



Community Development
Department

Preliminary Plat Request for Kraewood Addition

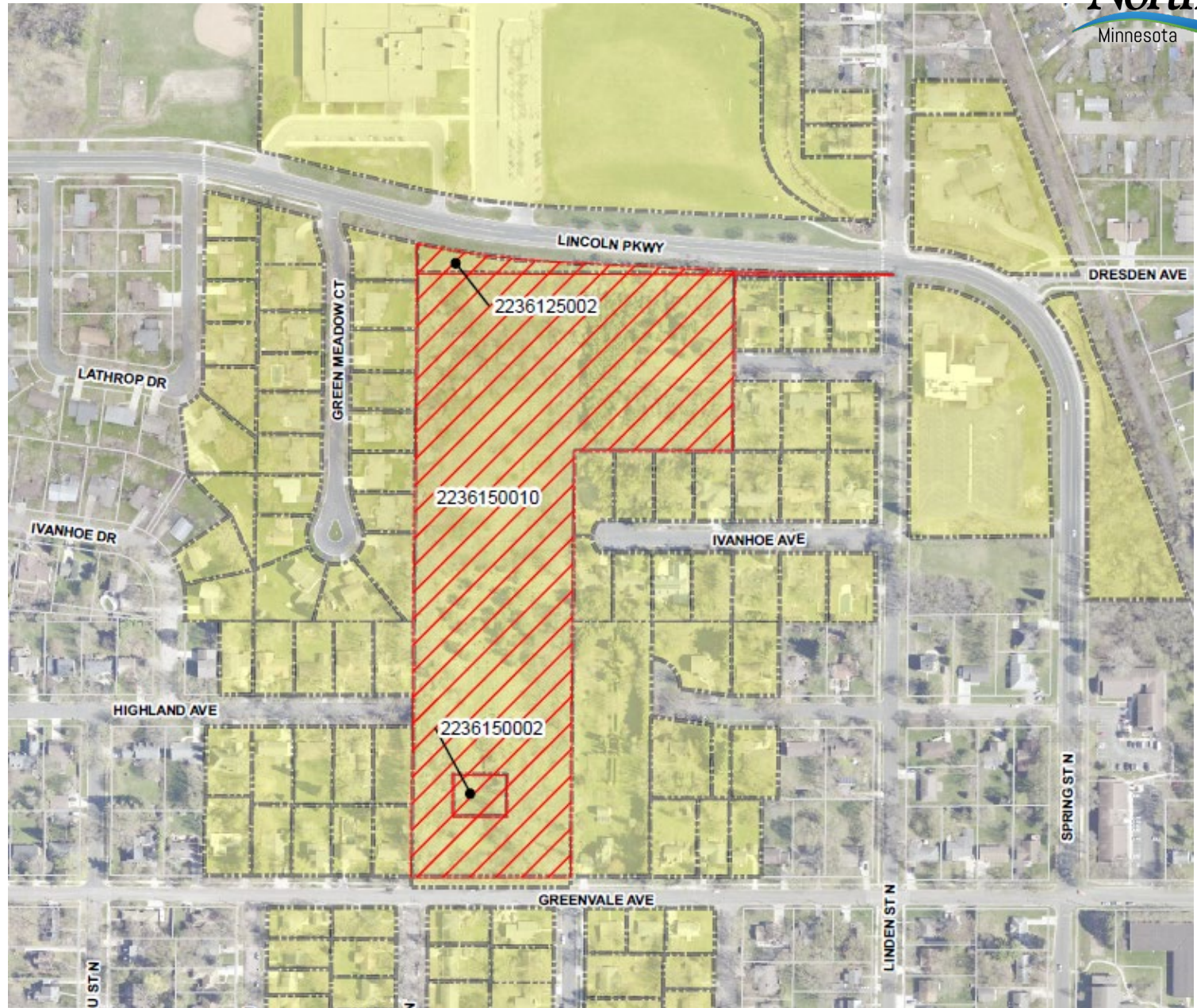
CITY COUNCIL

OCTOBER 19, 2021

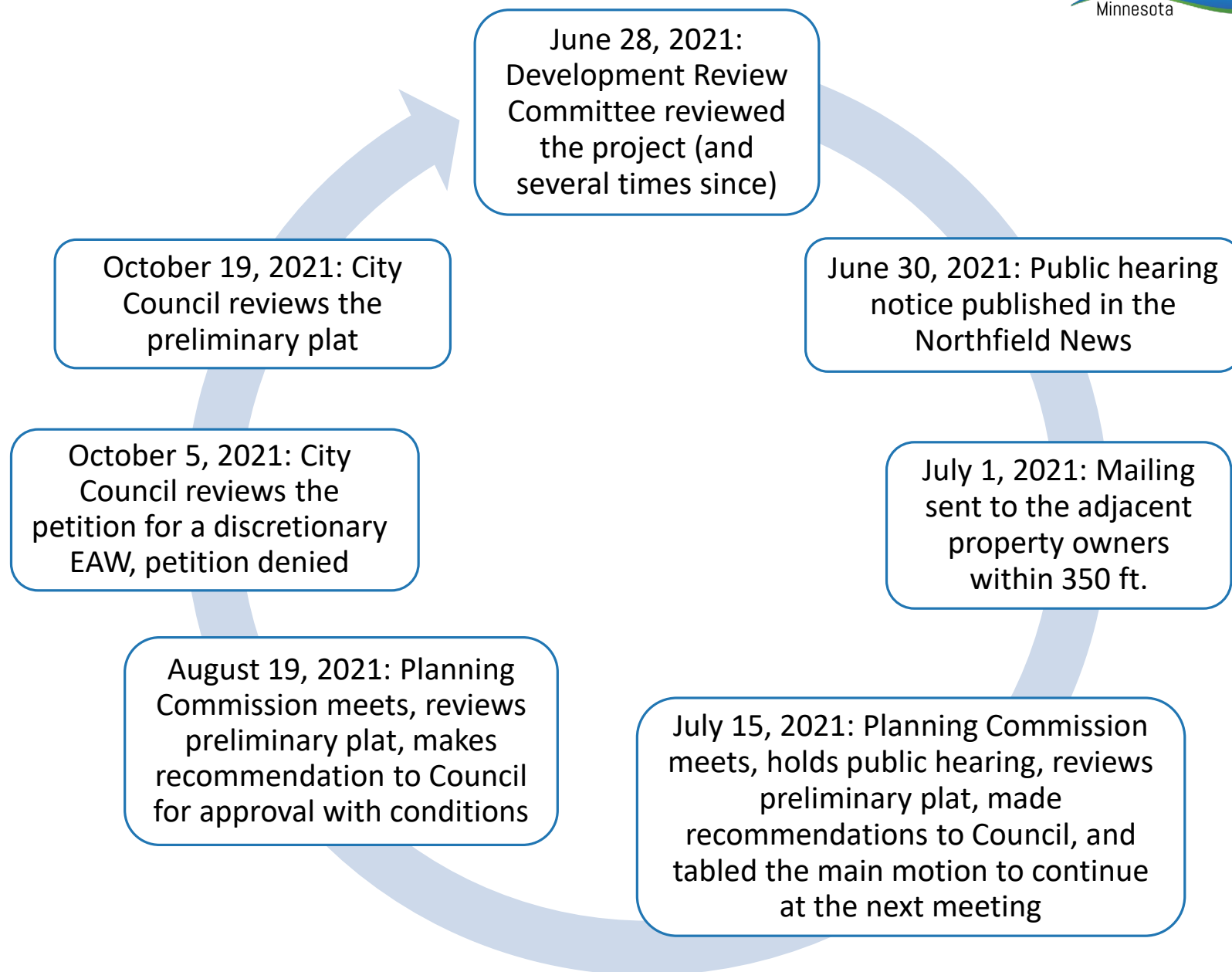
MIKAYLA SCHMIDT, CITY PLANNER

Overview & Location

- ~12.5 acre site
- Located west of Linden St. N. and situated between Greenvale Ave. and Lincoln Pkwy.
- Applicant is Rebound Real Estate
- The proposed prelim. plat, Kraewood Addition, would create 22 single family homes, 2 twin homes, 1 four-plex and an apartment complex



