

Department of Community Planning and Economic Development – Planning Division
Final Plat
PL-191

Date: April 24, 2006

Applicant: Humboldt Investors, LLC

Address of Property: 2601 49th Avenue North

Project Name: Humboldt Industrial Park

Contact Person and Phone: Paul Hyde, (612) 904-1513, extension 10

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: April 6, 1006

End of 60-Day Decision Period: Not applicable for this application

End of 120-Day Decision Period: August 4, 2006

Ward: 4 **Neighborhood Organization:** Shingle Creek Neighborhood Association

Existing Zoning: I1, Light Industrial and SH Shoreland Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 1

Legal Description: Not applicable for this application

Proposed Use: Industrial office/warehouse building

Concurrent Review:
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Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Background: Canadian Pacific Railway, the current owner of the 13-acre property located at 2601 49th Avenue North, is selling the applicant a ten-acre parcel of the land for industrial purposes. The applicant is proposing to construct a 128,800 square foot industrial office/warehouse building on the site. The Canadian Pacific Railway will maintain ownership of the remaining land. The Canadian Pacific Railway intends on creating two lots on the remaining three-acre parcel. One of the lots will be utilized by the railway for access purposes and the other lot will eventually be sold to another industrial user.

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Development Plan: The site plan is attached.

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Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.

LAND SUBDIVISION REGULATIONS

The subdivision is in conformance with the design requirements of the land subdivision regulations.

ZONING CODE

With the approval of the final plat this development would be in conformance with the applicable regulations of the zoning code.

THE MINNEAPOLIS PLAN

The current zoning of the property is a mixture of I1, Light Industrial and I2, Medium Industrial. According to the principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings (Policy 9.25).
- Prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents (Policy 9.26).

With some alterations to the site plan the Planning Division believes that this development would be in conformance with the foregoing policies of *The Minneapolis Plan*.

2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The Planning Division does not believe that the proposed development would be injurious to the use and enjoyment of other property in the area. Constructing a new industrial warehouse/office building on the site would convert a vacant property, provide additional employment opportunities and increase the tax values in the area.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

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The site is relatively flat. The Planning Division believes that the site can be developed upon and used safely.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration

The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

The Sewer Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for a final plat:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat application for the property located at 2601 49th Avenue North.

Attachments:

1. Letter from the City Attorney's Office
2. Letter from Public Works
3. Final plat
5. Site plan