

January 14, 2019

TO: Chairperson Carter
Planning Commission Members
Administrator Meyer

FROM: Cynthia Smith Strack, Community Development Director on behalf of Project Review Team

SUBJECT: Resolution 19 – 004: A Resolution Conditionally Approving A Concept Plat For Jane Properties

The purpose of this memo is to provide the Commission with information regarding a concept plat entitled “Jane Properties Subdivision”. Shaun Johnson, President of Jane Properties LLC proposes the creation of three platted nonresidential lots and two outlots on property located north of CSAH 64/Main and Hickory Boulevard.

Concept plan review is required to insure that all applicants are informed of the procedural requirements and minimum standards for subdivisions, and the requirements or limitations imposed by other ordinances or plans, prior to the development of a preliminary plat. Concept plan review does not constitute plat review or approval nor does it insure consistency with design or improvement standards. Concept plan approval does not obligate the City to approve a preliminary and final plat.



LAND USE REVIEW

Jane Properties Subdivision is a conventional plat subdividing approximately 32 acres of property recently annexed to the City from Belle Plaine Township.

Consistency with Comprehensive Plan

The proposed concept plat technically required to be consistent with the 2030 Comprehensive Plan. As Commissioners are aware, the 2040 Comprehensive Plan has been submitted for formal decennial review by the Metropolitan Council. As such the concept is review under both the 2030 Comprehensive Plan and *Destination 2040*, the City's 2040 Comprehensive Plan.

The proposed plat appears to be largely consistent with housing, economic development, land use, public utility, and water management goals, objectives, and policies contained in the 2030 Comprehensive Plan and *Destination 2040* and associated system plans.

The concept plat as submitted is inconsistent with transportation standards and planned roadways as contained in the 2030 Comprehensive Plan and *Destination 2040*.

The subject site was recently annexed and is guided toward commercial (2030 plan) and commercial/industrial mixed use (*Destination 2040*). The 2040 planned land use map is attached. The property is to be assigned a zoning classification in conjunction with consideration of the preliminary plat. Zoning designation I-C Industrial Commercial is contemplated (zoning district standards attached). Public utilities are within or adjacent to the property with improvements and extension required.

Financial Impact

Private financing of the development is proposed. Development fees apply as defined in the 2019 fee schedule. Development costs, applicable fees, financial guarantees, and other applicable information will be memorialized in a development agreement filed in conjunction with the final plat and recorded against all resulting parcels.

Resource Preservation

The subject parcel contains a significant wetland which has been delineated. In addition, a wetland quality analysis has been completed. The analysis results in required establishment of a wetland buffer with an average width of 35' and a minimum width of 24 feet. Code also prescribes a minimum (new) building setback of 75' from the seasonal high water level of any/all wetland(s).

The City's policy is to encourage wetland avoidance for all new development and prevent land disturbing activities negatively impacting wetlands. City code requires wetlands (to the extent possible) be retained in their natural state to serve as natural water ecosystems and wildlife habitat. The rules and regulations applicable to wetlands set forth by the Minnesota Wetland Conservation Act and Minnesota Clean Water Act apply.

Tree and woodland preservation standards may or may not impact the subdivision. A preliminary grading plan will be submitted with the preliminary plat. When subdividing land, developers may remove up to twenty-five (25) percent of the trees for rights-of-way and streets and an additional twenty-five (25) percent of the existing trees for grading. Any additional trees removed are required to be replaced on a 1:1 ratio.

Transportation

- In 2009 Scott County, Belle Plaine and St. Lawrence Townships, and the City of Belle Plaine completed a corridor preservation study for a future principal arterial (County 2040 Comprehensive Plan designation) CSAH connection between existing CSAH 64 & 66. A "Principal Arterial" is the highest functional classification a roadway can be given and assigns preeminent emphasis on mobility of thru traffic leading to strict limits on intersection points and emphasis on limiting congestion and background traffic. Attached please find a summary of the corridor study. Local street network connectivity to the limited access arterial is required under the corridor preservation study and reflected in the City's Comprehensive Plan. Section 1205.02 of the City Code requires continuation of major streets to serve property contiguous to a subdivision. The concept plat does not provide for local street connectivity or continuity and is therefore inconsistent with the Comprehensive Plan, associated transportation plans/studies, and the subdivision code. Potential remedies to inconsistencies with the Comprehensive Plan and City Code include:
 1. The review team recommends a condition of plat approval be dedication right of way easement to the east (preferred) or northeast property line with the actual build-out of an improved roadway tied to platting of lots. This provides for local street connectivity from 'Point A' i.e. the existing public street to 'Point B' the future limited access principal arterial. A connection to the east versus north is preferred by staff as it is not only more direct and cost effective but avoids wetland impact and potential creation of double frontage future lots adjacent to TH 169 (see attached figure). The concept plat suggests vacation of a portion of the existing public street. Vacation should not be considered if extension of the street to the northeast portion of the lot is envisioned.
 2. As an alternative to the review team's recommendation, the City Attorney notes plat approval could be conditioned on surveying and execution of an ROW easement which would be escrowed now and recorded at the time outlot A or B is developed. The Property Owner would need to survey and execute the agreement prior to recording of the final plat. The escrowed easement could be held by the City or a third party (e.g. title company) and coupled with corresponding language in the subdivision development agreement. To avoid

potential conveyance without the City's knowledge the development agreement could require the City consent to conveyance of an outlot. A modest financial guarantee such as a letter of credit could defer any incidental costs of this approach.

3. A third option is to move away from existing city policy, county policy, and past practices pertaining to establishment of local street networks. This would be accomplished through consideration of a comprehensive plan amendment and variance to required subdivision code standards. Scott County and MnDOT must be notified of requests for comprehensive plan amendment and variances.

It is appropriate for the Planning Commission to provide a recommended approach to local street network establishment in the form of a condition of concept plat approval.

- The concept plat has been submitted to Scott County transportation for concept comment. Initial comments indicate a right turn lane will need to be added to CSAH 64 and adequate right of way dedicated to accommodate the potential establishment of alternative traffic controls such as a traffic circle or signal at the intersection of CSAH 64/Main and Hickory. Recognition of Scott County recommendations are a suggested condition of concept plan approval.
- A turnaround sufficient to accommodate snow plows and emergency vehicles will be needed at the junction of proposed public streets (Hickory Blvd & Hickory Blvd east segment).

Pedestrians/Bicyclists

Existing trail (gold line) and sidewalk (blue line) are illustrated in the attached map. Trail exists within the CSAH 64/Main boulevard abutting the plat west of Hickory Boulevard. CSAH 64/Main Street has a functional classification of 'collector' within the 2030 and 2040 Comprehensive Plans. Sect 1205.08, subd. 2 of the city code requires installation of sidewalk (or trail) adjacent to collector streets.

In addition, the Park Board may recommend and/or the City Council may require installation of sidewalk adjacent to other streets if deemed desirable.

Bike and pedestrian facilities are not specifically addressed in the concept plan.

Lots/Blocks

Lot orientation and block standards appear consistent with subdivision standards. Staff notes outlots are not eligible for building permits and must be platted prior to development.

Consistency with Zoning District Lot Performance Standards

Minimum performance standards pertaining to minimum district size, minimum district frontage, minimum lot size, minimum lot width, and minimum lot frontage appear to be achieved.

