



# Text Amendment #22-02 40 ft. Single-Family Lots

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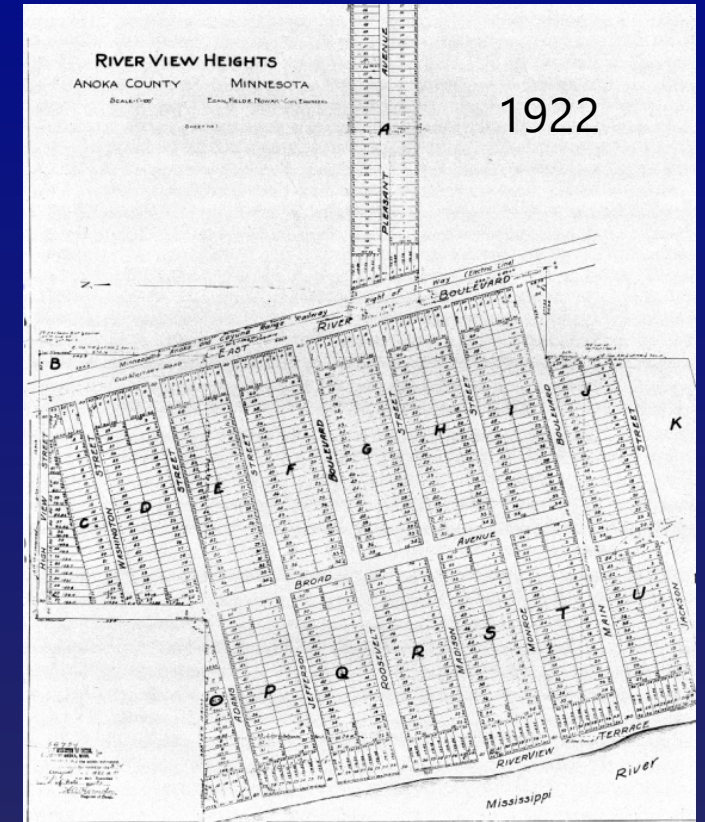
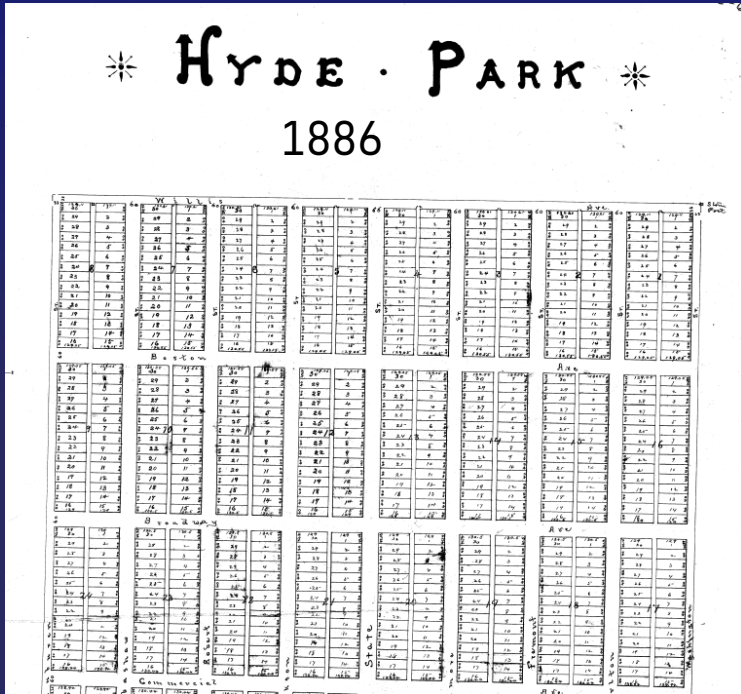
Public Hearing and First Reading  
City Council Meeting

March 28, 2022



# History

- Prior to Fridley becoming a City in 1949, many residential lots in older neighborhoods were platted with lots of varying sizes, some as small as 25 ft. wide.



# History

- Fridley's first zoning code was adopted in 1955
  - All R-1, Single Family lots have a minimum lot area of 9,000 sq. ft.
  - Minimum lot width of 75 ft.
- The adoption of the 1955 zoning ordinance gave any single-family lot smaller than 7,500 sq. ft. a "non-conforming" status.
- This "non-conforming" status meant that homes on these lots couldn't be re-built or expanded if they were destroyed by a natural disaster, such as a fire, flood, or tornado.



# History

- In 2001 the “O-6, Pre-1955 Lots” Overlay District was approved by the Council
  - Preserve and Enhance the City’s existing housing stock
  - Provide for infill development on vacant lots that are 5,000 sq. ft. or more
- The main condition of the Overlay District was that the smaller lots needed to be legally platted prior to 1955.
- This condition prevents the creation of new developments less than 9,000 sq. ft. in size and 75 ft. wide.

In 2001, staff estimated that there were approx. 480 parcels that fit this Overlay criteria

# Current Request

In early 2021, Anoka County notified the City that the 40 ft. vacant parcel at 60 62 1/2 Way had gone tax-forfeit.



The County is required by State Statute to notify the City of any tax forfeited parcels in their jurisdiction to determine if the City is interested in acquiring the parcel, prior to offering it for sale.

# Current Request

- Before approaching the Council about acquiring the parcel at 60 62 ½ Way, staff worked with the City's GIS contractor to determine how many other 40 ft. wide lots exist within the City.
- Currently, there are 37 lots that are 40 ft. wide.
  - 8 are vacant – 4 of the 8 are owned by the HRA
- The remaining 29 parcels have single-family homes on them that are currently considered non-conforming.
- The non-conforming statues allows the use and structure to be continued through repair, replacement, restoration, maintenance, or improvement, but not expansion.

