

Zoning File #: 11-128-731
File Name: St. Anthony Park Townhomes
Applicant: REM Holdings LLC
Address: 2322 Long Ave, SE corner of Long and Bradford
Purpose: Combined Plat for St. Anthony Park Townhomes to create nine (9) residential parcels and one (1) outlot

Staff Recommendation: Approval with conditions

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.

Deadline for action: November 28, 2011

Staff Assigned: Kate Reilly, 651-266-6618

SUBDIVISION STAFF REPORT

FILE # 11-128-731

1. **FILE NAME:** St. Anthony Park Townhomes
 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
 6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
 7. **STAFF REPORT DATE:** July 28, 2011
 8. **DATE RECEIVED:** April 5, 2011; July 25, 2011
- HEARING DATE:** August 17, 2011
PRESENT ZONING: RM2
BY: Kate Reilly
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

**SUBDIVISION REVIEW APPLICATION**

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File # 11-128731Fee: 825.00

Tentative Hearing Date:

TO BE Scheduled

PD-12

192923420129**APPLICANT**

Name REM Holdings LLC
Address 2924 Anthony Ln #115
City St Anthony St. MN Zip 55418 Daytime Phone 612-998-4693
Name of Owner (if different) _____
Contact Person (if different) Ron Vosika Phone 612-998-4693

**PROPERTY
LOCATION**

Address / Location 2322 Long Ave, St Paul MN
Legal Description _____
Current Zoning RMZ
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:☐ Lot Split☐ Lot Split with Variance☐ Reg. Land Survey☐ Preliminary Plat☐ Final Plat☒ Combined Plat**STAFF USE ONLY**

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

RECEIVED

APR 05 2011

Per _____

5099
825.00
pd

(attach additional sheets if necessary)