Open Space, Parkland Dedication

Fee in lieu of park land dedication is proposed. The 2019 fee schedule sets the payment calculation for commercial and industrial property at ten (10) percent of the estimated market value at the time of platting. The EMV of the combined parcels subject to concept plat has been requested and will be provided when available. The Park Board will be discussing this item at a meeting January 22nd.

Utilities

Municipal drinking water and sanitary sewer infrastructure must be extended throughout the plat. The preliminary utility plan will be addressed when a preliminary utility design is submitted with the preplat. Under code, looping of water main and extension of utilities to the edges of property to facilitate future development are required. Under existing policy, the City Engineer is required to design public improvements. Municipal infrastructure must be contained in dedicated easements.

Environmental

The project is not large enough to necessitate formal environmental review under state thresholds.

Stormwater/Grading/Drainage

Stormwater management, grading, and erosion control to be reviewed at the preliminary plat stage of development review. Additional information will be needed at that time which sufficient documents post-development stormwater rate, volume, and concentration will not exceed pre-development levels.

Other

The plat includes an exception for property in the far northwest portion of the subject property due to uncertainty pertaining to ownership.

REVIEW TEAM RECOMMENDATION

Approval subject to the following conditions:

1. Concept plat approval is limited to major development issues and not intended as or construed to be a complete review of all required improvements, design standards, and legal aspects of a plat. Approval is not intended as or construed to constitute: preliminary or final plat approval; approval of construction plans; a development contract; or any other required approval or acceptance of Jane Properties Subdivision.
2. Concept plan approval does not obligate the City to approve a preliminary or final plat.
3. Concept plan approval pertains specifically to “Jane Properties Subdivision” a conventional subdivision consisting of three commercial/industrial lots in two blocks and two outlots.
4. Outlots are not eligible for building permits. Outlots must be platted prior to development.
5. Assignment of an appropriate zoning classification (I/C Industrial Commercial District).
6. Submittal of additional information pertaining to wetlands and woodlands sufficient to ensure compliance with code standards.
7. Dedication right of way easement to the east of “Hickory Boulevard” to the easternmost property line.
8. Recognition of comments from Scott County transportation.
9. A turnaround sufficient to accommodate snow plows and emergency vehicles to be provided at the junction of proposed public streets within the plat.
10. Review of proposed park dedication by the Park Board and acceptance by the City Council.
11. Review and approval of proposed improvements, stormwater management, grading, and erosion control measures.
12. Establishment of clear title.
13. The concept plat for Jane Properties Subdivision, all correspondence, all reports, and all conditions and restrictions placed upon the concept and phasing plans by the Belle Plaine Planning Commission shall be made a part of this Resolution.
14. The Applicant shall submit applications for preliminary plat review/approval and final plat review/approval, The Applicant shall submit construction plans for approval, pay all necessary fees/costs, and enter into a development agreement at the time of final plat approval.

ACTION

Resolution 19-004 is attached for consideration following discussion.

ATTACHMENTS

The following items are attached:

- Application and concept plat – with and without aerial
- Planned Land Use Map *Destination 2040*
- I/C Industrial Commercial zoning district standards
- CSAH 64/66 Corridor Study
- Figure illustrating local street network concept
- Figure illustrating existing sidewalks/trails
- Resolution 19-004

Annex	CUP	Home Occ.	Interim Use	Move Building	Non - Conform	Plan Consid.	PUD	Variance
Driveway	Land Excavation		Land Fill	Rental		ROW	Sign	



City of Belle Plaine
 218 N. Meridian Street
 P.O. Box 129
 Belle Plaine, MN 56011

Community Development Department
 Phone: 952-873-5553
 Fax: 952-873-5509
 www.belleplainemn.com

Fee: \$ 250

PLANNING CONSIDERATION APPLICATION

PROPERTY	Address: 10950 225th Street West	Belle Plaine, MN	P.I.N: 209050030
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Lot Number:	Block Number:	Subdivision: Part of the SW 1/4-NW 1/4, Section 5-113-24
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Zoning:

APPLICANT	<input type="checkbox"/> Owner	Name: Jane Properties, LLC	Phone: 952-894-9078
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Mailing Address: 900 West 128th Street, Suite 205, Burnsville, MN 55337	Cell: 612-366-4247
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E-mail: Shaun@JWAsphalt.com	Fax: 952-894-6888
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OWNER	Name: Jeffrey and Roxanne Swedlund	Phone: 612-816-7288
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Mailing Address: 28268 State Highway 25, Belle Plaine, MN 56011	Cell: 612-816-7288
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E-mail: Roxanne.Swedlund@Gmail.com	Fax:
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APPLICATION TYPE: *(Check all that apply)*

<input type="checkbox"/> Concept Plan-Subdivision	\$250	<input type="checkbox"/> Site Plan	\$300	<input type="checkbox"/> Minor Subdivision	\$250
<input type="checkbox"/> Prelim. Plat Approval	\$300+\$5/lot	<input type="checkbox"/> Rezoning	\$300	<input type="checkbox"/> Alley/Street Vacation	\$500
<input type="checkbox"/> Final Plat Approval	\$200	<input type="checkbox"/> Comp Plan Amend	\$500 to \$1,000	<input type="checkbox"/> Easement Vacation	\$500
<input type="checkbox"/> Other <i>(bldg. materials, landscape, lighting, parking & misc. plans)</i>					

Improvement Description:
 Concept plan for possible new subdivision.

Attached to this application and made a part thereof, are:

<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Sketch of Improvement Layout
<input type="checkbox"/> Plans & Specifications	<input type="checkbox"/> Photographs	<input type="checkbox"/> Other: _____	

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or site plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE: *Shaun J. [Signature]* **DATE:** 12/18/18

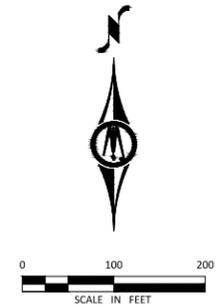
OWNER(S) SIGNATURE: *Roxanne Swedlund [Signature]* **DATE:** 12/18/18

OFFICE USE ONLY

Date Received:	Form of Payment:	Transaction Number:
Application Fee:	Date:	Collected By:

Reviewed by Community Development Director	<input type="checkbox"/> Application Complete	Date:
Reviewed by Planning Commission	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:
Reviewed by City Council	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:

JANE PROPERTIES SUBDIVISION



LEGEND

●	MONUMENT FOUND	— EU —	ELECTRIC UNDERGROUND
◆	BENCH MARK	— G —	GAS LINE
⊙	ANCHOR	— CU —	COMMUNICATION UNDERGROUND
⊠	CATCH BASIN	— FO —	FIBER OPTIC UNDERGROUND
⊕	HYDRANT	— OU —	UTILITY OVERHEAD
⊛	LIGHT POLE	— I —	WATER SYSTEM
⊙	SANITARY MANHOLE	— >> —	STORM SEWER
⊙	STORM MANHOLE	— > —	SANITARY SEWER
⊠	TRAFFIC SIGN	---	INTERMEDIATE CONTOURS
⊠	COMMUNICATION PEDESTAL	---	INDEX CONTOURS
⊙	UTILITY POLE	---	EXISTING FENCE LINE

Horizontal Datum: Scott County Coordinate System
NAD83, 2011 Adjustment

VERTICAL BENCHMARKS - NAVD88	
Elevation	Description
857.96	TOP NUT HYDRANT ON SOUTHWEST SIDE OF THE INTERSECTION OF HICKORY BLVD AND 225 TH STREET WEST

