Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #2
August 1, 2016
BZZ-7804

LAND USE APPLICATION SUMMARY

Property Location: 4948 Humboldt Lane

Project Name: Humboldt 6th Addition – Lot Variance

Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307

Applicant: Alatus – MyHomeSource

Project Contact: Nick Reimler

Request: To reduce the minimum lot area due to an alley vacation.

Required Applications:

Variance	To reduce the minimum lot area from 5,000 sq. ft. to 4,779 sq. ft.

SITE DATA

Existing Zoning	R4 Multiple-Family District
Lot Area	4,779 square feet / .11 acres
Ward(s)	4
Neighborhood(s)	Lind-Bohanon Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	July 11, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	September 9, 2016	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is a vacant parcel that was platted in 2002, during the Humboldt Greenway Planned Unit Development project. This parcel, and approximately 70 others were not completed during the project. Several of the parcels have transferred back to the City of Minneapolis-CPED or returned to Hennepin County as tax-forfeited property. The applicant, Alatus, is proposing to replat parcels in Phase I and II as shown in the attached documents.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The majority of the area is vacant; the adjacent parcel to the east is a single-family dwelling.

PROJECT DESCRIPTION. The applicant is proposing to replat the existing block and dedicate a new alley at the rear of proposed Lots 1-3, addressed as 4944, 4948 and 4952 Humboldt Ln N. The new alley will reduce the lot area of each of these parcels below the minimum 5,000 sq. ft. of lot area required for a single-family dwelling in the R4 Multiple-Family District. The subject property is proposed as Lot 2 and would be reduced from 5,000 sq. ft. to 4,779 sq. ft. This parcel has street access from Humboldt Ln N and would require a curb cut along the street to access off-street parking. The applicant is applying, concurrently, for a preliminary and final plat (PL 309) and alley vacation/dedication (VAC-1660) to resolve platting inconsistencies with the subdivision ordinance and allow the future construction of single-family dwellings.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-942 PL-124	Planned Unit Development and Plat	PUD for new residential subdivision	Approved by the CPC on 12/13/02

PUBLIC COMMENTS. Staff has not received public comments at the time of preparing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot area from 5,000 sq. ft. to 4,779 sq. ft. based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

   Staff finds that practical difficulties exist due to the existing block configuration and the adjacent single-family dwelling to the east. The subject property was platted during the Humboldt Greenway 5th Addition and was intended for single-family dwelling construction. The applicant is replatting the block and dedicating an alley at the rear of proposed Lots 1-3, addressed as 4944, 4948 and 4952 Humboldt Ln N. The alley is necessary in order to allow for detached garages to be constructed at the rear and accessed via public alley, in lieu of a separate curb cut along Humboldt Ln N. The

subject property does not have access to a public alley. Without the proposed alley, the applicant would be required to provide a long driveway through the property, to access a detached garage at the rear of parcel. Staff finds that these circumstances were not created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

   The applicant is proposing to dedicate an alley at the rear of the subject property and the two adjacent parcels to the north and south in order to allow for access to detached accessory structures at the rear of the parcel and individual trash service. The purpose of the subdivision ordinance is to provide for the proper installation and maintenance of adequate public services and facilities, including water, sewer, stormwater drainage and storage areas, streets, alleys, sidewalks, lighting, parks and open space and similar improvements. Further, the R4 Multiple-family District is established to provide an environment of predominantly medium density apartments and congregate living arrangements, single-family and two-family dwellings and cluster developments, on lots with a minimum of five thousand (5,000) square feet of lot area and at least one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit. The alley is necessary in order to allow for detached garages to be constructed at the rear and accessed via public alley, in lieu of a separate curb cut along Humboldt Ln N. The subject property is not adjacent to an existing public alley. Without the proposed alley, the applicant would be required to provide a long driveway through the property, which would increase the impervious surface and reduce the buildable area for a new single-family dwelling. Staff finds that the applicant is proposing to utilize the property in a reasonable manner, consistent with the spirit and intent of the ordinance and comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

   The proposed lot area variance is required due to the dedication of 16 feet at the rear of the property to allow for a new public alley. This alley will allow for the future construction of a detached garage with access to an alley and conform to the traditional urban form. The applicant is not seeking additional variances of other provisions in the zoning code. Therefore, the proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The Plat and alley dedication has been reviewed by Public Works and meets the minimum requirements. The proposed alley will require a separate permit by the Public Works department. Therefore, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Alatus-MyHomeSource for the property located at 4948 Humboldt Ln N:

