



LAND USE APPLICATION SUMMARY

Property Location: Two blocks between 51st Ave N and 49th Ave N, Humboldt Ave/Ln N and Girard Ave N

Project Name: Humboldt 6th Addition

Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307

Applicant: Alatus – MyHomeSource

Project Contact: Nick Reimler

Request: To replat two blocks with alley vacations and dedications.

Required Applications:

| | |
|-----------------------------------|-----------------------------------|
| Preliminary and Final Plat | Humboldt 6 th Addition |
| Vacation | Alley dedication and vacation |

SITE DATA

| | |
|-----------------------------------|---------------------------------------|
| Existing Zoning | R4 Multiple-Family District |
| Lot Area | Not applicable |
| Ward(s) | 4 |
| Neighborhood(s) | Lind-Bohanon Neighborhood Association |
| Designated Future Land Use | Urban Neighborhood |
| Land Use Features | Not applicable |
| Small Area Plan(s) | Not applicable |

| | | | |
|---|----------------|---------------------------------------|------------------|
| Date Application Deemed Complete | July 11, 2016 | Date Extension Letter Sent | Not applicable |
| End of 60-Day Decision Period | Not applicable | End of 120-Day Decision Period | November 8, 2016 |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The applicant has identified several properties on the blocks bound by 51st Ave N and 49th Ave N, Humboldt Ave/Ln N and Girard Ave N. These parcels are presently vacant and were platted in 2002, during the Humboldt Greenway Planned Unit Development project. Approximately 70 others were not completed during the project. Several of the parcels have transferred back to the City of Minneapolis-CPED or returned to Hennepin County as tax-forfeited property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The majority of the two blocks are vacant. Two townhomes and one single-family dwelling were constructed on the north block and six single-family dwellings have been constructed on the south block.

PROJECT DESCRIPTION. The applicant, Alatus, is proposing to replat parcels in Phase I and II in the attached and vacate and dedicate new alley to resolve platting inconsistencies with the subdivision ordinance and allow the future construction of single-family dwellings. The proposed alley dedication, adjacent to proposed Block 4, reduces the existing lot area of Lots 1-3 and the applicant is seeking variances (BZZ 7804, 7805 and 7809) concurrently.

RELATED APPROVALS.

| Planning Case # | Application | Description | Action |
|---------------------------------|-----------------------------------|-------------------------------------|---------------------------------|
| <u>BZZ-942</u> <u>PL-124</u> | Planned Unit Development and Plat | PUD for new residential subdivision | Approved by the CPC on 12/13/02 |

PUBLIC COMMENTS. Staff has not received public comments at the time of preparing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

Preliminary and Final Plat

The Department of Community Planning and Economic Development has analyzed the application for a preliminary and final plat based on the following findings:

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

Subdivision Regulations:

The proposed plat is in conformance with the subdivision design requirements for residential development. In addition, the applicant is correcting an existing reverse platting condition on proposed Blocks 1, 2, 5 and 6.

Zoning Ordinance:

The applicant is proposing to dedicate a new alley at the rear of proposed Block 4, Lots 1-3, addressed as 4944, 4948 and 4952 Humboldt Ln N. The new alley will reduce the lot area of each of

these parcels below the minimum 5,000 sq. ft. of lot area required for a single-family dwelling in the R4 Multiple-Family District. Staff is recommending approval of the requested variances.

Comprehensive Plan:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- I.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.
- I.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations.

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 subdivision will not have an adverse effect on surrounding properties or change the character of the area. Although the majority of the parcels have not been developed, they were previously single-family dwellings, consistent with the use and density of the area. Further, the proposed dwellings will allow for adequate off-street parking; therefore, the subdivision should not add congestion to the public streets.

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.*

None of these hazards exist on the property.

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 applicant, Alatus, is proposing to replat parcels in Phase I and II in the attached and vacate and dedicate new alley to resolve platting inconsistencies with the subdivision ordinance. The proposed plat allows the future construction of single-family dwellings, in such a way as to ensure minimum alteration of the existing topography. In addition, the applicant is correcting an existing reverse platting condition on proposed Blocks 1, 2, 5 and 6. Finally, the applicant is adjusting alleys to maximize the number of buildable lots and allowing alley access to all of them as to avoid any future curb cuts on the public street.

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 applicant has provided a plan that encourages the on-site retention of storm and surface runoff of the existing property before and after the proposed construction. Staff finds that the proposed project will prevent soil erosion and other possible pollution during and after construction. The applicant will be required to obtain all necessary building and public works permits and adhere to best management practices, both during and after construction.

VACATION

The applicant is proposing to vacate a portion of the east-west alley on the north block, where adjacent to reverse platted parcels and dedicate a new alley extended off the existing that would intersect with 51st Ave N. Similarly, the applicant is proposing to vacate a portion of the east-west alley on the south block where adjacent to reverse platted lots and dedicate a new alley to the south of the existing to allow for an additional platted lot (Lot 10, Block 5). The proposed alley dedication will result in the loss of two mature trees on the south block. The applicant is proposing an alley dedication on the south block, adjacent to proposed Block I, to allow for alley access to the existing parcels 4944-4952 Humboldt Ln N.

Staff is expecting the approval letter by Public Works prior to the city planning commission on August 1, 2016, and staff will forward the letter to the CPC at the public hearing.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Minneapolis Public Works has reviewed the vacation petition and recommends the alleys to be vacated. The applicant will be required to obtain an alley permit and complete construction of the proposed alleys before the resolution is recorded with Hennepin County.

FINDINGS. The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that they can be vacated if any easements requested above are granted by the petitioner.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the applications by Alatus-MyHomeSource:

A. Preliminary and Final Plat of Humboldt 6th Addition.

Recommended motion: **Approve** the application for a preliminary and final plat.

B. Vacation of Partial Alleys on two blocks.

Recommended motion: **Approve** the vacation of the partial alley that connects with Girard Ave N just north of 49th Ave N and the partial alley that connects with Girard Ave N just south of 50th Ave N.

