



STAFF REPORT

DATE: 05/16/23

CONSENT

ITEM #: 11

MOTION

TO: City Council
FROM: Jenni Faulkner, Planning Consultant
AGENDA ITEM: Preliminary Plat Extension for Schiltgen Farmstead
REVIEWED BY: Sophia Jensen, City Planner

BACKGROUND:

The City Council adopted Resolution 2022-123 approving the Schiltgen Farmstead preliminary plat and preliminary PUD on December 20, 2022. The Subdivision Ordinance requires the subdivider to submit the final plat within 180 days of preliminary plat approval or the preliminary plat becomes void. The applicant is currently working through the engineering comments and conditions for final plat approval with the City. The applicant plans to obtain a grading agreement and begin grading once all engineering comments are addressed. Due to the current market conditions, increased interest rates and the slowdown in sales in another applicant development leaving more inventory than projected, the applicant does not anticipate starting the utility work in Schiltgen Farmstead until 2024 when conditions improve. GWSA Land Development, LLC is requesting an extension of the preliminary plat to June 20, 2024.

ISSUE BEFORE THE CITY COUNCIL:

The City Council is being requested to consider whether or not to extend the preliminary plat, deadline to submit final plat, to June 20, 2024.

PROPOSAL DETAILS/ANALYSIS:

GWSA is requesting an extension in order to work through issues related to engineering comments and conditions of preliminary plat.

FISCAL IMPACT

None.

OPTIONS

The City Council should consider the following options:

- 1) To extend the preliminary plat deadline to submit final plat to June 20, 2024
- 2) To reject the preliminary plat extension request.

RECOMMENDATION:

Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Schiltgen Farmstead subdivision as part of tonight's consent agenda.

If removed from the consent agenda, then Staff recommends the City Council approve the request with the following motion:

“Move to adopt Resolution No. 2023-049, extending the Final Plat submission deadline for the Schiltgen Farmstead subdivision to June 20, 2024.”

ATTACHMENTS:

1. Resolution 2023-049
2. GWSA Land Development, LLC Letter of Request

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

RESOLUTION NO. 2023-049

*A RESOLUTION APPROVING AN EXTENSION FOR THE FINAL PLAT SUBMISSION
DEADLINE FOR THE SCHLITGEN FARMSTEAD 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 200-unit single family residential development on 98.76 acres of the area known as Schlitgen Farm to be called Schlitgen Farmstead, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, on September 26, 2022, the Lake Elmo Planning Commission reviewed and recommended denial of the Schlitgen Farmstead Preliminary Plat; and

WHEREAS, on October 4, 2022 the Lake Elmo City Council expressed concerns about density south of Stillwater boulevard; and

WHEREAS, on November 15, 2022 GWSA submitted revised plans eliminating the property south of Stillwater Boulevard; and

WHEREAS, on December 20, 2022, the Lake Elmo City Council adopted Resolution 2022-123 approving the revised Schlitgen Farmstead Preliminary Plat; and

WHEREAS, City Code requires a final plat be submitted within 180 days of preliminary plat approval to remain valid; and

WHEREAS, GWSA Land Development, LLC submitted a request for a 1-year extension to the Final Plat submittal deadline of the approved plat to allow for additional time to address engineering comments and conditions for preliminary plat;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve an extension to the Final Plat deadline for the Schlitgen Farmstead residential subdivision, and hereby extends the Final Plat application deadline to June 20, 2024.

Passed and duly adopted this 16th day of May 2023 by the City Council of the City of Lake Elmo, Minnesota.

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk



Monday, April 3, 2023

Jenni Faulkner
Senior Planner
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Jenni:

On behalf of GWSA Land Development, LLC, the developer, and pursuant to Lake Elmo City Ordinance Section 103.00.090 Subdivision (h), I am requesting an extension for the deadline to present the final plat of Schiltgen Farmstead to the City. The plans for Schiltgen Farmstead received preliminary plat and preliminary PUD approval on December 20, 2022 via resolution 2022-123.

We are currently working through the engineering comments and conditions for final plat approval with the City, and plan to get a grading agreement and begin grading once all engineering comments are addressed. Due to the current market conditions, increased interest rates and the slow down in sales in our Legacy at North Star development leaving more inventory than projected, we don't anticipate starting the utility work in Schiltgen Farmstead until 2024 when conditions improve.

The deadline for final plat application for Schiltgen Farmstead is June 20, 2023. We would like to ask for an extension for final plat application to June 20, 2024.

Thank you for your consideration.

Cordially,

Craig Allen
Chief Manager – GWSA Land Development, LLC