

Zoning File #: 11-128-731  
File Name: St. Anthony Park Townhomes  
Applicant: REM Holdings LLC  
Address: 2322 Long Ave, SE corner of Long and Bradford  
Purpose: Combined Plat for St. Anthony Park Townhomes to create nine (9) residential parcels and one (1) outlot

Staff Recommendation: Approval with conditions

District Council Recommendation: District 12 recommended approval of the eight St. Anthony Park Townhome units at 2308-2322 Long Avenue, but recommended against any additional lots and/or units.

Deadline for action: November 28, 2011

Staff Assigned: Kate Reilly, 651-266-6618

## SUBDIVISION STAFF REPORT

FILE # 11-128-731

1. **FILE NAME:** St. Anthony Park Townhomes **HEARING DATE:** August 17, 2011
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** SE corner of Long and Bradford (2308 - 2322 Long Avenue)
  4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** RM2
  6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
  7. **STAFF REPORT DATE:** July 28, 2011 **BY:** Kate Reilly
  8. **DATE RECEIVED:** April 5, 2011; July 25, 2011 **DEADLINE FOR ACTION:** Nov. 28, 2011
- 

- A. **PURPOSE:** Combined Plat for St. Anthony Park Townhomes to create 9 residential parcels and 1 outlot
- B. **PARCEL SIZE:** Irregular parcel 200 x 231 x 79 x 109 x 57 x 190 ft (52,000 square feet)
- C. **EXISTING LAND USE:** Residential
- D. **SURROUNDING LAND USE:**
  - North: Residential
  - East: Residential
  - South: Residential
  - West: Residential
- 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. §69.406 provides criteria for review of subdivision applications. These criteria are covered below under "Required Findings." §69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** 2308 - 2322 Long Avenue is an RM2-zoned property holding the St. Anthony Townhomes. The parcel was previously subdivided in 2007 under file #07-017940 in order to build eight townhomes on the property. There is a site plan review file (#06-127640) for eight townhomes on the property. Only four of the eight townhomes were built and the site plan expired on February 16, 2010. The new owners of the property are proposing to build a single-family home on Outlot A that will be included in the association, as well as the four unbuilt townhomes from the previous site plan.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 12 recommended approval of the eight St. Anthony Park Townhome units at 2308-2322 Long Avenue, but recommended against any additional lots and/or units.
- 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.
  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 already developed and compatible with the proposed plat.

4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the housing chapter of the comprehensive plan, which calls for a mix of housing types. It is also in conformance with redevelopment plans for the area.
  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.
  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.
- I. **PARKLAND DEDICATION:** §69.511 requires dedication of two (2) percent of the total land area of the plat for public use, for parks, playgrounds, trails, open space, or conservation purposes. At the discretion of the City Council, a cash dedication in lieu of land may be paid prior to the city clerk's signing of the final plat.
- For this subdivision, staff recommends a cash dedication in the amount of \$960 in lieu of dedication of land.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for St. Anthony Park Townhomes subject to the following conditions:
1. A parkland cash dedication in the amount of \$960 is paid prior to the city clerk signing the final plat.
  2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

Application  
Preliminary Plat  
Final Plat (reduction)  
Site Location Maps



**SUBDIVISION REVIEW APPLICATION**

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

Zoning office use only

File # 11-128731

Fee: 825.00

Tentative Hearing Date:

TO BE Scheduled

PD=12

# 192923420129

**APPLICANT**

Name REM Holdings LLC  
 Address 2924 Anthony Ln #115  
 City St Anthony St. MN Zip 55418 Daytime Phone 612-998-4693  
 Name of Owner (if different) \_\_\_\_\_  
 Contact Person (if different) Ron Vosika Phone 612-998-4693

**PROPERTY LOCATION**

Address / Location 2322 Long Ave, St Paul MN  
 Legal Description \_\_\_\_\_  
 Current Zoning RMZ  
 (attach additional sheet if necessary)

**TYPE OF SUBDIVISION:**

- Lot Split                       Lot Split with Variance                       Reg. Land Survey  
 Preliminary Plat                       Final Plat                       Combined Plat

**STAFF USE ONLY**

Planning District \_\_\_\_\_ Land Use Map \_\_\_\_\_ Tax Map \_\_\_\_\_ Zoning \_\_\_\_\_  
 Plans Distributed \_\_\_\_\_ Return by \_\_\_\_\_ Reviewed by \_\_\_\_\_

