



Legislation Details (With Text)

**File #:** RES PH 25-7 **Version:** 1

**Type:** Resolution-Public Hearing **Status:** Passed  
**In control:** City Council  
**Final action:** 1/15/2025

**Title:** Approving the Augustus Corner final (combined) plat and variances of subdivision design standards.

**Sponsors:** Mitra Jalali

**Indexes:**

**Code sections:** Sec. 69.301. - Platting required., Sec. 69.405. - Combining preliminary and final subdivision review., Sec. 69.406. - Review of divisions of land., Sec. 69.508. - Lots., Sec. 69.511. - Parkland dedication requirements., Sec. 69.703. - Variances.

**Attachments:** 1. 1 Staff Report, 2. 2 Combined Plat Application Form, 3. 3 Final Plat Reviewed and Approved by City and County Staff 2024.12.04, 4. 4 Declaration of Easements, 5. 5 Declaration of Easements Exhibit B, 6. 6 Preliminary Plat, 7. 7 Existing Conditions Survey, 8. 8 Model Plans for Three Houses, 9. 9 Variance Application Form, 10. 10 Variance Application Narrartive, 11. 11 Union Park District Council Letter of Support, 12. 12 Site Photos, 13. 13 Aerial Map, 14. 13 Land Use Map, 15. 13 Zoning Map, 16. District Council Support Letter, 17. Charlotte Berres public comment, 18. Catherine Spaeth public comment, 19. Andria Kroona public comment, 20. Mary Speer public comment, 21. Mary Blees public comments

Date	Ver.	Action By	Action	Result
1/17/2025	1	Mayor's Office	Signed	
1/15/2025	1	City Council	Adopted	Pass

Approving the Augustus Corner final (combined) plat and variances of subdivision design standards. WHEREAS, 1905 Iglehart LLC, Zoning File #24-076-175, submitted for City Council approval the attached final plat to subdivide three (3) H2 residential district lots to create five (5) H2 residential district lots on property at 1905-1913 Iglehart Avenue, northeast corner of Iglehart Avenue and Howell Street; and

WHEREAS, 1905 Iglehart LLC, Zoning File #24-076-175, also submitted for City Council approval variance requests from subdivision design standards in Zoning Code § 69.508(b) and § 69.508(j); and

WHEREAS, the appropriate City departments have reviewed the final plat and found, subject to recommended conditions, that it meets the requirements of Chapter 69, subdivision regulations, of the Zoning Code; and

WHEREAS, the report from Department of Planning and Economic Development (PED) staff under PED Zoning File #24-095-838 dated December 12, 2024, assessed the required findings for the variances per Zoning Code §69.703 and found them to be met; and

WHEREAS, notice of public hearing before the City Council for the plat and variances was duly published in the official newspaper of the City on January 3, 2025 and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing for the proposed plat and variances on January 15, 2025, at which all interested parties were given an opportunity to be heard; and

WHEREAS, the Council, having considered all the facts, recommendations, and testimony concerning the plat and variances, including the report and recommendations from Department of Planning and Economic

Development (PED) staff under PED Zoning Files #24-076-175 (plat) and #24-095-838 (variances), dated December 12, 2024, and the findings therein;

NOW, THEREFORE, BE IT RESOLVED, that the requested variances from subdivision design standards in Zoning Code § 69.508(b) and § 69.508(j), which allow an interior lot to be created that does not adjoin an available alley, the pedestrian easement to be 5 feet wide and cross two lots, and the house numbers easement to be 3 feet wide, for property at 1905-1913 Iglehart Avenue, are hereby approved by the City Council;

BE IT FURTHER RESOLVED, that the City Council accepts and approves the attached Augustus Corner final plat to subdivide three (3) H2 residential district lots to create five (5) H2 residential district lots, on property located at 1905-1913 Iglehart Avenue, subject to the following conditions:

1. Per zoning code § 69.405(6) the final plat shall be assigned a number by the City clerk and shall be filed by the applicant with the county recorder's office and/or registrar of titles within 60 days of the adoption of this resolution.
2. All easement documents associated with this final plat are authorized by the council and shall be executed and filed with the office of the county recorder and/or registrar of titles of Ramsey County at the same time the final plat is recorded.

AND BE IT FINALLY RESOLVED that the City Clerk shall mail a copy of this resolution to the Applicant, the Zoning Administrator, and the Planning Administrator.