

SUBDIVISION STAFF REPORT

FILE # 18-055-733

1. **FILE NAME:** Cleveland Circle Combined Plat **HEARING DATE:** August 15, 2018
 2. **TYPE OF APPLICATION:** Combined Plat (Preliminary and Final)
 3. **LOCATION:** The area bounded by Kellogg Boulevard, West 7th Street, West 5th Street, and I-35E
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions
 5. **PLANNING DISTRICT:** 17 **PRESENT ZONING:** B5
 6. **ZONING CODE REFERENCE:** § 69.406; § 69.511
 7. **STAFF REPORT DATE:** July 23, 2018 **BY:** Kady Dadlez
 8. **DATE RECEIVED:** April 20, 2018 **DEADLINE FOR ACTION:** August 17, 2018
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- A. **PURPOSE:** Combined plat for Cleveland Circle to create three lots and two blocks and dedicate right of way.
- B. **PARCEL SIZE:** The irregularly-shaped parcel is approximately 182,906 square feet.
- C. **EXISTING LAND USE:** The property is occupied by surface parking and the Smith Avenue parking ramp and adjacent landscaped area. Smith Avenue separates the surface parking and structured parking uses.
- D. **SURROUNDING LAND USE:**
 - North: Right of way for I-35E, I-94W on ramp. The Minnesota History Center and its associated surface parking are north of the right of way in the capitol area.
 - East: Xcel Energy Center, Ecolab office building and surface parking, and Catholic Charities Higher Ground St. Paul residence in B4 and B5 zoning districts.
 - South: Xcel Energy Center, restaurants, and retail uses in a B5 zoning district.
 - West: Hotel and restaurant use and parking ramp and surface parking uses in a B5 zoning district.
- E. **ZONING CODE CITATION:** § 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:** The property is owned by the Housing and Redevelopment Authority of the City of Saint Paul. The proposed plat creates three lots and two blocks. Lot 1 Block 1 is occupied by the Smith Avenue parking ramp. Lot 1 Block 2 is proposed to be redeveloped for commercial uses and Lot 2 Block 2 is proposed to be developed for residential uses. Platting is required to determine rights of way and to simplify the legal descriptions prior to sale and redevelopment.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 17 had not commented on the plat at the time the staff report was drafted.
- 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 has reviewed the proposed plat and 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 plat is in conformance with the Land Use Chapter of the comprehensive plan, particularly the following policies:

1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.

1.30 Implement the Saint Paul Downtown Development Strategy. The plan states that the most important component necessary to achieve the vision in the Saint Paul on the Mississippi Development Framework and the policies in the Saint Paul Downtown Development Strategy is greater numbers of people working in, living in, and visiting Downtown. More people, both during the day and evening hours, will strengthen the existing Downtown population base. These people will be drawn in by a mix of residences, employment, and visitor attractions. A stronger Downtown population base will, in turn, support initiatives to widen the mix of uses, including new commercial retail.

1.31 Promote a broad mix of uses Downtown (e.g., commercial, office, government, housing, visitor attractions, etc.), so as to attract greater numbers of people to Downtown.

1.34 Strengthen neighborhood connections to Downtown Saint Paul through development and improvements that support and complement Downtown businesses and urban villages. Seven Corners is identified as a neighborhood connection.

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 plat can be economically served with public facilities and services from surrounding streets.
- I. **PARKLAND DEDICATION:** § 69.511 allows for the City to require the dedication of parkland as part of the platting. Parks staff has reviewed this plat and did not recommend requiring parkland. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with § 63.700.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the combined plat for the area bounded by Kellogg Boulevard, West 7th Street, West 5th Street, and I-35E, 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 (reduction)
- 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 #: 18-055733
 Fee: _____
 Tentative Hearing Date: To Be Scheduled

PD-17

#062822220092 efa1

APPLICANT

Name HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
 Address 25 W. 4th St, #1100
 City ST. PAUL St. MN Zip 55102 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) DIANE MROQUIST, PROJECT MANAGER Phone 266-6640

PROPERTY LOCATION

Address/Location SURFACE PARKING LOT + PARKING RAMP NORTHWEST OF XCEL ENERGY
 Legal Description SEE ATTACHED
 _____ Current Zoning _____
 (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:

(attach additional sheets if necessary)

