

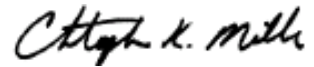
ROSEVILLE
REQUEST FOR ACTION

DATE: 10/25/2010
ITEM NO: 11.a

Department Approval



Acting City Manager Approval



Item Description: Request by Glenn Rose Estate for approval of a proposed minor subdivision, creating 2 residential parcels from the existing parcel at 3053 Chatsworth St (PF10-028)

1 **1.0 REQUESTED ACTION**

2 The applicant requests approval of the proposed MINOR SUBDIVISION creating one
3 additional residential parcel out of a single existing parcel.

4 **Project Review History**

- 5 • Application submitted and determined complete: October 1, 2010
- 6 • Sixty-day application review deadline: November 30, 2010
- 7 • Project report prepared: October 21, 2010
- 8 • Anticipated City Council action: October 25, 2010

9 **2.0 SUMMARY OF RECOMMENDATION**

10 The Planning Division recommends approval of the proposed MINOR SUBDIVISION; see
11 Section 6 of this report for the detailed recommendation.

12 **3.0 SUGGESTED ACTION**

13 By motion, approve the proposed MINOR SUBDIVISION creating a total of three conforming
14 parcels, pursuant to §1104.04 (Minor Subdivisions) of the City Code; see Section 7 of
15 this report for the detailed action.

16 **4.0 BACKGROUND**

17 4.1 The property located in Planning District 4, has a Comprehensive Plan designation of
18 Low-Density Residential (LR) and a zoning classification of Single-Family Residence
19 (R-1) District.

20 4.2 A MINOR SUBDIVISION application has been submitted in lieu of the preliminary plat/final
21 plat process because §1104.04E (Minor Subdivision) of the City Code establishes the
22 three-parcel minor subdivision process to simplify those subdivisions “which create a
23 total of three or fewer parcels, situated in accordance with City codes, and no further
24 utility or street extensions are necessary, and the new parcels meet or exceed the size
25 requirements of the zoning code.” The current application meets all of these criteria.

26 **5.0 REVIEW OF PROPOSED MINOR SUBDIVISION**

27 5.1 City Code §1004.016 (Dimensional and Setback Requirements) requires interior (i.e.,
28 non-corner) single-family parcels to be at least 85 feet wide and 110 feet deep, and to
29 comprise at least 11,000 square feet in total area. Both proposed parcels are 475 feet
30 deep, and the other details are as follows:

31 a. The northern parcel would measure 102 feet in width and 48,450 square feet in
32 area. The existing improvements would remain on this parcel, and the house
33 would stand about 22 feet from the proposed shared parcel boundary. To avoid
34 creating a nonconforming driveway setback as a result of approving the MINOR
35 SUBDIVISION, Community Development staff would recommend requiring the
36 removal of at least 5 feet of the exiting horseshoe driveway to achieve the
37 required setback from the proposed southern parcel boundary. With the imminent
38 onset of colder weather, it would be reasonable to allow the driveway to remain
39 within the required setback until July 1, 2011. The approximate location of the
40 proposed southern boundary of this parcel is shown in the site plan included with
41 this report as Attachment C.

42 b. The proposed southern parcel would be 85 feet wide and 40,375 square feet.
43 Here, too, the existing accessory structure and remainder of the exiting horseshoe
44 driveway should be removed by July 1, 2011 to avoid creating nonconforming
45 conditions by approving the MINOR SUBDIVISION. If plans for new home
46 construction utilizing the existing driveway have been submitted by June 1, 2011,
47 then the bulk of the driveway may remain and only that pavement which is within
48 the required 5-foot setback must be removed by July 1, 2011.

49 5.2 In reviewing the application, Roseville’s Development Review Committee (DRC) has
50 confirmed that adequate sewer and water utilities are present in the Chatsworth Street
51 right-of-way to serve the proposed parcels. The DRC also noted that that 6-foot wide
52 drainage easements are required along the sides and rear of the new parcels, consistent
53 with §1103.04 (Easements) of the City Code; these easements are shown in Attachment
54 C as well. Other existing drainage conditions need to be resolved in order to prevent
55 storm water problems for both of these properties; because the work well might involve
56 more than can be required with a building permit for a new house on the proposed vacant

57 parcel, DRC staff recommend requiring the provision and implementation of a grading
58 plan – which may involve both proposed parcels – before the subdivision approval is
59 considered final.

60 5.3 According to the procedure established in §1104.04E, if a MINOR SUBDIVISION application
61 is approved, a survey of the approved parcels, the new legal descriptions, and any
62 necessary Quit Claim or Warranty deeds must be submitted within 30 days for
63 administrative review to verify consistency with the City Council’s approval; then the
64 approved survey must be recorded by the applicant with the Ramsey County Recorder.

