

# Request for Council Action

Originator Planning	Item <b>Variances and Prelim/Final Plat</b>
Agenda Section Development Business	Date 3/2/2015

Description

## GENERAL INFORMATION

Applicant:	Nelmac LLP
Location:	9601 James Avenue South
Request:	<ol style="list-style-type: none"> <li>1) Variance to reduce the side yard setback from 10 feet to 9.9 feet for the south structure (Case 5277A-15).</li> <li>2) Variance to reduce the side yard setback from 10 feet to 6.5 feet for the north structure (Case 5277B-15).</li> <li>3) Type III Preliminary and Final Plat for NELMAC 2<sup>ND</sup> ADDITION to create two new parcels from one existing parcel (Case 5277CD-15).</li> </ol>

## DEADLINE FOR AGENCY ACTION

Application Date:	01/27/15
60 Days:	03/27/15
120 Days:	05/26/15
Applicable Deadline:	<b>03/27/15</b>

## STAFF CONTACT

Dennis Fields, Planner  
(952) 563-8925  
[dfields@BloomingtonMN.gov](mailto:dfields@BloomingtonMN.gov)

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### Requested Action

The Planning Commission and Staff recommend the following motions:

In Case 5277A-15, having been able to make the required findings, I move to adopt a resolution approving a variance to reduce the side yard setback from 10 feet to 9.9 feet for the south structure located at 9601 James Avenue South subject to the conditions listed in the staff report.

In Case 5277B-15, having been able to make the required findings, I move to adopt a resolution approving a variance to reduce the side yard setback from 10 feet to 6.5 feet for the north structure located at 9601 James Avenue South subject to the conditions listed in the staff report.

In Case 5277CD-15, having been able to make the required findings, I move to adopt a resolution approving a Preliminary and Final Plat for NELMAC 2<sup>ND</sup> ADDITION subject to the conditions listed in the staff report.

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Attachments:

Staff Report

Resolution - Variance 5722A-15

Resolution - Variance 5722B-15

Resolution - Pre and Final Plat 5722CD-15

Notification Map

Narrative

Plans

DRC Minutes

Public Works Comments

Draft PC Minutes 02/19/15