Timeline & Process



Recommended conditions from the Planning Commission & Staff

Recommendations from the Planning Commission & Staff:

1. All streets within the plat be no wider than 28 feet and in compliance with the street table.

Staff Response:

Staff agrees with this recommendation as it provides for greater lot depth to potentially preserve more trees, it narrows the street to slow traffic, and provides more room for sidewalks.

This condition was carried over from the July 15, 2021 PC meeting.

2. The right-of-way be no wider than 52 feet.

Staff Response:

Staff agrees with this recommendation as it provides for greater lot depth to potentially preserve more trees, it narrows the street to slow traffic, and provides room for sidewalks.

This condition was carried over from the July 15, 2021 PC meeting.

3. Sidewalks be no less than 6 feet throughout the development.

Staff Response:

Staff agrees with this recommendation, as it will provide more space for pedestrians to move through the proposed preliminary plat.

This condition was carried over from the July 15, 2021 PC meeting.

4. The Highland Ave. stub street to the east of Kraewood Dr. will encompass all public utilities and be graded to city specifications, but not include pavement and curb.

Staff Response:

Staff disagrees with this recommended condition. Staff recommends the Highland Ave. stub street to the east of Kraewood Dr. be built out completely with all public utilities, grading to city specifications, and include pavement and curb.

5. Sidewalk shall be installed on the south side of Lincoln Parkway from Green Meadow Court to Linden Street North by the applicant.

Staff Response:

Staff agrees with this recommendation, as it will provide more space for pedestrians to move through the proposed preliminary plat.

This motion is carried over from the July 15, 2021 PC meeting.

6. A motion was made to remove the recommendation to align Kraewood Drive to the middle of the proposed plat along Greenvale Ave.

Staff Response:

Staff's original recommendation and the PC's was meant to mitigate headlights into the front of the homes on the south side of Greenvale Ave (from the July 15 PC meeting).

Staff is supportive of the removal of the original recommendation made by the PC at their July meeting.

7. Create a non-motorized multi-model connection from Kraewood Dr. to Ivanhoe Ave.

Staff Response:

