



## STAFF REPORT

TO: Mayor Keis and Members of City Council

FROM: Corrin Wendell, AICP, Community Development Director

DATE: May 12, 2021

RE: Case #1400 – Minor Subdivision, Lot Split – 3000 Labore Road

### **ACTIONS TO BE CONSIDERED**

Motion to approve a Minor Subdivision, Lot Split located at 3000 Labore Road, Parcel ID 042922240014.

### **FACTS**

- The City has received a Minor Subdivision application from Nathan Faire of Landmark of Little Canada, LLC, the applicant for the parcel located at 3000 Labore Road.
- The applicant is requesting approval for a lot split for 9.67 acres.
- The property is located at 3000 Labore Road and has currently one single-family home.
- A minor subdivision is a division of a single parcel, lot, or tract into four or less 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 Minor Subdivision application.
- The proposal is consistent with the Comprehensive Plan.
- A Public Hearing will be held at the City Council Meeting on May 12, 2021 to open up public comment.
- Public hearing notice letters were sent to addressees within 350 feet of the parcel as well as to the Pioneer Press for publication.
- Planning Commission recommended unanimous approval at their April 29, 2021 meeting.

### **ATTACHMENTS**

Staff Report  
Minor Subdivision Application  
Supplemental Documents

# MEMORANDUM

Date: Wednesday, May 12, 2021

To: Mayor Keis and City Council members
From: Corrin Wendell, AICP, Community Development Director
CC: Chris Heineman, City Administrator
Re: Minor Subdivision, Lot Split – 3000 Labore Road – Case #1400

## BACKGROUND

Mayor Keis and City Council Members:

The City Council is asked to consider a Minor Subdivision for 3000 Labore Road, within the R-1, Single Family Residential District.

### Proposal:

The City has received a Minor Subdivision application from Nathan Faire, the applicant from Landmark of Little Canada, LLC for the parcel located at 3000 Labore Road.

The applicant is requesting approval for a minor subdivision of the parcel to honor the purchase agreement with the owners and split the 9.67 acres from the larger 25.87 acre parcel.

### Current Use of Property:

The property currently has one single-family home located on it.

### Applicant:

Nathan Faire, Landmark of Little Canada, LLC. 13432 Hanson Blvd. Andover, MN 55304.

### Owner:

John Sculley, 3000 Labore Road, Little Canada, MN 55109.

### Address/Location:

3000 Labore Road

The property is located south of I-694 and west of Hwy 61 within the Little Canada city limits.

### Property Legal Description:

Please see the existing and proposed legal descriptions located on the supplemental information.

### Property Acreage:

Site Area:	421,302 sf	9.67 acre
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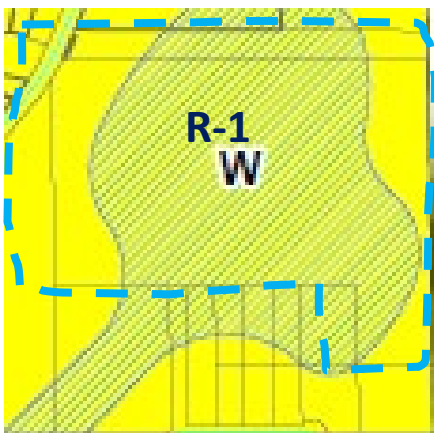
### Zoning:

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

**Attachments:**

Please see the enclosed Application and Certificate of Survey.

**AERIAL MAP**



**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.*
- 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 the parcel at 9.67 acres.*
- 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 warrant park dedication fees as the parcel to be split is a creation of a new unit. The 2021 Fee Schedule states that the park charge for residential developments is \$3,500 per unit.

**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:**

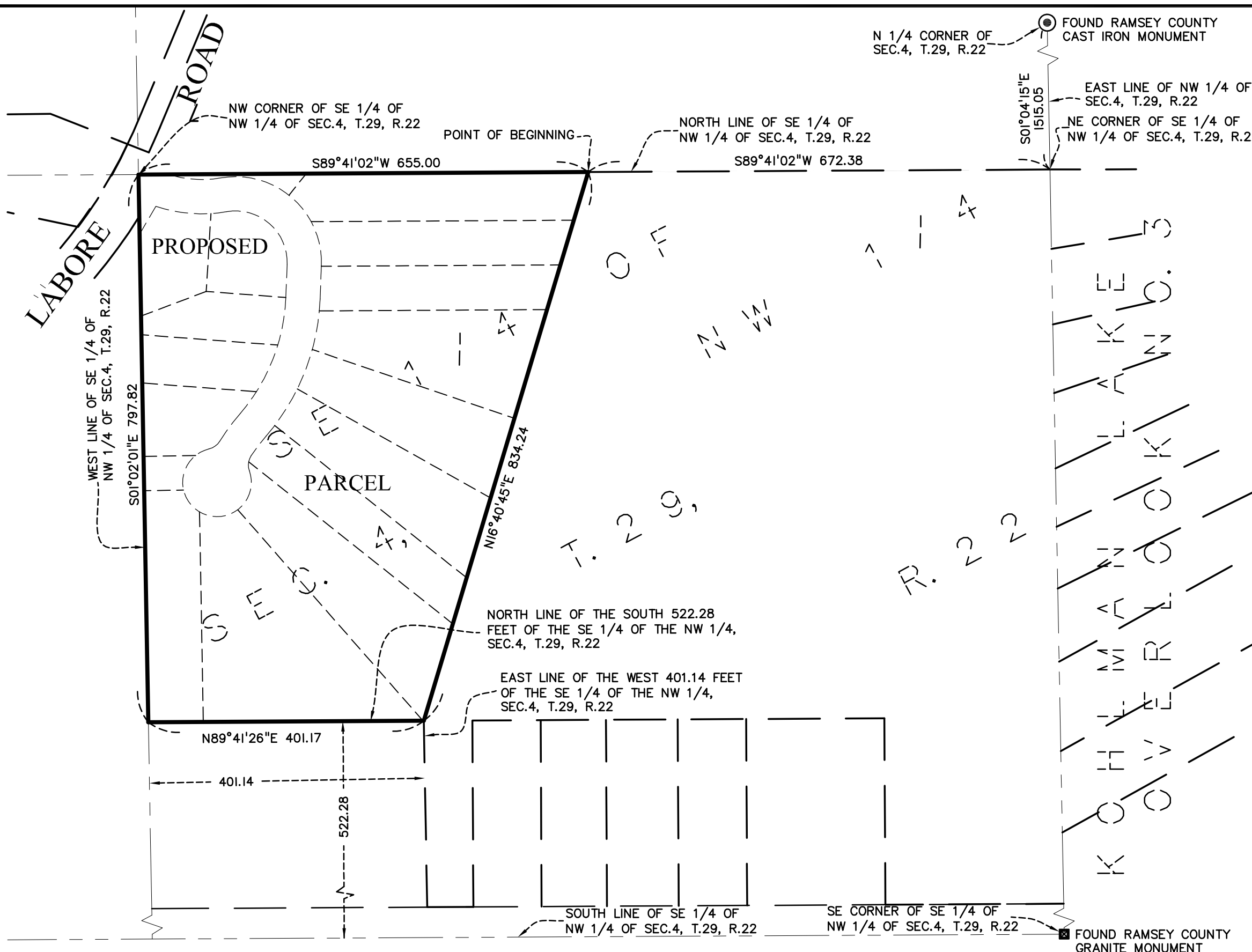
A Minor Subdivision requires a Public Hearing and the City Council will open the hearing at tonight's May 12, 2021 meeting to take comment from the public to consider the comments from the public. Public hearing notice letters were sent to addresses within 350 feet of the parcel well as to the Pioneer Press for publication.

**Planning Commission:**

The Planning Commission at their April 29, 2021 meeting recommended unanimous approval.

**RECOMMENDED ACTION**

To approve a Minor Subdivision for 3000 Labore Road within the R-1, Single Family Residential District.



