

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS 206

Date: June 14, 2010

Applicant: Rebecca Alderson

Address of Property: 3800 26th Street East

Project Name: 3800 26th Street East Minor Subdivision

Contact Person and Phone: Rebecca Alderson, (612) 721-6742

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

Date Application Deemed Complete: May 19, 2010

End of 120-Day Decision Period: September 16, 2010

Ward: 2 Neighborhood Organization: Seward Neighborhood Organization

Existing Zoning: R1 Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 22

Legal Description: See survey

Proposed Use: Parcel A (southerly parcel) will be 8,887 square feet and contains an existing single-family home and Parcel B (northerly parcel) will be 8,647 square feet and is the proposed site for future single-family home to be constructed onto the property.

Minor subdivision: that would create two lots in the R1 Single Family Residence District.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. A single-family dwelling exists on one parcel and a future single-family dwelling is proposed to be constructed on the other parcel.

Background: The proposed subdivision would create two parcels out of one parcel. The current parcel is comprised of two lots; Lot 7 and 8. The parcel is approximately 111.8 ft. by 157.51 ft. and there is an existing single-family dwelling and detached garage on the parcel. The applicant is proposing to subdivide the existing parcel and adjust the boundary between Lots 7 and 8 by one foot, to allow the existing single-family dwelling to be in compliance with the minimum interior side yard setback of 6

feet. Parcel A is 8,887 square feet and 56.37 feet wide and is the site of the existing single-family dwelling and detached garage. Parcel B is 8,647 square feet and 55.43 feet wide and would include a future single family home.

As of writing this staff report, staff has not received any correspondence from the neighborhood organization. Staff will forward comments, if any are received, at the City Planning Commission meeting.

MINOR SUBDIVISION

Required Findings:

- 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.**

The proposed subdivision would create two parcels out of one parcel. The current parcel is comprised of two lots; Lot 7 and 8. The parcel is approximately 111.8 ft. by 157.51 ft. and there is an existing single-family dwelling and detached garage on the parcel. The applicant is proposing to subdivide the existing parcel and adjust the boundary between Lots 7 and 8 by one foot, to allow the existing single-family dwelling to be in compliance with the minimum interior side yard setback of 6 feet. Parcel A is 8,887 square feet and 56.37 feet wide and is the site of the existing single-family dwelling and detached garage. Parcel B is 8,647 square feet and 55.43 feet wide and is proposed of a future single family home.

Zoning code:

The parcels will meet the zoning code's minimum lot width and lot area for the R1 District.

Subdivision regulations:

The proposed parcels will meet the minimum requirements of the subdivision regulations.

Comprehensive plan

Staff has identified the following policies of the *Minneapolis Plan for Sustainable Growth* that are relevant to the submitted applications:

Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood.

It is the staff opinion that the subdivision is consistent with the above noted language of the 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 subdivision will not have an effect on surrounding properties or change the character of the area. The future use of Parcel B (northerly parcel) will be a single-family dwelling. The use of Parcel B should not add congestion to the public streets as it would only add one single-family home to the area.

- 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 existing single-family dwelling on the property will remain in its present location and the future use will be a new single-family home on Parcel B. It does not appear that any of the above noted conditions exist at the site.

- 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.**

Parcel A has an existing detached garage accessed from the alley. Parcel B has alley access and is in excess of the minimum lot width and lot area requirements. Staff believes that the site can support the existing and future development of the two parcels without foreseeable difficulties for reasons of topography or other conditions in securing building permits and providing access to buildings.

- 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 structures.

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 that would create two lots at 3800 26th Street East in the R1 Single Family Residence District.

CPED - Planning Division Report
MS - 206

Attachments:

- 1) Written descriptions and findings submitted by the applicant
- 2) Zoning map
- 3) Hennepin County map
- 4) Survey and development plan
- 5) Photos