LEGAL DESCRIPTION

The Southwest Quarter of the Northwest Quarter of Section 5, Township 113, Range 24, Scott County, Minnesota, lying South of State Highway No. 169, excepting therefrom the following described property:

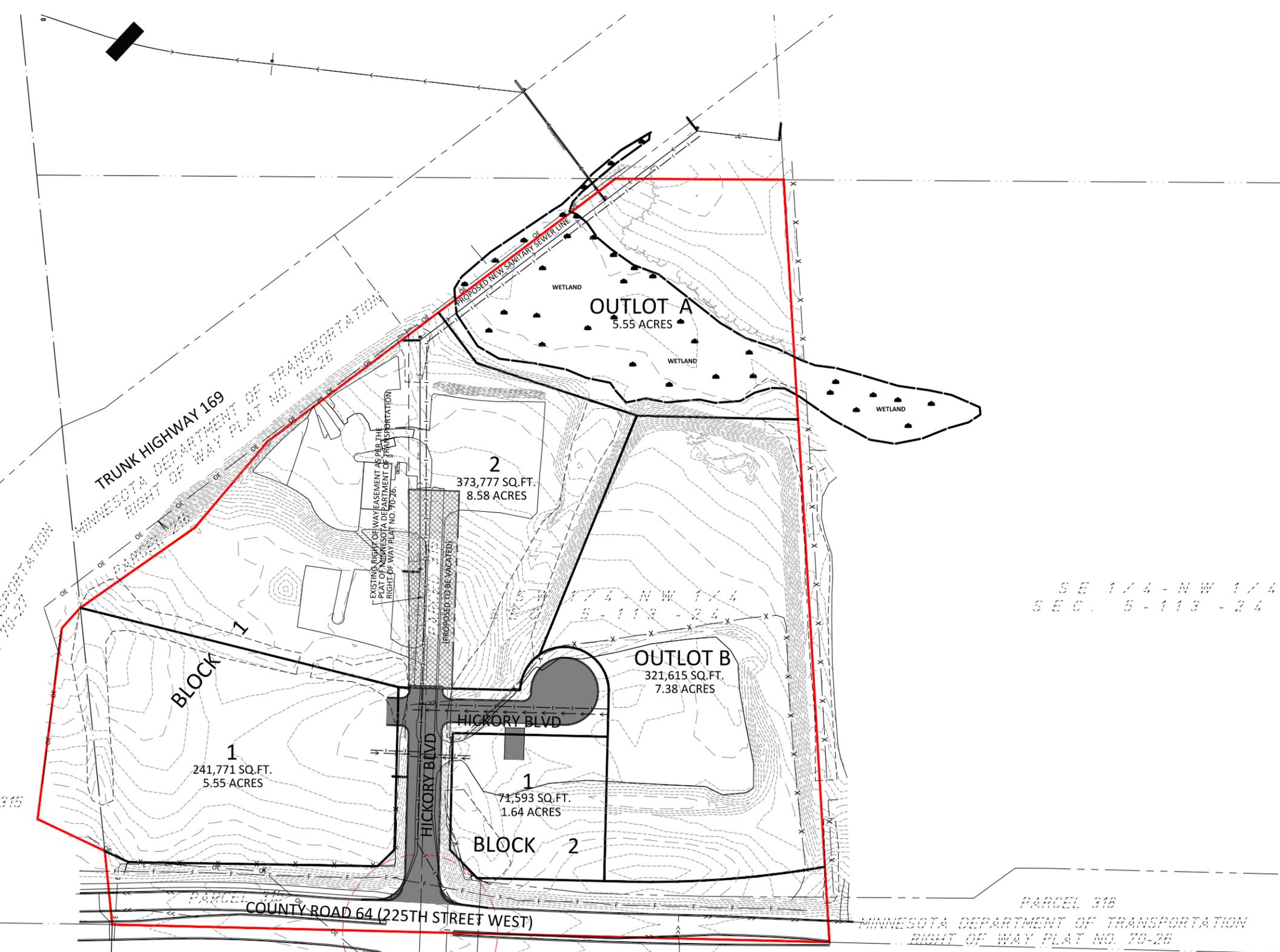
Beginning at the point of intersection of the West line of Section Five, Township One Hundred Thirteen North, Range Twenty-four West and the Southerly right-of-way line of U.S. Highway No. 169, said point being 616.5 feet North of the West Quarter corner of said Section Five; thence North 58 degrees 35 minutes East along the Southerly line of said highway a distance 747.8 feet; thence South 5 degrees 29 minutes West a distance 638.9 feet; thence North 70 degrees 30 minutes West a distance of 612.00 feet to the West line of said Section 5; thence North along the West line of said Section 5 a distance of 41.9 feet to the place of beginning, Scott County, Minnesota.

AND

That part of the Southeast Quarter of the Northeast Quarter of Section 6, Township 113, Range 24, Scott County, Minnesota, lying southeasterly of the Southeasterly right-of-way line of State Trunk Highway No. 169, excepting therefrom the following described property:

That part of the Southeast Quarter of the Northeast Quarter of Section 6, Township 113 North, Range 24 West, shown as Parcel 315 on Minnesota Department of Transportation Right of Way Plat Number 70-27 as the same is on file and of record in the office of the County Recorder in and for Scott County, Minnesota.

SE 1/4 - NW 1/4
SEC. 5 - 113 - 24

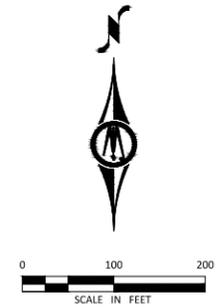


DIVERSIFIED BUSINESS PARK FOURTH ADD.

BUESGENS COMMERCIAL CENTER

<p>BOLTON & MENK</p> <p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	<p>CONCEPT PLAN BELLE PLAINE, MINNESOTA</p>	<p>PART OF THE SW 1/4 - NW 1/4, SECTION 5 & 6, TOWNSHIP 113 NORTH RANGE 24 WEST</p>
	<p>FOR: JW ASPHALT</p>	<p>FOR: JW ASPHALT</p>

