



Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0427-02 Approving Final Plat For Development Of Land
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION:	1 Motion 1. Motion to Approve Resolution 2026-0427-02 Approving Final Plat For Development Of Land

Summary

This resolution allows the Maple & Main project to proceed by approving the final plat, while ensuring all regulatory, financial, and development conditions are satisfied before recording and construction.

Project Overview

The approval allows for the subdivision and development of property into a 95-unit, four-story multifamily residential project. The proposal is consistent with the City's Comprehensive Plan, zoning regulations, and subdivision standards.

Key Findings

The City determined that the application meets subdivision requirements and supports orderly development, infrastructure standards, and protection of the public interest. The project also satisfies development obligations outlined in the Purchase Agreement.

Approval and Conditions

The Final Plat is conditionally approved and must meet several requirements before it can be recorded:

- Completion of rezoning to MU-D PUD
- Approval from outside agencies (e.g., watershed district, MnDOT, Metropolitan Council)
- Revisions to plans based on City and agency comments
- Execution of a Developer's Agreement and PUD Agreement

Financial requirements include:

- Park dedication fee estimated at \$256,250 (after credits)

- Utility connection fees (SAC, WAC, stormwater)
- Metropolitan Council SAC charges
- Payment of all City-related costs and required escrow deposit

Timing Requirements

- Construction must begin within 1 year or approvals become void
- The Final Plat must be recorded within 6 months or approval expires

Recommendation

Staff recommends approval of Resolution 2026-0427-02 Approving Final Plat For Development Of Land.