

Department of Community Planning and Economic Development – Planning Division
Final Plat
PL-195

Date: April 10, 2006

Applicant: Sherman Associates

Address of Property: 2316, 2320, 2322, 2324, 2328 and 2338 Central Avenue Northeast, 2323 Jackson Street Northeast and 900, 910 and 916 24th Avenue Northeast

Project Name: Central Avenue Mixed-Use Development

Contact Person and Phone: Loren Brueggemann with Sherman Associates, (612) 332-3000

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: March 10, 1006

End of 60-Day Decision Period: Not applicable for this application

End of 120-Day Decision Period: July 8, 2006

Ward: 1 Neighborhood Organization: Holland Neighborhood Improvement Association

Existing Zoning: C1, Neighborhood Commercial District, C2, Neighborhood Corridor Commercial District and PO, Pedestrian Oriented Overlay District

Proposed Zoning: R4, Multiple-family District, C2, Neighborhood Corridor Commercial District and PO, Pedestrian Oriented Overlay District

Zoning Plate Number: 10

Legal Description: Not applicable for this application

Proposed Use: Mixed-use development including 66 dwelling units and fifteen thousand square feet of commercial space and seven attached townhouses

Concurrent Review:
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Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Background: The applicant is proposing to plat the underlying properties into two lots. Lot 1 will be utilized for a seven-unit townhouse development and Lot 2 will be utilized for a mixed-use development including 66 dwelling units and approximately 15,000 square feet of commercial space. The required

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land use applications for this development were acted upon by the City Planning Commission on March 6, 2006. The Zoning and Planning Committee will act on the rezoning applications on April 6, 2006.

Public Works has reviewed the final plat for compliance with their regulations. A letter of approval from them is in the staff report.

Development Plan: The site plan is attached.

FINAL PLAT

Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.

LAND SUBDIVISION REGULATIONS

The subdivision is in conformance with the design requirements of the land subdivision regulations.

ZONING CODE

With the approval of the final plat this development would be in conformance with the applicable regulations of the zoning code.

THE MINNEAPOLIS PLAN

The Planning Division believes that the proposed development is in conformance with the policies of *The Minneapolis Plan*. Constructing 66 dwelling units on the site supports the city's adopted Housing Strategy for increasing density throughout the city.

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 Planning Division does not believe that the proposed development will be injurious to the use and enjoyment of surrounding property nor will it impede the normal development of the surrounding area. The seven townhouses and the mixed-use development will provide additional housing types within the neighborhood and new commercial uses. A development such as this would increase the property's value, contribute to the building of the city's infrastructure and contribute to the city's tax base.

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, soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.

The site is relatively flat. The Planning Division believes that the site can be developed upon and used safely.

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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 parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with 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.

The Sewer Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for a final plat:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the final plat application for Wilson Central Addition located at located at 2316, 2320, 2322, 2324, 2328 and 2338 Central Avenue Northeast, 2323 Jackson Street Northeast and 900, 910 and 916 24th Avenue Northeast.

Attachments:

1. Letter from the City Attorney's Office
2. Letter from Public Works
3. Final plat
5. Site plan