

SUBDIVISION STAFF REPORT

FILE #20-004-493

1. **FILE NAME:** RICE STREET FLATS **HEARING DATE:** March 4, 2020
 2. **TYPE OF APPLICATION:** Combined Preliminary and Final Plat
 3. **LOCATION:** 782, 792, 794, 796 Rice Street and 129 Sycamore Street West
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing legal description. Proposed legal description is Lot 1, Block 1; Rice Street Flats. (PINs 302922330063, 302922330075, 302922330076, 302922330077, 302922330078, 302922330079, 302922330080)
 5. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** T2
 6. **STAFF REPORT DATE:** February 11, 2020 **BY:** Kady Dadlez
 6. **ZONING CODE REFERENCE:** § 69.405; § 69.406; § 69.511
 8. **DATE RECEIVED:** February 7, 2020 **DEADLINE FOR ACTION:** June 5, 2020
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- A. **PURPOSE:** Final plat for Rice Street Flats to create one (1) lot and one (1) block.
- B. **PARCEL SIZE:** 32,355 square feet or 0.74 acres.
- C. **EXISTING LAND USE:** The property is vacant except for a neighborhood gateway sign at the southern end of the site.
- D. **SURROUNDING LAND USE:**
 - North: Office space and surface parking in T2 and I1 zones.
 - East: One and two-family homes in an RT1 zone.
 - South: Auto sales use and auto parts store in B3 and I1 zones.
 - West: Auto sales use and outdoor storage in I1 and I2 zones.
- E. **ZONING CODE CITATION:** § 69.405 provides for combining preliminary and final subdivision review. § 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:** In 2019 the applicant obtained a conditional use permit for a building height of 45'; setback variance for balconies, and variance to allow no primary pedestrian building entrance from Sycamore Street. These approvals allow for development of a four story 41-unit apartment building with a mix of 1, 2, and 3-bedroom units affordable at 60 percent of area median income. In 2018 the property at 119 Lyton Place, just north of the development site, was rezoned from RT1 to T2 to allow the property to be used for parking for the housing development (ZF #18-067-776). However, contaminated soils were discovered on the site and plans to use the site for parking were abandoned for cost reasons in favor of surface and underground parking on the Rice Street property. The north-south alley at the rear of the development site was vacated, except for a portion needed to create a hammerhead turn around for homes served by the remaining east-west alley. There are a variety of previous zoning cases for the site from the 1950s to the 1990s for filling stations, auto uses, and parking lots.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The North End Neighborhood Organization had not taken a position on the proposed 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 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 surrounding residential uses to the east and will not be detrimental to present and future use of surrounding land. The proposed plat will allow for the development of a four story 41-unit apartment building.
 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 developed with residential uses to the east, commercial uses to the north and south, and industrial uses to the west. These uses are compatible with the land uses proposed in the proposed plat.
 4. *The subdivision is in conformance with the comprehensive plan.* The proposed plat is in conformance with the Comprehensive Plan. The Land Use chapter of the plan identifies the area of the proposed plat as a mixed-use corridor where densities of 30 to 150 units per acre is appropriate; 37 units per acre is proposed. Rice Street is an existing transit corridor serving several bus routes. Land use strategy 1 in the Comprehensive Plan calls for targeting growth in unique neighborhoods and increasing density where appropriate, particularly along mixed-use corridors and supporting a mix of uses in those corridors. LU 1.2 states, "Permit high density residential development in neighborhood centers, mixed-use corridors, the Central Corridor, and Downtown". LU 1.23 states "Guide development along mixed-use corridors" and adds that the City should provide additional housing opportunities at densities that support transit. LU1.25 states "Promote the development of more intensive housing on mixed-use corridors where supported by zoning that permits mixed-use and multifamily development. The project supports housing strategy 1 in the Comprehensive Plan which calls for building upon Saint Paul's strengths in the evolving metropolitan housing market, particularly regarding increasing housing choice across the City to support economically diverse neighborhoods (H1.1) and meeting demand for transit-oriented housing (H1.2). The overall vision in the North End District 6 Plan calls for residents to have a diverse choice of housing throughout their lifetimes. The vision also promotes the development of new multifamily housing.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* There are no important existing natural features within the site that require preserving.
 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 in a fully developed area with no known flooding, erosion, continuously high water table, or soil condition problems. It is noted that the Water Resources Management chapter of the comprehensive plan identifies the site as being in an area with a very high water table. Figure W-L from the plan is attached to this staff report for reference.
 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 allows for the City to require the dedication of parkland as part of the platting. Parks staff reviewed the final plat and did not recommend

requiring parkland. Parkland dedication fees shall 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 and the parkland dedication requirement, staff recommends approval of the plat for RICE STREET FLATS at 782, 792, 794, 796 Rice Street and 129 Sycamore Street West (PINs 302922330063, 302922330075, 302922330076, 302922330077, 302922330078, 302922330079, 302922330080), subject to the following condition:

