

Department of Community Planning and Economic Development – Planning Division

Minor Subdivision Application

BZZ-3151 (MS-153)

Date: September 18, 2006

Applicants: QTI Holdings, LLC

Address of Property: 2406 McNair Avenue

Project Name: Not applicable.

Contact Person and Phone: Tom Amrhiem, 651-341-5300

Planning Staff and Phone: Michael Wee, 612-673-5468

Date Application Deemed Complete: August 18, 2006

End of 60-Day Decision Period: October 17, 2006

Ward: 5 **Neighborhood Organization:** Willard-Hay

Existing Zoning: R1A Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 7

Legal Description: See survey.

Existing/Proposed Use: Prior to this application being received, the applicant had already demolished a structure and a detached garage on a triangular shape lot located at 2406 McNair Avenue. The proposal is to subdivide this lot into two parcels, and construct two new single-family homes on these lots. Parcel A (west parcel) will be 8,747 square feet. Parcel B (east parcel) will be 12,050 square feet.

Concurrent Review:

Minor Subdivision: To create two parcels out of the 20,797 square foot lot.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. The lots are presently vacant. These lots are suitable for new single-family residential structures. The houses will be 1296 s. f. and 1440 s. f., respectively, with detached garages located behind its corresponding structures.

CPED - Planning Division Report

BZZ-3151

Minor Subdivision

Background: The applicant tore down an existing single-family home with detached garage at 2406 McNair Avenue before submitting an application to subdivide the lot into two parcels. The purpose is to construct two residential homes on these lots. Parcel A (west parcel) is 8,747 square feet and Parcel B (east parcel) is 12,050 square feet. Please see legal description on these lots as attached. An existing drive is located at the southwest corner of the original lot (now Parcel A) which also serves the adjacent property to the west. The applicant intends to use the same driveway for the proposed residence on Parcel A and provide an easement right to the property at 2414 23rd Avenue N (adjacent to Parcel A to the west). A new curb cut and a driveway will be provided for Parcel B (east parcel). The applicant intends to sell these homes for ownership. Based on the development plan submitted, the applicant meets all the setback requirements for this new development.

Applications must also be submitted for administrative review for compliance with the standards of Chapter 530, Site Plan Review.

As of the writing of this staff report, staff has not received any comments from the neighborhood group.

MINOR SUBDIVISION

Required Findings:

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.

All parcels are in conformance with the requirements of the subdivision ordinance and comprehensive plan. Both parcels will meet the requirements of the zoning code and the subdivision ordinance. The R1A District requires 5,000 square feet of lot area and 40 feet of frontage for single-family homes. Both parcels as proposed exceed R1A lot area and lot frontage requirements. Based on the site plan submitted, staff does not anticipate any variances necessary for a single-family home to suit on these parcels as proposed. These houses can easily meet the 20 foot front yard and 5 foot interior side yard setbacks as required in R1A District.

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 or lots that are suitable for single-family homes and also meet zoning code requirements in an R1A District. This proposal will complement the surrounding areas that are already single-family homes. No detriments to surrounding land uses are believed to result. It is less likely that congestion in the public street will increase as a result of the proposed minor subdivision.

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 or conditions.

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.

The site is basically flat, with a two-foot grade change from the street to the rear of the property. There is no alley access for these lots. Existing curb cut on McNair Avenue, located to the west where Parcel A, is currently used by the adjacent property at 2414 23rd Avenue N as their access drive. This will be the same access that that Parcel A will use and share, but with their individual driveways. The shared access drive will be recorded as an easement between Parcel A and its adjacent property to the west. Parcel B will require a new curb cut for its drive from McNair Avenue.

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.

Existing utility and drainage provisions are adequate for the proposed structures.

RECOMMENDATIONS:

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 a property located at 2406 McNair Avenue.

Attachments:

- 1) Statement from applicant.
- 2) Neighborhood correspondence.
- 3) Zoning map.
- 5) Survey and Legal Descriptions.
- 6) Photos.