



## MAYOR & COUNCIL COMMUNICATION

**DATE: September 1, 2015**  
**REGULAR**  
**ITEM # 13**  
**RESOLUTION 2015-069**

**AGENDA ITEM:** Inwood 2<sup>nd</sup> Addition Residential Subdivision – Final Plat

**SUBMITTED BY:** Kyle Klatt, Community Development Director

**THROUGH:** Clark Schroeder, Interim City Administrator

**REVIEWED BY:** Planning Commission  
Jack Griffin, City Engineer

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

- Introduction of Item .....Community 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 is recommending that the City Council approve a final plat request from Hans Hagen Homes for the second addition of a planned unit development to be located east of Inwood Avenue and south of 10<sup>th</sup> Street within the City's I-94 corridor planning area. The final plat will include 21 single-family lots.

The Planning Commission considered the final plat at its August 24, 2015 meeting and a summary of the Commission's report and recommendation is included below.

**FISCAL IMPACT:** None – the lots to be platted with the 2<sup>nd</sup> Addition will be served by improvements presently under construction as part of the 1<sup>st</sup> Addition. No development agreement is needed with the developer because there are no additional improvements needed to serve the proposed lots.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider a request from Hans Hagen Homes for approval of a final plat associated with the second phase of the InWood Planned Unit Development (PUD). The final plat consists of 21 single family lots that will re-subdivide a larger outlot (Outlot E) within the Inwood development. Because there are no public improvements that need to be installed with this subdivision, Staff will not be conducting a lengthy review of the plat or restating the conditions of approval attached to the first addition. All required improvements are being installed as part of the first addition, and any plat restrictions or modifications would have been addressed as part of the City's first addition review.

The Planning Commission considered this matter at its August 24<sup>th</sup> meeting and recommended approval of the final plat as presented.

*The suggested motion to adopt the Planning Commission recommendation is as follows:*

***“Move to adopt Resolution No. 2015-069 approving the final plat for Inwood 2<sup>nd</sup> Addition”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** The Planning Commission considered the final plat at its August 25<sup>th</sup> meeting, and recommended approval of the request as presented. The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached resolution. The motion passed unanimously (7 ayes and 0 nays).

**BACKGROUND INFORMATION (SWOT):**

- |                      |                                                                                                                                                                                                       |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The proposed plat is consistent with preliminary plat and creates new buildable lots from a larger outlot that was set aside for future replatting.</li></ul> |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• None</li></ul>                                                                                                                                                |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• The request for second addition is based on strong demand for the lots within the initial project phase.</li></ul>                                            |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• None</li></ul>                                                                                                                                                |

**RECOMMENDATION:** The Planning Commission and Staff are recommending that the City Council approve the final plat for Inwood 2<sup>nd</sup> Addition. The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Resolution No. 2014-069 approving the final plat for Inwood 2<sup>nd</sup> Addition”***

**ATTACHMENTS:**

1. Resolution No. 2014-069
2. Planning Commission Staff Report – 8/24/15
3. Application Forms
4. Inwood 2<sup>nd</sup> Addition Final Plat