

**Department of Community Planning and Economic Development—Planning Division**  
**Registered Land Survey**  
**RLS-68**

**Date:** November 13, 2012

**Applicant:** Doran University LLC

**Address of Property:** 310 15<sup>th</sup> Avenue Southeast and 1501 University Avenue Southeast

**Project Name:** Sydney Hall and Dinky Dome

**Contact Person and Phone:** Paul Anderson – Messerli & Kramer P.A. (612) 672-3601

**Planning Staff and Phone:** Janelle Widmeier (612) 673-3156

**Date Application Deemed Complete:** October 11, 2012

**End of 120 Day Decision Period:** December 10, 2012

**Ward: 2      Neighborhood Organization:** University (adjacent to Marcy Holmes)

**Existing Zoning:** C3A Community Activity Center District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District

**Plate Number:** 15

**Legal Description:** Not applicable for this application.

**Existing Use:** Mixed-use building with 142 dwelling units and ground floor commercial uses

**Concurrent Review:** Registered Land Survey (RLS).

**Applicable Section(s) of the Municipal Code:** Chapter 598, Subdivisions.

**Background:** This Registered Land Survey (RLS) is for a mixed use building with 142 dwelling units and ground floor commercial uses located at the property of 310 15<sup>th</sup> Avenue Southeast and 1501 University Avenue Southeast. The applicant now proposes an RLS to create separate tax parcels for the residential and commercial areas in the building. Tracts A and D are for the residential use and Tracts B, C and E are for the commercial uses. The Public Works Department has reviewed the RLS and has not identified any issues. The City Attorney has reviewed and approved the final RLS title documents.

As of the writing of this report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

**Findings as required by the Minneapolis Subdivision Ordinance:**

- 1. The subdivision is in conformance with the land subdivision regulations including the requirements applicable regulations of the zoning ordinance, and policies of the comprehensive plan.**

The configuration of the RLS tracts, as proposed by the applicant, does not meet the lot frontage requirement for a part of Tract A, the lot area and width requirement for Tracts A and D, and the prohibition against lots with more than five sides for Tracts A and D on the ground level. Tracts on the ground level are subject to the same requirements as platted lots. The solution to this technical problem is to record the conditions of approval that indicate that approval of the RLS does not constitute approval of the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances. With the recommended conditions of approval, the RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan.

- 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 purpose of the RLS is to delineate separate tax parcels for different uses in the building. This would have no impact on surrounding properties.

- 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.**

The site does not pose the above hazards.

- 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 building exists and the site is fully developed. Access is existing and adequate.

- 5. The subdivision makes adequate provision for stormwater 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.**

The applicable erosion and stormwater management plans were approved with the final site plan and building permits for the project. The creation of different tracts will not effect erosion or stormwater management.

**RECOMMENDATION:**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Registered Land Survey:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the preliminary and final Registered Land Survey application for property located at 310 15<sup>th</sup> Avenue Southeast and 1501 University Avenue Southeast, subject to the following conditions:

1. This RLS creates certain tracts (namely, Tracts A and D) that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinances for street frontage, lot area and width, and the prohibition against lots with more than five sides at ground level. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances.
2. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

**Attachments:**

1. Statements from the applicant
2. Zoning and Hennepin County property maps
3. RLS
4. Site plan and first floor plans