

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-148

Date: May 8, 2006

Applicant: Twin Cities Habitat for Humanity

Address of Property: 1212 10th Avenue N

Project Name: Not applicable

Contact Person and Phone: Chad Dipman, 331-4090

Planning Staff and Phone: Thomas Leighton, 673-3853

Date Application Deemed Complete: April 17, 2006

End of 60-Day Decision Period: June 16, 2006

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

Existing Zoning: R4

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 12

Legal Description: See attached survey.

Proposed Use: Twin homes

Concurrent Review: None

Development Plan: See attached survey.

Background:

The structure at 1212 10th Avenue North was constructed as a twin home. The application is to subdivide the structure along the party wall, along with the corresponding part of the lot, and sell the resulting two properties to individual property owners. The resulting lots will have dimensions quite comparable to standard single family lots, as follows.

	Lot Width	Lot Area
1212 10th, Existing	75 ft	8,665 s.f.
1212 10th, Parcel A	39 ft	4,516 s.f.
1212 10th, Parcel B	36 ft	4,149 s.f.

The subdivision ordinance allows a split, on lots with existing side-by-side two-family dwellings along the party wall to allow separate ownership of each side of the building, provided that covenants are recorded that state that the parcels may be used separately as long as the existing building is continued. If the building is destroyed, then the parcels shall be combined to make a single parcel that conforms to the requirements of the subdivision regulations. This prevents the creation of substandard lots.

Required Findings:

- (1) The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations. Each created lot has frontage on the adjacent streets and a rear alley.

- (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 proposed twin homes would be part of the mix of housing types proposed in the Heritage Park development. The proposal is in conformance with the Near Northside master Plan.

- (3) All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

The site is level, and does not present the above 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.**

Topographical and other considerations were reviewed at the time the plat for the blocks in which the subject lots are located was approved by the City Planning Commission in 2005.

- (5) The subdivision makes adequate provision for stormwater 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 will not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the existing and proposed development.

Recommendation of the Community Planning and Economic Development Department:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for minor subdivision down a party wall for the property located at 1212 10th Avenue North subject to staff review of appropriate restrictive covenants and the recording of these covenants when the subdivision is filed with Hennepin County.