

GENERAL INFORMATION

Applicant: Radhe Partnership LLP & CPEC Exchange 40731 LLC (owner)
JR Hospitality II, LLC - Jay Bhakta (Applicant)

Location: 1225 and 1301 E 78th Street, 7830 and 7837 13th Avenue South
and 7831 12th Avenue South

Request: Type II Preliminary and Final Plat of FRIENDLY PALM to
combine five lots, and public right-of-way proposed to be
vacated, into one lot.

Existing Land Use and Zoning: Motel, vacant commercial building, and vacant land; zoned
FD-2(AR-22) Freeway Development (Airport Overlay)

Surrounding Land Use and Zoning: North – Interstate 494
South – Office/warehouse; zoned FD-2(AR-22)
East – Hotel; zoned FD-2(AR-22)
West – Office; zoned FD-2(AR-22)

Comprehensive Plan Designation: Community Commercial

CHRONOLOGY

City Council Agenda: 05/22/2017 – Public hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date: 03/15/2017
60 Days: 05/14/2017
120 Days: 07/13/2017

STAFF CONTACT

Bruce Bunker
(952) 563-8921, mcentinario@BloomingtonMN.gov

PROPOSAL

The applicant requests preliminary and final plat approval to combine five separate parcels and public right-of-way that is proposed to be vacated, into one lot. This Type II Preliminary and Final Plat will allow for the construction of a new Holiday Inn Express & Suites 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;

- 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 is existing right-of-way and 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.

RECOMMENDATION

Staff recommends the following motion:

In Case PL2017-039, having been able to make the required findings, I move to approve the preliminary and final plat of FRIENDLY PALM, subject to the following conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2017-39

Project Description: Type II Preliminary and Final Plat to combine five lots and public right-of-way proposed to be vacated, into one lot.

Address: 1225 and 1301 East 78th Street, 7830 and 7837 13th Avenue South, and 7831 12th Avenue South

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: Park dedication must be satisfied.
5. Ongoing: Right-of-way on 12th Avenue South must be dedicated to the public as approved by the City Engineer.
6. Ongoing: Right-of-way on 13th Avenue South must be dedicated to the public as approved by the City Engineer.
7. Ongoing: Public drainage and utility easements must be provided as approved by the City Engineer.
8. Ongoing: A public 10-foot sidewalk and bikeway easement must be provided along all street frontages.

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