

**Department of Community Planning and Economic Development – Planning Division**  
Minor Subdivision Application  
MS-184

**Date:** May 12, 2008

**Applicant:** St. Croix Partners LLC

**Address of Property:** 3245 4<sup>th</sup> Street SE and 3141 Eustis Street SE

**Project Name:** St. Croix Partners LLC Minor Subdivision

**Contact Person and Phone:** Thomas Hart – Winthrop & Weinstine 612-604-6624

**Planning Staff and Phone:** Jim Voll 612-673-3887

**Date Application Deemed Complete:** April 15, 2008

**End of 120 Day Decision Period:** August 13, 2008

**Ward: 2      Neighborhood Organization:** Prospect Park/East River Road Improvement Association

**Existing Zoning:** I2 Medium Industrial District and PO Pedestrian Oriented Overlay District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 22

**Legal Description:** See survey.

**Existing/Proposed Use:** Parcel A (westerly parcel) will be 234,163 square feet (5.375 acres) and contains vacant land. Parcel B (easterly parcel) will be 63,805 square feet (1.465 acres) and contains a parking lot for Hubbard Broadcasting to the east.

**Concurrent Review:**

**Minor Subdivision:** To create two parcels out of one parcel.

**Applicable Code Provisions:** Chapter 598 Subdivisions.

**Development Plan:** Please see attached survey and aerial for existing use of the property as vacant land and parking. This is a property line adjustment and no new development is proposed. The applicant will record an agreement that future use of the property will require compliance with the applicable zoning code regulations in lieu of a development plan.

CPED - Planning Division Report  
MS-184

**Background:** The applicant proposes to create two parcels out of two parcels and some vacated right-of-way (4<sup>th</sup> Street SE). One parcel will remain vacant land for possible future development and the other will contain an existing surface parking lot approved by the city in 2006 (PW# 7786). The applicant is unable to provide a development plan for the vacant parcel, as no development is proposed at this time. In lieu of a development plan, the applicant will record an agreement that will inform future owners of the parcel of the requirement for a development plan. Part of the site is currently addressed off of Eustis Street SE, which has been vacated in this area. The applicant shall work with staff to make sure the new parcels have addressed that will meet city standards.

As of the writing of this report, staff has not received official correspondence from the neighborhood group, but will forward comments, if any, at the Planning Commission meeting.

**Required Findings for a minor subdivision:**

**1. The subdivision is in conformance with the land subdivision regulations and the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

With the conditions of approval, both parcels are in conformance with the requirements of the subdivision ordinance and zoning code. *The Minneapolis Plan* shows this area as an Industrial/Business Park Opportunity Area (see Map 2.1 on page 1.2.7). The *Industrial Land Use* study was adopted by the City Council on November 3, 2006, and shows this site as part of an Employment District (District 5 – SEMI), which are areas designated for continued industrial use.

**2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The proposed subdivision will create two parcels from one parcel. No change is proposed from the existing vacant land and parking at this time. The existing parking lot has an approved site plan. The vacant land will be required to comply with applicable zoning code and other city regulations, including a development plan, when the parcel is developed. This subdivision will have no effect on the surrounding area.

**3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision and the surrounding area because of flooding, erosion, high water table, severe soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.**

The site does not present the above noted hazards. No new development is proposed. The existing parking lot on Parcel B has an approved site plan.

**4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

No change to the site or grading plan is proposed. The parking lot on Parcel B has an approved site plan. Access is currently from the 4<sup>th</sup> Street SE for Parcel A and Bedford & 4<sup>th</sup> Streets SE via vacated 4<sup>th</sup> Street SE for Parcel B.

**5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.**

The existing utilities and drainage will not change. The retention pond for the parking lot will be on a different parcel than the parking lot. The parking lot on Parcel B has an approved site plan and drainage plan. A drainage plan will be required when the vacant Parcel A is developed. The applicant has agreed to record an easement or covenant to guarantee that the retention pond for the parking lot will not be eliminated unless a revised drainage plan is approved by the Public Works Department.

#### **RECOMMENDATION:**

#### **Recommendation of the Community Planning and Economic Development Department – Planning Division for the minor subdivision:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the minor subdivision application for property located at 3245 4<sup>th</sup> Street SE and 3141 Eustis Street SE subject to the following conditions:

- 1) The applicant will record with Hennepin County a written signed agreement between the applicant and the City of Minneapolis that states that future development or use of the property will require a development plan that meets the requirements of the zoning code before the development or use commences on the site with the recording of the subdivision resolution.
- 2) The applicant shall consult with the city staff to ensure the parcels are addressed properly to City standards.
- 3) The applicant will record with Hennepin County an easement or covenant that guarantees that the parking lot retention pond will not be eliminated, unless a revised drainage plan is approved by the Public Works Department, before the resolution for the subdivision is released for recording.

CPED - Planning Division Report  
MS-184

**Attachments:**

- 1) Statement from applicant.
- 2) Zoning map.
- 3) Hennepin County map.
- 4) Aerial photo.
- 5) Survey.
- 6) Photos of the site.