ATTACHMENTS

1. Map of area to be vacated
2. Zoning map
3. Oblique aerial photo
4. Written description and findings submitted by applicant
5. Survey
6. Site plan
7. Photos

STATEMENT OF PROPOSED USE

The Homes at Humboldt Greenway LLC is the developer of the former Humboldt Greenway development, now called Parkside at Humboldt Greenway; The Homes at Humboldt Greenway LLC is a co-development between MyHomeSource and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was the selected proposal to an RFP offered by the City of Minneapolis in June 2015. At the time, MyHomeSource and GMHC proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes keeping with similar products as the original Humboldt Greenway development. However, a more in depth market analysis from Marquette Advisors revealed that the detached single family homes in that area have a stronger demand and higher values than townhomes. As a result, the proposed plat allows for all single family homes to be built on the lots and takes 49 small lots and reconfigures them into 19 conforming lots to accommodate single family homes and allow the overall development to complete 65 single family homes. The Humboldt Greenway 6th Addition spans two blocks starting at Humboldt Ave N and 51st Ave N in the northwest corner down to Girard Ave N and 49th Ave N in the southeast corner. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

The original plat was part of a planned unit development that allowed for the nonconforming lots and Outlots that are no longer feasible in the new development; the PUD no longer applies. The existing lots were platted as part of the Humboldt Greenway 5th Addition by the previous developer who planned for different types townhomes, making the lots as platted less feasible for detached single family homes. The original plat had created small, narrow lots along 51st Ave N and 49th Ave N to allow for some type of townhome and there were narrow, nonconforming lots along Girard Ave N also platted to allow for townhomes. There were also two Outlots created by the old plat that will no longer exist with the new proposed plat. After discussions with city staff, it was determined that realigning the lots to a more traditional urban grid system with conforming lots would be preferred to the layout created by the Humboldt Greenway 5th Addition plat.

The current proposed plat, Humboldt Greenway 6th Addition, creates 19 lots over 5 blocks, drainage and utility easements, a new alleyway to allow access to the new lots and maintain access to the existing, and ingress and egress easements for shared private drive access off the alley. We have also submitted an alley vacation request for the section of alley that currently exists and cuts through Lot 9, Block 4 of the proposed plat. The new alley will extend the existing one farther south and curve to pass along the southern border of Lot 10. There will also be an easement to allow for two shared private drives off the alleys between Lots 1 and 2 of Block 1 and Lots 1 and 2 of Block 2; as well as to the eastern side of Lots 4-6, Block 8 of Humboldt Greenway 5th Addition to allow access to those properties. The original plat also called for this type of driveway and it is similar to the existing shared private driveway just north of 50th Ave N. The end result is 19 buildable lots that allow for the construction of detached single family homes under the current R-4 zoning requirements and will accommodate the total development of 65 single family homes that will be part of Parkside at Humboldt Greenway.

The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The lots are currently owned by the City of Minneapolis and The Homes at Humboldt Greenway is scheduled to acquire the properties by July 1, 2016 per the Redevelopment Option Contract between the two entities.



800 NICOLLET MALL
SUITE 2850
MINNEAPOLIS, MN 55402

Re: Proposed Lot Area Variance
City of Mpls Variance Application

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The circumstance upon which the variance is requested is unique to each parcel of land. The platting that is in place did not account for access from the east. Therefore, an alley will be built on the eastern side of each lot. This alley reduces the size of each parcel to the following: 4944 Humboldt = 4,880 sq ft. 4948 Humboldt = 4,779 sq ft. 4952 Humboldt = 4,993 sq ft.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The applicant is proposing to use the property in a reasonable matter consistent with the spirit and intent of the ordinance and the comprehensive plan. Neighboring lots are of similar size. These lots are also residential lots and are built or to be built with houses that share similar characteristics such as size, shape, layout, and architectural details.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The character of the area is single family homes with traditional architecture. All have detached garages with alley access in the back. The proposed projects will match this same character and not compromise health, safety, or the welfare of the general public. The houses to be built will be two-story homes and detached garages. The surrounding area consists of homes that will be similar in size and style. The design of the new home will be consistent with the look and feel of comparable homes in and around the neighborhood. The detached garage will face east in order to match the existing garages

Alatus/MyHomeSource is a proven, quality company that is looking forward to adding professionally constructed homes to a thriving Minneapolis neighborhood.

Site Info: 4944, 4948, and 4952 Humboldt Ln N, Minneapolis, MN

Company Info: Alatus - MyHomeSource Construction LLC
800 Nicollet Mall, Suite 2850
Mpls, MN 55402

Thank you for your time,
Nick Reimler
Construction Manager
Cell – 763.639.5386
Email – nrreimler@alatusllc.com



Council President Johnson
350 South 5th St., Room 307
Minneapolis, MN 55415

May 11, 2016

Dear Council President Johnson,

As part of the Parkside at Humboldt Greenway development, some lots need to be platted to allow for single family homes to be constructed under current zoning requirements. The properties are being developed by The Homes at Humboldt Greenway LLC, a co-development between MyHomeSource (MHS) and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was selected in response to a Request for Proposals by the City of Minneapolis in June 2015 and as part of the process, we previously met with the Lind-Bohanon Neighborhood Association and the Shingle Creek Neighborhood Association. At the time, GMHC and MHS proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes, similar to the original Humboldt Greenway development. However, a more in depth market analysis revealed that the detached single family homes in that area have a stronger demand than townhomes. As a result, the new proposed plat allows for all single family homes to be built on all the lots and will be 65 single family homes once completed. The proposed plat, Humboldt Greenway 6th Addition, replats 49 lots over two blocks into 19 traditional lots. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

The existing lots were platted as part of the Humboldt Greenway 5th Addition by the previous developer who planned for different types of housing such as two different townhome styles, and was working under a Planned Unit Development (PUD) that allowed for approved deviation from the zoning code. The PUD no longer applies and many of the current lots are not buildable per today's zoning code. After discussions with city staff, it was determined that realigning the lots to a more traditional urban grid system with conforming lots would be preferred to the layout created by the Humboldt Greenway 5th Addition plat.

