

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-146

Date: April 10, 2006

Applicant: Judith Lampert

Address of Property: 4807 Sheridan Ave S & 4810 Russell Ave S

Project Name: Not applicable.

Contact Person and Phone: Judith Lampert, 612-926-0789

Planning Staff and Phone: Tara Beard, 612-673-2351

Date Application Deemed Complete: March 7, 2006

End of 60-Day Decision Period: May 6, 2006

Date Extension Letter Sent: Not applicable.

End of 120-Day Decision Period: Not applicable.

Ward: 13 **Neighborhood Organization:** Fulton Neighborhood Organization

Existing Zoning: R1 Singly Family District and Shoreland Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 29

Legal Description: See survey.

Proposed Use: One existing single family home (4807 Sheridan Ave S) and one vacant lot (4810 Russell Ave S)

Concurrent Review: Not applicable.

Development Plan: See attached survey.

Background: Judith Lampert has submitted an application for a minor subdivision for her properties at 4807 Sheridan Ave S and 4810 Russell Ave S. Currently 4807 Sheridan Ave S is a through lot with a small amount of frontage on Russell Ave S (see attached map). A single family home is located on 4807 Sheridan; 4810 Russell Ave S is vacant. The applicant would like to take a portion of the rear of the 4807 Sheridan lot and attach it to the 4810 Russell property. The applicant intends to sell both the

property on Sheridan and the lot on Russell and would like to make the lots more compatible for when they are owned by different people.

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.**

Both lots are and will remain in conformance with land subdivision and zoning regulations for single family lots in the R1 District. The proposed change would bring 4807 Sheridan Ave S into conformance by changing it from a through lot to a standard lot.

Chapter 598.240 (2)a indicates that the lot areas created by this subdivision shall not be less than the average of the single-family and two-family zoning lots located within 350 feet or within the same zoning district within 350 feet when that average is greater than the minimum zoning requirement by 50% or more, as is the case. The average for surrounding lots as described above is 10,089 square feet; the two lots proposed to be created would be 16,050 and 19,888 square feet, thus meeting the lot size requirement for subdivision design.

- (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 subdivision would not have a negative impact on other property, land uses, nor add congestion to the public streets.

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

The Sheridan property slopes down toward Russell Ave. The proposed change would reduce the grade change on the Sheridan property, and does not present the above 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 is existing access to the Sheridan property that will not be affected by the proposed subdivision. Access to the Russell property would take place from the alley to the north if the subdivision were approved; developing the Russell property in its current state would require access to the property directly off Russell Ave S.

- (5) The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the**

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city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the existing and proposed development.

Recommendation of the Community Planning and Economic Development Department:

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 the properties located at 4807 Sheridan Ave S and 4810 Russell Ave S.

Attachments

1. Proposed subdivision
2. Zoning map