



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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MEMORANDUM

TO: Sunfish Lake Mayor and City Council
FROM: Ryan Gritman
DATE: April 25, 2018
RE: Sunfish Lake – Planning Update for May City Council Meeting
NAC FILE: 211.02 - General

**5/1/18 CC
Mtg.
Agenda Item
6a**

April Planning Commission Meeting

The April Planning Commission Meeting was cancelled due to a lack of agenda items. The May Planning Commission Meeting will have two applications.

2570 Delaware Avenue. This project is for an addition to an existing home. The applicant is requesting a variance from the shoreland setback and a side yard setback as well as a major site plan review.

8 Wood Duck Pass. The applicants are seeking a setback variance for a new septic system as this site.

It is anticipated that these applications will be presented to the City Council at the June City Council Meeting.

Additional Planning Updates

City of Eagan Comprehensive Plan Amendments.

Southview Senior Living. The City of Eagan is proposing to rezone a 7.86-acre parcel from Business Park to High Density Residential. The purpose of the rezoning is to construct a 176-unit senior housing complex. The project is at the corner of Yankee Doodle Road and Lexington Avenue. The City may also consider a PUD as part of the approval.

Cedar Cliff Commercial Park (Schafer Richardson, CCRE). The City of Eagan is proposing to rezone a 2.19-acre parcel of land from an office use to high density multi-family. The site is currently occupied by an old office building. The proposal is for an 89-unit complex at the corner of Cliff Drive and Nicols Road.

MWF Properties. The City of Eagan, along with Dakota County, are in the process of acquiring additional right-of-way at the corner of Lexington Avenue and Loan Oak Road. As a result, the single-family homes are being demolished and redeveloped. The City is proposing that this space be rezoned to high density residential for a 50 unit-unit apartment complex.

Staff has signed off on these three projects with no objections.

c: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna and Eric Eckman, City Engineers
Mike Andrejka, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector
Dave Dreelan, Fire Chief