The current proposed plat, Humboldt Greenway 6th Addition creates 19 new lots, drainage and utility easements, a new alleyway to allow access to the new lots and maintain access to the existing, and an ingress and egress easement for shared private drive access off the alley. We have also submitted an alley vacation request for the section of alley that currently exists and cuts through Lot 9, Block 4 of the proposed plat. The new alley will extend the existing one farther south and curve to pass along the southern border of Lot 10. There will also be an easement to allow for two shared private drives off the alleys between Lots 1 and 2 of Block 1 and Lots 1 and 2 of Block 2; as well as to the eastern side of Lots 4-6, Block 8 of Humboldt Greenway 5th Addition to allow access to those properties. The original plat also called for this type of driveway and it is similar to the existing shared private driveway just north of 50th Ave N.

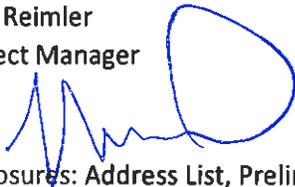
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have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The proposed preliminary plat is included here for reference. Please feel free to contact me with any questions or comments via phone at (612) 455-0705 or nrreimler@alatusllc.com.

Sincerely,

Nick Reimler
Project Manager



Enclosures: Address List, Preliminary Plat

Lind-Bohanon Neighborhood Association
P.O. Box 29525
Minneapolis, MN 55429

May 11, 2016

Dear Lind-Bohanon Neighborhood Association,

As part of the Parkside at Humboldt Greenway development, some lots need to be platted to allow for single family homes to be constructed under current zoning requirements. The properties are being developed by The Homes at Humboldt Greenway LLC, a co-development between MyHomeSource (MHS) and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was selected in response to a Request for Proposals by the City of Minneapolis in June 2015 and as part of the process, we previously met with the Lind-Bohanon Neighborhood Association. At the time, GMHC and MHS proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes, similar to the original Humboldt Greenway development. However, a more in depth market analysis revealed that the detached single family homes in that area have a stronger demand than townhomes. As a result, the new proposed plat allows for all single family homes to be built on all the lots and will be 65 single family homes once completed. The proposed plat, Humboldt Greenway 6th Addition, replats 49 lots over two blocks into 19 traditional lots. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

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The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will

have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The proposed preliminary plat is included here for reference. Please feel free to contact me with any questions or comments via phone at (612) 455-0705 or nrreimler@alatusllc.com.

Sincerely,

A handwritten signature in blue ink, consisting of a series of sharp, jagged peaks followed by a large, rounded loop.

Nick Reimler
Project Manager

Enclosures: Address List, Preliminary Plat

Shingle Creek Neighborhood Association
P.O. Box 15656
Minneapolis, MN 55415

May 11, 2016

Dear Shingle Creek Neighborhood Association,

As part of the Parkside at Humboldt Greenway development, some lots need to be platted to allow for single family homes to be constructed under current zoning requirements. The properties are being developed by The Homes at Humboldt Greenway LLC, a co-development between MyHomeSource (MHS) and Greater Metropolitan Housing Corporation (GMHC). The current phase of development was selected in response to a Request for Proposals by the City of Minneapolis in June 2015 and as part of the process, we previously met with the Shingle Creek Neighborhood Association. At the time, GMHC and MHS proposed to construct 63 new homes – 52 detached single family homes and 11 townhomes, similar to the original Humboldt Greenway development. However, a more in depth market analysis revealed that the detached single family homes in that area have a stronger demand than townhomes. As a result, the new proposed plat allows for all single family homes to be built on all the lots and will be 65 single family homes once completed. The proposed plat, Humboldt Greenway 6th Addition, replats 49 lots over two blocks into 19 traditional lots. As part of the platting process, a General Land Use Application, Subdivision Application, and Alley Vacation will all be submitted for review and approval.

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The homes being constructed along Humboldt Lane south of 50th Ave N consist of four different two-story floor plans each with multiple elevations, all with 3 bedrooms, 2.5 baths, and approximately 1650-2000 finished

square feet on the upper two levels, and detached 2-car garages. Homes with an optional finished basement will have an additional bedroom, bathroom and family room. Future phases of development are hoping to include one-level rambler plans to allow for single level living. The exterior of all homes feature LP Smartside siding, stone, and concrete stoops with traditional styling and details that complement the surrounding area. The design of the homes being constructed were reviewed and approved by both the city and neighborhood design review processes as well as with the consideration of the existing homeowner's association from the earlier development phases.

The proposed preliminary plat is included here for reference. Please feel free to contact me with any questions or comments via phone at (612) 455-0705 or nrreimler@alatusllc.com.

