



## MEMORANDUM

To: St. Anthony Village Planning Commission  
From: Stephen Grittman, City Planner  
Date: Planning Commission Meeting – November 16, 2021  
NAC Project No. 323.01 – 21.09  
Request: Request for a Preliminary and Final Plat for St Anthony Bremer Addition  
Property Address: 2654 Kenzie Terrace  
Property PID: 07-029-23-24-0021; 07-029-23-24-0020

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## STAFF RECOMMENDATION

The project consists of a plat of the development parcel for the Bremer Bank project from two parcels into a single lot and dedication of right of way. The Plat, if approved, would create Lot 1, Block 1, of the St Anthony Bremer Addition. The plat is a requirement of the Final PUD approvals granted to the Interstate/Bremer Planned Unit Development project which will accommodate the construction of the new Bremer Bank on the City's former "bowling alley" property.

Staff has reviewed the project for land use compliance with the intent and policies of the City's Comprehensive Plan, and for zoning consistency with the Interstate-Bremer PUD as a baseline. In summary, the proposed subdivision is consistent with the terms and requirements of the approved Final PUD, adopted by the City Council in October of 2021.

## GENERAL INFORMATION

Applicant: Interstate Development  
Owner: St. Anthony Village HRA  
Location: 2654 Kenzie Terrace  
Existing Land Use: Vacant  
Zoning: Planned Unit Development, Interstate-Bremer PUD  
Surrounding Land: North: Mixed Uses, zoned Commercial and Multi-Family PUD

Use / Zoning: East: Retail Gas Station zoned Commercial  
South: Commercial Retail, zoned Commercial  
West: Multiple Family Residential, zoned PUD

Deadline for Agency Application Complete Date: October 28, 2021  
Action: 120 Days: February 25, 2022

