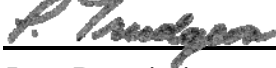



REQUEST FOR COUNCIL ACTION

DATE: 6/28/2010
ITEM NO: 11.a

Department Approval



City Manager Approval



Item Description: Request for approval of a MINOR SUBDIVISION creating two additional residential parcels at 2218 Hwy 36 (PF10-019)

1 **1.0 REQUESTED ACTION**

2 The proposed MINOR SUBDIVISION of the subject lot is intended to a total of three
3 residential parcels out of a single, existing parcel.

4 **Project Review History**

- 5 • Application submitted and determined complete: June 4, 2010
- 6 • Sixty-day review deadline: August 3, 2010
- 7 • Project report prepared: June 9, 2010
- 8 • Anticipated City Council action: June 28, 2010

9 **2.0 SUMMARY OF RECOMMENDATION**

10 The Planning Division recommends approval of the proposed MINOR SUBDIVISION; see
11 Section 6 of this report for the detailed recommendation.

12 **3.0 SUGGESTED ACTION**

13 By motion, approve the proposed MINOR SUBDIVISION creating a total of three conforming
14 parcels, pursuant to §1104.04 (Minor Subdivisions) of the City Code; see Section 7 of
15 this report for the detailed action.

16 **4.0 BACKGROUND**

17 4.1 The property located in Planning District 12, has a Comprehensive Plan designation of
18 Low-Density Residential (LR) and a zoning classification of Single-Family Residence
19 (R-1) District.

20 4.2 A MINOR SUBDIVISION application has been submitted in lieu of the preliminary plat/final
21 plat process because §1104.04 (Minor Subdivision) of the City Code establishes the
22 three-parcel minor subdivision process to simplify subdivisions “which create a total of
23 three or less [sic] parcels, situated in accordance with City codes, and no further utility or
24 street extensions are necessary, and the new parcels meet or exceed the size requirements
25 of the zoning code.” The current application meets all of these criteria.

26 **5.0 REVIEW OF PROPOSED MINOR SUBDIVISION**

27 5.1 City Code §1004.016 (Dimensional and Setback Requirements) requires single-family
28 parcels at street corners to be at least 100 feet wide and 100 feet deep, and to comprise at
29 least 12,500 square feet in total area. The northernmost parcel at the intersection of
30 Marion Road and the Highway 36 Service Drive would be 100 feet wide (i.e., along
31 Marion Road) and 160 feet deep, and it would have a total area of 16,000 square feet.
32 The approximate location of the proposed southern boundary of this corner parcel is
33 shown in the site plan included with this report as Attachment C.

34 5.2 Section 1004.016 also requires interior (i.e., non-corner) single-family parcels to be at
35 least 85 feet wide and 110 feet deep, and to comprise at least 11,000 square feet in total
36 area. The middle proposed parcel would be 85 feet wide, 160 feet deep, and 13,600
37 square feet in area. The existing site improvements would remain on this middle parcel.
38 To achieve the required 10-foot building setback from side property lines, a portion of
39 the existing home will be removed, and the elimination of an existing, paved turnaround
40 area would bring the impervious coverage within the 30% limit on the proposed middle
41 parcel. The southern parcel would be 116 feet wide, 160 feet deep and 18,560 square feet
42 in area. The approximate location of the proposed shared boundary for middle and
43 southern parcels is also shown in Attachment C.

44 5.3 In reviewing the application, Roseville’s Development Review Committee (DRC) has
45 confirmed that two, separate sewer and water services are present in the Marion Road
46 right-of-way to serve the proposed parcels. The DRC also noted that that 6-foot wide
47 drainage easements are required along the sides and rear of the new parcels, consistent
48 with §1103.04 (Easements) of the City Code; these easements are shown in Attachment
49 C as well.

50 5.4 According to the established procedure, if a MINOR SUBDIVISION application is approved,
51 a survey of the approved parcels, the new legal descriptions, and any necessary Quit
52 Claim or Warranty deeds must be submitted for administrative review to verify
53 consistency with the City Council’s approval; then the approved survey must be recorded
54 by the applicant with the Ramsey County Recorder.

55 **6.0 RECOMMENDATION**

56 Based on the comments and findings outlined in Sections 4 and 5 of this report, Planning
57 Division staff recommends approval of the proposed MINOR SUBDIVISION creating a total
58 of three conforming parcels, consistent with the attached site plan.