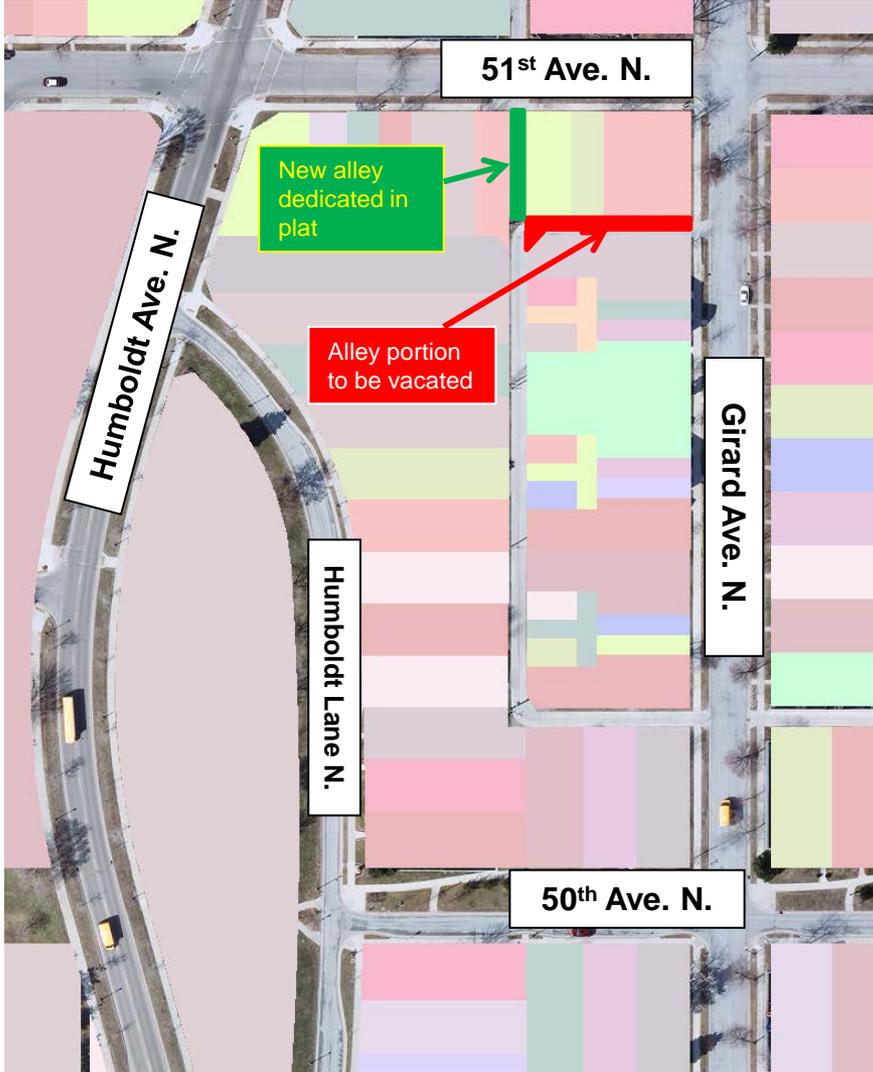
Sincerely,



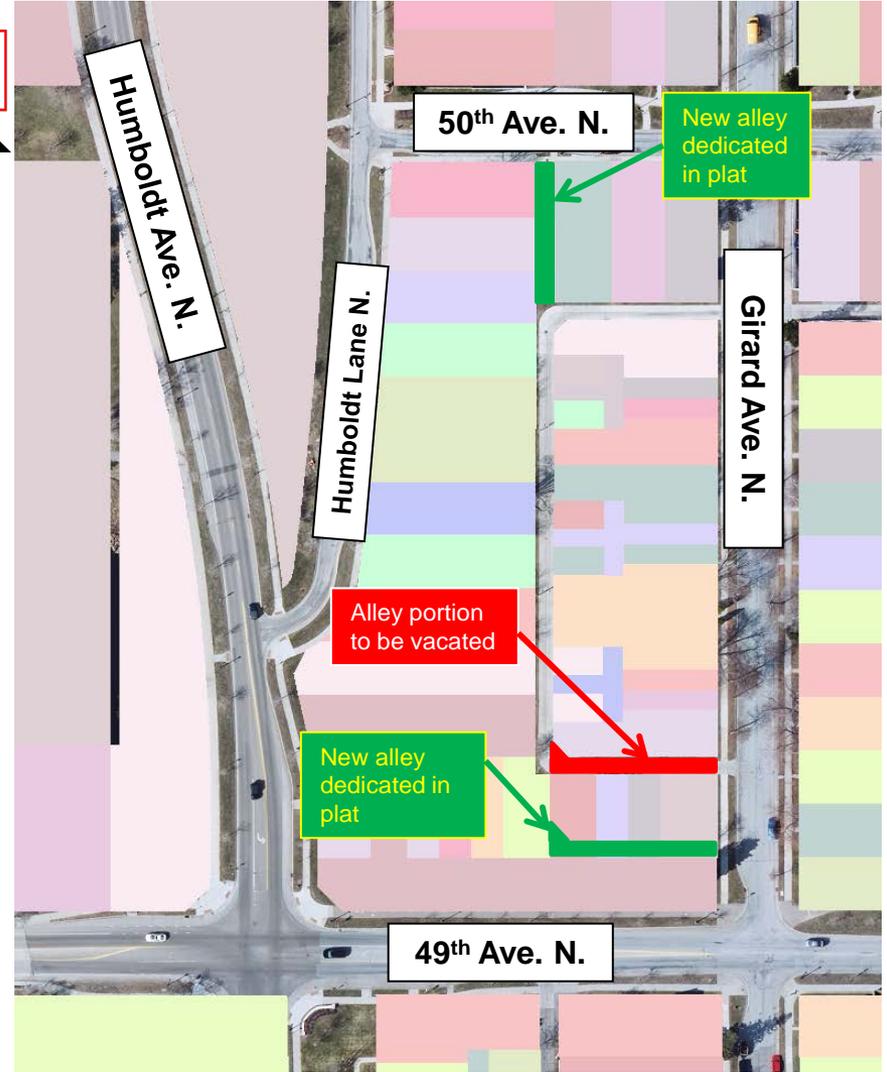
Nick Reimler
Project Manager

Enclosures: Address List, Preliminary Plat

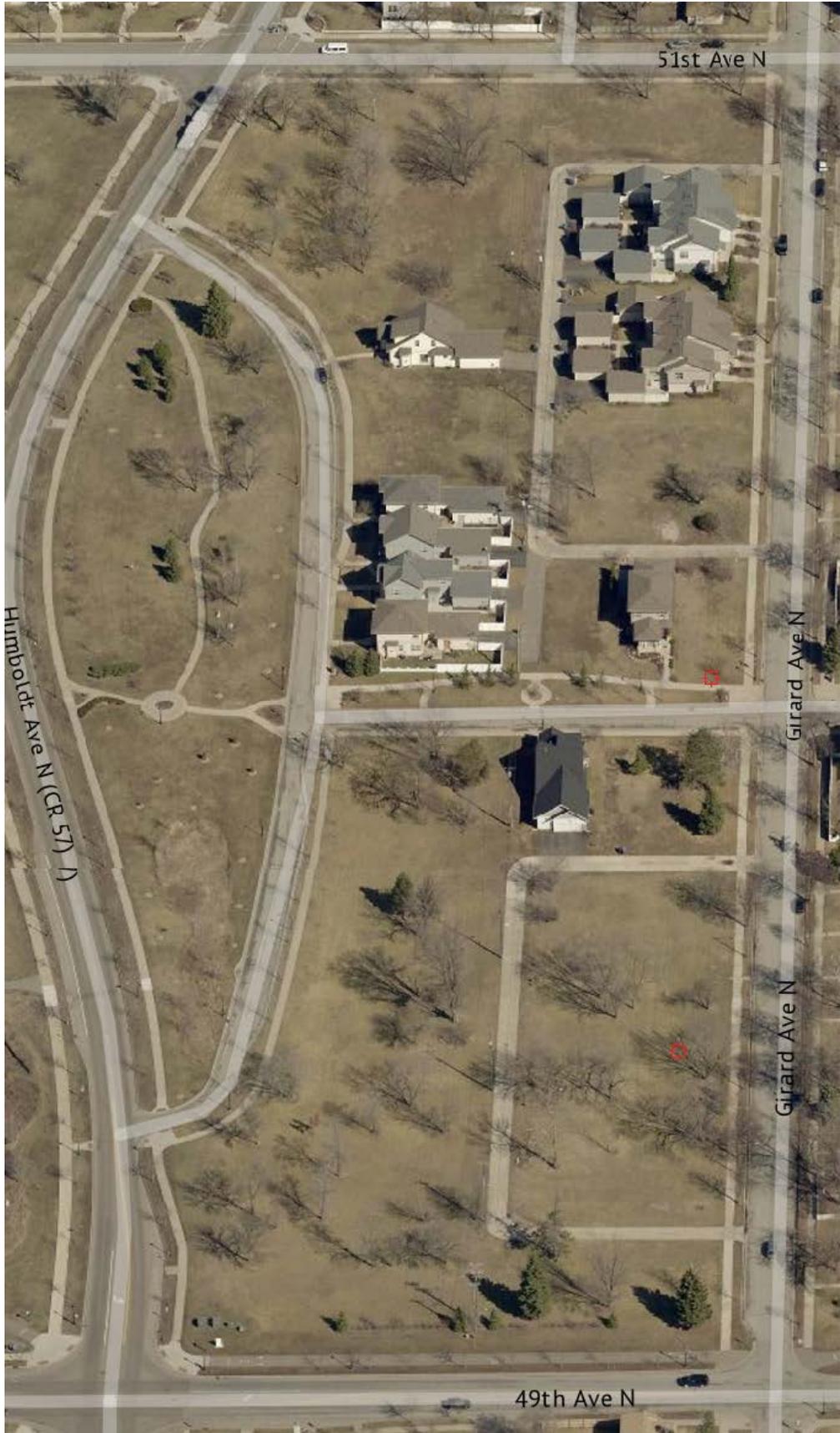
NORTH BLOCK

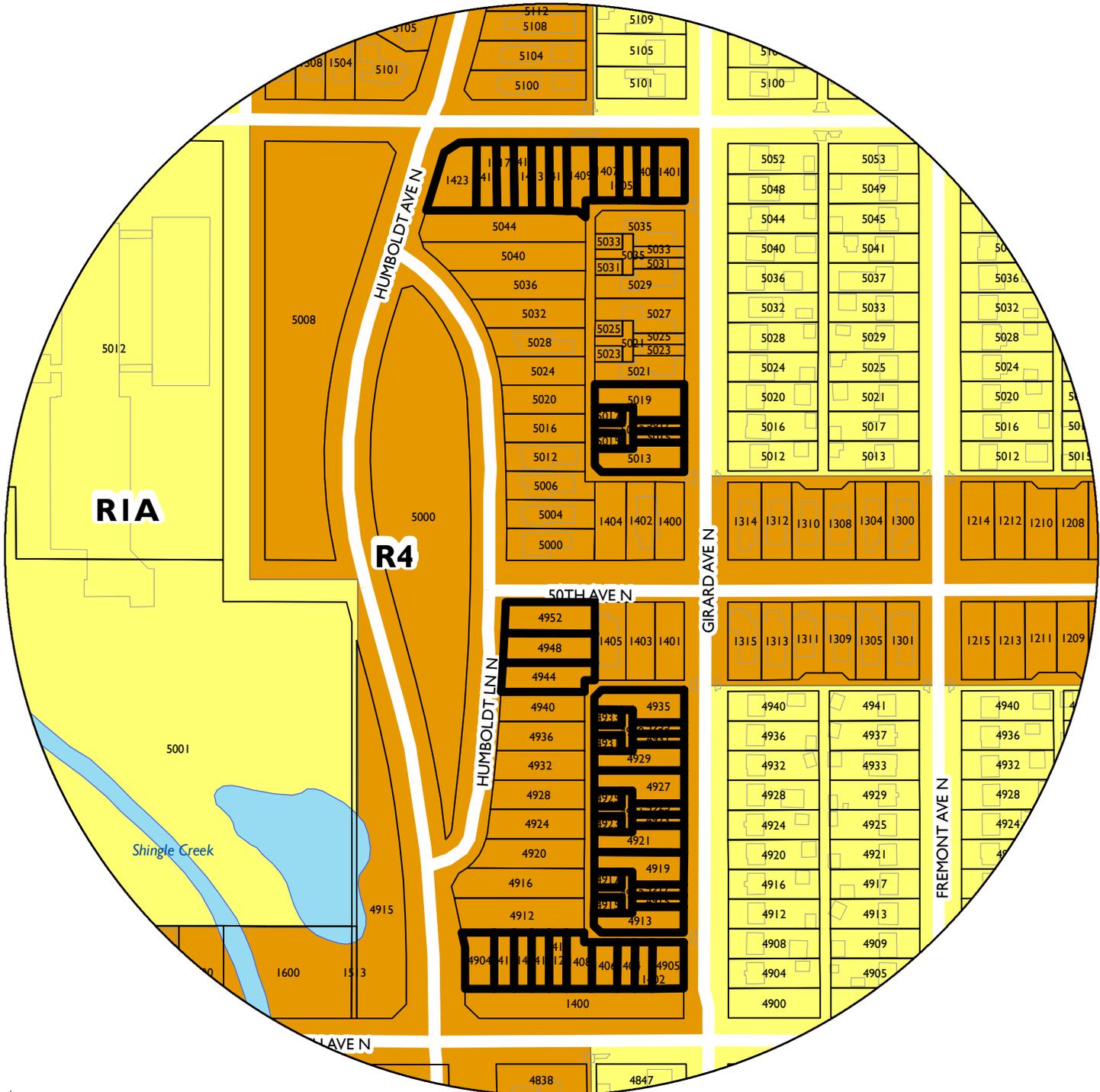


SOUTH BLOCK







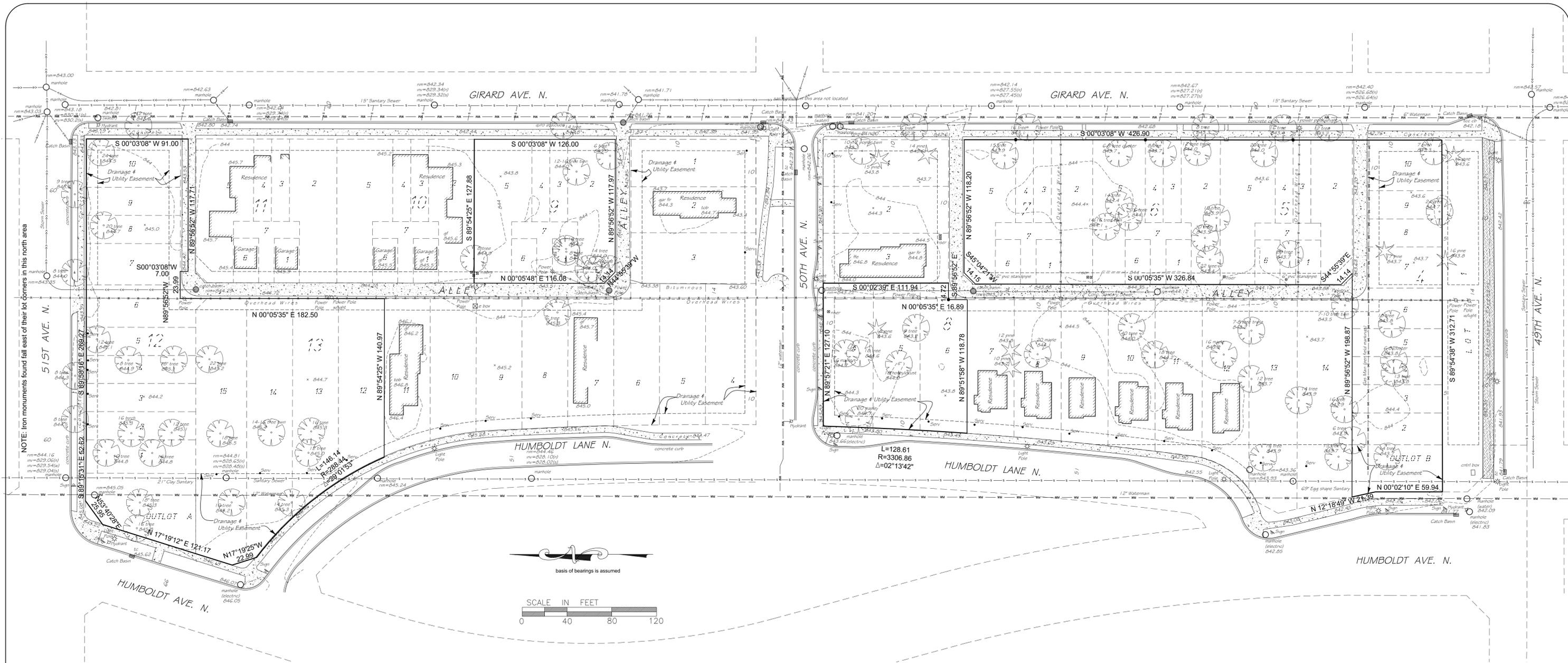


PROPERTY ADDRESS

Humboldt Greenway 6th Addition

FILE NUMBER

PL-309



