

## GENERAL INFORMATION

Applicant: Raptor Properties, LLC (owner and applicant)

Location: 3325, 3401 and 3501 Overlook Drive

Request: One year extension of the Final Plat approval for Dwan Bluff subdivision, subdividing 3 lots into 13 lots and 2 outlots.

Existing Land Use and Zoning: Single-Family home and two vacant parcels; zoned R-1(FH)(BP-1) Single Family Residential (Flood Hazard)(Bluff Protection).

Surrounding Land Use and Zoning: North – Dwan Golf Course; zoned R-1  
South – Minnesota River Valley; zoned SC(FH)(BP-2)  
West and East – Single Family Residential; Zoned R-1(FH)(BP-1)

Comprehensive Plan Designation: The Comprehensive Land Use Plan recommends Low Density Residential uses for the property above the 760 foot mean sea level elevation and Conservation land uses below the 760 foot mean sea level elevation.

## HISTORY

City Council Action: 10/13/14 – Approved the preliminary and final plat for the Dwan Bluff subdivision, subdividing 3 lots into 13 lots and 2 outlots.

## CHRONOLOGY

City Council: 10/03/2016 Consent Item

## DEADLINE FOR AGENCY ACTION

Application Date: 09/14/2016  
60 Days: 11/13/2016  
120 Days: 01/12/2017  
**Applicable Deadline: 11/13/2016**  
Newspaper Notification: Not required  
Direct Mail Notification: Not required

## **STAFF CONTACT**

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## **PROPOSAL**

The applicant is seeking a one-year extension of the final plat approval for the Dwan Bluff subdivision. Per City Code, final plats expire two years after approval unless recorded with Hennepin County. The City Council approved the preliminary and final plat on October 13, 2014. The applicant will not be able to record the plat by October 13, 2016 and has requested an extension. The City Code allows the City Council to extend the deadline for recording the plat by up to one additional year when it finds that the extension is in the public interest.

## **BACKGROUND**

Dwan Bluff Plat subdivides three existing lots totaling 19.1 acres into 13 lots and two outlots for a new single family residential development. The project would connect two dead end portions of Overlook Drive with a residential street from east to west. Three single family lots and an 0.66 acre outlot, for the stormwater pond, would be located on the north side of the proposed street, and the remaining ten single family lots and a 3.7 acre outlot for public ownership along the bluff would be on the south side.

Since the City Council approved the subdivision in 2014, the property was purchased by the applicant. The applicant has indicated there are no plans to change the plat design. Rather, the applicant is working to procure investors and financing to implement the subdivision. Because the relevant City Code subdivision standards have not changed in the past two years, the plat remains Code compliant and staff believes the one-year final plat approval extension is in the public's interest.

## **RECOMMENDATION**

Staff recommends the following motion:

In Case PL2016-160, I move to adopt the resolution attached to the staff report approving a one-year extension of the final plat of Dwan Bluff, subject to the conditions of approval adopted in Resolution 2014-110.