

# SUBDIVISION STAFF REPORT

FILE # 19-088-540

1. **FILE NAME:** Waterford Bay **HEARING DATE:** February 19, 2020
2. **TYPE OF APPLICATION:** Combined Preliminary and Final Plat
3. **LOCATION:** 380 Randolph Avenue
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** T2
6. **ZONING CODE REFERENCE:** § 69.406; § 69.511
7. **STAFF REPORT DATE:** January 30, 2020 **BY:** Josh Williams
8. **DATE RECEIVED:** September 30, 2019 **DEADLINE FOR ACTION:** May 13, 2020
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- A. **PURPOSE:** Combined Plat for Waterford Bay to create 1 parcel and 4 outlots
- B. **PARCEL SIZE:** 477,490 sq. ft. (approx. 10.96 acres)
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**  
North: Industrial  
East: Vacant  
South: Mississippi River  
West: Vacant
- E. **ZONING CODE CITATION:** § 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 subject property was the site of the former Island Station powerplant, which was demolished in 2014. Stoneleigh Companies, the applicant, has received a conditional use permit and site plan approval for development of 240 units of market-rate, multifamily housing to be constructed on the proposed development lot.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 9 had not made a recommendation at the time of this staff report.
- G. **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 of the proposed plat is adjacent to undeveloped, privately-owned parcels to the east and west. These parcels are zoned single-family residential, but are not expected to be developed due to location in the floodplain; access to these properties is proposed to be maintained by access easements to be recorded at the time of plat recording. Saint Paul Public Works currently accesses utility infrastructure on City-owned land to the west of the plat area via access easements across 380 Randolph Avenue and the existing vacant parcel immediately to the west. The recording of the proposed access easements shown on the plat to the benefit of the City of Saint Paul should be a condition of approval.
  4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use Chapter of the 2030 Saint Paul Comprehensive Plan, which

identifies the plat area as an opportunity site for redevelopment. The proposed plat will also dedicate new parkland and ensure access to the Mississippi River and open space on the peninsula to the east of the plat area, consistent with the Great River Passage Master Plan.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The plat area was previously developed with a power plant, and the majority of the tree canopy was previously cleared from the development lot to be created by the subdivision. Recording of proposed dedicated parkland areas and easements with the plat will ensure public access to the Mississippi River and preservation of some of the existing natural areas on the site, and should be a condition of approval.
  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.* Approved development plans for the proposed development lot require elevation of the habitable portions of the building on fill or above structured parking to above the Regulatory Flood Protection Elevation (RFPE). Approved plans also require erosion control measures both during and post-construction. Portions of proposed Outlots A, C, and D, are within the floodplain. Proposed Outlot B will be used for compensatory flood storage.
  7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from Randolph Avenue.
- H. **PARKLAND DEDICATION:** § 69.511 allows the City to require the dedication of parkland as part of the platting. Parks staff recommend that as a condition of approval, Outlots C and D be conveyed to the City of Saint Paul as parkland to meet the requirements of § 69.511. Parks staff further recommends that Outlot A also be conveyed to the City of Saint Paul as parkland.
- I. **STAFF RECOMMENDATION:** Based on required findings 1 through 7 and the parkland dedication requirement, staff recommends approval of the preliminary and final plat for Waterford Bay subject to the following conditions:
1. The dedication of Outlots A, C, and D as parkland, as shown on the final plat.
  2. The proposed access easements shown on the final plat shall be recorded at the time of the recording of the plat, and shall name the City of Saint Paul as a benefitting party.
  3. 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
- Access Easement