A. Variance to reduce the minimum lot area from 5,000 sq. ft. to 4,779 sq. ft.

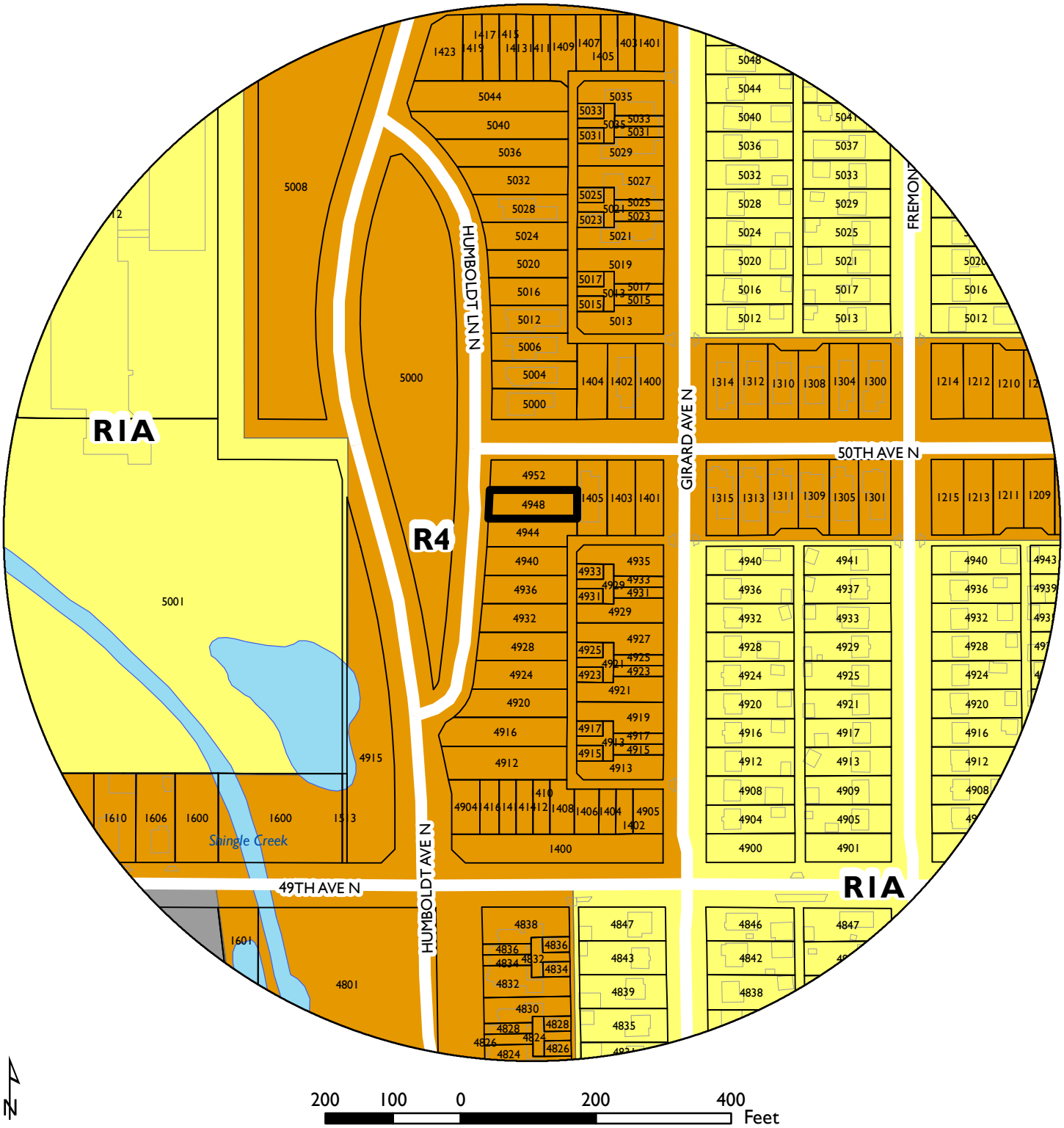
Recommended motion: **Approve** the application for a lot area variance.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Photos

Alatus, LLC **4th**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

4948 Humboldt Lane

FILE NUMBER

BZZ-7804

N 51st Ave
N 51st Ave
N Humboldt Ave
Humboldt Ln
57
N Girard Ave
N Fremont Ave
Humboldt Ln
N 50th Ave
N Humboldt Ave
57
Shingle Creek
N Girard Ave
N Fremont Ave
57
N 49th Ave
N 49th Ave
N

51st Ave N
Humboldt Ave N (CR 57)
Girard Ave N
Girard Ave N
49th Ave N

STATEMENT OF PROPOSED USE

The Homes at Humboldt Greenway LLC is the developer of the former Humboldt Greenway development, now called Parkside at Humboldt Greenway; The Homes at Humboldt Greenway LLC is a co-development between MyHomeSource and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was the selected proposal to an RFP offered by the City of Minneapolis in June 2015. At the time, MyHomeSource and GMHC proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes keeping with similar products as the original Humboldt Greenway development. However, a more in depth market analysis from Marquette Advisors revealed that the detached single family homes in that area have a stronger demand and higher values than townhomes. As a result, the proposed plat allows for all single family homes to be built on the lots and takes 49 small lots and reconfigures them into 19 conforming lots to accommodate single family homes and allow the overall development to complete 65 single family homes. The Humboldt Greenway 6th Addition spans two blocks starting at Humboldt Ave N and 51st Ave N in the northwest corner down to Girard Ave N and 49th Ave N in the southeast corner. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

