

## SUBDIVISION STAFF REPORT

FILE # 22-086-535

1. **FILE NAME:** Highland Bridge Rowhomes Fifth Addition **HEARING DATE:** November 2, 2022
  2. **TYPE OF APPLICATION:** Final (Combined) Plat
  3. **LOCATION:** 845-855 Woodlawn Avenue (west side between Bohland and Beechwood)
  4. **PIN AND LEGAL DESCRIPTION:** Lots 5 to 14, Block 1; Highland Bridge Rowhomes; PIN # 17.28.23.13.0116 (Lot 5), 17.28.23.13.0027 (Lot 6) to 17.28.23.13.0035 (Lot 14)
  5. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** F2
  6. **ZONING CODE REFERENCE:** § 69.301; § 69.405; § 69.406; § 69.511
  7. **STAFF REPORT DATE:** October 7, 2022 **BY:** Kady Dadlez
  8. **DATE RECEIVED:** October 5, 2022 **DEADLINE FOR ACTION:** February 2, 2022
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- A. **PURPOSE:** Final (combined) plat for Highland Bridge Rowhomes Fifth Addition to create 11 F2 Ford Residential Mixed Low District lots.
- B. **PARCEL SIZE:** The plat area has about 231 feet of frontage on Woodlawn Avenue and is about 65 feet in depth for a total lot area of 15,146 square feet.
- C. **EXISTING LAND USE:** The property is vacant.
- D. **SURROUNDING LAND USE:**

North: Rowhomes in an F2 Residential Mixed Low District and a City park in an F6 Ford Gateway District.

East: Vacant land in an F2 Residential Mixed Low District planned for residential use.

South: Vacant land in an F1 Ford River Residential planned for residential use.

West: Vacant land in an F1 Ford River Residential planned for residential use.
- E. **ZONING CODE CITATION:** § 69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. § 69.405 provides for the process for combining preliminary and final plats. § 69.406 provides the criteria for review of subdivision applications; these criteria are covered below under "Required Findings." § 69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** Ryan Companies platted the Ford Site into 36 private development blocks, right-of-way, City parkland, and outlots in November 2019 (RES PH 19-386). The subject property, along with other property on the Ford Site, was subsequently platted for rowhomes in 2020 (RES 20-1514). In 2021, an adjustment of common boundary was administratively approved for Lots 4 and 5, Block 1; Highland Bridge Rowhomes. The current subdivision application creates 11 lots where 10 lots currently exist.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland Park District Council had not provided a recommendation on the plat application at the time the staff report was drafted.
- H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code states that all of 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 has reviewed the proposed plat and has 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 plat is consistent with the land uses proposed

for the surrounding area and will not be detrimental to present and future use of surrounding land. Present and future surrounding land uses were considered in the development of the Ford Master Plan and subsequent amendments.

3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is proposed to be developed to be compatible with the proposed plat as part of the Ford Master Plan.
  4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the 2040 Comprehensive Plan, which identifies the Ford Site as an opportunity site. The proposed plat is also in conformance with the Ford Master Plan and the Highland Park District 15 Plan, which references the Ford Master Plan and describes a future site consistent with it in its land use chapter.
  5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully developed part of Saint 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. Building sites can be fully developed with no flooding or erosion as long as rate and erosion control measures are followed. There are no known high water table or soil condition problems.
  7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets and from the green infrastructure management system established by City Council resolution (RES 20-672).
- I. **PARKLAND DEDICATION:** § 69.511 allows the City to require the dedication of parkland as part of the platting process. The Ford Plat in 2019 dedicated slightly over the maximum of nine (9) percent of the total acreage of lots for the Ford Site. As such, no additional parkland dedication is required for the Highland Bridge Rowhomes Plat Fifth Addition.
  - J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the combined plat for *Highland Bridge Rowhomes Fifth Addition*, at 845-855 Woodlawn Avenue, subject to the following condition:
    1. The applicant shall file a copy of the Council Resolution approving the combined plat with the Ramsey County Recorder's Office.

Attachments:

Application

Preliminary Plat

Final Plat

Site Location Maps