



MEMORANDUM

TO: Aleksandr Ustimchuk
FROM: Peter Vickerman, Planning Manager
DATE: July 13, 2023
SUBJECT: Appaloosa Woods 10th Addition

Community and Economic Development staff have the following comments:

1. Staff recommends that tree protection fences be put up to protect the triangular area of trees in the front yard and any remaining trees in the back yard.
2. An exhibit showing the material stockpile should be shown for the basement excavation.

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 7/21/23
PROJECT NAME: Appaloosa Woods 10th Addition
LOCATION: 81st Place North & Laredo Court
PID:
SUBMITTAL: Plat

The Engineering Department has reviewed the above mentioned project and offer the following comments:

SUMMARY

Residential Lot Split

GENERAL COMMENTS

Status

- a. Trunk and lateral assessments will be due through the engineering department
- b. Any grading will be reviewed when the lot survey is submitted as part of the building permit application.
- c.

ASSESSMENTS

Status

- a.

PLAT

Status

- a.

PROJECT NAME: Appaloosa Woods 10th Addition

LOCATION: 81st Place North & Laredo Court

DATE: 7/21/23

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Preliminary Plat dated 7/10/23	Informational
b. No further comments at this time	Informational

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

7. TRIP GENERATION

	Status
a. A traffic study is not required as part of this proposed development	Informational

8. ACCESS

	Status
a. No Comments	-

9. PARKING

	Status
a. No Comments	-

10. PEDESTRIAN ACCOMODATIONS

	Status
a. No Comments	-

11. LANDSCAPE PLAN COMMENTS

	Status
a. No Comments	Resolved

12. OTHER MISCELLANEOUS COMMENTS

	Status
a. No Comments	-

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

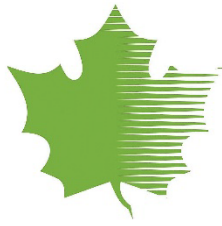
	Status
a. W&S services have been located via televising for vacant lot.	

14. WATER

	Status
a.	

15. SANITARY SEWER

	Status
a. Existing SAN MH is approx. 17' deep (invert at 935.28 according to record drawings).	



MEMORANDUM

TO: Jesse Corrow – Associate Planner

FROM: Ben Jaszewski, Parks and Planning Superintendent

DATE: July 20, 2023

SUBJECT: Appaloosa Woods 10th Addition

After reviewing the above-mentioned submittal, the Parks & Recreation Board staff has the following comments:

- The Park Dedication ordinance applies to this subdivision which requires a land dedication or a cash equivalent per unit based on the current rate.
- The Park Dedication obligation for the proposed subdivision would be a cash dedication based on the 2023 Single-Family Residential rate of \$4,156 per unit. Fees will apply to all units.
- This PUD is a lot-split converting an existing lot with a single-family home into two single-family residential lots. Park dedication is required for the added lot.

1 Single-Family Residential lot x \$4,156 = \$4,156

- The Appaloosa Woods 10th Addition is located within the city's Park Service Area 19. Residents of this subdivision are served by Rush Creek School, Nottingham, Weaver Lake Park and various local and regional trail connections.

General

- *The recommendations above are that of the Parks and Recreation staff. Park dedication requirements are acted on by the Parks and Recreation Board at their regularly scheduled monthly meetings and forwarded on to the City Council for final approval.*
- *Applicants may pay the park dedication fee at any time after the final plat has been approved by the City Council and Park Board but it must be paid before the plat is released by the City for filing.*
- *Park dedication rates are reviewed annually in February by the City Council. The rate is applied at the time the plat is released to the County for filing.*