The original plat was part of a planned unit development that allowed for the nonconforming lots and Outlots that are no longer feasible in the new development; the PUD no longer applies. The existing lots were platted as part of the Humboldt Greenway 5th Addition by the previous developer who planned for different types townhomes, making the lots as platted less feasible for detached single family homes. The original plat had created small, narrow lots along 51st Ave N and 49th Ave N to allow for some type of townhome and there were narrow, nonconforming lots along Girard Ave N also platted to allow for townhomes. There were also two Outlots created by the old plat that will no longer exist with the new proposed plat. After discussions with city staff, it was determined that realigning the lots to a more traditional urban grid system with conforming lots would be preferred to the layout created by the Humboldt Greenway 5th Addition plat.

The current proposed plat, Humboldt Greenway 6th Addition, creates 19 lots over 5 blocks, drainage and utility easements, a new alleyway to allow access to the new lots and maintain access to the existing, and ingress and egress easements for shared private drive access off the alley. We have also submitted an alley vacation request for the section of alley that currently exists and cuts through Lot 9, Block 4 of the proposed plat. The new alley will extend the existing one farther south and curve to pass along the southern border of Lot 10. There will also be an easement to allow for two shared private drives off the alleys between Lots 1 and 2 of Block 1 and Lots 1 and 2 of Block 2; as well as to the eastern side of Lots 4-6, Block 8 of Humboldt Greenway 5th Addition to allow access to those properties. The original plat also called for this type of driveway and it is similar to the existing shared private driveway just north of 50th Ave N. The end result is 19 buildable lots that allow for the construction of detached single family homes under the current R-4 zoning requirements and will accommodate the total development of 65 single family homes that will be part of Parkside at Humboldt Greenway.

The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The lots are currently owned by the City of Minneapolis and The Homes at Humboldt Greenway is scheduled to acquire the properties by July 1, 2016 per the Redevelopment Option Contract between the two entities.

MHS CONSTRUCTION
800 NICOLLET MALL
SUITE 2850
MINNEAPOLIS, MN 55402

Re: Proposed Lot Area Variance
City of Mpls Variance Application

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The circumstance upon which the variance is requested is unique to each parcel of land. The platting that is in place did not account for access from the east. Therefore, an alley will be built on the eastern side of each lot. This alley reduces the size of each parcel to the following: 4944 Humboldt = 4,880 sq ft. 4948 Humboldt = 4,779 sq ft. 4952 Humboldt = 4,993 sq ft.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The applicant is proposing to use the property in a reasonable matter consistent with the spirit and intent of the ordinance and the comprehensive plan. Neighboring lots are of similar size. These lots are also residential lots and are built or to be built with houses that share similar characteristics such as size, shape, layout, and architectural details.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The character of the area is single family homes with traditional architecture. All have detached garages with alley access in the back. The proposed projects will match this same character and not compromise health, safety, or the welfare of the general public. The houses to be built will be two-story homes and detached garages. The surrounding area consists of homes that will be similar in size and style. The design of the new home will be consistent with the look and feel of comparable homes in and around the neighborhood. The detached garage will face east in order to match the existing garages

Alatus/MyHomeSource is a proven, quality company that is looking forward to adding professionally constructed homes to a thriving Minneapolis neighborhood.

Site Info: 4944, 4948, and 4952 Humboldt Ln N, Minneapolis, MN
Company Info: Alatus - MyHomeSource Construction LLC
800 Nicollet Mall, Suite 2850
Mpls, MN 55402

Thank you for your time,
Nick Reimler
Construction Manager
Cell – 763.639.5386
Email – nrreimler@alatusllc.com

MyHomeSource

www.MyHomeSource.com

Council President Johnson
350 South 5th St., Room 307
Minneapolis, MN 55415

May 11, 2016

Dear Council President Johnson,

As part of the Parkside at Humboldt Greenway development, some lots need to be platted to allow for single family homes to be constructed under current zoning requirements. The properties are being developed by The Homes at Humboldt Greenway LLC, a co-development between MyHomeSource (MHS) and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was selected in response to a Request for Proposals by the City of Minneapolis in June 2015 and as part of the process, we previously met with the Lind-Bohanon Neighborhood Association and the Shingle Creek Neighborhood Association. At the time, GMHC and MHS proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes, similar to the original Humboldt Greenway development. However, a more in depth market analysis revealed that the detached single family homes in that area have a stronger demand than townhomes. As a result, the new proposed plat allows for all single family homes to be built on all the lots and will be 65 single family homes once completed. The proposed plat, Humboldt Greenway 6th Addition, replats 49 lots over two blocks into 19 traditional lots. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

The existing lots were platted as part of the Humboldt Greenway 5th Addition by the previous developer who planned for different types of housing such as two different townhome styles, and was working under a Planned Unit Development (PUD) that allowed for approved deviation from the zoning code. The PUD no longer applies and many of the current lots are not buildable per today's zoning code. After discussions with city staff, it was determined that realigning the lots to a more traditional urban grid system with conforming lots would be preferred to the layout created by the Humboldt Greenway 5th Addition plat.

