

# SUBDIVISION STAFF REPORT

FILE # 12-033-869

1. **FILE NAME:** Beacon Bluff Business Center West
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** 751 Mendota; North side of Minnehaha between Arcade and Mendota
  4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 4
  6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
  7. **STAFF REPORT DATE:** April 28, 2015
  8. **DATE RECEIVED:** Sept. 24, 2012; Sept. 22, 2014
- HEARING DATE:** May 6<sup>th</sup>, 2015  
**PRESENT ZONING:** I2  
**BY:** Jake Reilly  
**DEADLINE FOR ACTION:** Waived
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- A. **PURPOSE:** Preliminary and Final Plat for Beacon Bluff Business Center West to create one (1) industrial parcel and three (3) out lots
  - B. **PARCEL SIZE:** Lot 1 10.81 acres; Outlot A .60 acres; Outlot B .16 acres; Outlot C .35 acres
  - C. **EXISTING LAND USE:** Vacant industrial (I1, I2)
  - D. **SURROUNDING LAND USE:**  
North: Railroad, vacant industrial (I2, IR)  
East: Former 3M Campus (I1)  
South: Vacant land, mixed residential and commercial (B3)  
West: Arcade right of way (I1)
  - 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:** These properties were purchased by the Saint Paul Port Authority from the 3M Company for business and industrial redevelopment. Two previous plats have been approved and development is moving forward on those parcels.
  - G. **DISTRICT COUNCIL RECOMMENDATION:** District 4 did not make a recommendation 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 **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, vacant, former development site 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.

In this case, the Saint Paul Port Authority has identified Outlot C as an “Historic Plaza,” which will function as open space for the area surrounding it. The Port Authority has stated that the Historic Plaza, which will feature interpretive panels, solar powered features, and offer a respite for those in the area, will be open for public use. Given this, Parks and Recreation recommends that the City Council require that Outlot C be dedicated as private space for public use by the Saint Paul Port Authority and that the land is privately owned, operated, maintained and replaced, when needed, by a non-city entity. The Division of Parks and Recreation will not be responsible for ownership nor operation of the Hub area and paths connected to or associated with it.

§69.511(3) *Parkland dedication option; private land maintained for public use* states that the city council, may, at its discretion, waive all or a portion of the land or cash dedication required under subdivisions (b), (c) or (d) and enter into an agreement for the private development and/or maintenance of land for public use subject to four conditions.

(1) *The land area or value of the land and improvements privately developed and maintained for public use for parks, playgrounds, trails, opens pace, or conservation purposes must at least equal that required under this ordinance.* This condition is met. The land area required for dedication is 2% of the area being platted. The area being platted totals 12.06 acres. Two percent of 12.06 acres is .24 acres. Outlot C is a total of .35 acres in area, which exceeds the requirement.

(2) *Land, facilities, and improvements accepted under this provision shall be accessible to the public in a manner similar to public land.* This condition is met. The area known as “The Hub” is accessed off of East 7th Street at Minnehaha. There will be no fence or other barrier to access to The Hub.

(3) *The city and the owners, subdividers, or developers of the land must have executed a parkland development agreement insuring that specified land shall be developed and maintained by the owners, subdividers, or developers and any successors in interest thereof...for the purposes listed in subdivision (a) of this section. The owners, subdividers, or developers must include a covenant running with the specified land indicating that the land to be developed and maintained for the public purposes...will revert to the city in the event of a failure to comply with this requirement.* This condition is met. The Port Authority will execute a park development agreement and execute a covenant running with the land prior to filing the plat.

- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Beacon Bluff Business Center West subject to the following conditions:
1. That Outlot C be dedicated as private space for public use as proposed by the Saint Paul Port Authority and a park development agreement be filed with the City Clerk's office and placed in the zoning file.
  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 (reduction)  
Final Plat (reduction)  
"Hub" Site Plan (proposed)