



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 16, 2022
PREPARED BY: Peter Vickerman, Planning Manager
AGENDA ITEM: Evanswood final plat

PREVIOUS ACTIONS:

At their meeting of Monday, December 21, 2021, the City Council adopted Ordinance No. 21-23 approving the rezoning and adopted Resolution No. 21-181 approving Evanswood PUD development stage plan and preliminary plat.

Applicant:	MN Landco/AREP 3 Evanswood, LP
Application received:	April 21, 2022
60 day review deadline:	June 20, 2022
Address:	10325 Troy Lane, 18100 101 st Avenue North and 17690 101 st Avenue North

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a resolution approving Evanswood final plat subject to:

- 1) The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from the Parks and Recreation Department dated May 9, 2022.
- 2) The applicant amending the final plat to show a division between outlots E and F.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

COMMENTS:

The applicant is proposing a final plat for the first phase of the Evanswood neighborhood.

The final plat has 60 of the 227 single-family detached lots and all 138 townhome lots.

In addition, the plat proposes the following outlots:

- Outlot A: Future single-family home area
- Outlot B: Open space and trail corridor along Rush Creek, including Three Rivers Park District trail
- Outlots C, D, E, and F: Internal open space and stormwater management
- Outlot G: Future single-family home area
- Outlot H: Small portion of property west of Troy Lane, likely future stormwater ponding

The plat also plats various public rights-of-way for the public street system.

The plat conforms to the approved preliminary plat and staff has no issues with the request.

ATTACHMENTS:

Attachment A: Location map

Attachment B: Maps

Attachment C: Memorandum