

ITEM # \_\_\_\_\_



## REQUEST FOR CITY COUNCIL CONSIDERATION

**AGENDA DATE:** October 25, 2021  
**AGENDA ITEM:** Consider approval of the preliminary plat of Hawkinson Commercial Development.  
**PREPARED BY:** Eric Trast, Community Development Department

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### BACKGROUND:

A preliminary plat entitled “Hawkinson Commercial Development” was submitted by Hawkinson Construction Company, Inc., and developer Mark Hawkinson, Round 2 Development, and filed with the City on September 7, 2021. The property included within the preliminary plat is 22.28 acres in area and generally located south of Home Depot & Applebee’s, north of 29th Street SE (of which primary access to the lots will be gained), and also fronting on Hwy. 169 South. (*see attached location map*) A complete legal description of the subject property is included with the preliminary plat documents.

The plat area is currently undeveloped with the exception of 29th St. SE (North ½) and 2nd Ave. SE, and complementary sidewalks and non-motorized, multi –purpose trail. City water, sanitary sewer, and storm-water infrastructure are adjacent to the subject property.

The property, proposed for subdivision, is located within the GB (General Business) zoning district. A request for a Zoning Map Amendment, for any of the proposed lots, is not anticipated, or necessary, for the proposed uses at this time.

The plat petitioner has indicated that the six proposed lots will be developed as follows:

- Lot 1, Block 1: (1.14 acres) Future development undetermined at this time.
- Lot 2, Block 1: (3.02 acres) Convenience Store & Gas Station.
- Lot 3, Block 1: (1.46 acres) Car Wash
- Outlot A (9.75 acres) Future development undetermined at this time.
- Outlot C – east side of 2<sup>nd</sup> Ave. SE (2.23 acres) Future development undetermined at this time.
- Outlot B – east side of 2nd Ave. SE (2.10 acres) Stormwater retention pond, currently established, proposed to be enlarged.

- 29<sup>th</sup> Street SE right-of-way (north half) will be dedicated within the subject plat. The street was established through a perpetual easement granted to the city in 2006.
- 2nd Avenue SE right-of-way will be dedicated within the subject plat. The avenue was established through a perpetual easement granted to the city in 2006.
- Utilities and access will be accommodated within a private drive/access road and utility easement on the western 1/3 of the property (accessed from 29<sup>th</sup> St. SE and easement on the north).

The 2020 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of Highway Commercial, which is consistent with the current zoning designation, as well as the existing uses along the eastern side of Hwy #169 in this area.

The staff review committee, consisting of the Director of Public Works/City Engineer, Fire Chief, Grand Rapids PUC, Director of Parks and Recreation, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City's subdivision requirements. However, there are a few comments identified by the review committee that should be addressed. Those items are as follows:

- PUC Electric Department- Existing electric line on the very SW corner of the platted property crosses into non-easement proposed piece of the property.
- Community Development Department- Lot Line Easement duplication from Lot 3, into the infrastructure/access easement.
- Public Works/Engineering Department-
  - Some of the lots have a 10' drainage and utility easement around the perimeter, and others do not or only have it on some lot lines. Consistency with easement dedication.
  - The SE corner where the kiosk is located, excluded from lot, part of right-of-way?
    - Staff determined this piece would be part of the 2nd Ave. SE R-O-W and not a small remnant lot.
- The Subdivision Agreement, to be considered at the final plat approval, shall incorporate a parkland dedication fee, in lieu of dedication of land and in accordance with Section 30-266, as requested by the Parks and Recreation Department.
- District 1 MN Dot Office, as required by Minnesota Statute 505.03: minor highway easement adjustment in the SW corner of plat.

The Planning Commission conducted a public hearing to consider their recommendation to the City Council regarding the approval of this preliminary plat at a rescheduled meeting on October 18, 2021. The Planning Commission found that the proposed subdivision was consistent with the Comprehensive Plan and approved a motion to recommend approval of the preliminary plat of Hawkinson Commercial Development, contingent upon those items, described above, being addressed.

**ATTACHMENTS:**

**REQUESTED COUNCIL ACTION:**

Make a motion approving the preliminary plat of Hawkinson Commercial Development, including staff review committee comments being addressed, as recommended by the Planning Commission (with any additional changes the Council deems appropriate and necessary).