

Department of Community Planning and Economic Development – Planning Division
Preliminary & Final Registered Land Survey
RLS-47

Date: March 5, 2007

Applicants: The Bridgewater Lofts, LLC, 3200 Main Street NW, Suite 300, Coon Rapids, MN 55448, (763) 421-3500

Address of Property: 1000, 1010 and 1026 Washington Avenue South, 200 and 212 11th Avenue South

Project Name: Bridgewater Lofts

Contact Person and Phone: Lynn Leegard, 3200 Main Street NW, Suite 300, Coon Rapids, MN 55448, (763) 421-3500

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

Date Application Deemed Complete: January 9, 2007

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

End of 120-Day Decision Period: May 8, 2007

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Assn. (DMNA)

Existing Zoning: C3A (Community Activity Center District), DP (Downtown Parking) Overlay District and DH (Downtown Height) Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 20

Lot area: 103,812 square feet or 2.38 acres

Legal Description: Please see attached RLS.

Existing Use: Construction in progress for a mixed-use, 277-unit Planned Residential Development with approximately 20,191 square feet of ground level commercial/retail space.

Concurrent Review:

- A Registered Land Survey (RLS) in order to be able to file two CIC plats on the property – one for the parking condominium and one for the loft condominium (which also includes the ground level commercial space).

Background: In March of 2006, a rezoning, conditional use permit, site plan review (BZZ-2837) and

preliminary and final plat (PL-194) were approved to allow a mixed-use, 277-unit Planned Residential Development with approximately 20,191 square feet of ground level commercial/retail space on the subject properties. The development is currently under construction. The applicant is now filing a Registered Land Survey (RLS) in order to file two CIC plats to create tracts for separate ownership on the property; one for the parking condominium and one for the loft condominium (which also includes the ground level commercial space).

The City Attorney has reviewed and approved the final RLS title documents.

As of the writing of this report, Staff has not received any correspondence from the neighborhood group, but will forward comments, if any, at the Planning Commission meeting.

Registered Land Survey

Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.

The RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan.

2. The 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.

The purpose of the RLS is to delineate ownership of various tracts on the site. This shall have no impact on surrounding properties.

3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.

The building is under construction and the site will soon be fully developed. The site does not pose the above noted hazards.

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 building is under construction and the site will soon be fully developed. Access is being provided in conjunction with the approved plan.

5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city

engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the structure.

RECOMMENDATIONS:

**Recommendation of the Department of Community Planning and Economic Development–
Planning Division for the Registered Land Survey:**

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the preliminary and final RLS application for the properties located at 1000, 1010 and 1026 Washington Avenue South, 200 and 212 11th Avenue South.

Attachments:

- 1) Zoning map
- 2) Hennepin County map
- 3) Correspondence – from PW and City Attorney
- 4) RLS