

SUBDIVISION STAFF REPORT

FILE # 19-093-172

1. **FILE NAME:** Southport Barge Terminal Plat **HEARING DATE:** January 15, 2020
 2. **TYPE OF APPLICATION:** Combined Plat
 3. **LOCATION:** Area generally bounded by St. Paul Airport, Mississippi River and Barge Channel Road
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** I2
 6. **ZONING CODE REFERENCE:** § 69.406; § 69.511; § 72.50-70
 7. **STAFF REPORT DATE:** December 13, 2019 **BY:** Josh Williams
 8. **DATE RECEIVED:** November 20, 2019 **DEADLINE FOR ACTION:** February 21, 2020
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- A. **PURPOSE:** Combined Plat for Southport Barge Terminal to create 4 parcels and 1 outlet
- B. **PARCEL SIZE:** Approx. 3,579,128 sq. ft. (approximately 82.17 acres)
- C. **EXISTING LAND USE:** Various industrial uses
- D. **ZONING CODE CITATION:** § 69.406 provides criteria for review of subdivision applications. § 72.50-70 regulate development in the floodplain. These criteria are covered below under "Required Findings." § 69.511 provides for parkland dedication at the time of platting.
- E. **DISTRICT COUNCIL RECOMMENDATION:** District 3 had not made a recommendation as of the date of this staff report.
- F. **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 Saint Paul Comprehensive Plan. Policy LU 2.32 calls for the City of Saint Paul to "Collaborate with the Port Authority on development related activities for industrial projects. The plat will simplify and facilitate future leasing of Port Authority property to industrial tenants and future investments in infrastructure on the site.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is almost entirely developed for industrial uses, and few natural features remain. Adjacent wetlands are owned by the City of Saint Paul.
 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 generally flat, fully developed area. A majority of the site is located within the floodplain. Development within the floodplain must comply with applicable Federal Emergency Management Agency (FEMA) regulations, as codified in § 72.50-70 of the Saint Paul Legislative Code.
 7. *The subdivision can be economically served with public facilities and services.* The subdivision is already served with public facilities and services from surrounding streets.

- G. **PARKLAND DEDICATION:** § 69.511 allows the City to require the dedication of parkland at the time of platting. Parks staff have reviewed this plat and did not recommend requiring dedication of parkland at the time of platting. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with § 63.700.
- H. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Southport Barge Terminal subject to the following condition:
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