

# SUBDIVISION STAFF REPORT

FILE # 11-259-965

HEARING DATE:

1. **FILE NAME:** Schmidt Brewery Addition
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** Area bounded by Jefferson, Erie, James, Toronto, and Seventh
  4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** T3
  6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
  7. **STAFF REPORT DATE:** June 27, 2012 **BY:** Kate Reilly
  8. **DATE RECEIVED:** August 3, 2011; June 14, 2012 **DEADLINE FOR ACTION:** Sept. 12, 2012
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- A. **PURPOSE:** Preliminary and Final Plat for Schmidt Brewery Addition to create 4 commercial parcels and 5 commercial outlots
- B. **PARCEL SIZE:** Irregularly shaped lot with 1117 feet of frontage on W 7th Street, totaling approximately 600,000 square feet or ~15 acres.
- C. **EXISTING LAND USE:** Vacant brewery
- D. **SURROUNDING LAND USE:**  
North: Multiple-family homes and businesses (RM2 Multiple-Family, B3 General Business)  
East: One and two-family homes (RT1 Two-Family)  
South: Commercial/Industrial used property (T2 Traditional Neighborhood)  
West: Commercial (B2 Community Business)
- 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. §69.304 lists conditions for lot splits and adjustments of common boundaries. §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 Schmidt Brewery housing project is located on approximately 8 acres of the approximate 15 acre Schmidt Brewery site located on the south side of West 7th Street between Erie Street and Toronto Street. The Project includes the renovation and adaptive reuse of two historic Schmidt Brewery buildings including what have been historically known as the “Bottle House” and the “Brew House”. These buildings have been standing mostly vacant and unused for nearly ten years. The developer plans to convert the Brew House into 148 units of rental housing and the Bottle House will have 100 units of rental housing. In addition, there is a strip of currently vacant land on the east side of the site where 13 new rental townhomes will be built. Other than the new construction townhomes that have attached garages, the rest of the housing development will have surface parking. Of the 261 units, 100 % will be income restricted to tenants with incomes at or below 60% of the Area Median Income. In addition, at least ten percent (10%) or 27 units will be affordable to households making fifty percent (50%) of the Area Median Income or less. The rental project and project amenities will be targeted to artists. Amenities will include a clay studio, paint studio, community/club room, fitness room, sound studios, media studios, dance studio, performance and practice studios, and gallery spaces.

- G. **DISTRICT COUNCIL RECOMMENDATION:** District 9 had not commented at the time this staff report was prepared.
- 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 District 9 Area Plan Summary (2010) where Schmidt Brewery is one of four sites identified for major housing development. It is in conformance with Strategy 1.12 of the Land Use chapter of the Comprehensive Plan (2010) - Schmidt Brewery is designated as a Neighborhood Center, to which the following objectives apply: accommodating growth, supporting transit use and walking, providing a range of housing types, providing housing at densities that support transit, and providing open space and recreational opportunities. It is also supported by Strategy 1.42: *Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.* The Schmidt Brewery area is identified as an opportunity site for future mixed-use development consistent with the Saint Paul Comprehensive Plan's Land Use Chapter (Strategy 1.54). It also is compliance with the Historic Preservation Chapter Strategy 5.3.: *Realize the full economic potential of key historic resources; Rehabilitate key historic resources to serve as a catalyst for additional development in adjacent areas; Integrate historic properties into new development to strengthen sense of place and provide a link between old and new* and Strategy 5.4: *Invest in historic resources along transit corridors as part of a larger neighborhood revitalization and reinvestment strategy.*
  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 \$15,912.67 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 Schmidt Brewery Addition subject to the following conditions:
1. A parkland cash dedication in the amount of \$15,912.67 is paid prior to the city clerk signing the final plat.
  2. That agreements showing ownership of the outlots are filed with the City Surveyor's office.
  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