

GENERAL INFORMATION

Applicant:	City of Bloomington (Owner and User)
Location:	2305, 2313 and 2325 East 86 th Street 2255, 2263, 2271 and 2275 East Old Shakopee Road
Request:	Type III Preliminary and Final Plat to combine seven parcels into one for the future site of Fire Station #3
Existing Land Use and Zoning:	Vacant; zoned Single-Family Residential (R-1)
Surrounding Land Use and Zoning:	North – Off-street parking; zoned B-1(BP-2) South – Single-family dwelling / place of assembly; zoned R-1 East – Office, manufacturing and warehouse and place of assembly; zoned CO-1(PD)(AR-17) and R-1 West – Single-family dwellings; zoned R-1
Comprehensive Plan Designation:	Innovation and Technology

CHRONOLOGY

Planning Commission Action:	02/22/2018	Recommended approval
City Council	03/05/2018	Development Business Agenda

PROPOSAL

The City of Bloomington submitted an application for a Type III Preliminary and Final Plat to combine seven parcels into one to serve as the future Fire Station #3 site. Fire Station #3 is currently located at 2050 East 86th Street and serves the eastern portion of Bloomington, including the South Loop District. The City acquired the subject parcels to construct a future fire station located at the southeast corner of East Old Shakopee Road and East 86th Street, replacing existing Fire Station #3. The subject application is intended to combine the subject properties prior to the submission of a future final site and building plan application for the proposed fire station.

The seven properties range in size from 14,641 to 53,730 square feet. The resulting combined seven parcels would be 162,621 square feet (3.7 acres). The seven parcels previously were utilized for single-family dwellings. The dwellings were acquired by the Metropolitan Airports Commission (MAC) over a four-year period in conjunction with mitigation for the north-south runway and ultimately demolished. The properties have been vacant since 2008. The City of Bloomington purchased the properties from the MAC in the fall of 2017.

ANALYSIS

The minimum lot size and width requirement for nonresidential uses in the R-1 Single-Family Residential zoning district is 30,000 square feet and 120 feet respectively (Sec. 21.301.01(c)(2)). The proposed 162,621 square foot parcel, approximately 480 feet wide, meets both the minimum lot size and width requirements. No physical site modifications or disturbance are proposed at this time. However, any future application for a government facility must meet the structure placement requirements of nonresidential buildings in the R-1 zoning district (Sec. 21.301.02(d)(2)). A future development requires a full review including a public hearing before the Planning Commission.

Regarding right-of-way, the proposed plat dedicates 17 additional feet to East Old Shakopee Road (CSAH 1), a Hennepin County arterial roadway, and 10 feet to East 86th Street. The additional right-of-way provided for East Old Shakopee Road would allow for 50 total feet east of the centerline. Hennepin County has reviewed the proposed plat and provided comments that are attached to the staff report. In the review comments, the County notes additional right-of-way beyond what is proposed (up to 10 feet) may be necessary to accommodate future roadway improvements for a four-lane design with a center median and dedicated turn lanes. City Engineering staff will work with Hennepin County to ensure adequate right-of-way is provided. Staff is confident additional right-of-way dedication for East Old Shakopee Road will not compromise the feasibility of the future fire station project.

Drainage and utility easements are required to be dedicated on the plat – 10 feet along street frontages and five feet along internal lot lines. Future bike and pedestrian facilities are to be considered in consultation with Hennepin County. It should be noted that the County also provides comments on the future access to the fire station site. City staff will work with Hennepin County to ensure that effective and safe access is provided as the design of the fire station site is reviewed.

Similar to any platting action in the City, parkland dedication fees are triggered by the plat application. However, three of the seven subject properties were previously platted, resulting in parkland dedication credits being available for those three residential lots. Staff from the Assessing Division calculated the estimated parkland dedication fee for the future fire station based on a maximum build-out scenario. The credits available from the three platted lots exceeded the amount of the estimated parkland dedication fee for the fire station. As a result, no parkland dedication fee is required for the subject plat.

Planning Commission Review

The Planning Commission held a public hearing for the proposed plat on February 22, 2018. No public testimony was received at the hearing. The City has not received any correspondence on the plat application. The Planning Commission unanimously recommended approval.

Status of Enforcement Orders

There are no open enforcement orders at the subject properties.

FINDINGS**Required Preliminary Plat Findings - Section 22.05(d)(1-8)**

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	Finding Made – The site is guided Innovation and Technology. The plat precedes future development of the site as a government facility. Government facilities are a permitted use in the Innovation and Technology land use category. The plat is not in conflict with the Comprehensive Plan.
(2) The plat is not in conflict with any adopted district plan for the area.	Finding Made – The plat is located within the South Loop District. The plat of the property for future use as a fire station is not in conflict with the adopted District Plan for the area.
(3) The plat is not in conflict with city code provisions.	Finding Made – Subject to the conditions of approval, the plat is not in conflict with City Code provisions.
(4) The plat does not conflict with existing easements.	Finding Made – The plat is not in conflict with any existing easements, and it establishes new easements for drainage and utilities.
(5) There is adequate public infrastructure (roads, utilities, storm water systems, emergency services, schools and the like) to support the additional development potential created by the plat.	Finding Made – There is adequate public infrastructure to serve a future fire station located at the subject properties. There is adequate infrastructure to support the development potential created by the 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 storm water storage needs.	Finding Made – No negative environmental impacts associated with the future fire station are anticipated. The plat does not generate negative impacts to the environment.
(7) The plat will not be detrimental to the public health, safety or welfare.	Finding Made – The plat will allow for the future development of a new fire station serving the eastern area of Bloomington. The plat will not be detrimental to the public health, safety or welfare.

Required Finding	Finding Outcome/Discussion
(8) The plat is not in conflict with an approved development plan or plat.	Finding Made – The plat is not in conflict with an approved development plan or plat.

Required Final Plat Findings - Section 22.06(d)(1)

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the approved preliminary plat or the preliminary plat findings.	Finding Made – The final plat is consistent with the preliminary plat and preliminary plat findings.

RECOMMENDATION

Planning Commission and staff recommend approval of the Type III Preliminary and Final Plat through the following motion:

In Case PL2018-9, having been able to make the required findings, I move to adopt a resolution approving the South Loop Fire Station Preliminary and Final Plat located at 2305, 2313 and 2325 East 86th Street and 2255, 2263, 2271 and 2275 East Old Shakopee Road, subject to the conditions and Code requirements attached to the staff report.

CONDITIONS OF APPROVAL

Case PL201800009

Project Description: Type III Preliminary and Final Plat to combine seven parcels into one lot for the future site of Fire Station #3.

Address: 2305, 2313 and 2325 East 86th Street
2255, 2263, 2271 and 2275 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. Public drainage and utility easements must be provided as approved by the City Engineer.
2. Public sidewalk and bikeway easements must be provided along the frontage of East Old Shakopee Road and East 86th Street as approved by the City Engineer.
3. Right-of-way on East Old Shakopee Road and East 86th Street must be dedicated to the public as approved by the City Engineer.