

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **April 21, 2020**

Final Plat Review for 110 Crusader Avenue West – Net Ministries

REQUEST:

Net Ministries is requesting the review of a final plat for the 17.81 acre parcel located at the southwest corner of Crusader and Stryker Avenue, with the address of 110 Crusader Avenue West.

ATTACHMENTS:

Application
Plat
Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Church/Educational Facility	R4 – Multi Family Residential
Properties to North	Emanuel Lutheran Church	R1 – Single Family Residential
Properties to East	Residential – Single Family Homes	R1 – Single Family Residential
Properties to South	Dakota County Service Center	R1 – Single Family Residential
Properties to West	Residential – Single Family Homes	R1 – Single Family Residential

ANALYSIS:

Plat Summary

Gross Acres – 17.81
 Proposed Number of Lots – One
 Total Easement Sq. Ft. ~ 26,329.30
 Total Right-of-Way Sq. Ft. ~ 55,038.30

Easements and Right-of-way

The proposed plat dedicates 10 feet of drainage and utility easements along Pine Ridge Drive, Crusader Avenue, and Stryker Avenue. As well as 5 feet of drainage and utility easements along all interior property lines. These are the standard easements requested by the City.

Existing Conditions

The site currently operates as a training/educational facility. The existing building is just under 42,000 square feet and includes an assembly area, classrooms, kitchen, gymnasium, offices, and dormitories. The site also currently has a parking lot with 120 stalls.

Access and Setbacks

The existing two access points off of Crusader Avenue are proposed to remain as is, one is used as a drive aisle for delivery and garbage/delivery vehicles while the other is for general access. All setbacks comply with code requirements.

	Code Setbacks	Site Setbacks
Front	20 ft.	20 ft.
Rear	20 ft.	400 ft.
Side (East) <i>Abutting Corner</i>	20 ft.	335 ft.
Side (West) <i>Abutting Residential</i>	20 ft.	380 ft.

ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and has no specific recommendations or requirements to add to this memo.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the FINAL PLAT for 110 Crusader Ave. W. subject to the following condition:

1. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit.

Timeline

April 21 – PC Public Hearing

April 27 – CC Public Hearing