



MAYOR & COUNCIL COMMUNICATION

DATE: September 1, 2015
REGULAR
ITEM # 14
RESOLUTION 2015-070

AGENDA ITEM: Savona 3rd 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 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 is recommending that the City Council approve a final plat request from Lennar Corporation for the third phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within the City's I-94 corridor planning area. The final plat will include 21 single-family lots and 99 single-family attached units (townhouses) all of which will be accessed via 5th Street.

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: TBD – the City will be asked to review a developer's agreement concerning the final plat at its September 1, 2015 meeting. The subdivision is included in the Section 34 utility project area, and therefore the developer has been assessed for the costs of the project to bring sewer and water to the site.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Lennar Corporation for approval of a final plat for the third phase of the Savona residential development. The final plat includes 21 single-family residential lots, 99 single-family attached townhouse units, and the related construction plans for the improvements necessary to serve these homes. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered approximately 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted.

The Planning Commission considered this matter at its August 24th meeting and recommended approval of the final plat as presented and subject to conditions of approval.

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

“Move to adopt Resolution No. 2015-070 approving the final plat for Savona 3rd Addition”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission considered the final plat at its August 25th meeting, and recommended approval of the request with modifications to the conditions of approval as drafted by Staff. In particular, the Commission:

- Added safety fencing to the list of improvements in Condition #8.
- Included a condition that requires the Parks Commission to review the proposed private park improvements within the townhouse area.
- Added a condition that all special assessments for the property to be subdivided with third addition be paid off with the final plat.
- Added a condition that the City’s landscape architecture consultant review the area around the retaining wall in the southeast portion of the site.

In order to provide the City Council with a complete description of the information considered by the Planning Commission, Staff has attached the detailed report that was submitted to the Commission in advance of its meeting. These reports include detailed information concerning the final plat in addition to the staff review and analysis of the request.

Since the Planning Commission meeting, the developer has submitted an updated landscape plan for all portions of Savona, including the third addition, to incorporate the final landscaping details for 5th Street as recently approved by the City Council. The updated plan is included as part of the Council Packet.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached resolution and including all conditions of approval as listed in the resolution. The motion passed unanimously (7 ayes and 0 nays).

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• The proposed plat is consistent with preliminary plat subject to the conditions being recommended by Staff and the Planning Commission. |
| Weaknesses | <ul style="list-style-type: none">• Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer. |
| Opportunities | <ul style="list-style-type: none">• Building activity within Savona is progressing at a very steady pace; platting of the third addition will help Lennar keep up with the demand. |
| Threats | <ul style="list-style-type: none">• None |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Savona 3rd Addition with 13 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-070 approving the final plat for Savona 3rd Addition”

ATTACHMENTS:

1. Resolution No. 2014-070
2. Planning Commission Staff Report – 8/24/15
3. Application Forms
4. City Engineer Review Letter
5. Valley Branch Watershed District Review
6. Permanent Public Street Easement Agreement
7. Savona 3rd Addition Final Plat
8. Construction Plans: Grading, Drainage, and Erosion Control
9. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
10. Savona 3rd Addition Landscape Plans (Updated Since Planning Commission Meeting)