



## STAFF REPORT

DATE: 03/21/2017

**CONSENT**

ITEM #: 18

**MOTION**

**TO:** City Council  
**FROM:** Stephen Wensman  
**AGENDA ITEM:** Preliminary Plat Extension for Village Park Preserve  
**REVIEWED BY:** Emily Becker, City Planner  
Jack Griffin, City Engineer

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### **BACKGROUND:**

The City Council adopted Resolution 2014-74 approving the Village Park Preserve preliminary plat on September 16, 2014. The Subdivision Ordinance requires the subdivider to submit the final plat within 180 days of preliminary plat approval or the preliminary plat becomes void. GWSA previously requested and received an extension of their preliminary plat to September 16, 2015 by City Council Resolution 2014-90 and again to April 15, 2017 by Resolution 2015-073. The developer has been working through issues related to conditions of preliminary plat approval and cannot meet the April 15, 2017 deadline for submitting final plat and is now requesting another extension to April 15, 2018.

### **ISSUE BEFORE COUNCIL:**

The City Council is being requested to consider whether or not to extend the preliminary plat, deadline to submit final plat, to April 15, 2018.

### **PROPOSAL DETAILS/ANALYSIS:**

GWSA is requesting its third extension in order to work through issues related to a condition of preliminary plat:

- 6) Related to the proposed storm water discharge to the south, the applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30<sup>th</sup> Street culverts consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat

### **FISCAL IMPACT:**

None.

### **OPTIONS:**

The City Council should consider the following options:

- 1) To extend the preliminary plat deadline to submit final plat to April 15, 2018
- 2) To reject the preliminary plat extension request.

**RECOMMENDATION:**

Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision as part of tonight's consent agenda.

If removed from the consent agenda, then Staff recommends the City Council approve the request with the following motion:

***“Move to adopt Resolution No. 2017-024, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2018.”***

**ATTACHMENTS:**

1. Resolution 2017-024
2. Gonyea Letter of Request

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2017-024**

***A RESOLUTION APPROVING AN EXTENSION FOR THE FINAL PLAT SUBMISSION  
DEADLINE FOR THE VILLAGE PARK PRESERVE RESIDENTIAL SUBDIVISION***

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, MN, submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 100-unit single family subdivision on an approximately 64 acre parcel in the Village Planning Area (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002) to be called Village Park Preserve, a copy of which is on file in the City of Lake Elmo Community Development Department; and

**WHEREAS**, on September 8, 2014, the Lake Elmo Planning Commission reviewed and recommended approval of the Village Park Preserve Preliminary Plat; and

**WHEREAS**, on September 16, 2014, the Lake Elmo City Council adopted Resolution 2014-74, approving the Village Park Preserve Preliminary Plat; and

**WHEREAS**, GWSA Land Development, LLC submitted a request for a 6-month extension to the Final Plat submittal deadline of the approved plat to allow for additional time to prepare Final Utility and Stormwater Management Plans; and

**WHEREAS**, the Lake Elmo City Council adopted Resolution No. 2014-090 granting a 6-month extension that resulting in a new submittal deadline of September 16, 2015; and

**WHEREAS**, GWSA Land Development, LLC submitted a second request to extend the Final Plat submittal deadline of the approved preliminary plat until April 15, 2019 to allow for additional time for the phasing and construction of improvements in the area.

**WHEREAS**, the Lake Elmo City Council adopted Resolution No. 2015-073 granting an extension of the deadline to submit the final plat to April 15, 2017.

**WHEREAS**, GWSA Land Development, LLC submitted a third request to extend the Final Plat submittal deadline of the approved preliminary plat until April 15, 2018 to allow for additional time to work through an issue related to a condition of preliminary plat.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve an extension to the Final Plat deadline for the Village Park Preserve residential subdivision, and hereby extends the Final Plat application deadline to April 15, 2018.

Passed and duly adopted this 21<sup>st</sup> day of March, 2017 by the City Council of the City of Lake Elmo, Minnesota.

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Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk



Monday, March 13, 2017

Stephen Wensman  
Planning Director  
City of Lake Elmo  
3800 Laverne Avenue North  
Lake Elmo, MN 55042

Dear Stephen:

On behalf of GWSA Land Development, LLC, the developer, and pursuant to Lake Elmo City Ordinance Section 153.07 Subdivision L, I am requesting an extension for the deadline to present the final plat of Village Park Preserve to the City. We are currently working through the engineering comments and conditions for final plat approval with the City, and were hopeful to have our final plat submittal accepted prior to April 15, 2017, but need additional time to get acceptance for one condition from the City prior to final plat submittal.

The deadline for final plat application for Village Park Preserve is April 15, 2017, but we would like to ask for an extension for final plat application to April 15, 2018.

Thank you for your consideration.

Cordially,

A handwritten signature in blue ink, appearing to read "Craig Allen".

Craig Allen  
Chief Manager - GWSA Land Development, LLC