



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: Sept. 12, 2024

Item Title: Preliminary Plat – Cardinal Heights by Lamp’s Landing

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

Detailed Description of Subject Matter:

The preliminary plat of Cardinal Heights is consistent with the development agreement between the City and Lamp’s Landing. Ruekert and Mielke has provided a review letter and is attached. Several items have been listed and some have been addressed at the time of this report. The following are the key items to consider.

- **Existing farm house driveway and access to Park Avenue or Obrien Court.** The review letter and discussion by the Development Review Team recommend the farmhouse driveway access Obrien Court rather than Park Avenue. This would provide for better traffic flow and reduce possible confusion from the public and visitors of the Park Avenue driveway as the apartment building access. There are challenges to a driveway to Obrien Court as the driveway would go up hill to the court and would result in storm water flowing towards the house. The driveway has been existing for a long time and is also separated from the apartment complex by the mature oaks designated on the plat.
- **DOT 50-foot setback.** The DOT has existing setback of 50 feet noted on the plat (to be vacated by the City). Recent communications from DOT require this setback to be reduced by a state DOT committee set to meet on Sept. 12th. More information will be shared at the Plan Commission meeting.
- **Sanitary Sewer.** The sanitary sewer is coming to the property from the east and the adjacent church property. Documentation of that easement on the church property is needed. The placement of the sewer is coming across Park Avenue at a 90-degree angle. The proposed layout of the sanitary sewer if practical and further documentation is needed.

List all Supporting Documentation Attached:

- Preliminary Plat
- Plat Narrative/Letter of Intent
- Review Letter from Ruekert and Mielke
- Preliminary engineering plans
- Development Timeline

Action Requested of Council:

- Recommend approval of Cardinal Heights preliminary plat with the conditions that the plat is rezoned to R3 and R4, and the items listed in the review letter area addressed.

{ Please note that if discussion leads to a change in the review letter items, then those items can be addressed in the motion by referencing the number in the review letter }