JANE PROPERTIES SUBDIVISION



LEGEND

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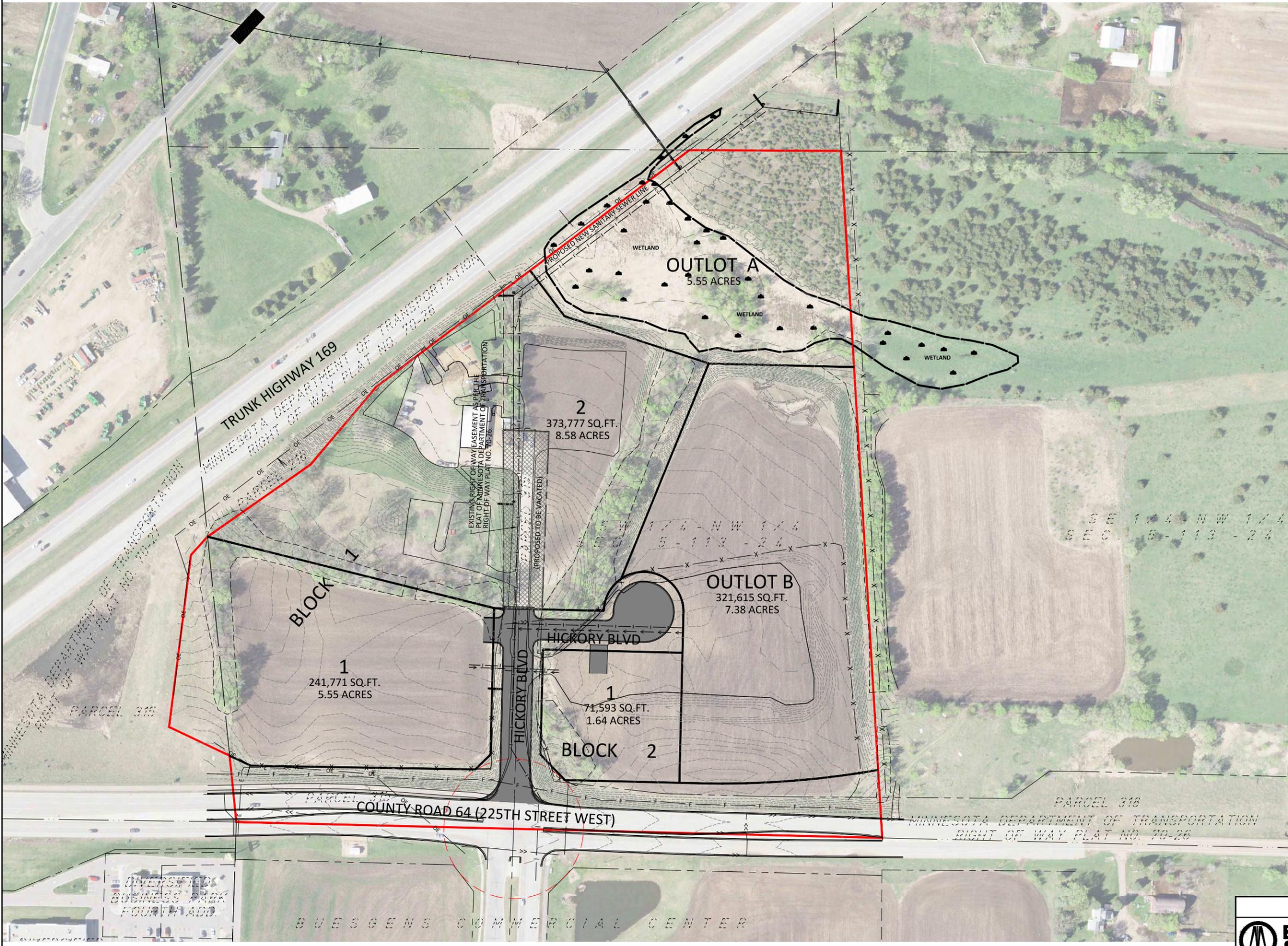
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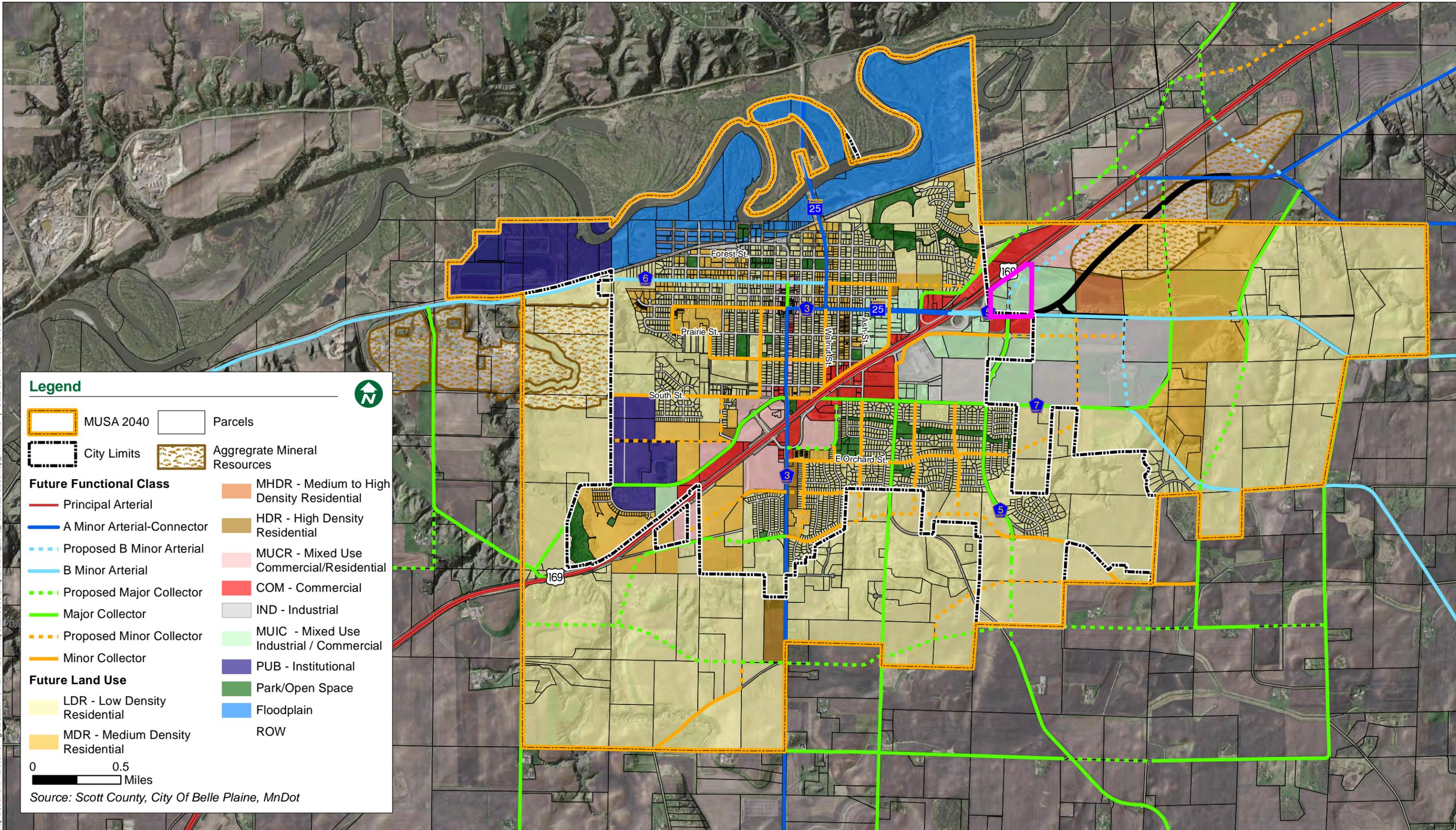
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BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	CONCEPT PLAN BELLE PLAINE, MINNESOTA	PART OF THE SW 1/4 - NW 1/4, SECTION 5 & 6, TOWNSHIP 113 NORTH RANGE 24 WEST
	FOR: JW ASPHALT	JOB NUMBER: M36.117409 FIELD BOOK: DRAWN BY: NPM 11.0 - 5 & 6, T113N R24W

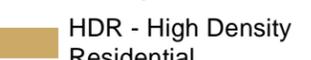
Map Document: \\arcserver1\gis\BELL\15112777\ESRI\Maps\LandUse\Chapter3\Bell_2040_FutureLandUseMap_11x17.mxd | Date Saved: 11/30/2018 2:27:27 PM



Legend

 MUSA 2040	 Parcels
 City Limits	 Aggregate Mineral Resources

Future Functional Class

 Principal Arterial	 MHDR - Medium to High Density Residential
 A Minor Arterial-Connector	 HDR - High Density Residential
 Proposed B Minor Arterial	 MUCR - Mixed Use Commercial/Residential
 B Minor Arterial	 COM - Commercial
 Proposed Major Collector	 IND - Industrial
 Major Collector	 MUIC - Mixed Use Industrial / Commercial
 Proposed Minor Collector	 PUB - Institutional
 Minor Collector	 Park/Open Space

Future Land Use

 LDR - Low Density Residential	 Floodplain
 MDR - Medium Density Residential	 ROW

0 0.5 Miles

Source: Scott County, City Of Belle Plaine, MnDot

SECTION 1105.13 INDUSTRIAL/COMMERCIAL DISTRICT.