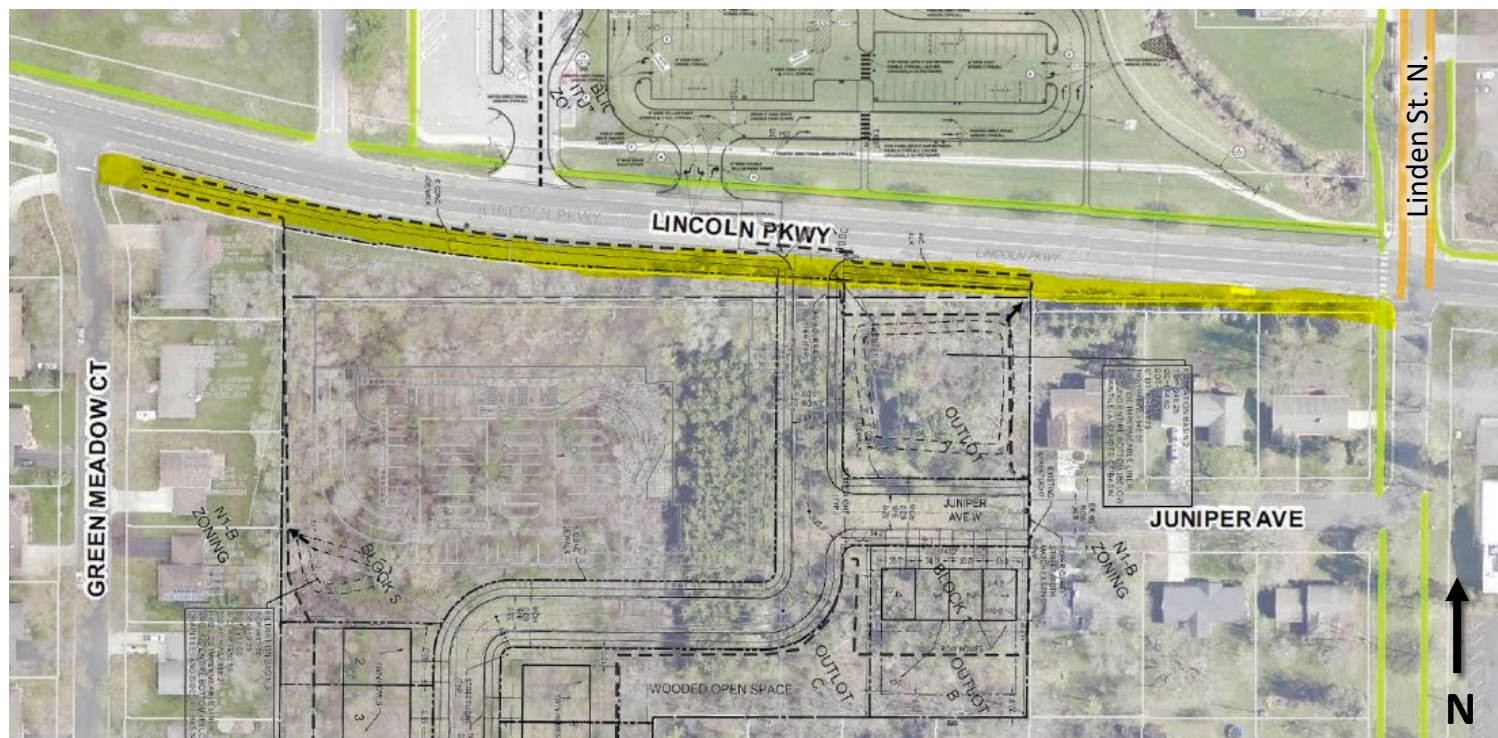
Staff recommends making a connection from Kraewood Dr. to Ivanhoe Ave.

There is an existing easement on the west end of Ivanhoe Ave. specifically for emergency access of vehicles for fire, police, etc. The applicant is willing to add this connection to extend to the emergency access easement from Ivanhoe Ave. to Kraewood Dr.

