



December 14, 2016

RE: Zoning Letter for 14450 Nicollet Court (vacant lot)
Parcel Number: 02-75853-010-30

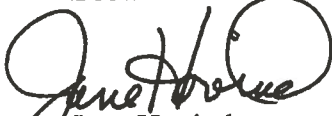
To Whom It May Concern:

In response to your request for information regarding the above-referenced property, I have researched our files and present the following:

1. The current zoning for the subject property is B-3, PUD (General Business, Planned Unit Development) and is designated as Business/Retail/Office on the Burnsville Comprehensive Plan, Future Land Use Map. The Planned Unit Development documents are enclosed.
2. The Flood Insurance Rate Map Community Panel # is 270102-0070E, December 2, 2011. The property appears to be in Zone X which is least likely to flood.
3. Based on our records, the subject property complies with, or is otherwise exempt from, applicable subdivision regulations.
4. The property is in compliance with zoning code.
5. There do not appear to be any outstanding code violations that apply to the subject property at this time.

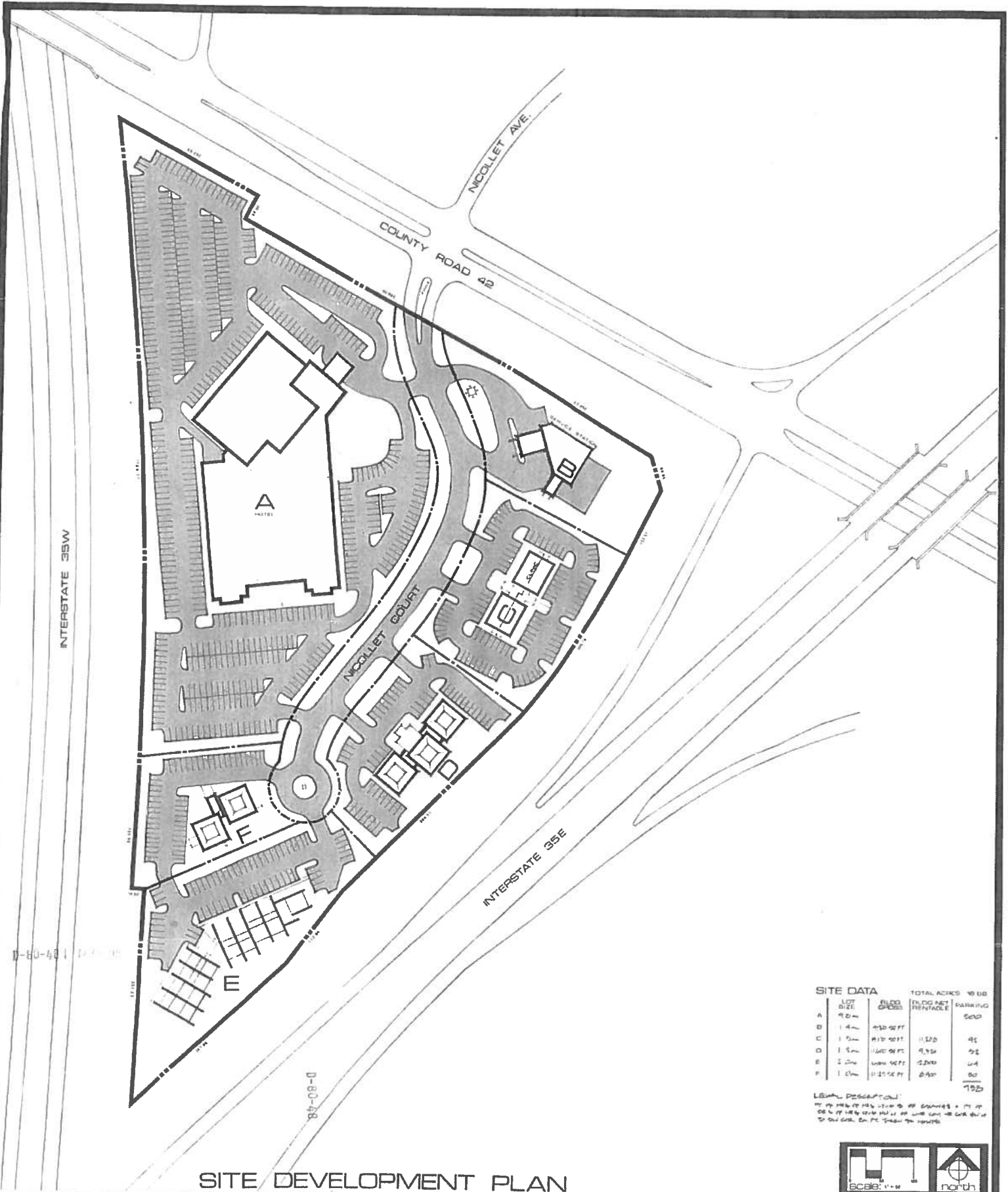
This information was researched on December 14, 2016, by the undersigned, on behalf of the City of Burnsville Planning Department per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Zoning Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:


