

To: Spring Lake Park Planning Commission
 City of Spring Lake Park

File: 1628 & 1638 County Road 10 NE,
 Preliminary and Final Plat
 Brian Scholten, SLPH10, LLC

From: Phil Carlson and Phil Gravel
 Stantec

Date: October 25, 2021

Re: 1628 & 1638 County Road 10 NE, Preliminary & Final Plat

BACKGROUND

Brian Scholten is requesting approval of a preliminary and final plat for the properties at 1628 and 1638 County Road 10 NE, to divide the parcel into separate commercial parcels sharing a parking lot. The two addresses now include three separate buildings on eight separate lots of record. The proposed Atlas Commercial Park plat would divide the property into four new lots with an access easement across most of the parking lot.

The properties are part of the commercial uses on the frontage road south of County Road 10 at the eastern edge of Spring Lake Park between Pleasant View Drive and Arthur Street.

The application notes the 1628 address, but the properties owned by SLPH10 LLC involved in the plat include both 1628 and 1638 County Road 10 NE, all in the Warren Addition, platted in 1951.

EXISTING PROPERTY

The properties involved are now legally described as follows:

- **1628 County Road 10 NE:**
 - Lot 12 Warren Addn PID 01-30-24-14-0016
 - Lot 13 Warren Addn PID 01-30-24-14-0017
 - Lot 14 Warren Addn PID 01-30-24-14-0018
 - Lot 30 Warren Addn PID 01-30-24-14-0034
 - Lot 31 Warren Addn PID 01-30-24-14-0035
 - Lot 32 Warren Addn PID 01-30-24-14-0036
- **1628 County Road 10 NE:**
 - Lot 15 Warren Addn PID 01-30-24-14-0019
 - Lot 29 Warren Addn PID 01-30-24-14-0033
- There is also a 33-ft-wide segment of vacated right-of-way for McKinley Street behind these lots which is incorporated into the new plat.



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1628 & 1638 County Road 10 NE Street View



PROPOSED PLAT

The new Atlas Commercial Park plat will have the following parcels, illustrated to the right:

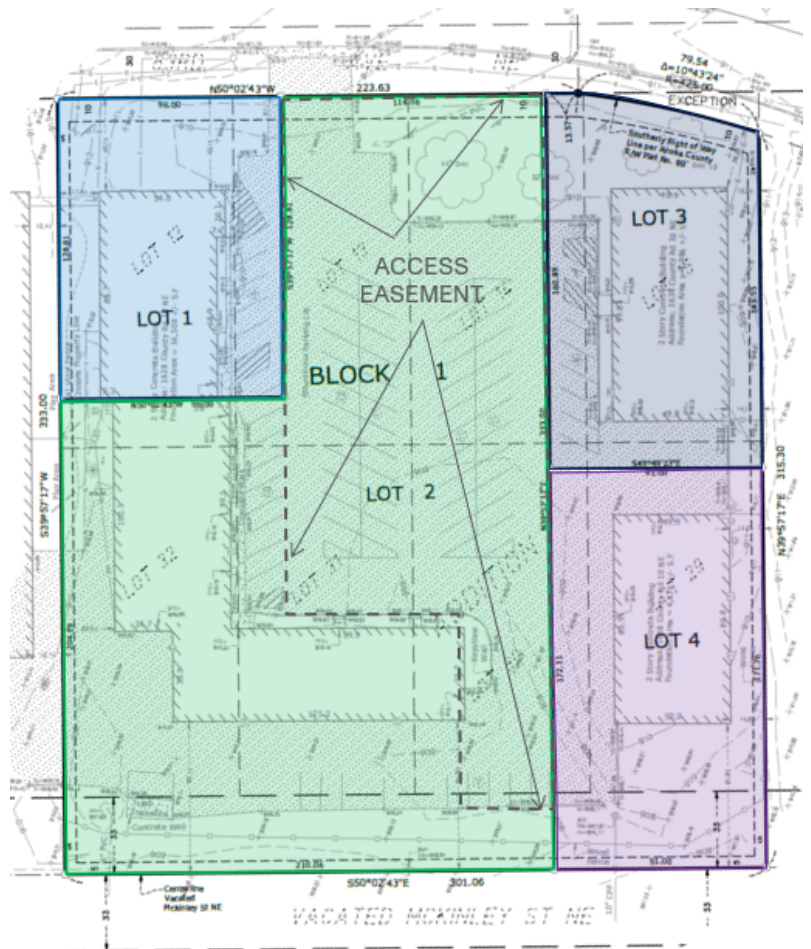
- Lot 1 Block 1 Atlas Commercial Park
- Lot 2 Block 1 Atlas Commercial Park
- Lot 3 Block 1 Atlas Commercial Park
- Lot 4 Block 1 Atlas Commercial Park

As noted above, an access easement will be recorded across Lot 2 to provide cross access and parking among all four lots and buildings.

PLANNING ISSUES

Dividing the lots in a different arrangement with an access easement between them makes sense and is frequently done for commercial properties.

The plat involves just the rearrangement of lots; there is no building, grading, or other construction work proposed on site with this plat.



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ENGINEERING ISSUES

Engineering and Public Works have the following comments on the proposed plat:

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. This is particularly important for any existing piping that may be located under an existing structure or that will be used by more than one building.
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.
5. Provide all materials required by Chapter 14 Subdivision Control of the Spring Lake Park code prior to final approval of the final plat.

RECOMMENDATION

We recommend that the Planning Commission recommend approval of the preliminary plat and final plat for Atlas Commercial Park as submitted, with the five conditions noted above in the engineering comments.

MOTION TEMPLATE

Motion for Approval of the Preliminary and Final Plat

The Planning Commission recommends that the City Council approve the preliminary and final plat for Atlas Commercial Park as submitted, with the five conditions noted in the Planning Report from Stantec dated October 25, 2021, and with the Findings of Fact noted in that report.

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 meeting the requirements of the Spring Park subdivision ordinance.

DEADLINE FOR ACTION

A preliminary plat has a 120-day deadline for final action, different from the 60-day limit for zoning actions. The plat application was received on September 21, 2021. Final deadline for action by the City Council is January 20, 2022.