Our intention and desire is to file and record the final plat and Developers Agreement for the 2nd addition at or near the completion of the improvements required under the Hammes Estates 1st addition final plat and Developer's Agreement. The Hammes 1st improvements will not be completed until several weeks into the 2017 spring/summer construction season.

Since the exact timing for phase 1 construction completion is very much weather dependent and as such cannot be exactly determined, Rachel Development requests some timing flexibility from the City relating to the deadline to record the Hammes 2nd final plat and Developer's Agreement. Although we estimate that we will be ready to proceed with the Hammes 2nd improvements around July 15, 2017 we respectfully request an extension of the formal deadline to record the Hammes 2nd final plat until August 15, 2017.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "David Stradtman", with a large, sweeping flourish extending to the right.

Rachel Development
David Stradtman
Vice President of Development