



MAYOR & COUNCIL COMMUNICATION

DATE: 07/15/2014

REGULAR

ITEM # 15

AGENDA ITEM: Village Preserve Residential Subdivision - Preliminary Plat

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Stephen Mastey, City's Landscape Consultant
Ann Pung-Terwedo, Washington County Public Works

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: The Planning Commission and City Council have previously reviewed a Sketch Plan for the proposed Village Preserve single family residential subdivision. The City's Subdivision Ordinance requires that the City Council review and approve a Preliminary Plat before an applicant may proceed with the preparation and recording of a Final Plat.

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 preliminary plat request from GWSA Land Development, LLC for a 97-unit single family residential subdivision to be located on approximately 40 acres within the northern portion of the Village Planning Area. The proposed plat would be located on property owned by Schiltgen Farms, Inc. and located immediately east of Lake Elmo Avenue North (CSAH 17) and

approximately 500 feet north of 39th Street North. The preliminary plat has been prepared in response to the City's adopted Comprehensive Plan, which guides the subject property as Village Urban Medium Density Residential (V-MDR).

The Planning Commission and staff are recommending that the City Council approve the preliminary plat with 13 conditions of approval with the following motion:

“Move to adopt Resolution No. 2014-59, approving the Village Preserve Preliminary Plat subject to 13 conditions of approval.”

BACKGROUND INFORMATION:

Attached is the original detailed Staff Report that was provided to the Planning Commission regarding the applicant's request for a Preliminary Plat, which includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review and analysis of the Preliminary Plat, a draft list of recommended conditions of approval, draft findings and the Staff recommendation to the Planning Commission.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the Preliminary Plat application at its June 30, 2014 meeting and conducted a public hearing on the request at this time. During the public hearing, the Planning Commission received no public testimony, and no written testimony was submitted to the City. At that time, the Planning Commission closed the public hearing. Additional details of the Planning Commission discussion can be found in the minutes dated 6/30/14 (DRAFT).

The Planning Commission recommended approval of the preliminary plat as submitted with 13 conditions of approval. To clarify the ownership of the various outlots in the subdivision, the Planning Commission recommended to add Condition #13 to note that all outlots that serve as parkland or storm water management shall be deeded to the City. The vote to recommend approval of the Village Preserve Preliminary Plat was unanimous (Vote: 5-0).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the Preliminary Plat with the 13 conditions as recommended by the Planning Commission and Staff allows the applicant to move forward with the preparation of a Final Plat application and final construction documents for a new single family residential subdivision in the northern portion of the Village Planning Area.

Weaknesses: None

Opportunities: Approval of the plat application further strengthens the effort to extend the eastern Village gravity sewer line to the northern portion of the Village. The eastern sewer line is critical in serving the growing areas (east and north) of the Village Planning

Area. It is also the gravity sewer line planned to serve the Hamlet on Sunfish Lake OP subdivision.

Threats: The current storm water management plan directs stowmwater to the property owner to the north (Robert Engstrom Companies). The applicant and property owner to the north have been working together to come to an agreement with a stormwater design that meets the needs of both parties. They have been completing this work in collaboration with the Valley Branch Watershed District. As a condition of approval (Condition #6), the Planning Commission and staff are recommending that the applicant get written consent from Robert Engstrom Companies on the location, rate and volume of water being directed north. If the applicant and property owner are unable to reach an agreement, the stormwater management system will need to be redesigned. This change would likely require an amendment to the preliminary plat.

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council approve the Village Preserve Preliminary Plat subject to 13 conditions of approval through the following motion:

“Move to adopt Resolution No. 2014-59, approving the Village Preserve Preliminary Plat subject to 13 conditions of approval.”

ATTACHMENTS:

1. Resolution No. 2014-59
2. Staff Report to the Planning Commission, 6/30/14
3. Location Map
4. Application Forms
5. Project Narrative
6. Village Preserve Preliminary Plat and Plans (22 sheets)
7. Village Preserve Preliminary Landscape Plan (3 sheets)
8. City Engineer Review Memorandum, dated 6/23/14
9. Washington County Review Memorandum, dated 6/24/14
10. City Landscape Consultant Review Memorandum, dated 6/25/14