

Department of Community Planning and Economic Development – Planning Division
Final Plat Subdivision Application
PL-190

Date: June 11, 2007

Applicant: Van Cleve Court Development, LLC

Address of Property: 901-941 13th Avenue Southeast and 932 12th Avenue Southeast

Contact Person and Phone: Shalaunda Holmes, (612) 455-5154

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: May 16, 2007

End of 60-Day Decision Period: July 15, 2007

Ward: 2 Neighborhood Organization: Southeast Como Improvement Association

Existing Zoning: I1 Light Industrial District and IL Industrial Living Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 15

Proposed Use: Planned unit development with five residential buildings including a total of 236 dwelling units.

Concurrent Review: Final plat for a planned unit development.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: The planned unit development consists of 236 dwelling units in four new buildings and a rehabilitated existing structure. The site plan is attached.

Background: The purpose of this subdivision is to create four lots for the Van Cleve development. At its December 18, 2006 meeting, the City Planning Commission approved a conditional use permit for a planned unit development, a conditional use permit to allow supportive housing, several variances, a site plan review, and a preliminary plat (BZZ-3345). The Public Works department has reviewed the final plat and has not identified any issues. The City Attorney has reviewed the final plat and title documents and has not identified any issues.

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 plat would not create nonconformities related to the zoning regulations of the I1 Light Industrial District or Industrial Living Overlay District. The land would be divided into four parcels. Individual lots within a planned unit development are not required to meet the minimum lot area for the use located on that individual lot provided that the overall lot area of the planned unit development must be sufficient to accommodate all of the uses within the development.

The subdivision is in conformance with the design requirements of the land subdivision regulations and the street design standards from Table 598-1 except for Section 598.230 (5), which requires utility easements to be 5 feet wide on an interior side lot line. In order to be in conformance with the land subdivision regulations, a variance of Section 598.230 (5) is required to allow the reduction of drainage and utility easements on the side lot line adjacent to the railroad corridor for Block 2, Lot 2. As part of the preliminary plat approval for this project, the Planning Commission granted variance for this subdivision standard.

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 plat should have little impact on the surrounding area. The continuation of Brook and 12th Avenue would eliminate a dead-end street, which would benefit the area.

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 basically level and does not present the other noted hazards, except soil contamination. The applicant has indicated that they will remove the soil contamination from the site. The Planning Commission granted a variance of the utility easement requirement along the side lot line of Block 2, Lot 2. Access to proposed utilities would be provided from Brook and 13th Avenue.

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.

Minimal changes to the grade are proposed. The site would have frontage on existing and proposed public streets. The proposed streets would meet the minimum subdivision design requirements.

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.**

The Public Works Department will review the project for appropriate drainage and stormwater management. Less impervious surfaces would cover the site than currently exist to allow more on-site filtration of stormwater.

RECOMMENDATION

Recommendation of the Community Planning and Economic Development Department – Planning Division:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat subdivision application for the properties located at 901-941 13th Avenue Southeast and 932 12th Avenue Southeast.

Attachments:

- 1) Public Works memo
- 2) Attorneys letter
- 3) Zoning map
- 4) Hennepin County parcel maps
- 5) Site plan
- 6) Final plat