

**ITEM 3**  
9:04 p.m.

<b>CASE:</b>	3761DE-14
<b>APPLICANT:</b>	Computer Avenue, LLC (owner) Open Access Technology International, Inc. (user)
<b>LOCATION:</b>	7901 and 7951 Computer Avenue
<b>REQUEST:</b>	Preliminary and Final Plat of OATI SOUTH CAMPUS to combine two existing lots into one lot

**SPEAKING FOR THE APPLICANT:**

Ben Grannon, representing both OATI and Computer Avenue, LLC

**PUBLIC HEARING DISCUSSION:**

Centinario identified the parcels and the surrounding land uses. He explained that at the August 7, 2014 Planning Commission meeting, the Commission recommended approval of a Rezoning and the Preliminary and Final Development Plans for the parcels. He displayed a site plan depicting the proposed building placement, stormwater ponds, parking areas, and land dedication for future road construction. Centinario explained a condition of approval for the Preliminary and Final Development Plans is to combine the two lots into a single lot.

Centinario stated there are two different areas on the final plat where the applicant will be dedicating land as right of way to the City. He identified a strip of land along the west side of the parcel and also along West 78<sup>th</sup> Street. The second area is a 40 foot wide strip located along the northern edge of the parcels. He explained the 40 foot wide strip will be dedicated for the future West 78<sup>th</sup> Street and may be constructed when West 78<sup>th</sup> St. is relocated as part of the future expansion of I-494, although there is no definitive timeline for that expansion.

Centinario stated staff recommends approval of the Preliminary and Final Plat of OATI SOUTH CAMPUS subject to the conditions of approval listed in the staff report. He stated he is available for questions from the Commission.

Goodrum asked staff to comment on whether the final plat is mitigating the drainage issues raised by a neighboring property owner. Centinario stated the drainage easements proposed on this platting application are standard easements and that staff is confident the drainage plans for these two parcels will not contribute to the drainage issues described on the neighboring property. Nordstrom commented that he recollects that the total impervious surface area coverage of the previous development on this site is comparable to the proposed redevelopment and that the redevelopment will have stormwater ponding on the site which the previous development did not have. He added the redevelopment of the site is improving the stormwater management of the site. Centinario stated that is correct and the applicant has conducted extensive soil testing on the site to determine the best solutions which include stormwater ponds and the use of an underground system in some fashion.

Goodrum asked what if the stormwater ponds need to become larger than what is anticipated and would the application need to come back before the Planning Commission for drainage easement revisions or could the revisions be handled administratively. Centinario stated that if staff deemed the potential revisions as minor they could be handled administratively or if revision would be deemed large enough, they may need to come back before the Planning Commission.

Batterson asked for clarification on whether the 40 foot strip along the north property line is an easement or dedicated right-of-way. Centinario stated the land is being dedicated to the City and the applicant will enter into a right-of-way agreement to allow the applicant to use the area as surface

parking until future roadway construction would begin. Batterson asked for clarification that the lot widens a little bit on the north end along Computer Avenue and that is not changing with this plat. Centinario stated that is correct.

Nordstrom commented that the proof of parking ramp location is not in the dedicated right of way and so if/when additional parking is needed, the ramp can be constructed as no net loss of parking would be seen.

Grannon stated he is with both OATI and Computer Avenue LLC. He explained he is a Project Manager on this project and an attorney at OATI. He stated they are very excited about this project and are looking forward to continuing to work with the City. He addressed Commissioner Goodrum's concern regarding the stormwater concerns. He stated after doing some infiltration testing they expect the stormwater ponds to stay the same size as what is shown on the site plan and they will implement an infiltration basin under the parking lot on the southeast side. He added they will be submitting their stormwater plan to Nine Mile Creek for their September Board Meeting for review. He stated they are confident the stormwater plan that will be implemented will improve drainage in the area.

The public hearing was closed via a motion.

Batterson stated he is happy OATI is locating to Bloomington.

Nordstrom stated these items will be heard at the September 8, 2014 City Council meeting.

#### **ACTIONS OF THE COMMISSION:**

**M/Fischer, S/Bennett:** To close the public hearing. Motion carried 6-0.

**M/Fischer, S/Willette:** Having been able to make the required findings, in Case 3761DE-14, I move the Planning Commission recommend approval of the Preliminary and Final Plat of OATI SOUTH CAMPUS subject to the conditions of approval and Code requirements listed in the staff report. Motion carried 6-0.

#### **CONDITIONS OF APPROVED BY THE COMMISSION:**

The Preliminary and Final Plat for OATI South Campus (Case 3761DE-14) to combine two lots into one lot are subject to the following conditions being satisfied prior to the plat being recorded:

- 1) Park dedication must be paid in cash;
- 2) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, must be provided;
- 3) Consent to plat form from any mortgage companies with property interest, must be provided;
- 4) Drainage and utility easements must be provided at 10 feet in width along all current and future street frontages and at five feet in width along internal lot lines; and
- 5) A 10-foot wide sidewalk/bikeway easement must be provided along all current and future street frontages.