



MEMORANDUM

DATE: May 14, 2018
TO: Chairperson Carter, Members of the Planning Commission, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Sale of City Owned Property

REQUEST: Resolution 18-012: A Resolution Finding Proposed Sale Of Property For Industrial Use Is Consistent With 2030 Comprehensive Plan

GENERAL INFORMATION

The City Council has approved execution of a purchase agreement for proposed Lot 3, Block 1 Valley Business Park Third Addition. Mn. Stat. 43, 356, Subd. 2 requires cities that have placed comprehensive plans into effect provide for Planning Commission review prior to sale of publicly-owned property. Purpose of the review is to determine consistency with the comprehensive plan.

The intended purchaser of Lot 3, Block 1 VBP 3rd proposes construction of an approximately 10,000 square foot industrial facility. The facility will be used to assemble medical equipment used in health care settings including: items associated with carts, IV stands, wheelchairs, etc. The subject property is planned for industrial/commercial use and zoned I/C District. All uses within the I/C District require a conditional use permit.

The proposed use will generate a small amount of truck traffic estimated at five trucks per week. Maple Street will be extended from the current northern terminus to Diversified Drive. Stormwater pond construction will occur directly south of the subject parcel and will be of sufficient size to accommodate the proposed structure. Municipal drinking water and sanitary sewer services are existing at the plat perimeter and will be extended in the Maple Street right-of-way to the subject lot. The City will function as the 'Developer'. The subject parcel results from resubdivision of an existing lot of record. Parkland dedication has been previously addressed. Future extension of a sidewalk on the west side of Laredo Street is envisioned.

The proposed sale and subsequent use of the property appears largely consistent with the 2030 Comprehensive Plan. Resolution 18-012 is available for consideration.

REQUEST

Review of proposed use of land under purchase agreement by/between the City and a private individual.
Consideration of Resolution 18-012.

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 18-012**

**A RESOLUTION FINDING PROPOSED SALE OF PROPERTY FOR INDUSTRIAL USE
IS CONSISTENT WITH 2030 COMPREHENSIVE PLAN**

WHEREAS, the City of Belle Plaine is the Fee Owner of proposed Lot 3, Block 1 Valley Business Park Third Addition; and,

WHEREAS, the City Council authorized execution of a purchase agreement for said proposed Lot 3, Block 1 Valley Business Park Third; and,

WHEREAS, the proposed use of the subject property is assembly and limited fabricating of medical equipment used in healthcare settings; and,

WHEREAS, the subject property is planned for industrial use and zoned I-C Industrial Commercial District; and,

WHEREAS, Minnesota Statute 462.356, Subd. 2 requires cities with comprehensive plans in effect provide an opportunity for the Planning Commission to review proposed sales of City owned property to ensure consistency with the comprehensive plan; and,

WHEREAS, the Planning and Zoning Commission has reviewed the proposed sale of property and subsequent use and finds:

1. The proposed use is an approximate 10,000 square foot industrial facility.
2. The subject property is planned for industrial/commercial use and zoned I/C District. All uses within the I/C District require conditional use permit review/issuance.
3. The proposed use will generate a limited amount of truck traffic estimated at five trucks per week.
4. Maple Street will be extended from the current northern terminus to Diversified Drive.
5. Stormwater pond construction will occur directly south of the subject parcel and will be of sufficient size to accommodate the proposed structure.
6. Municipal drinking water and sanitary sewer services are existing at the plat perimeter and will be extended in the Maple Street right-of-way to the subject lot.
7. The subject parcel results from resubdivision of an existing lot of record. Parkland dedication has been previously addressed.
8. Future extension of a sidewalk on the west side of Laredo Street is envisioned.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby finds the proposed sale of Lot 3, Block 1 Valley Business Park Third Addition for an industrial use is largely consistent with the 2030 Comprehensive Plan.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____.

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 14th day of May, 2018.

Ashby Carter
Planning Commission Chairperson

Cynthia Smith Strack
Community Development Director