



REQUEST FOR ACTION

Final Plat No. CD2026-012PLAT, by Build Wealth MN Inc, to be known as London Brook Ponds

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Elliot Mohler

Action Requested:

Adopting a Resolution approving Final Plat No. CD2026-012PLAT, with four conditions, by Build Wealth MN Inc, to be known as London Brook Ponds

Report Narrative:

The applicant is requesting the subdivision of 6.25 acres of land into 18 residential lots and four outlots. The site is located 250 feet south of 8 ½ St SE and south of 16th Ave SE.

The Council approved the Major Land Subdivision at their regularly scheduled meeting on May 5, 2025. The proposal includes the subdivision of 6.25 acres into 50 residential lots and land for associated community uses.

The site is surrounded on all sides by existing residential development. The proposed development will be served by private roadways that will gain access from 16th Ave SE. The proposed development is compatible with the underlying land use designation and the current zoning district.

The Development Review Team recommends approval with the following conditions:

1. Prior to the recording of the Final Plat, the Stormwater Management, Civil, and Grading plans shall be approved.
2. Prior to the recording of the Final Plat, a City-prepared Development Agreement must be approved.
3. Prior to the recording of the Final Plat, the applicant shall meet their parkland dedication obligation.
4. Prior to the recording of the Final Plat, the applicant shall meet their boulevard tree obligation.

Priorities & Foundational Principles:

Inclusive Growth Management

Policy Considerations & DEI Impact:

The proposed Final Plat request achieves the Comprehensive Plan's core principles of economic vibrancy and growth management by facilitating additional housing units that are currently needed within the City. The request also emphasizes fiscal responsibility and sustainability by prioritizing greenfield development in a location with access to existing utility facilities and services.

Prior Legislative Actions & Community Engagement:

February 11, 2025: Neighborhood Informational Meeting - Major Land Subdivision & Conditional Use

Permit

April 9, 2025: Planning and Zoning Commission - Forwarded a Recommendation to Council approving Major Land Subdivision No. CD2025-003PLAT

May 5, 2025: Council - Adopted a Resolution approving Major Land Subdivision No. CD2025-003PLAT

October 20, 2025: Council - Adopted a Resolution approving the contribution of \$1,000,000 to the London Brook Ponds development.

Fiscal & Resource Impact:

On October 20, 2025, the Council adopted a Resolution approving the contribution of \$1,000,000 to the London Brook Ponds development. All other costs associated with the project will be the responsibility of the developer.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Elliot Mohler

Attachments:

[Community Development Memo - CD2026-012PLAT London Brook Ponds](#)

[Notification Map - CD2026-012PLAT London Brook Ponds](#)

[Site Location Map - CD2026-012PLAT London Brook Ponds](#)

[Final Plat Exhibit - CD2026-012PLAT London Brook Ponds](#)

[Final Plat Criteria - CD2026-012PLAT London Brook Ponds](#)

[Resolution - CD2026-012PLAT London Brook Ponds](#)

[Review Comments - CD2026-012PLAT London Brook Ponds](#)