The current proposed plat, Humboldt Greenway 6th Addition creates 19 new lots, drainage and utility easements, a new alleyway to allow access to the new lots and maintain access to the existing, and an ingress and egress easement for shared private drive access off the alley. We have also submitted an alley vacation request for the section of alley that currently exists and cuts through Lot 9, Block 4 of the proposed plat. The new alley will extend the existing one farther south and curve to pass along the southern border of Lot 10. There will also be an easement to allow for two shared private drives off the alleys between Lots 1 and 2 of Block 1 and Lots 1 and 2 of Block 2; as well as to the eastern side of Lots 4-6, Block 8 of Humboldt Greenway 5th Addition to allow access to those properties. The original plat also called for this type of driveway and it is similar to the existing shared private driveway just north of 50th Ave N.

The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will

U.S. Bancorp Center | 800 Nicollet Mall | Suite 2850 | Minneapolis, MN 55402 | Phone 612 455.0777 | Fax 612.455.0740

have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The proposed preliminary plat is included here for reference. Please feel free to contact me with any questions or comments via phone at (612) 455-0705 or nrreimler@alatusllc.com.

Sincerely,

Nick Reimler
Project Manager

Enclosures: Address List, Preliminary Plat

MyHomeSource

www.MyHomeSource.com

Lind-Bohanon Neighborhood Association
P.O. Box 29525
Minneapolis, MN 55429

May 11, 2016

Dear Lind-Bohanon Neighborhood Association,

As part of the Parkside at Humboldt Greenway development, some lots need to be platted to allow for single family homes to be constructed under current zoning requirements. The properties are being developed by The Homes at Humboldt Greenway LLC, a co-development between MyHomeSource (MHS) and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was selected in response to a Request for Proposals by the City of Minneapolis in June 2015 and as part of the process, we previously met with the Lind-Bohanon Neighborhood Association. At the time, GMHC and MHS proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes, similar to the original Humboldt Greenway development. However, a more in depth market analysis revealed that the detached single family homes in that area have a stronger demand than townhomes. As a result, the new proposed plat allows for all single family homes to be built on all the lots and will be 65 single family homes once completed. The proposed plat, Humboldt Greenway 6th Addition, replats 49 lots over two blocks into 19 traditional lots. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

The existing lots were platted as part of the Humboldt Greenway 5th Addition by the previous developer who planned for different types of housing such as two different townhome styles, and was working under a Planned Unit Development (PUD) that allowed for approved deviation from the zoning code. The PUD no longer applies and many of the current lots are not buildable per today's zoning code. After discussions with city staff, it was determined that realigning the lots to a more traditional urban grid system with conforming lots would be preferred to the layout created by the Humboldt Greenway 5th Addition plat.

The current proposed plat, Humboldt Greenway 6th Addition creates 19 new lots, drainage and utility easements, a new alleyway to allow access to the new lots and maintain access to the existing, and an ingress and egress easement for shared private drive access off the alley. We have also submitted an alley vacation request for the section of alley that currently exists and cuts through Lot 9, Block 4 of the proposed plat. The new alley will extend the existing one farther south and curve to pass along the southern border of Lot 10. There will also be an easement to allow for two shared private drives off the alleys between Lots 1 and 2 of Block 1 and Lots 1 and 2 of Block 2; as well as to the eastern side of Lots 4-6, Block 8 of Humboldt Greenway 5th Addition to allow access to those properties. The original plat also called for this type of driveway and it is similar to the existing shared private driveway just north of 50th Ave N.

The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will

have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The proposed preliminary plat is included here for reference. Please feel free to contact me with any questions or comments via phone at (612) 455-0705 or nrreimler@alatusllc.com.

Sincerely,

Nick Reimler
Project Manager

Enclosures: Address List, Preliminary Plat

MyHomeSource

www.MyHomeSource.com

Shingle Creek Neighborhood Association
P.O. Box 15656
Minneapolis, MN 55415

May 11, 2016

Dear Shingle Creek Neighborhood Association,

As part of the Parkside at Humboldt Greenway development, some lots need to be platted to allow for single family homes to be constructed under current zoning requirements. The properties are being developed by The Homes at Humboldt Greenway LLC, a co-development between MyHomeSource (MHS) and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was selected in response to a Request for Proposals by the City of Minneapolis in June 2015 and as part of the process, we previously met with the Shingle Creek Neighborhood Association. At the time, GMHC and MHS proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes, similar to the original Humboldt Greenway development. However, a more in depth market analysis revealed that the detached single family homes in that area have a stronger demand than townhomes. As a result, the new proposed plat allows for all single family homes to be built on all the lots and will be 65 single family homes once completed. The proposed plat, Humboldt Greenway 6th Addition, replats 49 lots over two blocks into 19 traditional lots. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