Comments:

RECEIVED

APR 05 2011

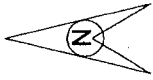
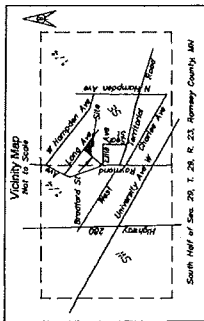
Per \_\_\_\_\_

#5099  
825.00  
pd

(attach additional sheets if necessary)

Applicant's Signature R Vosika Date 4/5/11 City Agent pd 4-5-11

# ST. ANTHONY PARK TOWNHOMES



- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

By and for the City of St. Anthony, Ramsey County, Minnesota, I, **Charles G. Smith**, Mayor, do hereby certify that the foregoing plat and map are true and correct as the same were presented to me by the City Engineer and the City Auditor.

**NO. 18, SECTION 29, T. 28. N. R. 23.** The plat and map of the townhomes shown on this plat are subject to the provisions of the plat of Section 29, T. 28. N. R. 23, Ramsey County, Minnesota, and are subject to the provisions of the plat of Section 29, T. 28. N. R. 23, Ramsey County, Minnesota, and are subject to the provisions of the plat of Section 29, T. 28. N. R. 23, Ramsey County, Minnesota.

The plat of Lot 18 of said block 1 is shown as follows:  
 Lot 18 of said block 1 is shown as follows:  
 Lot 18 of said block 1 is shown as follows:  
 Lot 18 of said block 1 is shown as follows:

This plat was prepared and adopted by the City of St. Anthony, Minnesota, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF MINNESOTA  
 COUNTY OF RAMSEY  
 City of St. Anthony, Minnesota

(Notary Public Name)  
 My commission expires \_\_\_\_\_

By and for the City of St. Anthony, Ramsey County, Minnesota, I, \_\_\_\_\_, do hereby certify that the foregoing plat and map are true and correct as the same were presented to me by the City Engineer and the City Auditor.

