

GENERAL INFORMATION

Applicant:	SkyWater Technology Foundry, Inc.
Location:	2401 & 2411 East 86th Street
Request:	Type I Preliminary and Final Plat of CYPRESS SECOND ADDITION
Existing Land Use and Zoning:	Semiconductor Production Facility; zoned CO-1 (PD), Commercial Office (Planned Development) with a partial (AR-17) (Airport Runway) Overlay
Surrounding Land Use and Zoning:	North and East – Minnesota River Valley National Wildlife Refuge Trailhead; zoned SC (BP-2) (AR-17) South – Townhomes; zoned R-1 (PD) (BP-2) West – Place of Worship and Fire Station; zoned R-1
Comprehensive Plan Designation:	Innovation and Technology

CHRONOLOGY

City Council	10/28/2019 – Consent Agenda
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DEADLINE FOR AGENCY ACTION

Application Date:	9/18/2019
60 Days:	11/17/2019
Extension Letter Mailed:	No
120 Days:	01/16/2020

STAFF CONTACT

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PROPOSAL

SkyWater Technology Foundry, Inc. has requested preliminary and final plat approval to combine two separate parcels to a single lot.

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 will be new public drainage and utility easements dedicated in the new plat. There will also be a new public sidewalk and bikeway easement that 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 PL201900195, having been able to make the required findings, I move to approve the preliminary plat and adopt a resolution approving the final plat of CYPRESS SECOND ADDITION, subject to the following conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF

APPROVAL CASE PL201900174

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

Address: 2401 and 2411 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. 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. A consent to plat form from any mortgage company with property interest must be provided;
3. Public drainage and utility easements must be provided as approved by the City Engineer;
4. A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer;
5. Park dedication must be satisfied;

And subject to the following code requirements:

1. 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)).