

SUBDIVISION STAFF REPORT

FILE # 11-128-731

1. **FILE NAME:** St. Anthony Park Townhomes **HEARING DATE:** August 17, 2011
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** SE corner of Long and Bradford (2308 - 2322 Long Avenue)
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** RM2
6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
7. **STAFF REPORT DATE:** July 28, 2011 **BY:** Kate Reilly
8. **DATE RECEIVED:** April 5, 2011; July 25, 2011 **DEADLINE FOR ACTION:** Nov. 28, 2011
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- A. **PURPOSE:** Combined Plat for St. Anthony Park Townhomes to create 9 residential parcels and 1 outlot
- B. **PARCEL SIZE:** Irregular parcel 200 x 231 x 79 x 109 x 57 x 190 ft (52,000 square feet)
- C. **EXISTING LAND USE:** Residential
- D. **SURROUNDING LAND USE:**
North: Residential
East: Residential
South: Residential
West: 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. §69.406 provides criteria for review of subdivision applications. These criteria are covered below under “Required Findings.” §69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** 2308 - 2322 Long Avenue is an RM2-zoned property holding the St. Anthony Townhomes. The parcel was previously subdivided in 2007 under file #07-017940 in order to build eight townhomes on the property. There is a site plan review file (#06-127640) for eight townhomes on the property. Only four of the eight townhomes were built and the site plan expired on February 16, 2010. The new owners of the property are proposing to build a single-family home on Outlot A that will be included in the association, as well as the four unbuilt townhomes from the previous site plan.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 12 recommended approval of the eight St. Anthony Park Townhome units at 2308-2322 Long Avenue, but recommended against any additional lots and/or units.
- 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 housing chapter of the comprehensive plan, which calls for a mix of housing types. 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 requires dedication of two (2) percent of the total land area of the plat for public use, for parks, playgrounds, trails, open space, or conservation purposes. At the discretion of the City Council, a cash dedication in lieu of land may be paid prior to the city clerk's signing of the final plat.
- For this subdivision, staff recommends a cash dedication in the amount of \$960 in lieu of dedication of land.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for St. Anthony Park Townhomes subject to the following conditions:
1. A parkland cash dedication in the amount of \$960 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:

- Application
- Preliminary Plat
- Final Plat (reduction)
- Site Location Maps