Jane Hovind
Planning Assistant

jane.hovind@ci.burnsville.mn.us
952-895-4455

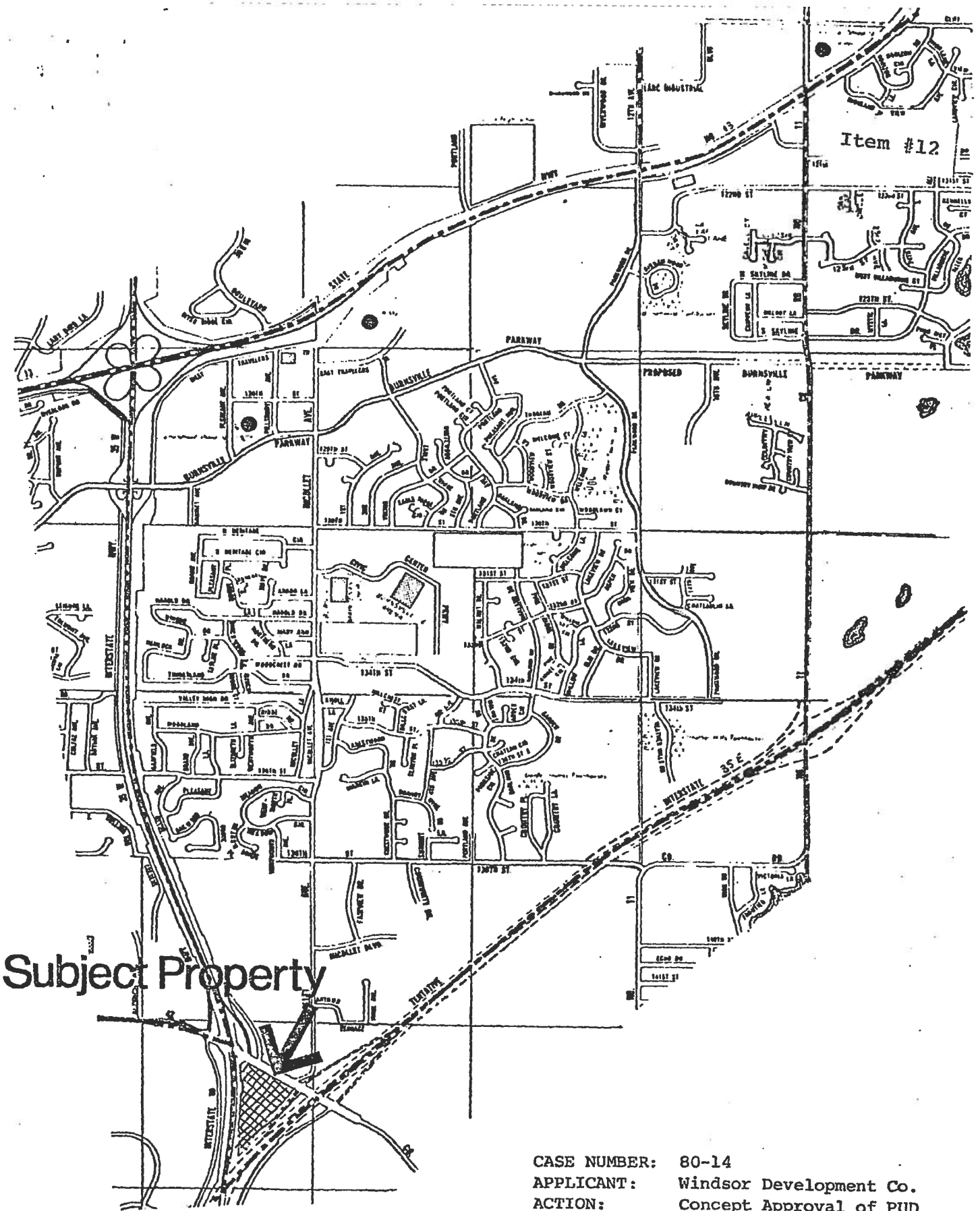
Enclosures



SITE DEVELOPMENT PLAN

BURNSVILLE COMMERCIAL CENTER P.U.D





CASE NUMBER: 80-14
 APPLICANT: Windsor Development Co.
 ACTION: Concept Approval of PUD

