

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-135

Date: December 20, 2005

Applicants: Estate of E.L. Jakala

Address of Property: 4018 Humboldt Avenue North

Project Name: Not Applicable

Contact Person and Phone: Jerry Juelich, 763-670-6220

Planning Staff and Phone: Janelle Widmeier, 612-673-3156

Date Application Deemed Complete: November 8, 2005

End of 60-Day Decision Period: January 7, 2006

Ward: 4 **Neighborhood Organization:** Webber-Camden

Existing Zoning: R1A Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 3

Legal Description: Please see attached survey.

Existing Use: Single-family dwelling.

Concurrent Review: Minor Subdivision.

Development Plan: Please see attached survey. A single-family home exists on one parcel and the other would be sold as a lot for a new single-family home.

Applicable Code Provisions: Chapter 598 Subdivisions.

Background: The subdivision consists of two lots combined as one tax parcel that contains a single-family home. The applicant proposes to create a new lot line that will split the parcel into two parcels. The applicant would like to move the lot line between the parcels 5 feet to the North to allow a 5 foot interior side yard for the existing single-family dwelling. The other would be sold as a lot for a new

single-family home. An administrative site plan review is required by the zoning code for all new single-family dwellings.

Required Findings:

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

Both parcels will be in conformance with the requirements of the zoning ordinance and comprehensive plan. Both lots are in conformance with the standards of the subdivision regulations.

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 proposed subdivision will split one parcel into two parcels; both suitable for single-family homes (one existing). This will not be out of character with the area and will not add significant 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, soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site does not present the 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 at this time and grading for a new single-family home would be minimal. The access to the site 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 will not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate.

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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 minor subdivision application for property located at 4018 Humboldt Avenue South.

Attachments:

- 1) Statement from applicant.
- 2) Hennepin County and zoning maps.
- 3) Survey.
- 4) Photo.