

RECOMMENDED CONDITIONS OF APPROVAL

Case PL201700061

Project Description: Type II Preliminary and Final Plat of FOREST GLEN 2ND ADDITION to combine four lots into one lot to allow for the construction of a new hotel.

Address: 2405, 2415, 2425, & 2435 East Old Shakopee Road

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 (22.03(a)(2)).
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 15-foot sidewalk, bikeway, and trail easement must be provided along all street frontages.
6. Ongoing: A scenic easement must be provided as approved by the Planning Manager.
7. Ongoing: Park dedication must be satisfied.

GENERAL INFORMATION

Applicant:	Metropolitan Airports Commission
Location:	2405, 2415, 2425, & 2435 East Old Shakopee Road
Request:	Type II Preliminary and Final Plat FOREST GLEN 2ND ADDITION
Existing Land Use and Zoning:	Vacant Commercial Land; zoned Commercial Services (CS-1), Airport Runway (AR-17), and Bluff Development (BP-2)
Surrounding Land Use and Zoning:	South and West – Vacant Land; zoned Conservation (SC) East – Residential; zoned Commercial Services (CS-1), Airport Runway (AR-17, and Bluff Development (BP-2)
Comprehensive Plan Designation:	Innovation and Technology

CHRONOLOGY

Council	06/05/2017 –	Public Hearing Scheduled
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DEADLINE FOR AGENCY ACTION

Application Date:	04/19/2017
60 Days:	06/18/2017
120 Days:	08/17/2017

STAFF CONTACT

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PROPOSAL

The applicant requests preliminary and final plat approval to combine four lots into a one lot parcel to allow for the future construction of a new hotel.

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;

- This plat is located within the South Loop District Plan and is consistent with the South Loop District Plan.

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 public drainage and easements that will be vacated. New drainage and utility easements will be dedicated in the new plat and new sidewalk, bikeway, and trail easement 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.

RECOMMENDATION

Staff recommends the following motion:

In Case PL2017-061, having been able to make the required findings, I move to approve the preliminary and final plat of FOREST GLEN 2ND ADDITION, subject to the following conditions and Code requirements attached to the staff report.