Applicant's Signature R VosikaDate 4/5/11City Agent pd 5-11

Vicinity Map
Not to Scale

any upland N

W. Highway 101

Highway 99

University

Hwy 101

Hwy 99

Hwy 101

Hwy 99

Hwy 101

Hwy 99

Hwy 101

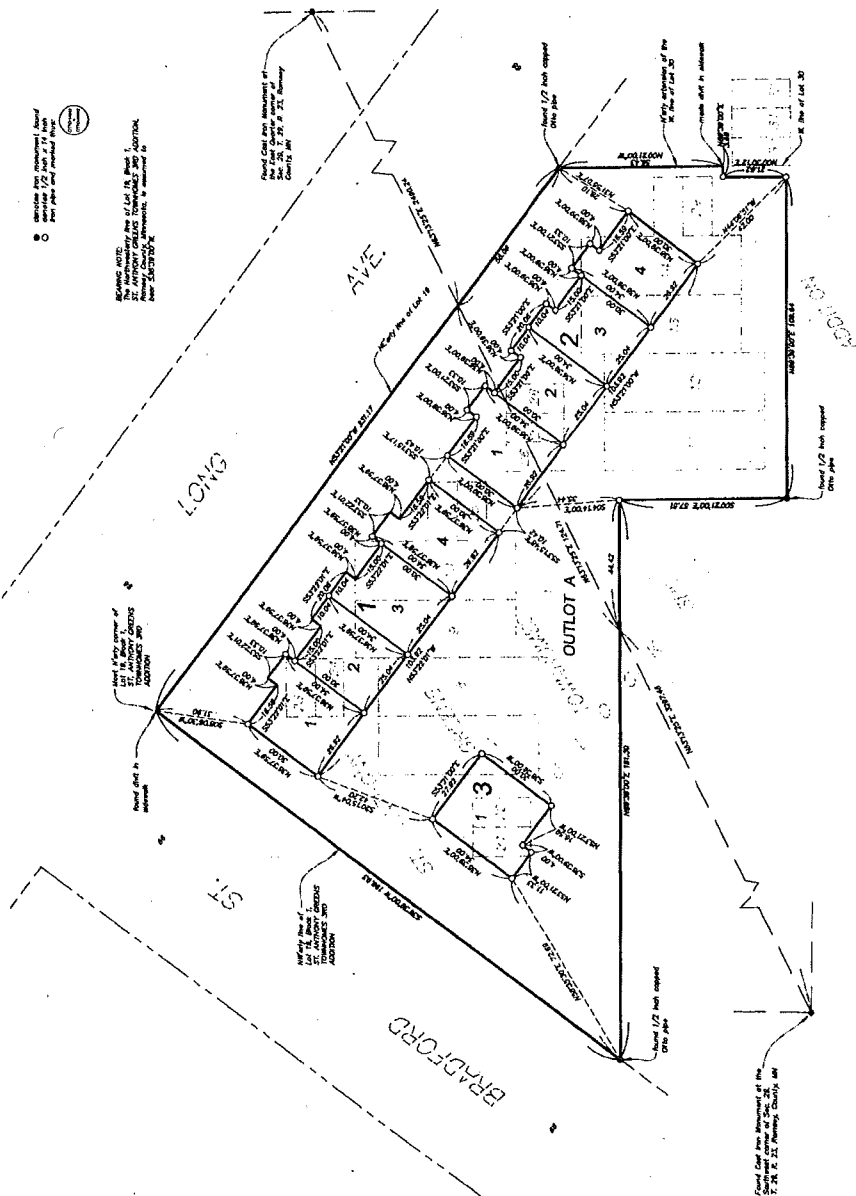
Hwy 99

North

South Half of Sec. 28, T. 26, R. 22, Harmony County, MO



BEARING NOTE:
The Northwesterly line of Lot 18, Block 7,
ST. ANTHONY GREENS TOWNHOMES, and ADDITIONAL
Traverse County, Minnesota, is assumed to
be the same as the line of the



