

**Department of Community Planning and Economic Development – Planning Division**  
Minor Subdivision Application  
MS-196

**Date:** July 13, 2009

**Applicant:** Hillcrest Development

**Address of Property:** 701 Arthur Street NE

**Project Name:** Not applicable.

**Contact Person and Phone:** Ken Faucher - Egan, Field, & Nowak, Inc. 612-466-3300

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

**Date Application Deemed Complete:** June 15, 2009

**End of 120-Day Decision Period:** October 13, 2009

**Ward:** 1      **Neighborhood Organization:** Mid-City Industrial Area

**Existing Zoning:** I2 Medium Industrial District

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

**Zoning Plate Number:** 10

**Legal Description:** See survey.

**Proposed/Existing Use:** Splitting one lot into two parcels. The lot contains parking.

**Concurrent Review:**

**Minor Subdivision:** Splitting one lot into two parcels.

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

**Development Plan and Background:** Please see attached survey. The applicant proposes no changes to the existing conditions at this time. The purpose of the subdivision is to create individual lots for the existing parking. Cross-access easements will be provided.

**Required Findings for a minor 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 parcels will be in conformance with the requirements of the subdivision ordinance, zoning ordinance, and the comprehensive plan.

**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 out of one lot. No new development is proposed. This will not be out of character with the area and will not 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 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 parking area is 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 lot.

**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 property located at 701 Arthur Street NE.

**Attachments:**

- 1) Zoning map.
- 2) Survey.
- 3) Aerial Photo.