

September 12, 2016

TO: Chairperson Hvidsten
Members of the Planning Commission
Administrator Kreft

FROM: Cynthia Smith Strack, Community Development Director

SUBJECT: Preliminary Plat – Buesgens Commercial Center

1. Resolution PZ 16-018, Recommending the City Council Approve a Preliminary Plat for Buesgens Commercial Center.

The purpose of this memo is to provide the Commission with information regarding preliminary plat review for Buesgens Commercial Center. The plat consists of 40 acres traversed by Enterprise Drive and Hickory Boulevard. The proposed plat results in four commercial lots ranging from approximately six acres to 11 acres.

The preliminary plat was drafted pursuant to a corridor readiness grant received from the Scott County CDA. The corridor readiness grant is designed to create “shovel-ready” commercial and industrial lots. Parcels must be platted to be considered shovel ready. The City Engineer’s office has drafted the plat. Street and utility extension information for the extension of Enterprise Drive to the east is on-going.

COMPREHENSIVE PLAN

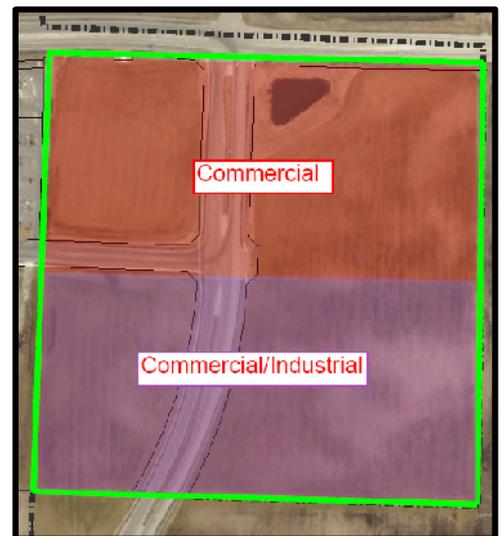
The 2008 Comprehensive Plan assigns commercial and commercial/industrial planned land use for the subject parcel. As such the proposed use is consistent with the Comprehensive Plan.

ZONING

The present zoning is consistent with future land use. The northern portion of the plat is zoned B-2 Highway Business and the southern portion is zoned I/C Industrial/Commercial District.

Lots currently zoned as B-2 meet requirements prescribed in Code §1105.10 including minimum district size of five acres and minimum frontage of 200 feet. There is no minimum lot size in the B-2 District; minimum lot width is 100 feet. Both proposed B-2 lots meet the underlying lot dimensional requirements.

Lots currently zoned I/C meet requirements prescribed in Code §1105.13 including minimum district size of five acres and minimum frontage of 300 feet. Minimum lot size in the I-C District is 20,000 sf; minimum lot width is 100 feet. Both proposed I-C lots meet the underlying lot dimensional requirements



PRELIMINARY PLAT REVIEW

Proposed Intensity

The subject property is being subdivided to facilitate creation of shovel ready lots, not for an imminent development project. We define the concentration of commercial uses on an intensity scale not as a density calculation. The intensity of a commercial use is defined as the percentage of building area (all stories) to

lot size. The City doesn't employ a floor area ratio (FAR) but rather regulates intensity based on impervious surface coverage (70% for B-2; 85% in I-C) and maximum building height (35').

For the purpose of this review four lots are proposed. It is anticipated lots may be split and/or re-platted as development occurs and defined use needs become apparent.

LOT	BLOCK	AREA	MAXIMUM INTENSITY
Lot 1	Block One	5.99 ac	30,492 sf/ac (single story, combined impervious)
Lot 1	Block Two	8.36 ac	30,492 sf/ac (single story, combined impervious)
Lot 1	Block Three	6.35 ac	37,026 sf/ac (single story, combined impervious)
Lot 1	Block Four	11.29 ac	37,026 sf/ac (single story, combined impervious)

Development Phasing

Blocks one and three are improved. Construction of the projection of Enterprise Drive to the east and utility installation will be driven by development of blocks two and four. Any development on block two or four will require construction of Enterprise Drive east of Hickory Boulevard and extension of utility mains to the easternmost property line. The City Engineer indicates development in blocks two and four (depending on construction type i.e. at grade vs. full basement) should be accommodated by existing sanitary conveyance system as opposed to necessitating the extension of the northern sanitary interceptor sewer.

Financial Impact

Improvements necessitated by development in Block Two and Four will be financed primarily by the benefitting properties with public participation in oversizing of roads and utility mains.

