



MAYOR AND COUNCIL COMMUNICATION

DATE: 10/18/2016

CONSENT

ITEM #: 18

AGENDA ITEM: Inwood 4th Addition Final Plat and Final Planned Unit Development Plans

SUBMITTED BY: Stephen Wensman, Planning Director

THROUGH: Kristina Handt, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Emily Becker, City Planner
Mike Bent, Building Official
Greg Malmquist, Fire Chief
Sarah Sonsalla, City Attorney

BACKGROUND:

M/I Homes of Minneapolis./St. Paul (Hans Hagen Homes) is requesting final plat and final PUD (planned unit development) plans for Inwood 4th Addition. The Inwood 4th Addition final plat and PUD plans is the replat of f Outlot B, Inwood into 38 single family lots and corresponding right-of-way.

ISSUE BEFORE COUNCIL:

The City Council should consider approval of Resolution 2016-90 approving the Inwood 4th Addition final plat and PUD plans with associated conditions of approval.

PROPOSAL DETAILS/ANALYSIS:

M/I Homes of Minneapolis./St. Paul (Hans Hagen Homes) is requesting final plat and final PUD (planned unit development) plans for Inwood 4th Addition. The Inwood 4th Addition final plat and PUD plans is the replat of the 10.91 acre Outlot B, Inwood into 38 single family lots and corresponding right-of-way. The final plat and PUD plans are in substantial conformance with the approved preliminary plans.

The Planning Commission is recommending that the City Council approve a Final Plat and Final PUD request from M/I Homes of Minneapolis./St. Paul (Hans Hagen Homes) for Final Plat and PUD plans for 38 single-family lots and corresponding right-of-way.

Public Hearing. The Planning Commission held a public hearing to consider the final plat at its October 10, 2016 meeting. At the public hearing, a number of residents expressed frustration over the construction traffic and the need for another access such as the completion of Island Trail to

10th Street. John Rask, the Developer, spoke and explained the reasons for the phasing is to stage the utility construction and that Inwood 4th Addition is needed in order to construct the sanitary sewer. Inwood 5th Addition will be finalized over the winter and will also be constructed next summer at the same time as the 4th Addition which is needed to construct storm sewer. Both of these projects are needed in order to complete Island Trail to 10th Street North. John Rask also pointed out that Inwood 4th Addition will be different than previous phases in that there will be full basements, some walk-out lots and a few new housing products introduced and some with slightly higher price point.

The Planning Commission recommended approval with a 6-0 vote.

FISCAL IMPACT:

The City Council will be asked to review a developer's agreement concerning the final plat which will include a detailed accounting of any development costs that will be the responsibility of the City.

OPTIONS:

The City Council must approve the final plat if it is found to be in substantial conformance with the preliminary plat.

RECOMMENDATION:

The Planning Commission and Staff are recommending that the City Council approve the final plat for Inwood 4th Addition PUD with the following suggested motion:

“Move to adopt Resolution No. 2016-90 approving the final plat for Inwood 4th Addition planned unit development.”

ATTACHMENTS:

1. Resolution No. 2016-90 approving Inwood 4th Addition final plat and PUD plans
2. Planning Commission packet, October 10, 2016
3. Planning Commission minutes, October 10, 2016