

GENERAL INFORMATION

Applicant: MOAC Land Holdings, LLC

Location: 8000 24th Avenue South

Request: Type II Preliminary and Final Plat: MALL OF AMERICA
9TH ADDITION

Existing Land Use and Zoning: Parking; zoned CX-2 (AR-17)(PD) High Intensity Mixed
Use (Airport Runway)(Planned Development)

Surrounding Land Use and Zoning: North – American Blvd. East
South – Lindau Lane
East – 24th Avenue South
West – Commercial; zoned CX-2 (AR-17)(PD) High
Intensity Mixed Use

Comprehensive Plan Designation: High Intensity Mixed Use

CHRONOLOGY

Pre-Application DRC Meeting 10/15/2019 – Meeting Held

City Council 12/02/2019 – Item Continued

City Council 12/16/2019 – Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 10/30/2019
60 Days: 12/29/2019 (Applicable Deadline)
120 Days: 02/27/2020

STAFF CONTACT

Bruce Bunker
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PROPOSAL

The applicant requests preliminary and final plat approval to subdivide an existing parcel to four separate lots to prepare for the proposed South Loop Waterpark and parking structure.

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 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.	Finding Made: The proposed plat is consistent with the South Loop District Plan.
(3) The proposed plat is not in conflict with the City Code provisions.	Finding Made: The proposed plat is in conformance with City Code requirements.
(4) The proposed plat does not conflict with existing easements.	Finding Made: There are existing drainage, utility, sidewalk, bikeway, retaining wall, and traffic signal easements that will be vacated and new drainage and utility easements will be dedicated on the new plat. There will also be a new sidewalk, bikeway, retaining wall, and traffic signal easements conveyed by document.
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	Finding Made: 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.	Finding Made: 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.	Finding Made: 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.	Finding Made: 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.	Finding Made: The proposed final plat is consistent with the preliminary plat or the preliminary plat findings.

RECOMMENDATION

Staff recommends approval through the following motion:

In Case PL201900215, having been able to make the required findings, I move to approve the preliminary plat and adopt a resolution approving the final plat of MALL OF AMERICA 9TH ADDITION located at 8000 24th Avenue South, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL201900215

Project Description: Type II Preliminary and Final Plat of MALL OF AMERICA 9TH ADDITION

Address: 8000 24th 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 Recording: 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.
2. Prior to Recording: A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording: Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording: A public sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer.
5. Prior to Recording: Public retaining wall easements must be provided as approved by the City Engineer.
6. Prior to Recording: Public traffic signal easements must be provided as approved by the City Engineer.
7. Prior to Recording: A private common driveway/access easement/agreement must be provided and recorded with Hennepin County as approved by the City Engineer.
8. Prior to Recording: A private common utility easement/agreement must be provided and recorded with Hennepin County as approved by the City Engineer.
9. 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)).