

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-212

Date: September 19, 2011

Applicants: George Group North

Address of Property: 4149 4th Avenue South

Project Name: Not Applicable

Contact Person and Phone: Robert Grace, 612-419-7252

Planning Staff and Phone: Janelle Widmeier, 612-673-3156

Date Application Deemed Complete: August 8, 2011

End of 60-Day Decision Period: October 8, 2011

Ward: 8 **Neighborhood Organization:** Bryant

Existing Zoning: R1A Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 31

Legal Description: Please see attached survey.

Existing Use: Single-family dwelling.

Concurrent Review: Minor Subdivision.

Development Plan: Please see attached survey. A single-family home exists on one parcel and the other would be developed as a lot for a new single-family home.

Applicable Code Provisions: Chapter 598, Subdivisions.

Background: This subdivision was continued from the August 29, 2011 meeting of the City Planning Commission to allow the applicant to provide additional information to address how the existing grades and stormwater runoff will affect future development of the site and surrounding properties. Where the new house is proposed, the site is at the lowest elevation on the block and on surrounding blocks with stormwater from surrounding areas draining to this site. The applicant submitted the attached letter dated August 29, 2011 from the proposed builder describing measures that will be taken, including obtaining a professional report by a soils engineer, to develop the site. Staff also investigated other City resources for any indications that developing the site will be problematic. City

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maps do not identify the site as a wetland. Records in the Surface Water and Sewers Division of the Public Works Department indicate that the soils are sandy, which are good for drainage. The records of the Building Plan Review Section of the Inspections Department do not show any houses in the immediate area that have been built on pilings. Although these records indicate that the site will be buildable, a soils report may reveal that the soils on this site are poor and that a house cannot be built using standard construction methods i.e. pilings or soil correction may be necessary.

The subject property consists of two lots (Lots 16 and 17) combined as one tax parcel that contains a single-family home. The applicant proposes to create a new lot line that will split the property into two parcels. The applicant would like to move the lot line between the lots approximately 1.5 feet to the north to allow a 5.3 foot interior side yard for the existing single-family dwelling (a minimum interior side yard of 5 feet is required in the R1A district). The other parcel would be developed as a lot for a new single-family home. An administrative site plan review is required by the zoning code for all new single-family dwellings.

As of the writing of this report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

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.**

Both parcels will be in conformance with the requirements of the zoning ordinance and comprehensive plan. Both lots are in conformance with the standards of the subdivision regulations. The R1A district requires that lots be 40 feet wide and have 5,000 square feet of lot area. Both parcels exceed the minimum required lot width and lot area. Parcel A would be 40.5 feet wide and 5,317 square feet in area. Parcel B would be 43.3 feet wide and 5,684 square feet in area.

- 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 will split one parcel into two parcels. Both would be suitable for single-family homes (one existing). 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 users of the subdivision and the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.**

The site may have flooding, water table, drainage, or soil conditions that may require pilings or soil corrections before a structure may be built.

- 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.**

Grading of the site for a new single-family home would be necessary. The applicant does not expect a significant amount of infill, other than top soil, will be needed to develop the site. The access to the site from the alley exists.

- 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 will not exceed the amount occurring prior to development.**

Existing utility provisions are adequate. The proposed builder expects that stormwater runoff from the site after development would not increase and gutters could be installed if necessary.

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 for property located at 4149 4th Avenue South.

Attachments:

- 1) Statement from applicant
- 2) Hennepin County and zoning maps
- 3) Survey
- 4) Photos