

SUBDIVISION STAFF REPORT

FILE #19-035-898

1. **FILE NAME:** Cleveland Circle Final Plat
2. **TYPE OF APPLICATION:** Final Plat
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 REFERENCES:** § 69.406; § 69.511
7. **STAFF REPORT DATE:** June 26, 2019 **BY:** Kady Dadlez
8. **DATE RECEIVED:** April 24, 2019

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- A. **PURPOSE:** Final 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 in area.
 - 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 and the 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 (HRA) 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 dedicate rights of way and to simplify the legal descriptions prior to sale and redevelopment. The City Council approved a combined plat for Cleveland Circle after a public hearing on August 15, 2018. The perimeter description of the platted land contained a few parcels that were still owned by the State of Minnesota at the time of plat approval. It was anticipated that the State of Minnesota would convey all of its interests within the plat to the City and then in turn the City would convey such land to the HRA. As it turned out the State of Minnesota was not willing to convey all of its interests, but instead the State decided to convey only some of its interests. A deed was received from the State to the City and the City then conveyed those interests to the HRA. Consequently, a new final plat reflecting the new legal description needs to be approved by the City Council. See the attached final plat approved in August 2018 that highlights the parcels to be excluded from the new final plat. There are still some lingering rights of way that encumber some of the lots. City approval of the street vacations of these rights of way before the Cleveland Circle plat is filed with Ramsey County is recommended as a condition of final plat approval.

- G. **DISTRICT COUNCIL RECOMMENDATION:** District 17 did not comment on the final plat application.
- 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, except for some rights of way that encumber some of the lots, all applicable provisions of City codes are met. Staff recommends a condition be included in the resolution approving the final plat stating that the City shall approve the street vacations before the final plat for Cleveland Circle is filed with Ramsey County.
 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 Saint 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 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, 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 final plat for Cleveland Circle for the area bounded by Kellogg Boulevard, West 7th Street, West 5th Street, and I-35E, subject to the following conditions:
 - 1. The applicant shall file a copy of the City Council Resolution approving the final plat with the Ramsey County Recorder's Office.
 - 2. The City shall approve the Street Vacations before the plat for Cleveland Circle is filed with Ramsey County.

Attachments:

Application

Final Plat – 2 pages (reduction)

Final Plat approved in August 2018 that highlights the parcels excluded from the new final plat

Site location maps