

**Department of Community Planning and Economic Development – Planning Division**  
Preliminary & Final Registered Land Survey  
RLS-30

**Date:** November 8, 2004

**Applicant:** 212 Lofts, LLC

**Address Of Property:** 212 North First Street

**Contact Person And Phone:** Lynn Leegard – Shamrock Companies 763-421-3500

**Planning Staff And Phone:** Jim Voll 612-673-2587

**Date Application Deemed Complete:** October 21, 2004

**End of 60 Day Decision Period:** December 20, 2004

**Ward:** 5      **Neighborhood Organization:** Warehouse District North Loop

**Existing Zoning:** C3A Community Activity Center District

**Overlay Districts:** MR Mississippi River Critical Area Overlay District, DP Downtown Parking Overlay District, and the DH Downtown Height Overlay District.

**Existing Use:** A 55-unit residential building.

**Background:** A conditional use permit, variances, and site plan review (BZZ-1386) were approved by the City Planning Commission on October 20, 2003 to allow a 55-unit residential building. A minor subdivision (MS-107) of the site was approved by the City Planning Commission on November 17, 2003. A proposal to vacate the alley (Vac-1425) along the north side of the site was withdrawn in November of 2003. The purpose of this RLS is to allow for the condominium units to be conveyed to the individuals that are purchasing the units. The City Attorney has approved the RLS.

**Required Findings:**

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

The RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan. The *Downtown 2010 Plan* is the part of the comprehensive plan that guides development for downtown. *Downtown 2010* identifies this area as a site for housing development. Policy number four of the Downtown Living chapter of the plan (see page 44) states that the city should “locate medium to high-density housing in areas designated as a Riverfront Residential District located adjacent to and near the

CPED Planning Division Report  
RLS-30

West River Parkway. This district should provide locations for housing that can take advantage of the open space and recreational amenities of the riverfront. The primary use of this district should be housing. Other retail, office, cultural and recreational uses should be encouraged, especially those that revitalize historic structures, but should be compatible with housing.” This development is in conformance with this goal.

- 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 purpose of the RLS is to delineate ownership of various tracts on the site. This shall have no impact on surrounding properties.

- 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 building is built and the site is fully developed. The site does not pose 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 building is built and the site has been developed. Access is existing and adequate.

- 5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The storm water 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.**

The building is built and the site has been developed.

CPED Planning Division Report  
RLS-30

**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 preliminary and final RLS application for the 212 Lofts for property located at 212 North First Street.