



STAFF REPORT

Agenda Information Memorandum

Little Canada Planning Commission

September 10, 2020

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. P.C.R. 2020-04 Minor Subdivision, Lot Split – 2933/2939 Centerville Rd – Case #1393

ACTIONS TO BE CONSIDERED

To approve a Minor Subdivision, Lot Split located at 2933 and 2939 Centerville Road.

FACTS

- The City has received a Subdivision or Lot Line Adjustment application from Marco Frattalone, the applicant and owner for the parcel located at 2933 Centerville Road.
- The applicant is requesting approval for a minor subdivision for land that will transfer a small parcel from one owner to another with no new lots created.
- The properties located at 2933 and 2939 Centerville Road are currently utilized as single-family residential use with single-family homes.
- A minor subdivision lot split is a division of a single parcel, lot, or tract into two or more separate parcels, lots, or tracts.
- The property is zoned R-1, Single Family Residential District.
- The applicant has submitted and met all filing requirements for review of the Subdivision/Lot Line Adjustment application.
- The Building Official has reviewed the proposal.
- The proposal is consistent with the Comprehensive Plan.
- A Public Hearing will be held at the City Council Meeting on September 23, 2020 to open up public comment.
- Public hearing notice letters were sent to addresses within 350 feet of the parcel on September 1, 2020 as well as to the Pioneer Press for publication.

ATTACHMENTS

Staff Report

Minor Subdivision Application

Proposed Certificate of Survey

MEMORANDUM

Date: Thursday, September 10, 2020

To: Chair Schwalbach and Planning Commission
From: Corrin Wendell, AICP, Community Development Director
CC: Chris Heineman, City Administrator
Re: P.C.R. 2020-04 Minor Subdivision, Lot Split – 2933/2939 Centerville Rd – Case #1393

BACKGROUND

Chair Schwalbach and Planning Commission members:

The Planning Commission is asked to make a recommendation on a Subdivision/Lot Line Adjustment for 2933 and 2939 Centerville Road, within the R-1, Single Family Residential District.

Proposal:

The City has received a Minor Subdivision, Lot Line Adjustment application from Marco Frattalone, the applicant and owner for the parcel located at 2933 and 2939 Centerville Road.

The applicant is requesting approval for a minor subdivision for land that will transfer a small parcel from one owner to another with no new lots created.

Current Use of Property:

Both properties are currently utilized as single-family residential use with a single-family house.

Applicant/Owner:

Marco Frattalone, 2933 and 2939 Centerville Road, Little Canada, MN 55117.

Address/Location:

2933 Centerville Road – Marco Frattalone

2939 Centerville Road – June Frattalone

The properties are located east of I-35E and south of Hwy 36 within the Little Canada city limits.

Property Legal Description:

Please see the existing and proposed legal descriptions located on the Certificate of Survey.

Property Acreage:

2933 Centerville Road, PID 062922140017 – From 0.47 Acres to 0.52 Acres

2939 Centerville Road, PID 062922140016 – From 0.56 Acres to 0.53 Acres

Zoning:

All properties are zoned R-1, Single Family Residential.

Attachments:

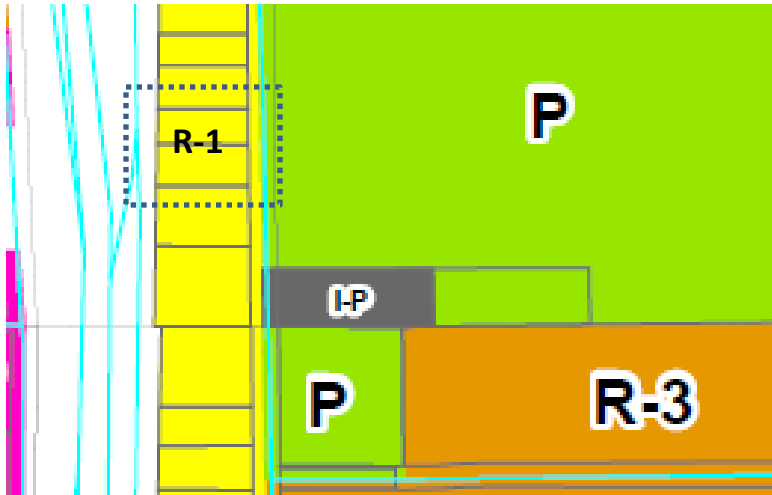
Please see the enclosed Application and Certificate of Survey.



