

GENERAL INFORMATION

Applicants: Bloomington Central Station, LLC (Owner)
BCS Management, LLC (Owner)
BCS GD West, LLC (Owner)
Hotel Bloomington 3200 E 81ST, LLC (Owner)
McGough Development (Applicant)

Location: 3200 East 81st Street
2997 and 3107 American Blvd. East
2998 East Old Shakopee Road
8051 30th Avenue South

Request: Approve the Type II Preliminary and Final Plat of BLOOMINGTON
CENTRAL STATION 8TH ADDITION

Existing Land Use and Zoning: Hotel and Vacant Commercial Land; zoned High Intensity Mixed Use
with Residential (Planned Development) (HX-R(PD))

Surrounding Land Use and Zoning: North – Office and airport parking; zoned C-4(PD), C-4 and HX-R
South – Office/vacant land; zoned C-4(PD)(BP) and C-4(BP)(AR-17)
West – Parking, substation/office and manufacturing; zoned
HX-R(PD)(AR-17), HX-R(PD) and IT(PD)(AR-17)
East – Office; zoned HX-R(PD)

Comprehensive Plan Designation: South Loop Mixed Use

CHRONOLOGY

City Council: 12/05/2022 – Review Anticipated (Public Hearing Scheduled)

DEADLINE FOR AGENCY ACTION

Application Date:	11/09/2022
60 Days:	01/08/2023
Extension Letter Mailed:	No
120 Days:	03/09/2023
Applicable Deadline:	01/08/2023
Newspaper Notification:	Confirmed – (11/24/2022 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500-foot buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The applicant requests preliminary and final plat approval to combine Outlot Q, BLOOMINGTON CENTRAL STATION 2ND ADDITION and Lot 1, Block 1, BLOOMINGTON CENTRAL STATION 3RD ADDITION to one lot for the hotel property. This proposed plat will also dedicate Outlot I, BLOOMINGTON CENTRAL STATION, Outlot K, BLOOMINGTON CENTRAL STATION 2ND ADDITION, and Outlot V, BLOOMINGTON CENTRAL STATION 2ND ADDITION as public right-of-way for 30th Avenue South.

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 plat is not in conflict with the Comprehensive Plan as the proposed plat meets City Code requirements.
(2) The plat is not in conflict with any adopted District Plan for the area.	Finding Made: The proposed plat is not in conflict 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: The proposed plat is compatible with existing easements.
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	Finding Made: There is adequate public infrastructure to support the development intended for the lot created by 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	Finding Made: The proposed plat will be compatible in

detrimental to the public health, safety, and welfare.	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 using the following motion:

Motion by _____, seconded by _____, to approve the preliminary plat and adopt Resolution 2022-____ approving the final plat of BLOOMINGTON CENTRAL STATION 8TH ADDITION, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case: PL202200199

Project Description: Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 8TH ADDITION

Address: 3200 East 81st Street
2997 and 3107 American Blvd. East
2998 East Old Shakopee Road
8051 30th 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 properties 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 Right-of-way on 30th Avenue South must be dedicated to the public as approved by the City Engineer.
4. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
5. Prior to Recording Public sidewalk and bikeway easements must be provided as approved by the City Engineer.
6. Prior to Recording Park dedication must be satisfied.
7. Prior to Permit The properties 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)).