

# SUBDIVISION STAFF REPORT

FILE # 12-046-269

HEARING DATE:

1. **FILE NAME:** Crocus New Hill Addition
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** 180 S. Grotto between Fairmount and Osceola
  4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 16 **PRESENT ZONING:** R4
  6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
  7. **STAFF REPORT DATE:** May 17, 2012 **BY:** Kate Reilly
  8. **DATE RECEIVED:** April 6, 2012; May 17, 2012 **DEADLINE FOR ACTION:** July 16, 2012
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- A. **PURPOSE:** Combined Plat for Crocus New Hill Addition to create 13 residential parcels
  - B. **PARCEL SIZE:** Irregular parcel 320 ft x 340 ft x 185 ft x 43 ft x 133 ft x 380 ft; 2.6 acres
  - C. **EXISTING LAND USE:** Institutional – Community Residential Facility
  - D. **SURROUNDING LAND USE:** The property is surrounded on all four sides by residentially zoned and used property (R2-R4)
  - 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. §69.304 lists conditions for lot splits and adjustments of common boundaries. §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 Amherst H. Wilder Foundation closed its Bush residential facility at 180 S. Grotto in March 2010. In October 2011, Wellington Management, who had a purchase agreement for the property, applied for a combined plat to create six lots (Z.F. # 11-292-148). That plat was withdrawn in December 2011. Wall Companies now has a purchase agreement for the property at 180 S. Grotto and has made an application for a combined plat to create 13 residential parcels.
  - G. **DISTRICT COUNCIL RECOMMENDATION:** District 16 had not responded at the time the staff report was prepared.
  - 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 seeks to “preserve and promote established neighborhoods.”
    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 and has no important existing 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 relatively 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 **\$7,628.67** 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 Crocus New Hill Addition subject to the following conditions:

1. A parkland cash dedication in the amount of \$7,628.67 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