

# SUBDIVISION STAFF REPORT

FILE # 17-004-206

1. **FILE NAME:** 200 GRAND AVE
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** A portion of the area bounded by West Seventh, Leech Street S, Grand Avenue, and Smith Avenue S
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 9
6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
7. **STAFF REPORT DATE:** March 23, 2017
8. **DATE RECEIVED:** January 18, 2017

**HEARING DATE:** April 5, 2017

**PRESENT ZONING:** T2

**BY:** Jamie Radel

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- A. **PURPOSE:** Combined plat for Hotel Addition to create two (2) T2 lots and one (1) outlot
  - B. **PARCEL SIZE:** 49,166 sq. ft. (1.13 acres)
  - C. **EXISTING LAND USE:** Former city fire house, vacant land, and parking lots
  - D. **SURROUNDING LAND USE:**
    - North: Hospital/medical offices
    - East: Coffee shop, bar, and upper-floor residential
    - South: Auto repair and union hall
    - West: Gas station and residential
  - 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:** This site was part of the 2010 *District 9 Commercial Zoning Study*, requested by the Saint Paul City Council and conducted by the Saint Paul Planning Commission to assess whether the existing gateway zoning was consistent with the *District 9 Area Plan Summary*. The parcel was rezoned from B3 to T2 by the Saint Paul City Council in 2011.
  - G. **DISTRICT COUNCIL RECOMMENDATION:** District 9 has not provided a letter at the writing of this staff report.
  - 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 Comprehensive Plan Chapter. The Saint Paul Comprehensive Plan identifies this parcel as part of a Mixed-Use Corridor, targeted for higher-density, mixed-use development. The *District 9 Area Plan Summary* (2010/2013) recommends concentrating

commercial activity at key nodes along W. 7<sup>th</sup>, including Grand Avenue. The District 9 Plan also calls for new commercial construction and building rehabilitation to comply with design guidelines to ensure compatibility with the scale, proportion and character of existing buildings, and to generally lessen the impact on adjacent residential uses.

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 200 Grand Avenue subject to the applicant filing 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