59 **7.0 SUGGESTED ACTION**

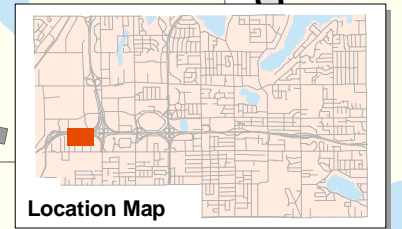
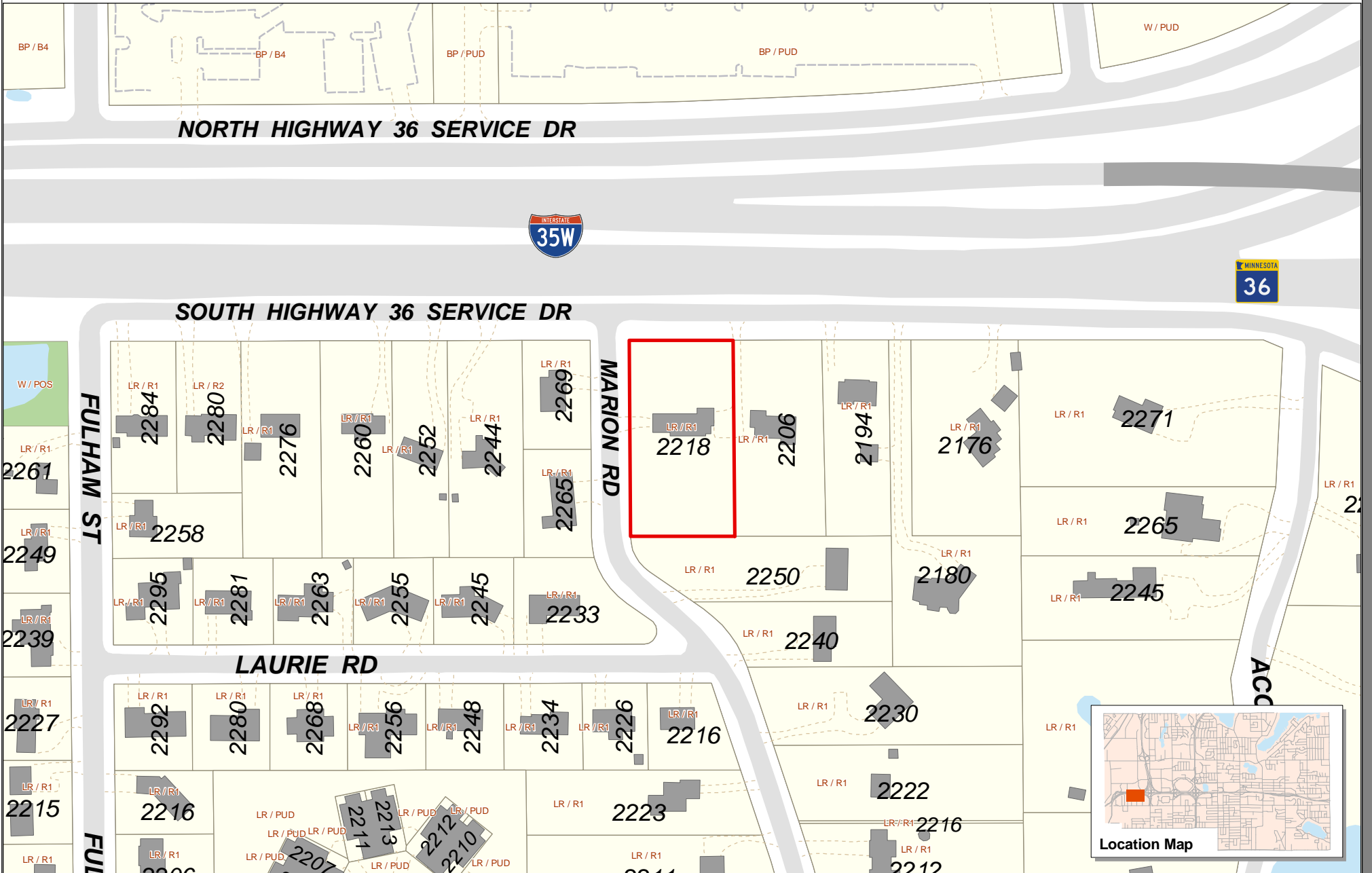
60 **By motion, approve the proposed MINOR SUBDIVISION at 2218 Highway 36** based on
61 the comments and findings of Sections 4 and 5 and the recommendation of Section 6 of
62 this report.

