

SUBDIVISION STAFF REPORT

FILE # 18-031-733

FILE NAME: Hummingbird Hill Addition

TYPE OF APPLICATION: Final Plat

LOCATION: 561 Burlington Ave, SW corner at Upland Avenue

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

PLANNING DISTRICT: 1

PRESENT ZONING: R1

ZONING CODE REFERENCE: § 69.301; § 69.406; § 69.511

STAFF REPORT DATE: April 5, 2018

BY: Bill Dermody

DATE RECEIVED: February 26, 2018

DEADLINE FOR ACTION: April 27, 2018

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- A. **PURPOSE:** Final plat for Hummingbird Hill Addition to create six R1 one-family lots.
- B. **PARCEL SIZE:** 92,782 square feet
- C. **EXISTING LAND USE:** Single-family
- D. **SURROUNDING LAND USE:**
Single-family to the west, south, and east; vacant and institutional (Totem Town) to the north.
- E. **ZONING CODE CITATION:** § 69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. §69.304 lists conditions for lot splits and adjustments of common boundaries. § 69.406 provides criteria for review of subdivision applications. These criteria are covered below under "Required Findings." § 69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** The site is within the Tree Preservation Overlay District. The Mayor and City Council approved a preliminary plat for the site in December 2017.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 1 has not provided a recommendation.
- H. **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.* City staff have reviewed the proposed plat and have determined that all applicable provisions of city codes are met, provided that the recommended conditions below are adopted.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding land uses, and will not be detrimental to present and future use of surrounding land.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The subdivision relies only upon existing streets and will not affect surrounding land.
 4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use chapter of the comprehensive plan, which designates the site as part of an Established Neighborhood.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site contains a high point in the center, which the subdivision works with by orienting new lots toward the exterior. There are mature trees that will be preserved and incorporated to the extent possible through the provision, approval, and implementation of a Tree Preservation Plan. No trees will be removed through the subdivision. Lots will be sold to individual buyers who will need to each provide a Tree Preservation Plan in order to obtain building permits.
 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 will be met, with erosion control ensured through building permit review at the time of development.

7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets.

- I. **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.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the [preliminary and] final plat for Hummingbird Hill Addition subject to the following conditions:
 1. A Tree Preservation Plan shall be provided and approved prior to issuance of any building permits associated with this subdivision, in accordance with § 67.203. Trees shall not be removed as part of the subdivision process.
 2. A sewer removal permit must be obtained to remove the sewer connection that was approved via permit A-102088.
 3. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.