Burnsville
Area 3

PROJECT SUMMARY

No. 12

DATE: 7 April 1980
CASE NUMBER: 80-14
APPLICANT: Windsor Development Company
LOCATION: "The Golden Triangle", South of County Road 42
Between I-35W and Proposed I-35E
ACTION REQUESTED: Concept Approval of Planned Unit Development

SITE CHARACTERISTICS

ACREAGE: 16.88 acres
SOIL CONSIDERATIONS: Site will be totally graded
SIGNIFICANT VEGETATION: Cleared
SITE HYDROLOGY: Project will be served with storm sewer

DEVELOPMENT CHARACTERISTICS

PROPOSED USE: Commercial PUD: Holiday Inn, Service Station, Office/Retail
CURRENT ZONING: B-4 ZONING CHANGES: PUD (B-4)
BUILDING SQUARE FOOTAGE: N/A
PERCENT OF LOT COVERED BY BUILDING: N/A PERCENT OF LOT LANDSCAPED: N/A
PARKING REQUIRED: See Considerations PARKING PROVIDED: 698 total
PERFORMANCE STANDARDS: Setback variances to exterior lot lines and in some cases from the interior street
VARIANCES REQUESTED: See above - also cul-de-sac length
UTILITY PLAN: N/A
LANDSCAPE PLAN: Reviewed - See Considerations
SIGNAGE PROGRAM: None requested - overall signage criteria to be established at Holiday Inn's Building Permit Approval
LIGHTING: See Considerations
PARK REVIEW: Cash in lieu of land
PUBLIC SAFETY REVIEW: See Considerations

7 April 1980

PLANNING REPORT

CASE NUMBER:

80-14

APPLICANT:

Windsor Development Company

PLANNING CONSIDERATIONS:

1. This application is for Concept Approval of a Commercial Planned Unit Development to include a Holiday Inn, service station, and four office/retail lots. Building permits have not been applied for, for any of these structures so all of the individual sites will be subject to subsequent reviews and approvals. The approximately 17 acre triangular shaped parcel lies south of County Road 42, between I-35W and Proposed I-35E. The land is currently zoned B-4 and all of the uses are permitted (motor fuel stations as part of a Planned Unit Development over ten acres).
2. Both the shape of the parcel and the fact that its access is limited to a single point, are major factors influencing the development of this site. The site requires access and egress on County Road 42 at the City's busiest intersection.

Both the Metropolitan Council and the Dakota County Highway Department have expressed concern about the future traffic conditions at the County Road 42/Nicollet Avenue intersection. Therefore, the petitioners were asked to consult with the County Highway Department regarding this development's impact on this intersection.

The intersection design shown on Figure 1 has been reviewed and approved by the Dakota County Highway Department. The construction of this intersection may require some additional improvement (realignment, median adjustment, etc.), that is, improvements beyond the property limits. The County Highway Department has informed the applicants that the cost of these improvements will probably have to be at least shared by them. It should be noted that a significant change in the design of this interchange, or the interior circulation system, would constitute an amendment to this Concept Approval (should it be approved).

3. The performance standards for the B-4 District assume a major building, or shopping center, located at or near the center of the site, requiring 60 foot setbacks from any exterior lot line. Conversely, the concept for the development of this property locates a street in the center of the site. Also, the uses proposed in addition to the Holiday Inn and the service station are low intensity, wood frame, office and retail buildings which are more residential in character.

The proposed setbacks are noted in several places on Figure 1. As this illustration reveals, while the closest building is located within 20 feet of the I-35E right-of-way line, it is some 125 feet from the nearest

CASE NUMBER: 80-14
7 April 1980

Page Two

traffic lane. In the interior of the site, the closest building is located within 25 feet of the street right-of-way, but, as the landscape plan on Figure 2 illustrates, the area is to be bermed and landscaped. This landscape treatment, the strong eventual canopy effect of the sugar maples along the interior street, and the residential character of the buildings combine to make these interior setbacks appropriate.

