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 **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

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 # 11-128731
Fee: 825.00
PD=12 Tentative Hearing Date: To Be Scheduled
# 19292342 0129

APPLICANT

Name ~~29~~ 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 RM2
(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 _____

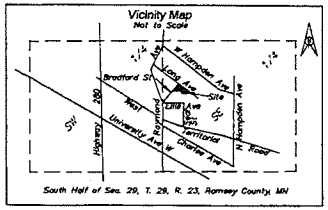
#5099
825.00
pd

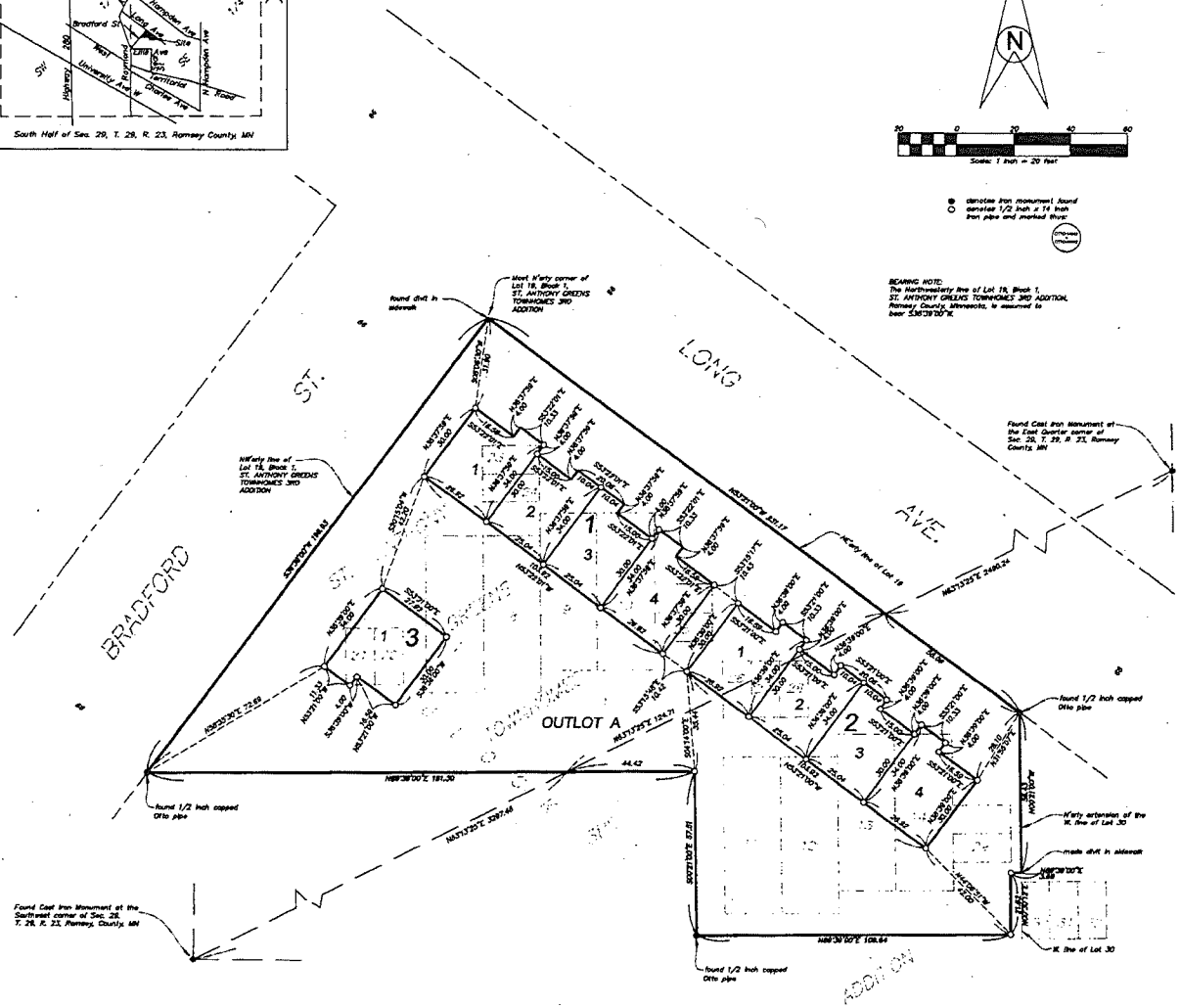
(attach additional sheets if necessary)