1105.13 SUBD. 1. PURPOSE.

It is the purpose of the I/C District to allow for development of areas where there is a transition in use occurring, but sites are not available which would allow for compliance with other district requirements. Industrial or commercial development will be allowed only as a conditional permitted use to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.

1105.13 SUBD. 2. PERMITTED USES.

There are no permitted principal uses in the I/C District.

1105.13 SUBD 3. CONDITIONAL USES. Building or land may be used for the following if granted a Conditional Use Permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.05 of this Ordinance, and provided further that any objectionable features normally associated with the uses, such as those deemed to be hazardous, offensive or objectionable by reason of order, dust cinders, gas fumes, noise, vibration, refuse matter or water-carried waste, shall be ameliorated, controlled or eliminated through design, mechanical devices, screen planting and/or walls or other measures. Any use not listed shall be reviewed by the Zoning Administrator and shall follow standards as set forth in this Section.

1. Trade and services, including any retail store, personal service or business service establishments, subject to all regulations and such permits and licenses as may be required by law, including the following and other similar uses.
2. Animal hospitals.
3. Automobile or trailer sales and service establishments.
4. Building material and hardware, retail sales/repairs
5. Business and professional offices.
6. Cultural, entertainment and recreational establishments.
7. General merchandising, apparel and accessories and establishments.
8. Car wash operations, including automated lanes.
9. Catering establishments.
10. Churches and houses of worship and related facilities.
11. Convenience goods and food shops, subject to a maximum of five thousand (5,000) square feet of sales area.
12. Drive-in or drive-up restaurants.
13. Banking facilities.
14. Hotels, motels and bed and breakfast inns.
15. Manufacturing or assembly of a wide variety of products that produces no exterior noise; glare; fumes; obnoxious products; by-products or wastes; in excess of Minnesota Pollution Control Agency standards, or creates other objectionable impact on the environment including the generation of large volumes of traffic.

16. Motor vehicle body shops.
17. Post offices and other public service operations.
18. Publishing, job printing, and blue printing.
19. Nurseries, garden supply centers.
20. Restaurants.
21. Services stations, automobile repair shops.
22. Theaters.
23. Warehousing, Storage and Wholesaling: The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on-site use. This does not include truck terminals, which are not allowed in this District.
24. Daycare Nursery Facilities.
25. Scrap Recycling Facilities.
26. Indoor firing range, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(9), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).

(Ord. 17-02, Section 1105.13, Adopted March 20, 2017.)

1105.13 SUBD. 4. ACCESSORY USES.

Any accessory use, building or structure customarily incidental to a permitted principal use and located on the same lot as the permitted principal use.

1. Off-street parking and loading as regulated by Sections 1107.12 and 1107.13 of this Ordinance.
2. Semi truck and trailer parking.

1105.13 SUBD. 5. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements, exceptions and modifications set forth in this Ordinance.

1. Lot Area: Twenty Thousand (20,000) square feet.
2. Lot Width: One Hundred (100) feet.
3. Setbacks:
 - a. Front Yard: Thirty-five (35) feet.
 - b. Side Yard: Twenty (20) feet.
 1. Interior Lot:
 - a. Twenty (20) feet.
 - b. Fifty-five (55) feet abutting a Residential District.
 2. Corner Lot: Thirty (30) feet.
 - c. Rear Yard:
 1. Twenty-five (25) feet.
 2. Fifty-five (55) feet abutting a Residential District.

- d. Where railroad loading facilities exist or are to be provided, the rear and side yards may be modified through a variance.

1105.13 SUBD. 6. MAXIMUM BUILDING HEIGHT:

The maximum building height shall be thirty-five (35) feet.

1105.13 SUBD. 7. MAXIMUM SITE COVERAGE.

The maximum site coverage shall be eighty-five (85) percent and shall be calculated to include building footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by an impervious surface.

1105.13 SUBD. 8. MINIMUM DISTRICT SIZE.

The minimum district size shall be five (5) acres, with a minimum frontage of three hundred (300) feet.

1105.13 SUBD. 9. INDUSTRIAL/COMMERICAL DESIGN STANDARDS.

Industrial/commercial design standards are set forth and regulated in Section 1107.22.

(Ord. 11-13, Section 1105.13, Subd. 3, Adopted November 21, 2011.)

(Ord. 14-05, Section 1105.13, Subd. 3, Adopted May 19, 2014.)

(Ord. 17-02, Section 1105.13, Subd. 3, Adopted March 20, 2017.)



CH 66/CH 64 Corridor Preservation Study

Study Year:
2009

Study Area:
Extension of CH 8
between CH 66 and
CH 64

Partners:

- City of Belle Plaine
- Belle Plaine Township
- St. Lawrence Township
- Scott County

Related Studies:

- CH 8 Corridor Preservation Study (2005)

Need:

The County Highway (CH) 66/CH 64 Corridor Preservation Study need is based on Scott County's vision for the future arterial system. With the new interchange at Trunk Highway (TH) 169/CH 64 the City will continue to see development pressure in this area.

Purpose:

