

**Department of Community Planning and Economic Development – Planning Division**  
Final Plat  
PL-172

**Date:** September 19, 2005

**Applicant:** CSM Investors, Inc.

**Address of Property:** 2101 17<sup>th</sup> Avenue Southeast

**Project Name:** Southeast Minneapolis Industrial Park, Second Addition

**Contact Person and Phone:** Peter Campbell with Buell Consulting, (651) 225-0794

**Planning Staff and Phone:** Hilary Watson, (612) 673-2639

**Ward: 2      Neighborhood Organization:** Southeast Como Improvement Association

**Existing Zoning:** I2, Medium Industrial District

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 16

**Legal Description:** Not applicable for this application

**Proposed Use:** 100-foot telecommunications tower

**Concurrent Review:**

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**Applicable zoning code provisions:** Chapter 598, Land Subdivision Regulations

**Background:** The property is currently designated as an Outlot. The City's land subdivision regulations do not allow Outlots to be developed. In order to construct the proposed telecommunications tower and the base equipment structure, the applicant has applied for a plat in order to change the designation of the property.

Public Works has reviewed the final plat for compliance with their regulations. The public street adjacent to the site is shown on the final plat as "17<sup>th</sup> Avenue Southeast". Since the City has never officially named this street Public Works has asked that the street be shown as "Public Street" on the final mylars.

**Development Plan:** The site plan is attached.

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**FINAL PLAT**

**Required Findings:**

**1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.**

**LAND SUBDIVISION REGULATIONS**

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

**ZONING CODE**

With the approval of the final plat this development would be in conformance with the applicable regulations of the zoning code.

**THE MINNEAPOLIS PLAN**

In the Market in the City chapter found in *The Minneapolis Plan*, Policy 2.4 states that “Minneapolis will develop its technological and information infrastructure in order to offer high quality working environments to businesses.” And in the Movement chapter found in *The Minneapolis Plan*, Policy 8.12 states that “Minneapolis will facilitate the development of communications and transportation infrastructure to support the continued growth of the city’s economic base.” Verizon Wireless will be constructing a telecommunications tower that will provide modern communications infrastructure to residents and businesses while minimizing the impact by placing such infrastructure in an industrial area.

**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.**

The proposed subdivision is to replat the property to remove the Outlot designation so it can be constructed upon.

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

The site can be built on in a safe manner and without endangering the properties surrounding the site.

**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 site may be accessed from either 17<sup>th</sup> Avenue Southeast or from Elm Street.. The applicant will need to obtain building permits and erosion control permits prior to the start of construction.

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5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with 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.

There is an existing drainage pond on the site that will remain after construction is complete.

**RECOMMENDATIONS**

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the final plat application for CSM Investors, Inc. located at 2101 17<sup>th</sup> Avenue Southeast subject to the following conditions:

1. The public street adjacent to the site shall be shown as “Public Street” not “17<sup>th</sup> Avenue Southeast” on the final mylars.

**Attachments:**

1. Letter from the City Attorney’s Office
2. Letter from Public Works
3. Final plat
4. Survey
5. Site plan