

RESOLUTION NO. 21-46

A RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT FOR ATLAS COMMERCIAL PARK

WHEREAS, Brian Scholten, SLPH10, LLC, (“Applicant”) has submitted an application for preliminary and final plat to subdivide land located at 1628 and 1638 County Road 10 NE in the City of Spring Lake Park; and

WHEREAS, the proposed subdivision is located on a parcel approximately 2.288 acres in size, legally described as Lots 12, 13, 14, 15, 29, 30, 31, and 32, Warren Addition, Anoka County, Minnesota, EXCEPT that part of Lot 15 described as Parcel 2 of Anoka County Highway Right of Way Plat No. 60, together with that apart of vacated McKinley Street accruing thereto.

WHEREAS, the final plat will divide the property into four (4) commercial lots; and

WHEREAS, the property is guided as commercial in the City’s Comprehensive Plan and is zoned C-1, Shopping Center Commercial; and

WHEREAS, the Planning Commission held a public hearing on the proposed request at its October 25, 2021 meeting and recommended approval of the proposed plat, subject to conditions, making the following findings of fact:

1. The proposed lots and easements in Atlas Commercial Park are reasonable and appropriate for the property involved.
2. SLPH10, LLC has submitted materials for a preliminary and final plat generally meeting the requirements of the Spring Lake Park subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota that the City Council does hereby approve the preliminary and final plat for Atlas Commercial Park, as submitted by the applicant and depicted on the plat drawings from Civil Site Group dated September 14, 2021, subject to the following conditions:

1. Revise ALTA survey to include the location of existing sanitary sewer and water services for each building
2. Provide a copy of an agreement covering the cross use and maintenance responsibilities for the sanitary sewer and water services on the site.
3. Along the southwest edge of the site, provide an access to the existing sanitary sewer manhole for city maintenance vehicles. This can include either removal of a portion of the existing fence or the installation of a gate in the existing fence.
4. Include a 33-foot wide drainage and utility easement along the entire southwest edge of the site (McKinley Street vacated right-of way).
5. Provide all materials required by Chapter 14, Subdivision Control, of the Spring Lake Park City Code prior to final approval of the final plat.

6. Re-address the 1628 County Road 10 building to eliminate confusion.
7. Provide a 10-foot sidewalk/trail easement on the south side of the property abutting CSAH 35 for future pedestrian facilities.

The foregoing Resolution was moved for adoption by .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 1st day of November, 2021.

CITY OF SPRING LAKE PARK, MINNESOTA

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, MMC, Administrator