4. Parking. Clearly, the "anchor tenant" in this development is the Holiday Inn shown on Lot A. The parking requirement for hotels is one space per room plus one space per employee. Obviously, since the Holiday Inn has not been built, there is no way of knowing conclusively how many employees it will require to operate. To arrive at an accurate estimate, we contacted several area Holiday Inns and asked how many employees they currently had. By comparing the number of employees to the number of rooms contained in each inn, we were able to identify an average ratio of 0.75 employees per room. We discussed the survey with the project's designers and the plans have been prepared to accommodate sufficient parking for the maximum development of this facility. It is important to note on Figure 1 that the Holiday Inn proposal includes a future tower which will include 100 rooms.

Regarding the parking requirements for the office/retail uses, the standard of 5.5 parking spaces per 1,000 square feet of gross building area has been found to be adequate in suburban cities. Applying this standard to the proposed square footages yields a requirement of some 856 spaces. The proposed plan locates 698 spaces. This means that the proposed plans are approximately 18 percent short of the parking standard. First of all, as mentioned previously, each of these parcels will have to be reviewed when building permits are applied for and specific parking requirements can be established at that time; secondly, the petitioner has indicated a strong desire to share some of the vast parking areas on the Holiday Inn site which are seldom expected to be full.

This concern could also be somewhat mitigated through the use of "compact only" parking spaces and the fact that this site may well be served by mass transportation in the future. In either case, the Holiday Inn will most probably be Phase I of this development and after it has opened, we will be in a better position to observe what percentage of its parking area can be successfully shared. We certainly support this idea if it proves feasible, and approve of the very high percentages of landscaped areas on the office/retail lots (30 to 40 percent).

5. Landscape Plan. Although the specific plans for each of the six site areas will be prepared for review when the building permits are requested, a strong overall planting concept has been proposed. The boulevard planting scheme along both I-35W and I-35E is compatible with that which has been approved adjacent to the Cobblestone Court development, north of County Road 42. The proposed species are hardy and the planting sizes are consistent with the City standard. If implemented, this proposed landscape plan would both greatly enhance the appearance of Burnsville's

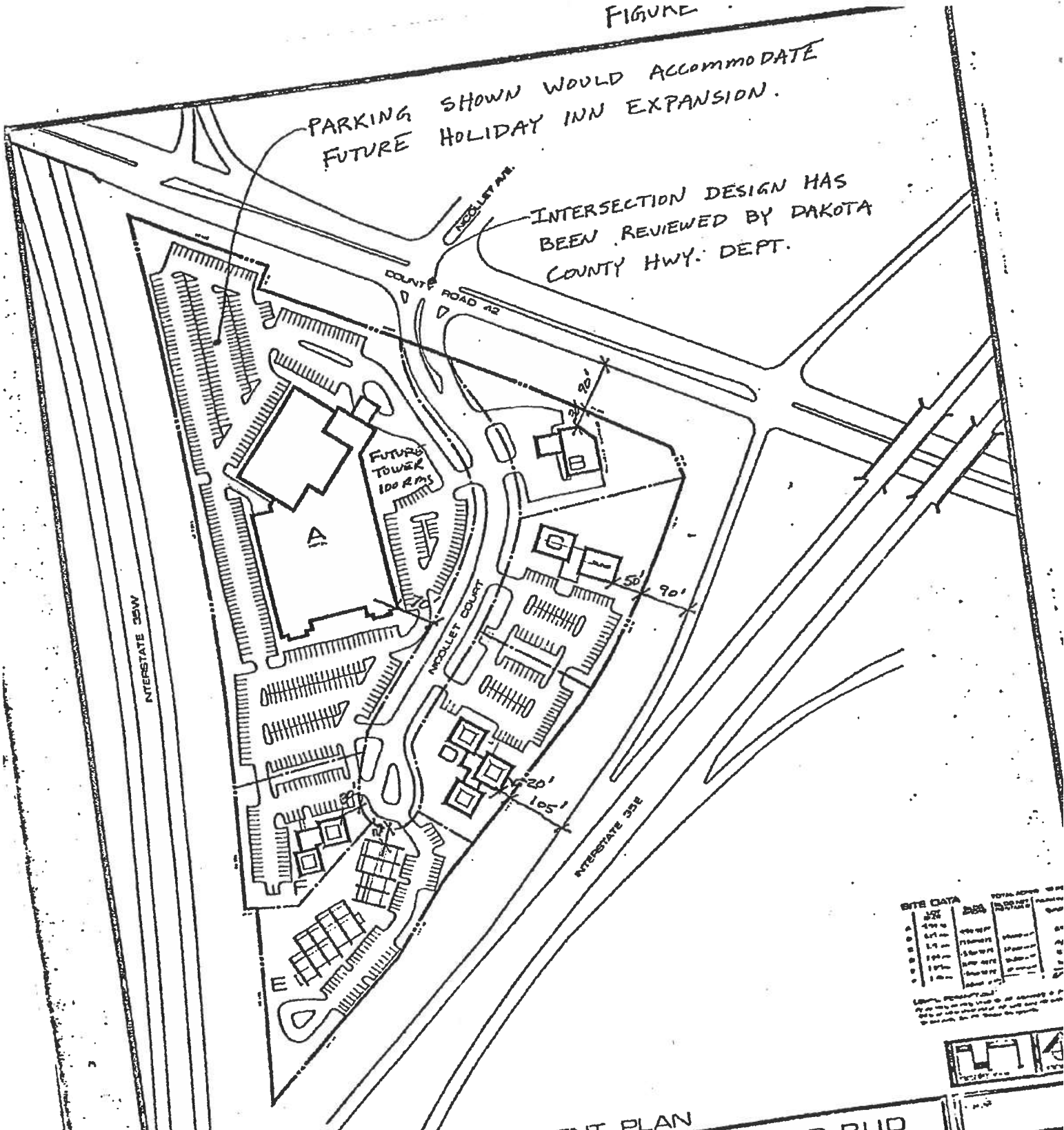
most prominent parcel and strengthen the boulevard planting scheme along the City's major roadways.

