

SUBDIVISION STAFF REPORT

FILE # 20-089-870

1. **FILE NAME:** Western Highland Bridge Combined Plat
 2. **TYPE OF APPLICATION:** Combined Plat
 3. **LOCATION:** 966 Mississippi River Boulevard
 4. **PIN AND LEGAL DESCRIPTION:** Ford Plat, Lot 1 Block 8 (PIN # 172823240004), Lot 1 Block 14 (PIN# 172823130008), Lot 1 Block 19 (PIN# 172823130012), and Lot 1 Block 25 (PIN# 172823420003) on the Ford Plat.
 5. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** F1
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.401 - § 69.404
 7. **STAFF REPORT DATE:** January 11, 2021 **BY:** Menaka Mohan
 8. **DATE RECEIVED:** November 4, 2020 **DEADLINE FOR ACTION:** January 20, 2020
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- A. **PURPOSE:** Subdivide four lots on four blocks of the Ford Plat into 20 lots for 1-6 unit homes.
- B. **PARCEL SIZE:** Approximately 5.0 acres
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
 - North: Primarily commercial with residential near the northwest corner of the site
 - East: Primarily multi-family residential, but with some commercial in the northeast corner of the site
 - South: Unused rail yard with single-family residential, and park beyond
 - West: Abandoned industrial that sees occasional use as a parking facility; park and Mississippi River
- 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. This application is proposing to subdivide previously platted land (Ford Plat) into 20 lots for 1-6 unit homes and is the first phase of subdivision for the properties in the F1 District – i.e. the four lots between Bohland Avenue and Montreal Avenue. The second phase will likely occur later in 2021.
- F. **HISTORY/DISCUSSION:** The site was an automotive manufacturing plant owned and operated by Ford Motor Company between 1925 and 2011. Soon after the plant closure was announced, the City of Saint Paul began a planning process that resulted in rezoning and the 2017 *Ford Site Zoning and Public Realm Master Plan* (“Ford MP”), which established zoning districts and a public realm framework in preparation for future land sale and development. The applicant, Ryan Companies, was awarded development rights by Ford in June of 2018 and began its due diligence work soon after. In preparation, Ryan Companies platted the Ford Site into 36 private development blocks, right-of-way, City parkland, and outlots in November 2019 (RES PH 19-386).

As part of the Combined Plat process, the City issued a Preliminary Plat approval letter, which contained several comments for Ryan Companies to address in the Final Plat (Preliminary Plat Attachment).

Upon receiving the Final Plat, the City staff had the following comments:

- Initial comments by the City are noted and adhered to by Ryan Companies
- No private utilities will be allowed within Mississippi River Blvd right of way

- No driveways will be allowed to be constructed off of Mississippi River Blvd. All vehicular access must be provided off a rear alley or side street, subject to approval from Saint Paul Public Works
- Comments from the City Surveyor (noted directly on Final Plat) should be incorporated into the Final Plat

G. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code says 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. Present and future surrounding land uses were considered in the development of the Ford MP, subsequent amendments, and the Ford Plat.
3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* Most of the developable area surrounding the proposed plat is already developed and compatible with the proposed plat. The organization of the plat is consistent with the Ford MP and the Ford Plat, which considered development interaction with the surrounding development.
4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use Chapter of the 2040 Comprehensive Plan, which identifies the site as part of a mixed-use corridor and an opportunity site. The proposed plat is also in conformance with the Ford MP and Highland Park District 15 Plan, which references the Ford MP and describes a future site consistent with it in its Land Use chapter.
5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully developed part of Saint 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 slopes gently to the southwest. Building sites can be fully developed with no flooding or erosion as long as rate and erosion control measures are followed. There are no known 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 and from the green infrastructure management system established by City Council resolution (RES 20-672).

H. **PARKLAND DEDICATION:** § 69.511 allows the City to require the dedication of parkland as part of the platting process. The Ford Plat dedicated slightly over the maximum of nine (9) percent of the total acreage of lots for the Ford Site. As such, no additional parkland dedication is required for the Western Highland Bridge Combined Plat.

I. **STAFF RECOMMENDATION:** Based on the required findings above, staff recommends approval of the proposed plat, *Western Highland Bridge Combined Plat*, for the Ford Site subject to the following conditions:

1. Comments by the City are adhered to by Ryan Companies; and

2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

J. ATTACHMENTS

Application
Preliminary Plat
Preliminary Plat Approval Letter
Final Plat
Aerial Map
Land Use Map
Zoning Map