



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** October 16, 2023

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

**AGENDA ITEM:** Nörsq Maple Grove PUD concept stage plan, development stage plan, comprehensive plan amendment, rezoning, preliminary plat, final plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, October 2, 2023, the City Council directed the City Attorney to draft a resolution and a planned unit development agreement approving the Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, preliminary plat, and 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 Community & Economic Development Department dated September 21, 2023
  - b. The Engineering Department dated July 21, 2023
  - c. The Water Resources Engineer updated August 8, 2023
  - d. The Parks & Recreation Department dated August 4, 2023
  - e. The Department of Natural Resources dated August 10, 2023
  - f. The Fire Department dated August 10, 2023
  - g. The Traffic Operations Engineer dated September 20, 2023

Motion to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from RA, Residential Agricultural to PUD, Planned Unit Development.

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.

At their meeting of Monday, September 25, 2023, the Planning Commission did not provide a recommendation of the Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, rezoning, preliminary plat, and final plat.

At their meeting of Monday, September 25, 2023 the Planning Commission moved to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from RA, Residential Agricultural to PUD, Planned Unit Development.

At their meeting of Monday, August 14, 2023, the Planning Commission tabled this item.

**Requested Action:** Planned unit development concept stage plan, development stage plan, comprehensive plan amendment, rezoning, preliminary plat, and 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: PUD (Planned Unit Development District)  
West: R-A (Single-Family Agricultural District)

Applicant:	Nörsq Companies
Application received:	July 10, 2023
60 day review deadline:	September 8, 2023
Additional 60 day review deadline:	November 7, 2023
Address:	17425 101 <sup>st</sup> Avenue North

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**RECOMMENDED COUNCIL ACTION:**

**Motion** to adopt Ordinance No. 23-20 approving the rezoning from RA, Residential Agricultural to PUD, Planned Unit Development.

**Motion** to adopt Resolution No. 23-149 approving Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, preliminary plat, and final plat.

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**COMMENTS:**

Attached is Ordinance No. 23-20 approving the rezoning from RA, Residential Agricultural to PUD, Planned Unit Development and Resolution No. 23-149 approving the Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, preliminary plat, and final plat.

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**ATTACHMENTS:**

Attachment A: Ordinance No. 23-20

Attachment B: Resolution No. 23-149

Attachment C: Planned unit development agreement