

SUBDIVISION STAFF REPORT

FILE #: 11-243-475

1. **FILE NAME:** Beacon Bluff Business Center South **HEARING DATE:** February 15, 2012
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** 999 7th St E, NW corner at Bush, 915 Minnehaha Ave E, NW corner at Forest
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 4 **PRESENT ZONING:** I2
6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
7. **STAFF REPORT DATE:** January 31, 2012 **BY:** Patricia James
8. **DATE RECEIVED:** 6/17/2011; Final, 1/11/2012 **DEADLINE FOR ACTION:** 3/11/2012

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- A. **PURPOSE:** Combined Plat for Beacon Bluff Business Center South to create one I2 General Industrial parcel and one B3 General Business parcel
 - B. **PARCEL SIZE:** 2 parcels, proposed Block 1 is 96,391 sq. ft.; proposed Block 2 is 236,343 sq. ft.; total area is 332,734 sq. ft.
 - C. **EXISTING LAND USE:** vacant
 - D. **SURROUNDING LAND USE:**
 - North: Block 1: Vacant, former 3M campus (I1)
Block 2: Railroad, industrial uses (I2, I1)
 - East: Block 1: Vacant (B3) and low density residential (RT1)
Block 2: Railroad, vacant industrial (I2, IR)
 - South: Block 1: Mixed commercial and residential uses (B3, RT1)
Block 2: Vacant land, mixed residential and commercial (B3)
 - West: Block 1: former 3M campus (I1)
Block 2: former 3M campus (I2)
 - 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:** These properties were purchased by the Saint Paul Port Authority from the 3M Company for business and industrial redevelopment.
 - G. **DISTRICT COUNCIL RECOMMENDATION:** District 4 had not made a recommendation at the time the 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 or ready for redevelopment and is 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, which calls for providing land for jobs (Strategy 2) and states in Policy 2.2 “Promote the redevelopment of outmoded and non-productive sites and buildings so they can sustain existing industries and attract emerging industries to Saint Paul....” It is also in conformance with the Phalen Corridor Development Strategy (2001) and 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, was previously developed and has now been cleared, so there are 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 \$27,295.33 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 Beacon Bluff Business Center South subject to the following conditions:
1. A parkland cash dedication in the amount of \$27,295.33 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 # 11-243475
 Fee: 1800.00
 Tentative Hearing Date: _____

PD-4 TO BE Scheduled

282922340004
 282922330010

APPLICANT

Name St. Paul Port Authority
 Address 1900 Landmark Tower; 345 St. Peter St.
 City St Paul St. MN Zip 55102 Daytime Phone 651-224-5686
 Name of Owner (if different) _____
 Contact Person (if different) Paul McConley PLS Phone 763-496-6759

PROPERTY LOCATION

Address / Location East 5th St at Forest St & Cypress St.
 Legal Description Attached
 Current Zoning I2 & B3
 (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: _____

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 JUN 17 2011
 Per _____

OK 6651
 1700.00
 OK 6656
 100.00

(attach additional sheets if necessary)

Applicant's Signature Paul McConley Date 6/15/2011 City Agent Pdd 6/17/11

BEACON BLUFF BUSINESS CENTER SOUTH
Legal Description

Beginning at a point where the North line of Fauquier Avenue intersects the East line of Forest Street; thence in a Northerly direction along said East line of Forest Street to a point where said line intersects the Southerly line of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway as now laid out (the same being approximately 299.95 feet North of the place of beginning); thence in a Northeasterly direction along the said Southerly line of said railroad right-of-way approximately 1163.75 feet to the Northeasterly corner of Lot 1, Block 15, Terry's Addition; thence in a Southwesterly direction along the Northwesterly line of the East Seventh Street approximately 1061.30 feet to a point where the Northwesterly line of East Seventh Street intersects the North line of Fauquier Avenue; thence West along the North line of Fauquier Avenue to the place of beginning except Lots 10, 11, 12 and the East 6.00 feet of Lot 13, and those portions of Lots 17, 16 and the Westerly 16.00 feet of Lot 15, lying South of Vernon Place as originally platted, all in Block 1, J.P. Gribben's Re-arrangement "A," all of said property being in the City of St. Paul, County of Ramsey, and State of Minnesota.

AND

Lots 1 through 22, inclusive, Block 4, E.M. Mackubin's Addition to Saint Paul, according to the plat thereof, and situate in Ramsey County, Minnesota

RECEIVED

JUN 17 2011

Per _____



VICINITY MAP
Sec 28, Twp 29, Rng 22