Applicant's Signature [signature] Date 4/5/11 City Agent [signature] 4-5-11

K: Forms/subdivrevapp.wpd 9/4/04

ST. ANTHONY PARK TOWNHOMES





KNOW ALL PERSONS BY THESE PRESENTS: That REM Holdings, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, 25, 26, 27, 28, and 29, Block 1, ST. ANTHONY GREENS TOWNHOMES 3RD ADDITION, Ramsey County, Minnesota, according to the record plat thereof;

AND

That part of Lot 19 of said Block 1 described as follows:

Beginning at the most Northerly corner of said Lot 19; thence on an assumed bearing of South 36 degrees 39 minutes 00 seconds West, along the Northwesterly line of said Lot 19, a distance of 189.93 feet; thence North 89 degrees 39 minutes 00 seconds East, a distance of 191.30 feet; thence South 00 degrees 21 minutes 00 seconds East, a distance of 37.51 feet; thence North 89 degrees 39 minutes 00 seconds East, a distance of 108.64 feet; thence North 00 degrees 37 minutes 12 seconds East, a distance of 21.62 feet; thence North 89 degrees 39 minutes 00 seconds East, a distance of 3.89 feet to the Northerly extension of the West line of Lot 30 of said Block 1; thence North 00 degrees 21 minutes 00 seconds West, along the Northerly extension of the West line of said Lot 30, a distance of 58.43 feet to the Northwesterly line of said Lot 19; thence North 53 degrees 21 minutes 00 seconds West, along said Northwesterly line, a distance of 231.17 feet to the point of beginning

Has caused the same to be surveyed and platted as ST. ANTHONY PARK TOWNHOMES.

In witness whereof said REM Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: REM Holdings, LLC

_____
Ron Vosika, President

STATE OF MINNESOTA

COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by Ron Vosika, President of REM Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

_____
(Notary Signature)

_____
(Notary Printed Name)

Notary Public, _____ County, Minnesota

My commission expires_____

I, Paul E. Otto, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Paul E. Otto, Professional Land Surveyor
Minnesota License Number 40082

STATE OF MINNESOTA
COUNTY OF WRIGHT
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20_____ by Paul E. Otto, a Professional Land Surveyor.

_____
(Notary Signature)

_____
(Notary Printed Name)

Notary Public, _____County, Minnesota

My commission expires_____

CITY OF SAINT PAUL

I do hereby certify that on the _____ day of _____, 20_____, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____
_____

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____, Director
Department of Property Records and Revenue

By _____, Deputy

County Surveyor

I hereby certify that his plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 20_____.

_____
Craig Hinzman, P.L.S.
Ramsey County Surveyor

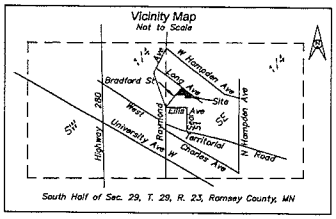
County Recorder, County of Ramsey, State of Minnesota

