

City of Delano
County of Wright
State of Minnesota

Resolution R-24-__

RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE PARKVIEW HILLS NORTH SUBDIVISION AND FINAL PLAT ENTITLED PARKVIEW HILLS NORTH WITHIN THE CITY OF DELANO, MINNESOTA

WHEREAS, Backes Development LLC has submitted a development application for a 64 lot, single family residential subdivision entitled “Parkview Hills North” located at northwest corner of the intersection of County Road 16 and 85th Street and has submitted an application for a final plat consisting of 30 lots and 8 outlots entitled Parkview Hills North in Delano Minnesota: and

WHEREAS, upon receipt of the development application and plan sets; City staff reviewed the application and plan sets and prepared the May 8, 2024, planning report and the April 9, 2024, City Engineer Memorandum; and

WHEREAS, the Delano Planning Commission held a public hearing and has reviewed this application at their May 13, 2024, meeting; and

WHEREAS, upon taking public comment and closing the public hearing; the Planning Commission reviewed of the submitted application and plans, the planning report dated May 8, 2024 and the City Engineer’s memorandum dated April 09, 2024 the Planning Commission agreed with the findings outlined in the City Staff reports and recommends approval of the Preliminary Plat dated 05/09/2023 revised 04/08/2024 and development plans dated 04/05/2024 and the final plat subject to the conditions outlined in the May 8, 2024 planning report and the City Engineer’s April 9, 2024 memorandum with amendments offered through the planning commission discussion; and

WHEREAS, the Delano City Council has reviewed the application and agrees with the findings and recommendations of the Planning Commission and City staff; and

NOW, THEREFORE BE IT RESOLVED that the City Council of Delano, Minnesota hereby approves the comprehensive plan amendment, zoning map amendment and Preliminary Plat for 64 lot single family residential subdivision entitled Parkview Hills North and a Final plat consisting of 30 lots, 8 outlots entitled Parkview Hills North in Delano, Minnesota with the following conditions:

PRELIMINARY PLAT:

The Delano City Council approves the preliminary plat entitled Parkview Hills North plat dated 05/09/2023 revised 04/08/2024 and civil plans dated 04/05/2024 contingent on the following changes and conditions.

1. The Plat is subject to WCA approval. The plat shall be revised to meet all conditions of WCA approval.
2. The tree preservation measures are installed and are in place before site grading begins.

3. The alignment of Parkhills Drive and 84th Street SE is not an aligned intersection. The plat must be redesigned to provide an aligned full intersection. Street plans shall be subject to the review and approval of the City Engineer.
4. The streets shall be named in accordance with the City's Street naming policy.
5. Streetlights and traffic control signs shall meet City design standards and related installation costs shall be borne by the subdivision.
6. The Developer shall provide a proportional share cost contribution as estimated by the City Engineer for the future construction of 85th Street as an urban major collector street.
7. Individual lots shall be prohibited from receiving direct access from County Road 16 and 85th Street.
8. Block 4, Lot 6. This is a triangular lot, with a narrow rear yard. The rear lot line shall be straightened between Lots 5 and 7. Property demarcation posts shall be required at the rear lot corners to designate lot boundary between the lots and outlot C.
9. Block 5, Lots 1 and 2. These are triangular lots, with narrow rear yards. Property demarcation posts shall be required at the lot corners to designate lot boundary between the rear lots and outlot C and clearly define the boundaries of these lots.
10. Block 5, Lot 14. Straighten south lot line of Lot 14 through Lot 2, to avoid future lot line disputes.
11. Outlots A, B, C and F shall be dedicated to the City in fee title.
12. The submitted preliminary and final plats shall be revised to illustrate all easements. Easements shall be placed over rear yard drainage swales. All easements shall be subject to review and approval of the City Engineer. No construction of sheds, fences, patios or filling may occur with the drainage and utility easements.
13. The phone, electric, cable, and gas services installation shall be planned and coordinated to be installed in a joint trench. These utilities shall also be coordinated with street construction to identify the location of conduits crossing streets.
14. Utility services to individual home sites shall be located outside of the driveway.
15. A trail shall be constructed to Willow Drive, unless an alternative trail can be constructed along the north side of 85th Street between County Road 16 and 2nd Street SW.
16. Plat be revised to provide a trail corridor through Outlot H from County Road 16 to the river and along the river for the full length of Outlot H.

17. The buffer yard plantings must be located within the lots along County Road 16 and 85th Street.
18. The selected buffer plantings along County Road 16 and 85th Street shall be a species that will be salt tolerant.
19. The tree plantings on Lot 16 Block 1 shall be removed from the traffic visibility triangle setback at the intersection of 85th Street and Parkhills Drive.
20. The Landscaping along County Road 16 shall be designed to preserve traffic sight lines at the intersection of 85th Street and County Road 16.
21. The plat shall install demarcation posts at the periphery of outlots and easements containing stormwater pond, or wetland buffers to prevent trespass, mowing or building in these stormwater drainage ways or pond outlots.
22. The grading, drainage and utility plans shall be subject to the recommendations outlined in Engineering Review Memorandum dated April 9, 2024.
23. The applicant shall satisfy the park dedication requirements of the City.

FINAL PLAT:

The Delano City Council approves the Final Plat entitled Parkview Hills North dated contingent on the following changes and conditions.

1. The final plat shows the extension of 84th Street north for 1040 feet. The plat and development plans must illustrate the provision of a temporary cul-de-sac.
2. The Developer shall provide a proportional share cost contribution as estimated by the City Engineer for the future construction of 85th Street as an urban major collector street.
3. Block 4, Lot 6. This is a triangular lot, with a narrow rear yard. The rear lot line shall be straightened between Lots 5 and 7. Property demarcation posts shall be required at the rear lot corners to designate lot boundary between the lots and outlot C.
4. Block 5, Lot 14. Straighten south lot line of Lot 14 through Lot 2, to avoid future lot line disputes.
5. Outlots A, B, C and F shall be dedicated to the City in fee title.
6. Plat be revised to provide a trail corridor through Outlot H from County Road 16 to the river and along the river for the full length of Outlot H.
7. The buffer yard plantings must be located within the lots along County Road 16 and 85th Street.

8. The plat shall install demarcation posts at the periphery of outlots and easements containing stormwater pond, or wetland buffers to prevent trespass, mowing or building in these stormwater drainage ways or pond outlots.
9. The applicant shall satisfy the park dedication requirements of the City.
10. The applicant shall enter into a development agreement with the city outlining the conditions of the plat approval and the securities for required for the site development Improvements.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF DELANO, MINNESOTA THIS 21st day of May 2024.

Holly Schrupp, Mayor

Attest: Paula Bauman, City Clerk

Motion by:
Seconded by:
Schrupp:
Franzen:
Schaust:
Mathisen:
Hawkins: