

Department of Community Planning and Economic Development – Planning Division
Final Subdivision Application
PL-199

Date: August 28, 2006

Applicant: Library Property LLC and City of Minneapolis Public Works Department

Address of Property: 100, 112½, 116, and 128 University Avenue SE

Project Name: Dolly Fiterman Addition

Contact Person and Phone: John Thiel 612-632-3360

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

Date Application Deemed Complete: July 24, 2006

End of 60-Day Decision Period: September 22, 2006

Ward: 3 **Neighborhood Organization:** Marcy-Holmes

Existing Zoning: C2 Neighborhood Corridor Commercial District
PO Pedestrian Oriented Overlay District
MR Mississippi River Critical Area Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 14

Legal Description: See survey.

Proposed/Existing Use: Replatting of four parcels, made up of seven lots, into two lots. The westerly lot contains an art gallery that was originally the Pillsbury Library. The easterly lot contains the City of Minneapolis St. Anthony Municipal Ramp. The proposed Lot 1 will be 29,912 square feet. The proposed Lot 2 will be 45,415 square feet.

Concurrent Review: Final Plat Subdivision to replat four parcels, made up of seven lots, into two lots.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. The applicant proposes no changes to the existing conditions at this time. The purpose of the subdivision is to replat individual lots and parcels into two lots for the existing structures.

Background: The City Planning Commission approved a preliminary plat and a floor area ratio variance (BZZ-3094) on July 17, 2006. The City of Minneapolis Public Works Department has sold excess land on the west side of the St Anthony Municipal Ramp to Library Property LLC, the future owner of the Pillsbury Library. The parcel of land is approximately 4,480 square feet. Library Property LLC, as a condition of approval of the sale, is replatting the four parcels, made up of seven lots, into two lots. The westerly lot contains an art gallery that was originally the Pillsbury Library. The easterly lot contains the City of Minneapolis St. Anthony Municipal Ramp. The proposed Lot 1 will be 29,912 square feet. The proposed Lot 2 will be 45,415 square feet.

The City Attorney has reviewed and approved the final plat title documents.

Required Findings for a final plat 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.

Both lots will be in conformance with the requirements of the subdivision ordinance and comprehensive plan. Both will be in conformance with the requirements of the zoning code with the exception of FAR for Lot 2. The City Planning Commission approved the FAR variance for Lot 2 on July 17, 2006.

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 lots out of four parcels made up of seven lots with existing buildings. No new development is proposed. This will have no effect on surrounding property owners or congestion in the public streets.

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 structures are existing and the site does not present the 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.

No change to the grading is proposed and access is existing.

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 structures.

RECOMMENDATION:

Recommendation of the Community Planning and Economic Development Department – Planning Division for the preliminary plat subdivision:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat subdivision application for properties located at 100, 112½, 116, 128 University Avenue SE.

Attachments:

- 1) Zoning map.
- 2) Hennepin County map.
- 3) Final plat.