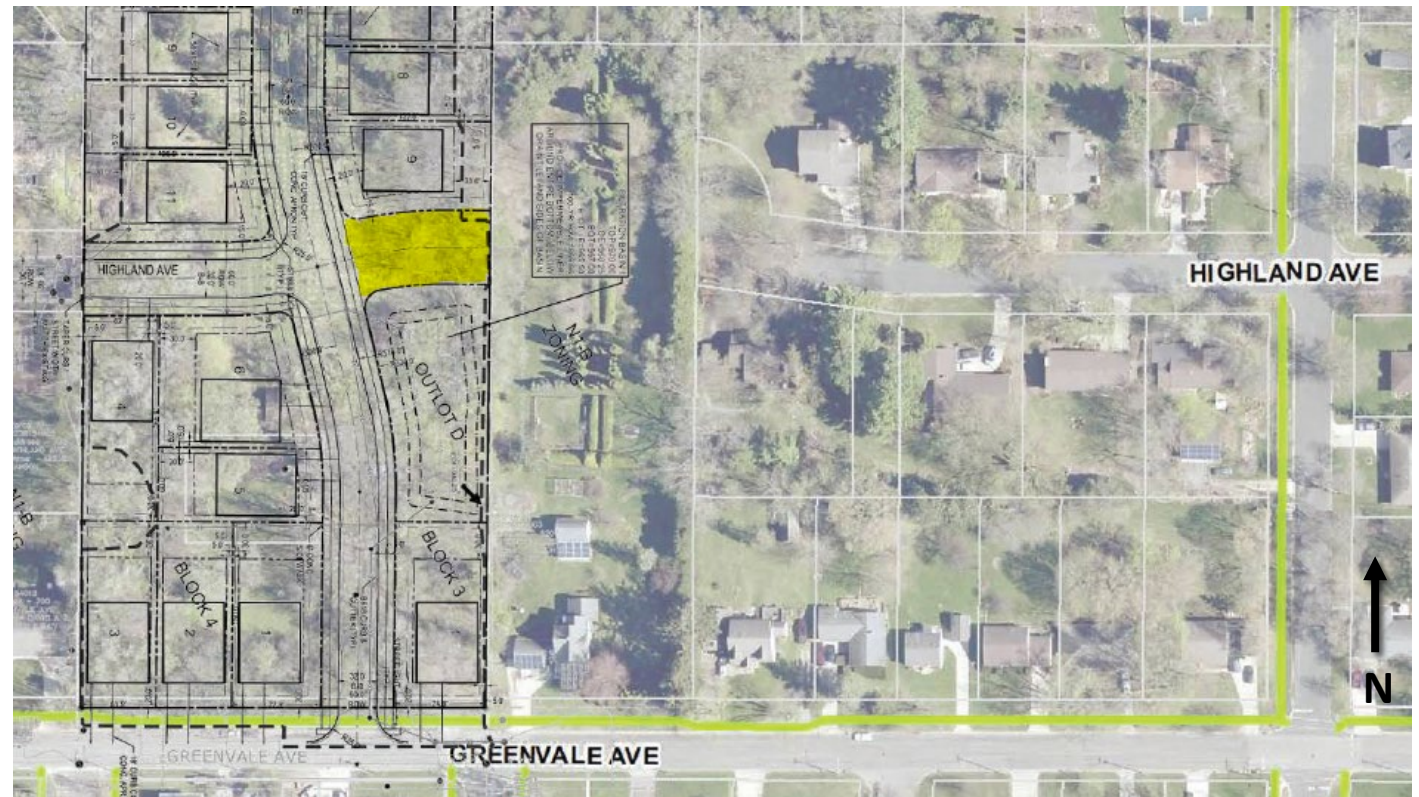
This is a new condition from the August 19, 2021 PC meeting.

Recommended conditions from Staff

1. A 6-foot sidewalk shall be constructed on the south side of Lincoln Parkway from Green Meadow Court to Linden Street North by the Applicant and shown in the Final Plat.



2. Highland Avenue shall be fully constructed (i.e. utilities, grading, pavement and curb installed) to the east of Kraewood Dr. to within 20 feet of the east property line as determined by the City Engineer and shown in the Final Plat.