1-78051100-46115

Applicant's Signature

Diane Mroquist
 DIANE MROQUIST, PROJECT MANAGER

Date

4/20/2018

City Agent

pdd
4-20-18

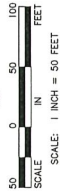
Bruce P. Corrie

4-20-2018

NSA EXECUTIVE DIRECTOR

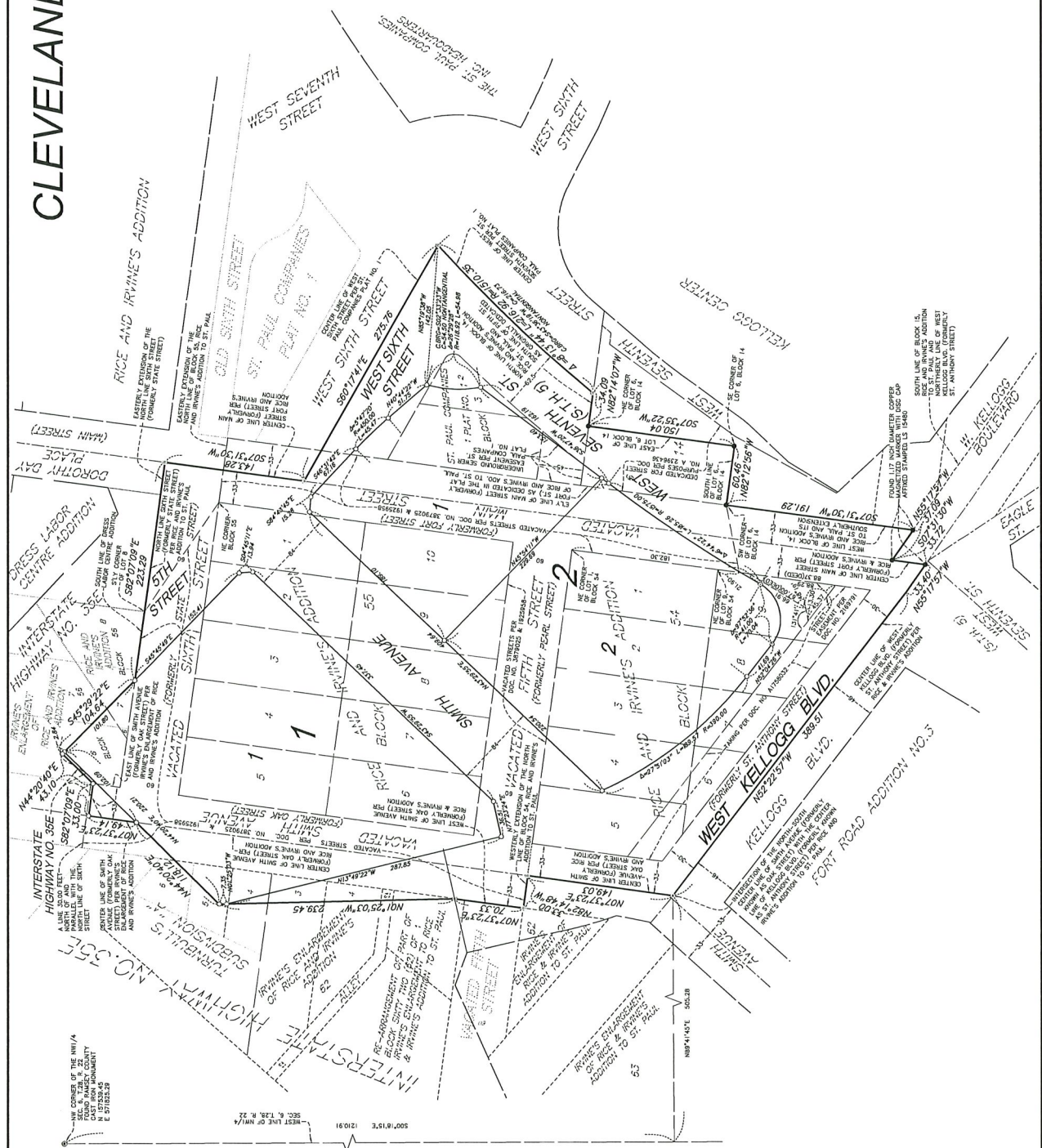
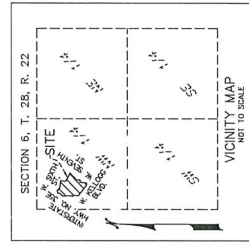
CLEVELAND CIRCLE

