



Legislation Details (With Text)

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On agenda: 7/9/2024 **Final action:**

Title: Consideration of Development Agreement Resolution for Cedar Meadows.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1 - Resolution, 2. 2 - Exhibit A - Cedar Meadows Development Agreement (1st Phase)

Date	Ver.	Action By	Action	Result
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City Council Meeting Date: July 9, 2024

To: Mayor and City Council
City Administrator Ben Martig

From: Mikayla Schmidt, City Planner
David Bennett, Public Works Director/City Engineer

Consideration of Development Agreement Resolution for Cedar Meadows.

Action Requested:

The City Council is requested to review and approve the Development Agreement for Cedar Meadows with conditions, which were approved as part of the preliminary plat.

Summary Report:

North and Cedar 62, LLP has applied for a final plat to create Cedar Meadows on a parcel of land northwest of the Cedar Ave. and North Ave. intersection. The parcel is approximately 61.94 acres, proposes to create 46 lots and is zoned N2-B: Neighborhood General 2. The first phase consists of 23 single family homes, a senior co-op, 7 detached villa style homes, 3 twin-homes and 3 tri-plex units. Total units of development of the entire property include: 70 units in the proposed multi-family/senior co-op building, 12 tri-plex, 28 twin-homes, 41 detached villa style homes and 44 single-family homes.

Per City Council Resolution 2023-095 (approval of the preliminary plat) the following summary of items were incorporated into the final plat and development agreement:

- Preliminary plat extension of 5 years (see Section 5 of the development agreement);
- Park dedication requirements (see Section 19);
- A phase specific erosion and sediment control plan (see Section 27);
- Street design and bicycle/pedestrian crossing connections (see Section 27);
- Intersection improvements at Cedar Ave. and North Ave. (see Section 27);

- Greenway corridor installation (see Section 27);
- Trail along the west side of Cedar Ave. and potential cost-sharing (see Section 27);
- Hospital road connection at a future phase (see Section 27);
- South bound turn lane on Cedar Ave. at a future phase (see Section 27);
- Potential collaboration with Dakota County Community Development Agency as part of Cedar Meadows (see Section 27);

The applicant is prepared to begin grading and site work for Cedar Meadows immediately with plans to complete the first phase Summer of 2025. Future phases 2+ will depend on absorption of the first phase, but estimated to be completed in the next 3 to 4 years. The Senior Coop is planned to start construction Spring of 2025.

The city council shall consider the following in the review of a final plat. Criteria (a), (b) and (d) below must be met and criterion (c) shall be considered:

- (a) Construction drawings have been submitted to, reviewed and approved by the city engineer. They are attached to the final plat staff report;
- (b) A development agreement must have been prepared and submitted as part of the final plat application; The development agreement is prepared and attached to this staff report for approval.
- (c) Whether the final plat is in substantial compliance with the approved preliminary plat and any conditions on the preliminary plat approval, and whether any changes of note were reported to the city council; and

The final plat is substantially similar to what was approved as part of the preliminary plat. The conditions in the resolution approving the preliminary plat have been incorporated into the final plat and development agreement.

- (d) The final plat must comply with all other applicable standards in this LDC and state law including Minn. Stat., Ch. 505 as applicable.
The final plat complies with the Land Development Code and Minnesota State Statute 505 Plats; Coordinates; Surveys.

Recommendation:

Staff recommends approval of the development agreement.

Alternative Options:

NA

Financial Impacts:

The City Council has directed staff to explore potential cost sharing for the trail along the west side of Cedar Ave. There could be financial contributions from the City for the trail associated with the first phase of this Final Plat and future phases.

Tentative Timelines:

The applicant is prepared to begin grading and site work for Cedar Meadows immediately with plans to complete the first phase Summer of 2025. Future phases 2+ will depend on absorption of the first phase, but estimated to be completed in the next 3 to 4 years. The Senior Coop is planned to start construction Spring of 2025.