

SUBDIVISION STAFF REPORT

FILE NAME: Beacon Bluff Business Center West

FILE # 17-206-102

TYPE OF APPLICATION: Preliminary and Final Plat

HEARING DATE: February 7, 2018

LOCATION: Area bounded by Arcade, the Union Pacific ROW, the vacated Mendota, and Minnehaha

PIN AND LEGAL DESCRIPTION: See subdivision documents for existing and proposed legal descriptions.

PLANNING DISTRICT: 4

PRESENT ZONING: I1

ZONING CODE REFERENCE: § 69.301; § 69.406; § 69.511

STAFF REPORT DATE: January 5, 2018

BY: Bill Dermody

DATE RECEIVED: October 25, 2017

- A. **PURPOSE:** Combined Plat for Beacon Bluff Business Center West to create one parcel
- B. **PARCEL SIZE:** 12.4 acres
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
 - North: Railroad (I2)
 - East: Medical office and office (I1)
 - South: Commercial (T2)
 - West: Office (I1) and gas station (IT)
- 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:** A nearly identical combined plat was approved in 2012 (ZF# 12-033-869), but was not recorded with Ramsey County and the approval expired.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, District 4 has not provided a recommendation.
- 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 conformance with the Land Use chapter of the comprehensive plan, which in Figure LU-B designates the site mostly as Industrial with its southwest portion as Mixed Use Corridor. It is also in conformance with 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 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 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 parkland. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with § 63.700.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Beacon Bluff Business Center West 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