By \_\_\_\_\_, City Engineer  
 By \_\_\_\_\_, City Auditor

By \_\_\_\_\_, Mayor

By \_\_\_\_\_, Clerk

By \_\_\_\_\_, Recorder

By \_\_\_\_\_, Assessor

By \_\_\_\_\_, Treasurer

By \_\_\_\_\_, Auditor

By \_\_\_\_\_, City Engineer

By \_\_\_\_\_, City Auditor

By \_\_\_\_\_, Mayor

By \_\_\_\_\_, Clerk

By \_\_\_\_\_, Recorder

By \_\_\_\_\_, Assessor

By \_\_\_\_\_, Treasurer

STATE OF MINNESOTA

CITY OF ST. ANTHONY, MINNESOTA

CITY ENGINEER

CITY AUDITOR

MAYOR

CLERK

RECORDER

ASSESSOR

TREASURER

AUDITOR

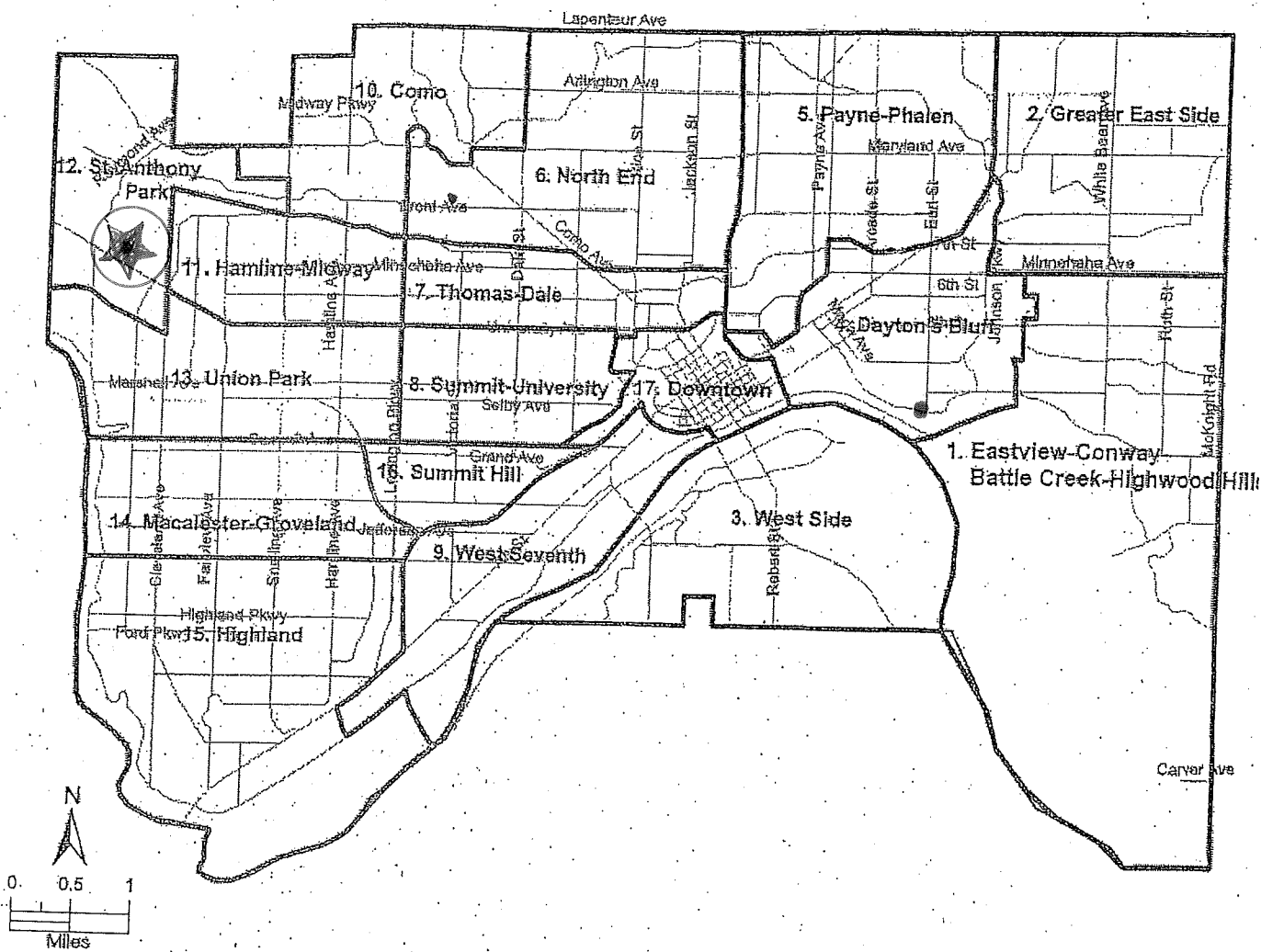


Engineers & Land Surveyors, Inc.









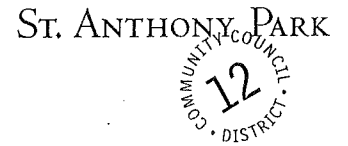
CITIZEN PARTICIPATION PLANNING DISTRICTS

1. EASTVIEW-CONWAY-BATTLE CREEK-HIGHWOOD HILLS
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS - DALE
8. SUMMIT - UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLIN - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND - MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

11-128731



St. Anthony Park Community Council/District 12  
890 Cromwell Avenue, Saint Paul, MN 55114  
651/649-5992 TEL 651/649-5993 FAX www.sapcc.org



Paul Dubruiel – City Planning Tech  
25 W Fourth Street  
Suite 1400  
St. Paul MN 55102

May 23, 2011

Dear Mr. Dubruiel,

The St. Anthony Park Community Council would like to voice our support for the replatting of the eight St. Anthony Park Townhome units at 2322 Long Avenue, zoning file #11-1287310-106259.

However, we recommend against any additional lots beyond the original eight lots that are going to be replatted on Long Avenue due to inconsistent information, importance of maintaining green space, and concern that the additional lot would be at the lowest spot on the property.

There were many neighbors present at the Land Use committee meeting who were strongly opposed to any additional buildings and were very concerned with the lack of aesthetic consideration in the current and proposed units.

We would appreciate clarification as to the number of plats and timeline for this property. Thank you for your consideration- please feel free to contact us with any questions or for clarification on our comments.

Sincerely,

A handwritten signature in cursive script that reads "Lauren M. Fulnerickson".

Lauren Fulnerickson  
Community Organizer  
St. Anthony Park Community Council

CC: Russ Stark – Ward 4 Councilmember  
Patricia James – Pedestrian and Economic Development