



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Mallard Point, Plat No. 1 - Final Major Plat (Case #73-2021)

Executive Summary

Approval of this request would result in the creation of a 52-lot residential subdivision to be known as *Mallard Point, Plat No. 1* that includes new street right of ways and easements to be dedicated for public use.

Discussion

Crockett Engineering Consultants (agent), on behalf of Scorin Properties, LLC (owner), is seeking approval of a 52-lot final plat of R-1 (One-Family Dwelling District) zoned property, to be known as *Mallard Point, Plat No. 1*. The 18.99-acre subject site is located on the west side of Lake of the Woods Road approximately 600 feet north of Geysler Boulevard, and includes property address 2801 N Lake of the Woods Road.

The final plat will provide 48 lots for single-family development, with four lots used as common lots. Two existing streets that are currently stubbed to the edge of the subject property will be continued through the site, providing greater connectivity. An additional stub street is proposed to connect to the County large-acreage tracts to the north, accessed via Sing Drive, as a means of providing additional access to that acreage should it redevelop in the future.

It should be noted that the provision of this connection was requested by City and County staff as part of the preliminary plat process; however, given the developed nature of the adjoining tracts was not technically a code requirement of the preliminary plat approval process. Rather staff was attempting to seek the dedication of the stub street given potential redevelopment of the acreage tracts in the future. It should be noted that staff has received correspondence signed by several property owners in the adjoining County subdivision to the north opposing the street stub. The correspondence states their preference would be to either eliminate the stub street right of way from the plat or replace the right of way with an easement and defer construction of the street within the easement until redevelopment occurs to the north.

If Council so directs, the final plat could be revised to either eliminate the street stub or replace it with an unimproved street easement, and resubmitte on a subsequent Council agenda, with time allowed for staff to review the potential changes. At this time however, the requested final plat has been found to be in substantial conformance with the approved preliminary plat of *Mallard Point*. It includes all property contained within the approved preliminary plat, meets all the standards of the UDC regulations and is recommended for approval.



Locator maps, final plat, preliminary plat (1/4/2021), and public correspondence are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
01/04/2021	Approved preliminary plat of <i>Mallard Point</i> (Res. 7-2021)

Suggested Council Action

Approve the final plat of *Mallard Point*, Plat No. 1.