

Department of Community Planning and Economic Development – Planning Division
Preliminary and Final Plat Subdivision Application
PL-210

Date: March 5, 2006

Applicants: Creamette Building, LLC

Address of Property: 730 4th Street North

Contact Person and Phone: David Frank (612-371-3000)

Planning Staff and Phone: Janelle Widmeier (612-673-3156)

Date Application Deemed Complete: January 16, 2007

End of 60-Day Decision Period: March 17, 2007

End of 120-Day Decision Period: On February 20, 2007, staff sent the applicant a letter extending the decision period no later than May 6, 2007.

Ward: 5 **Neighborhood Organization:** North Loop Neighborhood Association

Existing Zoning: I2 with the DP (Downtown Parking) and IL (Industrial Living) Overlay Districts

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Proposed Use: Planned unit development with 271 dwelling units

Concurrent Review: Preliminary and final plat dividing a lot of a planned unit development.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: A planned unit development consists of 271 dwelling units in three new buildings and reuse and rehabilitation of an existing structure, the Cameron Building (also known as the Dial Building), for nonresidential purposes. The site plan is attached.

Background: The purpose of this subdivision is to create two lots for the 730 Lofts portion of the planned unit development. The Planning Commission originally approved a preliminary and final plat for the project on July 12, 2004. The site was divided into three lots with each residential structure on its own lot, except the 730 Lofts building. The 730 Lofts building and the Cameron building are located on the same lot. The proposed plat would place each building on its own lot. The Public Works department and the City Attorney have reviewed the final plat and have not identified any issues. The

MN Department of Transportation has also reviewed the plat and has required that the applicant maintain the existing drainage rates.

Required Findings:

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

The plat would be in conformance with the policies of the comprehensive plan. It would not create nonconformities related to the zoning regulations of the I2 district, DP or IL overlay districts. The subdivision is in conformance with the design requirements of the land subdivision regulations for a planned unit development. Individual lots within a planned unit development are not required to meet the minimum lot area for the use located on that individual lot provided that the overall lot area of the planned unit development must be sufficient to accommodate all of the uses within the development. Also, a lot within a PUD is allowed to have more than 5 sides.

- 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 Planning Division does not believe that the proposed subdivision would be injurious to the use and enjoyment of other property in the area. The area is transitioning from industrial to multifamily residential. A multifamily development will be constructed on the site.

- 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, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

The site is relatively flat. Staff is not aware of any hazards that would affect the use of the site.

- 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 Public Works Right of Way division has reviewed the plat and has no objections. Vehicle access will be allowed from 4th Street North for the 730 Lofts and the Cameron building.

- 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.**

CPED – Planning Division Report
PL-210

Public Works has approved drainage and sanitary system plans.

RECOMMENDATION

Recommendation of the Community Planning and Economic Development Department – Planning Division:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the preliminary and final plat subdivision application for the property located at 730 4th Street North.

Attachments:

- 1) Applicants development plan
- 2) Public Works memo
- 3) Attorneys letter
- 4) MNDoT letter
- 5) Zoning map
- 6) Hennepin County parcel maps
- 7) Preliminary and final plat
- 8) Site plan
- 9) Originally approved plat