1. The applicant shall file a copy of City Council Resolution approving the final plat with the Ramsey County Recorder's Office.

Attachments:

Application
Preliminary Plat
Final Plat
Figure W-L from the Comprehensive Plan
Aerial Map, Land Use Map, and Zoning Map



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) 266-6583

Zoning Office Use Only
File # 20-004493
Fee Paid \$ _____
Received By / Date 1-9-20

PD-6

302922330075
et al

APPLICANT

Property Owner(s) Rice Street Partners LP
Address 1620 Olivet Road City Santa Rosa State CA Zip 95401
Email lorenb@phoenixdevco.com Phone 707-528-3631
Contact Person (if different) Loren Brueggemann
Address 1620 Olivet Road City Santa Rosa State CA Zip 95401
Email lorenb@phoenixdevco.com Phone 707-528-3631

PROPERTY INFO

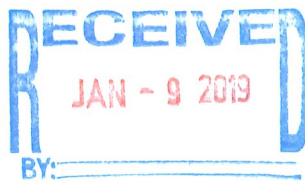
Address / Location 782, 792, 794 & 796 Rice St. and 129 Sycamore St. W
PIN(s) & Legal Description See Attached
(Attach additional sheet if necessary.)
Lot Area 32,355 sf Current Zoning T2

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- Adjustment of Common Boundary
- Registered Land Survey
- Combined Plat
- Lot Split
- Preliminary Plat
- Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

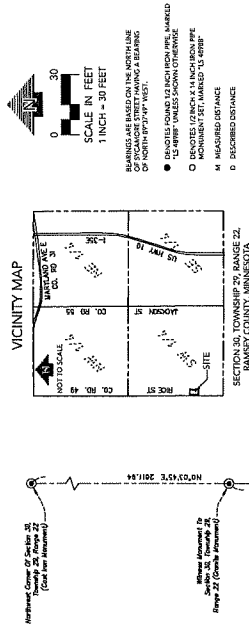
The lot will be used for one residential building consisting of 41 Units of affordable multifamily housing.



- For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature [Signature] Date 1-2-20

RICE STREET FLATS



KNOW ALL PERSONS BY THESE PRESENTS: That the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and public under the laws of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Block 5, LOCKEY'S ADDITION TO THE CITY OF ST. PAUL;

AND
Lots 13, 14, 15, 16 and 17, Block 3, LYTON'S ADDITION TO ST. PAUL, MINN.;

AND
part of Lot 13 in the Southwest Quarter of Section 30, Township 29, Range 22, County of Ramsey, State of Minnesota, more particularly as shown on the plat hereto attached, with the area bounded as follows: Commencing at the Northeast corner of Sycamore and Rice Streets in the City of Saint Paul; thence Easterly along the North line of Sycamore Street 150 feet; thence Northerly parallel with Rice Street 42 feet and 8 inches (42.67 feet); thence Westerly on a line parallel with Sycamore Street 150 feet to Rice Street; thence Southerly along the East line of Rice Street 42 feet and 8 inches (42.67 feet) to Sycamore Street and place of beginning;

AND
the west half of the westerly half of Block 5, LYTON'S ADDITION TO ST. PAUL, MINN., more particularly as shown on the plat hereto attached, with the area bounded as follows: Commencing at the northeast corner of Lot 13 to the northwest corner of Lot 12, said Block 5, EXCEPT that part of said alley between a line located 20.00 feet northerly of the westerly extension of the south line of said Lot 12 and a line located 20.00 feet southerly of the westerly extension of the north line of Lot 16, said Block 5.

Has caused the same to be surveyed and platted as RICE STREET FLATS.

In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and public under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Housing and Redevelopment Authority of the City of Saint Paul, Minnesota

Signature _____ Printed Name, Title _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota public body corporate and public, on behalf of the public body.

