

## SUBDIVISION STAFF REPORT

FILE # 23-050-248

1. **FILE NAME:** 1477 Eleanor Avenue Combined Plat      **HEARING DATE:** September 13, 2023
  2. **TYPE OF APPLICATION:** Final (Combined) Plat
  3. **LOCATION:** 1477 Eleanor Avenue (between Pascal Street South and Snelling Avenue South)
  4. **PIN AND LEGAL DESCRIPTION:** PIN #: 10-28-23-33-0122
  5. **PLANNING DISTRICT:** 15      **PRESENT ZONING:** R4
  6. **ZONING CODE REFERENCE:** § 69.301; § 69.405; § 69.406
  7. **STAFF REPORT DATE:** September 13, 2023      **BY:** Spencer Miller-Johnson
  8. **DATE RECEIVED:** August 2, 2023      **DEADLINE FOR ACTION:** November 30, 2023
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- A. **PURPOSE:** Final (combined) plat for 1477 Eleanor Avenue to create two R4 parcels.
- B. **PARCEL SIZE:** The total plat area is 11,761 sq. ft.
- C. **EXISTING LAND USE:** There is a single-family house located on the property.
- D. **SURROUNDING LAND USE:**  
North: Single-family house in a R4 One-Family Residential District.  
East: Single-family house in a R4 One-Family Residential District.  
South: Single-family house in a R4 One-Family Residential District.  
West: Single-family house in a R4 One-Family Residential District.
- E. **ZONING CODE CITATION:** § 69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. § 69.405 provides the process for combining preliminary and final plats. § 69.406 provides the criteria for review of subdivision applications; these criteria are covered below under "Required Findings."
- F. **HISTORY/DISCUSSION:** This parcel was originally a homestead and never formally platted. The current subdivision application proposes to split the lot into two parcels.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland Park District Council had not provided a recommendation on the plat application at the time the staff report was drafted.
- H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code states that all of the following findings shall be made prior to approval of a subdivision:
  1. *All the applicable provisions of the Legislative Code are complied with.* City staff has reviewed the proposed plat and has determined that all applicable provisions of city codes are met.
  2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The areas surrounding the subdivision are built out with residential uses. The proposed plat is consistent with the surrounding land uses and will not be detrimental to present and future use of surrounding land.

3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The areas surrounding the subdivision are built out with residential uses and will continue to be compatible with the proposed subdivision.
  4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the *2040 Comprehensive Plan*, which identifies the parcel as “Urban Neighborhood.” The proposed plat is also in conformance with the *Highland Park District 15 Plan*.
  5. *The subdivision preserves and incorporates the site’s important existing natural features whenever possible.* The site includes limited significant natural features and the subdivision will not cause adverse impacts to the natural environment.
  6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* The site is generally flat with gradual grade increase from east to west. Building sites can be fully developed with no flooding or erosion as long as rate and erosion control measures are followed. There are no known high water table or soil condition problems.
  7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets and from the utility connections being proposed and addressed based on City review.
- I. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the combined plat at 1477 Eleanor Avenue (between Pascal Street South and Snelling Avenue South), subject to the following condition:
1. The applicant shall file a copy of the Council Resolution approving the combined plat with the Ramsey County Recorder’s Office.