

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-130

Date: May 23, 2005

Applicants: John Anderson and Byron Saari

Address of Property: 4015 and 4021 Colfax Avenue South

Contact Person and Phone: Byron Saari 612-823-6520

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

Date Application Deemed Complete: April 19, 2005

End of 60-Day Decision Period: June 20, 2005

Ward: 10 **Neighborhood Organization:** East Harriet

Existing Zoning: R1A Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 30

Comprehensive Plan: Residential.

Proposed Use: Parcel 1 will be 6,073 square feet and contains a single-family home (under construction) and Parcel 2 will be 7,068 square feet and contains a single-family home.

Concurrent Review: Minor Subdivision.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. Single-family homes exist on both parcels (one is under construction).

Background: The subdivision consists of two parcels. The applicants are adjusting the common lot line between the two parcels by moving the south lot line of 4015 Colfax Avenue South 13 feet to the south to transfer a common driveway to the property owner to the north. The southern parcel will have a new drive and curb cut with the construction of the new house.

Required Findings:

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

Both parcels will be in conformance with the requirements of the zoning ordinance, comprehensive plan, and subdivision ordinance.

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 proposed subdivision will adjust the common lot line between two parcels with existing single-family homes. 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 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 other 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.

Minimal change to the grading is proposed and access 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 does not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the existing development.

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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 located at 4015 and 4021 Colfax Avenue South.

Attachments:

- 1) Zoning map.
- 2) Hennepin County map.
- 3) Survey.
- 4) Photos.