
TO: St. Francis City Council
FROM: Beth Richmond, Consulting Planner
SUBJECT: Dalton River Villas Concept Review
DATE: July 7, 2025
APPLICANT: Meadow Creek Construction (Mike Pomerleau)
LOCATION: PID 32-34-24-24-0069
COMP PLAN: Low Density Residential and Park/Open Space
ZONING: R-1 Urban Low Density Detached Residential

OVERVIEW

The applicant, Meadow Creek Construction, represented by Mike Pomerleau, has applied for review and discussion of a concept plan for the development of a 19-lot single-unit residential development on an approximately 15.45-acre site located between Ambassador Blvd NW and the Rum River (PID 32-34-24-24-0069). This property is located north of the Rum River Terrace neighborhood and east of the Vista Prairie Senior Living site. Roughly half of the site is encumbered by a bluff and the 100-year floodplain. An outlot is proposed along the Rum River which encompasses the floodplain area and the bluff. Primary access for the development is proposed to come from an extension of Woodbine Street NW from the south.



PLANNING COMMISSION

The Planning Commission reviewed the concept at their June 18, 2025 meeting. Commissioners discussed the City's potential ownership of the proposed outlot and clarified that if the land is intended to be part of the public park system, that there should be public access provided. Commissioners also noted that the Woodbine St NW cul-de-sac extension and the proposed lot sizes seem to be appropriate based on the design of the existing neighborhood to the south.

ACTIONS TO BE CONSIDERED

The City Council is requested to provide feedback to the applicant on the proposed concept. No motion is required. Comments shared are not binding on the City nor do they constitute official assurances or representations of the City on future recommendations or approvals.

If the applicant chooses to proceed with the project following concept plan review, the likely entitlements would include variances/Planned Unit Development and preliminary and final plat.

ATTACHMENT

- Concept Plan
- Planning Commission Memo – June 18, 2025