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REQUEST FOR CITY COUNCIL CONSIDERATION

AGENDA DATE: November 22, 2021
AGENDA ITEM: Consider approval of the final plat of Hawkinson Commercial Development.
PREPARED BY: Community Development Department

BACKGROUND:

A preliminary plat entitled “Hawkinson Commercial Development” was submitted in September by Hawkinson Construction Company, Inc., and developer Mark Hawkinson, Round 2 Development. The property included within the preliminary plat is 22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot & Applebee’s, and north of 29th Street SE.

At a rescheduled meeting on October 18, 2021, the Planning Commission took up consideration of the preliminary plat of Hawkinson Commercial Development, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon the addressing of several recommendations made by the staff review committee.

The City Council, at their regular meeting on October 25, 2021, accepted the recommendation of the Planning Commission, and approved the preliminary plat as recommended by the Planning Commission.

The final plat documentation, in complete form, was filed with the City, with the required recommendations of the Planning Commission and City Council having been acknowledged and addressed. The plat petitioners are now requesting approval of the final plat of Hawkinson Commercial Development.

The Planning Commission reviewed the final plat document at their meeting held on November 4, 2021 and forwarded, to the City Council, a recommendation for approval, contingent upon the following items being addressed:

- The execution of the associated Subdivision Agreement.
 - Which includes a Quit Claim Deed (Exhibit E) relinquishing Public Infrastructure Easements granted to the City in 2006 by Hawkinson Construction Inc. and

Round Properties, LLC. recorded under Document No.'s T000050084, A000589281, and A000591364.

- In accordance with Minnesota Statute §§505.02, Subdivision 1, the Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.

ATTACHMENTS:

Final Plat

Subdivision Agreement

REQUESTED COUNCIL ACTION:

Pass a motion accepting the recommendation of the Planning Commission and adopting the attached resolution approving the Final Plat of "Hawkinson Commercial Development" and authorize the Mayor and City Clerk to sign the plat documents, associated Subdivision Agreement, and a Quit Claim deed relinquishing Public Infrastructure Easements listed under subpart 7 of the Subdivision Agreement.