

**Department of Community Planning and Economic Development - Planning Division**  
Minor Subdivision Application  
MS-127

**Date:** March 7, 2005

**Applicant:** Ross Kaplan

**Address of Property:** 4907 & 4909 Sheridan Avenue South

**Contact Person and Phone:** Ross Kaplan 612-710-3282

**Date Application Deemed Complete:** February 11, 2005

**End of 60-Day Decision Period:** April 11, 2005

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

**Ward:** 13     **Neighborhood Organization:** Fulton

**Existing Zoning:** R2B Two-family District

**Comprehensive Plan:** Residential.

**Existing Use:** A duplex.

**Background:** The house at 4907 & 4909 Sheridan Avenue South is an existing side by side duplex. The applicant is proposing a “party-wall” split to allow separate ownership of the two units of the existing duplex.

**Development Plan:** The survey showing the existing duplex is attached.

**Other Zoning Applications Required:** No other zoning approvals are required.

**Required Findings:**

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

The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations. The comprehensive plan shows this area as appropriate for residential development.

**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 site contains a side by side duplex with garages. No new units will be added.

**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 not present the above hazards. No building sites are being created. The duplex is existing.

**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 existing access or grading is proposed. The development plan shows a new driveway and curb cut at the north side of the site. This drive would require a variance to be in the north side yard, a variance to be less than 10 feet wide, and a variance to allow a parking space within 6 feet of the building. It would also require Public Works approval. The applicant has decided to withdraw the request for the drive access on the north side.

**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 the requirements of these 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 site.

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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 application for minor subdivision down a party wall for property located at 4907 & 4909 Sheridan Avenue South subject to the following condition:

- 1) The property owner record the required covenants for a part-wall split, as required by Section 598.240(5) of the subdivision regulations, within 1 year of the date of this approval (3/7/06) or before any of the individual parcels are sold.

**Attachments:**

1. Site map.
2. Hennepin County map.
3. Survey.
4. Photo of site.