

Originator Engineering	Item <b>Preliminary and Final Plat of GOPHER RUN</b>
Agenda Section CONSENT BUSINESS	Date 2/22/2016

Description

## PROPOSAL

1700 E 88th Street LLC, owner, requests the preliminary and final plat approval of GOPHER RUN, located at 1700 East 88th Street. This proposed plat will subdivide the land into two separate lots to allow for the construction of a new two family twin home. 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;
  - Per City's records, there are currently no public easements on the property. There will be new drainage and utility easements dedicated in the new plat and a new sidewalk and bikeway easement will be conveyed by document.
- (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: 01/26/16  
 60 Days: 03/26/16  
 120 Days: 05/25/16

#### **RECOMMENDATION**

In Case PL201600007, staff recommends approval of a Preliminary Plat and Final Plat for GOPHER RUN, 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. Park dedication must be paid in cash prior to the issuance of building permits;
4. Drainage and utility easements must be provided as approved by the City Engineer;
5. A 10-foot sidewalk/bikeway easement shall be provided along all street frontages;

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: Julie Long (if needed)

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#### Requested Action

Approval of the preliminary plat and adoption of a resolution granting approval of the final plat of GOPHER RUN located at 1700 East 88th Street is recommended subject to completion of the above conditions, receipt of title, necessary documents and deposits, and review of all documents by the City Attorney.

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#### Attachments:

Resolution  
 Final Plat  
 Preliminary Plat