Signature _____ Printed Name, Notary _____
My Commission Expires _____ County, _____

SURVEYOR'S CERTIFICATION

I, Max L. Stanilowski, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the above described property and that the plat hereon is a true and correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Max L. Stanilowski, Licensed Land Surveyor
Minnesota License No. 48788

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Max L. Stanilowski, a Licensed Land Surveyor.

Signature _____ Printed Name, Notary _____
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2025

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Saint Paul, Minnesota approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land heretofore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____ Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 363A.42, this plat has been approved this _____ day of _____, 20____.

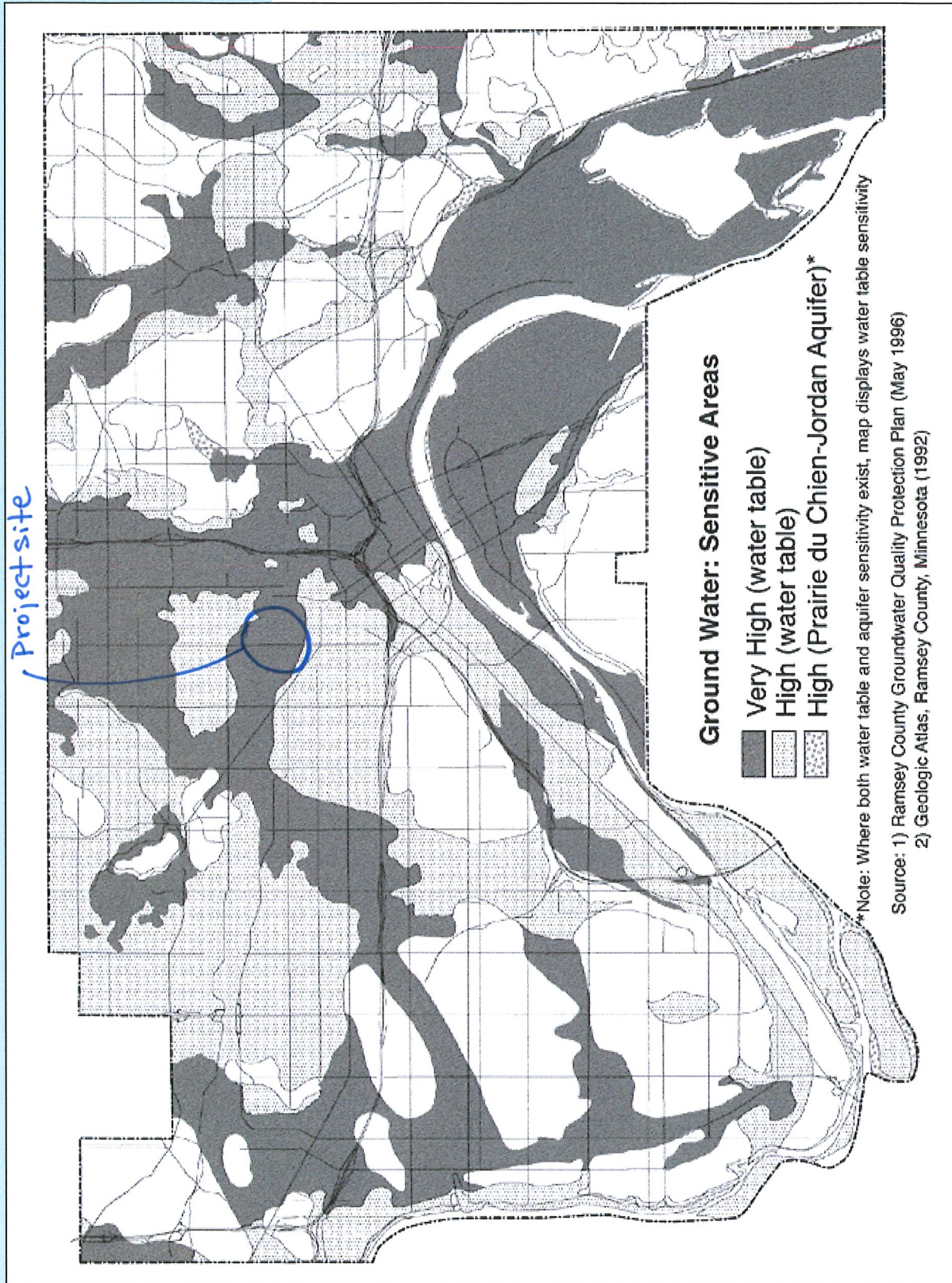
David D. Blair, L.S., Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