# Current Request

- In 2021 Council approved a resolution conveying the tax forfeit property at 60 62 1/2 Way to the HRA with the understanding that the HRA would place this parcel into its Housing Replacement Program (HRP) and staff would work together to find a way to allow redevelopment of this parcel.

41 new SF homes have been constructed through the HRP



New Home built through the HRP



# New Ordinance

- Staff determined that an amendment to the existing O-6, Pre-1955 lots Overlay would work best to allow development of the 40 ft. lots because the setbacks are reduced and lot coverage requirements are increased to allow more buildable area on a small lot and ensure developability.

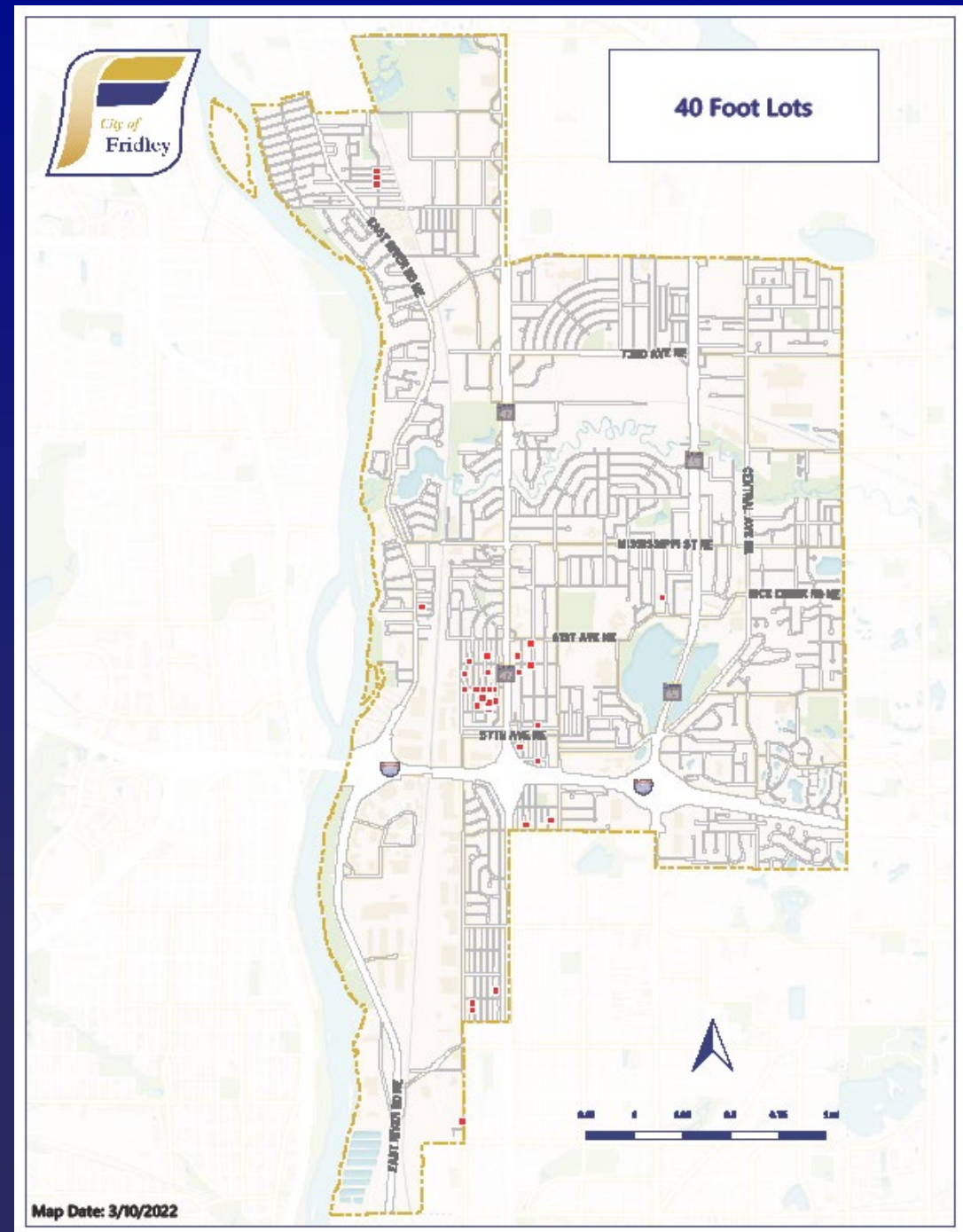


# Ordinance Modifications

Adding the Hyde Park plat to the district boundaries

Reducing the minimum lot area from 5,000 sq. ft. to 4,000 sq ft.

Reducing the minimum lot width from 50 ft. to 40 ft.



# Ordinance Modifications



Mirroring the existing S-1, Hyde Park zoning regulations for side yard setback requirements from 10 ft. → 7.5 ft.

Reducing the side yard setback on a corner lot to 7.5 ft. provided there is 20 ft. from the back of the curb and vehicles don't block a public sidewalk.



# Ordinance Modification



Add a condition that the height of any new structure be designed to blend and maintain balance with existing structures on either side.

Vacant lot at 5813 2 1/2 Street –  
HRA owned

# Planning Commission Recommendation

- The Planning Commission held a public hearing on TA #22-02 on March 16<sup>th</sup>.
- The unanimously recommended approval.



# Staff Recommendation

Staff recommends the City Council conduct the public hearing and first reading of Ordinance No. 1402.

Unless otherwise directed, Second Reading of the Ordinance is scheduled for April 11, 2022.