

SUBDIVISION STAFF REPORT

FILE # 22-062-353

1. **FILE NAME:** 300 & 302 Ryan Avenue RLS **HEARING DATE:** August 10, 2022
 2. **TYPE OF APPLICATION:** Registered Land Survey
 3. **LOCATION:** 300, 302 & 304 Ryan Avenue
 4. **PIN AND LEGAL DESCRIPTION:** PINs 06-28-22-32-0024, -0085, & -0086; See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** RT1
 6. **ZONING CODE REFERENCE:** § 69.406; § 69.705
 7. **STAFF REPORT DATE:** July 22, 2022 **BY:** Anton Jerve
 8. **DATE RECEIVED:** July 20, 2022 **DEADLINE FOR ACTION:** November 18, 2022
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- A. **PURPOSE:** Registered Land Survey to create 3 RT1 two-family residential parcels
- B. **PARCEL SIZE:** 26,801 sq. ft.
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
 - North: Residential
 - East: Residential
 - South: Railroad (below bluff)
 - West: Residential
- E. **ZONING CODE CITATION:** § 69.406 provides criteria for review of subdivision applications. These criteria are covered below under “Required Findings.” § 69.705 states registered land surveys that constitute a subdivision are subject to review criteria of subdivision applications.
- F. **HISTORY/DISCUSSION:** There is no zoning history for this property.
- G. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all the following findings shall be made prior to approval of a subdivision:
 1. *All the applicable provisions of the Legislative Code are complied with.* City staff have reviewed the proposed subdivision and have determined that all applicable provisions of city codes are met.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed subdivision by registered land survey is consistent with the surrounding residential land uses and will not be detrimental to present and future use of surrounding land.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed registered land survey is already developed and compatible with the proposed uses of the subdivision.
 4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use chapter of the Comprehensive Plan, which calls for primarily residential uses in this location under the “Urban Neighborhood” designation of the Future Land Use Map. It is also in conformance with Housing Chapter policies:
 - Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.*
 - Policy H-50. Balance the market demand for larger homes in strong market areas with the need to maintain a mix of single-family housing types that is sensitive to the surrounding neighborhood context.*

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully developed part of St. Paul with no remaining natural features.
 6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high-water table, severe soil conditions or other menace.* The site is a flat, fully developed area with no flooding, erosion, high water table or soil condition problems. The Sewers Division of the Department of Public Works has noted a sewer tunnel and the possibility of voids under the property and secured an easement for the tunnel.
 7. *The subdivision can be economically served with public facilities and services.* The subdivision is in a fully built urban area well-served by public facilities and services. It can be economically served with public facilities and services from surrounding streets.
- H. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the proposed subdivision by registered land survey for 300, 302 & 304 Ryan Avenue subject to the following condition:
1. The applicant shall file a copy of the Council Resolution approving the subdivision with the Ramsey County Recorder's Office.

Attachments:

- Application
- Final Subdivision
- Site Location Maps