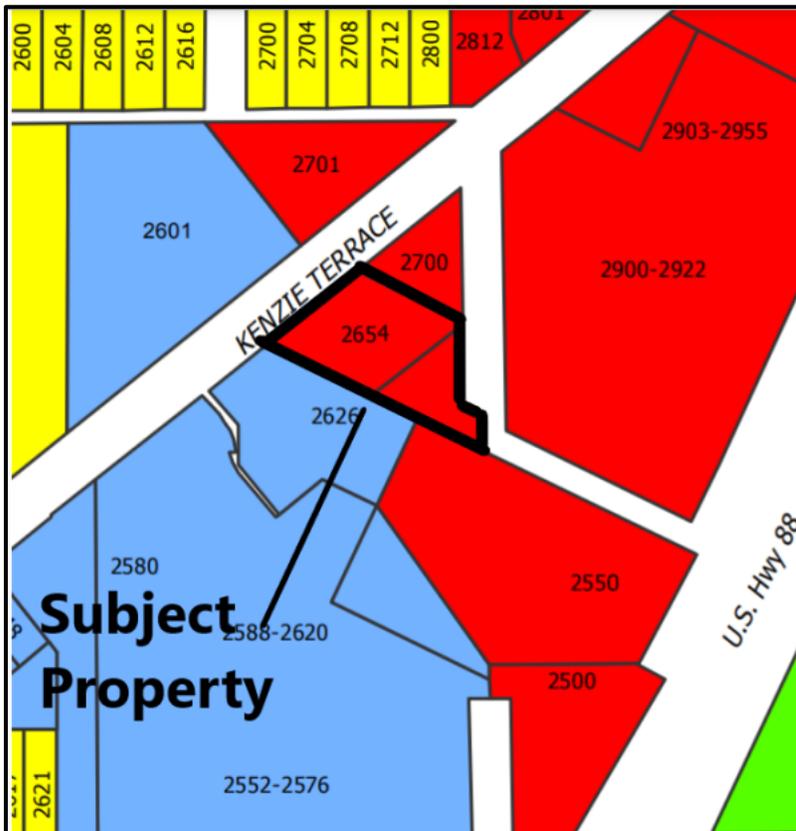
## ANALYSIS

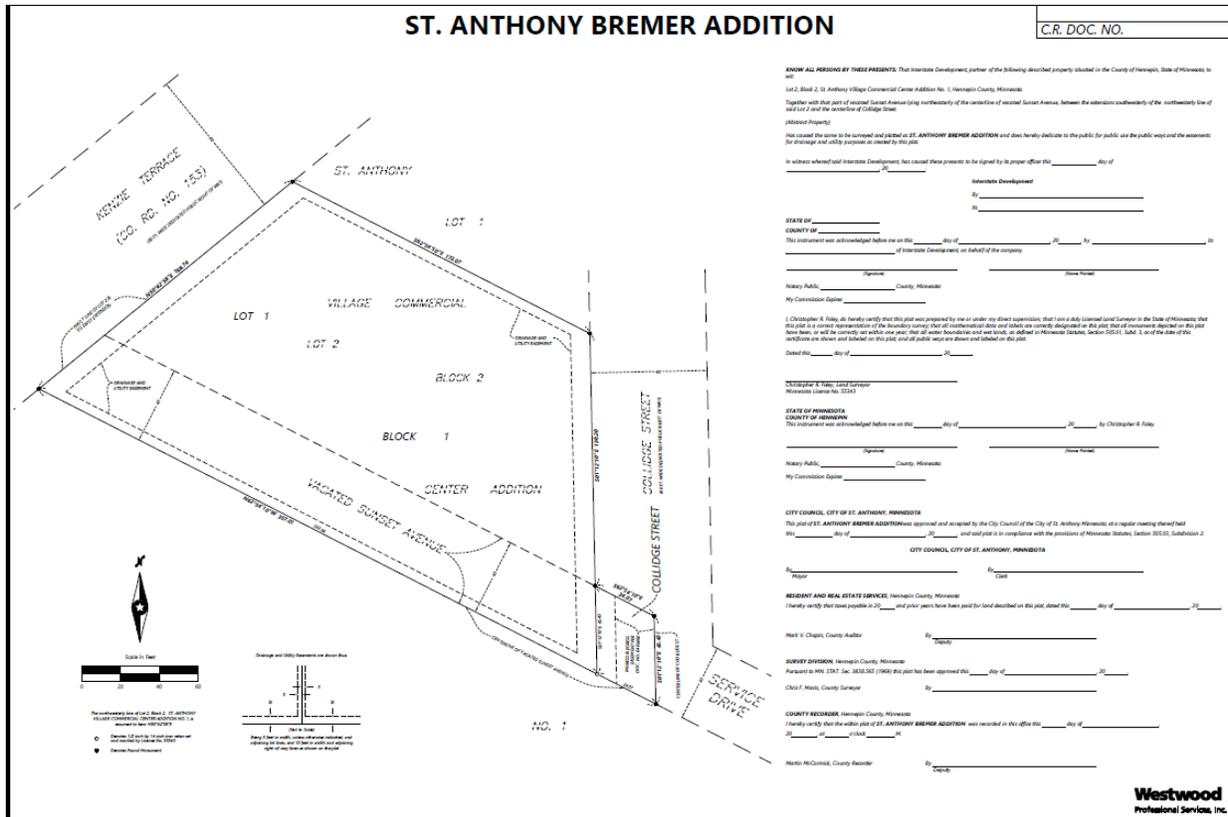
### 1. Background

Earlier this fall, the City approved the Final PUD for the Interstate-Bremer Planned Unit Development, consisting, in part, of a sale of vacant land from the City (HRA) to Interstate Development for the purpose of constructing a new Bremer Bank facility. That land consists of two existing parcels, one of which includes a small portion that extends into the “alley” right of way for Coolidge Street on the southeast corner of the site.

The development parcels in question are shown on the zoning map below, although with the PUD approval and publication, the zoning will be changed to add the Interstate-Bremer PUD Overlay District.

As a condition of the Final PUD approval, the applicant is seeking a subdivision to create the development parcel, with the required retention of the right of way, called Coolidge Street on the official records.





## 2. Analysis

### Preliminary Plat

With only limited exceptions, the subdivision of a parcel into two or more development parcels is done via a plat, which is a mapped and surveyed document recorded with the County that will officially create the legal parcel. Platting is regulated by the Subdivision Ordinance, which establishes two steps for consideration of a plat: Preliminary Plat and Final Plat.

