

**CITY OF SAINT ANTHONY VILLAGE
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION NO. _____

**A RESOLUTION APPROVING A REQUEST FOR A PRELIMINARY AND
FINAL PLAT AS “ST ANTHONY BREMER ADDITION”, CREATING
ONE DEVELOPMENT PARCEL AND RIGHT OF WAY DEDICATION,
SUBJECT TO THE REGULATIONS OF THE INTERSTATE-BREMER PUD
AT 2564 KENZIE TERRACE**

WHEREAS, the City of St. Anthony Village previously approved a request from Interstate Development for approval of a PUD, redeveloping various sites to accommodate a mix of uses, including a retail bank facility on the subject property, with current PIDs as follows:

07-029-23-24-0021; 07-029-23-24-0020; and

WHEREAS, the property consists of two parcels located in the Interstate-Bremer PUD Overlay district; and

WHEREAS, the subject lot has been vacant and owned by the City’s HRA; and

WHEREAS, the applicant proposes to plat the two parcels into a single developable lot, and dedicate right of way in the City’s adjoining “alley”; and

WHEREAS, the development plans for the overall Interstate-Bremer PUD will not change as a result of the plat; and

WHEREAS, the project continues to be consistent with the St. Anthony 2040 Comprehensive Plan and with the final requirements of the Interstate-Bremer PUD; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission held a public hearing on November 16, 2021 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission recommended approval of the Preliminary Plat and Final Plat with the conditions noted in the Staff report, and as modified below; and

WHEREAS, the City Council makes the following findings of fact in support of the resolution for approval:

1. The property is located in an area of mixed commercial and residential use.
2. The proposed improvements to the property are consistent with the character of the neighborhood in which it is located.

3. The subdivision does not affect the development aspects of the PUD, and the terms of the approved PUD continue to regulate the development project.
4. With the proposed plat, under conditions as recommended by the Planning Commission, the proposed improvements constitute a reasonable use of the property.
5. The redevelopment of the subject site has been an important objective for the community, including a highlighted goal of the Comprehensive Plan, and the subdivision furthers that objective.
6. The proposed Plat of St Anthony Bremer Addition will accommodate reasonable use without negative impacts on neighboring property nor on public improvements and services.

NOW THEREFORE MAY IT BE RESOVLED, that the City Council of the City of St. Anthony Village accepts the findings and recommendations documented in the staff report and approves Preliminary and Final Plat for the St Anthony Bremer Addition at 2654 Kenzie Terrace:

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.

Passed in regular session of the City Council on the ___ day of ____, 2021.

Randy Stille, Mayor

ATTEST: _____
_____, City Clerk

Review for Administration: _____
Charlie Yunker, City Manager