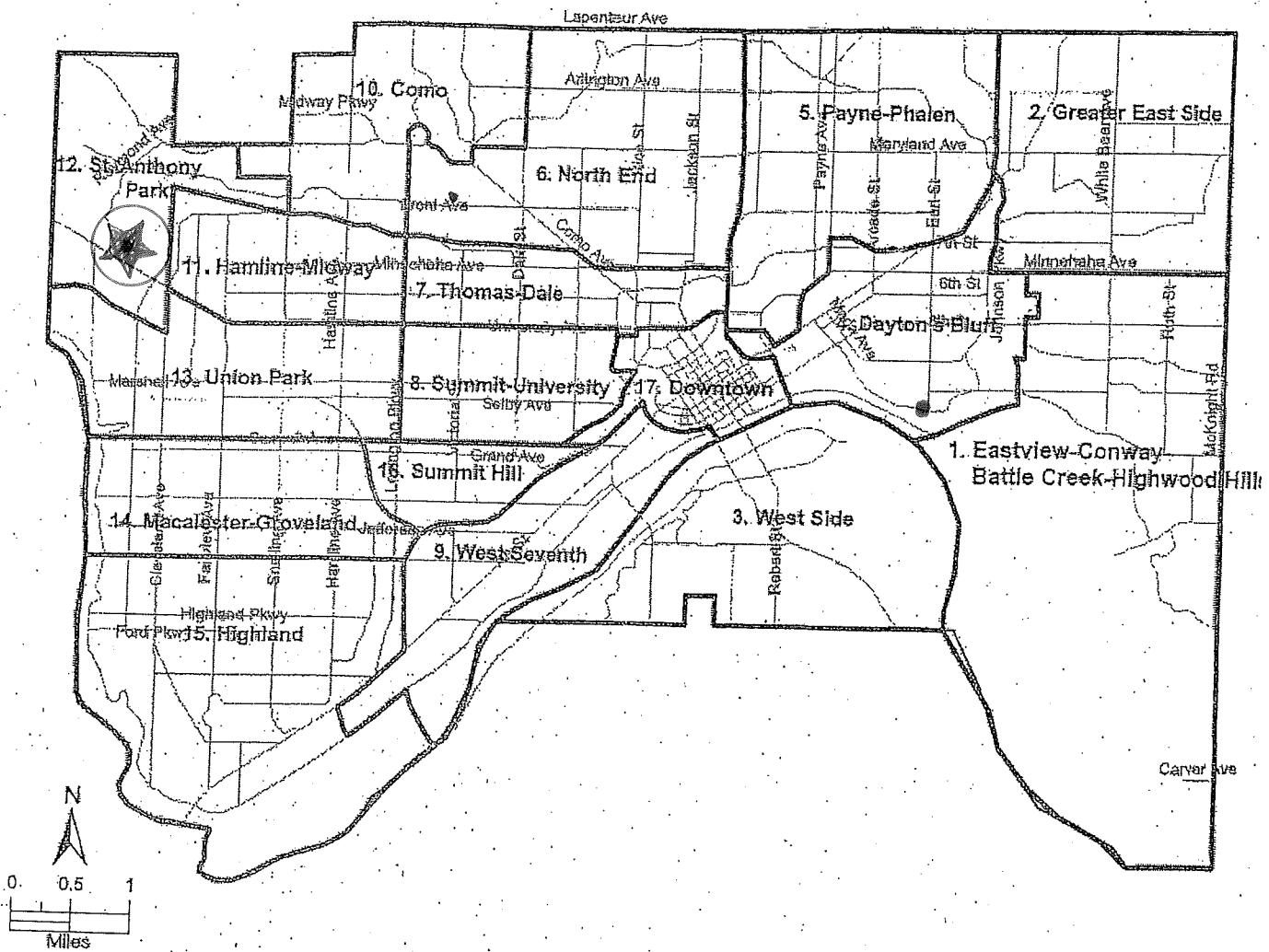
County Recorder, County of Ramsey, State of Minnesota
 I hereby certify that this part of ST. ANTHONY PARISH TRANSACTIONS was filed in the office of
 _____ day of _____ 20____
 _____ of which _____ of Parts, Page _____ or
 Document Number _____

 County Recorder



CONFIDENTIAL



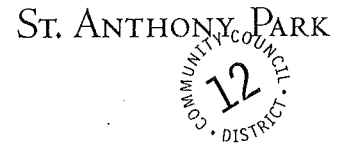


CITIZEN PARTICIPATION PLANNING DISTRICTS

1. EASTVIEW-CONWAY-BATTLE CREEK-HIGHWOOD HILLS
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS - DALE
8. SUMMIT - UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND - MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

11-128731

St. Anthony Park Community Council/District 12
890 Cromwell Avenue, Saint Paul, MN 55114
651/649-5992 TEL 651/649-5993 FAX www.sapcc.org



Paul Dubruiel – City Planning Tech
25 W Fourth Street
Suite 1400
St. Paul MN 55102

May 23, 2011

Dear Mr. Dubruiel,

The St. Anthony Park Community Council would like to voice our support for the replatting of the eight St. Anthony Park Townhome units at 2322 Long Avenue, zoning file #11-1287310-106259.

However, we recommend against any additional lots beyond the original eight lots that are going to be replatted on Long Avenue due to inconsistent information, importance of maintaining green space, and concern that the additional lot would be at the lowest spot on the property.

There were many neighbors present at the Land Use committee meeting who were strongly opposed to any additional buildings and were very concerned with the lack of aesthetic consideration in the current and proposed units.

We would appreciate clarification as to the number of plats and timeline for this property. Thank you for your consideration- please feel free to contact us with any questions or for clarification on our comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lauren M. Fulnerickson".

Lauren Fulnerickson
Community Organizer
St. Anthony Park Community Council

CC: Russ Stark – Ward 4 Councilmember
Patricia James – Pedestrian and Economic Development