The existing lots were platted as part of the Humboldt Greenway 5th Addition by the previous developer who planned for different types of housing such as two different townhome styles, and was working under a Planned Unit Development (PUD) that allowed for approved deviation from the zoning code. The PUD no longer applies and many of the current lots are not buildable per today's zoning code. After discussions with city staff, it was determined that realigning the lots to a more traditional urban grid system with conforming lots would be preferred to the layout created by the Humboldt Greenway 5th Addition plat.

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The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished

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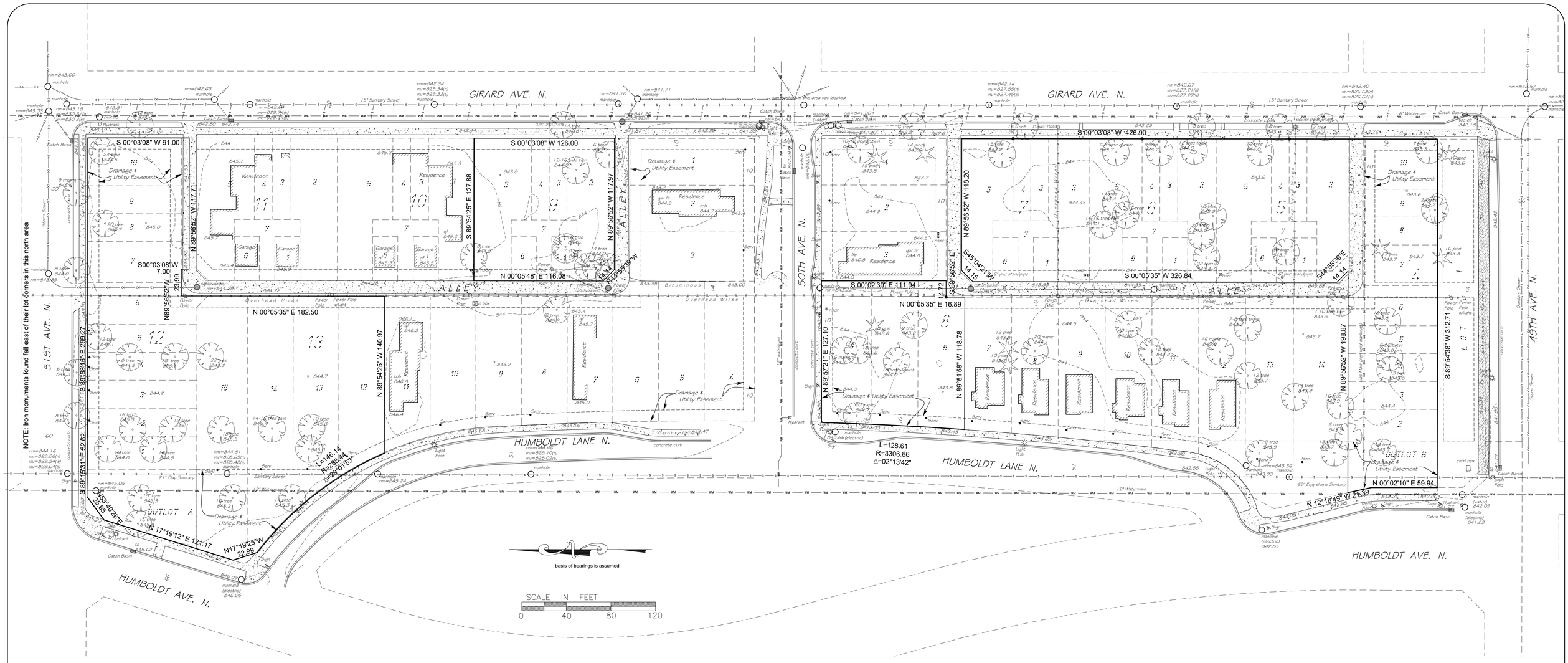
square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The proposed preliminary plat is included here for reference. Please feel free to contact me with any questions or comments via phone at (612) 455-0705 or nrreimler@alatusllc.com.

Sincerely,

Nick Reimler
Project Manager

Enclosures: Address List, Preliminary Plat



NOTE: Iron monuments found fall east of their lot corners in this north area

EXISTING CONDITIONS SURVEY FOR:

GREATER METROPOLITAN HOUSING CORPORATION

15 South 5th Street, Suite 710
Minneapolis, MN 55402

Benchmark: City of Minneapolis monument no.708A
Elevation = 843.357 feet

This survey was completed without the benefit of a title commitment.