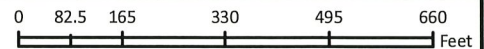
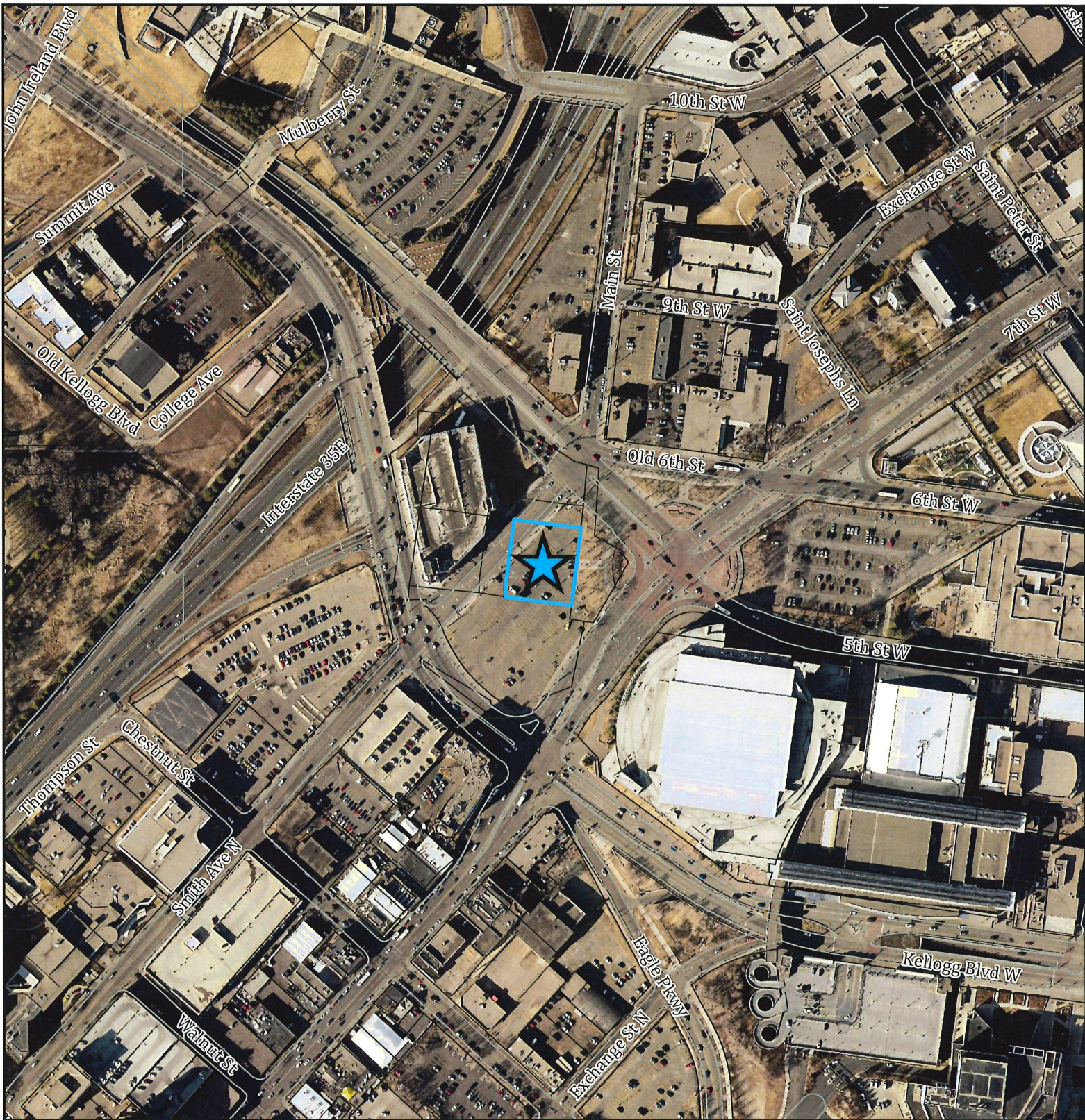
**PRELIMINARY
SUBJECT TO REVISION**



- o Denotes 1/2 inch by 1/4 inch iron pipe monument set and marked with PLS 44800, unless otherwise noted
- A Denotes set 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS 44950
- Denotes found 1/2 inch iron monument stamped with cap marked (NS) No. 12400, unless otherwise noted.

