



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** May 1, 2023  
**PREPARED BY:** Jesse Corrow, City Planner  
**AGENDA ITEM:** Evanswood of Maple Grove 2nd Addition final plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, May 16, 2022, the City Council adopted Ordinance No. 22-097 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.

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.

**Requested Action:** Final plat

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

### Adjacent Land

#### Use and Zoning:

North: PUD (Planned Unit Development District)  
East: PUD (Planned Unit Development District)  
South: R-A (Single-Family Agricultural District)  
West: R-A (Single-Family Agricultural District)

Applicant:	MN Landco/Arep 3 Evanswood, LP
Application received:	March 30, 2023
60 day review deadline:	May 29, 2023
Additional 60 day review deadline:	July 28, 2023
Address:	18100 101 <sup>st</sup> Avenue North (Outlot A and F)

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**RECOMMENDED COUNCIL ACTION:**

**Motion** to direct the City Attorney to draft a resolution approving the Evanswood of Maple Grove 2nd Addition 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 April 14, 2023
  - b. The Parks and Recreation Department dated April 26, 2023

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 final plat approval for the Evanswood of Maple Grove 2nd Addition which includes 52 new single-family lots.

Additionally, the previously platted areas are proposed to be replatted into several smaller outlots and a future public road network within the Evanswood development.

- Outlots A – H: Future open space between homesites and stormwater management
- Outlots I – Q: Future single family-home area

The plat is consistent with what was previously approved as part of the development stage plan and preliminary plat – 115 additional single-family lots are planned as part of future additions. Staff has no issue with the final plat and recommends approval.

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**ATTACHMENTS:**

Attachment A: Location map

Attachment B: Final plat

Attachment C: Memorandums