**PROPOSED PROPERTY DESCRIPTION**

That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

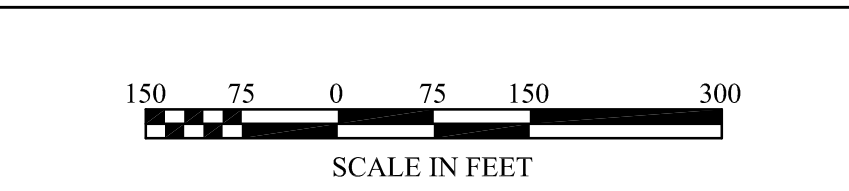
Commencing at the North ¼ corner of said Section 4; thence South 01 degrees 04 minutes 15 seconds East along the east line of the NW ¼ of said Section 4 a distance of 1515.05 feet to the NE corner of the SE ¼ of said NW ¼ of Section 4; thence South 89 degrees 41 minutes 02 seconds West along the north line of said SE ¼ of the NW ¼ a distance of 672.38 feet to the actual point of beginning; thence continuing South 89 degrees 41 minutes 02 seconds West along said north line a distance of 655.00 feet to the NW corner of said SE ¼ of the NW ¼; thence South 01 degrees 02 minutes 01 seconds East along the west line of said SE ¼ of the NW ¼ a distance of 797.82 feet to the north line of the south 522.28 feet of said SE ¼ of the NW ¼; thence North 89 degrees 41 minutes 26 seconds East along said north line of the south 522.28 feet a distance of 401.17 feet to the east line of the west 401.14 feet of said SE ¼ of the NW ¼; thence North 16 degrees 40 minutes 45 seconds East a distance of 834.24 feet to the point of beginning.



JOB #: 49368-060	REVISIONS
LAYOUT SHEET:	
DRAWN BY: CMT	
CHECKED BY: DLS	
DATE: 2/23/2021	

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

PARCEL EXHIBIT  
 PREPARED FOR  
**TEAM FAIR**



**MINUTES  
PLANNING COMMISSION  
APRIL 29, 2021**

**PUBLIC HEARINGS**

None.

**COMMISSION BUSINESS: MINOR SUBDIVISION – 3000 LABORE ROAD**

The Community Development Director presented a request for a minor subdivision for 3000 Labore Road. She stated that the property is within the R-1 single family residential district and the applicant has submitted all the filing requirements for the lot split. She stated that this request would split this piece of the property from the larger property. She stated that this would only focus on the 9.67 acres and not the larger property, noting that will come back under the major subdivision request. She stated that the City Council will hold a public hearing on this item at its May 12<sup>th</sup> meeting. She stated that the applicant will come back in the future for the platting of individual lots and this action would simply divide this parcel from the larger parcel.

The City Clerk stated that someone came in today and was concerned that the remaining parcel would be landlocked. She explained that the remaining parcel is not landlocked because there is platted right-of-way that goes down to Beam Avenue.

The Community Development Director commented that there may be some development further south in the future but at this time they are focused on the Labore entry point.

Buesing introduced the following motion:

***RECOMMENDING THE APPROVAL OF A MINOR SUBDIVISION REQUEST  
FOR 3000 LABORE ROAD***

The foregoing motion was duly seconded by Quarries.  
Ayes (5). Nays (0). Motion passed.

**COMMISSION BUSINESS: TEXT AMENDMENTS**

The Community Development Director stated that staff has been working with applicants that fall under uses that fall under conditional or special for licensing. She stated that as currently setup the applicant has to submit a conditional or special permit for these permitted uses, which creates an additional hurdle as the applicant is still required to obtain the proper licensing. She stated that this amendment would allow these uses as permitted and remove that additional step, which would alleviate the staff time necessary for review as well. She noted that the applicant would still apply for the licensing and go before the Council in that manner.

The City Clerk stated that there have been a lot of massage therapists come through in the past few years through conditional use permit and there are not additional conditions added. She stated that she completes background and licensing checks through the licensing review, which is approved by the Council and the conditional use permit just adds another unnecessary step. She