



MAYOR AND COUNCIL COMMUNICATION

DATE: 10/01/2013
REGULAR
ITEM #: 14

AGENDA ITEM: Landucci Property Sketch Plan Review

SUBMITTED BY: Kyle Klatt, Planning Director

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Planning Commission

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/PresentationStaff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

PUBLIC POLICY STATEMENT

Prior to submission of a preliminary plat for a new development, an applicant is required to first submit a sketch plan for review by the City. There is no formal action required by the City when a sketch plan is submitted, and rather this step in the subdivision process provides the Planning Commission, City Council, City Staff, and other boards/commissions with a chance to review and provide comments to the project proposer in advance of a formal request.

FISCAL IMPACT: City review expenditures – review costs will be reimbursed through application or escrow fees. Public infrastructure – TBD; the applicant (along with other surrounding property owners) has formally requested a public project to bring water service to the site.

SUMMARY AND ACTION REQUESTED:

The City Council is being asked to receive a presentation from Ryland Homes, 7599 Anagram Drive, Eden Prairie, MN related to a proposed residential subdivision of property located along the I-94 Corridor. The sketch plan consists of 51 single family homes 19.5 acres of land immediately to the east of Keats Avenue and about ¼ mile north of Hudson Boulevard. Ryland Homes has agreed to purchase this property from Nathan Landucci, which has historically been the site of the Country Air golf practice facility. The proposed development is not consistent with the City's Comprehensive Plan for the area in terms of the planned residential densities, and the applicant has submitted a concurrent request to amend the plan to allow the proposed development to move forward.

In accordance with the City's Subdivision Ordinance, a developer must submit a sketch plan for review by the Planning Commission which explains or illustrated the proposed subdivision and its purpose. The

Planning Commission conducted its review of the sketch plan on September 23, 2013. In addition to the sketch plan and associated documents, the detailed Staff report to the Commission is also attached for review by the City Council.

Based on the City's process, no action is required on this item. A representative from Ryland Homes will be in attendance at the Council meeting and present the sketch plan to the Council.

BACKGROUND INFORMATION:

The attached Planning Commission report includes a broad overview of the request in addition to Staff's general comments regarding the proposal. The City Engineer has also reviewed the sketch plan, and his comments are incorporated as part of the Planning Commission memorandum.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the proposed sketch plan at its September 23, 2013 meeting. The Commission's general comments include the following:

- The applicant should work to incorporate a smaller park area into the development. It was noted that there are no public parks for a considerable distance to the site.
- The concept of a trail around the development that could be used as a secondary emergency access was supported by the Commission.
- Staff recommended the continuation of the trail through the southern portion of the development and back to Lake Elmo Avenue.
- The adjacent neighbor on Lake Elmo Avenue expressed concern over the current condition and width of Lake Elmo Avenue, and noted that the gravel shoulders are not safe for pedestrians and bicyclists.
- The owner of the industrial property to the east supported the alignment of the minor collector road, and asked that the road be kept as far to the north on his property as possible.

PLANNING COMMISSION RECOMMENDATION:

No recommendation is required for a sketch plan review.

ATTACHMENTS:

1. Detailed Planning Commission Report (9/23/13)
2. Application Form
3. Legal Description
4. Application Narrative
5. Location Map
6. Illustrative Plan
7. Concept Plan