Transportation

The plat illustrates ROW for the projection of Enterprise Drive to the east and for incorporation of potential roundabouts at Hickory & Enterprise and Hickory & Main/64. Intersection changes, if and when they occur, will be dependent on traffic generation. Traffic analysis will be conducted as infill and development occurs.

The property owner is working on clarifying a roadway easement agreement with property owners west of Lot 1, Block One. Access to Lot 1, Block One will be from shared entryway to Coborns and McDonalds commercial center. Access to Lot 1, Block Three should align with the existing shared accessed to the north.

Access to Blocks two and four from Enterprise Drive will be development driven.

Parkland Dedication

Fee in lieu of parkland dedication is proposed with timing of fee submittal open for discussion. At this time the net developable acreage (minus pipeline easement and stormwater pond) is 29.41 acres. Fee in lieu is \$2,935/acre for an estimated total of \$86,318.35.

Environmental

The acreage platted is not large enough to necessitate formal environmental review under state thresholds. In the event environmental review is necessitated by proposed development said review will occur at that time.

Stormwater/Grading/Drainage

Utility extension planning, including storm sewer main is in progress by the City Engineer. Review of individual development projects related to stormwater management, grading, and erosion control will be conducted on a case by case basis.

Lighting

Street lighting adjacent to the extension of Enterprise Drive will be addressed by Xcel when improvements occur.

Public Works

The plat was forwarded to Public Works Superintendent Fahey for input.

Fire Department

The plat was forwarded to Fire Chief Stier for input.

Engineering

City Engineer Duncan has, under the City/EDA grant, supervised creation of the plat.

Scott County

The pre-plat was forwarded to Scott County along with a public hearing notice. No comments have been received.

PUBLIC NOTICE & COMMENTNotice

A notice of public hearing was drafted, published in the official newspaper, posted, and distributed to owners of real property within 350 feet of the plat.

Comment

No oral or written comments for or against the plat have been received as of the drafting of this memo.

STAFF RECOMMENDATIONStaff Recommendation

Sample resolution 16-018 recommending conditional approval of the pre-plat to the Council is attached.

Staff recommend approval of the preliminary plat subject to the following conditions:

1. Recording of a roadway easement agreement between the property owner and the owner of Lot 1, Block 1 Diversified Business Park 2nd Addition (Coborns).
2. Submittal of street and utility extension information for the extension of Enterprise Drive to the east of Hickory Boulevard.
3. Filing of a final plat within one year.
4. Execution of a development agreement.

BUESGENS COMMERCIAL CENTER PRELIMINARY PLAT

LEGAL DESCRIPTION

The following were provided in Old Republic Title Insurance Company, Commitment Number PRE229461, Effective date June 29, 2016, at 7:00 a.m., Schedule A.

The Northwest Quarter of the Southwest Quarter of Section 5, Township 113 North, Range 24 West, Scott County, Minnesota, Excepting therefrom the following:

Commencing at a point 208 feet East and 33 feet South of the Northwest corner of the Northwest Quarter of the Southwest Quarter; thence East along the south right of way line of the County Road a distance of 50 feet; thence South a distance of 30 feet; thence West a distance of 50 feet; thence North a distance of 30 feet to the point of beginning and also except Parcel Nos. 3N1, 3N2 and 3N3, Scott County Right of Way Plat No. 36, Scott County, Minnesota.

NOTES CORRESPONDING TO SCHEDULE B - EXCEPTIONS

The following were provided in Old Republic Title Insurance Company, Commitment Number PRE229461, Effective date June 29, 2016, at 7:00 a.m., Schedule B - Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B - Exceptions, and are referenced on survey drawing by item number.

Items 1 through 5, and 10, Schedule B - Exceptions are not addressed on this survey.

Item 6: There is an easement for pipeline purposes over part of the property as described in and shown by Document No. 51095, as assigned, an as modified by Document No. 348923.

Assigned to Northern Natural Gas Company by Assignment of Easements dated September 28, 1938, filed December 23, 1938 in Book 11 of Misc., Page 187.

Amended by Modification and Amendment of Easement Grant dated January 12, 1995, filed February 13, 1995, as Document No. 348923.

The easement defined in Document No. 51095 in Book of Easements, Page 1, was blanket in nature. The Modification and Amendment of Easement Grant, Document No. 348923, more clearly defined the easement based on the pipe line location. Bolton & Menk, Inc. has shown said easement as interpreted from the information contained in Document No. 348923 on the survey map. The easement description defined on page 1 of 2, Exhibit A is erroneous. The description neglects to define the bearing of the West line of the Northwest Quarter of the Southwest Quarter of Section 5. In order to plat said easement on survey map, BMI had to reference the information on page 2 of 2, Exhibit A.

