## RESOLUTION NO. 2020-89

Motion By: Bottema Seconded By: Schultz

## APPROVING FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR "RAVINIA 15<sup>TH</sup> ADDITION" FOR THE LENNAR CORPORATION (PID 36-119-23-24-0045) (CITY FILE 20-033)

WHEREAS, The Lennar Corporation ("the applicant") has requested approval of a final PUD plan for 44 single family homes on property legally described as:

Outlot D, Ravinia 13<sup>th</sup> Addition

WHEREAS, the Planning Commission has reviewed the plan at a public meeting and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a final PUD development plan, subject to the following conditions:

- 1. A final PUD plan is approved to allow the creation of 44 single family lots for Ravinia 15<sup>th</sup> Addition on 21.92 acres, in accordance with the application materials and plans received by the City on September 4, 2020 and revised materials received on September 15, 2020 and September 30, 2020, except as amended by this resolution.
- 2. All conditions of the preliminary approvals in Resolutions 2013-60 and 2013-61 remain in place and must be met, except as modified by this resolution.
- 3. All conditions of the final approvals in Resolution 2014-20, 2014-21 and 2019-33 remain in place and must be met, except as modified by this resolution.
- 4. Approval is contingent upon City Council approval of the final plat and development contract.
- 5. The application shall comply with all conditions in the City Engineer's memo dated October 28, 2020.
- 6. The following amendments to the General PUD Plan are approved as part of the final PUD plan:
  - a. A total of 44 lots are approved where 43 was initially approved.
  - b. Removal of the landscape median on Annabelle Lane at the Gleason Parkway intersection is approved if the street width is reduced to the standard 50-foot width.

## RESOLUTION NO. 2020-89

7. The PUD is hereby approved to allow 65-foot wide lots in this plat. All platted residential lots shall comply with the following:

	65-foot lots
Front, From County Road 101	100 feet
Front, From all other streets	20 feet
Front Porch (≤ 120 square feet)	15 feet
Side	5 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

- 8. All lots must comply with the required wetland buffer and wetland buffer setbacks for all structures, decks and patios.
- 9. All garages must have a minimum 22-foot parking area in front of the garage that does not overlap into sidewalks, drives or streets.
- 10. The plans show centralized mailbox locations. These mailbox locations shall be approved by the US Postal Service and proof of the approved locations shall be provided to the City, prior to issuance of building permits.
- 11. The project is subject to the PUD standards, which were amended to allow flexibility in building materials through Resolution 2019-33 and were granted PUD flexibility to allow the face of the garage to exceed 55% of the building face, subject to certain standards as outlined in the PUD approvals. Except:
  - a. The 65-foot lots are approved for all Landmark home types, which are designed with garages flush with the home.
- 12. Trees shall be planted outside of the right-of-way in the easement to ensure even spacing along the street.
- 13. All homes must have street trees planted before a certificate of occupancy will be issued.
- 14. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
  - a. Wetland signs shall be purchased from the City.
  - b. The final locations must be inspected and approved by City staff.
  - c. Monuments and signs shall be installed prior to approval of the building permit.
- 15. The development shall comply with the City's requirements regarding fire access, fire protection and fire flow calculations, the location of fire hydrants, fire department connections and fire lane signage.

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## RESOLUTION NO. 2020-89

- 16. The applicant shall provide an encroachment agreement in recordable form for review and approval by the City for the retaining wall in the drainage and utility easement.
- 17. The applicant shall provide amended HOA documents for City review. These documents shall be recorded with the final plat.
- 18. The following conditions be met prior to issuance of building permits:
  - a. The applicant must record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.
  - The applicant shall provide the approved preliminary and final plan drawings to the City in an electronic (AutoCAD) format.
- 19. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.
- 20. Prior to release of escrow lot monuments shall be installed as required by the Subdivision Ordinance.
- 21. Any request to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project landscape architect. A letter signed by the project landscape architect verifying plantings have been correctly installed and are in compliance with the approved plans and specifications will suffice.

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🛛 Bottema, Jon	☐ Bottema, Jon
🛛 Lother, Brian	Lother, Brian
Nichols, Jeremy	Nichols, Jeremy
Schultz, Alan	Schultz, Alan
Whereupon, said Resolution is hereby declare 2020.	ed adopted on this 23 <sup>rd</sup> day of November
	Pon Thomas Mayor
	Ron Thomas - Mayor
ATTEST:	
11000cc 12	City Seal
Jessica Beise – Administrative Services Direc	tor