



## REQUEST FOR PLANNING COMMISSION ACTION

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**MEETING DATE:** August 8, 2022  
**PREPARED BY:** Peter Vickerman, Planning Manager  
**AGENDA ITEM:** Arbor Lakes 9th Addition preliminary plat and final plat

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### PREVIOUS ACTIONS:

On February 22, 2022, the City Council approved Resolution No. 22-046, approving the PUD concept amendment for the former AMC Theater site and the PUD development stage plan for Floor and Décor.

**Requested Action:** Preliminary plat and final plat

**Zoning:** PUD (Planned Unit Development)

### Adjacent Land

#### Use and Zoning:

North: PUD (Planned Unit Development)  
East: PUD (Planned Unit Development)  
South: Interstate 94  
West: PUD (Planned Unit Development)

Applicant:	12575 Elm Creek LLC
Application received:	July 11, 2022
60 day review deadline:	September 9, 2022
Additional 60 day review deadline:	November 8, 2022
Address:	12575 Elm Creek Boulevard

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### RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the preliminary plat and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from:
  - a. The Engineering Department dated August 8, 2022

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.

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**COMMENTS:**

The applicant is requesting preliminary and final plat approval to subdivide the former AMC Theater site, now Floor and Décor, into one lot and three outlots.

The three outlots would come back before the Planning Commission and City Council with subsequent development stage plans for new uses on those sites.

Staff has no issue with the proposed subdivision and recommends approval subject to the conditions in the memorandums attached.

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**ATTACHMENTS:**

Attachment A: Location Map

Attachment B: Maps

Attachment C: Memorandums