

Originator Engineering	Item Preliminary and Final Plat of MARKETPOINTE THIRD ADDITION
Agenda Section CONSENT BUSINESS	Date 4/4/2016

Description

PROPOSAL

Ax Marketpointe LP, owner, requests preliminary and final plat approval for MARKETPOINTE THIRD ADDITION, located at 4300 and 4400 West 78th Street. The proposed plat will adjust the common interior lot line to meet the design requirement for a proposed parking ramp expansion. A lot line adjustment 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 drainage, utility, sidewalk, bikeway, transportation facility, and traffic signal system easements that will be vacated. New drainage and utility easements will be dedicated in the new plat and new sidewalk, bikeway, transportation facility, utility, and traffic signal system easements 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:	03/02/16
60 Days:	05/01/16
120 Days:	06/30/16

RECOMMENDATION

In Case PL201600029, staff recommends approval of a Preliminary Plat and Final Plat for MARKETPOINTE THIRD ADDITION, 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 company with property interest shall be provided;
3. A private common driveway, access, and parking easement agreement shall be provided as approved by the City Engineer, and proof of recording the easement agreement with Hennepin County must be provided to the City Engineer;
4. A private common utility easement agreement shall be provided as approved by the City Engineer, and proof of recording the easement agreement with Hennepin County must be provided to the City Engineer;
5. Drainage and utility easements shall be provided as approved by the City Engineer;
6. A 10-foot sidewalk and bikeway easement shall be provided along all street frontages;
7. A transportation facility easement shall be provided as approved by the City Engineer;
8. A utility and traffic signal system easement shall be provided as approved by 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 22.03(a)(2)).

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 MARKETPOINTE THIRD ADDITION located at 4300 and 4400 West 78th 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.

Attachments:

Resolution

Final Plat

Preliminary Plat