

SUBDIVISION STAFF REPORT

FILE NAME: EMJA Gunderson Addition

FILE # 17-062-103

APPLICANT: Eric Gunderson

HEARING DATE: September 20, 2017

TYPE OF APPLICATION: Preliminary Plat

LOCATION: 1651 Maryland Ave E, between Herbert and Kennard

PIN AND LEGAL DESCRIPTION: 222922430021, Section 22 Town 29 Range 22 Subj To Maryland Ave The W 2o5 16/100 Ft Of E 295 16/ 100 Ft Of S 195 16/100 Ft Of Sw 1/4 Of Se 1/4 Of Sec 22 Tn 29 Rn 22

PLANNING DISTRICT: 2 **WARD:** 6

PRESENT ZONING: R3

CODE REFERENCE: §69.401, §69.402, §69.406

STAFF REPORT DATE: September 1, 2017

BY: Bill Dermody

DATE RECEIVED: July 21, 2017

DEADLINE FOR ACTION: September 19, 2017

- A. **PURPOSE:** Preliminary Plat for EMJA Gunderson Addition to create two parcels (zoned R3).
- 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. **CODE CITATION:** Zoning Code §69.401 & §69.402 set out the requirements and procedures for preliminary plats; §69.406 establishes the review criteria for subdivisions of land.
- F. **HISTORY/DISCUSSION:** There is no zoning history for the site. Planning staff circulated the draft preliminary plat for comments and direction from other City departments, which resulted in some revisions that have been incorporated in the plat presented here for approval.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, District 2 has not provided a recommendation.
- H. **REQUIRED REVIEW:** § 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. In particular, 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 council may approve a subdivision that creates a steeper lot, as an exception to this regulation and without a variance, where the steeper lot is specifically consistent with a city-approved neighborhood plan or redevelopment project.* This finding is met. There are no slopes steeper than 18 percent in the building pad area and no slopes steeper than 20 percent in the driveway approach area.
 6. *All land intended for building sites can be used safely without endangering the 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 with 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.

- I. **PARKLAND DEDICATION:** §69.511 provides for the City to require the dedication of parkland as part of platting of land for residential development. Parks staff reviewed this plat and did not recommend requiring parkland dedication. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with §63.700.
- J. **STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plat for EMJA Gunderson Addition to create two parcels (zoned R3) at 1637-1651 Maryland Avenue E.