



STAFF REPORT

TO: Chair Kwapick and Members of the Planning Commission
FROM: Corrin Wendell, Community Development Director
DATE: April 14, 2022
RE: Minor Subdivision/Lot Split – 3000 Arcade Street – Case #1410

ACTIONS TO BE CONSIDERED

To approve a Minor Subdivision, Lot Split located at 3000 Arcade Street, PID 042922230009.

BACKGROUND

The Planning Commission is asked to make a recommendation on a Minor Subdivision/Lot Split for 3000 Arcade Street, within the R-1, Single Family Residential District.

Proposal:

The City has received a Minor Subdivision application from Terry McTeague, requesting approval for a minor subdivision of the parcel to split the parcel equally.

Current Use of Property:

The property currently has one single-family home located on it and the applicant plans to demolish the existing home and build two new single-family homes.

Applicant/Owner:

Terry McTeague, 3000 Arcade Street, Little Canada, MN 55109.

Address/Location:

3000 Arcade Street

The property is located south of I-694 and east of Hwy I-35E within the Little Canada city limits.

Property Legal Description:

PID 04-29-22-23-0009. Please see the existing and proposed legal descriptions located on the supplemental information.

Property Acreage:

Site Area:	33,976.8 sf	0.78 acre
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Zoning:

The property is zoned R-1, Low Density Residential.

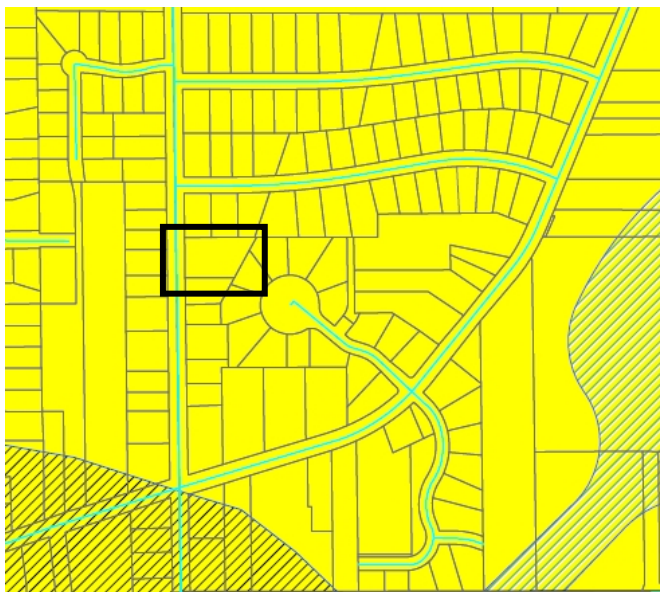
Attachments:

Please see the enclosed Application and Supporting Documents.

AERIAL MAP



ZONING MAP (R-1 District)



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. 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.
- 4) Proposed use and area of each new lot.
The applicant has noted the proposed use of each lot will be for a new single-family residential home. Each new lot area exceeds the minimum 10,000 square feet allowed in the R-1 District.
- 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.

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 2.5 to 4 units/acres. This proposal complies with the minimum lot size standards of the R-1, Low Density Residential District.

Public Hearing:

A Minor Subdivision requires a Public Hearing and the City Council will open the hearing at their April 27, 2022 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.

RECOMMENDED ACTION

To recommend approval for a Minor Subdivision, Lot Split located at 3000 Arcade Street, PID 042922230009.