

SUBDIVISION STAFF REPORT

FILE # 17-224625

1. **FILE NAME:** Moorhouse Commons **HEARING DATE:** May 2, 2018
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** 700 EMERALD ST, SE corner at Franklin
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T3
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511; § 63.704
 7. **STAFF REPORT DATE:** April 9, 2018 **BY:** Anton Jerve
 8. **DATE RECEIVED:** December 26, 2017; April 5, 2018 **DEADLINE FOR ACTION:** August 3, 2018
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- A. **PURPOSE:** Combined plat for Moorhouse Commons to create three lots, two parks and three streets.
- B. **PARCEL SIZE:** 55,7871 sf.
- C. **EXISTING LAND USE:**
- D. **SURROUNDING LAND USE:**
 - North: Multifamily residential (T3 and T4)
 - East: Residential (Minneapolis)
 - South: Commercial (T4)
 - West: Residential/Commercial-Office (T4)
- 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. § 63.704 establishes a parkland development special fund for parkland dedication fees.
- F. **HISTORY/DISCUSSION:** A lumber yard had operated on site from the time the property was developed until 2016. A small area plan, the *Westgate Station Area Plan*, was adopted for the immediate area in 2008. The property was rezoned to T3 traditional neighborhood in 2011 as part of the *Central Corridor Traditional Neighborhood Zoning Study* to be consistent with the vision of *Westgate Station Area Plan*. The property was sold to the applicant in 2016, who plans to develop it for multifamily residential. The applicant worked with city staff, District Council staff and volunteers and consultants to develop the *Westgate Public Realm Plan (2017)* which laid out plans for a new public park and streets on the site. This has informed the layout of the proposed plat.
- G. **PARKING:** There is no parking requirement at the time of platting.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 12 had not commented by the time of this report.
- I. **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 Land Use Chapter of the *Comprehensive Plan*, particularly the following polices:
- *1.23 Guide development along Mixed-Use Corridors.* (The plan identifies this site as a Mixed-Use Corridor).
 - *1.29 Implement the Central Corridor Development Strategy and individual transit station area plans as the vision for development in the Central Corridor in connection with the construction of LRT.*

It is in conformance with the *Westgate Station Area Plan* for the area. The plan calls for creating a new park and breaking down large parcels with new streets, in particular:

- *4.2.3 Circulation, Parking & Access*

The urban grid pattern should be re-established.

c) Where large single parcels of land exist, they should be subdivided to create a more walkable environment of smaller scaled streets and blocks. The proposed extensions of the urban grid pattern listed below are illustrated in Figure 5.1. Where possible the existing streets north of Franklin Avenue and west of Emerald Street should be extended to create a more finely grained structure of public streets and blocks that will help to integrate the area with older established neighborhoods to the west.

It is also in conformance with the *District 12 St. Anthony Park Community Plan*, particularly Land Use Policy 1:

- *Amend the City's Comprehensive Plan to incorporate appropriate land use changes in the South St. Anthony area that reflect the future introduction of Light Rail Transit to the University Ave corridor and its evolution to a more connected residential and commercial area, while respecting the area's industrial base.*

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 relatively flat, fully developed area with no known flooding, erosion, high water table or severe 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 the proposed public streets and existing surrounding streets. The subdivision includes new public streets to divide the site into typical city blocks.

- J. **PARKLAND DEDICATION:** § 69.511(a) *Parkland dedication requirement* provides that for platting of land for residential, commercial, or industrial development the City may require dedication of a reasonable portion of the buildable land for public use for parks and open space needed as a result of the plat, to a maximum of 9% of the total acreage of new lots for new residential or mixed-use development and to a maximum of 4% of the total acreage of new lots for new commercial or industrial development. § 69.511(b) *One-time basis of parkland dedication requirements* provides that, "once parkland has been dedicated or conveyed to the City under this section to meet the needs for parkland created by the plat, there shall be no further parkland dedication requirement under § 63.701 at the time of building permits."

At the City's request, the applicant sold a portion of this plat to the Housing and Redevelopment Authority (HRA) at below market cost for a larger park than would otherwise be required under the ordinance. This parkland is identified on the plat as "Park 1" and "Park 2." To satisfy § 69.511(a), the applicant agreed to pay a parkland dedication fee of \$323,191. This fee is based on the cash value at the time of purchase of 9% of the developable parcels resulting from this subdivision. The

parkland dedication fee of \$323,191 meets the intent of § 69.511 and there shall be no further parkland dedication requirement under § 63.701 at the time of building permits for all parcels identified on the attached Moorhouse Commons subdivision.

- K. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Moorhouse Commons, subject to the following conditions:
1. The applicant shall pay the parkland dedication fee of \$323,191 prior to the city clerk signing the Final Plat.
 2. The parkland dedication fee of \$323,191 shall be deposited in the parkland development special fund and used exclusively to fund physical improvements to the parcels identified as "Park 1" and/or "Park 2" on the attached plat.
 3. 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