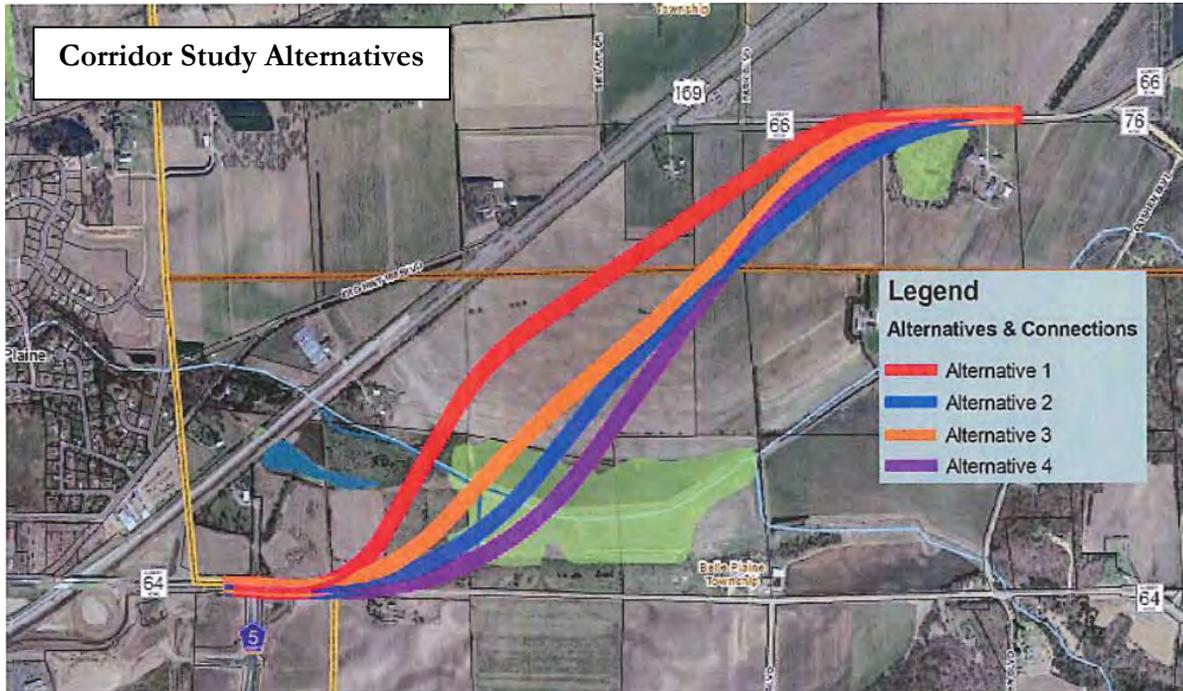
The study was initiated to take a more focused look at this corridor, which was a part of the CH 8 Corridor Preservation Study adopted in 2005. The CH 66/CH 64 study focused on roadway alignments, long-term connection of CH 64 to the corridor, and other intersection locations. The communities have collaborated to refine the corridor so it can be used in the future, as a guide for development to assure that the needs of the roadway system will be met.

Key Policy Recommendations:

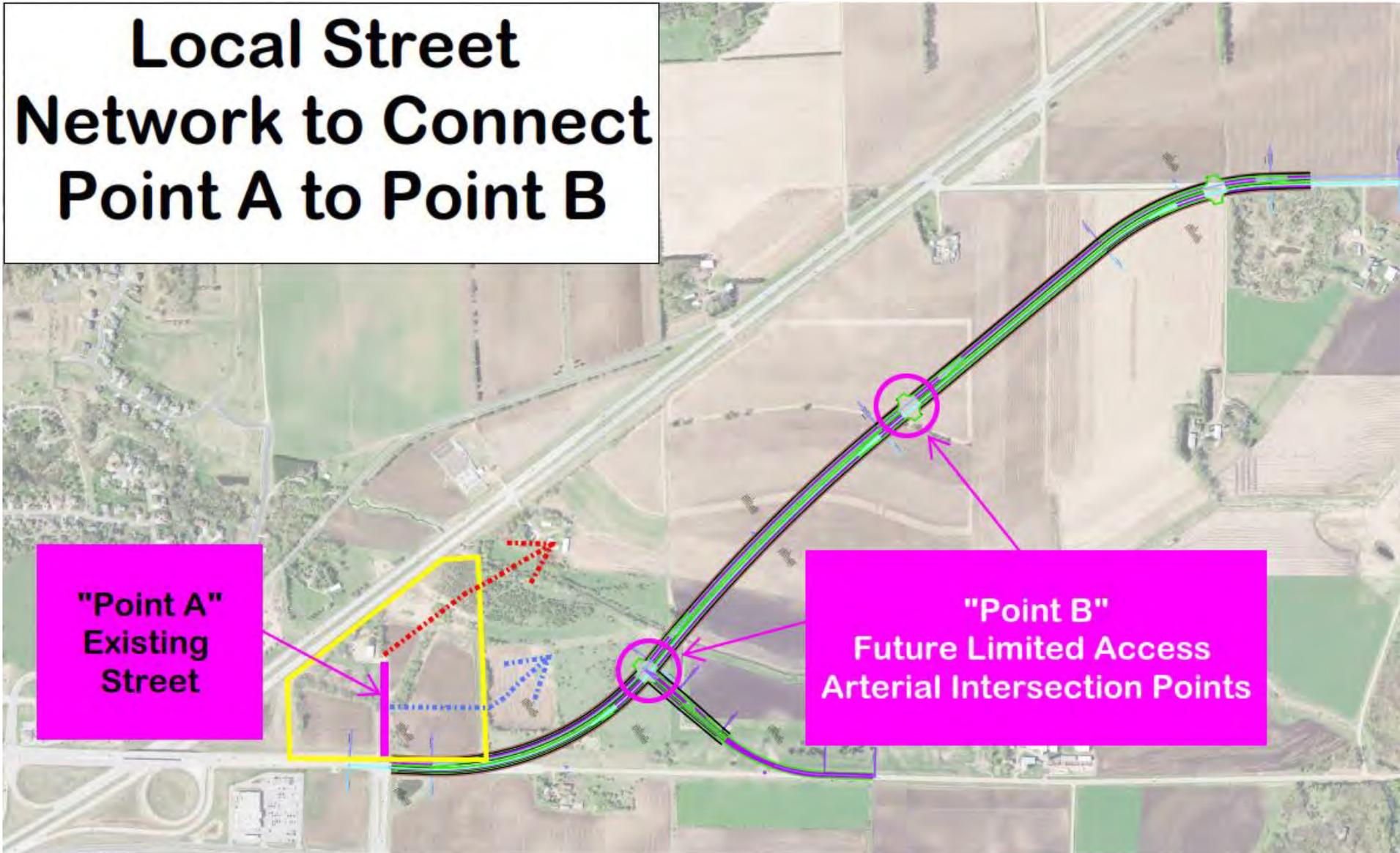
- Preserve right-of-way for the corridor and construct the road with development occurring along Alternative 3.
- Alternative 3 best balanced several evaluation criteria, including minimizing wetland impacts, preserving the marsh soil area for future wetland banking and restoration opportunities.
- Alternative 3 will provide a safe minor arterial roadway that will meet design standards and safety considerations.
- Provide a full access intersection with CH 64 without maximum roadway banking (super-elevation).
- A local internal frontage road is required to be constructed between TH 169 and Alternative 3 to serve local traffic and provide local interconnectivity between property.
- Provide a building envelope width between the corridor and TH 169 at a 1/4 mile wide. A 1/4 mile building envelope accommodates potential future "big-box" commercial development. A 1/4 mile building envelope would also facilitate the ability to achieve an internal frontage road through the development between TH 169 and the new corridor.
- Full access at 1/2 mile spacing on the corridor.



