

Department of Community Planning and Economic Development – Planning Division
Preliminary Plat Application
PL-159

Hearing Date: October 25, 2004

Date Application Deemed Complete: September 24, 2004

End of 60 Day Decision Period: November 23, 2004

Applicant: Heritage Housing, LLC

Address Of Property: 710 – 720 Bryant Ave N, 716 – 726 Van white Memorial Boulevard, 843 – 807 8th Ave N

Contact Person and Phone: Gary Findell, 612-752-6928

Planning Staff and Phone: Tom Leighton, 612-673-3853

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: R4

Comprehensive Plan: Part of Major Housing Site

Proposed Use: Townhouse development

Background: The subject area is part of the first ownership phase of the Heritage Park development. It is a half block area in which four townhouse clusters are proposed facing Van White Memorial Boulevard, 8th Avenue North and Bryant Avenue North, and Aldrich Avenue North. It was originally platted in conjunction with a larger area that included two full blocks of proposed single family homes, and another townhouse block.

The subject area was initially platted to provide an individual lot for each townhouse unit. This created some difficulties for the developer in that each unit was required to have its own water and sewer service. The subject plat would create a single lot for each townhouse cluster. Townhouses would still be individually owned utilizing a condominium-style ownership structure. Water and sewer service could be provided for each townhouse cluster.

Development Plan: The development plan is attached, and shows four proposed townhouse clusters on the subject area.

Previous Actions: The former plat for the subject area was originally approved in March 22, 2004, along with a conditional use permit for planned residential development, site plan review and variance.

The proposed location and design of the townhouses have changed only slightly since the original approvals.

Other Zoning Applications Required: None.

Required Findings:

1. **The subdivision is in conformance with the land subdivision regulations, the applicable regulations of the Zoning Ordinance and policies of the Comprehensive Plan.**

LAND SUBDIVISION REGULATIONS:

All proposed lots have a single zoning classification. Streets, sidewalks and alleys were reviewed under the related plat application that dedicated the public right of way space. Lot dimensions exceed minimum dimensions in the zoning code. The proposed lots are in conformance with the requirement in the land subdivision ordinance that no lot can have greater than 5 sides.

ZONING CODE:

The proposed development is expected to be in full conformance with all provisions of the zoning code.

MINNEAPOLIS PLAN:

The Minneapolis Plan has several policies which call for the creation of increased housing opportunities and choices, as noted below. The subject plat will facilitate the development of new housing units on these parcels, and is thus in conformance with these goals.

Chapter 4, Marketplaces -- Neighborhoods:

4.9 Minneapolis will grow by increasing its supply of housing

4.10 Minneapolis will increase its housing that is affordable to low and moderate income households.

4.11 Minneapolis will improve the availability of housing options for its residents.

4.17 Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city. (The Plan designates the Project area as a Major Housing Site.) Implementation Steps: Develop a city-wide Housing Strategy for placing medium (10-30 units per acre) to high density (30+units per acre) new housing on major transportation and transit corridors and near commercial revitalization projects or neighborhood amenities (e.g. sites such as Growth Centers, Major Housing Sites, Commercial Corridors).

- 2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The project is a redevelopment of a former large public housing complex that suffered from its isolation from the surrounding community. The new development will be providing low-income housing for about 500 households by the time it is completed. It will provide an additional 400 dwelling units for households of moderate and middle incomes. A mixed income community of this kind is expected to hold its economic value and its value as a livable environment longer than its predecessor. The exterior of the structures is high quality in materials and appearance. There are recreational and open space amenities within blocks, as well as in the restructured Bethune and Sumner Parks.

- 3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

Site improvements are based upon a thorough understanding of geotechnical and environmental site conditions, as documented in the EAW.

- 4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

The development plan for the subject area has received all formal approvals. There are no foreseeable difficulties that will be encountered in securing building permits.

- 5. The subdivision makes adequate provision for storm runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.**

Stormwater facilities form an integral part of the project design. This block contains a stormwater detention area that will detain and filter stormwater. The design of this facility as part of the earlier development review process for the block.

STAFF RECOMMENDATION ON PRELIMINARY PLAT:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the preliminary plat.