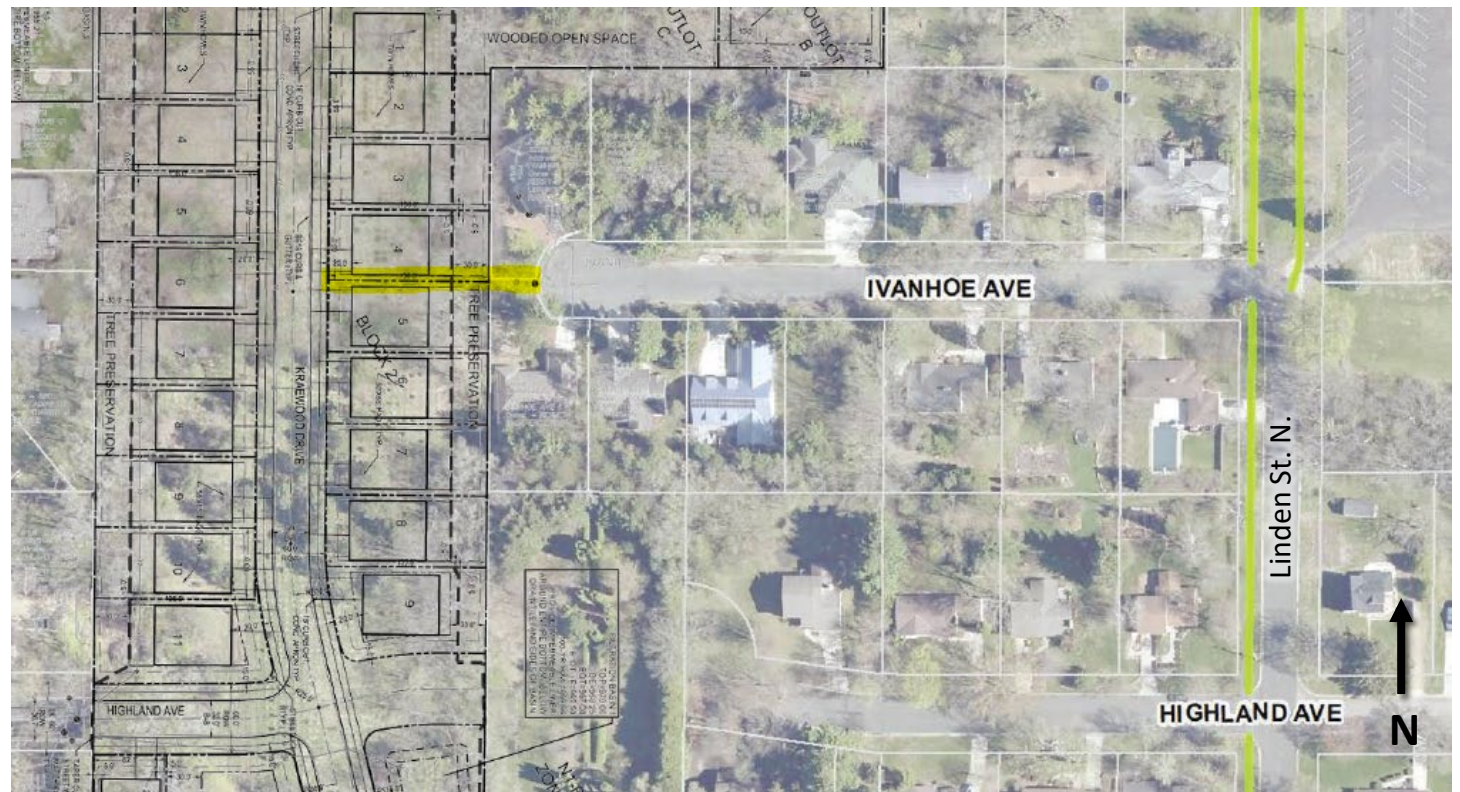
3. Streets throughout the plat shall be constructed no more than 28 feet wide and shown in the Final Plat.

4. Right-of-way throughout the plat shall be no wider than 52 feet wide and shown in the Final Plat.

5. Sidewalks throughout the plat shall be no less than 6 feet wide and shown in the Final Plat.

7. The Applicant shall meet the park dedication requirements in City Code, Chapter 34, Section 5.2.6 in the form of cash-in-lieu for parks and open space acquisition and development.

6. A 20-foot access for ingress/egress for emergency vehicles shall be shown on the final plat and the same shall be created and installed by the Applicant that connects Ivanhoe Drive to Kraewood Drive.



Action Requested of City Council

Motion to approve the preliminary plat resolution, with cash-in-lieu for park dedication, for Kraewood Addition with the conditions proposed by staff.

Two resolutions have been provided – one with cash-in-lieu and the other dedicating Outlot C as park land.

