

DATE: ⁵⁻²⁰¹⁹ April 2, 2012
TO: Street File
RE: "900" Forest Arms Lane
PID 07-117-23-12-0008

The property, unofficially addressed "900" Forest Arms Lane, is in the LR-1B, Single Family Residential zoning district requiring a minimum lot size of 1.0 acre and a minimum lot width of 140'. According to Hennepin County property information records, the lot is 0.53 acre and City considers it to be a legal nonconforming lot. The lot is a "through lot" with street on opposite ends. The required street setback from both street lot lines is 35' and the interior sides would have a 10' setback. OK

According to Minnesota Statutes 462.357 Subd. 1e(f) the lot is a buildable lot, because it meets 66% of the required lot area and lot width requirement established for sewered General Development Lakes in Minnesota Rules 6120.3300 Subpart 2a.. If this Rule is invoked, the lot will be limited 25% hardcover. Any proposal for hardcover to exceed 25% of the property area would invalidate the authority granted by the rule; the City would no longer follow this provision. The City would then require a variance for lot area. ~~The lot is located within the City's shoreland district which means it's within 1000' of the Ordinary High Water Level (OHWL). A survey would be required to determine the distance from the OHWL and which level of hardcover would apply to the property. Preliminary review indicates the property would likely be within the 500-1000' zone (to be confirmed via survey) and would be allotted 35% hardcover.~~ Tier 2 = 30%

In addition the lot is less than 2 acres in area and is limited to 15% structural coverage. 2010

The sewer project for the development (1970 LS-1 Saga Hill) has been assessed to the property, but the Sewer Availability Charge (SAC) imposed by Metropolitan Council must be paid prior to a building permit being issued. The 2012 SAC is \$2,365.00. 2019 \$2,485

The property does not have City water available and would require a private well. ✓

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