



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: February 4, 2024

ITEM TITLE: Final Plat of Survey - Heidemann

BACKGROUND:

Russell and Tammara Heidemann are interested in combining property and moving property boundaries on ground they currently own to enlarge one lot and make two “buildable” parcels.

The Heidemann’s recently purchased parcels located at 611 4th St SW and 401 6th Ave SW. 611 4th Street SW was the first parcel purchased in 2018 with plans to demolish the existing home and construct a new dwelling, however after some research they found the parcel, according to ordinance was not large enough to construct a home on, which after the demolition left them with an empty lot.

More recently they were able to acquire 401 6th Ave SW , an abutting parcel with an attached and detached garage on the parcel.

Heidemann’s wish to divide parcel 10.04.189.003 (410 6th Ave SW) along a line directly between the attached and detached garage. They have had the property surveyed by Crawford Engineering and this division will leave a minimum of four feet of property between the new property line and the existing attached garage, thus complying with minimum setback requirements. The existing detached garage will also be in compliance of the minimum side yard setback as it will also be four feet away from the new property line however this newly created parcel be under a development agreement to either remove the garage structure or begin construction of a primary structure by May 1, 2025, as we cannot allow leaving a garage alone on this parcel without a primary structure.

When completed, parcel 10.04.189.002 (611 4th St SW) will be over the minimum 7000sf and thus a buildable lot. Parcel 10.04.18.9003 (401 6th Ave SW) will also be over the minimum so therefore both parcels, would be considered “buildable” lots.

The City Council approved the preliminary plat of survey as submitted on 1/27/25. There are no proposed alterations of the preliminary plat therefore the next step is to present the Plat of Survey for Boundary Line Adjustment to the Commission for approval and request a recommendation to City council for their approval.

RECOMMENDATION:

Staff recommends a motion to recommend approval of the Plat of Survey for Boundary Line Adjustment as submitted pending an approved development agreement.