65 **6.0 PUBLIC COMMENT**

66 Prior to public notification of the application and public hearing, Planning Division staff
67 received a phone call from someone who is concerned that the developer will cut down
68 the trees in the rear of the new parcel to position a new home in that location so that the
69 owner can better appreciate the trees in the adjacent Open Space of Ramsey County’s
70 Lake Josephine Park, which the caller felt would have an unreasonable impact on the
71 users of the Open Space.

72 **7.0 RECOMMENDATION**

73 Based on the comments and findings outlined in Sections 4-5 of this report, Planning
74 Division staff recommends approval of the proposed MINOR SUBDIVISION creating a total
75 of two conforming parcels, consistent with the attached site plan, with the following
76 conditions:

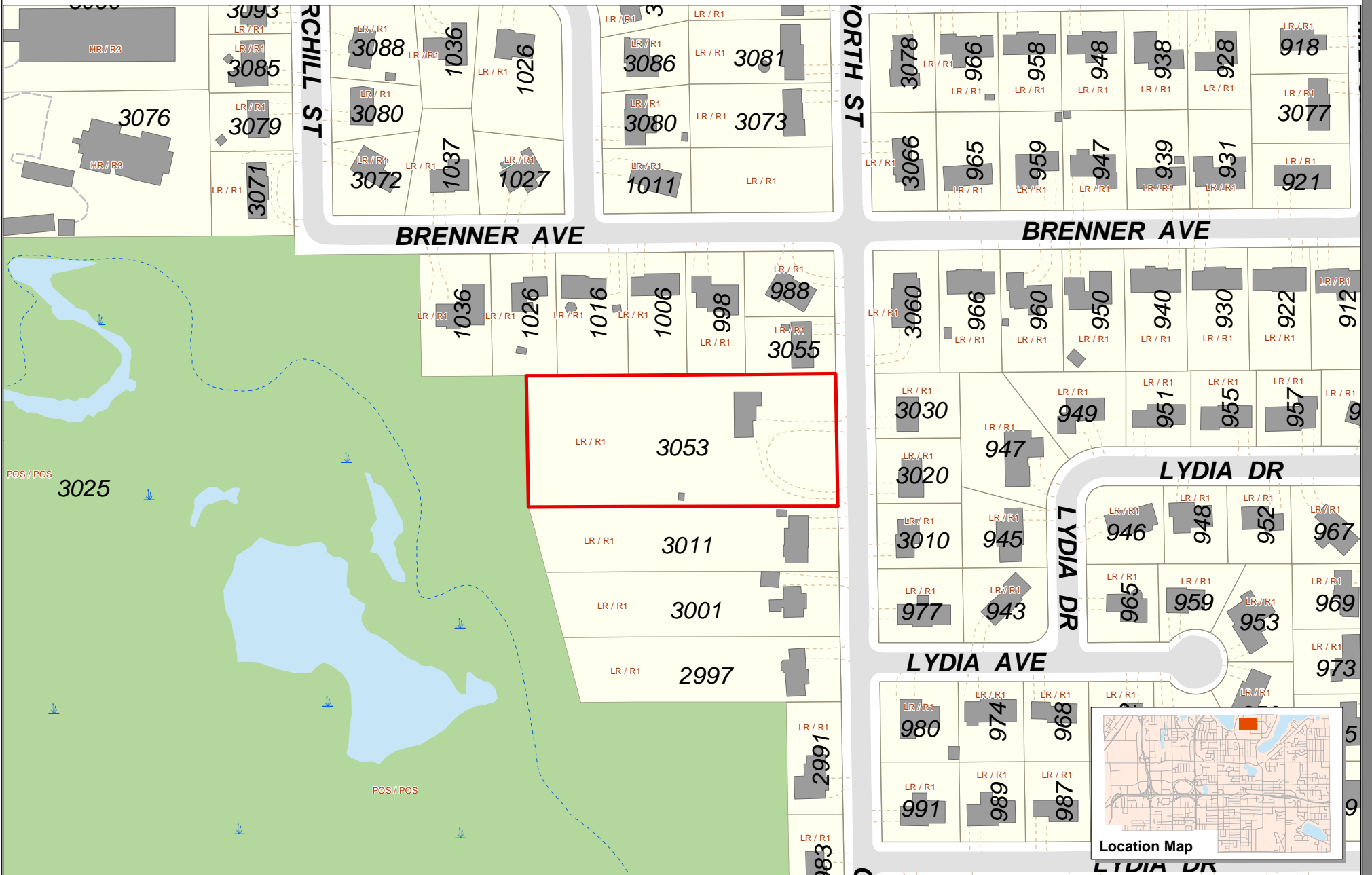
- 77 a. The applicant shall submit a topographic survey and grading/storm water
78 management plan for City approval, and implementation of the approved plan
79 shall be a necessary condition of the administrative approval of the final survey as
80 required in §1104.04E of the City Code;
- 81 b. At least 5 feet of the exiting horseshoe driveway shall be removed by July 1, 2011
82 to conform to the required setback from the southern parcel boundary; and
- 83 c. The exiting accessory structure and horseshoe driveway shall be removed from
84 the southern parcel by July 1, 2011. If plans for new home construction utilizing
85 the existing driveway have been submitted by June 1, 2011, the bulk of the
86 driveway may remain, but that pavement which is within the required 5-foot
87 setback from the northern parcel boundary shall be removed by July 1, 2011.

