

9/20/2023 INFORMATIONAL MEETING SUMMARY **(THEOFILA ESTATES SUBDIVISION / REZONING)**

Connection from Theofila Estates to the north (Red Fox Rd)

- The threshold for number of lots allowed on a cul-de-sac is 15 lots. With the one existing lot on the stub street and the 14 proposed lots, the maximum number of lots would be met. This is referenced in the Development Handbook (DH 5.1.4.2).
- An extension of Red Fox Rd was always planned for, hence why the developers of Red Fox Crossing Subdivision were not required to construct a cul-de-sac when the subdivision was developed and instead granted the City a temporary public road easement (DH 5.1.4.1).
- Stop signs are not warranted at T-intersections (Red Fox Rd and Fox Tail Ct intersection) unless there is documented crash history and the traffic volume warrants it. A stop sign would not be required with this development (MUTCD Section 2B.06).

Connection from Theofila Estates to the south (City Park)

- A paved utility easement (over the new sewer and water services) will be required to connect Theofila Estates to the park to the south in the form of a 10' wide pedestrian path.

Connection from Theofila Estates to the east (Sunny Slope Rd)

- Less access points on Sunny Slope Rd reduces the number of conflict points on arterials.
- The proposed plan considers the grade and site features (stormwater pond). The low ground elevations on the back of the Krokowski farmstead (lot 1 of the CSM) will make any potential development near Sunny Slope Rd more difficult. The proposed roads within Theofila Estates are expected to be 6' + higher than Sunny Slope Rd to meet all the City requirements for development.
- Based on the basic principles of access management, the location of driveways and major entrances shall minimize interference with traffic operations. Driveways and entrances shall be located away from other intersections to minimize crashes, to reduce traffic interference and to provide adequate storage lanes for vehicles turning into entrances (AASHTO-Geometric Design of Highways and Streets).
- The developer's alternative concept, which includes permanent access onto Sunny Slope Rd, is available for viewing at City Hall.

Red Fox HOA

- Red Fox Crossing HOA to share Covenants and Restrictions with the developer to coordinate like services.
- Red Fox Crossing HOA shall be made aware of the water issues and that the inlet is not operating correctly in the rear of 5689 Red Fox Rd.

Environmental protection (wetlands, SEC)

- Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023. 30' wetland setbacks shall apply.
- All secondary environmental corridor areas shall be placed within an outlot and protected by a conservation easement. Environmental corridors are delineated by SEWRPC.
- An inventory of the existing vegetation will be conducted to determine if Tree Preservation Easements are required on individual lots. The intent is to preserve high quality vegetation.
- 100-year post-development runoff will be less than the 10-year pre-development runoff.

Subdivision Construction

- Construction sequencing was discussed. The developer is responsible for construction of public infrastructure and master grading. Civil/construction plans will be reviewed at the time of preliminary plat submittal and approved as part of a development agreement.
- The City will review a temporary construction access to Sunny Slope Rd if requested by the developer. This would include the public infrastructure (utility installation) and master grading. Final paving and concrete work for the public road extension would come from Red Fox Rd, which is also a public road.
- Developer to consider incorporating a swale on proposed lot 1 to capture water runoff from Red Fox Crossing.
- Safety concerns were discussed as it relates to subdivision construction traffic driving through Red Fox Subdivision.

Home Construction

- Access for home construction shall come from the approved access road that is dedicated as part of this subdivision (extension of Red Fox Rd).
- All new homes in this subdivision shall meet the R-6 Zoning District requirements, which includes architectural requirements and building size.
- Safety concerns were discussed as it relates to home construction traffic driving through Red Fox Subdivision.

Section 35 Park Construction

- The Section 35 Park access drive was designed with 5" of asphalt over an 8" base course. This would be how a typical local road would be designed but, in this case, geotextile fabric was not used between the base course and subgrade. In addition, there is no true ditch or curb and gutter along the north side of the park driveway. The intent of paving the driveway before full park build out was to provide a low maintenance access to the soccer fields, parking lot and stormwater pond in the interim, knowing that the remaining park would not likely be developed for quite some time. Due to the nature of how this park driveway is constructed it cannot be utilized for construction traffic. Excessive, heavy traffic will significantly and much more quickly degrade the park driveway since it lacks the geotextile fabric reinforcement. In comparison, Sunny Slope Rd is classified as a standard arterial with a typical section of 6" asphalt over 14.5" base course (DH Figure No. 2).
- While we do have a plan for the park and the construction is listed in our 5-year CIP plan it is likely that the park build out itself will be pushed out further due to other capital priorities in the City. Many variables exist in terms of how and/or where our construction traffic may enter the park for its build out. The park's permanent access will be out to Sunny Slope Rd. Options that we can consider when the time comes would be to find a temporary access elsewhere to the park, construct a temporary access parallel to the existing driveway, or construction traffic could access over the existing paved driveway, which would be the least desirable option.
- Project plans for Section 35 Park are available for viewing at City Hall.

On road trail

- There will be a future paved trail along Sunny Slope Rd connecting the existing on road trail to the north and south.