

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **August 18, 2020**

Plat Review for Property Line Adjustment between 1019 Smith and 1010 Dodd – Michael Buttgerreit

REQUEST:

Mr. Buttgerreit is requesting the review of a proposed property line adjustment to bring an existing fence onto his property rather than the adjacent property to the north 1010 Dodd Road, which is owned by the West St. Paul Economic Development Authority (EDA). The proposed adjustment is to move the existing property line 10ft north of where it is currently located.

ATTACHMENTS:

Application/Notice
Engineering Review
Property Survey
Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Residential - Single Family Home	R1A – Single Family
Properties to North	N/A – Vacant Lot	B2 – Neighborhood Business
Properties to East	Commercial – Dodd Way Shopping	B2 – Neighborhood Business
Properties to South	Residential - Single Family Home	R1A – Single Family
Properties to West	Commercial – Office Building	B2 – Neighborhood Business

ANALYSIS:

Lot Summary

Gross Acres – 0.14 Acres (6,417 sq. ft.)

Proposed Addition: 1,364 sq. ft. (southern 10ft of 1010 Dodd Rd).

Existing Conditions

As detailed above, the existing lot contains a single family home and a detached garage. The proposed property line adjustment will bring an existing fence and retaining wall legally back to the 1019 Smith Ave. property.

ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and requested the property dedicate 10 foot utility/drainage easements along the eastern property line (Smith Ave.) and 5 foot easements along all other property lines.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the PROPERTY LINE ADJUSTMENT between 1019 Smith Avenue and 1010 Dodd Road, subject to the following conditions:

1. Property line adjustment is contingent upon the EDA sale/purchase agreement for the 10ft of property detailed in the survey, and
2. Property owner shall provide drainage and utility easements around the perimeter of the property as noted in the Engineering memo dated August 6, 2020.

Timeline

August 18 – PC Public Hearing

August 31 – CC Public Hearing