Calculations of this block's position is based upon Ramsey County coordinates, North American Datum of 1983, 1986 Adjustment.





FILE NAME: Cleveland Circle

Aerial

APPLICATION TYPE: Combined Plat

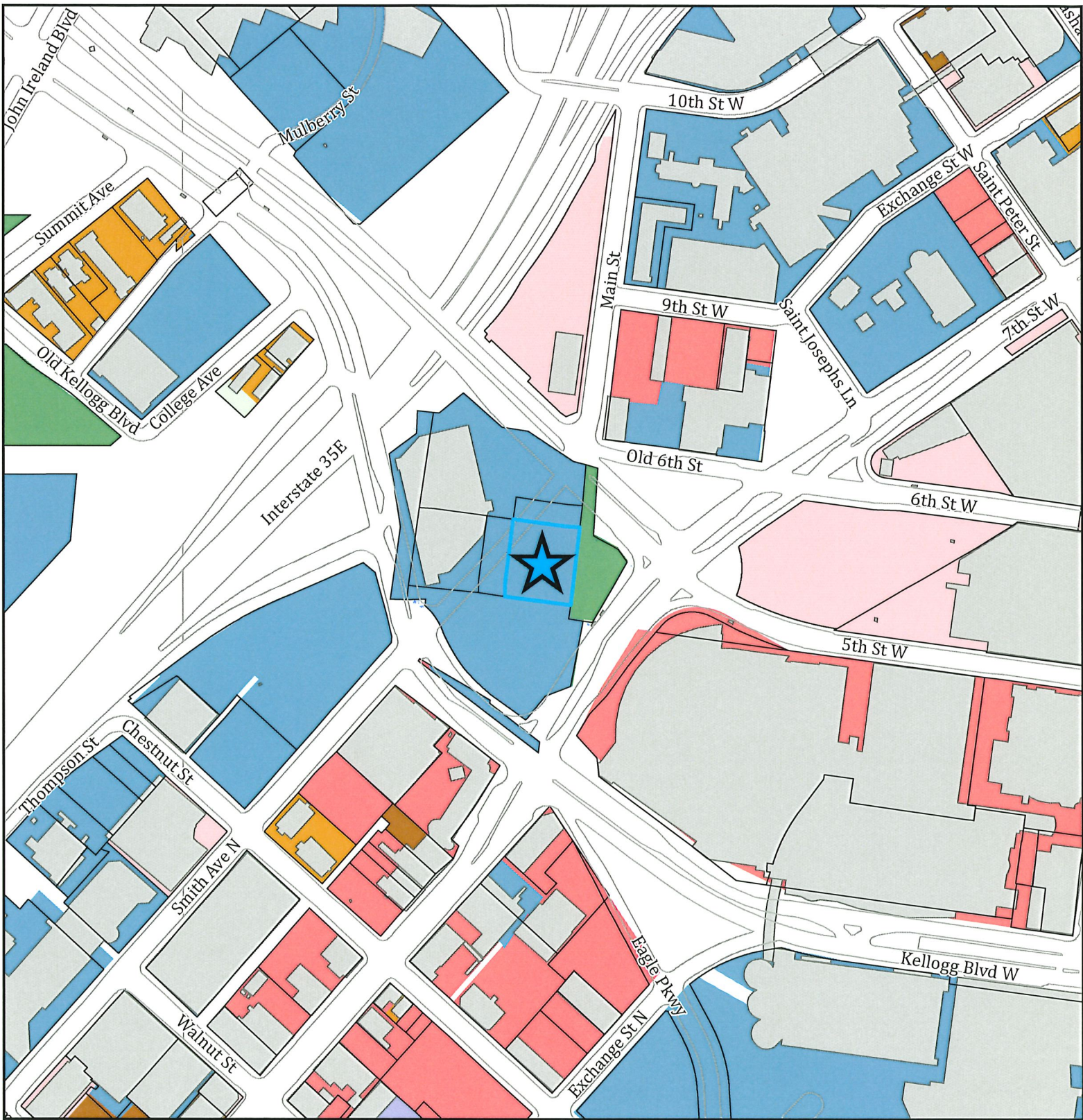
 Subject Parcels

FILE #: 18-055733 DATE: 4/25/2018

PLANNING DISTRICT: 17

ZONING PANEL: 16





FILE NAME: Cleveland Circle











APPLICATION TYPE: Combined Plat

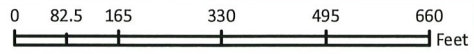
