

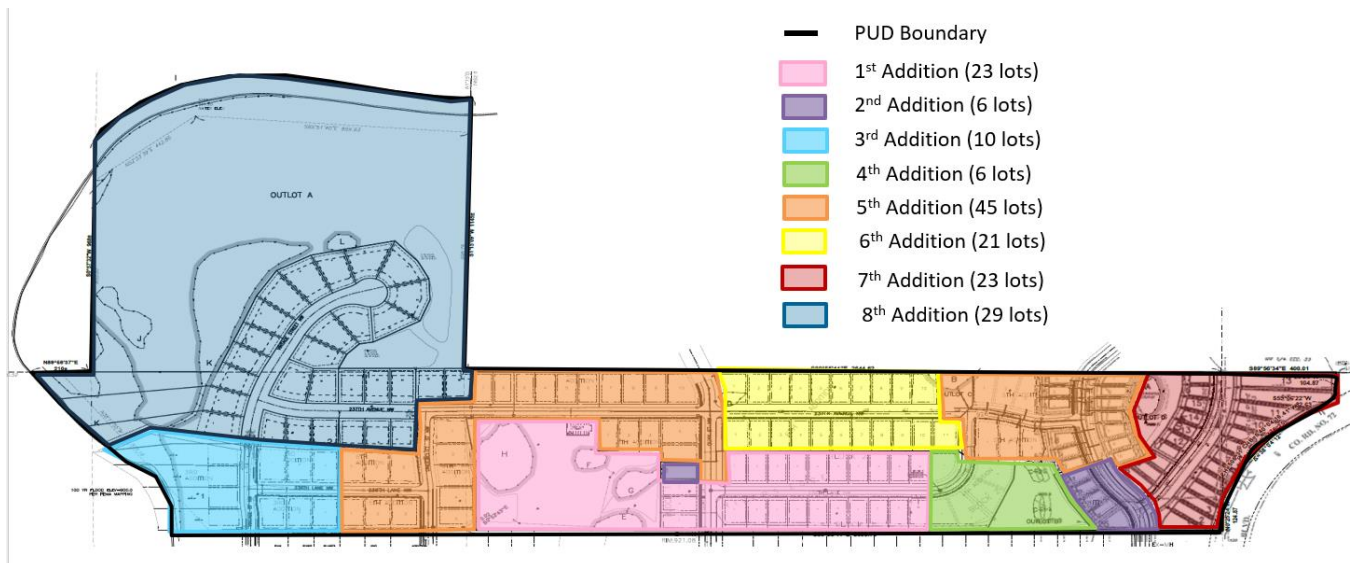
TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: Rivers Edge 8th Addition
DATE: May 5, 2025

APPLICANT: Dale Willenbring, St. Francis Land Development, LLC

LOCATION: Outlot A, Rivers Edge 2nd Addition and Outlot A, Rivers Edge 5th Addition

OVERVIEW:

Dale Willenbring of St. Francis Land Development, LLC has submitted an application for the review of the final plat and plans for the 8th Addition of the Rivers Edge subdivision. The Rivers Edge development was first approved in 2018. The 8th Addition will be the final phase and will complete build out of the development.



The 8th Addition of the Rivers Edge development was preliminary platted in October 2022 and includes 29 single-unit lots in the northwest area of the site. This Addition will also include the extension of 237th Ave NW and Vintage St NW in the general alignment as approved by the preliminary plat.

The 8th Addition is proposed to be located on land that is currently described as Outlot A of the Rivers Edge 2nd Addition and Outlot A of the Rivers Edge 5th Addition. Drainage and utility easements over these outlots that were established as part of the 2nd Addition and 5th Addition final plats were vacated in October 2022.

Staff, Engineering, and Legal have reviewed the 8th Addition final plat and plans and find the documents to be complete, substantially conforming to the approved PUD Development Plan and preliminary plat, and ready for approval.

ACTION TO BE CONSIDERED:

Staff recommends approval of the final plat request. Council is asked to review the final plat and plans for the 8th Addition of Rivers Edge and take action.

Suggested Motion:

1. Move to adopt Resolution 2025-28 approving the final plat and plans of the 8th Addition of the Rivers Edge subdivision with conditions and findings of fact as presented by Staff.

ATTACHMENTS:

- Draft Resolution 2025-28
- April 29, 2025 Engineering Memo
- Applicant Submittals