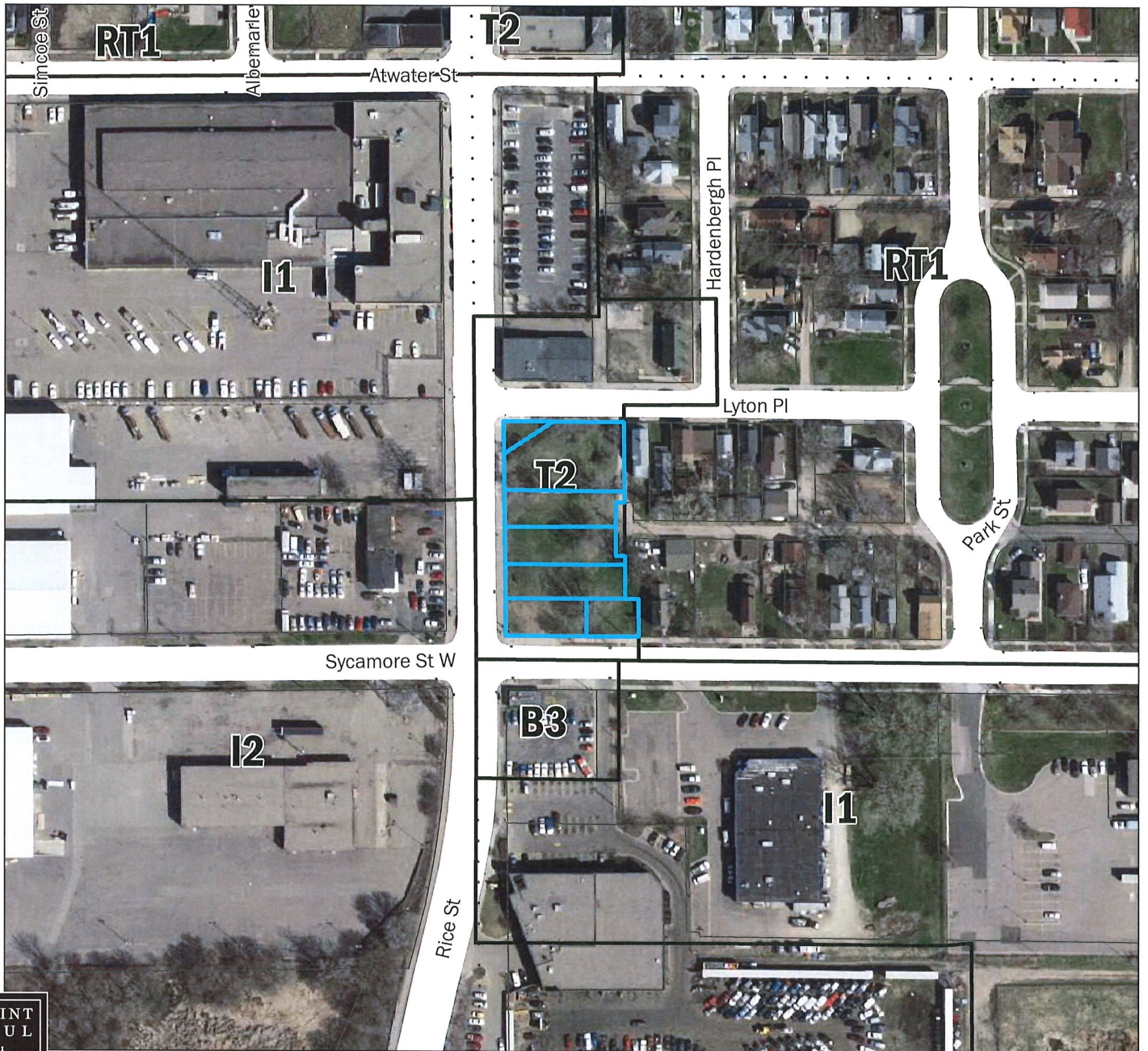
I hereby certify that this plat of RICE STREET FLATS was recorded in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ A.M. and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