LEGAL DESCRIPTION:

Lots 4, 5, and 6, Block 8, Outlot B, Lots 2 thru 10 inclusive all in Block 4, Blocks 5, 6, 7 and 9, Lots 1 thru 10, Block 12, Lots 12 thru 15, Block 13 and Outlot A all in, HUMBOLDT GREENWAY 5TH ADDITION, Hennepin County, Minnesota. Together with portions of alleys contained in said Blocks and accruing thereto.

Prepared by:
The Gregory Group, Inc. d.b.a.
Lot Surveys Company, Inc.
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

The only easements shown are from plats of record or information provided by client.

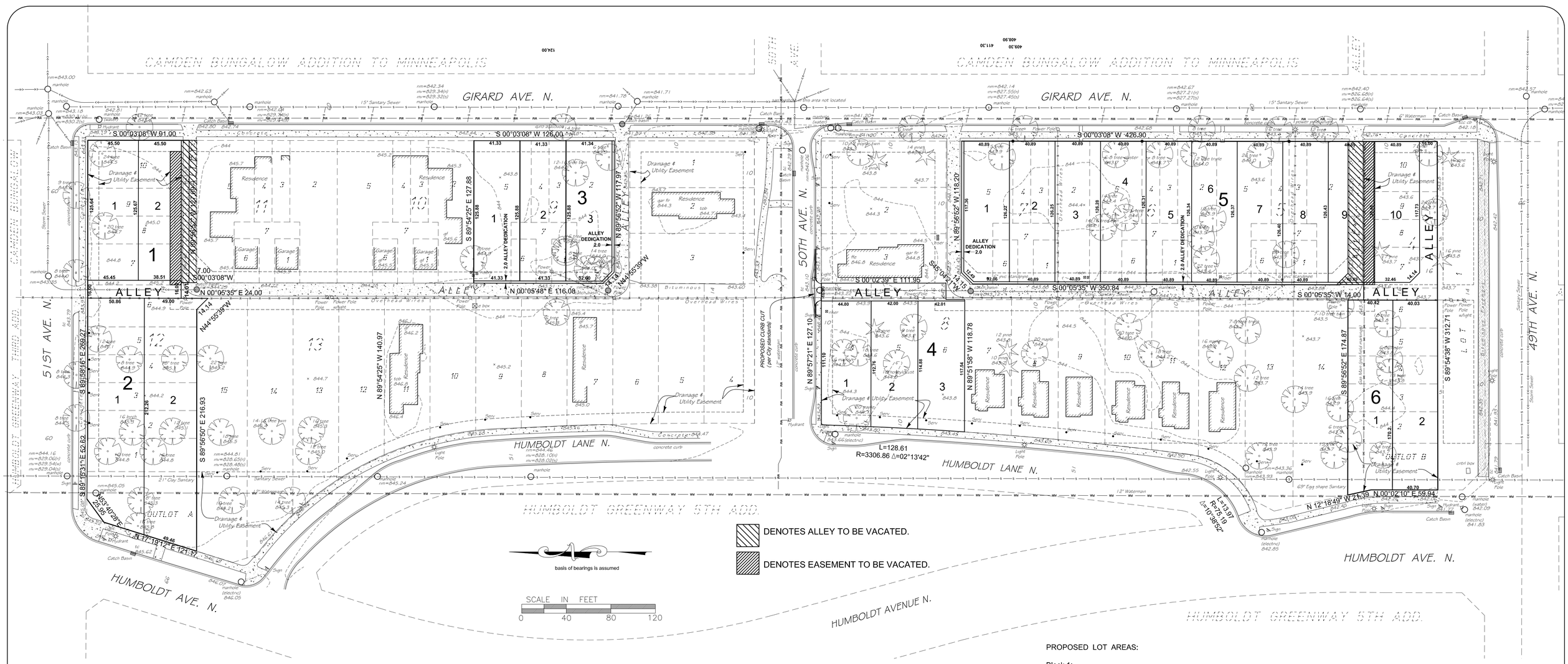
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.
March 22, 2013

Signed: _____
Gregory R. Prasch Registration No. 24992

File No. F,B, No, 1085-59 inv, 84852

F:\survey\humboldt greenway fifth addition - hennepin\REPLAT (no name yet)\existing conditions 84852.dwg

DTE



DENOTES ALLEY TO BE VACATED.

DENOTES EASEMENT TO BE VACATED.

basis of bearings is assumed

SCALE IN FEET
0 40 80 120

PRELIMINARY PLAT

HUMBOLDT GREENWAY 6TH ADDITION

for

GREATER METROPOLITAN HOUSING CORPORATION
15 South 5th Street, Suite 710
Minneapolis, MN 55402

Benchmark: City of Minneapolis monument no.708A
Elevation = 843.357 feet

This survey was completed without the benefit of a title commitment.

