

GENERAL INFORMATION

Applicant: FMC Partners, LLC

Location: 6925, 7001, and 7101 West 78th Street

Request: Approve the Type II Preliminary and Final Plat of FRAUENSHUH 2ND ADDITION

Existing Land Use and Zoning: 6925 - Vacant Commercial Land; zoned B-1 (FH)
Neighborhood Office (Flood Hazard)

7001 - Vacant Commercial Land; zoned B-1 (FH)
Neighborhood Office (Flood Hazard)

7101 - Office Building; zoned B-1 (FH)
Neighborhood Office (Flood Hazard)

Surrounding Land Use and Zoning: North – West 78th Street, Single family homes in Edina

South – City owned open space and Office Building; zoned B-1 (FH), Neighborhood Office (Flood Hazard)

East – City owned open space; zoned B-1 (FH)
Neighborhood Office (Flood Hazard)

West – Office Building; zoned B-1 Neighborhood Office

Comprehensive Plan Designation: Office and Conservation

CHRONOLOGY

Post-Application DRC Meeting 06/05/2018 – Meeting Held

City Council 06/25/2018 – Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 05/21/2018

60 Days: 07/20/2018

120 Days: 09/18/2018

Newspaper Notification: Confirmed – (06/14/2018) Sun Current – 10 day notice)

Direct Mail Notification: Confirmed – (500' buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The applicant requests preliminary and final plat approval to combine three separate parcels for the creation of one lot. Once recorded with Hennepin County, the Type II Final Plat will dedicate additional public right-of-way on West 78th Street and will be in compliance with City Code requirements to allow for future improvements of the 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.	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 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 are existing drainage, utility, sidewalk, bikeway, and highway easements that will be vacated. There will be right-of-way on West 78th Street and drainage and utility easements dedicated in the new plat. There will also be new sidewalk and bikeway easements 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 PL201800194, having been able to make the required findings, I move to approve the preliminary plat and adopt a resolution approving the final plat of FRAUENSHUH 2ND ADDITION, subject to the following conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case: PL201800194

Project Description: Type II Preliminary and Final Plat of Frauenshuh 2nd Addition

Address: 6925, 7001, and 7101 West 78th 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 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)).
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 West 78th Street must be dedicated to the public as approved by the City Engineer.
5. Ongoing Public drainage and utility easements must be provided as approved by the City Engineer.
6. Ongoing A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer.