

Department of Community Planning and Economic Development – Planning Division
Final Plat Subdivision Application
PL-198

Date: July 31, 2006

Applicants: Powderhorn Residents Group

Address of Property: 2401-2419 Bloomington Avenue and 2410 16th Avenue South

Contact Person and Phone: Doug Wise, (612) 721-7556 x13

Planning Staff and Phone: Janelle Widmeier (612-673-3156)

Date Application Deemed Complete: June 29, 2006

End of 60-Day Decision Period: August 28, 2006

Ward: 9 **Neighborhood Organization:** East Phillips Improvement Coalition

Existing Zoning: R5

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 21

Proposed Use: Multifamily dwelling with 24 units

Concurrent Review: A replat for a multifamily dwelling

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: A multifamily dwelling with 24 units. The site plan is attached.

Background: The purpose of this subdivision is to create one lot for the Village in Phillips Franklin Station Condominiums East Building. At its June 12, 2006 meeting, the City Planning Commission approved a conditional use permit for a multifamily dwelling with 24 units, a conditional use permit to increase the height of a building, several variances, a site plan review, and a preliminary plat (BZZ-2996). At its July 21st meeting, the City Council approved a rezoning to the R5 district and an alley vacation. The City Attorney has reviewed and approved the final plat and title documents.

Required Findings:

- 1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

At its June 12, 2006 meeting, the City Planning Commission approved a conditional use permit for a multifamily dwelling with 24 units, a conditional use permit to increase the height of a building, several variances, a site plan review, and a preliminary plat (BZZ-2996). At its July 21st meeting, the City Council approved a rezoning to the R5 district and an alley vacation. The approval for the preliminary plat included a variance of the design requirements to allow a lot with more than 5 sides for a multiple family dwelling. The subdivision would be in conformance with the requirements of the zoning ordinance. The comprehensive plan shows this area as appropriate for residential development.

- 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 Planning Division does not believe that the proposed subdivision would be injurious to the use and enjoyment of other property in the area. The area is zoned for a mix of residential densities and non residential uses. A multifamily development would be constructed on the site.

- 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 site is relatively flat. The site does not present the other noted hazards. The proposed structure should not affect the surrounding area.

- 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.**

Vehicle access would be from Bloomington Avenue. The applicant will need to obtain building permits and erosion control permits prior to the start of construction.

- 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.**

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

RECOMMENDATION

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 final subdivision application for the properties located at 2401-2419 Bloomington Avenue and 2410 16th Avenue South.

Attachments:

- 1) Public Works memo
- 2) Attorneys memo
- 3) Zoning map
- 4) Hennepin County parcel map
- 5) Final plat
- 6) Site plan