

SUBDIVISION STAFF REPORT

FILE # 18-076117

1. **FILE NAME:** Public Storage Addition **HEARING DATE:** September 19, 2018
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** 1441 Hunting Valley Road (between vacated Buford Avenue and vacated Chilcombe Avenue)
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** I2
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511
 7. **STAFF REPORT DATE:** August 21, 2018 **BY:** Anton Jerve
 8. **DATE RECEIVED:** July 17, 2018; August 14, 2018 **DEADLINE FOR ACTION:** October 15, 2018
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- A. **PURPOSE:** Combined Plat for Public Storage Addition to create one industrial parcel.
- B. **PARCEL SIZE:** 223,258 sf
- C. **EXISTING LAND USE:** Industrial (storage)
- D. **SURROUNDING LAND USE:**
 - North: Industrial (I1)
 - East: Transportation/Industrial, RR (Minneapolis)
 - South: Industrial (I2)
 - West: Transportation, I-280 (I2)
- 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:** No zoning history for the site. The use has existed on the site since at least 1991.
- G. **PARKING:** Zoning Code § 63.207 requires a minimum of 38 spaces.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 12 sent a letter relating to the site plan noting concerns about the potential impact from interior lighting and signage on the proposed development to the residences across I-280. These concerns were unrelated to the plat and addressed through the site plan review process. District 12 did not take a position on the plat.
- I. **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 allows for the expansion for an existing land use and is thus 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, particularly the following policy:

1.50 Facilitate the redevelopment of commercial areas where existing buildings are no longer considered functional to accommodate viable retail and businesses.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is a previously-developed parcel of 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 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 existing public facilities and services from surrounding streets.
- J. **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 of \$4,776 will be paid at the time a building permit is issued in accordance with § 63.700.
- K. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Public Storage Addition subject to the following conditions:
1. The dedication of parkland is shown on the final plat, or a parkland cash dedication in the amount of \$4,776 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.

Attachments:

- Final Plat
- Application
- Site Location Maps
- District 12 Letter