

1ST READING: 5/26/95
REFERRED TO (NAME OF COMMITTEE): Z&P
PUBLIC HEARING:
2ND READING AND FINAL PASSAGE: 7-14-95

95-Or-117

4

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

Scott

presents the following ordinance:

**Repealing Appendix I of the Minneapolis Code of Ordinances relating to Land Subdivision Regulations.**

The City Council of The City of Minneapolis do ordain as follows:

Section I. That the above entitled ordinance be and is hereby repealed.

**APPENDIX I  
LAND SUBDIVISION REGULATIONS\***

**RESOLUTION  
(RELATING TO LAND SUBDIVISION REGULATIONS)  
Adopted by the City Planning Commission  
on June 16, 1966, as amended**

~~RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF MINNEAPOLIS~~

~~That under the authority granted by Minneapolis City Charter, Chapter 8, Section 22 and Chapter 13, Section 5, and in order to promote the health, safety, convenience and general welfare of the inhabitants of the City of Minneapolis, the city planning commission does hereby adopt the following rules and minimum standards governing the subdivision of lands:~~

- ~~--All surveys shall be made by a registered land surveyor.~~
- ~~--It is suggested that each subdivider of land confer with the commission staff before preparing the preliminary submission of a subdivision plat, in order to become thoroughly familiar with subdivision requirements and with the policies of the comprehensive municipal plan affecting the vicinity in which the proposed subdivision lies.~~
- ~~--Minimum requirements of these regulations are summarized on the attached table: Design Requirements for Plats and Registered Land Surveys.~~

**~~I. Preliminary submission of a subdivision plat and registered land surveys.~~**

~~--A. Process. Any party wishing to subdivide a parcel of land shall submit to the city planning department, six (6) copies of a preliminary submission of a subdivision plat. Staff will review the preliminary submission for conformance to Minnesota Statutes, Chapter 505 and Minneapolis City Charter, Chapter 8, Section 22; Chapter 13, Section 5, and Sections 414.10 and 414.20 and the platting and subdivision regulations of the city planning commission. Change will then be made by the applicant, if required. A public hearing will then be held by the planning commission. Applicant will make revisions, if required, by the planning commission.~~

4

~~- B. Fees. Fees are due at the time of submittal of the preliminary submission of a subdivision plat and registered land surveys and shall be as indicated on the attached fee schedule, as determined by the city council.~~

~~- C. Content. The preliminary submission shall contain the following information:~~

~~- 1. Location and legal description.~~

~~- 2. Proposed name of subdivision.~~

~~- 3. Name and address of owner or owners.~~

~~- 4. Name, address and telephone number of representatives to be contacted relative to proposed subdivision.~~

~~- 5. Name of surveyor and his state registration number.~~

~~- 6. A contour map of the area if requested by the city planning director. Said map shall show contours at two-foot intervals, using city datum.~~

~~- 7. A contour map of the area shall accompany all proposed subdivisions located within a floodplain district. Said map shall show contours at one-foot intervals of elevation above mean sea level.~~

~~- D. Standards. The preliminary submission of a subdivision plat and registered land surveys shall be made in conformance with and shall contain the requirements as stated in Minnesota Statutes, Chapter 505 and the Hennepin County plat manual.~~

## **II. Final plat and registered land surveys.**

~~- A. Process. After approval of the preliminary submission of a subdivision plat five (5) copies of the final plat or registered land survey shall be prepared and submitted to the city planning department, two (2) shall be mylars, three (3) shall be paper prints. On satisfactory approval of the final plat by the city attorney's office, the secretary of the planning commission will sign the mylars and the plat will be transmitted to the city clerk for city council action and recording.~~

~~- B. Content. The following shall be submitted with the final plat or registered land survey:~~

~~- 1. Proof of title for property included in the plat or registered land survey~~

~~- 2. Deed restrictions~~

~~- 3. Contents of plat as required in Minnesota Statutes, Chapter 505 and the Hennepin County plat manual.~~

~~- C. Standards. Size of final plat or registered land survey materials used in the preparation of the tracing and mounted copies of final plats shall conform to Chapter 505, Minnesota Statutes, Minneapolis City Charter, Chapter 8, Section 22; Chapter 13, Section 5 and Sections 414.10 and 414.20.~~

~~- D. Townhouse developments. Where lots are being laid out for townhouse development, lots of lesser width and depth may be established provided that deed restrictions are included designating the minimum number of unimproved lots that may be sold separately. This combination of~~

~~unimproved lots that can be sold separately shall conform to the minimum standards for a multiple-family lot. The deed restrictions may provide that the individual lots may be sold separately after the lots have been improved by construction of a townhouse. Lots that have once been improved by construction of a townhouse and sold separately may not thereafter be used for any other purpose until such time as the lots have been combined so as to conform to the platting regulations for multiple-family lots. The deed restriction shall also include the following:~~

- ~~1. The relationship between all common spaces with each individual lot (rights in the common spaces and proportionate ownership accruing with individual lot).~~
- ~~2. Provision for access for each lot that does not have frontage on a street.~~
- ~~3. A provision that the taxes and special assessments that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lien against the individual lots.~~
- ~~4. A requirement that no modifications affecting the bulk of any of the buildings shall be made without prior consent of the city planning commission of the City of Minneapolis.~~
- ~~5. A requirement that any disposition of any of the common property shall not be made without prior consent of the city planning commission of the City of Minneapolis.~~

~~E. Planned unit developments. Subdivision plats that are filed for the purpose of conveying property situated in a planned development shall include a deed restriction designating the following:~~

- ~~1. The relationship between all common spaces with each individual lot (rights in the common spaces and proportionate ownership accruing with individual lot).~~
- ~~2. Provision for access for each lot that does not have frontage on a street.~~
- ~~3. A requirement that an owners' association shall be created. The duties and responsibilities of the owners' association shall include one charging the owners' association with the responsibility of maintaining the provisions of the planned development authorized under the Minneapolis zoning ordinance.~~
- ~~4. A provision that the taxes and special assessments that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lien against the individual lots.~~
- ~~5. A requirement that no modifications affecting the bulk of any of the buildings within the planned development shall be made without prior consent of the city planning commission of the City of Minneapolis.~~
- ~~6. A requirement that any disposition of any of the common property situated within the planned development shall not be made without prior consent of the city planning commission of the City of Minneapolis.~~
- ~~7. A requirement that after the individual lots have been sold within the planned development, that all applications for building permits shall be made through the owner's association.~~

4

~~III. Design requirements for plats and registered land surveys.~~

~~A. General standards.~~

- ~~1. Proposed use of the land to be platted shall be consistent with the policies of the comprehensive municipal plan.~~
- ~~2. References in these regulations to residential, commercial and industrial areas shall be as designated by the policies of the comprehensive municipal plan.~~
- ~~3. All lots shall have frontage on a street, except where specifically exempted in Sections II, D and II, E.~~

~~B. Streets.~~

- ~~1. The city engineer shall designate any street to be platted as major or minor.~~
- ~~2. Any street designated as a major street shall be platted to the width and alignment determined by the city engineer but in no case be less than eighty (80) feet in width.~~
- ~~3. All new streets shall make proper connection to existing streets.~~
- ~~4. Streets shall intersect at right angles or radial to curved streets whenever practical.~~
- ~~5. At the boundary of the area platted the subdivider shall dedicate such additional width as may be required to comply with the preceding requirements. Where said boundary abuts an unimproved area, subdivider shall dedicate one half of the required width, except where the city planning commission shall find that the additional width cannot practically be obtained from the adjoining property, in which case the subdivider shall dedicate the entire width of street required.~~
- ~~6. At the intersection of two (2) streets, where one or more of the streets is less than sixty-six (66) feet in width, the corner shall be rounded to a twenty-foot radius. The layout of streets shall be such that grades of five (5) per cent or less can be maintained on major streets and eight (8) per cent or less on minor streets. If such grades cannot be established under the plan submitted, the city planning commission reserves the right to redesign the subdivision or shall reject the plan as unsuitable.~~
- ~~7. Streets shall be platted as designated on the table "Design Requirements for Plats and Registered Land Surveys."~~

~~C. Alleys. Alleys shall be platted as designated on the table "Design Requirements for Plats and Registered Land Surveys." In no case will a dead-end alley be permitted.~~

~~D. Floodplains. All lots within floodplain districts shall contain a building site at or above the regulatory flood protection elevation. No land shall be subdivided which is held unsuitable for development by the city planning commission for reason of flood hazard.~~

