

# SUBDIVISION STAFF REPORT

FILE # 22-035-222

1. **FILE NAME:** Highland Bridge Rowhome 4<sup>th</sup> Addition Combined Plat
  2. **TYPE OF APPLICATION:** Combined (Preliminary and Final) Plat
  3. **LOCATION:** 966 Mississippi River Boulevard South (Former Ford Site)
  4. **PIN AND LEGAL DESCRIPTION:** Lot 2, Block 9; FORD, PIN #17.28.23.13.0005
  5. **PLANNING DISTRICT:** 15
  6. **ZONING CODE REFERENCE:** § 69.301; § 69.401-405; § 69.406; § 69.511
  7. **STAFF REPORT DATE:** May 13, 2022
  8. **DATE RECEIVED:** April 19, 2022 (Final)
- HEARING:** June 1, 2022  
**PRESENT ZONING:** F2  
**BY:** Mike Richardson  
**DEADLINE FOR ACTION:** June 17, 2022
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- A. **PURPOSE:** Subdivide Block 9 Lot 2 to create twenty-eight (28) F2 residential mixed low district parcels for rowhomes and one (1) outlier.
- B. **PARCEL SIZE:** 66,486 square feet (1.53 acres)
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
  - North: Multifamily, Senior Housing (under construction)
  - East: Rowhomes (planned completion fall 2022)
  - South: Union Assembly Park
  - West: Rowhomes (partially complete)
- 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. § 69.401-69.405 set plat requirements and procedures. § 69.406 provides criteria for review of subdivision applications. § 69.511 allows the City to require dedication of parkland during platting.
- F. **HISTORY/DISCUSSION:** The site was an automotive manufacturing plant owned and operated by Ford Motor Company between 1925 and 2011. Soon after the plant closure was announced, the City of Saint Paul began a planning process that resulted in rezoning and the 2017 *Ford Site Zoning and Public Realm Master Plan* ("Ford Master Plan"), which established zoning districts and a public realm framework in preparation for future land sale and development. Ryan Companies was awarded development rights by the Ford Company in June of 2018. To prepare the overall site for development, Ryan Companies platted the Ford Site into private development blocks, right-of-way, City parkland, and outlots in November 2019 (RES PH 19-386; Ramsey County Document #2655825). The current owner of the property, Pulte Homes of Minnesota LLC, is applying to subdivide the property to create lots for rowhome units.

As part of the Combined Plat process, the City issued a Preliminary Plat approval letter, which contained several comments for Pulte Homes for Minnesota to address in the Final Plat.

Upon receiving the Final Plat, City staff and reviewing agencies had the following comments:

- During the Site Plan Review process:
  - Use proper signage for access to interior buildings
  - Collaborate on private utility routing (esp. storm sewer) with Saint Paul Public Works
  - Confirm design standards are met, particularly for interior lots/buildings
  - Confirm turnaround area and snow storage is sufficient
  - Confirm building heights meet Mississippi River Corridor Critical Area (MRCCA) limits

- G. **DISTRICT COUNCIL RECOMMENDATION:** District 15 has not taken a position on this plat.

- H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires 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 have reviewed the proposed plat 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 plat is consistent with the surrounding land uses and will not be detrimental to present and future use of surrounding land, which were considered in the adopted and amended Ford Master Plan.
  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 in the process of being developed and compatible with the proposed plat and is consistent with the land uses allowed 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 site as part of a mixed-use opportunity area. The proposed plat is also in conformance with the Ford Master Plan and 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 developed part of St. Paul on a former industrial site 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.* 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 the green infrastructure management system established by City Council resolution (RES 20-672).
- I. **PARKLAND DEDICATION:** § 69.511 allows for the City to require the dedication of parkland as part of the platting. Parkland in excess of nine (9) percent of the total acreage of lots for the Ford Site was dedicated as part of the plat recorded in 2019 (Document #2655825). As such, no additional parkland dedication is required for the Highland Bridge 4<sup>th</sup> Addition Plat.
- J. **STAFF RECOMMENDATION:** Based on required findings above, staff recommends approval of the proposed plat, Highland Bridge 4<sup>th</sup> Addition, subject to the following conditions:
1. Comments by the City are adhered to by Pulte Homes of Minnesota LLC.
  2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office per § 69.405 (6).
  3. The applicant shall comply with the requirements of Art. 5., Paragraph 5.2(d), contained in Exhibit "V" of the Redevelopment Agreement of December 11, 2019 by and between the Housing and Redevelopment Authority of the City of Saint Paul and Project Paul, LLC, which, under Art. 2, Paragraph 2.3(b) of the Redevelopment Agreement, apply to this subdivision.

**Attachments:**

1. Combined Plat Application with Preliminary Plat
2. Preliminary Plat Approval Letter
3. Final Plat Application with Final Plat