

SUBDIVISION STAFF REPORT

FILE # 10-918-220

1. **FILE NAME:** Beacon Bluff Business Center North **HEARING DATE:** February 15, 2012
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** Area northeast of Forest/Phalen Blvd. intersection
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 5 **PRESENT ZONING:** I1
 6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
 7. **STAFF REPORT DATE:** February 1, 2012 **BY:** Patricia James
 8. **DATE RECEIVED:** 11/2/2010 (Prelim); 1/11/12 (Final) **DEADLINE FOR ACTION:** March 11, 2012
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- A. **PURPOSE:** Combined plat for Beacon Bluff Business Center North to create two industrial parcels and five outlots
- B. **PARCEL SIZE:** Total area of plat is 567,645 sq. ft. or 13.03 acres
- C. **EXISTING LAND USE:** Vacant, cleared site
- D. **SURROUNDING LAND USE:**
North: Mixed density residential (RM2, R4)
East: Industrial (I1)
South: Industrial (I2)
West: Industrial and residential (I2, R4)
- 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 site includes a parking lot and portions of the former 3M industrial campus. The Port Authority has purchased the site for redevelopment. They are also in the process of rezoning some of the land to correct split zoning on some of the new parcels.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 5 recommended approval.
- 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. Staff in Parks and Public Works also recommend that a permanent easement be dedicated along Forest Street for future reconstruction work on the Forest St. bridge and for a future trail. This easement will be filed with the Ramsey County at the same time as the plat.
 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 includes the following policies:
 - 2.15 Redevelop underutilized or vacant land in railroad corridors.

- 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....
- 2.4 Focus the growth of employment centers in Downtown, the Central Corridor, industrial corridors, and on larger tracts of land, where there is infrastructure capacity and where redevelopment as employment centers...could occur.

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 and has been cleared and prepared for new development. 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, 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 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.
- For this subdivision, staff recommends a cash dedication in the amount of \$21,651.66 in lieu of dedication of land.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Beacon Bluff Business Center North subject to the following conditions:
- 1. A parkland cash dedication in the amount of \$21,651.66 is paid prior to the city clerk signing the final plat.
 - 2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.
 - 3. The applicant shall record a permanent dedication of easement for trail purposes and bridge reconstruction at the time the plat is filed.



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only
File # 10-918-220
Fee: 2075.00
Tentative Hearing Date:
TO BE Scheduled

PD=5+4

APPLICANT

Name Loucks Associates (Lead Consultant for Port Authority)
Address 7200 Hemlock Ln. Suite 300
City Maple Grove St. MN Zip 55369 Daytime Phone 612-237-8393
Name of Owner (if different) Saint Paul Port Authority
Contact Person (if different) Paul McGinley, PLS Phone 612-237-8393

PROPERTY LOCATION

Address / Location 11.4 Acres just E of Forest St & N. of Phalen Blvd
Legal Description Attached
Current Zoning I-1, RM-2 & VP
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

<input type="checkbox"/> Lot Split	<input type="checkbox"/> Lot Split with Variance	<input type="checkbox"/> Reg. Land Survey
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

CK6185
2075.00

(attach additional sheets if necessary)

Applicant's Signature Paul McGinley Date 11/2/2010 City Agent pdd 11/2/10

BEACON BLUFF BUSINESS CENTER NORTH
Legal Description

Lots 8, 9, 10, 11, 12, 13, 14 and 15, Block 77, Dawson's Earl St. Addition to St. Paul Minn., together with all that part of vacated Cypress Street as dedicated in the plat of Dawson's Earl St. Addition to St. Paul Minn., which lies South of York Avenue and North of the North line of Block 1, Auditor's Subdivision No. 7 St. Paul Minn, except that part of Lot 8 described as follows:

That part of Lot 8, Block 77, Dawson's Earl St. Addition to St. Paul Minn., lying Easterly of the extension Northerly of a line bisecting Lot 37, in Block 1 of Auditor's Subdivision Number 7 St. Paul Minn, from North to South, parallel with the Easterly line of said Lot 37 and 129.97 feet Westerly therefrom, measured at right angles to said Easterly line of Lot 37;

AND

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block 1, Auditor's Subdivision No. 7 St. Paul Minn, EXCEPT that part of Lot 35, Block 1, Auditor's Subdivision No. 7 St. Paul Minn, lying Southerly of the hereinafter described Line A:

Line A

Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating.

AND

All that portion of Lot 37 in Block 1 of Auditor's Subdivision No. 7 St. Paul Minn, lying Westerly of a line bisecting said Lot 37 from North to South parallel to the Easterly line of said Lot 37 and 129.97 feet Westerly therefrom, measured at right angles to said Easterly line of said Lot 37;

AND

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Block 2, Auditor's Subdivision No. 7 St. Paul Minn, EXCEPT those parts of Lots 29 and 30, Block 2, Auditor's Subdivision No. 7 St. Paul Minn, lying Southerly of the hereinafter described Line A:

Line A

Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

Lots 3, 4, 5, 6 and 7, Block 4, Auditor's Subdivision No. 7 St. Paul Minn, except the following described property:

That part of Lot 6, Block 4, Auditor's Subdivision No. 7, bounded by a line described as follows: Beginning on the South line of the North 109.00 feet of said Lot 6, 40.00 feet East of the Southwest corner of said North 109.00 feet; thence to the Southwest corner of said North 109.00 feet; thence South on the West line of said Lot 6, 20.00 feet; thence Northeasterly to the point of beginning, according to the recorded plat thereof on file in the office of the Register of Deeds in and for said County;

AND EXCEPT those parts of Lots 6 and 7, Block 4, Auditor's Subdivision No. 7 St. Paul Minn, lying Southerly of the hereinafter described Line A:

Line A

Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

Lots 18, 19 and 20, Block 3, Auditor's Subdivision No. 7 St. Paul Minn;

AND

Lots 1 and 2, Block 4, Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of Lot 6, Block 4, Auditor's Subdivision No. 7 St. Paul Minn, bounded by a line described as follows:

Beginning on the South line of the North 109.00 feet of said Lot 6, 40.00 feet East of the Southwest corner of said North 109.00 feet; thence to the Southwest corner of said North 109.00 feet; thence South on the West line of said Lot 6, 20.00 feet; thence Northeasterly to the point of beginning, according to the recorded plat thereof on file in the office of the Register of Deeds in and for said County;

AND

That part of Russell Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying South of the Easterly extension of the North line of Lot 19, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A

Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

That part of the West half of Russell Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying North of the Easterly extension of the North line of Lot 19, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying South of the Easterly extension of the North line of Lot 17, said Block 2;

AND

That part of the East half of said Russell Street lying North of the Easterly extension of the North line of Lot 19, said Block 2 and lying South of the Westerly extension of the North line of Lot 17, Block 1, said Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of Wells Street lying East of the East line of Forest Street and lying West of the West line of Duchess Street, all as shown on Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of the West half of Duchess Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying South of the Easterly extension of the North line of Lot 18, Block 3, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A

Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

That part of the East half of said Duchess Street lying South of the Westerly extension of the North line of Lot 40, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A

Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating.