



Legislation Text

File #: RES PH 16-252, **Version:** 2

Approving the preliminary plat for the Snelling-Midway Redevelopment Site. (Public hearing held August 3)

WHEREAS, Tegra Group, in File No. 16-028-353, has submitted for City Council approval the attached preliminary plat for subdivision of property located at the Snelling-Midway Redevelopment Site (400 N. Snelling Ave. *temporary address*), known as Preliminary Plat for MLS Stadium Development to create three (3) Traditional Neighborhood (T4) lots and three (3) Outlots; and

WHEREAS, the appropriate City departments have reviewed the plat and found, subject to the recommended conditions, that it meets the requirements of Chapter 69 of the Zoning Code; and

WHEREAS, notice of a public hearing before the City Council was duly published in the official newspaper of the City and notices were mailed to each owner of affected property including all property situated within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed plat on August 3, 2016, where all interested parties were given the opportunity to be heard, and the Council considered all the facts and recommendations concerning the plat;

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts and approves the attached preliminary plat for Snelling-Midway Redevelopment Site (400 N. Snelling Ave. *temporary address*), subject to the following conditions:

1. Final plat must include any right of way or lease areas to be dedicated for widening of sidewalks on the east side of Snelling, if and where appropriate.
2. Final plat must include sufficient dedicated right of way in order to provide for two lanes of approach for eastbound Shields Avenue and three lanes of approach for Westbound Shields Avenue.
3. Final plat must include sufficient dedicated right of way in order to provide bike lanes on Shields, that are in line with requirements stated in the city's approved street design manual.
4. ~~Final plat must include sufficient dedicated right of way in order to provide a five-lane roadway if needed in the future on Pascal Street.~~
54. Final plat must include sufficient right of way, easements, or lease area to provide public curb, boulevard, and sidewalk, bike facilities, traffic and turn lanes, and possibly parking and bus accommodations on the west side of Pascal Street between St. Anthony and University Avenues that are in line with the city's approved street design manual.
65. Final plat must include sufficient right of way, easements, or lease area to provide public sidewalks, street trees, street lights and other potential improvements in the public Right of way located along St. Anthony Avenue.
76. Final plat must include sufficient right of way for roadways internal to the site to address traffic

operations' impacts to roadways surrounding the site.

87. Final plat must include sufficient right of way for truck turning movements and emergency vehicle turning movements and access.
98. Final plat must retain the existing sewer easement shown on the preliminary plat for existing buildings to remain for the initial development phase for both the public to the east and private for the northwest.
409. Applicant or applicant's representative must submit drawings indicating utility and sanitary and storm sewer locations and grade. The expectation is that utilities can be located on Metropolitan Council-owned property.
4110. Applicant or applicant's representative must submit a storm water management plan for all properties.
4211. Applicant or applicant's representative shall provide any and all necessary easements for stormwater management in the plat area.
4312. In cases where a building is proposed to straddle properties owned by different parties, the applicant or applicant's representative must submit document(s) in a form and substance approved by the City between all property owners, including all lessees, indicating that all property owners, including all lessees, are a responsible party for all life-safety systems and designs throughout all of the properties and have a duty to ensure these systems are maintained. The document(s) shall indicate that all parties involved have access to all properties for the purpose of maintaining all life-safety systems and designs.
4413. The dedication of parkland of at least 0.63 acres is shown on the final plat. No parkland dedication is being required with this plat for the 12.81 acre parcel of Lot 1 Block 2, owned by RK Midway. This parcel shall be replatted in the future to allow for streets and right of way consistent with the Snelling-Midway Redevelopment Site Master Plan and Design Guidelines, City Council Resolution 16-239. The dedication of parkland for that parcel will take place at that time.
4514. Pursuant to Sec. 69.403. - Final Plat of the zoning code, the applicant shall file an application for the final plat within one year following the date of approval of the preliminary plat by the City Council. Said application shall contain all modifications as they may have been recommended during preliminary plat review as well as the following:
- a. Survey, content of plats, and boundary data in the manner prescribed by Section 505.02, Minnesota Statutes, as amended from time to time.
 - b. Certification of dedication by the land owners and surveyor's certification as required in Section 505.03, Minnesota Statutes, as amended from time to time.

AND BE IT FURTHER RESOLVED, that the City Clerk shall mail a copy of this resolution to the Applicant, the Zoning Administrator, and the Planning Administrator.