



Legislation Text

File #: 20-0571R, **Version:** 1

RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH LONDON EAST LLC RELATED TO THE LONDON EAST DEVELOPMENT LOCATED ON THE NORTH SIDE OF THE 3700 AND 3800 BLOCKS OF LONDON ROAD.

CITY PROPOSAL:

RESOLVED, that proper city officials are hereby authorized to enter into an agreement in the form of the one attached hereto as Exhibit A, with London East LLC, a Minnesota limited liability company, setting forth terms and conditions related to the replatting and development of property located on the north side of the 3700 and 3800 Blocks of London Road.

STATEMENT OF PURPOSE: The purpose of this resolution is to authorize an agreement with London East LLC (the "Developer") for the replatting of property located on the upper side of the 3700 and 3800 Blocks of London Road. The agreement is required to provide for a process for installation by the developer of public infrastructure, subsequent city acceptance of that infrastructure, and to address long-term maintenance issues.

The property in question (3.05 acres), shown attached, was acquired by Ted Stocke of London East LLC for the purpose of a "twin home" development depicted in the attached plan. London East LLC plans to install public utilities under a private roadway along London Road providing access to 13 two-unit buildings. Each side of a two-unit building will be on a separate lot for a total of 26 dwelling units on 26 lots (see Exhibit B of the development agreement). A homeowners association will be established to operate and maintain commonly used site features including the access roadway, storm water treatment facilities, landscaping, and wetland areas. The developer will also install a public sidewalk or multi-use path in the London Road right of way extending from the easterly end of their development to 36th Avenue East to provide pedestrian and bike access from the development to the city sidewalk network and nearby the lakewalk.

On June 9, 2020, the city planning commission approved the final plat of London East LLC (file number PL 20-058) by a vote of 6 yeas, 0 nays, and 1 abstentions, with 1 commissioner absent. One of the conditions of the final plat approval was the establishment of the development agreement that is the subject of this resolution.