

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-188

Date: June 16, 2008

Applicants: Greater Metropolitan Housing Corporation

Address of Property: 2811 and 2813 15th Avenue S

Contact Person and Phone: Bill Buelow, (612) 339-0601 ext. 16

Planning Staff and Phone: Kimberly Holien, (612) 673-2402

Date Application Deemed Complete: May 19, 2008

End of 60-Day Decision Period: July 18, 2008

Ward: 9 **Neighborhood Organization:** Midtown Phillips

Existing Zoning: R2B Two-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 26

Comprehensive Plan: Residential.

Proposed Use: The parcel at 2811 15th Avenue South will be 5,009.7 square feet in area and 41.01 feet in width, and contains a single-family dwelling. The parcel at 2813 15th Avenue South will be 4,887.7 square feet in area and 40.01 feet in width, and is currently vacant. An application is pending for the construction of a single family dwelling at 2813 15th Avenue S.

Concurrent Review:

Minor Subdivision: To move the common lot line between two properties.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. A single family home is proposed for the parcel at 2813 15th Avenue South.

Background: The subdivision consists of two platted lots. The applicants are adjusting the common lot line between the two lots by moving the south lot line of 2811 15th Avenue South 7.59 feet to the north, transferring property to 2813 15th Avenue South. The parcel at 2811 15th Avenue S will meet all of the requirements of the zoning code and the subdivision ordinance after the proposed subdivision. The parcel at 2813 15th Avenue S is currently non-conforming, as it is only 3,963.9 square feet in area and

32.47 feet in width. This parcel is currently vacant, but is an existing lot of record, as the previous two-family home was not removed until 2006. The proposed subdivision will bring the parcel closer to compliance with the minimum lot area requirement.

An application for site plan review has been submitted for the proposed single family dwelling at 2813 15th Avenue S. For the separate site plan review application, staff recommends that the applicant move the proposed dwelling forward in a way that will not make the home to the north nonconforming as to the required front yard. The proposed open porch would be a permitted encroachment in the event that the home is moved closer to the front lot line.

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 existing single family dwelling at 2811 15th Avenue S will remain in compliance with the performance requirements of the R2B district after the subdivision. As stated above, the parcel at 2813 is currently non-conforming. However, it is an existing lot of record and the proposed subdivision would reduce the non-conformity of the parcel by bringing it closer to the 5,000 square foot minimum lot area requirement for the R-2B District. The 40-foot minimum lot width requirement for this parcel will be satisfied with the proposed subdivision. The single family home proposed for 2813 15th Avenue S will comply with all zoning ordinance requirements.

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 adjust the common lot line between two parcels with one existing single family dwelling. The applicant is proposing a future single family dwelling on the parcel at 2813 15th Avenue South. This 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.

No significant changes to the grade are proposed and alley access is an existing condition.

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 and proposed 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 application for properties located at 2811 & 2813 15th Avenue South.

Attachments:

- 1) Zoning map.
- 2) Hennepin County map.
- 3) Surveys.
- 5) Letter from the applicant
- 5) Elevations, floor plans and photos of proposed single family home for 2813 15th Avenue S
- 6) Site photos.