

April 9, 2021

To: Planning Commission
From: Community Development Department
RE: Preliminary Plat of Pearl Courtyard Addition

Background

Owatonna Hospitality I, LLC is requesting preliminary plat approval of Pearl Courtyard Addition, a 5 lot Commercial and High Density Residential plat. The applicant is proposing to construct a 43 unit apartment building north of Pearl Street and a private parking lot as well as a 106 room hotel and rehabilitation of the remaining buildings on the southern half of the 200 block of the east side of Cedar Avenue.

The developer is proposing to replat this property to clean the title and property lines after the vacation of the alleyways. The plat will delineate the property lines with how they will be currently owned and operated.

The plat does have a small area of registered Torrens property. This area is the former State Theater property. This is being described as Lot 1A and is a part of Lot 1. The Developer, the City, all attorneys, as well as the County Surveyor and Recorder have discussed this process and how this will work and all are on the same page in order to get this recorded.

Application Review:

Applicant/Owner: Owatonna Hospitality I, LLC

Owner: Owatonna Hospitality I, LLC, The City of Owatonna, Dale & Delores Bishman

Location of Property: 100 block of East Pearl Street & 200 block of North Cedar Avenue

Existing Zoning: B-3, Central Business District

Existing Land Use: Vacant Land & Existing commercial uses

Report Attachments:

1. Location Maps
2. Preliminary Plat

Proposed Development:

Size of Subdivision: 2.62± acres

Number of Lots: 5 lots within 2 blocks

Lot Configuration: Generally rectangular in shape

Street Pattern:	The street pattern will not change from what exists today, however alleys will be vacated with this project.
Services:	Services are available to all lots and will be reconfigured with construction.
Timing/Financing of Development:	The applicant will record the plat this spring and commence construction approximately June 1 st .
Outstanding Assessments:	None.
Floodplain:	None.
Wetlands:	None.
Storm Water Drainage:	All will be handled on site and meet MPCA requirements.
Easements:	The applicant is proposing to dedicate a perimeter easement along the perimeter as well through the previous alley area behind the Jerry's building.
County/MNDOT Review:	This plat is not adjacent to these jurisdictions.

Staff Review:

Staff recommends approval of the preliminary plat of Owatonna Public Schools Addition with the following conditions:

- 1) The final plat shall be approved within one year of the date of this report.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) All utility services not being used shall be disconnected at the mains or the Developer shall enter into a Utility Disconnection Agreement.
- 4) This plat is contingent upon the vacation of the public alley ways.
- 5) A 5' drainage and utility easement shall be provided along the north property line of Block 2.