~~E. Solar access. All lots, in plats of forty (40) acres or more, must be platted in a north-south orientation to maximize solar exposure.~~

~~F. Outlots. Any lot which due to the existing grade, physical conditions, hazard of flooding, or of a size, shape or in a location not conforming to these regulations and therefore not suitable for development, may be platted as an outlot.~~

~~G. Industrial and commercial areas.~~

- ~~1. Blocks: In commercial and industrial land use areas, size and shape of the block shall fit the intended use, but in no case be less than that permitted in residential areas.~~
- ~~2. Lots: In commercial or industrial areas, size and shape of the lot shall fit the intended use but in no case shall they be less than fifty (50) feet wide and one hundred (100) feet in length.~~
- ~~3. Utility easements: Utility easements shall be provided where alleys are not provided. Such easements shall be ten (10) feet wide and generally extending five (5) feet on each side of the rear lot line. Other easements may be required to provide continuous routes for utilities.~~

~~H. Residential areas.~~

~~1. Blocks:~~

- ~~a. In residential areas, blocks shall be not less than six hundred (600) feet nor more than one thousand five hundred (1,500) feet long and of a minimum width to provide two (2) tiers of lots.~~
- ~~b. A pedestrian way, at least ten (10) feet in width, shall be provided near the middle of any block exceeding eight hundred (800) feet in length.~~

~~2. Lots:~~

- ~~a. Lots in residential areas shall be not less than fifty (50) feet wide, one hundred (100) feet deep and have an area of not less than six thousand (6,000) square feet. Where alleys are not provided, the minimum lot width shall be fifty eight (58) feet.~~
- ~~b. In multiple residential areas, lots shall not be less than sixty (60) feet wide, one hundred (100) feet deep and have an area of not less than seven thousand five hundred (7,500) square feet. Where alleys are not provided, the minimum lot width shall be sixty eight (68) feet.~~
- ~~c. Reverse frontage lots, those platted in reverse orientation to the rest of the block, are not permitted.~~
- ~~3. Utility easements: Utility easements shall be provided where alleys are not provided. Such easement shall be ten (10) feet wide and generally extending five (5) feet on each side of the rear lot line. Other easements may be required to provide continuous routes for utilities.~~

~~I. Planned unit developments. Planned unit developments are exempt from standards described in Section III, G, H. The design of the plat within a planned unit development shall implement site plans as approved by the city council.~~

**IV. Lot divisions.**

- ~~A. Process: In subdivisions involving three (3) or fewer lots, existing or proposed, the requirements for a subdivision plat are waived and standards of this section shall apply.~~
- ~~B. Fees: Fees are due at the time of submittal of the lot division and shall be as indicated on the attached fee schedule, as determined by the city council.~~

4

~~C. Content:~~ Each submission must be made to the city planning department and must include the following information:

- ~~1. Three (3) copies of a survey, by a registered land surveyor, of the lot(s) indicating the new subdivision(s) with a tabulation showing the area of each parcel created and the new legal description of each parcel created.~~
- ~~2. A written explanation as to why the subdivision is required.~~
- ~~3. Name, address and phone number of the applicant, and the address of the lot(s) to be subdivided.~~

~~D. Design requirements:~~

- ~~1. In lot divisions on existing platted property, the lot design requirements shall be the same as the minimum requirements set forth in the Minneapolis zoning code for the applicable zoning district.~~
- ~~2. All lots shall have frontage on a street.~~
- ~~3. No land shall be subdivided which is held unsuitable for development by the city planning commission for reason of flood hazard.~~
- ~~4. Under no conditions will a lot created by this process have more than four (4) sides except in planned unit developments.~~
- ~~5. In commercial or industrial areas, lot divisions shall fit the intended use but in no case shall be less than forty (40) feet in width and five thousand (5,000) square feet in lot area.~~

~~E. Variances.~~ The city planning commission may grant variances from the design requirements of this section as follows; however, no lot created shall be less than two thousand five hundred (2,500) square feet in area.