EXISTING CONDITIONS SURVEY FOR:

GREATER METROPOLITAN HOUSING CORPORATION

15 South 5th Street, Suite 710
 Minneapolis, MN 55402

LEGAL DESCRIPTION:

Lots 4, 5, and 6, Block 8, Outlot B, Lots 2 thru 10 inclusive all in Block 4, Blocks 5, 6, 7 and 9, Lots 1 thru 10, Block 12, Lots 12 thru 15, Block 13 and Outlot A all in, HUMBOLDT GREENWAY 5TH ADDITION, Hennepin County, Minnesota. Together with portions of alleys contained in said Blocks and accruing thereto.

Prepared by:
 The Gregory Group, Inc. d.b.a.
 Lot Surveys Company, Inc.
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 phone 763-560-3093
 fax 763-560-3522

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 March 22, 2013

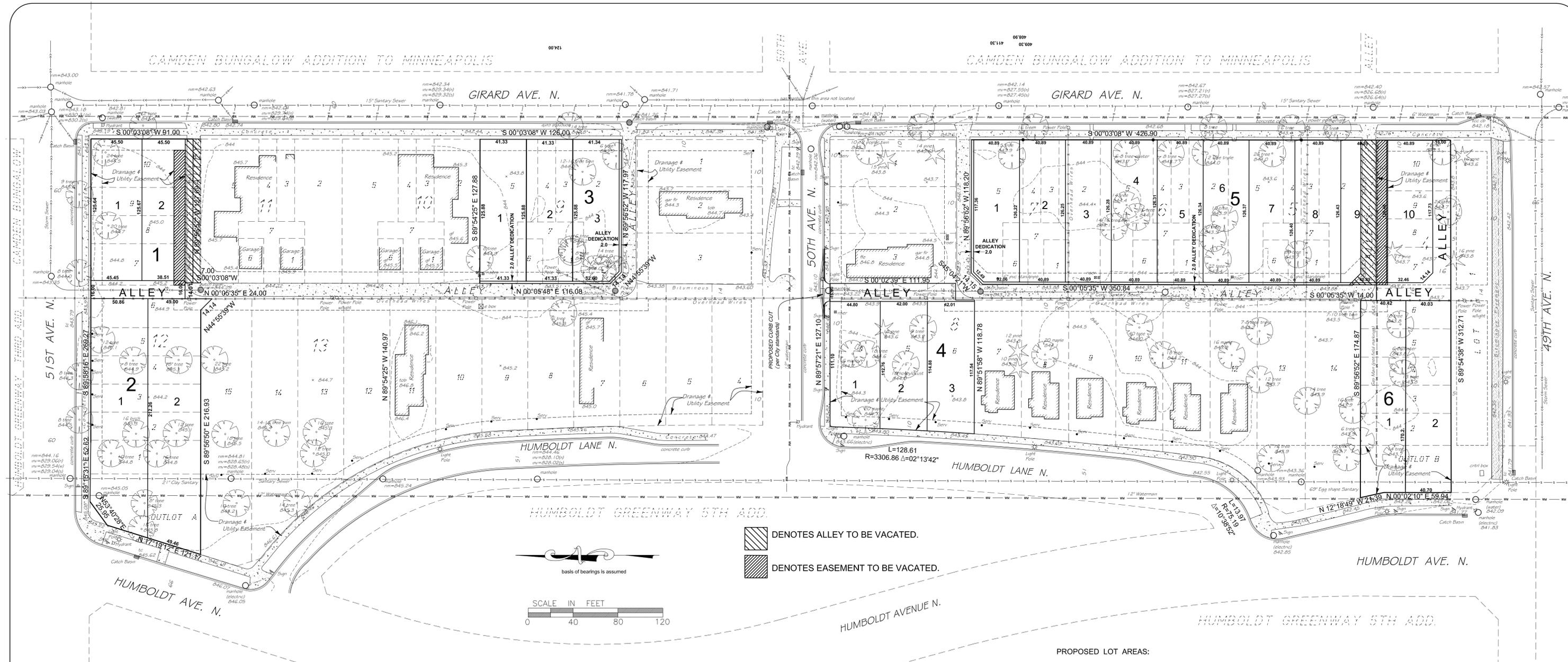
Signed: *Gregory R. Praych*
 Gregory R. Praych Registration No. 24992