CH 66/CH 64 Corridor Preservation Study



Local Street Network to Connect Point A to Point B



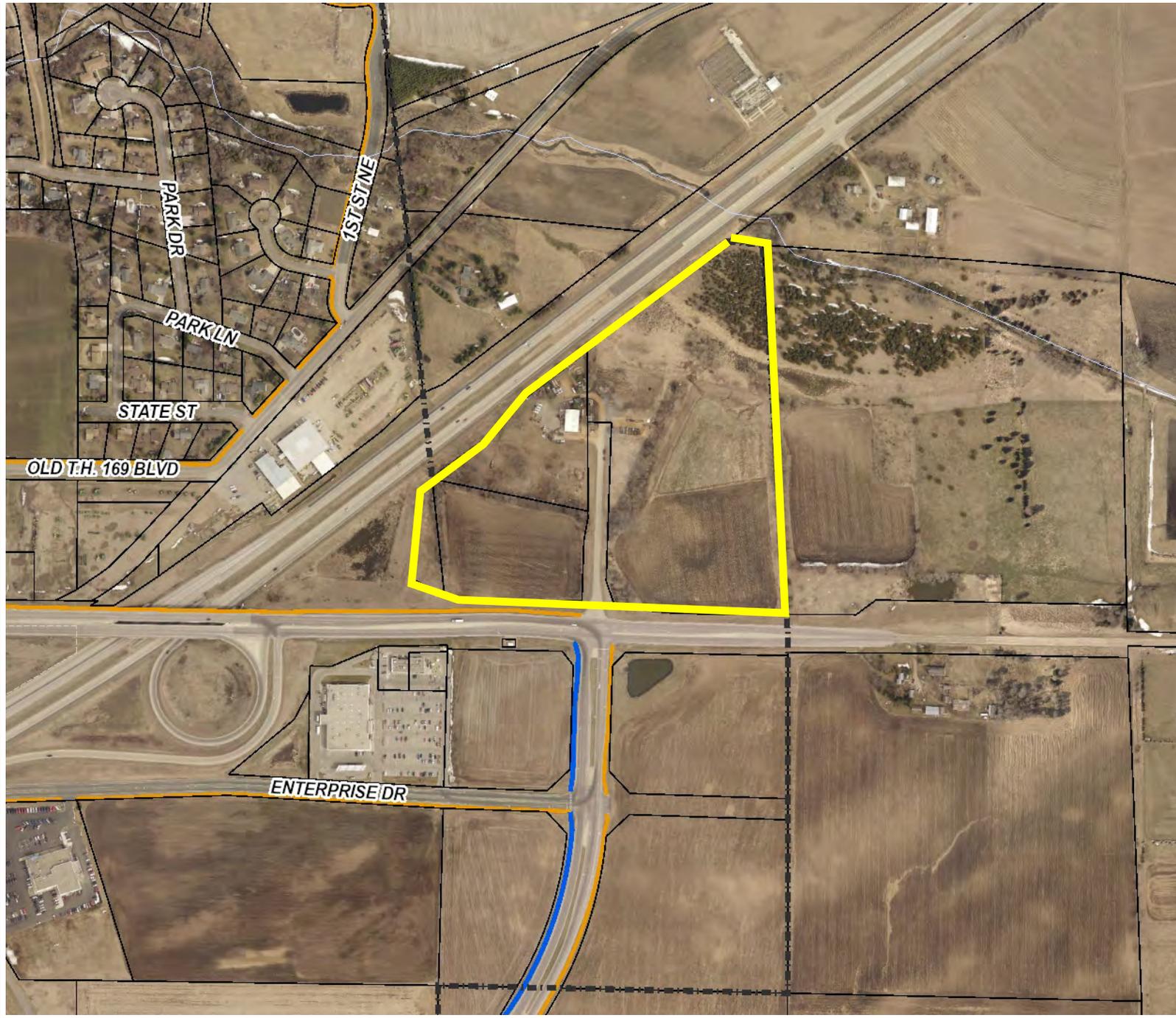
"Point A"
Existing
Street

"Point B"
Future Limited Access
Arterial Intersection Points



Legend

- City Limits
- Parcels (12/1/2018)
- Lot Lines
- Minnesota River
- Protected Waters**
- Public Water Basin
- Public Water Wetland
- Protected Waters - Watercourse
- Existing Sidewalks
- Existing Trails
- Boundary
- Footprint
- Image**
- Red: Red
- Green: Green
- Blue: Blue



Existing sidewalk and trail IW Asphalt



Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.



**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 19-004**

**A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF A
CONCEPT PLAN FOR JANE PROPERTIES SUBDIVISION**

PID: 209050030, 209050020, and 209060220

Legal: Attached

WHEREAS, Jane Properties, LLC, the Fee Owner of the aforementioned property, requests concept plan approval for a conventional commercial/industrial subdivision; and,

WHEREAS, the subject property was annexed to the City in October of 2018; and,

WHEREAS, the subject property is planned for mixed commercial and industrial use and will be assigned a zoning classification in conjunction with preliminary plat submittal; and,

WHEREAS, the Applicant represents, and the City accepts as a good faith representation:

1. The concept plan for *Jane Properties Subdivision*, attached as Exhibit A, illustrates a conventional plat of three non-residential lots and two outlots.
2. Jane Properties Subdivision will include public street and utility extension and be a fully improved development.
3. Improvements will be privately financed. The City Engineer's office shall design improvements as per City policy.
4. Fee in lieu of parkland dedication is proposed.

WHEREAS, The Planning Commission has reviewed the concept plan and finds:

1. The subject property is planned for mixed commercial and industrial development.
2. The subject property was recently annexed to the City and must be assigned a zoning classification. I/C Industrial Commercial District is the intended zoning classification, consistent with planned use.
3. Fee in lieu of parkland dedication is proposed and will be reviewed by the Park Board.
4. Improvements are to be privately financed by Jane Properties, LLC. Payment of trunk, administrative, and miscellaneous development fees apply.
5. Ingress/egress to the subdivision will be via Hickory Boulevard.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a concept plan for Jane Properties Subdivision, subject to the following conditions:

1. Concept plat approval is limited to major development issues and not intended as or construed to be a complete review of all required improvements, design standards, and legal aspects of a plat. Approval is not intended as or construed to constitute: preliminary or final plat approval; approval of construction plans; a development contract; or any other required approval or acceptance of Jane Properties Subdivision.
2. Concept plan approval does not obligate the City to approve a preliminary or final plat.
3. Concept plan approval pertains specifically to "Jane Properties Subdivision" a conventional subdivision consisting of three commercial/industrial lots in two blocks and two outlots.

4. Outlots are not eligible for building permits. Outlots must be platted prior to development.
5. Assignment of an appropriate zoning classification (I/C Industrial Commercial District).
6. Submittal of additional information pertaining to wetlands and woodlands sufficient to ensure compliance with code standards.
7. Dedication right of way easement to the east of "Hickory Boulevard" to the easternmost property line.
8. Recognition of comments from Scott County transportation.
9. A turnaround sufficient to accommodate snow plows and emergency vehicles to be provided at the junction of proposed public streets within the plat.
10. Review of proposed park dedication by the Park Board and acceptance by the City Council.
11. Review and approval of proposed improvements, stormwater management, grading, and erosion control measures.
12. Establishment of clear title.
13. The concept plat for Jane Properties Subdivision, all correspondence, all reports, and all conditions and restrictions placed upon the concept and phasing plans by the Belle Plaine Planning Commission shall be made a part of this Resolution.
14. The Applicant shall submit applications for preliminary plat review/approval and final plat review/approval, The Applicant shall submit construction plans for approval, pay all necessary fees/costs, and enter into a development agreement at the time of final plat approval.

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 January, 2019.

Ashby Carter
Planning Commission Chairperson

Cynthia Smith Strack
Community Development Director

LEGAL DESCRIPTION

The Southwest Quarter of the Northwest Quarter of Section 5, Township 113, Range 24, Scott County, Minnesota, lying South of State Highway No. 169, excepting therefrom the following described property:

Beginning at the point of intersection of the West line of Section Five, Township One Hundred Thirteen North, Range Twenty-four West and the Southerly right-of-way line of U.S. Highway No. 169, said point being 616.5 feet North of the West Quarter corner of said Section Five; thence North 58 degrees 35 minutes East along the Southerly line of said highway a distance 747.8 feet; thence South 5 degrees 29 minutes West a distance 638.9 feet; thence North 70 degrees 30 minutes West a distance of 612.00 feet to the West line of said Section 5; thence North along the West line of said Section 5 a distance of 41.9 feet to the place of beginning, Scott County, Minnesota.