Pearl Courtyard Addition

1 inch = 500 feet

Date: 3/29/2021

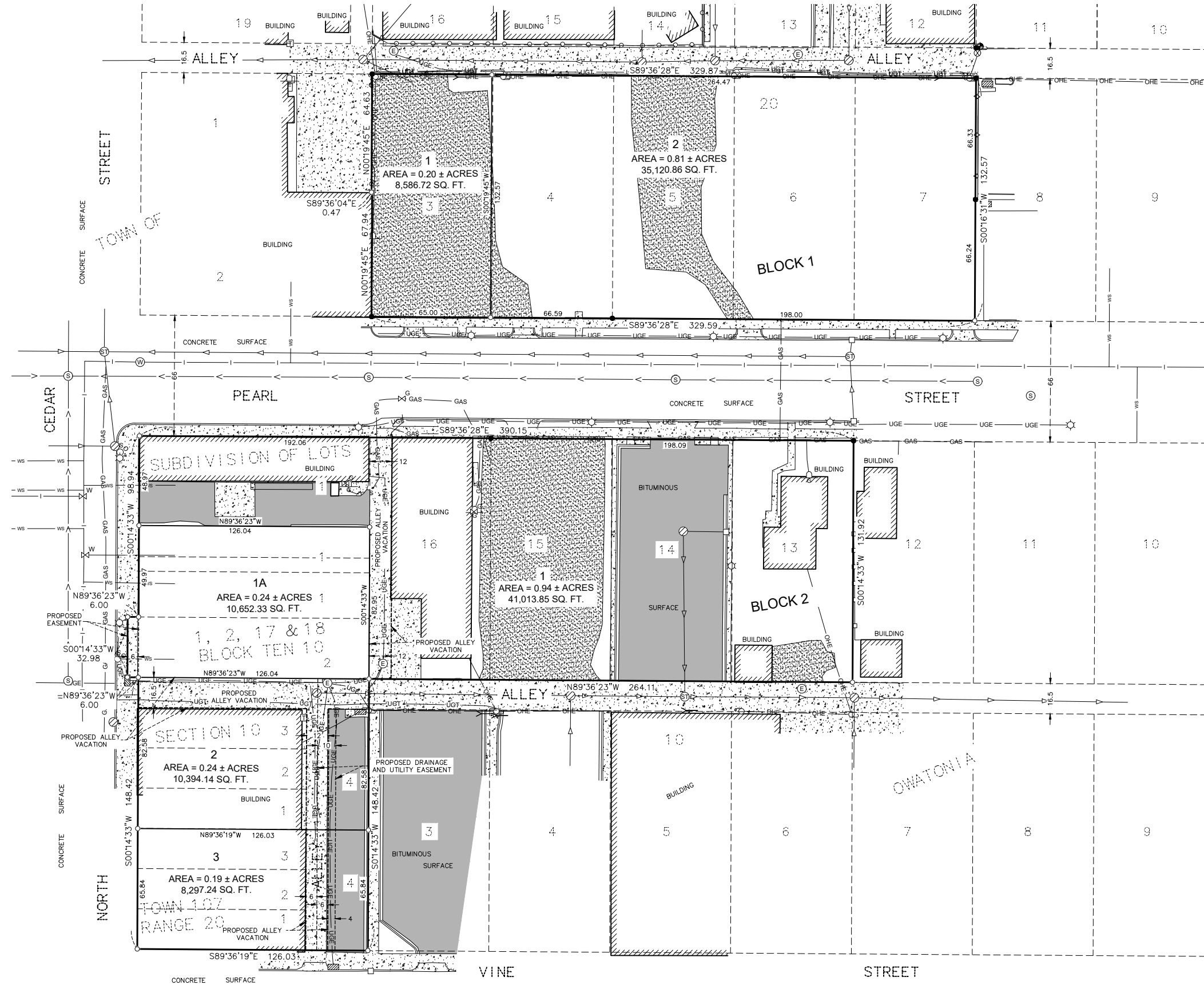


Pearl Courtyard Addition

1 inch = 100 feet

Date: 3/29/2021

PRELIMINARY PLAT OF PEARL COURTYARD



DESCRIPTION: LOTS 1, 2, 13, 14, 15, 16, BLOCK 10,
 LOTS 3, 4, 5, 6, 7, BLOCK 20,
 PLAT OF THE TOWN OF OWATONIA
 SUBDIVISION OF LOTS 1, 2, 17, & 18 BLOCK
 TEN 10 SECTION 10 TOWN 107 RANGE 20
 IN SEC. 10, T.107, R.20
 STEELE COUNTY, MINNESOTA

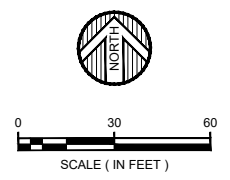
PROPOSED: LOTS 1 & 1A, BLOCK 1, LOTS 1 & 2, BLOCK 2.
 DESCRIPTION: PEARL COURTYARD

OWNER/ DEVELOPER: OWATONNA HOSPITALITY I LLC
 4057 28th STREET NW, SUITE 200
 ROCHESTER, MINNESOTA 55901

SURVEYOR: WIDSETH
 7804 INDUSTRIAL PARK RD
 BAXTER, MN.

AREA: 2.62 ACRES, MORE OR LESS

DATE: MARCH 8, 2021



- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE STEELE COUNTY COORDINATE DATABASE NAD83
- DENOTES FOUND IRON MONUMENT
 - DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
 - ☼ DENOTES CONFEROUS TREE
 - ☼ DENOTES DECIDUOUS TREE
 - ⊙ DENOTES SANITARY MANHOLE
 - ⊙ DENOTES SANITARY CLEANOUT
 - ⊙ DENOTES STORM CATCH BASIN
 - ⊙ DENOTES STORM INLET
 - ⊙ DENOTES STORM MANHOLE
 - ⊙ DENOTES WATER SHUT OFF
 - ⊙ DENOTES WATER VALVE
 - ⊙ DENOTES ELECTRIC LIGHT POLE
 - ⊙ DENOTES ELECTRIC METER
 - ⊙ DENOTES ELECTRIC MANHOLE
 - ⊙ DENOTES ELECTRIC POWER POLE
 - ⊙ DENOTES GAS METER
 - ⊙ DENOTES TELEPHONE PEDESTAL
 - ⊙ DENOTES GRAVEL SURFACE
 - ⊙ DENOTES CONCRETE SURFACE
 - ⊙ DENOTES BITUMINOUS SURFACE
 - ⊙ DENOTES WOOD FENCE
 - ⊙ DENOTES CHAIN LINK FENCE
 - ⊙ DENOTES OVERHEAD ELECTRIC LINE
 - ⊙ DENOTES UNDERGROUND STORM LINE
 - ⊙ DENOTES UNDERGROUND SANITARY LINE
 - ⊙ DENOTES UNDERGROUND ELECTRIC LINE
 - ⊙ DENOTES UNDERGROUND TELEPHONE LINE
 - ⊙ DENOTES UNDERGROUND WATER SERVICE LINE
 - ⊙ DENOTES UNDERGROUND WATER LINE
 - ⊙ DENOTES RETAINING WALL
 - ⊙ DENOTES GUY ANCHOR

PARCEL NUMBERS FOR THE SUBJECT PROPERTY ARE:
 17-100-1001, 17-100-1002, 17-100-1003, 17-100-1017
 17-100-1018, 17-100-1019, 17-100-1020, 17-100-1021
 17-100-2003, 17-100-2004, 17-100-2005, 17-100-2006, 17-100-2007

THE ADDRESSES FOR THE SUBJECT PROPERTY ARE:
 113 PEARL STREET EAST OWATONNA MN 55060
 127 PEARL STREET EAST OWATONNA MN 55060
 133 PEARL STREET EAST OWATONNA MN 55060
 203 CEDAR AVENUE NORTH OWATONNA MN 55060
 207 CEDAR AVENUE NORTH OWATONNA MN 55060
 215 CEDAR AVENUE NORTH OWATONNA MN 55060
 223 CEDAR AVENUE NORTH OWATONNA MN 55060

ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER MAP NUMBER 27147C0153C EFFECTIVE DATE 12-02-2011 THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD)