

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-139

Date: January 9, 2006

Applicants: Anna Murray and Linda Leonard

Address of Property: 2529 and 2535 18th Avenue South

Project Name: Not applicable.

Contact Person and Phone: Anna Murray 612-598-1962

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: December 8, 2005

End of 60-Day Decision Period: February 7, 2006

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

Existing Zoning: R2B Two-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 21

Legal Description: See survey.

Existing Use: Parcel A (2529 18th Avenue South) will be 3,946 square feet and contains a single-family home and Parcel B (2535 18th Avenue South) will be 7,664 square feet and contains a single-family home.

Concurrent Review: Minor Subdivision.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. Single-family homes exist on both parcels.

Background: The proposed subdivision will adjust the common lot line between two parcels. The applicants would like to transfer 3 feet from the southerly parcel at 2535 18th Avenue South to the northerly parcel at 2529 18th Avenue South. The northerly parcel is currently a little over 28 feet wide and this subdivision will increase the width to 32 feet. The R2B District requires that lots be 40 feet wide. The northerly parcel is currently nonconforming and after the subdivision will be nonconforming, but because the subdivision will decrease the nonconformity a lot width variance is not required. The southerly parcel will meet the lot area and width requirements of the R2B District.

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 subdivision ordinance and comprehensive plan. Both will be in conformance with the requirements of the zoning code with the exception of lot area and lot width for Parcel A at 2529 18th Avenue South. However, this subdivision is adding land to a currently nonconforming lot and is decreasing the nonconformity.

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 adjust the common lot line between two parcels with existing single-family homes. No new lots will be created. This will not be out of character with the 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 structures are existing and the site does 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 alley 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 existing structures.

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

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 properties located at 2529 and 2535 18th Avenue South.

Attachments:

- 1) Statement from applicants.
- 2) Zoning map.
- 3) Hennepin County map.
- 4) Survey.
- 5) Photos.