

Department of Community Planning and Economic Development
Minor Subdivision Application
MS-230

Date: March 25, 2013

Applicant: PPL Homes, LLC, Attn: Abbie Loosen, 1035 East Franklin Avenue, Minneapolis, MN 55404, (612)455-5100

Addresses of Property: 3101 and 3107 6th Street North

Project Name: Not applicable for this application.

Contact Person and Phone: PPL Homes, LLC, Attn: Abbie Loosen, 1035 East Franklin Avenue, Minneapolis, MN 55404, (612)455-5100

CPED Staff and Phone: Becca Farrar-Hughes, Senior City Planner, (612)673-3594

Date Application Deemed Complete: February 4, 2013

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

End of 120-Day Decision Period: June 4, 2013

Ward: 3

Neighborhood Organization: Hawthorne Neighborhood Council

Existing Zoning: R4 (Multiple-family) District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 8

Lot area: 19,144 square feet or approximately .44 acres

Legal Description: Lots 5 and 6, Block 8, Morrisons Addition to North Minneapolis, Hennepin County, Minnesota.

Proposed Use: Parcel A is proposed to be 8,237 square feet. Parcel B is proposed to be 5,453 square feet. Parcel C is proposed to be 5,454 square feet. Three new single family homes are proposed.

Concurrent Review:

- PPL Homes, LLC, has submitted a minor subdivision application for the properties located at 3101 and 3107 6th Street North. The purpose of this subdivision is to create three lots out of two existing lots, or to create one additional lot. All three lots are slated for new single-family homes.

Applicable zoning code provisions: Chapter 598 Subdivisions.

Background: The applicant proposes to construct three new single-family homes on the properties located at 3101 and 3107 6th Street North. The two existing lots are substantially larger than typical City lots and as a result the two existing lots can be subdivided into three lots that meet all applicable zoning

requirements. Currently, 3101 6th Street North and 3107 6th Street North are each approximately 9,570 square feet in size. With the conversion of the two existing lots into three lots (whereas a new buildable lot would be created), the parcel sizes would be as follows: Parcel A is proposed to be 8,237 square feet; Parcel B is proposed to be 5,453 square feet; and Parcel C is proposed to be 5,454 square feet. The property is zoned R4 (Multiple-family) district and three new single family homes are proposed.

The proposal is consistent with Hawthorne EcoVillage master plan which developed with input from a wide array of stakeholders in the neighborhood. The master plan, while not officially adopted by the City of Minneapolis, is endorsed by the neighborhood group, the Hawthorne Neighborhood Council. The EcoVillage redevelopment project encompasses a four block area located southeast of the intersection of Lowry Avenue North and Lyndale Avenue North; in the blocks bounded by Lowry Avenue North on the north, 4th Street north on the east, 30th Avenue North on the south and Lyndale Avenue north on the west. The plan was created to combat foreclosure, abandonment and crime in the immediate vicinity.

It is important to note that all three new single-family homes would require a separate administrative site plan review prior to building permit issuance. Each dwelling would need to comply with the applicable criteria outlined in Chapter 530 of the Zoning Code. The applicant has submitted those development plans for reference. Based on a cursory review, the plans appear to comply with all applicable requirements.

Staff received official correspondence from the Hawthorne Neighborhood Council, which supports the proposal, prior to the printing of this report. No additional neighborhood letters or emails were received prior to the printing of this report. All additional 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.

All three parcels would be in conformance with the requirements of the zoning ordinance, the comprehensive plan and with the standards of the subdivision regulations. The R4 district requires 5,000 square feet for a single-family home and a lot width of 40 feet; however, due to the fact that there is no abutting alley, the lot width must be increased by 10 additional feet to 50 feet. Parcel A is proposed to be 8,237 square feet in size and 71 feet wide; Parcel B is proposed to be 5,453 square feet in size and approximately 58 feet wide; and Parcel C is proposed to be 5,454 square feet in size and approximately 58 feet wide.

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 would result in one additional buildable lot as the purpose of this subdivision is to create three lots out of two existing lots. All three lots are slated for new single-family homes. 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.

There are some slight grade changes on the properties; however, they 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.

Minimal alterations to the site would be proposed via grading. Access for two of the homes would be off of a shared private driveway easement to the north that would be accessed off of 6th Street North. The applicant is working with City Staff to secure an access easement and maintenance agreement for the driveway. The remaining home would have access via a new curb cut off of 31st Avenue North. All required permits would need to be attained before construction can commence on the proposed single-family dwellings.

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 in the area are adequate for the development proposed on the properties.

RECOMMENDATION:

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **approve** the minor subdivision to create three lots out of two existing lots, or to create one additional lot for three new single-family homes on the properties located at 3101 and 3107 6th Street North subject to the following conditions:

1. Submission of Administrative Site Plan Review applications for Staff review and approval for the proposed single-family homes.
2. The single-family home shall comply with all applicable R4 district regulations as outlined in Chapter 546 as well as the standards outlined in Chapter 530 and Chapter 535.
3. The applicant shall provide a recorded copy of the driveway easement proposed on the north side of the site that includes a maintenance agreement.

Attachments:

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