



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fridley Palms Plat 2 – Preliminary Plat & Final Plat **PREPARED BY:** Andy Kass AICP, Senior Planner

REPORT DATE: October 9, 2018

MEETING DATE: October 15, 2018

GENERAL INFORMATION

Applicant: Culver's of Urbandale

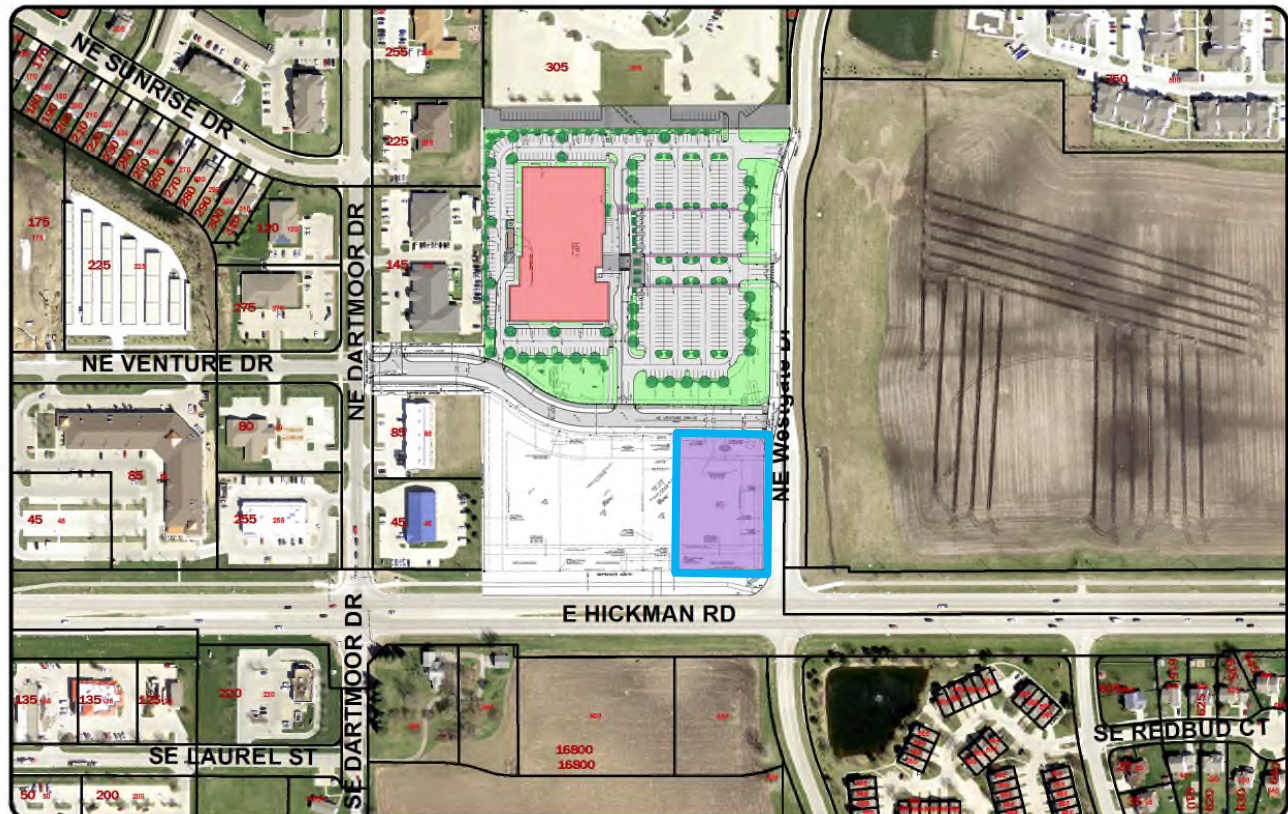
Owner: Fridley Properties, LLC

Owner's Representative: Jeff Gaddis, P.L.S. with Civil Engineering Consultants

Request: The applicant is requesting approval of a preliminary plat and final plat for an office development.

Location and Size: Property is generally located north of Hickman Road and west of NE Westgate Drive containing approximately 1.35 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-1B (Large Scale Commercial District) / PD-1 (Planner Development Overlay)
North	Palms Theatre	Neighborhood Residential	C-1B (Large Scale Commercial District) / PD-1 (Planner Development Overlay)
South	Burger King	Neighborhood Residential	C-1 (Community & Highway Service Commercial District)
East	Vacant – Undeveloped	Neighborhood Residential	C-1B (Large Scale Commercial District)
West	Enterprise Business Park	Neighborhood Residential	C-1 (Community & Highway Service Commercial District)

HISTORY

The subject property is located north of Hickman Road and west of NE Westgate Drive. The property was originally platted as Lot 2 off Fridley Palms Plat 1 as a 1.88-acre lot. The property owner wished to replat Lot 2 in order to slightly reduce it in size based on the size requirements for the buyer of the property.

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify one (1) lot to be platted at this time. Lot 1 is proposed to be 1.35-acres in area which is a reduction of 0.53-acre from the current lot area. The proposed lot is intended to be developed for a Culver’s restaurant. The remaining portion of Lot 2 of Fridley Palms Plat 1 will be replatted in the future as development occurs.

Table 1: C-1B / PD-1 Zoning District Bulk Regulations

Category	C-1B / PD-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	No minimum

STREETS AND TRAIL

No streets are required to be constructed as part of the plat improvements. An 8-foot wide trail will be constructed along the east side of Lot 1. A 5-foot wide sidewalk will be constructed on the north side of Lot 1 when it develops.

UTILITIES

Utilities exist to serve the property. A short extension of a sanitary service and relocation of a sanitary manhole will be the only public improvements associated with this plat.

Storm water detention for the development will be provided with the site plan for the Culver's restaurant.

STAFF RECOMMENDATION

The proposed lot meets the minimum requirements of the Zoning Ordinance and the Planned Development. The preliminary plat and final plat are in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments.