

Memorandum

Date: August 13, 2019

To: Planning Division Staff

From: Bruce Hollar

Re: FRED – Maple Grove Plat

FN: 17-07-118

On March 11, 2019 the Planning Division prepared a staff report for the Plan Commission related to a zoning map amendment and preliminary plat at 3840 Maple Grove Drive which included a list of 83 conditions. This most recent submittal includes an updated preliminary and final plat along with a zoning map amendment as well for said property. Many of the conditions were statements and standard comments but wanted to address some of the comments as we've been working with various City staff in recent weeks.

Engineering Division:

- Item 6: A flood study has been completed
- Item 9, 14: Construction of B Street is scheduled for 2020 as a City project and the owner acknowledges cost sharing of the culverts.
- Item 37: Easement has been provided on final plat

Engineering Mapping:

- Item 40: Parcel B has been removed from the title work

Traffic Engineering:

- Item 50: Additional right of way has been provided
- Item 51: Easement has been shown on the plat

Parks Division:

- Item 62: Providing 5.1 acres of parkland in Outlot 6
- Item 64: All parkland dedication has been removed from any FEMA floodways and floodplains
- Item 65: Additional right of way provided to accommodate the sidewalk

As a result of the additional right of way needed along B Street and Outlot 6 for the wider sidewalk, a decision was made to eliminate all proposed units on the west side of B Street to accommodate the City's request.