

SUBDIVISION STAFF REPORT

FILE NAME: EMJA Gunderson Addition

FILE # 17-220-760

TYPE OF APPLICATION: Final Plat

LOCATION: 1651 Maryland Ave E, between Herbert and Kennard

PIN AND LEGAL DESCRIPTION: 222922430021; See subdivision documents for existing and proposed legal descriptions.

PLANNING DISTRICT: 2 **WARD:** 6

PRESENT ZONING: R3

ZONING CODE REFERENCE: §69.403; §69.404; §69.406

STAFF REPORT DATE: March 2, 2018

BY: Bill Dermody

DATE RECEIVED: December 11, 2017

- A. **PURPOSE:** Final Plat for EMJA Gunderson Addition to create 2 (R3) parcels
- B. **PARCEL SIZE:** 33,105 sq. ft.
- C. **EXISTING LAND USE:** Residential (single-family home and yard)
- D. **SURROUNDING LAND USE:**
Single-family residential to the north, east, and south. Multi-family residential to the west. City Fire Station to the southwest.
- E. **ZONING CODE CITATION:** §69.403 & §69.404 set out the requirements and procedures for final plats. § 69.406 establishes the review criteria for subdivisions of land.
- F. **HISTORY/DISCUSSION:**
- G. **PARKING:** Zoning Code § 63.207 requires a minimum of
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 2
- I. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all of the following findings shall be made prior to approval of a subdivision:
1. *All the applicable provisions of the Legislative Code are complied with.* This finding is met. No variances are requested or known to be needed.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* This finding is met. The additional residential lot will be compatible with the surrounding existing and planned land uses.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* This finding is met. The subdivision will not impact any development or redevelopment of surrounding land.
 4. *The subdivision is in conformance with the comprehensive plan.* This finding is met. The Comprehensive Plan in Figure LU-B designates the site as part of a Mixed-Use Corridor, which allows for the proposed subdivision.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* This finding is met. There are no significant issues presented by slope or natural features that are affected by the subdivision.
 6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* This finding is met. There are no such circumstances that would be caused by the proposed subdivision.
 7. *The subdivision can be economically served with public facilities and services.* This finding is met. There is sewer and water service near Maryland Avenue and adequate capacity to serve the site. Other public facilities and services are present to serve the surrounding existing development and also any new development on the subdivided site.
- J. **PARKLAND DEDICATION:** § 69.511 allows for the City to require the dedication of parkland as part of the platting. Parks staff has reviewed this plat and did not recommend requiring parkland.

Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with § 63.700.

- K. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the final plat for EMJA Gunderson Addition to create two parcels (zoned R3) at 1637-1651 Maryland Avenue E.

Attachments:

- Application
- Final Plat (reduction)
- Site Location Maps