

# SUBDIVISION STAFF REPORT

FILE # 15-026-801

1. **FILE NAME:** Victoria Park Second Addition **HEARING DATE:** May 6, 2015
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** SW corner at Shepard Road
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** T3
6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
7. **STAFF REPORT DATE:** April 27, 2015 **BY:** Jake Reilly
8. **DATE RECEIVED:** April 15, 2015; April 27, 2015 **DEADLINE FOR ACTION:** June 12, 2015
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- A. **PURPOSE:** Subdivision by preliminary and final plat at Victoria Park Second Addition to create two (2) residential lots, four (4) outlots, and dedicate ROW
- B. **PARCEL SIZE:** An irregularly-shaped lot totaling 334,771 square feet or 7.79 acres
- C. **EXISTING LAND USE:** Vacant (T3M)
- D. **SURROUNDING LAND USE:**
- North: Low-density (mostly single-family) residential
  - East: Mississippi River
  - South: Shepard Road, Mississippi River
  - West: Multi-family residential, Nova Classical Academy (Victoria Park Urban Village)
- 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:** The *Victoria Park Master Plan* was first adopted by the City Council in April 2005. It was amended in April 2007 and August 2011 to respond to individual development proposals and reflect the agreement with Exxon to create a large park area within the urban village. The Property, part of a larger site that was formerly owned by Koch Refineries, is made up of several vacant parcels totaling 7.79 acres. It is located in the Victoria Park Urban Village, adjacent to the former Exxon property that is currently being cleaned up for future use as City parkland.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 9 had not commented at the time the 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 has reviewed the proposed plat and 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 following sections of the Land Use Plan, where Victoria Park is designated as a Mixed-Use Corridor and a Neighborhood Center:

1.1 Guide the development of housing in Established Neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors.

1.2 Permit high-density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.

1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

1.23 Guide development along Mixed-Use Corridors.

1.25 Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multifamily residential development.

1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

In addition, this project is consistent with the District 9 Plan, which says that additions to the housing stock should take place near transit; the plan also identifies Victoria Park as a key site for major housing developments.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is being developed to its fullest potential and incorporates all existing significant natural features through associated parkland and integration with the Mississippi River.
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 waiving the parkland dedication requirement due to the nature of the site. Due to deed restrictions, only the two acres adjacent to Otto Street can have occupied buildings – the use of the remaining property is limited to surface parking, trails, and green space. Therefore, of the 7.79 acres, more than two percent of the land will be parkland and trails.

- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Victoria Park Second Addition subject to the following conditions:

1. The City Council waives the parkland dedication requirement at the time of platting.
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

Final Plat

Site and location maps (2)