



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Mallard Point Preliminary Plat (Case #196-2020)

Executive Summary

Approval of this request would result in the preliminary platting of 52 lots for a residential development to be known as Mallard Pointe which includes proposed dedication of new public roadways and utility easements.

Discussion

Crockett Engineering Consultants (agent), on behalf of George and Joan Pfenenger (owners), is seeking approval of a 52-lot preliminary plat on R-1 (One-family Dwelling) zoned land pending annexation, to be known as *Mallard Point Preliminary Plat*. The subject site includes two parcels and is located on the west side of Lake of the Woods Road, approximately 600 feet north of Geyser Boulevard, and includes property addressed as 2801 N Lake of the Woods Road.

This request is associated with two additional items – the annexation (Case #36-2021) and the permanent zoning (Case #202-2020) of the property. The second reading for both of these requests is currently anticipated to be on the January 4, 2021, Council meeting agenda.

The residential development includes the creation of 48 lots that are anticipated to be improved with single-family dwellings, along with four common lots for stormwater management and other purposes. Two existing streets that are stubbed into the site that will be extended thorough the development and will intersect internally. An additional northern street stub is provided to allow connectivity to potential future redevelopment of the property to the north which is presently under Boone County jurisdiction. All street rights of way and easements will be dedicated at the time of final plat.

The Planning and Zoning Commission considered this request at their November 19, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public meeting. Following limited Commission discussion, a motion to approve the preliminary plat passed (6-0).

The Planning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts 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, water and sewers, 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: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the *Mallard Point Preliminary Plat*.