

GENERAL INFORMATION

Applicant: AT&T Communications

Location: 510 Halsey Lane

Request: Preliminary and Final Plat for A T AND T 2ND ADDITION

Existing Land Use and Zoning: AT&T Communications and S&T Landscaping; zoned General Industrial (I-3)

Surrounding Land Use and Zoning: North – Single family dwelling; zoned General Industrial (I-3)
East – Industrial; zoned General Industrial (I-3)
South – Retail; zoned General Industrial (I-3)
West – Office; zoned General Industrial (I-3)

Comprehensive Plan Designation: Industrial

CHRONOLOGY

Council 05/22/2017 – Public Hearing Scheduled

PROPOSAL

The applicant requests preliminary and final plat approval to subdivide the property into two separate parcels. Lot 1 will contain AT&T's existing switching station and will allow for future expansion of this building. Lot 2 will be sold to S&T Landscaping. S&T Landscaping currently leases the area and will be making improvements.

FINDINGS

Section 22.05(d)(1-8) Preliminary Plats

1. The plat is not in conflict with the Comprehensive Plan;

- The new plat is consistent with the intent and purpose of the Comprehensive Plan with regard to land use and function.

- 2. The plat is not in conflict with any adopted District Plan for the area;**
 - There is not an adopted District Plan for this area.
- 3. The plat is not in conflict with the City Code provisions;**
 - The proposed plat is in conformance with City Code requirements.
- 4. The plat does not conflict with existing easements;**
 - There are existing drainage, utility, sidewalk, and bikeway easements that will be vacated. New drainage and utility easements will be dedicated in the new plat and new sidewalk and bikeway easements will be conveyed by document.
- 5. There is adequate public infrastructure to support the additional development potential created by the plat;**
 - There will not be an excess burden on public infrastructure due to approving of this new plat.
- 6. The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and stormwater storage needs;**
 - The new plat will not have a negative impact on the environment.
- 7. The proposed plat will not be detrimental to the public health, safety and welfare; and**
 - The new plat will be compatible in character and function with the existing uses of the surrounding neighborhood. By reason of scale, access and location, it cannot be anticipated to be detrimental to the public health, safety and welfare.
- 8. The plat is not in conflict with an approved development plan or plat.**
 - The new plat will not conflict with an approved development plan or plat.

Section 22.06(d)(1) Final Plats

1. The plat is not in conflict with the approved preliminary plat or the preliminary plat findings.

- The final plat is consistent with the preliminary plat and preliminary plat findings.

DEADLINE FOR AGENCY ACTION

Application Date: 03/29/17
60 days: 05/28/17
120 days: 07/27/17

RECOMMENDATION

Staff recommends the following motion:

In Case PL2017-047, having been able to make the required findings, I move to approve the preliminary and final plat of A T AND T 2ND ADDITION, subject to the following conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL201700047

Project Description: Type II Preliminary and Final Plat to subdivide the property into two separate parcels.

Address: 510 Halsey Lane

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permits: The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (Section 22.06).
2. Ongoing: A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, must be provided.
3. Ongoing: A consent to plat form from any mortgage company with property interest must be provided.
4. Ongoing: Public drainage and utility easements must be provided as approved by the City Engineer.
5. Ongoing: A public 10-foot sidewalk and bikeway easement must be provided along all street frontages.
6. Ongoing: A private common driveway and access easement agreement must be provided and recorded with Hennepin County as approved by the City Engineer.
7. Ongoing: A private common utility easement agreement must be provided and recorded with Hennepin County as approved by the City Engineer.