88 **8.0 SUGGESTED ACTION**

89 **By motion, approve the proposed MINOR SUBDIVISION at 3053 Chatsworth Street**
90 based on the input received during the public hearing and the comments and findings of
91 Sections 4 and 5 and the recommendation of Section 6 of this report.

Prepared by: Associate Planner Bryan Lloyd (651-792-7073)
Attachments: A: Area map C: Site plan
B: Aerial photo

Attachment A: Location Map for Planning File 10-028



Prepared by:
 Community Development Department
 Printed: October 12, 2010



Site Location

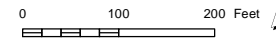
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (10/4/2010)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

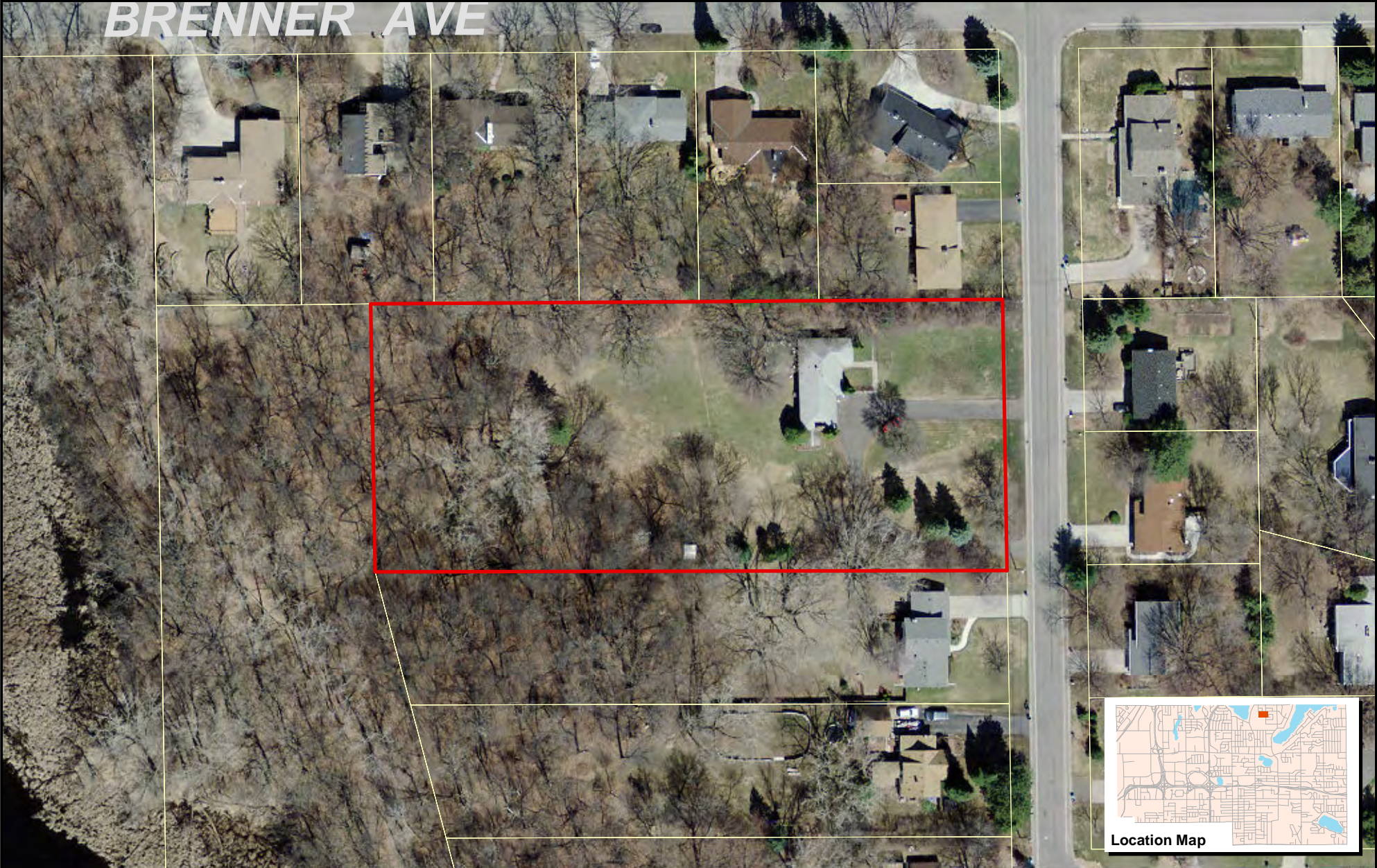
Disclaimer

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mapdoc: planning_commission_location.mxd

