

**Department of Community Planning and Economic Development - Planning Division**  
Preliminary & Final Registered Land Survey  
RLS-36

**Date:** April 11, 2005

**Applicant:** Department of Community Planning and Economic Development

**Address Of Property:** 700-710 Hennepin Avenue

**Contact Person And Phone:** George Kissinger – CPED 612- 673-5014

**Planning Staff And Phone:** Jim Voll 612-673-3887

**Date Application Deemed Complete:** March 18, 2005

**End of 60 Day Decision Period:** May 7, 2005

**Ward: 7      Neighborhood Organization:** Downtown Minneapolis Neighborhood Association

**Existing Zoning:** B4S-2 Downtown Service District

**Overlay Districts:** DP Downtown Parking Overlay District

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

**Zoning Plate Number:** 19

**Legal Description:** Please see attached RLS.

**Existing Use:** Pantages Theater and Stimson Building.

**Concurrent Review:** Registered Land Survey (RLS).

**Background:** The purpose of this RLS is to determine and record the physical location of the land and improvements for in preparation of the sale of the Stimson Building. No other changes to the site are proposed as a part of this application.

**Required Findings:**

- 1. Subdivision is in conformance with the land subdivision regulations including the requirements applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.**

The RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan. The *Downtown 2010 Plan* is the part of the comprehensive plan that guides development for downtown. *Downtown 2010* supports the role of the downtown as the region's center of arts, entertainment, and culture of which these buildings are an important element.

CPED Planning Division Report  
RLS-36

- 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 purpose of the RLS is to delineate ownership and location of various tracts on the site. This shall have no impact on surrounding properties.

- 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 building is built and the site is fully developed. The site does not pose the above 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.**

The building is built and the site has been developed. Access is existing and adequate.

- 5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control in accordance with rules, regulations and standards of the city engineer and requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.**

The building is built and the site has been developed.

### **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 RLS application for the property located at 700-710 Hennepin Avenue.

#### **Attachments:**

1. Zoning map.
2. Hennepin county map.
3. RLS.