Benchmark: City of Minneapolis monument no.708A
 Elevation = 843.357 feet

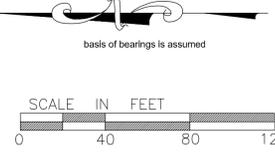
This survey was completed without the benefit of a title commitment.

CAMDEN BUNGALOW ADDITION TO MINNEAPOLIS

CAMDEN BUNGALOW ADDITION TO MINNEAPOLIS



 DENOTES ALLEY TO BE VACATED.
 DENOTES EASEMENT TO BE VACATED.



LEGAL DESCRIPTION:

Lots 4, 5, and 6, Block 8, Outlet B, Lots 2 thru 10 inclusive all in Block 4, Blocks 5, 6, 7 and 9, Lots 1 thru 10, Block 12, Lots 12 thru 15, Block 13 and Outlet A all in, HUMBOLDT GREENWAY 5TH ADDITION, Hennepin County, Minnesota. Together with portions of alleys contained in said Blocks and accruing thereto.

Current and Proposed Zoning - R4 Multiple Family District

Setback Requirements per Zoning Ordinance:
 Main Structure Only
 Front - 15 feet
 Interior Side - Lot Width Less than 42 feet = 5 feet
 Lot Width 42 to 51.99 feet = 6 feet
 Lot Width 52 to 61.99 feet = 7 feet
 Corner Side - 8 feet
 Rear - 5 feet

Minimum Lot Requirements:
 Lot Area - 5000 sq.ft
 Lot Width - 40 feet
 Lot Depth - not listed
 Building Height - 2.5 stories or 28 feet

Refer to City Code for Floor Area Ratio specifics

PROPOSED LOT AREAS:

- Block 1:
 Lot 1 = 5714 sq.ft
 Lot 2 = 5663 sq.ft
- Block 2:
 Lot 1 = 10278 sq.ft
 Lot 2 = 10406 sq.ft
- Block 3:
 Lot 1 = 5203 sq.ft
 Lot 2 = 5205 sq.ft
 Lot 3 = 5174 sq.ft
- Block 4:
 Lot 1 = 4993 sq.ft
 Lot 2 = 4779 sq.ft
 Lot 3 = 4880 sq.ft
- Block 5:
 Lot 1 = 5122 sq.ft
 Lot 2 = 5162 sq.ft
 Lot 3 = 5163 sq.ft
 Lot 4 = 5164 sq.ft
 Lot 5 = 5165 sq.ft
 Lot 6 = 5167 sq.ft
 Lot 7 = 5168 sq.ft
 Lot 8 = 5169 sq.ft
 Lot 9 = 5170 sq.ft
 Lot 10 = 5153 sq.ft
- Block 6:
 Lot 1 = 6903 sq.ft
 Lot 2 = 6871 sq.ft

All Alleys = 7735 sq.ft

PRELIMINARY PLAT
HUMBOLDT GREENWAY 6TH ADDITION

for

GREATER METROPOLITAN HOUSING CORPORATION
 15 South 5th Street, Suite 710
 Minneapolis, MN 55402

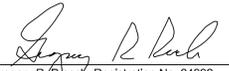
Benchmark: City of Minneapolis monument no.708A
 Elevation = 843.357 feet

This survey was completed without the benefit of a title commitment.

Prepared by:
 The Gregory Group, Inc. d.b.a.
 Lot Surveys Company, Inc.
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 phone 763-560-3093
 fax 763-560-3522

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 April 15, 2016

Signed: 
 Gregory R. Pasch Registration No. 24992

Revised 4-26-2016 ingress & egress easement
 Revised 5-9-2016 Blocks 4 & 6
 Revised 7-8-2016 Alleys, etc.

HUMBOLDT GREENWAY 6TH ADDITION

R. T. DOC. No. _____

C. R. DOC. No. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Greater Metropolitan Housing Corporation, a Minnesota company, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Outlot B, Lots 2 thru 10 inclusive all in Block 4, Blocks 5, 6, 7 and 9, Lots 1 thru 10, and Outlot A Block 12, all in, HUMBOLDT GREENWAY 5TH ADDITION, Hennepin County, Minnesota. Together with portions of vacated alleys contained in said Blocks and accruing thereto.

Has caused the same to be surveyed and platted as HUMBOLDT GREENWAY 6TH ADDITION and do hereby dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat.

In witness whereof Greater Metropolitan Housing Corporation, a Minnesota company has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

By _____

its _____

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ of Greater Metropolitan Housing Corporation, a Minnesota company on behalf of said company.

(signature)

(printed name)

Notary Public, _____ County, Minnesota,

My Commission Expires _____

I Gregory R. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this ____ day of _____, 20____, by Gregory R. Prasch.

