

To: **Mayor and City Council**
Through: **Ben Boike, Asst. Comm. Dev. Director/City Planner**
From: **Melissa Sonnek, Comm. Dev. Coordinator**
Date: **July 22, 2019**

Plat/Subdivision Application – Bakewell Addition

REQUEST:

Josh Kirchert is requesting a preliminary and final plat review for the subdivision of the southeast corner of Marie and Delaware.

ATTACHMENTS:

Application Package
Plat Drawings
Planning Commission Report
Resolution



REQUEST

The applicant is proposing to subdivide the two existing lots into a total of five lots, resulting in four new buildable lots and one lot for the existing home located on the east side of the property. All five proposed lots are conforming lots meeting minimum lot size and minimum lot width requirements.

INITIAL REVIEW:

This application was previously reviewed by the City Council during the June 24, 2019 meeting, but was continued due to the need for additional information on site access, stormwater, and drainage.

PLANNING COMMISSION:

The Planning Commission met in regular session on July 16th, 2019, and held a public hearing. The commission voted 7-0 to recommend approval of the final plat, subject to City Staff's listed conditions.

One member of the public was present to speak at the public hearing. Mr. Wright stated he lives just south of the proposed development, and had volunteered to speak on behalf of a few neighbors of the cul-de-sac located to the south of the development. Mr. Wright expressed a strong desire for natural landscaping to provide screening between the homes, limit any visual disturbances (such as headlights) due to the increased traffic, and to preserve the natural character of the area/neighborhood.

No one else from the public came forward to speak on this item.

After hearing both the applicant and the neighboring property owner, the Planning Commission moved to amend Staff's original recommendation for screening to specifically require natural screening rather than leave the option of natural screening or fencing open to the applicant. After discussing several different possibilities for said natural screening, the Planning Commission decided on having the landscaping clustered at the end of each driveway rather than along the entire length of the southern property line (which would measure to be around 600 feet).

STAFF RECOMMENDATION:

Staff recommends that Council hold a public hearing and APPROVE of the Preliminary and Final Plat for the Bakewell Addition at the southeast corner of Marie Avenue and Delaware Avenue, subject to the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul,
2. The applicant shall provide additional natural screening between the private east-west drive and the properties to the south by clustering said landscaping at the southern portion of each driveway of the development as approved by Staff,
3. The applicant shall ensure that all homes within the subdivision comply with setback requirements as detailed in section 153.083(B) of the zoning code,
4. The applicant shall comply with the requirements detailed in the County Plat Commission letter dated July 10, 2019, the engineering memo dated July 8, 2019, and the fire memo dated July 9, 2019,
5. The final plat shall be recorded with Dakota County within one year of approval and prior to submittal of building permits, and
6. The applicant shall work with the appropriate utility companies and explore the feasibility of burying existing utility lines on site.