



PREPARED FOR THE PLAN COMMISSION

Project Address: 901 and 1001 Sugar Maple Lane
Application Type: Conditional Use
Legistar File ID # [34168](#) (901 Sugar Maple Lane)
[34479](#) (1001 Sugar Maple Lane)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

As noted in the staff reports dated June 20, 2014 for the above-referenced projects, the applicant is requesting approval of two residential building complex conditional uses to allow construction of 252 apartment units in 10 building on the subject sites.

Following completion of those reports, it was recalled that at the time that the subject sites were zoned TR-U1 and platted as part of the Sugar Maple subdivision by the Common Council on January 21, 2014, a condition of approval was added that limited the cumulative future density of Lots 45-47 to 250 total residential units. This condition was further enforced during the approval of the final plat by the Council on March 18 and April 8, 2014.

In order for the proposed developments to be consistent with the earlier zoning and subdivision approvals, the Planning Division recommends that both projects be approved subject to a condition that the cumulative densities of Lots 45-47 of the Sugar Maple plat not exceed 250 units. How the applicant chooses to pare the number of units to be consistent with the zoning and plat limitations will be negotiated as part of the final approval of the project plans prior to the issuance of building permits.

Additionally, the City Engineering Division has requested that condition #6 of the June 20, 2014 staff report for **1001 Sugar Maple Lane** be revised as follows:

"Currently Lot 46 is not proposed within any phase of the construction and build out of the Sugar Maple Plat. ~~Plans for Lot 46 shall be removed from this submittal and applied for separately.~~ Prior to ~~approval~~ of the issuance of building permits for Lot 46, the Developer shall enter into a Developer's Agreement for the completion of Cherry Blossom Drive, Ancient Oak Lane and Sugar Maple Lane and provide surety to cover the public infrastructure improvements prior to the issuance of building permits for this portion of the complex."

Janet Schmidt of the City Engineering Division indicated that they have no issues with 1001 Sugar Maple Lane being approved as one conditional use plan with a phased implementation. The City Engineer will place a hold in the permitting system on the issuance of building permits for Lot 46 to implement this revised condition.

Cc: J. Randy Bruce, Knothe & Bruce Architects, LLC
Alex McKenzie, T.R. McKenzie, Inc.
Janet Schmidt, City Engineering Division