

Department of Community Planning and Economic Development – Planning Division
Preliminary Plat Application
PL-159

Date: October 25, 2004; November 22, 2004

Applicant: Heritage Housing, LLC

Address Of Property: 710 – 720 Bryant Ave N, 716 – 726 Van white Memorial Boulevard, 843 – 807 8th Ave N

Project Name: Heritage Park

Contact Person and Phone: Gary Findell, 612-752-6928

Planning Staff and Phone: Tom Leighton, 612-673-3853

Date Application Deemed Complete: September 24, 2004

End of 120 Day Decision Period: January 22, 2004

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: R4

Proposed Zoning: not applicable for this application

Zoning Plate Number: 13

Legal Description: not applicable for this application

Proposed Use: Townhouse development

Concurrent Review: none

Applicable zoning code provisions: Chapter 598 Land Subdivision Regulations

Comprehensive Plan: Part of Major Housing Site

Background: The subject area is part of the first ownership phase of the Heritage Park development. It is a half block area in which four townhouse clusters are proposed facing Van White Memorial Boulevard, 8th Avenue North and Bryant Avenue North, and Aldrich Avenue North. It was originally platted in conjunction with a larger area that included two full blocks of proposed single family homes, and another townhouse block.

The subject area was initially platted to provide an individual lot for each townhouse unit. This created some difficulties for the developer in that each unit was required to have its own water and sewer service. The subject plat would create a single lot for each cluster of townhouses. Townhouses would still be individually owned utilizing a condominium-style ownership structure. Water and sewer service could be provided for each townhouse cluster.

Prior to the October 25 City Planning Commission meeting, the applicant requested a continuance of this item until the November 22 CPC meeting, and the item was continued as requested. On November 9, 2004, a request was received by the applicant to continue the item one additional cycle to the December 13, 2004, CPC meeting. The continuances have been requested to allow time to address an issue of the proper division of the block between two developers—the McCormack Baron led development team responsible for the rental portion of the development, and the applicant's team responsible for the for-sale portion of the development. The subject block has both rental and for-sale development. There is agreement between the developer teams that the boundary line between the two properties should be adjusted. They want the property line change to be reflected in the subject plat when its particulars have been fully determined.

Development Plan: The development plan is attached, and shows four proposed townhouse clusters on the subject area.

Previous Actions: The former plat for the subject area was originally approved in March 22, 2004, along with a conditional use permit for planned residential development, site plan review and variance. The proposed location and design of the townhouses have changed only slightly since the original approvals.

Other Zoning Applications Required: None.

STAFF RECOMMENDATION ON PRELIMINARY PLAT:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the preliminary plat to the December 13, 2004, meeting of the City Planning Commission based on the finding:

1. A letter from the applicant requesting continuance