

GENERAL INFORMATION

PL201800123
PL2018-123
Hyatt House
2301 E Old Shakopee

Applicant: JR Hospitality

Location: 2325, 2349, 2373, and 2357 East Old Shakopee Road
2300 East 86th Street

Request: Approve the Preliminary and Final Plat of LEGACY
ADDITION

Existing Land Use and Zoning: Vacant land; zoned RO-50(AR-17)(BP-2)
Residential Office (Airport Runway)(Bluff Protection)
Parking lot; zoned B-1(AR-17)(BP-2)
Neighborhood Business (Airport Runway)(Bluff Protection)

Surrounding Land Use and Zoning: North – Hospitality; zoned C-4(PD)
Freeway Office (Planned Development)
South – Vacant; zoned R-1 Single Family Residential
East – Conservation area; zoned SC(AR-17)(BP-2)
Conservation(Airport Overlay)(Bluff Protection)
West – Multi-family residential and telecommunications;
zoned R-4 Multiple Family Residential

Comprehensive Plan Designation: Public and Information Technology

CHRONOLOGY

Council 05/21/2018 – Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 04/03/2018
60 Days: 06/02/2018
120 Days: 08/01/2018
Newspaper Notification: Confirmed – (05/10/2018 Sun Current – 10 day notice)
Direct Mail Notification: Confirmed – (500' buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The applicant requests preliminary and final plat approval to combine five separate parcels to a single lot. This Type II Preliminary and Final Plat will allow for the construction of a new Hyatt House hotel.

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.	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 proposed plat is not in conflict with the City Code provisions.	The proposed plat is in conformance with City Code requirements.
(4) The proposed plat does not conflict with existing easements.	There are existing drainage, utility, sidewalk, bikeway, and non-access easements that will be vacated. New drainage and utility easements will be dedicated in the new plat and new sidewalk, bikeway, trail, and scenic easements will be conveyed by document.
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	There will not be an access burden on public infrastructure due to approving of this proposed plat.
(6) The proposed plat 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 proposed 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.	The proposed 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 proposed plat is not in conflict with an approved development plan or plat.	The proposed plat will not conflict with an approved development plan or plat.

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

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

RECOMMENDATION

Staff recommends the following motion:

In Case PL201800123, having been able to make the required findings, I move to approve the preliminary and final plat of LEGACY ADDITION, subject to the following conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL201800123

Project Description: Type II Preliminary and Final Plat to combine five separate parcels to a single lot.

Address: 2325, 2349, 2357, and 2373 East Old Shakopee Road and 2300 East 86th Street

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: Park dedication in the amount of \$10,530 must be satisfied.
5. Ongoing: Right-of-way on East Old Shakopee Road must be dedicated to the public as approved by the City Engineer.
6. Ongoing: Public drainage and utility easements must be provided as approved by the City Engineer.
7. Ongoing: A public 15-foot sidewalk, bikeway, and trail easement must be provided along the frontage of East Old Shakopee Road as approved by the City Engineer.
8. Ongoing: A public 10-foot sidewalk and bikeway easement must be provided along the frontage of East 86th Street as approved by the City Engineer.
9. Ongoing: A scenic easement must be provided as approved by the Planning Manager.