6. Lighting. No specific lighting system has been identified although fixture locations have been shown on Figure 2. The petitioner has indicated a desire to utilize a down-cast fixture with high pressure sodium lights. A commitment to an overall lighting concept, including pole height, and wattage will be required at the approval of the first building permit (most probably the Holiday Inn).
 7. Signage. A sign criteria has not been prepared for this development and no signs have been requested. As with the lighting, an overall signage criteria will be required with the first building permit approval.
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FIGURE

PARKING SHOWN WOULD ACCOMMODATE FUTURE HOLIDAY INN EXPANSION.

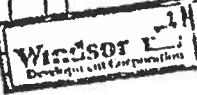
INTERSECTION DESIGN HAS BEEN REVIEWED BY DAKOTA COUNTY HWY. DEPT.



SITE DATA

NO.	AREA (SQ. FT.)	AREA (ACRES)	TOTAL AREA (ACRES)
1	1,200,000	27.47	27.47
2	1,200,000	27.47	54.94
3	1,200,000	27.47	82.41
4	1,200,000	27.47	109.88
5	1,200,000	27.47	137.35
6	1,200,000	27.47	164.82
7	1,200,000	27.47	192.29
8	1,200,000	27.47	219.76
9	1,200,000	27.47	247.23
10	1,200,000	27.47	274.70
11	1,200,000	27.47	302.17
12	1,200,000	27.47	329.64
13	1,200,000	27.47	357.11
14	1,200,000	27.47	384.58
15	1,200,000	27.47	412.05
16	1,200,000	27.47	439.52
17	1,200,000	27.47	466.99
18	1,200,000	27.47	494.46
19	1,200,000	27.47	521.93
20	1,200,000	27.47	549.40
21	1,200,000	27.47	576.87
22	1,200,000	27.47	604.34
23	1,200,000	27.47	631.81
24	1,200,000	27.47	659.28
25	1,200,000	27.47	686.75
26	1,200,000	27.47	714.22
27	1,200,000	27.47	741.69
28	1,200,000	27.47	769.16
29	1,200,000	27.47	796.63
30	1,200,000	27.47	824.10
31	1,200,000	27.47	851.57
32	1,200,000	27.47	879.04
33	1,200,000	27.47	906.51
34	1,200,000	27.47	933.98
35	1,200,000	27.47	961.45
36	1,200,000	27.47	988.92
37	1,200,000	27.47	1016.39
38	1,200,000	27.47	1043.86
39	1,200,000	27.47	1071.33
40	1,200,000	27.47	1098.80
41	1,200,000	27.47	1126.27
42	1,200,000	27.47	1153.74
43	1,200,000	27.47	1181.21
44	1,200,000	27.47	1208.68
45	1,200,000	27.47	1236.15
46	1,200,000	27.47	1263.62
47	1,200,000	27.47	1291.09
48	1,200,000	27.47	1318.56
49	1,200,000	27.47	1346.03
50	1,200,000	27.47	1373.50
51	1,200,000	27.47	1400.97
52	1,200,000	27.47	1428.44
53	1,200,000	27.47	1455.91
54	1,200,000	27.47	1483.38
55	1,200,000	27.47	1510.85
56	1,200,000	27.47	1538.32
57	1,200,000	27.47	1565.79
58	1,200,000	27.47	1593.26
59	1,200,000	27.47	1620.73
60	1,200,000	27.47	1648.20
61	1,200,000	27.47	1675.67
62	1,200,000	27.47	1703.14
63	1,200,000	27.47	1730.61
64	1,200,000	27.47	1758.08
65	1,200,000	27.47	1785.55
66	1,200,000	27.47	1813.02
67	1,200,000	27.47	1840.49
68	1,200,000	27.47	1867.96
69	1,200,000	27.47	1895.43
70	1,200,000	27.47	1922.90
71	1,200,000	27.47	1950.37
72	1,200,000	27.47	1977.84
73	1,200,000	27.47	2005.31
74	1,200,000	27.47	2032.78
75	1,200,000	27.47	2060.25
76	1,200,000	27.47	2087.72
77	1,200,000	27.47	2115.19
78	1,200,000	27.47	2142.66
79	1,200,000	27.47	2170.13
80	1,200,000	27.47	2197.60
81	1,200,000	27.47	2225.07
82	1,200,000	27.47	2252.54
83	1,200,000	27.47	2280.01
84	1,200,000	27.47	2307.48
85	1,200,000	27.47	2334.95
86	1,200,000	27.47	2362.42
87	1,200,000	27.47	2389.89
88	1,200,000	27.47	2417.36
89	1,200,000	27.47	2444.83
90	1,200,000	27.47	2472.30
91	1,200,000	27.47	2499.77
92	1,200,000	27.47	2527.24
93	1,200,000	27.47	2554.71
94	1,200,000	27.47	2582.18
95	1,200,000	27.47	2609.65
96	1,200,000	27.47	2637.12
97	1,200,000	27.47	2664.59
98	1,200,000	27.47	2692.06
99	1,200,000	27.47	2719.53
100	1,200,000	27.47	2747.00