LEGAL DESCRIPTION:

Lots 4, 5, and 6, Block 8, Outlot B, Lots 2 thru 10 inclusive all in Block 4, Blocks 5, 6, 7 and 9, Lots 1 thru 10, Block 12, Lots 12 thru 15, Block 13 and Outlot A all in, HUMBOLDT GREENWAY 5TH ADDITION, Hennepin County, Minnesota. Together with portions of alleys contained in said Blocks and accruing thereto.

Current and Proposed Zoning - R4 Multiple Family District

Setback Requirements per Zoning Ordinance:
Main Structure Only
Front - 15 feet
Interior Side - Lot Width Less than 42 feet = 5 feet
Lot Width 42 to 51.99 feet = 6 feet
Lot Width 52 to 61.99 feet = 7 feet
Corner Side - 8 feet
Rear - 5 feet

Minimum Lot Requirements:
Lot Area - 5000 sq.ft
Lot Width - 40 feet
Lot Depth - not listed
Building Height - 2.5 stories or 28 feet

Refer to City Code for Floor Area Ratio specifics

PROPOSED LOT AREAS:

Block 1:
Lot 1 = 5714 sq.ft
Lot 2 = 5663 sq.ft

Block 2:
Lot 1 = 10278 sq.ft
Lot 2 = 10406 sq.ft

Block 3:
Lot 1 = 5203 sq.ft
Lot 2 = 5205 sq.ft
Lot 3 = 5174 sq.ft

Block 4:
Lot 1 = 4993 sq.ft
Lot 2 = 4779 sq.ft
Lot 3 = 4880 sq.ft

Block 5:
Lot 1 = 5122 sq.ft
Lot 2 = 5162 sq.ft
Lot 3 = 5163 sq.ft
Lot 4 = 5164 sq.ft
Lot 5 = 5165 sq.ft
Lot 6 = 5167 sq.ft
Lot 7 = 5168 sq.ft
Lot 8 = 5169 sq.ft
Lot 9 = 5170 sq.ft
Lot 10 = 5153 sq.ft

Block 6:
Lot 1 = 6903 sq.ft
Lot 2 = 6871 sq.ft

All Alleys = 7735 sq.ft

Prepared by:
The Gregory Group, Inc. d.b.a.
Lot Surveys Company, Inc.
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.
April 15, 2016

Revised 4-26-2016 ingress & egress easement
Revised 5-9-2016 Blocks 4 & 6
Revised 7-8-2016 Alleys, etc.

Signed: _____
Gregory R. Prasch Registration No. 24992

File No. F.B. No. 1085-59 Inv. 84852

F:\survey\humboldt greenway fifth addition - hennepin\humboldt greenway 6th addition\Preliminary Plat 84852.dwg

DTE

CITY REVIEW

HUMBOLDT GREENWAY 6TH ADDITION

R. T. DOC. No._____

C. R. DOC. No._____

KNOW ALL PERSONS BY THESE PRESENTS: That Greater Metropolitan Housing Corporation, a Minnesota company, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Outlot B, Lots 2 thru 10 inclusive all in Block 4, Blocks 5, 6, 7 and 9, Lots 1 thru 10, and Outlot A Block 12, all in, HUMBOLDT GREENWAY 5TH ADDITION, Hennepin County, Minnesota. Together with portions of vacated alleys contained in said Blocks and accruing thereto.

Has caused the same to be surveyed and platted as HUMBOLDT GREENWAY 6TH ADDITION and do hereby dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat.

In witness whereof Greater Metropolitan Housing Corporation, a Minnesota company has caused these presents to be signed by its proper officer this____ day of _____, 20____.

By _____

its _____

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ of Greater Metropolitan Housing Corporation, a Minnesota company on behalf of said company.

_____ _____
(signature) (printed name)

Notary Public,_____ County, Minnesota, My Commission Expires_____

I Gregory R. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20 _____.

_____
Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was aeknowledged before me on this ___ day of _____, 20____, by Gregory R. Prasch. .

_____ _____
(signature) (printed name)

Notary Public,_____ County, Minnesota, My Commission Expires_____

MINNEAPOLIS, MINNESOTA
I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____, 20_____, the City of Minneapolis acting by and through its Planning Commission duly approved the plat of HUMBOLDT GREENWAY 6TH ADDITION, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

SECRETARY OF PLANNING COMMISSION

By _____

MINNEAPOLIS, MINNESOTA
This plat of HUMBOLDT GREENWAY 6TH ADDITION was approved and accepted by the City Planning Commission of the City of Minneapolis, Minnesota, at a meeting thereof held this_____ day of _____, 20____. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

By _____, Assistant City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Mark V. Chapin, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.

_____, Hennepin County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of HUMBOLDT GREENWAY 6TH ADDITION was filed in this office this _____ day of_____, 20_____, at_____o'clock_____M.

Martin McCormick, Registrar of Titles By_____Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of HUMBOLDT GREENWAY 6TH ADDITION was recorded in this office this _____ day of_____, 20_____, at_____o'clock_____M.

