

SUBDIVISION STAFF REPORT

FILE # 15-021-542

1. **FILE NAME:** M & J Investments of MN **HEARING DATE:** June 17, 2015
2. **TYPE OF APPLICATION:** Lot split by registered land survey
3. **LOCATION:** 1905 Suburban Avenue, NE corner at Burns Avenue
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 1 **PRESENT ZONING:** T2
6. **ZONING CODE REFERENCE:** §69.304
7. **STAFF REPORT DATE:** June 1, 2015 **BY:** Jake Reilly
8. **DATE RECEIVED:** March 27, 2015 **DEADLINE FOR ACTION:** July 24, 2015
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- A. **PURPOSE:** Lot split to create two (2) tracts via Registered Land Survey at 1905 Suburban Avenue
- B. **PARCEL SIZE:** Irregular lot approximately 210 ft (I-94 side) by 430 ft, totaling approximately 113,692 square feet
- C. **EXISTING LAND USE:** Vacant commercial (T2)
- D. **SURROUNDING LAND USE:** The property is surrounded on three sides by T2 zoned lots that are a mixture of vacant and occupied commercial uses. The Interstate 94 right-of-way is to the north.
- E. **ZONING CODE CITATION:** §69.304 provides standards for the approval of lot splits and adjustments of common boundaries.
- F. **HISTORY/DISCUSSION:**
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 1 commented that they had no issues with the RLS provided that the zoning is not changed.
- H. **REQUIRED FINDINGS:** § 69.304 of the Zoning Code permits administrative approval of lot splits and adjustments of common boundaries without platting, provided the following conditions are met:
- (1) *The lot or lots have frontage on an existing improved street and access to municipal services.* This finding is met. The lots have frontage on Suburban Avenue, an existing improved street with access to municipal services.
 - (2) *The lot or lots to be divided are previously platted land.* This finding is met, the lots are on previously platted land via Registered Land Survey.
 - (3) *The lot or lots meet the minimum standards for lot width and area for the zoning district in which they are located.* This finding is met. There is no minimum lot size and no minimum lot width requirement for non-residential or mixed uses in the T2 zoning district. Minimum Floor Area Ratios will have to be met when buildings are constructed.
 - (4) *The division of the lots shall not cause a remaining part of a lot to become a separately described tract which does not meet the minimum standards of the zoning district in which it is located or which does not have street frontage and access to municipal services.* This finding is met.
 - (5) *The division does not result in a split zoning classification on a single lot.* This finding is met.
 - (6) *The division does not result in the creation of a nonconforming structure or use.* This finding is met.
 - (7) *No lot shall be created where the building pad area for the principal structure has an existing slope steeper than eighteen (18) percent or where a driveway steeper than twenty (20) percent is required to reach the building site. However, the planning administrator may approve the creation of a steeper lot, as an exception to this regulation, where the steeper lot is specifically consistent with a city-approved neighborhood plan or redevelopment project.* This finding does not apply. There are no slopes steeper than 18 percent on the property in question.

- I. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the lot split by RLS to create two T2 tracts at 1905 Suburban Avenue for M & J Investments of MN subject to the condition that the applicant shall file a copy of the Council Resolution approving the RLS with the Ramsey County Recorder's Office.

Attachments:

- Application
- RLS document
- Site Location Maps
- District 1 letter