SITE DEVELOPMENT PLAN
BURNSVILLE COMMERCIAL CENTER P.U.D



CASE NUMBER: 80-14
APPLICANT: Windsor Development Company
ACTION: Concept Approval of PUD

CITY OF BURNSVILLE
DAKOTA COUNTY, MINNESOTA

IN RE:

Application for Gary Tharaldson for a Comprehensive Plan Amendment from OB, Office Business to GB, General Business, a Planned Unit Development Amendment for concept and development stage approval of two hotels to be located south of Co. Rd. 42, east of I-35E, and west of I-35E, and preliminary plat approval of a three lot subdivision.

FINDINGS OF FACT
AND DECISION

FINDINGS OF FACT

On March 4, 1996, the Burnsville City Council met at its regularly scheduled meeting to reconsider the application of Gary Tharaldson for a Planned Unit Development Amendment and a Comprehensive Plan Amendment to change the land use classification from OB (Office Business) to GB (General Business) for Lots 1 and 2, Block 1 of the proposed THE GOLDEN TRIANGLE 4TH ADDITION for the construction of two hotels to be located south of County Road 42, east of I-35W and west of I-35E in the Golden Triangle. The Applicant was present and the City Council heard testimony from all interested persons wishing to speak at the meeting and now makes the following Findings of Fact and Decision:

1. The property is zoned B-3 PUD (General Business, Planned Unit Development).
2. The property is guided OB (Office Business).
3. The original PUD was approved in 1980. The approved uses included a hotel, gas station, and small retail and office buildings.

D-96-31

4. An Amended Planned Unit Development was approved in 1987. The amendment included motel and restaurant sites, a specialty retail/restaurant building, a 10-story office and restaurant building, and a parking ramp.

5. The proposed hotel uses are consistent with the existing uses in the Planned Unit Development.

6. The proposed hotels would create a centralized hospitality area that would support and be supported by the extensive retail and service uses in and around the Burnsville Center.

7. The City would benefit from increased lodging for tourists and business travelers.

8. The land owner has made an adequate attempt to market the site for an office building.

9. The hotels will be compatible with the surrounding land uses.

10. The southerly 1.67 acre parcel is guided for office uses and is suitable for development.

DECISION

Applicant's request for a Planned Unit Development Amendment and Comprehensive Plan Amendment, is hereby approved, in accordance with the plans reviewed, modified, approved, and recorded in Clerk's Document No. D-96-31.

Adopted this 4th day of March, 1995.

CITY OF BURNSVILLE

By


Elizabeth B. Kautz, Mayor

ATTEST:


Susan P. Olesen, City Clerk