



STAFF REPORT

TO: Chair Johnson and Members of the Planning Commission

FROM: Corrin Wendell, AICP, Community Development Director

DATE: April 13, 2023

RE: Minor Subdivision/Lot Line Adjustment – 2857 and 2851 Vanderbie Street – Case #1418

ACTIONS TO BE CONSIDERED

To recommend approval of a Minor Subdivision, Lot Line Adjustment located at 2857 and 2851 Vanderbie Street for Parcel ID Numbers: 05-29-22-31-0011 and 05-29-22-31-0012.

BACKGROUND

The Planning Commission is asked to make a recommendation on a Minor Subdivision/ Lot Line Adjustment located at 2857 and 2851 Vanderbie Street for Parcel ID Numbers: 05-29-22-31-0011 and 05-29-22-31-0012 to modify the rear lot lines of both parcels to create a new parcel to the west of the properties as shown in the Certificate of Survey.

Proposal:

The City has received a Minor Subdivision application, requesting approval for a minor subdivision to adjust the property line for two lots on Vanderbie Street.

Current Use of Properties:

Single-Family Residential.

APPLICANT/OWNER

Mark and Katie Hronski
2857 Vanderbie Street
Little Canada, MN 55117

OWNER

Jeff and Cristina Shields
2851 Vanderbie Street
Little Canada, MN 55117

PROPERTY LOCATION:

2857 and 2851 Vanderbie Street, Little Canada, MN 55117

Existing Property Descriptions:

HRONSKI PARCEL - 2857 VANDERBIE STREET
Lot 16, Block 3, GERVAIS HEIGHTS, Ramsey County, Minnesota.

SHIELDS PARCEL - 2851 VANDERBIE STREET
Lot 17, Block 3, GERVAIS HEIGHTS, Ramsey County, Minnesota.

Proposed Legal Descriptions:

PARCEL A - 2857 VANDERBIE STREET
That part of Lot 16, Block 3, GERVAIS HEIGHTS, Ramsey County, Minnesota lying east of the west 75 feet thereof.

PARCEL B - 2851 VANDERBIE STREET
That part of Lot 17, Block 3, GERVAIS HEIGHTS, Ramsey County, Minnesota lying east of the west 75 feet thereof.

PARCEL C - 4XX LABORE ROAD
The west 75 feet of Lots 16 and 17, Block 3, GERVAIS HEIGHTS, Ramsey County, Minnesota.

Zoning:

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

Parcel Zoning Size Requirements:

PARCEL A

Area: 15,977 square feet. Lot Width: 82.55 ft. Lot Depth: 270.31 ft.

PARCEL B

Area: 16,003 square feet. Lot Width: 82.88 ft. Lot Depth: 270.39 ft.

PARCEL C

Area: 12,102 square feet. Lot Width: 75.01 ft. Lot Depth: 160.71 ft.

Attachments:

Please see the enclosed Application and Supporting Documents.

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 Low Density 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 ^{1, 2, 3}	7.5 ⁴	20 ⁵	40
Driveway	Not applicable	5	20	--
Parking ⁶	10	5	20	5
Porch	22 ²	7.5	20 ²	30
Deck	22 ²	7.5	20 ²	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 April 26, 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.

RECOMMENDED ACTION

To recommend approval of a Minor Subdivision, Lot Line Adjustment located at 2857 and 2851 Vanderbie Street for Parcel ID Numbers: 05-29-22-31-0011 and 05-29-22-31-0012.