

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-164

Date: January 22, 2007

Applicants: Tim Springer

Address of Property: 2812 & 2820 15th Avenue South

Contact Person and Phone: Tim Springer, (612) 728-9830

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

Date Application Deemed Complete: December 15, 2006

End of 60-Day Decision Period: February 13, 2007

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: Parcel A (2812 15th Avenue South) will be 6,630 square feet and contains a two-family dwelling and Parcel B (2820 15th Avenue South) will be 6,502.5 square feet and is vacant.

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. Two-family dwelling exist on Parcel A.

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 2812 15th Avenue South (Parcel A) 17 feet to the south to transfer property from 2820 15th Avenue South (Parcel B). 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 existing two-family dwelling will now meet the minimum required lot width and area in the R2B district. 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 adjust the common lot line between two parcels with one existing two-family dwelling. 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 change to the grading is proposed and alley 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 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 2812 & 2820 15th Avenue South.

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) Letter from the property owner of 2812 15th Avenue South.
- 6) Photos.