

Originator Public Works	Item Preliminary and Final Plat of DUANE AND BLANCHE GREGG HOMESTEAD
Agenda Section CONSENT BUSINESS	Date 7/27/2015

Description

PROPOSAL

Marijo Gregg – Peterson, Officer of the Estate of Duane R. Gregg (owner), requests preliminary and final plat approval for DUANE AND BLANCHE GREGG HOMESTEAD, located at 9300 Colorado Road. This proposed plat will create a lot line through the common wall of an existing twin home to subdivide the parcel into two lots. This is needed to sell the two units individually rather than collectively. This is considered a Type I plat, which does not require a public hearing.

FINDINGS

Section 22.05(d)(1-8) Preliminary Plats

- (1) The plat is not in conflict with the Comprehensive Plan;
 - The new plat is consistent with the intent and purpose of the Comprehensive Plan with regard to land use and function.
- (2) The plat is not in conflict with any adopted District Plan for the area;
 - There is not an adopted District Plan for this area.
- (3) The plat is not in conflict with the City Code provisions;
 - The proposed plat is in conformance with City Code requirements.
- (4) The plat does not conflict with existing easements;
 - There are existing underlying drainage and utility easements that will be vacated. New drainage and utility easements will be dedicated in the new plat.
- (5) There is adequate public infrastructure to support the additional development potential created by the plat;
 - There will not be an excess burden on public infrastructure due to approving of this new plat.
- (6) The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and stormwater storage needs;
 - The new plat will not have a negative impact on the environment.
- (7) The proposed plat will not be detrimental to the public health, safety and welfare; and
 - The new plat will be compatible in character and function with the existing uses of the Planned Development and surrounding neighborhood. By reason of scale, access and location, it cannot be anticipated to be detrimental to the public health, safety and welfare.
- (8) The plat is not in conflict with an approved development plan or plat.
 - The new plat will not conflict with an approved development plan or plat.

Section 22.06(d)(1) Final Plats

- (1) The plat is not in conflict with the approved preliminary plat or the preliminary plat findings.
 - The final plat is consistent with the preliminary plat and preliminary plat findings.

DEADLINE FOR AGENCY ACTION

Application Date: 06/23/15
 60 Days: 08/25/15
 120 Days: 10/15/15

RECOMMENDATION

In Case 10836BC-15, staff recommends approval of a Preliminary Plat and Final Plat for DUANE AND BLANCHE GREGG HOMESTEAD, subject to the following conditions:

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, shall be provided;
2. A consent to plat form from any mortgage companies with property interest shall be provided;
3. Drainage and utility easements must be provided as approved by the City Engineer;
4. A 10-foot sidewalk/bikeway easement shall be provided along all street frontages;
5. A common utility and maintenance agreement must be provided as approved by the City Engineer, and proof of recording the agreement with Hennepin County must be provided to the City Engineer;

And subject to the following code requirements:

1. The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (Section 22.06).

Prepared by: Bruce Bunker
 Presented by: Shelly Pederson (if needed)

Requested Action

Approval of the preliminary plat and adoption of a resolution granting approval of the final plat of DUANE AND BLANCHE GREGG HOMESTEAD located at 9300 Colorado Road is recommended subject to completion of the above conditions, receipt of the title, necessary documents and deposits, and review of all documents by the City Attorney.

Attachments:

Resolution
 Final Plat
 Preliminary Plat