

To: **Mayor and Council**
Through: **Ryan Schroeder, City Manager**
From: **Melissa Sonnek, City Planner**
Date: **April 27, 2020**

Final Plat Review for 110 Crusader Avenue West – Net Ministries

BACKGROUND:

On March 23rd, the City Council reviewed and voted to approve the site plan and preliminary plat for an expansion of an existing building at 110 Crusader Avenue West, Net Ministries. The final plat has since been submitted and Net Ministries is now requesting approval of the final plat application.

ATTACHMENTS:

Application
Plat
Resolution



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.

PLANNING COMMISSION:

The Planning Commission held a virtual review and public hearing for the plat on Tuesday, April 21st. No one from the public called to speak on the item. The Planning Commission voted 7-0 to approve the final plat application, subject to the condition recommended by City Staff.

STAFF RECOMMENDATION:

Staff recommends the Council hold a public hearing and approve 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.