Prepared by: Associate Planner Bryan Lloyd (651-792-7073)

Attachments: A: Area map
B: Aerial photo

C: Illustration of proposed minor subdivision

Attachment A: Location Map for Planning File 10-019



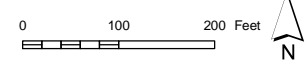
Prepared by:
 Community Development Department
 Printed: June 8, 2010



Site Location
 LR / R1 Comp Plan / Zoning
 Designations

Data Sources
 * Ramsey County GIS Base Map (6/1/2010)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

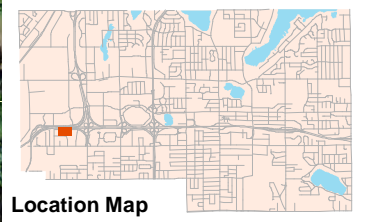
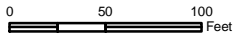
Attachment B: Aerial Map of Planning File 10-019



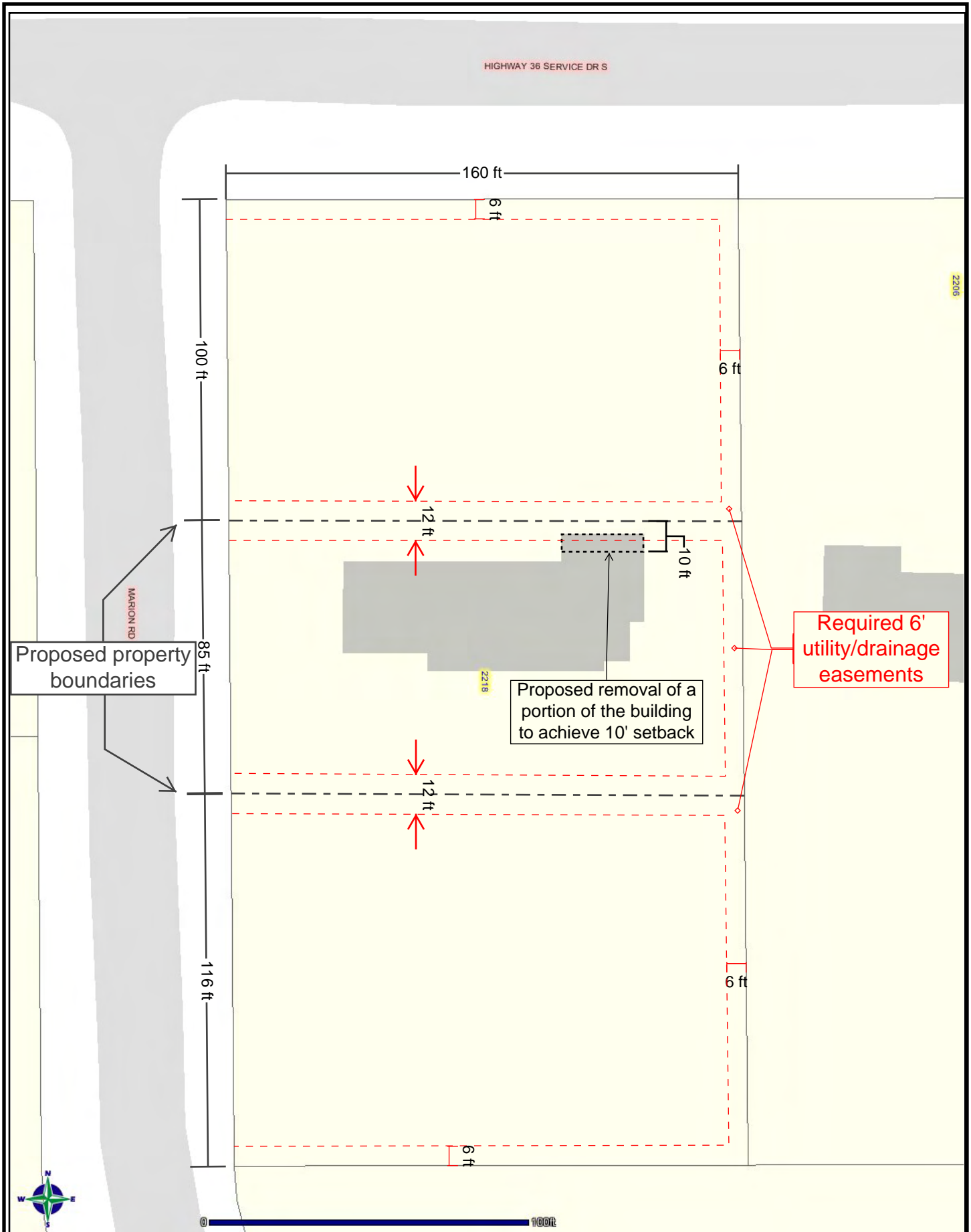
Site Location

Data Sources
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 * Aerial Data: Kucera (4/2009)
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Location Map



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SOURCES: City of Roseville and Ramsey County, The Lawrence Group; June 4, 2010 for City of Roseville data and Ramsey County property records data, June 2010