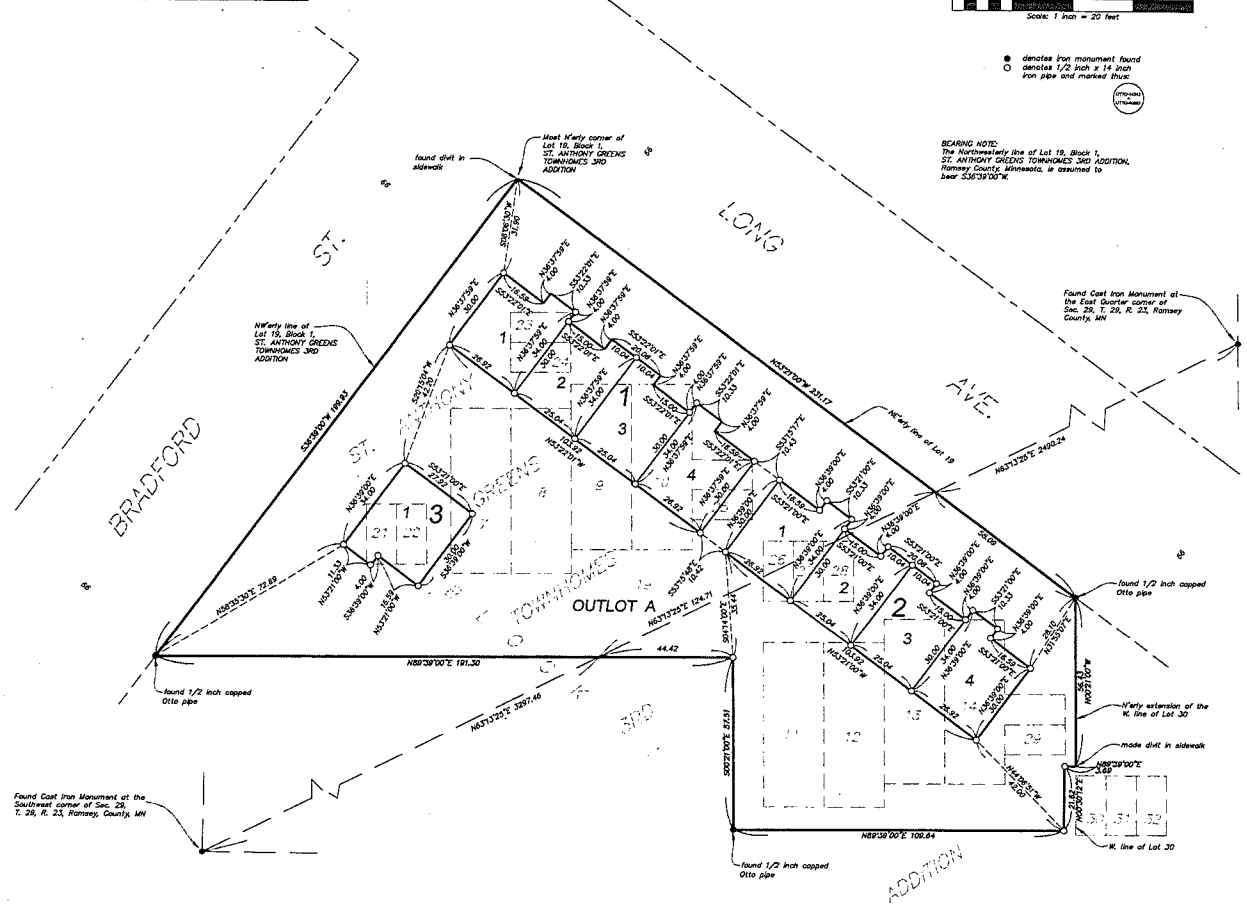
I hereby certify that this plat of ST. ANTHONY PARK TOWNHOMES was filed in the office of the County Recorder for public record on this _____day of _____, 20_____, at _____o'clock ____M. and was duly filed in Book _____ of Plats, Page_____, as Document Number _____.

_____
Deputy County Recorder

OTTO ASSOCIATES
Engineers and Land Surveyors, Inc.

ST. ANTHONY PARK TOWNHOMES





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Has caused the same to be surveyed and platted as ST. ANTHONY PARK TOWNHOMES.

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Signed: REM Holdings, LLC

_____

Ron Vasika, President

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____

20_____ by Ron Vasika, President of REM Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

_____

(Notary Signature)

_____

(Notary Printed Name)

Notary Public, _____ County, Minnesota

My commission expires_____

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Dated this _____ day of _____, 20_____

_____

Paul E. Otto, Professional Land Surveyor
Minnesota License Number 40062

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20_____ by Paul E. Otto, a Professional Land Surveyor.

