

SUBDIVISION STAFF REPORT

FILE # 22-050-649

1. **FILE NAME:** Reiling Heights – Combined Plat **HEARING DATE:** January 4, 2023
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** 2515 and 2525 Wabash Avenue
4. **PIN AND LEGAL DESCRIPTION:** PIN 322923220014; See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T4
6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511
7. **STAFF REPORT DATE:** December 15, 2022 **BY:** Anton Jerve
8. **DATE RECEIVED:** November 22, 2022 **DEADLINE FOR ACTION:** January 21, 2023
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- A. **PURPOSE:** Combined Plat for Reiling Heights to create two (2) T4 traditional neighborhood parcels with an easement for a future street.
- B. **PARCEL SIZE:** 248,559 sf
- C. **EXISTING LAND USE:** Office/Commercial
- D. **SURROUNDING LAND USE:**
North: Residential (T4)
East: Commercial (T4)
South: Park/Residential (T3)
West: Commercial/Industrial (T4)
- 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.
- F. **HISTORY/DISCUSSION:** The applicant is seeking to create two parcels with an easement for public street, Myrtle Avenue.
- G. **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 from all applicable departments have reviewed the proposed plat and have determined that all applicable provisions of city codes are met. Review of the preliminary plat noted that the proposed subdivision did not meet minimum street design standards because the existing streets were not connected. The final plat corrects this by providing a right of way easement for future Myrtle Avenue connection to Curfew Street. This change brings the plat in compliance with all subdivision design standards. Because the two parcels being created will share stormwater infrastructure, the Sewers Division of Public Works has ensured that there is an agreement in place between the two new parcels to maintain shared stormwater infrastructure and stormwater flow rates. The infrastructure had been created to service the one parcel under a single ownership.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the current surrounding land uses, and through the provision of land for public right of way allows for future development and use of surrounding land consistent with plans and policies for the area.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The plat allows for coordination with surrounding development. Plans for the area call for introduction of the street grid in this location, including connecting Myrtle Avenue to Curfew Street. This will help to facilitate the ongoing

redevelopment of the surrounding area by creating access to the new park connecting to the street grid.

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 higher density and mixed-uses in this area. The subdivision is also in conformance with the Westgate Station Area Plan, which is a part of the Comprehensive Plan, which calls for a street connection between Myrtle Avenue and Curfew Street. The plat provides an easement specifically supporting this future right-of-way extension of Myrtle Avenue.
 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 fully developed area with no known 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. Public services and facilities currently serve the site. An additional street segment of Myrtle Avenue to Curfew Street is planned to improve neighborhood connectivity and facilitate future density.
- H. **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 parkland. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with § 63.700.
- I. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the final plat for Reiling Heights – Combined Plat 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.
 2. Fencing within the right of way easement for Myrtle Avenue shall be removed by applicant at their expense.
 3. The applicant shall file a copy of the signed and recorded "Declaration of Easements, Covenants and Restrictions" with the City of Saint Paul Department of Public Works.

Attachments:

- Application and Preliminary Plat
- Final Plat
- Site Location Maps