

Department of Community Planning and Economic Development – Planning Division
Preliminary and Final Plat Subdivision Application
PL-234

Date: December 8, 2008

Applicant: Egan, Field and Nowak Inc.

Addresses of Property: 4615 and 4685 Humboldt Avenue North, 4631 Irving Avenue North and 4800 Osseo Road

Plat Name: Canadian Pacific Railway 6th Addition

Contact Person and Phone: Preston Dowell, 952-358-7368

Planning Staff and Phone: Shanna Sether, 612-673-2307

Date Application Deemed Complete: November 14, 2008

End of 60-Day Decision Period: March 14, 2009

Ward: 4 **Neighborhood Organization:** Humboldt Industrial Area, adjacent to Lind-Bohanon

Existing Zoning: I1 Light Industrial District, I2 Medium Industrial District and SH Shoreland Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 1

Legal Description: Please see the plat.

Existing/Proposed Use: A subdivision that would create three parcels and one outlot of the above addressed properties.

Concurrent Review:
Preliminary and final plat for Canadian Pacific Railway 6th Addition.

Applicable Code Provisions: Chapter 525 Administration and Enforcement and Chapter 598 Subdivisions

Development Plan: The preliminary plat shows the existing development. No changes or new construction are proposed at this time.

BACKGROUND

The proposed subdivision consists of four parcels all under common ownership of the Soo Line Railroad Company, dba Canadian Pacific Railway. The applicant is proposing to subdivide the existing property and create three parcels which will be sold to the existing lease holder, Metal Matic. In addition, the applicant is proposing to plat an Outlot, which is to be retained by the existing property owner, which is fully encumbered by an existing street and utility easement.

As of writing the report, staff has not received a response from Public Works or the Attorney's office in regards to the plat. Staff will forward any additional comments to the City Planning Commission before the public hearing.

PRELIMINARY AND FINAL PLAT

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.

The subdivision is in conformance with the design requirements of the land subdivision regulations and the comprehensive plan. All of the lots will be in conformance with the requirements of the zoning ordinance. Lot dimensions meet the minimum lot area and lot width requirements of the I1 and I2 zoning districts.

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 is intended to divide the existing property which will eventually be sold to the existing lease holder, Metal Matic, and one Outlot, which will be retained by the existing land owner, Soo Line Railroad Company, which is fully encumbered by a street and utility easement. The buildings already exist. No new construction is proposed at this time.

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, rock formations, utility easements or other hazard.

The existing buildings and parking for Metal Matic are located on Proposed Lot 1. Proposed Lots 2 and 3 have a berm and some existing trees. Staff does not believe that the noted hazards are present at this site. There is no new construction proposed at this time. New construction will require the review and approval by Planning, Building Code Plan Review and Public Works.

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.

Proposed Outlot A is to allow for an existing street and utility easement. The buildings and parking are existing and no new construction is proposed at this time.

5. The subdivision makes adequate provision for stormwater 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.

The utility and drainage provisions are adequate for the existing development. The buildings and parking are existing and no new construction is proposed at this time.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Preliminary and Final Plat:

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 plat for the Canadian Pacific Railway 6th Addition.

Attachments:

- 1) Written descriptions and findings submitted by the applicant.
- 2) Zoning map
- 3) Hennepin County parcel map.
- 4) Preliminary and final plat.
- 5) Photos
- 6) Oblique aerials