_____, Deputy County Recorder

FIGURE W-L. SENSITIVE GROUNDWATER AREAS IN SAINT PAUL



Project site



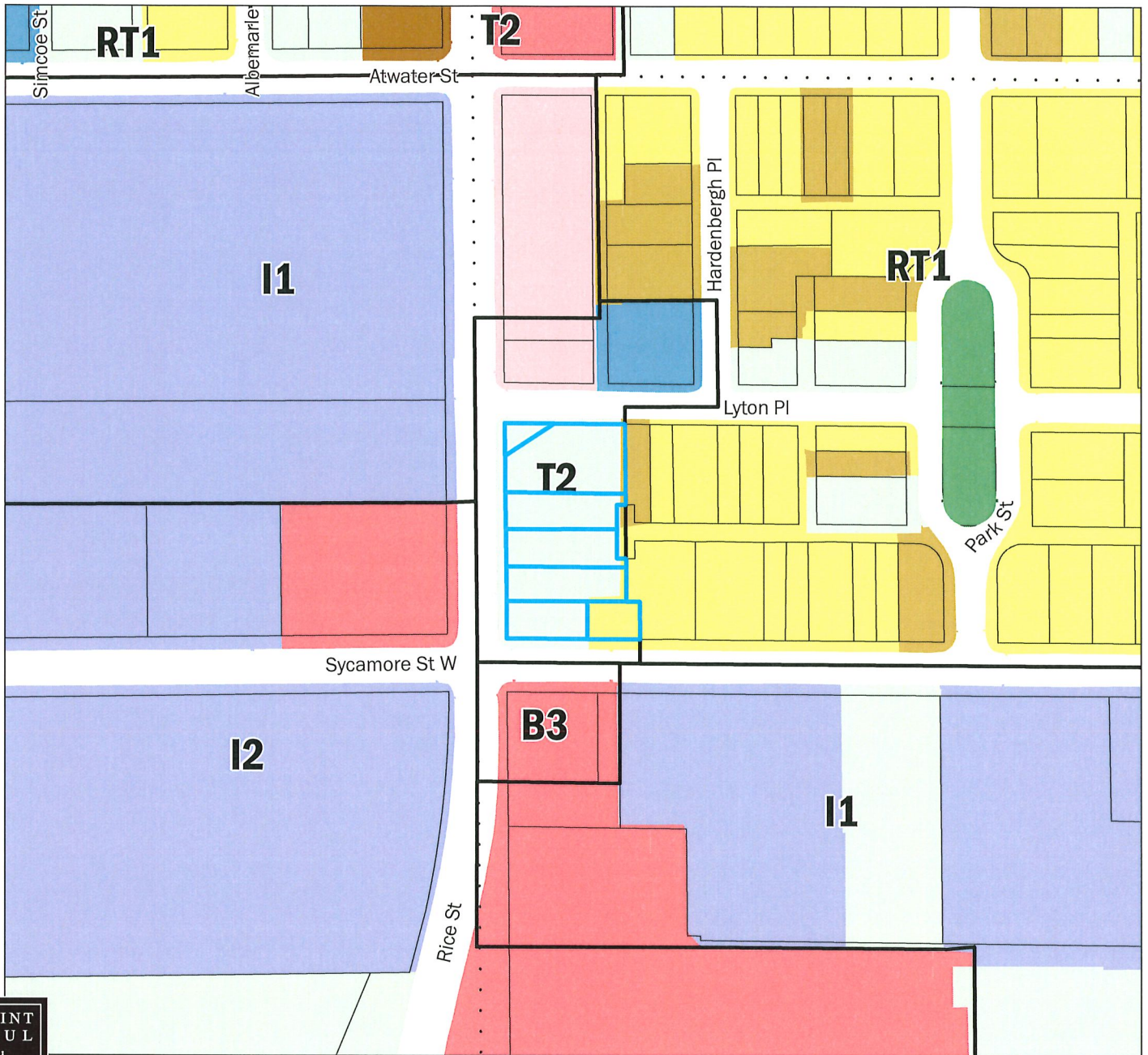
FILE #20-004493 | AERIAL MAP
Application of Rice Street Flats

Application Type: Combined Plat
 Application Date: January 9, 2020
 Planning District: 6

Subject Parcel(s) Outlined in Blue

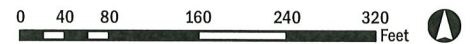


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #20-004493 | EXISTING LAND USE
Application of Rice Street Flats