The Preliminary Plat is a record drawing that illustrates the subdivision lines, but also includes a visual description of the improvements proposed as a part of the plat. The purpose of the Preliminary Plat is to ensure that the proposed improvements on the new parcel can be developed in accordance with the requirements of the City's zoning, building, engineering, and other public safety standards. In this case, the components of the Preliminary Plat have been reviewed and incorporated into the PUD documents.

When a Plat is a part of a Planned Unit Development project, the platting aspect is often subsumed by the PUD review, since the PUD will manage the several zoning particulars that apply to the site. A PUD is treated as a single development site – even though it may be broken up into several separate legal land parcels.

When this project was initially conceived, the applicants utilized the PUD process to define the various aspects of the proposal, including Architecture, Site Planning, Grading and Drainage control, Utility services, Emergency vehicle response, and every other factor. With the PUD in place, development details are specified under the terms of the PUD zoning and development agreements. As such, the subdivision raises very few new issues that have not already been addressed by the PUD zoning.

The standard for reviewing a Preliminary Plat is whether the proposed plat conforms to the requirements of the applicable zoning, and the goals and objectives of the Comprehensive Plan. As noted, the applicable zoning in this case is the Silver Lake Village PUD, which will be unaffected by the subdivision. When Preliminary Plat is granted, the applicant obtains some specific development rights, subject to meeting any attached preliminary plat conditions, and final plat processing.

#### **Final Plat.**

The Final Plat is the recorded document that establishes the new parcel and boundaries. The Final Plat is a simple map of the proposed subdivision land, without the development details shown on the Preliminary Plat.

The standard for reviewing a Final Plat is very simple: does it conform to the requirements and conditions of Preliminary Plat approval. If so, the City's role in Final Plat consideration is typically administrative. The Final Plat drawing is reviewed to ensure that it reflects preliminary requirements, and is then ready for recording. The proposed Final Plat is consistent with the submitted Preliminary Plat. Subject to final staff review, the plat appears to be the proper form for approval and recording.

**Grading, Drainage, and Utilities.** Issues related to grading, drainage and utilities should be subject to comment and recommendation by the City Engineer. The City Engineer has reviewed the project at the PUD stage, and has noted that issues related to civil plans will require final construction review, but none that will impact the Preliminary Plat documents or the general site planning. Final engineering and public works review of these aspects of the plan would be a condition of Plat approval.

**Development Agreement.** As a condition of Final Plat approval, the applicant would be required to enter into a development agreement with the City and post all the necessary securities required by it. While the PUD development agreement will continue to control all aspects of site development, there are likely to be slight amendments required to accommodate the changes in legal description and some of the phased improvements. The applicant should expect to cooperate with any development agreement requirements in concert with the PUD agreements in process.

**3. Criteria for and Consistency with Criteria for Plat Approval.** Title XV Land Usage, Chapter 151, Subdivision Code.

## **SUMMARY AND STAFF/PLANNING COMMISSION RECOMMENDATIONS**

***Preliminary and Final Plat for St Anthony Bremer Addition*** - Staff recommends approval with the following conditions:

1. Access and utility easements shall be in place to accommodate the requirements of the approved PUD development plans. Proof of such easements shall be provided to the City as a part of the original or amended documentation.
2. Ongoing site development issues shall be subject to comment and recommendation by the City Engineer, and may be modified to ensure consistency with the intent and requirements of the PUD zoning.
3. Issues related to grading, drainage and utilities shall be subject to comment and recommendation by the City Engineer.
4. The applicant enter into the PUD and/or plat development agreement with the City and post all the necessary securities required by it.
5. Consideration of comments of other City Staff.

This recommendation is based on a finding that the proposal, with the conditions cited, is consistent with the requirements for Plat consideration as required by the Subdivision Ordinance, with the long-term objectives of the Interstate-Bremer PUD, and with the recommendations and policies of the St. Anthony Comprehensive Plan.

## **ATTACHMENTS**

- Exhibit A: Location map  
Exhibit B: Application and Supporting Material  
Exhibit C: Draft City Council resolution