

**Department of Community Planning and Economic Development – Planning
Division
Final Plat
PL-185**

Date: April 10, 2006

Applicant: Minnesota Dental Association, Richard Diercks, 2236 Marshall Avenue,
Suite 200, St. Paul, MN 55104, (651) 646-7454

Addresses of Property: 1389 Industrial Boulevard (1301 Industrial Boulevard)

Project Name: Minnesota Dental Association

Contact Person and Phone: Cher Peterson, Pope Associates, 1255 Energy Park Drive,
St. Paul, MN 55108-5118, (651)789-1603

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: February 17, 2006

End of 60-Day Decision Period: Not applicable for this application.

End of 120-Day Decision Period: June 16, 2006

Ward: 1 **Neighborhood Organization:** Mid City Industrial Area

Existing Zoning: I1 (Light Industrial District)

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 11

Lot area: 98,320 square feet or 2.25 acres

Legal Description: Not applicable for this application.

Proposed Use: Subdivide the existing parcel to construct a new 12,543 square foot dental office building on the southern portion of the site.

Concurrent Review:

- Final Plat (PL-185)

Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Development Plan: The site plan was previously approved per BZZ-2714.

Background: The applicant proposes to subdivide an existing vacant 2.25 acre parcel into two parcels to construct a new 12,543 square foot dental office building on the southern portion of the property located at 1389 Industrial Boulevard. The subdivision would result in the creation of a 54,760 square foot out lot to the north and a 43,560 square foot lot to the south. The entire property is currently zoned I1. Office uses are permitted uses in the I1 district.

The Planning Commission approved the preliminary plat and site plan application at the November 28, 2006, City Planning Commission meeting.

The City Attorney's office has indicated that it appears that the required monuments have been placed and that the required affirmations are stated on the face of the plat. It is the opinion of the City Attorney's Office that the plat is satisfactory and meets statutory requirements.

FINAL PLAT –

Required Findings:

1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

The subdivision is in conformance with the design requirements of the land subdivision regulations.

ZONING CODE

With the approval of the site plan review, preliminary and final plat this development would meet the applicable requirements of the I1 zoning district.

MINNEAPOLIS PLAN

According to the *Minneapolis Plan*, the site is designated as a light industrial use. According to the Principles and Policies outlined in the *Minneapolis Plan*, the following apply to this proposal:

Policy 9.23: Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.

Policy 9.26: Minneapolis will prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents.

The applicant proposes to construct a 12,543 square foot dental office building in the I1 district. This development is in conformance with the above noted principles and policies of the comprehensive plan.

2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

Staff does not believe that the proposed plat for the development would be injurious to the use and enjoyment of surrounding property nor be detrimental to present and potential surrounding land uses, nor add any congestion in the public streets.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site does not have steep slopes on the property.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.

The lots being created by this plat present no foreseeable difficulties for the proposed development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Public Works will review and approve drainage and sanitary system plans before issuance of building permits.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the final plat:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat application for property located at 1389 Industrial Boulevard.

Attachments:

1. Memo from Public Works
2. Letter from the City Attorney's office
3. Letter from MN Dot
4. Final plat
5. Zoning map