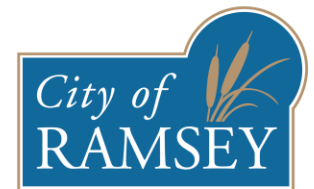


# CONSIDER APPLICATION FOR REZONING AND PRELIMINARY PLAT

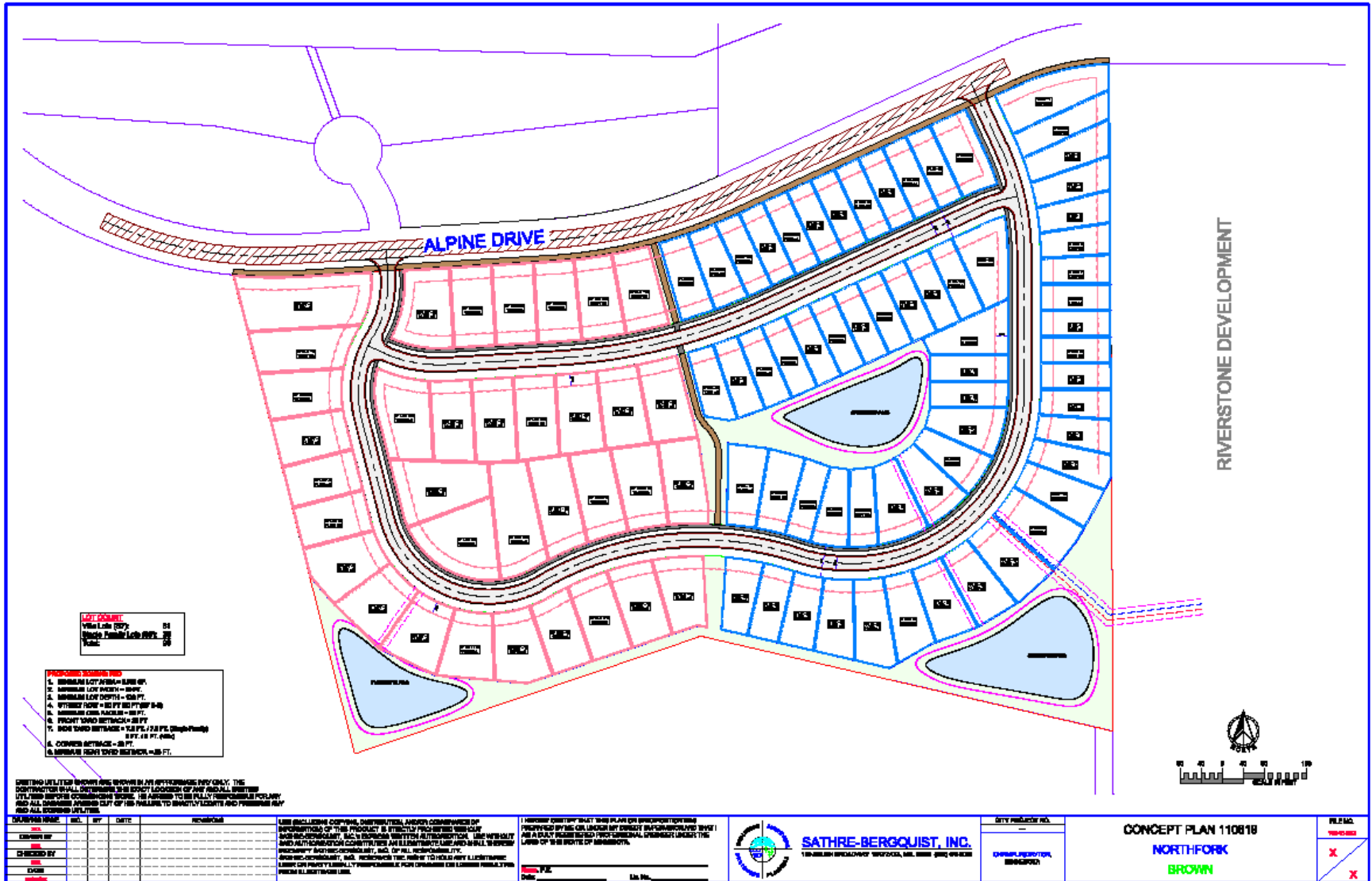
Case of Preserve at Northfork

# APPLICANT REQUEST

- Applicant request to rezone portions of the Subject Property from Planned Unit Development (PUD) to a split zoning of R-1 Residential (MUSA) and R-2 Medium Density Residential.
- The Applicant has also requested Preliminary Plat approval.



# PREVIOUSLY REVIEWED SKETCH PLAN



**LOT COUNT:**  
 Whole Lots (20) = 21  
 Single Family Lots (20) = 20  
 Total = 41

- PROPOSED ZONING:**
1. MINIMUM LOT AREA = 5,000 SQ. FT.
  2. MINIMUM LOT WIDTH = 50 FT.
  3. MINIMUM LOT DEPTH = 100 FT.
  4. OFFSET FROM SIDE = 10 FT. (SEE PLAN)
  5. MINIMUM SIDE YARD SETBACK = 10 FT.
  6. FRONT YARD SETBACK = 10 FT.
  7. SIDE YARD SETBACK = 10 FT. / 10 FT. (Single Family)
  8. MINIMUM FRONT YARD SETBACK = 10 FT.

CREATING LOTS FOR SHOWING PURPOSES IS AN APPROXIMATE ONLY. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF THE FINAL UTILITY LINES BEFORE COMMENCING WORK. THE APPLICANT IS FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL UTILITIES ARE SHOWN CUT OFF TO INDICATE THE LOCATION OF THE UTILITIES AND ALL UTILITIES ARE SHOWN CUT OFF TO INDICATE THE LOCATION OF THE UTILITIES.

DATE	BY	REVISION

THIS PLAN IS A PRELIMINARY SKETCH PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF THE FINAL UTILITY LINES BEFORE COMMENCING WORK. THE APPLICANT IS FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL UTILITIES ARE SHOWN CUT OFF TO INDICATE THE LOCATION OF THE UTILITIES AND ALL UTILITIES ARE SHOWN CUT OFF TO INDICATE THE LOCATION OF THE UTILITIES.

I HEREBY CERTIFY THAT THIS PLAN OR INFORMATION PROVIDED HEREON UNDER MY PROFESSIONAL SEAL AND SIGNATURE IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION PROVIDED TO ME BY THE CLIENT AND THAT I AM A duly licensed Professional Engineer under the laws of the State of Minnesota.



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CONCEPT PLAN 110818  
 NORTHFORK  
 BROWN

FILE NO. 110818  
 X  
 X





# DIFFERENCES BETWEEN PROPOSED AND PREVIOUSLY DIRECTED PLAN.

- 6 less lots
  - Removed to accommodate additional stormwater pond.

# STAFF REVIEW

- The rezoning and preliminary plat are generally consistent with the previously supported Sketch Plan. Staff is supportive of the proposed rezoning and Preliminary Plat as requested.
- Next Steps:
  - Public Hearing
  - Applicant Comment
  - Planning Commission discuss/action

