

**Department of Community Planning and Economic Development – Planning Division**  
Minor Subdivision Application  
MS-221

**Date:** May 21, 2012

**Applicant:** City View Church, Attn: Walt McFadden, 3620 East 26<sup>th</sup> Street, Minneapolis, MN 55406, (612) 296-2413

**Addresses of Property:** 3620 East 26<sup>th</sup> Street and 2548 37<sup>th</sup> Avenue South

**Project Name:** Not applicable for this application.

**Contact Person and Phone:** Paramount Real Estate Corporation, Bob Johnston, 3601 Minnesota Drive, Suite # 925, Bloomington, MN 55435, (952) 854-7425

**Planning Staff and Phone:** Becca Farrar, (612)673-3594

**Date Application Deemed Complete:** April 17, 2012

**End of 60-Day Decision Period:** Not applicable for this application.

**End of 120-Day Decision Period:** August 15, 2012

**Ward:** 2

**Neighborhood Organization:** Seward Neighborhood Group

**Existing Zoning:** R1 (Single-family) District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 22

**Lot area:** 24,631 square feet or approximately .57 acres

**Legal Description:** Lot 5 and 6, Block Q and that part of Lot 4 lying South of the North 11.2 feet thereof, THE TOWN OF FALLS CITY, Hennepin County, Minnesota.

**Proposed Use:** Parcel A is proposed to be 8,794 square feet. Parcel B is proposed to be 15,837 square feet. No change in use is proposed; a single-family home exists on Parcel A and a church is located on Parcel B.

**Concurrent Review:**

- Paramount Real Estate Corporation, on behalf of City View Church, has submitted a minor subdivision application for the properties located at 3620 East 26<sup>th</sup> Street and 2548 37<sup>th</sup> Avenue South. The purpose of this subdivision is to create one lot for the church and one lot for the parsonage/house. No new development is proposed.

**Applicable zoning code provisions:** Chapter 598 Subdivisions.

**Background:** The subdivision consists of two full lots and the portion of a third lot. The lots contain a church and a single-family home used as a parsonage. The purpose of the subdivision is to create two

new parcels, one for the church and one for the home. None of the other exterior lot lines around the perimeter of the site will be altered. The subdivision does not create a new buildable lot. As proposed Parcel A, where the single-family home is located, would be 8,794 square feet in size and Parcel B, where the church is located, would be 15,837 square feet in size. The property is zoned R1 (Single-family) district.

An identical application for the site was submitted to the City in 2004 (MS-111), but was withdrawn by the applicant prior to City Planning Commission action.

Staff has not received any official correspondence in regard to the proposed application from the Seward Neighborhood Group prior to the printing of this report. All correspondence received prior to the meeting shall be forwarded on to the Planning Commission for consideration.

### **MINOR SUBDIVISION**

#### **Required Findings:**

**1. The subdivision is in conformance with the land subdivision regulations and 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 also in conformance with the standards of the subdivision regulations.

**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 create separate parcels for the church and the parsonage, but it will not create a new buildable lot. This should have little effect on the surrounding area and will not add 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, severe soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.**

The sites are flat, currently developed and do not present the 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.**

No 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 development currently located on the properties.

**RECOMMENDATION:**

**Recommendation of the Department of Community Planning and Economic Development–  
Planning Division for the minor subdivision:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the minor subdivision for the properties located at 3620 East 26<sup>th</sup> Street and 2548 37<sup>th</sup> Avenue South

**Attachments:**

- 1) Statement of proposed use and description of the project
- 2) Correspondence
- 3) Zoning map
- 4) Plans