Item 7: Subject to Scott County Highway Right of Way Plat No. 36.

The filing of the plat itself did not transfer any rights. Bolton & Menk, Inc. has shown said access control and parcels, as depicted on Scott County Highway Right of Way Plat No. 36, on the survey map. (Not the Temporary Easement limits.) No documentation was provided to BMI granting access control as depicted on said Right of Way Plat by subject property's owners. See Item 8 below regarding the release of parcel EV1 as depicted on said Right of Way Plat.

Item 8: Subject to Scott County Highway Right of Way Plat No. 70-26.

The title commitment's reference to "Scott County Highway" is incorrect. The plat is named Minnesota Department of Transportation Right of Way Plat No. 70-26. The filing of the plat itself did not transfer any rights.

Parcel 68 of said Right of Way Plat No. 70-26 granted a perpetual Easement for highway purposes, in favor of the State of Minnesota, as created in document dated January 20, 2005, filed February 1, 2005, as Document No. A687443 and as depicted on Minnesota Department of Transportation Right of Way Plat No. 70-26 filed as Document No. 618679.

Bolton & Menk, Inc. has shown said Parcel 68 as depicted on Minnesota Department of Transportation Right of Way Plat No. 70-26 on the survey map. (Refer to shaded area on survey map, Parcel 68)

A portion of Parcel 68 was released by the State of Minnesota per Document No. A799565. The portion released corresponds to Parcel 3E1V1 per Scott County Highway Right of Way Plat No. 36.

A portion of Parcel 68 was turnback to City of Belle Plaine per Document No. A900793.

Item 9: Easements for drainage and utility purposes and trail purposes over part of the property described in Document No. 809734.

The Easement limits are depicted on the survey sketch.

AREA (IN ACRES)	
33' ASSUMED PRESCRIPTIVE EASEMENT	0.982
PARCEL 68	1.952
EXCEPTION	0.034
3N1	3.521
3N2	0.176
3N3	0.635
LOT 1, BLOCK ONE	5.991
LOT 1, BLOCK TWO	8.361
LOT 1, BLOCK THREE	6.359
LOT 1, BLOCK FOUR	11.293
E. ENTERPRISE DRIVE	1.204
C1	0.067
C2	0.070
C3	0.069
C4	0.044
C5	0.045
C6	0.042
REMNANT	0.002
TOTAL AREA NW 1/4-SW 1/4	40.847

PROPERTY ZONED B-2 & 1-C
B-2: HIGHWAY COMMERCIAL DISTRICT
SETBACK REQUIREMENTS - SCOTT COUNTY
FRONT YARD 35 FEET
SIDE YARD(STREET) 30 FEET
SIDE YARD(INTERIOR) 20 FEET; 35 FEET ADJ. TO RES. DISTRICT
REAR YARD 20 FEET; 35 FEET ADJ. TO RES. DISTRICT
MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT SIZE = NONE

1-C: INDUSTRIAL/COMMERCIAL DISTRICT
FRONT YARD 35 FEET
SIDE YARD(STREET) 30 FEET
SIDE YARD(INTERIOR) 20 FEET; 55 FEET ADJ. TO RES. DISTRICT
REAR YARD 25 FEET; 55 FEET ADJ. TO RES. DISTRICT
MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT SIZE = 20,000 SF (4591 ACRES)

OWNER/DEVELOPER
Leslie A. Buesgens and Janis Ann Buesgens, Trustees
under the Leslie A. Buesgens Living Trust dated
February 17, 1997 and Janis Ann Buesgens and
Leslie A. Buesgens, Trustees under the Janis Ann
Buesgens Living Trust dated February 17, 1997

ADDRESS

SURVEYOR'S CERTIFICATION
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

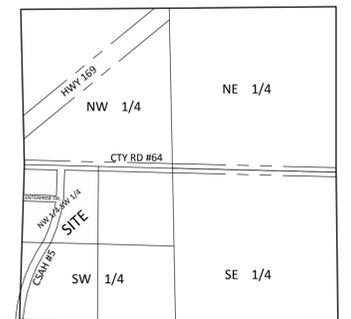
Janelle Fowlds
License Number 26748
Date 6-30-2016

