

GENERAL INFORMATION

Applicant: IDS #271 Bloomington School District

Location: 4501 West 102nd Street

Request: Approve the Type I Preliminary and Final Plat of OLSON SCHOOLS ADDITION

Existing Land Use and Zoning: Olson Elementary and Middle School; zoned R-1, Single Family Residential

Surrounding Land Use and Zoning: North – West 102nd Street and Single Family Homes; zoned R-1, Single Family Residential

South – Heritage Hills Drive and Single Family Homes; zoned R-1, Single Family Residential

West – Little Road, Single Family Homes, and Public Vacant Land; zoned R-1, Single Family Residential

East – Johnson Avenue South, Single Family Homes, and Jefferson High School; zoned R-1, Single Family Residential

Comprehensive Plan Designation: Public

CHRONOLOGY

City Council 08/09/2021 – Review Anticipated (Consent Agenda)

STAFF CONTACT

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PROPOSAL

The applicant requests preliminary and final plat approval to plat a metes and bounds described parcel to a Lot and Block description. This is to prepare the parcel for the construction of a new chiller building on site.

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: There is not an adopted District Plan for this area.
(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, storm sewer, and street easements that will be vacated. Public right-of-way on West 102nd Street and Johnson Avenue South will be dedicated in the new plat. There will also be new public drainage and utility easements dedicated in the new plat as well. Lastly, there will be new sidewalk, bikeway, and storm sewer 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.

Staff recommends approval using the following motion:

In Case PL202000114, having been able to make the required findings, I move to approve the Type I Preliminary Plat and adopt a resolution approving the Final Plat of OLSON SCHOOLS ADDITION located at 4501 West 102nd Street, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case: PL202100114

Project Description: Type I Preliminary and Final Plat of OLSON SCHOOLS ADDITION

Address: 4501 West 102nd 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 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 Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer.
5. Prior to Recording Right-of-way on West 102nd Street and Johnson Avenue South must be dedicated to the public as approved by the City Engineer.
6. Prior to Recording An encroachment agreement for any private improvements located within public right-of-way or public easements must be approved and recorded with Hennepin County.
7. Code Requirement The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County.