Date: December 2, 2013

Applicant: Blake Jackson and John Pemble

Address of Property: 821 7th Street SE

Project Name: 821 7th Street SE Minor Subdivision

Contact Person and Phone: Blake Jackson and John Pemble, (612) 508-9170

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

Date Application Deemed Complete: October 21, 2013

End of 60-Day Decision Period: December 20, 2013

Ward: 3   **Neighborhood Organization:** Marcy-Holmes Neighborhood Association

Existing Zoning: R2B Two-family District

Existing Overlay District: UA University Area Overlay District

Zoning Plate Number: 15

Legal Description: See survey.

Proposed Use: Two parcels out of one parcel to allow for an existing structure to be converted to a two-family dwelling and allow for the future construction of a new two-family dwelling.

Concurrent Review: Minor subdivision to create two parcels out of one parcel.

Applicable Code Provisions: Chapter 546 Residence Districts and Chapter 598 Subdivisions.

Development Plan: Please see attached survey. The parcel has one existing structure that would be converted to a two-family dwelling and allow for the future construction of a two-family dwelling.

Background: The proposed subdivision would create two parcels out of one parcel. The current parcel is an irregular shaped parcel, approximately 17,404 square feet in area. The applicant is proposing to remodel the existing structure to allow for a two-family dwelling. The structure was permitted for construction prior to 1896 as a single-family dwelling. The structure was later converted to a rooming house, two-family dwelling and a three-unit multiple family dwelling. The applicant is proposing to

convert the existing dwelling back to a two-family dwelling and create a second parcel out of the existing parcel to allow for the future construction of a two-family dwelling with a detached garage.

The applicant is not proposing construction of the two-family dwelling at this time. The future development of the two-family dwelling will be subject to the conditions of the design standards outlined in section 530.280 in the zoning ordinance.

> **530.280. Design standards.** New single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall comply with the applicable regulations of this zoning ordinance, including but not limited to the standards of Chapter 535, Regulations of General Applicability, related to front entrance, window area, and walkway requirements, and limitations on attached garages facing the front lot line. In addition, the zoning administrator shall ensure that such uses obtain a minimum of fifteen (15) points from Table 530-2, Single and two-family dwellings and multiple-family dwellings having three or four dwelling units. Standards used to meet the minimum requirement must remain in place for a period of not less than fifteen (15) years from the date of approval.

As of the writing of this report, staff has not received any comments from the Marcy-Holmes Neighborhood Association. 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 create two parcels out of one parcel. Proposed Lot 1 would be approximately 10,383 square feet in area and would allow for the future construction of a two-family dwelling. Proposed Lot 2 would be approximately 7,021 square feet in size would allow for existing structure to be converted back to a two-family dwelling.

   Zoning code:
   The proposed parcels meet the zoning code regulations.

   Subdivision regulations:

   The proposed parcels meet the subdivision regulations.

   Comprehensive plan
   Staff has identified the following policies of the *Minneapolis Plan for Sustainable Growth* that is 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.

Staff finds that the proposed 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 adverse effect on surrounding properties or change the character of the area. Although the majority of the parcel has not been developed previously, the two two-family dwellings will be consistent with the use and density of the area. Further, the proposed dwellings will allow for adequate off-street parking; therefore, the subdivision should not add congestion to the public streets.

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 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 applicant has sited the proposed two-family dwelling and detached garage to allow for the future construction in such a way to ensure minimum alteration of the existing topography. The applicant is proposing to utilize the existing curb cut and provide an access easement to the off-street parking for both properties.

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 applicants have provided a site plan that encourages the on-site retention of storm and surface runoff of the existing property before and after the proposed construction. Staff finds that the proposed project will prevent soil erosion and other possible pollution during and after construction. The applicant has sited the proposed building footprint on Lots 1 and future

development of this lot will require adherence to best management practices, both during and after construction.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department:

The Community Planning and Economic Development Department recommends that the City Planning Commission adopt the above findings and **approve** the minor subdivision to create two lots located at 821 7th Street SE in the R2B Two-Family District.

Attachments:

1) Statement and findings from applicant
2) Copy of letter sent to Council Member Hofstede and Marcy-Holmes Neighborhood Association
3) Zoning map
4) Hennepin County map
5) Existing survey/proposed site plan
6) Photos