

  
**REQUEST FOR COUNCIL ACTION**

DATE: 3/29/2010  
ITEM NO: 11.a

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Department Approval

City Manager Approval



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Item Description: Request for approval of a MINOR SUBDIVISION creating one additional residential parcel at 2764 Aglen St. (PF10-008)

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1 **1.0 REQUESTED ACTION**

2 The requested MINOR SUBDIVISION of the subject lot is intended to facilitate the sale of  
3 approximately half of land area, (i.e., the new parcel including the existing house); the  
4 remaining second parcel may be held in trust by the Busch family or sold.

5 **Project Review History**

- 6 • Application submitted: March 5, 2010; determined complete: March 8, 2010
- 7 • Sixty-day review deadline: May 7, 2010
- 8 • Project report prepared: March 24, 2010
- 9 • Anticipated City Council action: March 29, 2010

10 **2.0 SUMMARY OF RECOMMENDATION**

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

13 **3.0 SUGGESTED ACTION**

14 By motion, approve the requested MINOR SUBDIVISION, pursuant to §1104.04 (Minor  
15 Subdivisions) of the City Code, and subject to conditions; see Section 7 of this report for  
16 the detailed action.

17 **4.0 BACKGROUND**

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

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

27 **5.0 REVIEW OF PROPOSED MINOR SUBDIVISION**

28 5.1 City Code §1004.016 (Dimensional Requirements) requires single-family parcels to be at  
29 least 85 feet wide and 110 feet deep, and to comprise at least 11,000 square feet in total  
30 area. While the applicant has not yet decided where the new, dividing parcel boundary  
31 would lie, the two proposed parcels would both be 145 feet deep and 100 feet wide, plus  
32 or minus 15 feet; the smallest possible parcel that could be created would be 85 feet wide  
33 and about 12,250 square feet in area. The approximate location of the proposed parcel  
34 boundary is shown in the site plan included with this report as Attachment C.

35 5.2 In reviewing the application, Roseville’s Development Review Committee (DRC) has  
36 confirmed that two, separate sewer and water connections are present to serve both of the  
37 proposed parcels individually. The DRC also noted that that 6-foot wide drainage  
38 easements are required along the sides and rear of the new parcels, consistent with  
39 §1103.04 (Easements) of the City Code.

40 5.3 According to the established procedure, if a MINOR SUBDIVISION application is approved,  
41 a survey of the approved parcels, the new legal descriptions, and any necessary Quit  
42 Claim or Warranty deeds must be submitted for administrative review to verify  
43 consistency with the City Council’s approval; then the approved survey must be recorded  
44 by the applicant with the Ramsey County Recorder.

45 **6.0 RECOMMENDATION**

46 Based on the comments and findings outlined in Sections 4 and 5 of this report, Planning  
47 Division staff recommends approval of the proposed MINOR SUBDIVISION, consistent with  
48 the attached site plan.

49 **7.0 SUGGESTED ACTION**

50 **By motion, approve the proposed MINOR SUBDIVISION at 2764 Aglen Street** based on  
51 the comments and findings of Sections 4 and 5 and the recommendation of Section 6 of  
52 this report.

**Prepared by:** Associate Planner Bryan Lloyd (651-792-7073)

Attachments: A: Area map  
B: Aerial photo

C: Illustration of proposed minor subdivision





# Attachment B: Aerial Map of Planning File 10-008



Prepared by:  
Community Development Department  
Printed: March 16, 2010



Site Location

**Data Sources**  
 \* Ramsey County GIS Base Map (3/4/2009)  
 \* Aerial Data: Kucera (4/2009)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

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