_____

(Notary Signature)

_____

(Notary Printed Name)

Notary Public, _____County, Minnesota

My commission expires_____

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_____ Director
Department of Property Records and Revenue

By _____ Deputy

County Surveyor

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County Recorder, County of Ramsey, State of Minnesota

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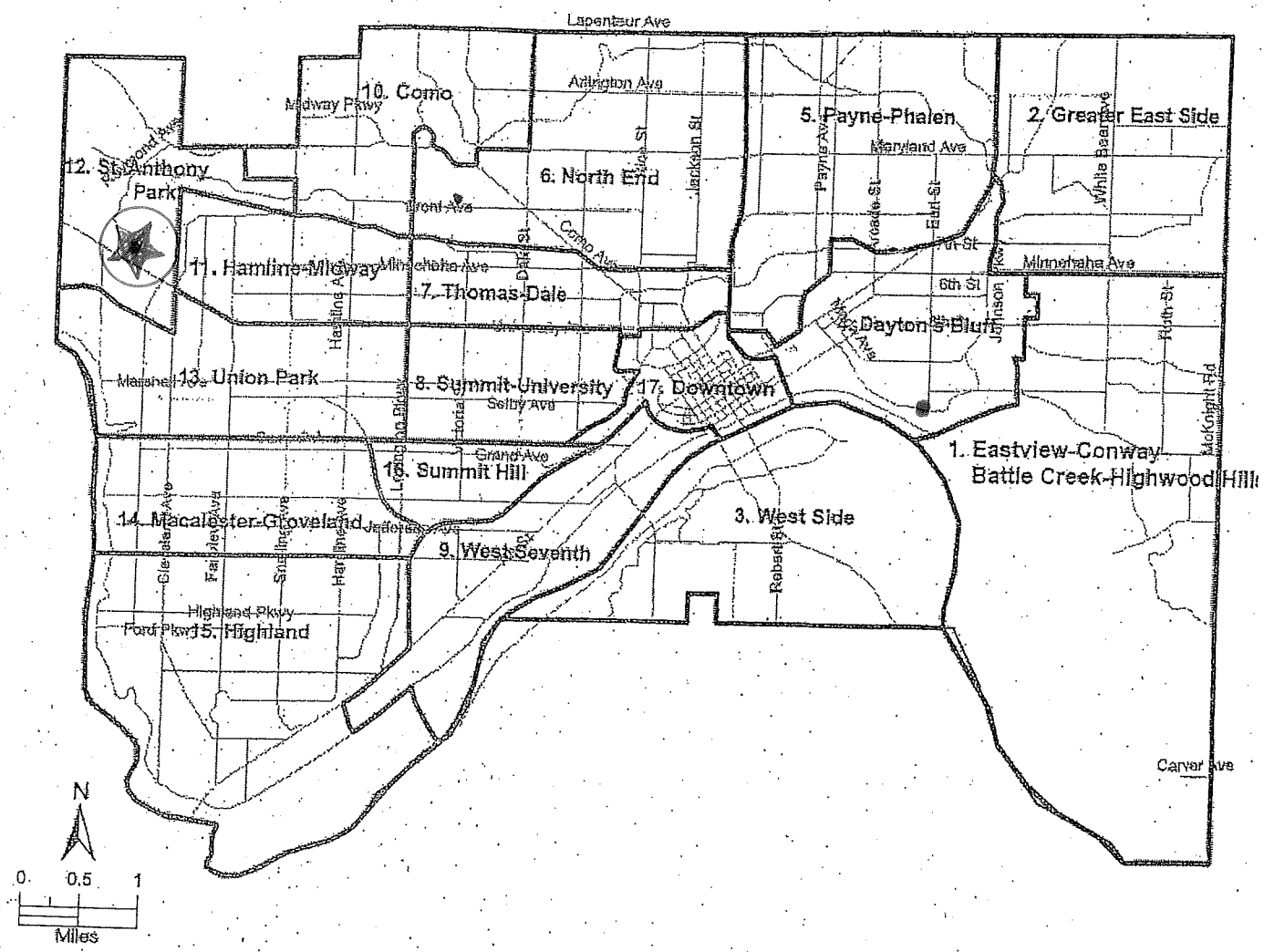
_____

Deputy County Recorder

OTTO ASSOCIATES
Engineers and Land Surveyors, Inc.

46
BRADFORD ST
LONG AVE
HAMPDEN AVE
ELLIS AVE



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

ST. ANTHONY PARK COMMUNITY COUNCIL 12 DISTRICT

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,

Lauren Fulnerickson
Community Organizer
St. Anthony Park Community Council

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