

Department of Community Planning and Economic Development – Planning Division
Preliminary and Final Plat
PL-245

Date: September 7, 2010

Applicant: City of Minneapolis – Community Planning and Economic Development Department

Address of Property: 800 Washington Avenue South

Project Name: Mill Quarter Second Addition

Contact Person and Phone: Brent Peters with Egan, Field & Nowak, Inc., (612) 466-3370

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: July 30, 2010

End of 120-Day Decision Period: November 27, 2010

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Existing Zoning: C3A, Community Activity Center District, DP Downtown Parking Overlay District and DH Downtown Height Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 14

Legal Description: Not applicable for this application

Proposed Use: Subdivide the existing parcel of land into two parcels for land sale and redevelopment purposes.

Concurrent Review:
Preliminary and final plat.

Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations.

Background: The City of Minneapolis – Community Planning and Economic Development Department owns the property located at 800 Washington Avenue South. A Request for Proposal was issued for the property in April of this year. Several proposals were submitted and ultimately two developments were chosen. The American Academy of Neurology will develop the portion of the property located along Chicago Avenue South and ArtSpace will develop the portion of the property located along Washington Avenue South. The purpose of the plat is to subdivide the existing parcel of land into two parcels for land sale and redevelopment purposes.

PRELIMINARY AND FINAL PLAT - PL-245

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.

The applicant is proposing to replat one lot into two new lots. Lot 1 will be developed by the American Academy of Neurology and Lot 2 will be developed by ArtSpace. The subdivision is in conformance with the design requirements of the land subdivision regulations and the regulations of the zoning code and the comprehensive plan.

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 will be injurious to the use and enjoyment of surrounding property nor will it impede the normal development of the surrounding area.

3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.

The Planning Division believes that the site can be developed upon and used safely.

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 parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for stormwater 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 will not exceed the amount occurring prior to development.

The Sewer Division of the Public Works Department will review and approve the drainage and sanitary system plans for the two developments prior to building permits being issued.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the preliminary and 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 preliminary and final plat application for the property located 800 Washington Avenue South.

Attachments:

1. Memo from Public Works
2. Memo from the City Attorney's office
3. Statement of proposed use
4. July 29, 2010, letters to Council Member Goodman and the Downtown Minneapolis Neighborhood Association
5. Zoning map
6. Survey of the property
7. Proposed plat