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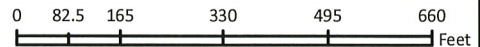
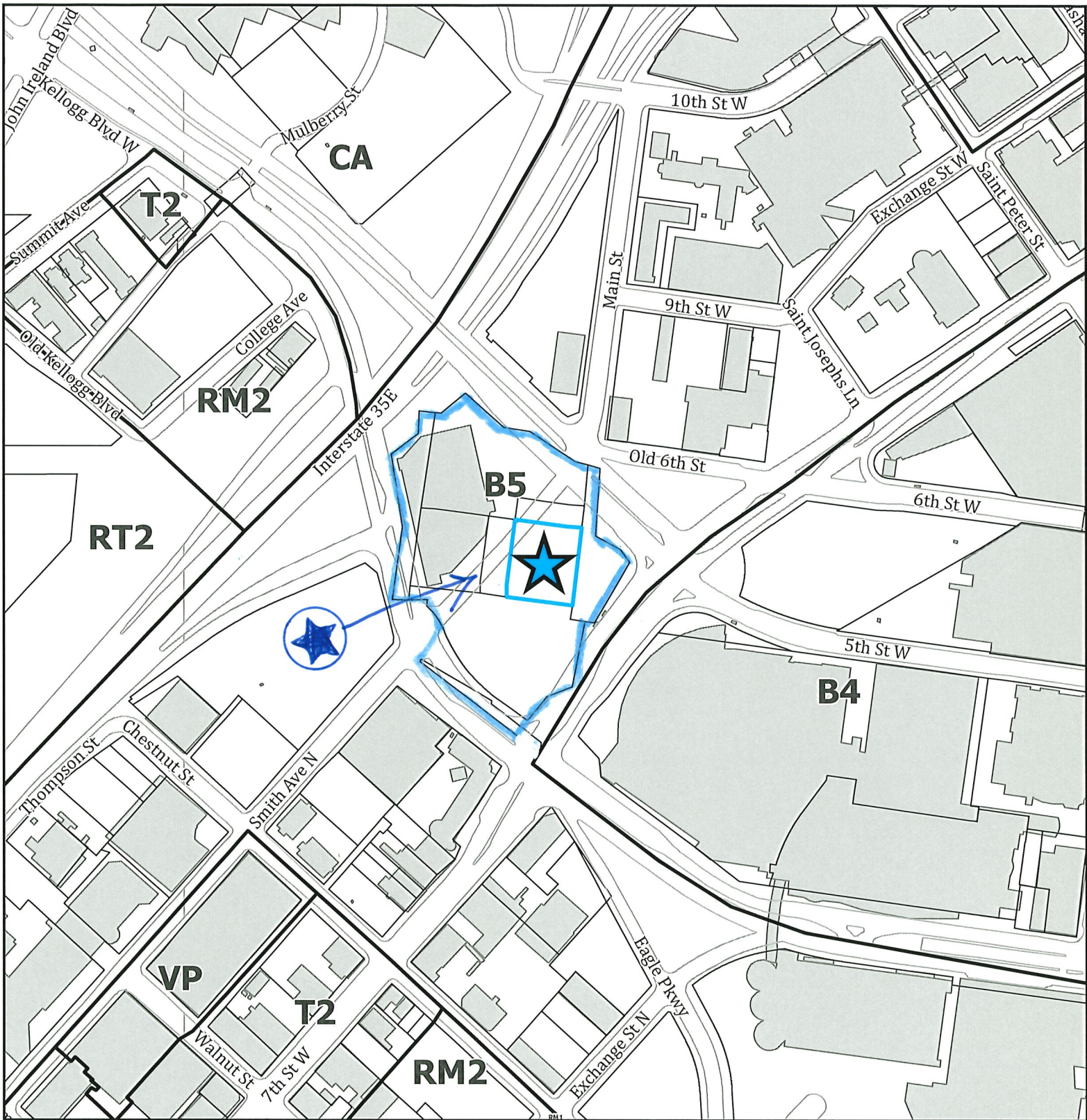
PLANNING DISTRICT: 17

ZONING PANEL: 16

Land Use

 Single Family Attached	 Park, Recreational or Preserve
 Multifamily	 Undeveloped
 Office	 Subject Parcels
 Retail and Other Commercial	
 Mixed Use Residential	
 Industrial and Utility	
 Institutional	





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Zoning

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