
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **307 & 309 13th Avenue North**
DATE: June 22, 2021

BACKGROUND

Steven Andersen, applicant has submitted a Lot Split application for the property located at 307 & 309 13th Avenue North. The legal description of this site is: Lot 1, Block 1, Sullivan Estates, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota, City of Princeton. Property Identification Number: #24-799-0010

ZONING

The property site is located in the R-2 Residential Zoning District. The Zoning Ordinance states for a permitted use in the R-2 District;

- * Two-family dwellings
- * Conversion of single-family structures to a two-family unit when each unit contains 800 square feet of floor area or more
- * Twinhome
- * Accessory buildings not exceeding 800 square feet related to the above principal use.

The twinhome yard requirements for R-2 District;

- * Lot area minimum square feet for Twin Home – 6,000
- * Lot width minimum feet – 40 feet
- * Maximum lot coverage – 30%
- * Front yard minimum setback (living area) 20 feet
- * Side yard minimum setback (living area) 10 feet
- * Street side yard minimum setback – 20 feet (*The street north of the site is vacated*)
- * Rear yard minimum setback – 30 feet

PROPOSAL

This site currently has a twin home on it that was built in 2003. The current owner is requesting a lot split so each unit would have its own property identification number and can be sold individually in the future. The site is a rental property currently.

With the lot split, Parcel A description would be the north 59.95 feet of Lot 1, Block 1, Sullivan Estates, Mille Lacs County, Minnesota, resulting in 8,993 square feet and;

Parcel B description would be that part of Lot 1, Block 1, Sullivan Estates, Mille Lacs County, Minnesota, which lies South of the North 59.95 feet of said Lot 1, resulting in 8,789 square feet.

The proposed lot split appears to meet the standards for the Zoning Ordinance.

CONCLUSION / RECOMMENDATION

The Planning Commission held a public hearing for the lot split at their June 21st, 2021 meeting. There were no responses from property owners that had received the notice 350 feet from the site. The Planning Commission supported the Lot Split and moved to forward the recommendation for approval to the City Council for their review at their June 24th, 2021 meeting.

CONDITIONS OF APPROVAL

Staff would recommend approval of the lot split at 307 & 309 13th Avenue North, Resolution #21-33 with the following conditions:

1. Per Mille Lacs County recording requirements, the applicant will need to provide a Deed that will accompany the Lot Split Resolution, large survey, along with property taxes paid in full.

RESOLUTION #21-33

**A RESOLUTION GRANTING A LOT SPLIT LOCATED AT
307 & 309 13TH AVENUE NORTH FOR A CURRENT TWIN HOME SITE TO GIVE
EACH THEIR OWN PROPERTY IDENTIFICATION NUMBER**

WHEREAS, Steven Andersen is the owner of the property located at 307 & 309 13th Avenue North with the legal description of Lot 1, Block 1, Sullivan Estates, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, MN, City of Princeton, Township 36, Range 26, Section 33, Property ID #24-799-0010.

WHEREAS, the splitting of this property will not conflict with the Zoning Ordinance requirements; and

WHEREAS, this site already has a twin home set built on it and the property owner would like to make it where they can be owned separately; and

WHEREAS, a public hearing was held by the Planning Commission on June 21, 2021 after published and posted notice had been given and a reasonable attempt was made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED that the following described that the City Council hereby approves the splitting of the above-described property, and the new legal description for the newly split portions will be as follows:

PROPOSED PARCEL A DESCRIPTION:

The North 59.95 feet of Lot 1, Block 1, SULLIVAN ESTATES, Mille Lacs County, Minnesota.

PROPOSED PARCEL B DESCRIPTION:

That part of Lot 1, Block 1, SULLIVAN ESTATES, Mille Lacs County, Minnesota, which lies South of the North 59.95 feet of said Lot 1.

BE IT FURTHER RESOLVED that the City Council authorizes the recording of the Lot Split Resolution at the Mille Lacs County Courthouse, Milaca, Minnesota.

ADOPTED by the Princeton City Council this 24th day of June, 2021.

Thom Walker, Mayor

Attest:

Michele McPherson, City Administrator

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371