

**Department of Community Planning and Economic Development – Planning
Division
Final Plat
PL-170**

Date: June 27, 2005

Applicant: Biltmore Land Group, LLC, 18312 Minnetonka Blvd., Wayzata, MN 55391-3272, (952) 449-9448

Addresses of Property: 3809, 3811 and 3813 Sheridan Avenue South

Project Name: Biltmore – On Lake Calhoun

Contact Person and Phone: Travis Van Liere, Coen & Partners, 400 1st Avenue North #710, Minneapolis, MN 55401, (612) 341-8070

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: April 26, 2005

End of 60-Day Decision Period: June 24, 2005

End of 120-Day Decision Period: On June 6, 2005, Staff sent the applicant a letter extending the decision period to no later than August 23, 2005.

Ward: 13 **Neighborhood Organization:** Linden Hills Neighborhood Council

Existing Zoning: R2B (Two-family) district, SH (Shoreland) Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 29

Lot area: 30,349 square feet or .70 acres

Legal Description: See attachment.

Proposed Use: A six-unit cluster development in the R2B district.

Concurrent Review:

- Final Plat (PL-170)

Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Development Plan: The site plan is attached.

Background: The applicant proposes to construct a new cluster development located at the southeast corner of West Calhoun Parkway and Sheridan Avenue South overlooking Lake Calhoun. The addresses of the properties are 3809, 3811 and 3813 Sheridan Avenue South. The properties are zoned R2B and located within the SH (Shoreland) Overlay District. The development would consist of six single-family units which would replace two existing structures on site, one a single-family structure and the other a duplex unit. Four of the single-family units are located adjacent to West Calhoun Parkway and the other two single-family units would be located to the south or the rear of the site.

Preliminary and Final Plat approval is required as all land proposed for a cluster development must be platted or replatted into one or more lots. The Planning Commission approved the preliminary plat and other associated land use applications at the May 23, 2005, City Planning Commission.

The City Attorney's office has indicated that it appears that the required monuments have been placed and that the required affirmations are stated on the face of the plat. It is the opinion of the City Attorney's Office that the plat is satisfactory and meets statutory requirements.

FINAL PLAT –

Required Findings:

1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

The subdivision is in conformance with the design requirements of the land subdivision regulations.

ZONING CODE

With the approval of the conditional use permits, variances, site plan review, preliminary and final plat this development would meet the applicable requirements of the R2B zoning district.

THE MINNEAPOLIS PLAN

According to the *Minneapolis Plan*, the site is located in a predominately low density residential area. According to the Principles and Policies outlined in the *Minneapolis Plan*, the following apply to this proposal:

- Minneapolis will grow by increasing its supply of housing.
- Improve the availability of housing options for its residents.
- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.
- Maintain and strengthen the character of the city's various residential neighborhoods.
- Support the development of residential dwellings of appropriate form and density.

The applicant proposes to remove two existing residential structures (a single-family and duplex) and replace those with a six-unit, single-family cluster development. The proposed development is in conformance with the above noted principles and policies of the comprehensive 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.

Staff does not believe that the proposed plat for a six-unit cluster development would be injurious to the use and enjoyment of surrounding property nor be detrimental to present and potential surrounding land uses, nor add any congestion in 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 have steep slopes on the property. However, the proposed development is not occurring on the steep slopes and as such should not present 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 lots being created by this plat present no foreseeable difficulties for the proposed development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the

city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Public Works will review and approve drainage and sanitary system plans before issuance of building permits.

RECOMMENDATIONS:

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

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat application for property located at 3809, 3811 and 3813 Sheridan Avenue South.

Attachments:

1. Memo from Public Works
2. Letter from the City Attorney's office
3. Final plat
4. Site plan