

GENERAL INFORMATION

Applicant: 101 West 79th Street, LLC (owner)
Cascade Storage Partners, LLC – Josh Davis (Applicant)

Location: 101 American Boulevard West

Request: Type II Preliminary and Final Plat of
AMERICAN BOULEVARD STORAGE

Existing Land Use and Zoning: Manufacturing; zoned I-3, General Industrial

Surrounding Land Use and Zoning: North – Substation; zoned I-3
East– Retail; zoned I-3 and B-2
South – Restaurant; zoned B-2
West – Office/warehouse; zoned I-3

Comprehensive Plan Designation: Industrial

CHRONOLOGY

City Council Agenda: 01/22/2018 – Public hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date: 12/05/2017
60 Days: 02/03/2018
120 Days: 04/04/2018

STAFF CONTACT

Bruce Bunker
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PROPOSAL

The applicant requests preliminary and final plat approval to allow for the new construction of a 900 unit self-storage facility, Case PL201700265.

FINDINGS

Section 22.05(d)(1-8) Preliminary Plats

- 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;**
 - There is not an adopted District Plan for this area.
- 3. The plat is not in conflict with the City Code provisions;**
 - The proposed plat is in conformance with City Code requirements.
- 4. The plat does not conflict with existing easements;**
 - There are no existing public easements encumbering the property. Right-of-way and drainage and utility easements will be dedicated to the public in the new plat. Also, a new public sidewalk and bikeway easement will be conveyed by document.
- 5. There is adequate public infrastructure to support the additional development potential created by the plat;**
 - There will not be an excess burden on public infrastructure due to approving of this new plat.
- 6. The plat design 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 new 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; and

- The new 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 plat is not in conflict with an approved development plan or plat.

- The new plat will not conflict with an approved development plan or plat.

Section 22.06(d)(1) Final Plats

1. The plat is not in conflict with the approved preliminary plat or the preliminary plat findings.

- The final plat is consistent with the preliminary plat and preliminary plat findings.

RECOMMENDATION

Staff recommends the following motion:

In Case PL201700268, having been able to make the required findings, I move to approve the preliminary and final plat of AMERICAN BOULEVARD STORAGE, subject to the following conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case: PL201700268

Project Description: Type II Preliminary and Final Plat of AMERICAN BOULEVARD STORAGE

Address: 101 American Blvd. West, Bloomington, MN 55420

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 Permit:** 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:** Right-of-way on American Boulevard West must be dedicated to the public as approved by the City Engineer.
5. **Ongoing:** Drainage and utility easements must be dedicated to the public as approved by the City Engineer.
6. **Ongoing:** A public 10-foot sidewalk and bikeway easement must be provided along the frontage of American Boulevard West as approved by the City Engineer.
7. **Ongoing:** Park dedication must be satisfied.