Martin McCormick, Hennepin County Recorder By_____Deputy

The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS
DTE

F:\survey\humboldt greenway fifth addition - hennepin\humboldt greenway 6th addition\z-FINAL PLAT-852645KETCH.dwg

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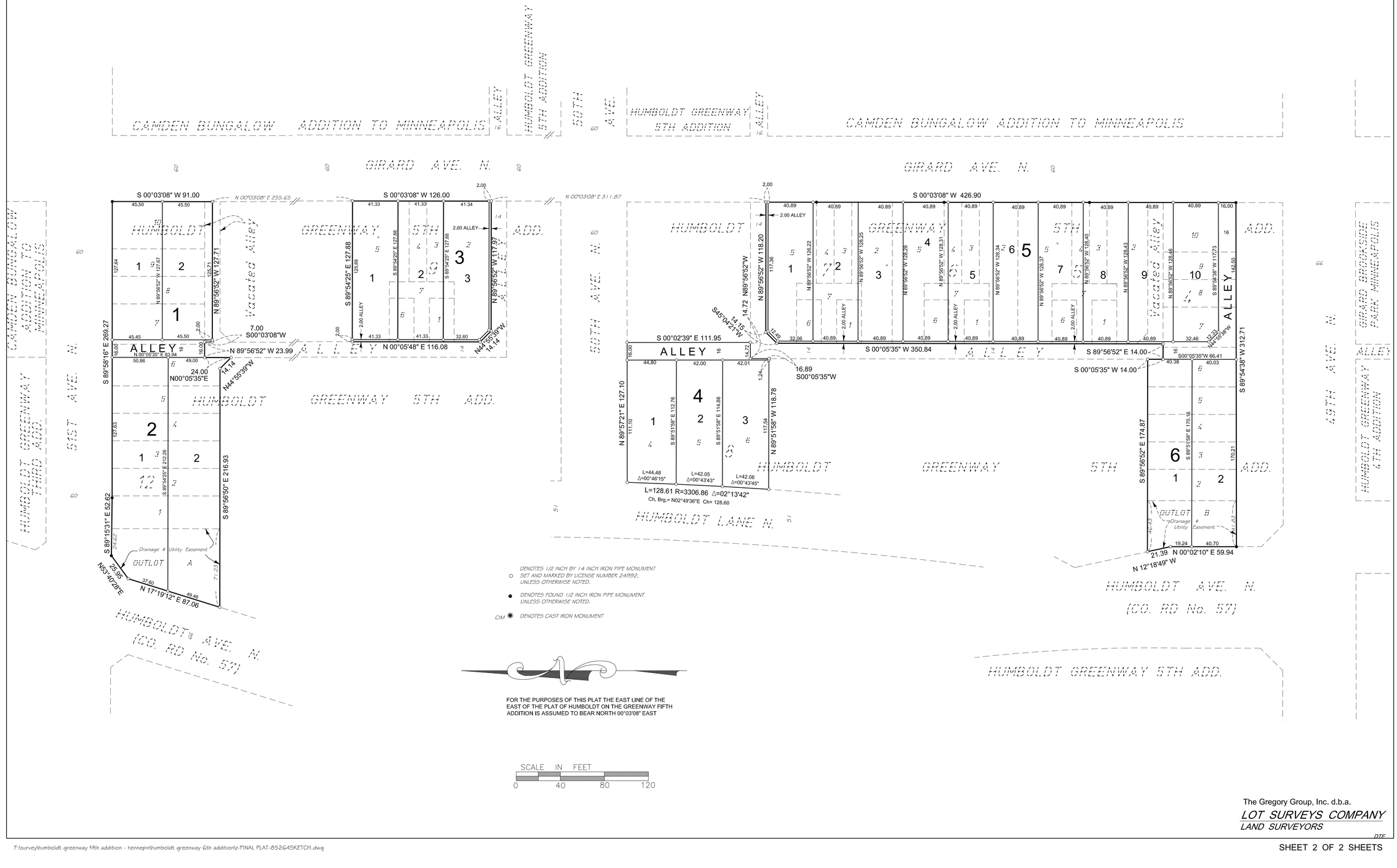

DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992, UNLESS OTHERWISE NOTED.

DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.

CIM DENOTES CAST IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE EAST OF THE PLAT OF HUMBOLDT ON THE GREENWAY FIFTH ADDITION IS ASSUMED TO BEAR NORTH 00°03'08" EAST

SCALE IN FEET

0 40 80 120

The Gregory Group, Inc. d.b.a.

LOT SURVEYS COMPANY

LAND SURVEYORS

DTE

F:\survey\humboldt greenway fifth addition - hennepin\humboldt greenway 6th addition\z-FINAL PLAT-852645KETCH.dwg

50th and Humboldt - East

50th and Humboldt - North

50th and Humboldt - NE

51st and Girard - South

50th and Humboldt - East

50th and Humboldt - South

50th and Humboldt – SE