- ~~1. For large parcels of land improved by only one principal building, the commission may decrease the required lot width of the improved section to not less than ninety (90) per cent of the required width, the total lot area to not less than ninety (90) per cent of the required lot area, and the lot depth to not less than seventy-five (75) feet, provided there is a buildable depth of at least forty (40) feet.~~
- ~~2. If each lot which is created contains at least ten thousand (10,000) square feet and a frontage of at least one hundred fifty (150) feet, the depth may be reduced to not less than sixty (60) feet.~~
- ~~3. On through lots, the frontage of which has been improved by a principal building, the nonconformance of the width of the improved portion of the lot may be waived, provided the lot granted for the improved portion is at least forty (40) feet wide and otherwise conforms to the regulations, and provided that the lot created on the other street frontage conforms to the regulations.~~
- ~~4. Lots laid out for or built as side by side double bungalows of one or more stories may be platted so as to allow separate ownership of each side of the bungalow provided that covenants are recorded that set forth the arrangements for exterior maintenance of buildings and grounds and reconstruction if one or both sides of the building are damaged or destroyed. Further conditioned that the parcels may be used separately as long as the existing buildings~~

4

are continued and that thereafter they must be combined to make a single parcel or otherwise combined to conform to the platting regulations.

- ~~5. Where reverse frontage lots occur on existing platted residential property the corner lot shall have a frontage along each street not less than fifty (50) feet, plus the front yard requirement on the intersecting streets, except that in multiple dwelling areas said minimum frontage shall be sixty (60) feet plus the front yard requirement on the intersecting street.~~

**V. Interpretation.**

~~The city planning commission reserves the right to interpret the intent of these regulations and to issue such rules or further regulations as circumstances may require.~~

**VI. Improvements required.**

~~Conforming to the provisions of Section 5, Chapter 13 of the City Charter, subdivision plats may be accepted and approved by the city planning commission without the requirement that the improvement of the dedicated public areas be made by the subdivider; provided that whenever the city planning commission deems that the public interest requires that such improvement be made prior to acceptance and approval of the final plat, the subdivider shall be required to make such improvement in accordance with rules and regulations established by the city planning commission and approved by the city council.~~

~~Adopted by the city planning commission of the City of Minneapolis, Minnesota, this 27th day of May, 1981.~~

~~Adopted by the city council of the City of Minneapolis, Minnesota, this 26th day of June, 1981.~~

**FEE SCHEDULE**

- ~~1. For preliminary and final plats: \$325.00 for each application.~~
- ~~2. For preliminary and final registered land surveys: \$325.00 for each application.~~
- ~~3. For lot division surveys: \$125.00 for each application.~~

Said fee shall be paid to the city clerk prior to any review of said plats or surveys.

**DESIGN REQUIREMENTS FOR PLATS AND REGISTERED LAND SURVEYS**

Category	Residential	Commercial	Industrial
<b>Streets:</b>			
<b>A. Major:</b>			
Width	*	80	80
Curvature radius	*	350	350
<b>B. Minor:</b>			
Width	60	66	66
Curvature radius	150		*
<b>C. Cul-de-sacs:</b>			
Length	500 or less	*	*
Diametric average	100	*	*
<b>D. Looping:</b>			
Width	50	60	60

Length	less than 1000	less than 1200	less than 1200
<b>II. Alleys:</b>			
Width	14	24	24
Corner cut	10	20	20
<b>III. Blocks:</b>			
Width	2 tiers of lots	Fit intended use, but in no case	
Length	600-1000	less than than permitted in	
	residential areas		
Ped. way width	10	*	*
Ped. way length	800	*	*
<b>IV. Lots:</b>			
	<i>Single family</i>	<i>Multifamily</i>	
Width	50	60	Fit intended use, but in no case less than 50 wide and 100 in length
Length	100	100	
Lot area (square feet)	6000	7500	
Width/no alley	58	68	
<b>V. Utility Easements:</b>			
Width	10	10	10

All measurements are given in linear feet, except as otherwise noted.  
 \*Not covered in land subdivision regulations  
 N/A Not allowed

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ASSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Dziedzic				X			Thurber	X					
Campbell	X						McDonald	X					
Biernat	X						Mead	X					
Rainville	X						Schulstad	X					
Niland	X						Minn				X		
Scott	X						President	X					
Herron	X						Cherryhomes						

PASSED JUL 14 1995 DATE APPROVED NOT APPROVED VETOED JUL 19 1995 DATE

Judith Cherry PRESIDENT OF COUNCIL Shea Taylor Bell MAYOR  
 ATTEST Mary Koels CITY CLERK