SCOTT COUNTY



SECTION BREAKDOWN
SECTION 5-113-24
NOT TO SCALE

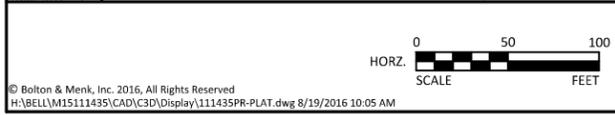
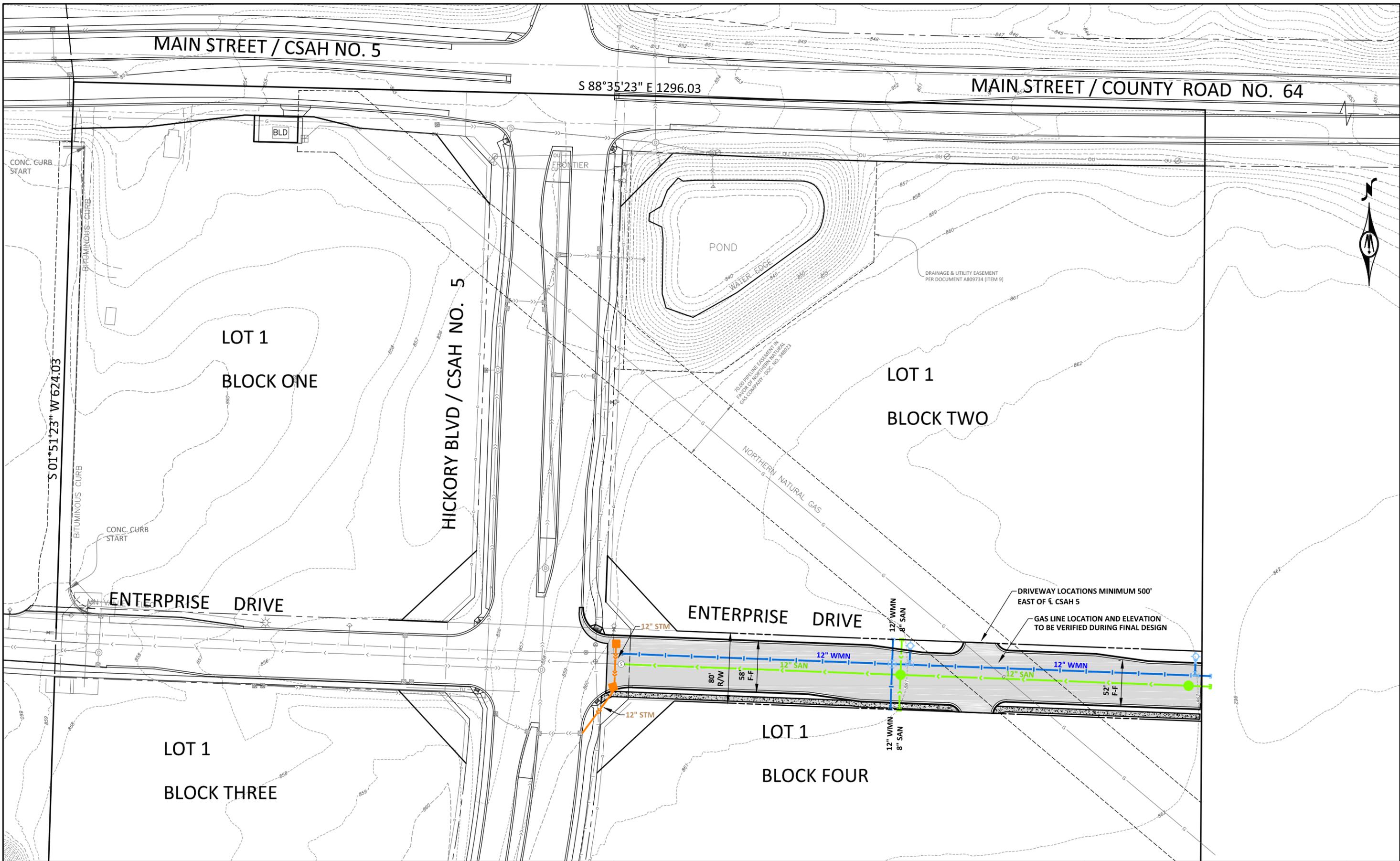
SCOTT COUNTY



VICINITY MAP
SECTION 5-113-24
NOT TO SCALE

LEGEND

●	MONUMENT FOUND	⊙	LIGHT POLE
○	BENCH	⊙	UTILITY POLE
◇	HYDRANT	---	BUILDING SETBACK
---	COMMUNICATION UNDERGROUND	-X-	FENCE LINE
---	ELECTRIC UNDERGROUND	---	ACCESS CONTROL LINE
---	GAS	---	ROAD R/W LINE
---	UTILITY OVERHEAD	---	CURB & GUTTER
---	EASEMENT LINE	---	INTERMEDIATE CONTOURS
---		---	INDEX CONTOURS



BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 1960 PREMIER DRIVE - MANKATO, MINNESOTA 56001
 Phone: (507) 625-4171 Email: Mankato@bolton-menk.com
 www.bolton-menk.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

D. Joseph Duncan II
 D. JOSEPH DUNCAN II
 LIC. NO. 26100 DATE 8/19/2016

CITY OF BELLE PLAINE, MINNESOTA
 BUESGENS COMMERCIAL CENTER PRELIMINARY PLAT
 STREET & UTILITY EXTENSIONS

MAIN STREET / CSAH NO. 5

MAIN STREET / COUNTY ROAD NO. 64

LOT 1
BLOCK ONE

HICKORY BLVD / CSAH NO. 5

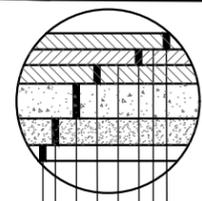
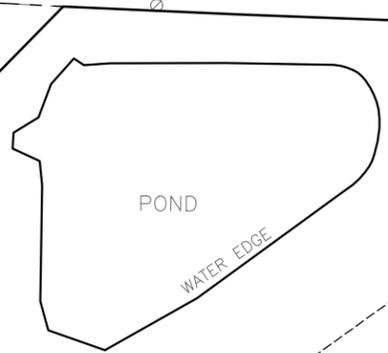
LOT 1
BLOCK TWO

ENTERPRISE DRIVE

ENTERPRISE DRIVE

LOT 1
BLOCK THREE

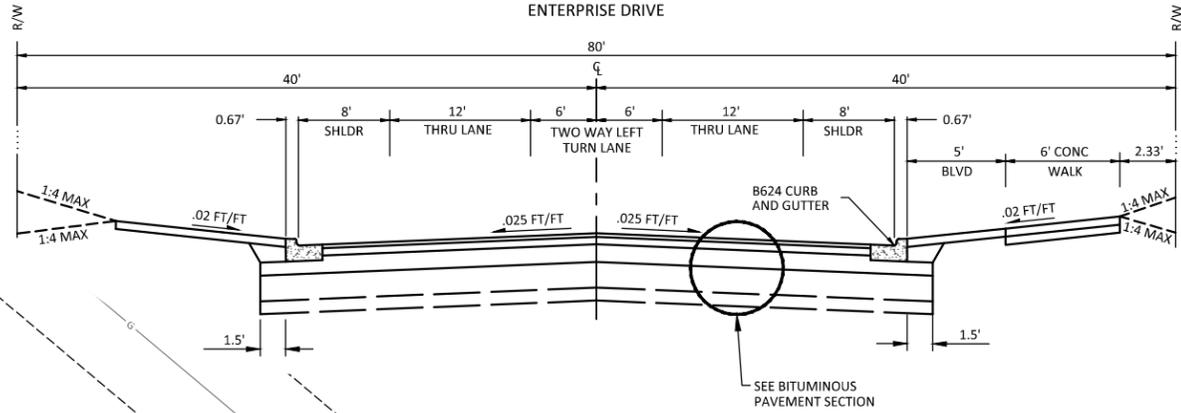
LOT 1
BLOCK FOUR



- 1.5" BITUMINOUS WEAR COURSE (MVWE35035C) (2350)
- BITUMINOUS TACK COAT (INCIDENTAL)
- 2" BITUMINOUS NON-WEAR COURSE (MVNW35035C) (2350)
- BITUMINOUS TACK COAT (INCIDENTAL)
- 2" BITUMINOUS NON-WEAR COARSE (MVNW35035C) (2350)
- 11" AGGREGATE BASE CL. 5 (2211)
- 14" SELECT GRANULAR MATERIAL (2105) (AS DIRECTED BY THE ENGINEER)
- 6" SUBGRADE PREPARATION (2112) (INCIDENTAL)

BITUMINOUS PAVEMENT SECTION

TYPICAL SECTION
ENTERPRISE DRIVE



INTERSECTION CONTROL EVALUATION
TO BE PERFORMED WITH SUBSEQUENT
PROPOSED DEVELOPMENTS.
RIGHT-OF-WAY SHOWN
ACCOMMODATES ROUNDABOUT.



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CITY OF BELLE PLAINE, MINNESOTA
 BUESGENS COMMERCIAL CENTER PRELIMINARY PLAT
 LANE CONFIGURATION

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