



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Final Plat - Somerset Village Plat 3 (Case # 16-33)

Executive Summary

Approval of this request will result in the creation of a 2-lot final plat that will permit the Parks and Recreation Department to acquire land north of Lake of the Woods Golf Course that will be used for park expansion purposes.

Discussion

On January 19, 2016, the City Council authorized the Parks and Recreation Department to proceed with a purchase contract to acquire approximately 15.68 acres of land north of the Lake of the Woods Golf Course for the purposes of developing a golf course driving range. The attached plat shows the proposed land acquisition for which the purchase contract has been prepared. The purchase contract will be reviewed concurrently by Council on its March 7 agenda.

The subject acreage is part of the larger Somerset Village development that is located to the east of the site. The 15.68 acres was shown on the recently revised preliminary plat for Somerset Village as two lots. Lot 2 was created to ensure that a future roadway connection to the north and west could traverse the northwest corner of the site to mitigate the removal of the westward street connection that was planned as part of the original preliminary plat. Improvement of the smaller parcel as a roadway, if needed, will be subject to development demands and will be at the expense of a future developer as part of an annexation request involving the tracts to the north or west.

The subject tracts do not have roadway frontage or access to public utilities. Because the tracts will be merged with the existing golf course as a driving range adherence to these conditions is not considered necessary. Lake of the Woods Golf Course is served with necessary utilities and has roadway frontage. Given that there is no planned public infrastructure installation associated with the plat, the plat does not include the standard performance contract.

The attached plat has been reviewed by both internal and external agencies and found to be compliant with the City's zoning and subdivision regulations. These agencies support the plat and recommend approval of it.

Locator maps and a reduced copy of the plat are attached for review.



Fiscal Impact

Short-Term Impact: Limited. The acquisition of the property is part of the current Park Sales Tax revenues. No extension of public utilities is anticipated with the improvement of the site.

Long-Term Impact: Expanded maintenance/operational expenses for the Parks and Recreation Department. Such expenses will be accommodated within the Department's annual budget and will be off-set by user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Community Facilities & Services, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2-15-2016	Approval - Somerset Village Plat No. 2 (Res. 19-16)
3-2-2015	Approval - Somerset Village (Res. 42-15)
3-2-2015	Approval - Somerset Village Annexation (Ord. 22373)

Suggested Council Action

Approve of the 2-lot final plat to be known as "Somerset Village Plat 3".