



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** March 6, 2023

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Bella Woods planned unit development concept stage plan

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### PREVIOUS ACTIONS:

At their meeting of Tuesday, February 21, 2023, the City Council directed the City Attorney to draft a resolution approving Bella Woods planned unit development concept stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated November 6, 2022
  - b. The Water Resources Engineer dated October 5, 2022
  - c. The Fire Department dated October 6, 2022
  - d. The Parks & Recreation Department dated November 8, 2022
2. The applicant shall provide an amenity space in the townhome area in any subsequent development stage plan.
3. The applicant shall provide a ghost plat for properties at 18800 101st Avenue North and 18760 101st Avenue North with any subsequent development stage plan.
4. The applicant shall provide screening as necessary at the end of the temporary cul-de-sac adjacent to the KOA campground at 10410 Brockton Lane North.
5. The applicant shall amend their plan to change the proposed 55-foot wide lots to 65-foot wide lots.

At their meeting of Monday, February 6, 2023, the City Council tabled Bella Woods planned unit development concept stage plan until February 21, 2023.

At their meeting of Monday, January 3, 2023, the City Council tabled Bella Woods planned unit development concept stage plan until February 6, 2023.

At their meeting of Monday, December 5, 2022, the City Council tabled Bella Woods planned unit development concept stage plan until January 3, 2023.

At their meeting of Monday, November 14, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution approving the Bella Woods planned unit development concept stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated November 6, 2022
  - b. The Water Resources Engineer dated October 5, 2022
  - c. The Fire Department dated October 6, 2022
  - d. The Parks & Recreation Department dated November 8, 2022
2. The applicant shall provide an amenity space in the townhome area in any subsequent development stage plan.
3. The applicant shall provide parking and turn-around space in the southern townhome area in any subsequent development stage plan.
4. The applicant shall provide a ghost plat for properties at 18800 101st Avenue North and 18760 101st Avenue North with any subsequent development stage plan.
5. The applicant shall provide screening as necessary at the end of the temporary cul-de-sac adjacent to the KOA campground at 10410 Brockton Lane North.

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.

**Requested Action:** Adopt Resolution No. 23-044

**Zoning:** R-A (Single-Family Agricultural District)

**Adjacent Land**

**Use and Zoning:**

- North: R-A (Single-Family Agricultural District)
- East: R-A (Single-Family Agricultural District)
- South: R-A (Single-Family Agricultural District)
- West: R-A (Single-Family Agricultural District)

Applicant:	US Home, LLC (Lennar)
Application received:	September 21, 2022
60 day review deadline:	November 20, 2022
Additional 60 day review deadline:	January 19, 2023
15.99 extension by applicant:	March 15, 2023
Address:	10350 Brockton Lane North

**RECOMMENDED COUNCIL ACTION:**

**Motion** to adopt Resolution No. 23-044 approving Bella Woods planned unit development concept stage plan.

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**COMMENTS:**

Attached is the Resolution No. 23-044 approving Bella Woods planned unit development concept stage plan.

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**ATTACHMENTS:**

Attachment A: Resolution No. 23-044