

**Department of Community Planning and Economic Development – Planning Division**  
Minor Subdivision  
MS-228

**Date:** October 29, 2012

**Applicant:** Mary Alice Smalls and Robert M. Samuelson

**Address of Property:** 2842 31<sup>st</sup> Avenue South, 3016 and 3020 29<sup>th</sup> Street East

**Project Name:** 2842 31<sup>st</sup> Avenue South Minor Subdivision

**Contact Person and Phone:** Mary Alice Smalls, (612) 221-4642

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

**Date Application Deemed Complete:** October 5, 2012

**End of 120-Day Decision Period:** February 2, 2013

**Ward:** 9      **Neighborhood Organization:** Longfellow Community Council

**Existing Zoning:** R4 Multiple-Family District

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

**Zoning Plate Number:** 27

**Legal Description:** See survey.

**Proposed Use:** Parcel A (westerly parcel) will be 6,144 square feet and has an existing single-family dwelling and Parcel B (easterly parcel) will be 6,144 square feet and has an existing single-family dwelling with a proposed detached garage.

**Minor subdivision:** of 2842 31<sup>st</sup> Avenue South; the parcel will be divided and added to 3020 and 3016 East 29<sup>th</sup> Street.

**Applicable Code Provisions:** Chapter 598 Land Subdivision Regulations

**Development Plan:** Please see attached survey. The parcel at 2842 31<sup>st</sup> Avenue South is vacant and would be divided evenly between the two adjacent parcels to the south.

**Background:** The proposed subdivision would divide the existing vacant parcel at 2842 31<sup>st</sup> Avenue South and add the lot area to 3020 and 3016 29<sup>th</sup> Street East. The current parcel at 2842 31<sup>st</sup> Avenue South is approximately 48 feet by 128.6 feet (6,172.8 square feet). The parcel located at 3016 29<sup>th</sup> Street East is an existing single-family dwelling on a parcel that is approximately 60 feet by 48 feet

CPED - Planning Division Report  
MS-228

(2,880 square feet). The parcel located at 3020 29<sup>th</sup> Street East is also a single-family dwelling on a parcel that is approximately 64.6 feet by 48 feet (3,100.8 square feet). The two-family dwelling previously located at 2842 31<sup>st</sup> Avenue was demolished in 2010.

The applicant acquired the parcel located at 2842 31<sup>st</sup> Avenue South in 2011 and is proposing to divide the lot and add land to each of the lots to the south. The properties at 3016 and 3020 East 29<sup>th</sup> Street are nonconforming to the minimum lot area required for a single-family dwelling. Parcel A (westerly parcel) will be 6,144 square feet and has an existing single-family dwelling and Parcel B (easterly parcel) will be 6,144 square feet and has an existing single-family dwelling with a proposed detached garage.

As of the writing of this report, staff has not received any comments from the Linden Hills Neighborhood Council. Staff will distribute any written comments to the planning commission at the public hearing.

### **MINOR SUBDIVISION**

#### **Required Findings:**

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

The proposed subdivision would divide an existing lot and would be combined with two existing parcels to the south. The existing parcel is vacant. Parcel A (westerly parcel) will be 6,144 square feet and has an existing single-family dwelling and Parcel B (easterly parcel) will be 6,144 square feet and has an existing single-family dwelling with a proposed detached garage.

#### **Zoning code:**

The proposed parcels meet the zoning code requirements.

#### **Subdivision regulations:**

The proposed parcels meet the subdivision regulations. The parcel located at 3020 29<sup>th</sup> Street East is an existing reverse corner lot.

#### **Comprehensive plan**

*The Minneapolis Plan for Sustainable Growth* designates this development area as Urban Neighborhood on the future land use map. Urban Neighborhood is described as a “predominantly residential area with a range of densities. May include other small-scale uses, including neighborhood serving commercial, and institutional and semipublic uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers.” The subdivision is consistent with the above noted language of the comprehensive plan.

- 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 subdivision will not have an effect on surrounding properties or change the character of the area. Although the subject parcel had been developed previously, the minor subdivision will allow for the two existing parcels along 29<sup>th</sup> Street East to be conforming to lot area and provide off-street parking.

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

None of these hazards exist on the subject property.

- 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 existing property at 3020 29<sup>th</sup> Street East is a reverse corner lot. The applicant is proposing to add a detached garage to the property. The proposed detached garage could be placed on the new parcel where additional land use approvals, including variances, would not be required.

- 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 area.

### **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 of 2842 31<sup>st</sup> Avenue South in the R4 Multiple Family District. The parcel will be divided and added to 3020 and 3016 East 29<sup>th</sup> Street.

CPED - Planning Division Report  
MS-228

**Attachments:**

- 1) Statement and findings from applicant
- 2) Copy of letter sent to Council Member Schiff and Longfellow Community Council
- 3) Zoning map
- 4) Hennepin County map
- 5) Survey
- 6) Site plan
- 7) Photos