



Agenda Item Report

Meeting Type: City Council

Meeting Date: October 1, 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 need to be addressed. Some items listed have been addressed at the time of this report. The following are the key items to consider. The Plan Commission recommended approval of the preliminary plat with the condition that all comments in the review letter be addressed except that Lot 2 shall access Park Avenue.

- **Existing farm house driveway.** The City Engineer and the Development Review Team recommended the farmhouse driveway access Obrien Court rather than Park Avenue. After discussion the Plan Commission recommended keeping the existing driveway and access to Park Avenue. Slope issues were a concern connecting the driveway uphill to O’Brien Court by the property owner and Plan Commission.
- **50 Ft. Setback.** The DOT 50-foot setback of the original plat is in effect. The review letter recommends that this issue be addressed. The state DOT committee reviewed a setback reduction request by the property owner and denied it. Variance options may yet be pursued by the developer. One way to address the setback is to eliminate lot 18. Public infrastructure is allowed in the DOT 50-foot setback. The review letter notes this setback issue and Lot 18.
- **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:

- Cardinal Heights Preliminary Plat
- Plat Review Letter – Ruekert and Mielke
- Cardinal Heights Narrative
- Preliminary engineering plans
- By-laws Home Owners Association
- Covenants Restrictions and Easements

Action Requested of Council:

- Recommend approval of Cardinal Heights preliminary plat with the condition that the plat is properly rezoned, and the items listed in the review letter are addressed except that Lot 2 retain driveway access to Park Avenue.