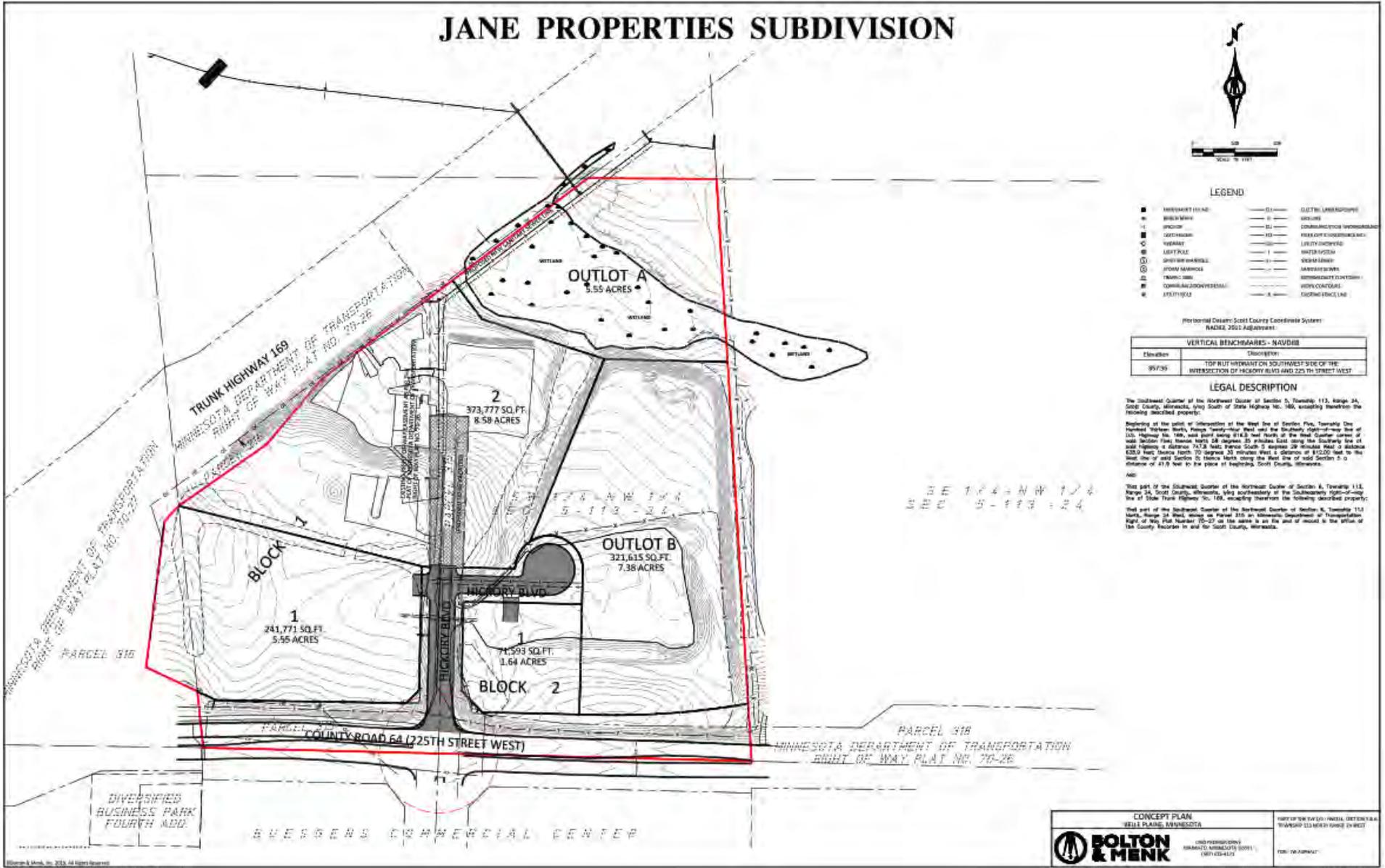
AND

That part of the Southeast Quarter of the Northeast Quarter of Section 6, Township 113, Range 24, Scott County, Minnesota, lying southeasterly of the Southeasterly right-of-way line of State Trunk Highway No. 169, excepting therefrom the following described property:

That part of the Southeast Quarter of the Northeast Quarter of Section 6, Township 113 North, Range 24 West, shown as Parcel 315 on Minnesota Department of Transportation Right of Way Plat Number 70-27 as the same is on file and of record in the office of the County Recorder in and for Scott County, Minnesota.

EXHIBIT A – CONCEPT PLAN

JANE PROPERTIES SUBDIVISION



LEGEND

- INTERSECTION MARK
- BENCH MARK
- SPOT ELEVATION
- CATCH BASIN
- WETLAND
- LIGHT POLE
- SIGN/STREET LIGHT
- POWER POLE
- TRAFFIC SIGNAL
- COMMERCIAL/INDUSTRIAL
- RESIDENTIAL
- UTILITY MARKING
- CONSTRUCTION IMPROVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- WATER SYSTEM
- SEWER SYSTEM
- SANITARY SYSTEM
- WIRE CONDUIT
- EXISTING FENCE LINE

(Horizontal Datum: Scott County Coordinate System)
NAD83, 2011 Adjustment

VERTICAL BENCHMARKS - NAUDIG	
Elevation	Description
897.39	TOP BULL HORN ON SOUTHWEST SIDE OF THE INTERSECTION OF HICKORY BLVD AND 225 TH STREET WEST

LEGAL DESCRIPTION

The Southwest Quarter of the Northwest Quarter of Section 5, Township 113, Range 24, South County, Minnesota, lying South of State Highway No. 169, excepting therefrom the following described property:

Beginning at the point of intersection of the West line of Section Five, Township One Hundred Thirteen North, Range Twentyfour and the boundary right-of-way line of U.S. Highway No. 169, west point being 216.3 feet north of the West Quarter corner of said Section Five, thence North 28 degrees 25 minutes East along the Southern line of said Highway a distance 747.8 feet, thence South 2 degrees 29 minutes East a distance 632.0 feet, thence North 70 degrees 25 minutes West a distance of 610.0 feet to the West line of said Section 5; thence North along the West line of said Section 5 a distance of 41.9 feet to the place of beginning, Scott County, Minnesota.

AND:
That part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 113, Range 24, South County, Minnesota, lying northwesterly of the southeasterly right-of-way line of State Trunk Highway No. 169, enclosing therefrom the following described property:
That part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 113 North, Range 24 West, being as Parcel 215 an Minnesota Department of Transportation Right of Way Plot Number 70-27 on the upper as on the plan of record in the Office of the State Recorder in and for Scott County, Minnesota.

SECTION 5 - T113N - R24S
S1/4 - 1/4 - NW 1/4

	CONCEPT PLAN SELL PLANS, MINNESOTA	SHEET 02 OF 04 (01) - PARCEL DETAIL A & B TRUNK RD 169 AND HWY 169 WEST
	1000 PONDICOMING MINNETONKA, MINNESOTA 55311 (952) 233-4172	DATE: 04/20/2021

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