AERIAL MAP



STREET VIEW (Google)



ZONING MAP

FINDINGS

What is a Minor Subdivision Lot Split?

A minor subdivision lot split is a division of a single parcel, lot, or tract into two or more separate parcels, lots, or tracts. Subdivision by definition is the division of land by platting, conveyance, registered land survey or other means into two or more lots, plats, sites or other divisions, any of which is less than five acres in area.

Minor Subdivision Lot Split Filing Requirements:

- 1) Legal Description of land you want to divide.
The applicant has provided a legal description to the City as shown on the application.
- 2) Proposed split line(s). Clearly identify each new parcel.
The applicant has provided the proposed split lines clearly identifying each new parcel as shown on the certificate of survey.
- 3) Dimensions of all property lines.
The applicant has provided the dimensions of all property lines as shown on the certificate of survey. The dimensions comply with the R-1 Single Family Residential District which requires a minimum lot width of 75 feet (interior) and 80 feet (corner).
- 4) Proposed use and area of each new lot.
*The applicant has noted the proposed use of each lot will be for single-family residential use. The area of each parcel is as follows:
2933 Centerville Road, PID 062922140017 – From 0.47 Acres to 0.52 Acres
2939 Centerville Road, PID 062922140016 – From 0.56 Acres to 0.53 Acres
The area of all properties complies with the standards of the R-1 Single Family Residential District, which requires a minimum lot area of 10,000 sq ft (interior) and 11,000 sq ft (corner) prior to 2008, which all properties fall under.*
- 5) Existing and proposed drainage and contour plan. The City requires most new lots to have drainage and utility easements located on the front and rear ten feet and the side six feet of the lot. The easements must be reflected on the survey.

The applicant has provided a drainage and utility easements as shown on the certificate of survey. The applicant complies with this standard.

- 6) Location and widths of proposed utility easements.

The applicant has provided utility easements as shown on the certificate of survey. The applicant complies with this standard.

- 7) Existing street rights-of-way, railroad and utility rights-of-way, parks and other public open space, permanent building and easements within the existing lot and adjoining lots.

The applicant has provided existing street rights-of-way as shown on the certificate of survey.

- 8) Areas, other than street and utility easements, that you intend to dedicate for public use, including their areas.

There are no other areas intended for public use.

- 9) Scale of the drawing and north arrow.

The applicant has provided a north arrow as shown on the certificate of survey.

- 10) Certificate of Survey.

The applicant has provided a certificate of survey.

Park Dedication:

The proposal will not warrant at park dedication fee as the parcels to be split are extensions of existing parcels and not a creation of a new lot or new single-family units.

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan. The Plan states that this R-1 Single Family Residential District is to remain R-1 in the Future Land Use Map and is reserved for density range of 2 to 4 units/acres.

Public Hearing:

A Minor Subdivision requires a Public Hearing and the City Council will open the hearing at their September 23, 2020 meeting to take comment from the public. At that time, they will consider the comments from the public and the Minor Subdivision application from the Planning Commission. Public hearing notice letters were sent to addresses within 350 feet of the parcel on September 1, 2020 as well as to the Pioneer Press for publication.

RECOMMENDED ACTION

To recommend approval on a Subdivision/Lot Line Adjustment for the following parcels within the R-1, Single Family Residential District.:

1. 2933 Centerville Road, PID 062922140017
2. 2939 Centerville Road, PID 062922140016