

**CITY OF ST. ANTHONY VILLAGE  
HENNEPIN COUNTY, MINNESOTA  
RESOLUTION 22-084**

**RESOLUTION APPROVING A REQUEST FOR A SUBDIVISION  
FOR 2601 STINSON PARKWAY AND 2501 KENZIE TERRACE, PID 07-029-23-23-0035**

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**WHEREAS**, the City of St. Anthony Village received a request from the joint applicants and property owners, including SA Senior Living LLC and The Village LLC for a Minor Subdivision of PID 07-029-23-23-0035; and

**WHEREAS**, the subject property is located within the City's R-1 Single Family District; and

**WHEREAS**, the Subdivision will create 2 parcels, or "Tracts" upon subdivision approval and recording; and

**WHEREAS**, said subdivision will have no affect on zoning compliance of either property; and

**WHEREAS**, said subdivision will have no affect on public services to either property or the neighborhood in general; and

**WHEREAS**, the subdivision, and its concurrent recombination, will further the intent of the City Council in approving a prior minor subdivision of said property in 2020; and

**WHEREAS**, the requirements of the Subdivision Ordinance of the City of St. Anthony Village are met through this "Minor Subdivision" process; and

**WHEREAS**, the City Council makes the following finds of fact in support of the proposed subdivision:

1. The proposed parcels exceed both zoning requirements and the minimum thresholds for consideration of subdivision without platting.
2. The parcels created will accommodate the proposed land uses allowed on the property under existing and/or future plans.
3. Platting is not necessary for these two parcels, and the process for platting would create an unnecessary procedural requirement for a minor subdivision as proposed.
4. The minor subdivision does not interfere with the purposes of the Subdivision Ordinance, the Zoning Ordinance, or other applicable regulations and plans.

**NOW THEREFORE BE IT RESOLVED** that the City Council's hereby approves the requested subdivision and lot combination, subject to the following conditions:

- a. County acceptance of the descriptions for recording, as submitted.
- b. The Village, LLC, concurrently recombines the subdivided narrow strip described in the document entitled "Legal Description for Conveyance from SA Senior Living LLC to The Village LLC" to the principal Village parcel, and no more than 2 parcels remain once all actions have been recorded. No separate use or building rights are granted to the narrow strip created by this subdivision.
- c. Continued cooperation with the City related to any final review of utility needs and impacts serving the proposed uses.

Adopted this 13<sup>th</sup> day of December, 2022.

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Randy Stille, Mayor

ATTEST: \_\_\_\_\_  
City Clerk

Reviewed for administration:

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Charlie Yunker, Acting City Manager