



PLANNING COMMISSION MEETING

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| AGENDA SECTION | PUBLIC HEARING |
| MEETING DATE | OCTOBER 5, 2021 |

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| ITEM: | MINOR SUBDIVISION TO SPLIT AN EXISTING LOT LOCATED AT 4600 7TH STREET NE | |
| DEPARTMENT: | COMMUNITY DEVELOPMENT | BY/DATE: Minerva Hark, City Planner / 9/30/2021 |

CASE NUMBER: 2021-1001
DATE: September 30, 2021
TO: Columbia Heights Planning Commission
APPLICANT: Syed and Samrina Naqvi
DEVELOPMENT: Minor Subdivision
LOCATION: 4600 7th Street NE (PID 26-30-24-34-0015)
REQUEST: Minor Subdivision to split an existing lot located at 4600 7th Street NE
PREPARED BY: Minerva Hark, City Planner

INTRODUCTION

Property owners Syed and Samrina Naqvi have requested approval of a Minor Subdivision, per City Code §9.104(K), for their property located at 4600 7th Street NE. The subject site is zoned R-2A: One- and Two-Family Residential, and is surrounded by properties similarly zoned as R-2A and R-2B (Built as Duplexes). The existing parcel is approximately 21,800 square feet and has a single-family home constructed on site. The applicant intends to subdivide the property to create Parcel A (northern lot) and Parcel B (southern developed lot). Parcel A will be a vacant lot intended for the future construction of a single-family home. Parcel B will retain the existing single-family home with detached garage.

ISSUES AND ANALYSIS

Lot Requirements

In consideration of this Minor Subdivision application, a determination shall be made that the newly created lots shall meet the minimum lot area and width requirements of the applicable R-2A zoning district.

Within the R-2A District, a minimum lot area of 6,500 square feet is required. As a result of the proposed lot line adjustment, Parcel A will have a lot area of 9,378 square feet, and Parcel B will have a lot area of 10,367 square feet. Both lots meet the minimum lot area requirements of the R-2A zoning district.

Section 9.109 (C) of the Zoning Ordinance stipulates that lots within the R-2A Zoning District shall have a minimum width of 60 feet. Parcel A is proposed to have a lot width of 65 feet, and Parcel B is proposed to have a lot width of 71.84 feet. Both proposed lots meet the minimum lot width requirements of the R-2A Zoning District.

Existing Conditions

The existing corner-lot residence located at 4600 7th Street NE was originally constructed in 1929, with additions and an updated detached garage constructed in 1958. The proposed minor subdivision of the lot would alter the interior side yard setback of the residential building. The proposed subdivision would create a 12.14-foot side yard separation between the existing structure and the interior side property line. This complies with the 5-foot side yard setback requirement of the R-2A Zoning District. The existing 14.11-foot front yard setback for the residence is considered legal non-conforming, and shall not be made more non-conforming with the proposed minor subdivision.

Proposed Future Development

According to the applicant, the new lot (Parcel A) is being created so that it can be sold and a new residential single-family home can be developed upon it in the future. No construction plans are being proposed at this time.

Recording

As a condition of approval, the applicant is responsible for the filing of the approved minor subdivision with the Anoka County Recorder's Office. If the minor subdivision is not filed with the Anoka County Recorder's Office within one year of the date of City Council approval, it will become invalid.

FINDINGS OF FACT

Section 9.104 (K) of the Zoning Code outlines specific conditions in order for the City Council to approve a Minor Subdivision. They are as follows:

(a) The proposed subdivision of land will not result in more than three lots.

The proposed subdivision will result in two conforming lots.

(b) The proposed subdivision of land does not involve the vacation of existing easements.

No vacation of existing easements will occur as a result of the minor subdivision.

(c) All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located

Both lots shall conform to the lot width and lot area requirements of the applicable R-2A zoning designation.

(d) The proposed subdivision does not require the dedication of public right-of-way for the purpose of gaining access to the property.

The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.

(e) The property has not previously been divided through the minor subdivision provisions of this article.

The subject property has not previously been subdivided through the minor subdivision process.

(f) The proposed subdivision does not hinder the conveyance of land.

The proposed subdivision will not hinder the conveyance of land.

(g) The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.

The proposed subdivision is not expected to hinder the making of assessments or the keeping of records related to assessments.

(h) The proposed subdivision meets all of the design standards specified in §9.116.

The proposed subdivision meets all design standards outlined in §9.116.

RECOMMENDATION

Staff review finds that the proposed Minor Subdivision application meets the requirements of the Zoning Ordinance. As a result, Staff recommends that the Planning Commission recommend approval of the proposed Minor Subdivision for the property located at 4600 7th Street NE, subject to certain conditions.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of the draft resolution attached, there being ample copies available to the public.

MOTION: Move to recommend that the Planning Commission recommend to the City Council approval of the Minor Subdivision of the property located at 4600 7th Street NE, subject to the following condition of approval:

1. The applicant shall be responsible for the filing the approved subdivision with the Anoka County Recorder’s Office. The approved minor subdivision shall become invalid if the subdivision is not filed with the Anoka County Recorder’s Office within one year of the date of City Council Approval.

ATTACHMENTS:

- Draft Resolution
- Application
- Existing Conditions Survey dated August 30, 2021
- Proposed Subdivision Survey dated August 31, 2021
- Community Comments