Agenda Item Report

Meeting Type: City Council

Meeting Date: December 17, 2024

Item Title: Cardinal Heights Staff Report

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The Plan Commission recommended approval of the plat with the condition that items in the review letter be addressed. Lot 18 now has a buildable area outside of the DOT 50-foot setback. There are other items that likely need to be addressed.

After the Plan Commission's November meeting, the Department of Transportation provided requirements different than provided this past summer. The requirements center around public infrastructure in the DOT 50-foot setback, farmhouse driveway connection to Obrien Court, and the location of Obrien Court where it connects to Park Avenue. The new concern from DOT is the spacing of Obrien Court to Faith Drive. The DOT says they could provide an approval with conditions. The conditions would likely include a memorandum of agreement (MOA) requiring the city to construct a cul-de-sac on Faith Drive if there were "traffic and/or safety" issues at some point in the future.

A meeting was held recently between the church and the developer. Adding a cul-de-sac at Faith Drive did not elicit an objectionable response from the church. The specifics of the MOA have been requested but at the time of this report have not been sent by the Department of Transportation. City staff does not have the same traffic concerns as DOT because of the very low traffic volumes on Faith Drive and Fairway Drive.

List all Supporting Documentation Attached:

- City Engineer Review Letter
- Final Plat

Action Requested of Council: Approval of the Cardinal Heights Final Plat with the following conditions:

1. All items in the City Engineer's review letter be addressed
2. Stormwater pond to be located outside the DOT 50-foot setback
3. The driveway for the farmhouse to be connected to Obrien Court
4. Final approval from required state agencies