



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 1, 2023
PREPARED BY: Peter Vickerman, Planning Manager
AGENDA ITEM: Rush Hollow 2nd Addition final plat

PREVIOUS ACTIONS:

At their meeting of Monday, October 17, 2022, the City Council adopted Resolution No. 22-155 approving Rush Hollow PUD concept stage plan, development stage plan, preliminary plat, and final plat subject to:

1. Planned unit development agreement final review and approval of the City Attorney and Director of Community and Economic Development.

Requested Action: Final plat

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:	Maplewood Development Inc
Application received:	March 31, 2023
60 day review deadline:	May 30, 2023
Additional 60 day review deadline:	July 29, 2023
Address:	14300 Territorial Road, 15024 Territorial Road, 14768 Territorial Road, and 14301 Territorial Road

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a resolution approving the Rush Hollow Second Addition final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums 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.

COMMENTS:

The applicant is requesting final plat approval for an additional 33 single family lots in the Rush Hollow neighborhood. The final plat is consistent with the approved preliminary plat and staff has no issues with the proposal.

The first phase platted:

- 101 townhomes
- 117 detached single family homes
- 21 outlots (five to be replatted in the future)
- 6 twin homes (Lifestyle)
- 80 senior housing units (Lifestyle)

Phase 2

- 33 detached single family houses
- 1 outlot to be replated in the future.

ATTACHMENTS:

Attachment A: Location map

Attachment B: Rush Hollow Second Addition final plat

Attachment C: Memorandums