

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-215

Date: October 17, 2011

Applicants: Dianne Dickinson

Address of Property: 3020 and 3028 Fillmore Street NE

Contact Person and Phone: Dianne Dickinson, (612) 789-9557

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: September 19, 2011

End of 60-Day Decision Period: January 16, 2012

Ward: 1 **Neighborhood Organization:** Audubon Neighborhood Association

Existing Zoning: R1A Single Family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 6

Proposed Use: Parcel A (3028 Fillmore Street NE) will be 6,256 square feet and contains a single family dwelling and Parcel B (3020 Fillmore Street NE) will be 8,759 square feet and contains a single family dwelling.

Minor Subdivision: to adjust the common lot line between two properties.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey.

Background: The subdivision consists of three platted lots, Lots 8, 9 and 10. The parcel at 3028 Fillmore Street NE is one platted lot, Lot 8, and 3020 Fillmore Street NE contains two platted lots, Lots 9 and 10. The applicants are adjusting the common lot line between the two lots by moving the north lot line of 3020 Fillmore Street NE (Parcel B) 10 feet to the south to transfer property to 3028 Fillmore Street NE (Parcel A). Both parcels will meet all of the requirements of the zoning code for lot area and lot width.

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.

The parcel at 3028 Fillmore Street NE is one platted lot, Lot 8, and 3020 Fillmore Street NE contains two platted lots, Lots 9 and 10. The applicants are adjusting the common lot line between the two lots by moving the north lot line of 3020 Fillmore Street NE (Parcel B) 10 feet to the south to transfer property to 3028 Fillmore Street NE (Parcel A).

Zoning code:

The parcels will meet the zoning code's minimum lot width and lot area for the R1 District.

Subdivision regulations:

The proposed parcels will meet the subdivision regulations.

Comprehensive plan

Staff has identified the following policies of the *Minneapolis Plan for Sustainable Growth* that are relevant to the submitted applications:

Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood.

It is the staff opinion that the subdivision is consistent with the above noted language of the plan.

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 adjust the common lot line between two parcels; both lots are currently developed with single family homes. This will not be out of character with the area and will not affect congestion to the public streets.

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 the other 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 change to the grading is proposed and driveway access is existing.

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 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 to allow for the common lot line adjustment between 3020 and 3028 Fillmore Street NE in the R1A Single-Family District.

Attachments:

- 1) Written descriptions/copies of letter sent to Audubon Neighborhood Association and CM Reich
- 2) Zoning map
- 3) Hennepin County map
- 4) Survey
- 5) Photos