

## GENERAL INFORMATION

Applicant: Bloomington Central Station, LLC

Location: 8041 and 8051 33rd Avenue South

Request: Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 6TH ADDITION

Existing Land Use and Zoning: Utility Building; zoned Planned Development (PD)  
Vacant Apartment Land; zoned Planned Development (PD)

Surrounding Land Use and Zoning: North – East 80 1/2 Street (private); zoned HX-R (PD)  
South – Light rail right-of-way; zoned HX-R (PD)  
East – 33rd Avenue South (private); zoned HX-R (PD)  
West – 34th Avenue South (public)

Comprehensive Plan Designation: South Loop Mixed Use

## CHRONOLOGY

City Council Agenda: 12/04/2017 – Public Hearing Scheduled

## DEADLINE FOR AGENCY ACTION

Application Date: 10/16/2017  
60 Days: 12/15/2017  
Extension Letter Mailed: No  
120 Days: 02/13/2018

## STAFF CONTACT

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## PROPOSAL

The applicant requests preliminary and final plat approval to combine two separate parcels into one lot. This Type II Preliminary and Final Plat will allow for future development of the site.

**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;**
  - The proposed plat is consistent with the adopted South Loop District Plan.
- 3. The plat is not in conflict with the City Code provisions;**
  - The proposed plat is not in conflict with any provisions of the City Code.
- 4. The plat does not conflict with existing easements;**
  - There is existing drainage, utility, sidewalk, and bikeway easements that will be vacated. New drainage and utility easements will be dedicated on the new plat and a new sidewalk and bikeway easement along 34th Avenue South 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 PL2017-216, having been able to make the required findings, I move to approve the Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 6TH ADDITION, subject to the following conditions and Code requirements attached to the staff report.

## RECOMMENDED CONDITIONS OF APPROVAL

**Case:** PL2017-216

**Project Description:** Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 6TH ADDITION

**Address:** 8041 and 8051 33rd Avenue South, Bloomington, MN 55425

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 of requesting City signatures, 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 10 – foot public sidewalk and bikeway easement along 34th Avenue South must be provided as approved by the City Engineer.
6. Ongoing: Park dedication must be satisfied.