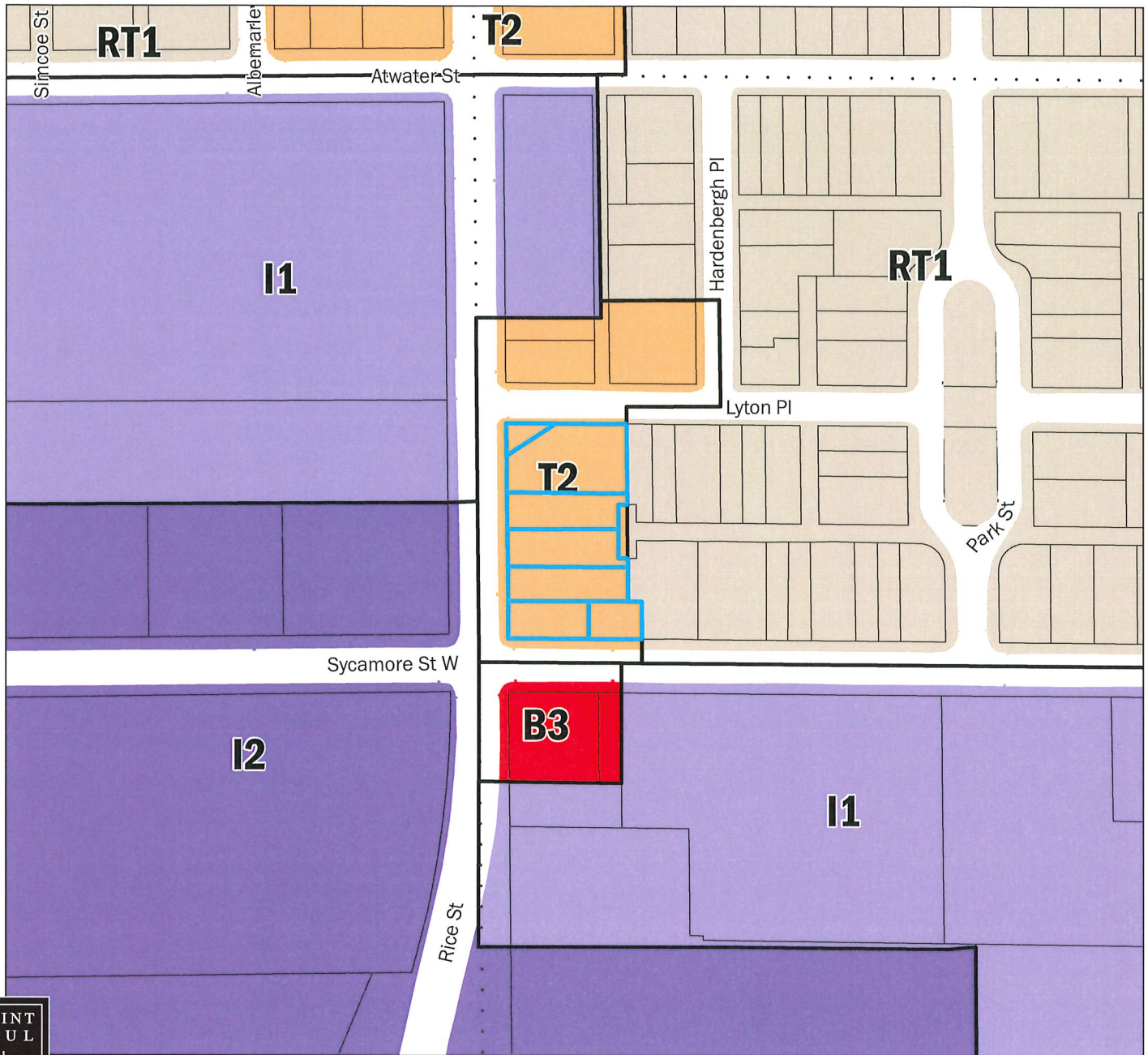
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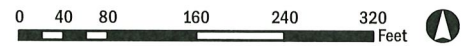
Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |



FILE #20-004493 | ZONING MAP
Application of Rice Street Flats

Application Type: Combined Plat
 Application Date: January 9, 2020
 Planning District: 6



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Subject Parcel(s) Outlined in Blue

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction