



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 10/18/2021
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of Hawkinson Commercial Development.	
Background:	<p>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. <i>(see attached location map)</i> A complete legal description of the subject property is included with the preliminary plat documents.</p> <p>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.</p> <p>The plat petitioner has indicated that the six proposed lots will be developed as follows:</p> <ul style="list-style-type: none"> • <u>Lot 1, Block 1:</u> (1.14 acres) Future development undetermined at this time. • <u>Lot 2, Block 1:</u> (3.02 acres) Convenience Store & Gas Station. • <u>Lot 3, Block 1:</u> (1.46 acres) Car Wash • <u>Outlot A</u> (9.75 acres) Future development undetermined at this time. • <u>Outlot C</u> – east side of 2nd Ave. SE (2.23 acres) Future development undetermined at this time. • <u>Outlot B</u> – east side of 2nd Ave. SE (2.10 acres) Stormwater retention pond, currently established, proposed to be enlarged. • 29th 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.

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

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- Commented that an existing electric line on the very SW corner of the platted property crosses into non-easement proposed piece of the property.
- Community Development Department- Commented that there is 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. Why not on all?
 - The SE corner where the kiosk is located. I see the plat is adjusted for this. Is there an easement for the remaining piece? Who owns this?
 - *Staff determined this piece would be part of the 2nd Ave. SE R-O-W and not a very 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.

Additionally, the preliminary plat was circulated to the District 1 MN Dot Office, as required by Minnesota Statute 505.03.

Considerations:	When reviewing the preliminary plat, the Planning Commission needs to make findings as to whether or not the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.
Recommendation:	<p>Staff recommends that the Planning Commissioners; review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the preliminary plat, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations, and giving consideration, also, to the supplemental list provided.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</p>
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval of the preliminary plat.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the preliminary plat of Hawkinson Commercial Development; <i>(Contingent upon the applicant making the following corrections/clarifications):</i></p> <ul style="list-style-type: none"> • Those changes suggested by the Review Committee • <i>Any additional revisions the Planning Commission sees as necessary</i>
Attachments:	<ul style="list-style-type: none"> • Preliminary Plat and associated documents • Review Committee comments • Site Map • Subdivision Considerations