

PL202400188 PL2024-188

GENERAL INFORMATION

Applicant:	J&B Holdings, LLC (Owner) Taqueria & Birrieria Las Cuatro Milpas Bloomington (User)
Location:	415 & 431 E 78th St
Request:	Request for a 1-year extension of plat approval for Las Cuatro Milpas (#PL2022-181)
Existing Land Use and Zoning:	Restaurant and commercial building; zoned General Commerical (B-2)
Surrounding Land Use and Zoning:	North – I-494 East and South – Commercial building; zoned B-2 West – Industrial building; zoned FD-2
Comprehensive Plan Designation:	General Business (GB)

HISTORY

Planning Manager Action:	10/13/2020 – Administratively approved a minor revision to Final Site and Building Plans to remodel an existing restaurant (Case #PL2020-162).
City Council Action:	11/14/2022 – Approved a Type I Preliminary and Final Plat of LAS CUATRO MILPAS to combine two parcels into a single parcel (Case #PL2022-181).

CHRONOLOGY

Council	10/28/2024	Review Scheduled (Consent Agenda)
---------	------------	-----------------------------------

DEADLINE FOR AGENCY ACTION

Application Date:	10/09/2024
60 Days:	12/08/2024
120 Days:	02/06/2025
Applicable Deadline:	12/08/2024

STAFF CONTACT

Dakota Crowell, Planner
Phone: (952) 563-8926
E-mail: dcrowell@BloomingtonMN.gov

PROPOSAL

The applicant is seeking a one-year extension of the final plat for LAS CUATRO MILPAS, which is the maximum that may be granted and requires City Council approval.

ANALYSIS

The applicant is seeking a one-year extension of the plat LAS CUATRO MILPAS. This plat was approved by the City Council on November 14, 2022 (Case #PL2022-181). The plat would combine the parcels at 415 and 431 E 78th Street into one parcel. The applicant wants to combine both parcels so that they can connect the two existing buildings as their business expands at the location.

Final plat approvals are valid for a period of two years following City Council approval. The City Council has the authority to “extend the approval of a final plat by up to one additional year when it finds that the extension is in the public interest” (City Code Section 22.06(e)). The plat has not changed since its approval and remains code compliant. City Code subdivision standards have not changed in the past two years and the plat remains code compliant, so staff believe the one-year final plat approval extension is in the public interest. Approval of the plat extension would allow for the plat to be recorded, further facilitating the future occupancy and growth of the restaurant Taqueria & Birrieria Las Cuatro Milpas Bloomington. The applicant has plans to make improvements to the building at 431 E 78th St, but permits cannot be issued until the plat is recorded.

The applicant has engaged a new agent to assist them with finalizing the remaining conditions to record the plat with Hennepin County. They are hoping to complete this work before their two-year deadline of November 14th, 2024, but are requesting the one-year extension in case they cannot complete them in time.

Staff recommends that all the conditions of plat approval attached to Case #PL2022-181 and memorialized in Resolution No. 2022-216 be carried forward as part of the plat extension request. Resolution No. 2022-216 is attached for consideration by the Council.

RECOMMENDATION

Staff recommends approval of the plat extension through the following motion:

Motion by _____, seconded by _____, to adopt Resolution No. 2024-____, a resolution approving a one-year extension of the final plat of LAS CUATRO MILPAS, subject to the conditions of approval adopted in Resolution #2022-216.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2024-188

Project Description: Request for a 1-year extension of plat approval for Las Cuatro Milpas located at 415 and 431 E 78th St (#PL2022-181).

Address: 415 & 431 E 78th St

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. Ongoing All conditions of preliminary and final plat approval in Case PL2022-181 and memorialized in Resolution #2022-216 remain in effect.