

**Department of Community Planning and Economic Development – Planning Division**  
Minor Subdivision Application  
MS-183

**Date:** November 13, 2007

**Applicant:** Apiary, LLC

**Address of Property:** 1225 & 1325 Winter Street Northeast

**Contact Person and Phone:** Andrew Volna, (612) 746-1774

**Planning Staff and Phone:** Shanna Sether, (612) 673-2307

**Date Application Deemed Complete:** October 17, 2007

**End of 120-Day Decision Period:** February 14, 2008

**Ward:** 1                      **Neighborhood Organization:** Mid-City Industrial, adjacent to Northeast Park and Southeast Como

**Existing Zoning:** I2 Medium Industrial District

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

**Zoning Plate Number:** 15

**Legal Description:** See survey.

**Existing Use:** Parcel A will be approximately 53,853 square feet and contains a warehouse. Parcel B will be approximately 115,919 square feet and contains an architects' and graphic designers' office.

**Concurrent Review:**

**Minor Subdivision:** To allow for a land sale of a portion of Parcel B to Parcel A.

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

**Development Plan:** Please see attached survey. A warehouse exists on Parcel A. An office exists on Parcel B.

**Background:** The subdivision consists of two parcels. The property owner of the foundry located at 1225 Winter Street NE and 1210 14<sup>th</sup> Avenue SE has agreed to sell approximately 20,000 square feet of the existing parcel, adjacent to 14th Avenue NE (aka Arthur Street SE), to the property owner at 1325 Winter Street NE. Both parcels will meet all of the requirements of the zoning code and the subdivision ordinance.

## **MINOR SUBDIVISION**

### **Required Findings:**

**1. Subdivision is in conformance with the land subdivision regulations and the applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.**

Both parcels will be in conformance with the requirements of the subdivision ordinance and comprehensive plan. The portion of land to be sold is currently vacant with occasional use of outside storage for the warehouse. The applicant intends on using the land for snow storage and eventually for additional parking. Preliminary Development Review and Design and Maintenance of the site will be required upon proposal of the additional parking area. Both parcels will be in conformance with the requirements of the zoning code.

**2. 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 reallocate approximately 20,000 square feet from the property located at 1225 Winter Street NE to 1325 Winter Street NE, adjacent to 14th Avenue Northeast. The proposed subdivision will not be out of character with the area and will not add significant congestion to the public streets.

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

The site does not present the other above noted hazards.

**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.**

There are no proposals, at this time, for development of the property. There is currently one access to Parcel A via Winter Street NE from the south and 14th Avenue NE from the east. The proposed subdivision will eliminate access to Parcel A from 14th Avenue NE. If the owner of 1225 Winter Street NE proposed to sell the lots adjacent to Winter Street NE separately from Parcel A, the property would be land locked. Therefore in this case, the parcels would have to be combined. Staff believes that the site can support the required access to the property with the existing conditions. No change to the grading is proposed.

**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 existing development.

**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 to allow for a land sale for a portion of 1225 Winter Street NE to 1325 Winter Street NE.

**Attachments:**

- 1) Statement of proposed use and description of the project
- 2) Required findings.
- 3) September 17, 2007, letter to CM Ostrow, Southeast Como Improvement Association and Northeast Park Neighborhood.
- 4) Zoning map
- 5) Hennepin County map
- 6) Survey
- 7) Aerial Photo