

**Department of Community Planning and Economic Development – Planning Division**  
**Minor Subdivision Application**  
**MS-189**

**Date:** August 4, 2008

**Applicant:** Jeremiah Boulton

**Address of Property:** 1411 16<sup>th</sup> Avenue N

**Contact Person and Phone:** Jeremiah Boulton (612) 702-5814

**Planning Staff and Phone:** Kimberly Holien, (612) 673-2402

**Date Application Deemed Complete:** July 2, 2008

**End of 120-Day Decision Period:** October 30, 2008

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

**Existing Zoning:** R2B Two-family District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 12

**Comprehensive Plan:** Residential.

**Proposed Use:** The parcel at 1411 16<sup>th</sup> Avenue North will be subdivided into two parcels. Parcel 1 will be 6,339 square feet in area and 44.05 feet in width and contains an existing single family home. Parcel 2 will be 7,223 square feet in area and 50 feet in width, and is currently vacant. No development is planned for Parcel 2 at this time, but this lot will be suitable for a single-family home.

**Concurrent Review:**

**Minor Subdivision:** To split an existing parcel into two lots.

**Applicable Code Provisions:** Chapter 598 Subdivisions.

**Development Plan:** Please see attached survey.

**Background:** The purpose of the subdivision is to split the parcel at 1411 16<sup>th</sup> Avenue N into two lots. Parcel 1 currently contains a single family home, which will meet all of the requirements of the zoning ordinance after the proposed subdivision. This parcel is currently non-conforming in terms of the zoning ordinance requirements for the front yard and west side yard setbacks, which are existing conditions not affected by the subdivision. Parcel 2 will be suitable for development of a single family

home. However, no development plan is proposed or required at this time. Any future construction on Parcel 2 will be reviewed on its own merit for compliance with the applicable zoning regulations.

### **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 single family dwelling on Parcel 1 will remain in compliance with the performance requirements of the R2B district after the subdivision with the exception of the front yard and west side yard setback. The single family home currently has a setback of approximately seven feet from the front lot line, as opposed to the 20 feet required in the R2B district. The home has a west side yard setback of 5.69 feet, as opposed to the seven feet required for a two-story dwelling in the R2B District. These are existing conditions that are not affected by the subdivision. Therefore, these setbacks do not require any additional approvals. Parcel 2 will be suitable for the development of a single family home, and meets all performance requirements of the zoning ordinance.

**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 create two parcels out of one existing lot. The existing single family home on Parcel 1 will remain, and no development is proposed for Parcel 2 at this time. Both parcels will have alley access. The subdivision should have little effect on the surrounding area, is not expected to add congestion to the surrounding public streets, and will not be out of character with the neighborhood.

**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 any of the 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 significant changes to the grade are proposed and alley access is an existing condition. The final access location for Parcel 2 will be determined at the time of development.

**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 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 property located at 1411 16th Avenue North.

**Attachments:**

- 1) Zoning map.
- 2) Hennepin County map.
- 3) Surveys.
- 5) Letter from the applicant.
- 6) Site photos.