



## STAFF REPORT

TO: Mayor Fischer and Members of the City Council

FROM: Corrin Wendell, AICP, Community Development Director

DATE: February 8, 2023

RE: Minor Subdivision/Lot Line Adjustment – 2780 Noel Drive – Case #1417

### **ACTIONS TO BE CONSIDERED**

To consider approval of a Minor Subdivision, Lot Line Adjustment located at 2780 and 2750 Noel Drive to modify the side lot line 10 feet to the south for PID: 05-29-22-31-0077 and PID: 05-29-22-31-0078.

### **BACKGROUND**

#### **Proposal:**

The City has received a Minor Subdivision application from Jim Novak, requesting approval for a minor subdivision to adjust the property line for two lots on Noel Drive.

#### **Current Use of Properties:**

Single-Family Residential.

#### **APPLICANT**

Jim Novak  
2780 Noel Drive  
Little Canada, MN 55117

#### **OWNER**

Kathleen Johnson  
2750 Noel Drive  
Little Canada, MN 55117

#### **PROPERTY LOCATION:**

2780 and 2750 Noel Drive, Little Canada, MN 55109

#### **Proposed Legal Description:**

##### PARCEL A

PID: 05-29-22-31-0077

Lot 16, Block 5 and the north 10 feet of Lot 17, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto,

PARCEL B

PID: 05-29-22-31-0078

Lot 17, Blocks, Gervais Heights, Ramsey County, Minnesota EXCEPT the north 10 feet thereof, together with that part of the vacated Noel Drive accruing thereto.

and

That part of the west 100 feet of Lot 19, Blocks, Gervais Heights, Ramsey County, Minnesota lying south of the easterly extension the north line of Lot 17, Block 5, Gervais Heights and lying north of the easterly extension of the south line of said Lot 17.

**Zoning:**

The properties are zoned R-1, Low Density Residential.

PARCEL A

Area: 20, 980 square feet. Lot Width: 101.80 ft. Lot Depth: 205.25 ft.

PARCEL B

Area: 26, 045 square feet. Lot Width: 92.09 ft. Lot Depth: 305.01 ft.

**Attachments:**

Please see the enclosed Survey.

**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 lot line adjustment 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. New lot widths for each parcel will comply with the 75 feet wide minimum R-1 standard as well as the 130 feet for lot depth.*

	Front	Side	Corner Side	Rear
Single-Unit Dwelling	30 <sup>1, 2, 3</sup>	7.5 <sup>4</sup>	20 <sup>5</sup>	40
Driveway	Not applicable	5	20	--
Parking <sup>6</sup>	10	5	20	5
Porch	22 <sup>2</sup>	7.5	20 <sup>2</sup>	30
Deck	22 <sup>2</sup>	7.5	20 <sup>2</sup>	30

**Table 904-4: Minimum Lot Dimensions, R-1 District**

	Area	Width	Depth
Single-Family Detached Building			
Interior lot	10,000	75	130
Corner lot	11,000	80	130

- 4) Proposed use and area of each new lot.  
*Remain single-family residential.*
- 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 five 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.*

### **Public Hearing:**

A Minor Subdivision requires a Public Hearing and the City Council will open the hearing at their February 8, 2023 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 well as to the Pioneer Press for publication.

### **Planning Commission:**

At their meeting on January 26, 2023, the Planning Commission recommended approval (6-0) to the City Council.

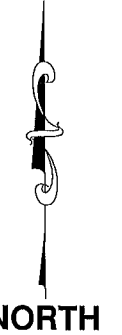
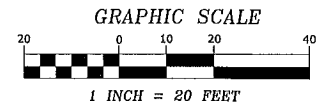
### **RECOMMENDED ACTION**

To consider approval of a Minor Subdivision, Lot Line Adjustment located at 2780 and 2750 Noel Drive to modify the side lot line 10 feet to the south for PID: 05-29-22-31-0077 and PID: 05-29-22-31-0078.



# CERTIFICATE OF SURVEY

~for~ KATHLEEN JOHNSON  
 ~of~ 2780 NOEL DRIVE  
 LITTLE CANADA, MN 55117



## EXISTING PROPERTY DESCRIPTIONS

**PARCEL ID NO. 05-29-22-31-0077**  
 Lot 16, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

**PARCEL ID NO. 05-29-22-31-0078**  
 Lot 17, Block 5, Gervais Heights, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

and  
 That part of the west 100 feet of Lot 19, Block 5, Gervais Heights, Ramsey County, Minnesota lying south of the easterly extension the north line of Lot 17, Block 5, Gervais Heights and lying north of the easterly extension of the south line of said Lot 17.

## PROPOSED PROPERTY DESCRIPTIONS

**PARCEL A**  
 Lot 16, Block 5 and the north 10 feet of Lot 17, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

**PARCEL B**  
 Lot 17, Block 5, Gervais Heights, Ramsey County, Minnesota EXCEPT the north 10 feet thereof, together with that part of the vacated Noel Drive accruing thereto.

