

Background: The applicant, Greater Metropolitan Housing Corporation, is proposing a six-unit cluster development on two lots in the St. Anthony West neighborhood. Each house contains 1,280 square feet of finished space with two bedrooms and 1 ½ baths. Two three car garages off the rear alley provide one off-street, 13' X 22', parking stall per unit. The cluster includes common space in the center of the lot, on site stormwater filtration, and craftsman style exteriors.

Preliminary and Final Plat approval is required as all land proposed for a cluster development must be platted or replatted into one or more lots. The Planning Commission approved the preliminary plat and other associated land use applications at the February 21, 2006 City Planning Commission meeting.

The City Attorney's office has indicated that it appears that the required monuments have been placed and that the required affirmations are stated on the face of the plat. It is the opinion of the City Attorney's Office that the plat is satisfactory and meets statutory requirements.

FINAL PLAT –

Required Findings:

1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

The subdivision is in conformance with the design requirements of the land subdivision regulations. Further, as the project is a cluster development, the development is exempt from the public street frontage requirement of Section 598.230 and the design requirements of Sections 598.240 and 598.250.

Design requirements listed in Chapter 598.260 will be met by the applicant but are not shown on the final plat. The applicant shall show staff proof of meeting the requirements in 598.260 by recording the deed restriction that incorporates said requirements.

ZONING CODE

With the approval of the conditional use permit, site plan review, preliminary and final plat this development would meet the applicable requirements of the R2B zoning district.

THE MINNEAPOLIS PLAN

812 & 816 Main St NE is not specially designated by *The Minneapolis Plan* and is shown as residential area of mixed densities not far from the two community corridors of

University Ave NE and Broadway St NE; furthermore, at their intersection is a neighborhood commercial node. There are no adopted small-area plans that include this project, but the policies of *The Minneapolis Plan* that pertain to this project are as follows:

- Minneapolis will grow by increasing its supply of housing.
- Improve the availability of housing options for its residents.
- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.
- Maintain and strengthen the character of the city's various residential neighborhoods.
- Support the development of residential dwellings of appropriate form and density.

The applicant has removed two existing residential structures and is proposing to replace those with a six-unit, single-family cluster development. The proposed development is in conformance with the above noted principles and policies of the comprehensive plan.

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.

Staff does not believe that the proposed plat for a six-unit cluster development would be injurious to the use and enjoyment of surrounding property nor be detrimental to present and potential surrounding land uses, nor add any congestion in the public streets.

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 site does not have steep slopes on the property. The proposed development should not present 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 lots being created by this plat present no foreseeable difficulties for the proposed development. No significant alterations to the land appear necessary.

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

Public Works will review and approve drainage and sanitary system plans before issuance of building permits.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the final plat:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat application for property located at 812 & 816 Main St NE.

Attachments:

1. Memo from Public Works
2. Letter from the City Attorney's office
3. Final plat
4. Site plan
5. Zoning map