

Approved Minutes

City of Bloomington

Development Review Committee

September 23, 2014

McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965
Duke Johnson (Bldg. & Inspection) 952-563-8959
Jen Desrude (Engineering) 952-563-4862
Denise Dargan (Engineering) 952-563-4629
Erik Solie (Environmental Health) 952-563-8978
Londell Pease (Planning) 952-563-8926
Eric Wharton (Utilities) 952-563-4579
Heidi Miller (Police) 952-563-4975

<i>Item #1 - Informal</i>	10476 Colorado lot split
<i>Site address</i>	10476 Colorado Circle
<i>Application type</i>	Subdivision; Variance
<i>Staff contact</i>	<u>Pease, Londell</u> Ext. 8926
<i>Proposal</i>	Mr. Nelson owns a two family home on Colorado Circle and would like to subdivide the parcel with a zero lot line between the two units. The minimum parcel size for a two family home is 15,000 sq. ft. and, when subdivided with a zero lot line, the code requires that each parcel has a minimum of 7,500 sq. ft. In this case, the lot is uniquely shaped, with a large pie shaped portion on the west side. The variance would be to reduce the required lot size to approximately 5,800 sq. ft. for the eastern half of the lot.
<i>Plat name</i>	Unplatted
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Yes, replat
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1</i>	Dayton Nelson 9340 Penn Avenue denelson74@comcast.net (PH: 952-807-7056)

Guests Present

Dayton Nelson denelson74@comcast.net (PH: 952-807-7056)

Discussion/Comments:

- Londell Pease (Planning):
 - Mr. Nelson desires to subdivide the two family home located at 10476 Colorado. The proposed division would be a line dividing the common wall extending directly to the front and rear yard lines. This would result in the eastern unit with a lot size of approximately 5,800 square feet and the westerly lot of 9,912 square feet. There are no changes proposed for the property.
- Laura McCarthy (Fire Prevention):

- Spoke on behalf of Mark Anderson (Assessing). Based on what is submitted, there is no park dedication due for that lot split.
- Erik Solie (Environmental Health): No comment
- Duke Johnson (Building and Inspection):
 - Asked if the same people are going to occupy the property that are there now. Nelson stated that both are rented now.
 - Building code requires STC rating (sound rating for in between the two walls). Building code does not require STC rating in existing condition.
 - Will require fire block in attic so that attic space will not be shared. A building permit and inspection will be required to verify the attic separation between the 2 units. This must be completed prior to listing property and does not have to be completed by a licensed builder. A 2 X 4 wood stud wall with ½” sheet rock on both sides is acceptable.
- Laura McCarthy (Fire Prevention): No comment
- Heidi Miller (Police): No comment
- Jennifer Desrude (Engineering) provided Public Works comments
 - Platting – The items to show on preliminary plat are in chapter 22.
 - Will need a title opinion.
 - There will be standard drainage and utility easements and a 10 foot sidewalk bikeway on front.
 - Because of the lot line that is splitting the driveway, there will need to be a private common driveway access easement to share between the two. If the utilities stay in the same configuration, will need joint agreement.
- Eric Wharton (Utilities):
 - Both sewer and water service split on property. If second service is not constructed for second lot, will need joint maintenance and access agreement for the sewer and water services.
- Londell Pease (Planning):
 - The minimum lot size for a two family home is 15,000 sq. ft. or 7,500 square feet per unit if subdivided. The applicant will require a variance to reduce the minimum lot size.
 - City Code limits Impervious Surface Coverage to 35 percent unless stormwater measures are implemented, then 45 percent is allowed. This lot may already be over 35 percent. This must be verified on the survey for the proposed subdivision.
 - The first step would be to have a survey prepared to determine the variance request.
 - There are two possible processes:
 - Two separate step process (will take about three to four months, but fees are lower):
 - Apply for the variance
 - Subject to City Council approval, a Type I plat application would be submitted after the variance approval.
 - Application fees are \$310 for the Variance followed by \$400 for the Type I Plat.
 - Simultaneous review (generally takes 10-12 weeks, but the fees are higher):
 - Apply for the Variance and a Type III Plat. Application fees are \$310 for the Variance followed by \$1,420 for the Type III Plat.

Staff agreed that this will not be a need to come back for Formal.