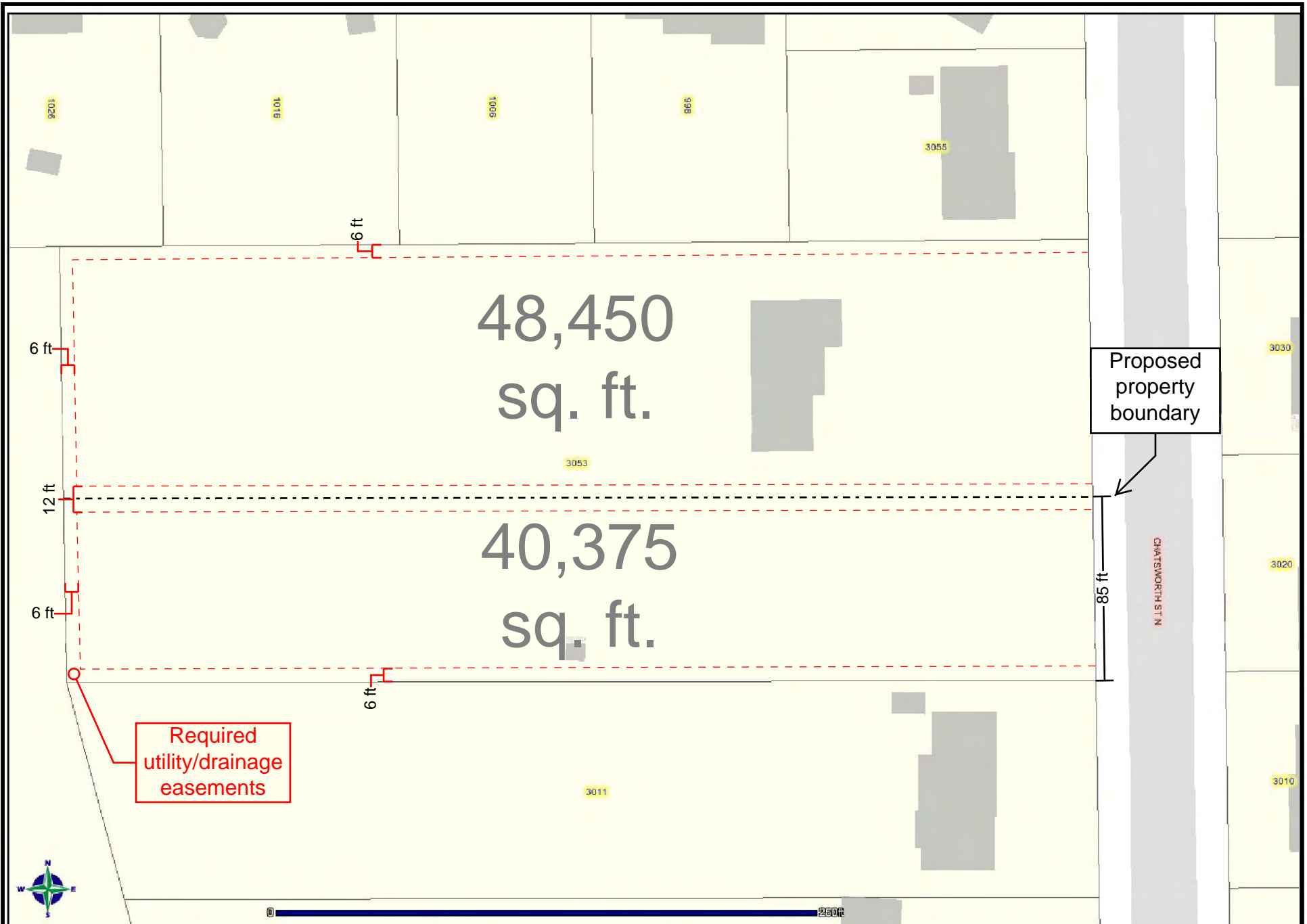
Attachment B: Aerial Map of Planning File 10-028



Data Sources
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 * Aerial Data: Kucera (4/2009)
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SOURCES: City of Roseville and Ramsey County, The Lawrence Group, August 30, 2010 for City of Roseville data and Ramsey County property records data, August 2010 for commercial and residential data, April 2009