

SUBDIVISION STAFF REPORT

FILE # 18-072-460

HEARING DATE:

1. **FILE NAME:** Saint Paul College
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** area bounded by John Ireland Blvd., Marshall, I94, and north south line approx. 270 ft. west of vacated Farrington St.
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511
 7. **STAFF REPORT DATE:** September 12, 2018 **BY:** Tony Johnson
 8. **DATE RECEIVED:** June 12, 2018; **DEADLINE FOR ACTION:** October 10, 2018
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- A. **PURPOSE:** Combined Plat for Saint Paul College to create 2 RM2 residential parcels.
- B. **PARCEL SIZE:** 1,081,589 sq. ft.
- C. **EXISTING LAND USE:** Intuitional – College
- D. **SURROUNDING LAND USE:**
 - North: Interstate 94 (RM2) (RM3)
 - East: Interstate 94/Parkland (CA)
 - South: One- Family Residential, Two- Family Residential, Multi-Family Residential, Institutional (RM2)
 - West: Mixed Use Residential, Multifamily Residential (RM2)
- 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:** The applicant has submitted this application in order to create two parcels both zoned RM2. The applicant had originally planned to split off the smaller parcel in order to facilitate the development of a new school, but that site plan has now been withdrawn. During the site review and platting process the applicant discovered that the streets through the parcel were never properly vacated. The re-platting is intended to rectify issues with the roads being improperly vacated and to make two tax parcels with simpler legal descriptions.
- G. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from District 8 at the time of this staff report.
- 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 general conformance with the Comprehensive Plan.

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 relatively 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 has reviewed this plat and did not recommend requiring dedication of parkland. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with zoning code § 63.700.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Saint Paul College subject to the following conditions:
1. 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