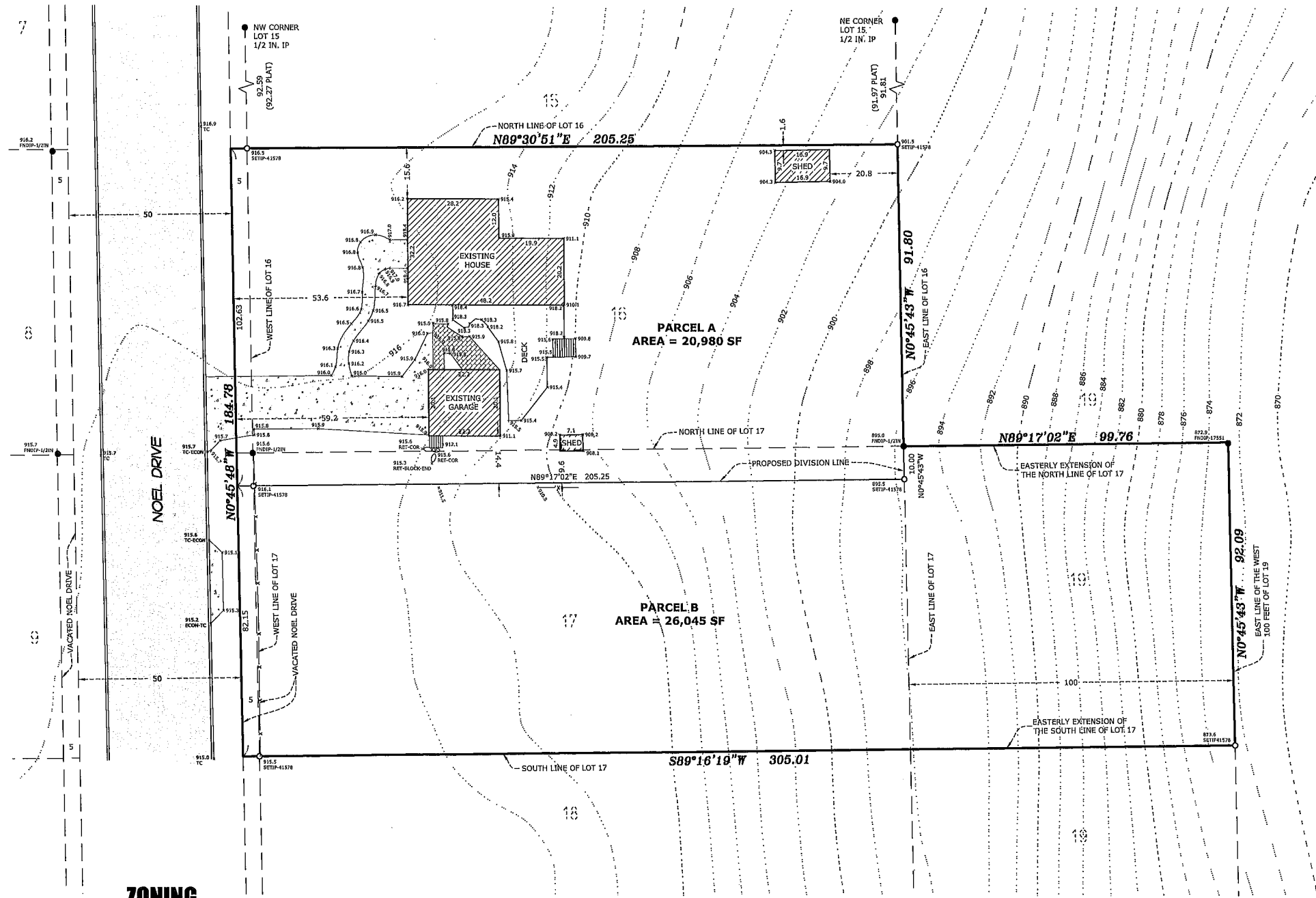
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## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/18/2022.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 05-29-22-31-0077 and 05-29-22-31-0078.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- X 952.26 DENOTES EXISTING SPOT ELEVATION
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE



## ZONING

Per City of Little Canada Zoning Map dated April 1, 2019 this parcel is currently zoned R-1 (Single Family Residential) and subject to the following standards per City of Little Canada Zoning Code:

- Minimum lot area = 10,000 SF (interior lot)  
 11,000 SF (corner lot)
- Minimum lot width = 75 ft. (interior lot)  
 80 ft. (corner lot)
- Minimum lot depth = 130 ft.
- Minimum setbacks (Principal structure)  
 Front = 30 ft.  
 Side = 7.5 ft.  
 Side (attached garage) = 5 ft.  
 Side (corner) = 20 ft.  
 Rear = 40 ft.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD  
 Date: 11/3/2022 License No. 41578

## BENCHMARK

RAMSEY CO. BENCHMARK NO. 9119  
 ELEVATION: 890.19 (NAVD 88)

DRAWN BY: BAB	JOB NO: 221116BT	DATE: 10/20/2022
CHECK BY: JER	FIELD CREW: JH/CB	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

**E.G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701