

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-172

Date: May 7, 2007

Applicant: Julius DeRoma

Address of Property: 915 & 923 Washington Avenue North

Contact Person and Phone: Julius DeRoma, (612) 824-1821

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

Date Application Deemed Complete: April 6, 2007

End of 60-Day Decision Period: June 5, 2007

Ward: 5 **Neighborhood Organization:** North Loop

Existing Zoning: I2 Medium Industrial District, IL Industrial Living Overlay District and DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: See survey.

Existing Use: Parcel A (northerly parcel) will be approximately 12,048 square feet and contains a nightclub. Parcel B (southerly parcel) will be approximately 24,190 square feet and contains a warehouse.

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 nightclub exists on Parcel A. A warehouse exists on Parcel B.

Background: The subdivision consists of two parcels. The property owner of 915 Washington Avenue North has agreed to sell approximately 50.25 feet by 71.75 feet of the existing parcel, adjacent to 10th Avenue North, to the property owner at 923 Washington Avenue North. 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 currently allows access for loading to the existing warehouse. An easement granted by the property owner at 915 Washington Avenue North will allow the existing warehouse to continue use of that loading area, thereby not creating a situation where the existing warehouse will be nonconforming to loading. Both 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 3,605 square feet from the property located at 923 Washington Avenue North to 915 Washington Avenue North. 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.

The portion of land to be sold currently allows access for loading to the existing warehouse. An easement granted by the property owner at 915 Washington Avenue North will allow the existing warehouse to continue use of that loading area, thereby not creating a situation where the existing warehouse will be nonconforming to loading. 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.

The property owner of 923 Washington Avenue North has granted an easement to allow existing encroachments for roof drains and mechanicals currently located on the warehouse building. 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 915 Washington Avenue North to 923 Washington Avenue North.

Attachments:

- 1) Zoning map.
- 2) Hennepin County map.
- 3) Survey.
- 4) Letter from the applicant identifying the site contour information and existing site conditions.
- 5) Copy of the purchase agreement with proposed easements.
- 6) Letter from the applicant to CM Don Samuels.
- 7) Letter from the applicant to North Loop Neighborhood Association.
- 8) Photos.