(signature)

(printed name)

Notary Public, _____ County, Minnesota,

My Commission Expires _____

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this ____ day of _____, 20____, the City of Minneapolis acting by and through its Planning Commission duly approved the plat of HUMBOLDT GREENWAY 6TH ADDITION, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

SECRETARY OF PLANNING COMMISSION

By _____

MINNEAPOLIS, MINNESOTA

This plat of HUMBOLDT GREENWAY 6TH ADDITION was approved and accepted by the City Planning Commission of the City of Minneapolis, Minnesota, at a meeting thereof held this ____ day of _____, 20____. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

By _____, Assistant City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this ____ day of _____, 20____.

Mark V. Chapin, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.365 (1969) this plat has been approved this ____ day of _____, 20____.

_____, Hennepin County Surveyor

By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of HUMBOLDT GREENWAY 6TH ADDITION was filed in this office this ____ day of _____, 20____, at ____ o'clock ____ M.

Martin McCormick, Registrar of Titles

By _____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of HUMBOLDT GREENWAY 6TH ADDITION was recorded in this office this ____ day of _____, 20____, at ____ o'clock ____ M.

Martin McCormick, Hennepin County Recorder

By _____ Deputy

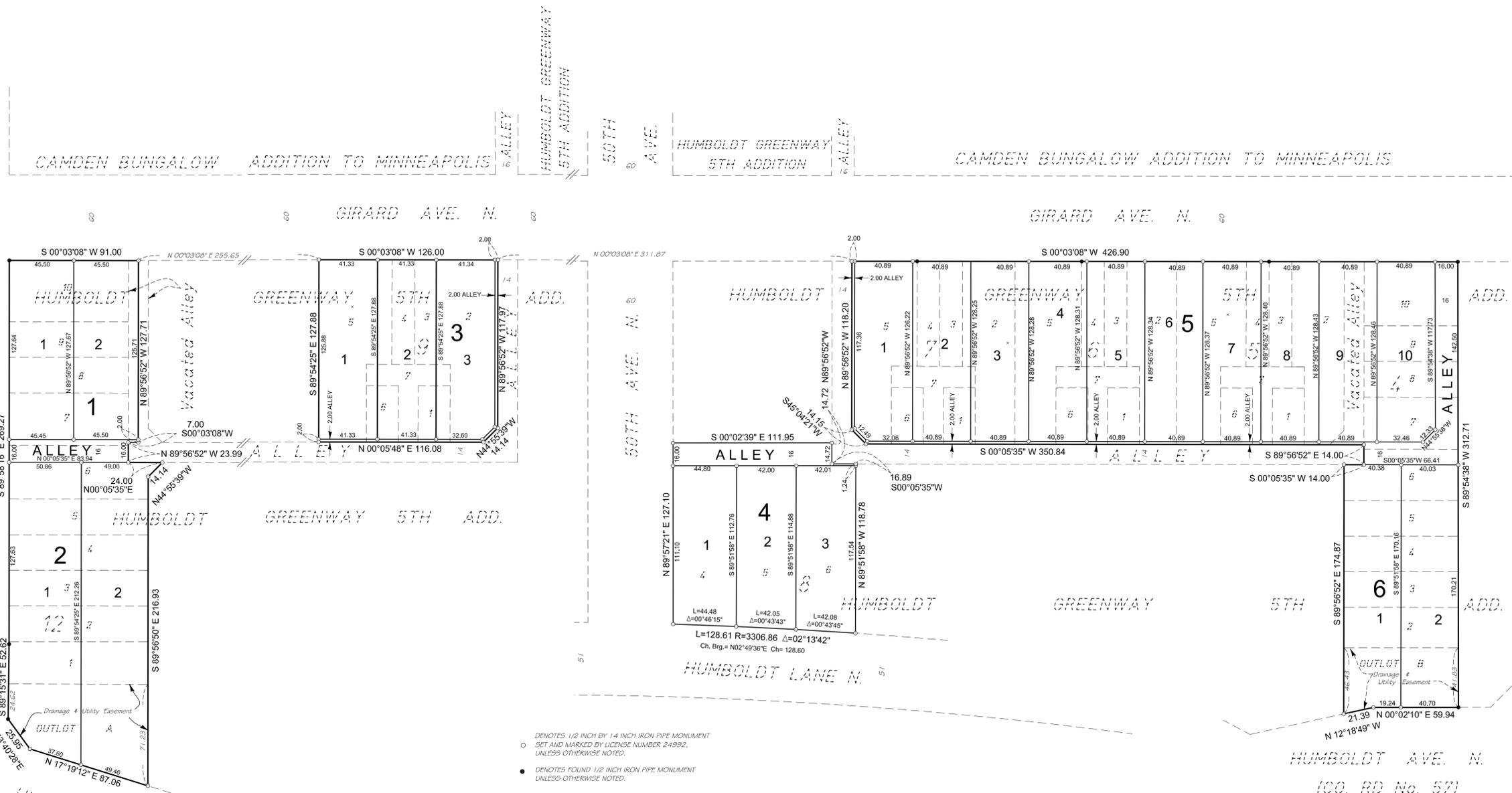
The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS

DTE

HUMBOLDT GREENWAY 6TH ADDITION

R. T. DOC. No. _____

C. R. DOC. No. _____



- DENOTES 1/2 INCH BY 1 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 249992, UNLESS OTHERWISE NOTED.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.
- DENOTES CAST IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE EAST OF THE PLAT OF HUMBOLDT ON THE GREENWAY FIFTH ADDITION IS ASSUMED TO BEAR NORTH 00°03'08" EAST



HUMBOLDT AVE. N.
(CO. RD. No. 57)

HUMBOLDT AVE. N.
(CO. RD. No. 57)

The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS



49th and Girard - North



49th and Girard - NW



49th and Girard - West



49th and Girard - East



50th and Girard - North



50th and Girard - NW



50th and Girard - South



50th and Girard - West



50th and Humboldt - East



50th and Humboldt - North



50th and Humboldt - NE



51st and Girard - South



51st and Girard - SW



51st and Girard - West



51st and Humboldt - East



51st and Humboldt - South



51st and Humboldt - SE



50th and Girard - South



50th and Girard - SW



50th and Girard - West



50th and Humboldt - East



50th and Humboldt - South



50th and Humboldt – SE