

SUBDIVISION STAFF REPORT

FILE # 12-060-531

HEARING DATE: July 3, 2012

1. **FILE NAME:** West Side Flats
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** Area bounded by Wabasha, Fillmore, Starkey and Mississippi River
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** T3M
 6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
 7. **STAFF REPORT DATE:** June 22, 2012 **BY:** Kate Reilly
 8. **DATE RECEIVED:** May 18, 2012; June 19, 2012 **DEADLINE FOR ACTION:** August 18, 2012
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- A. **PURPOSE:** Combined Plat for West Side Flats to create two (2) T3M Traditional Neighborhood parcels and two (2) outlots
- B. **PARCEL SIZE:** Five parcels of approximately 270,900 square feet.
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
North: Mississippi River
East: Vacant (T3M Traditional Neighborhood with Master Plan)
South: Commercial/industrial (B2 Community Business/I1 Light Industrial)
West: Commercial/industrial (T3 Traditional Neighborhood)
- 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:** A master plan, the *West Side Flats Development Strategy*, was adopted by the city council in 2000. The developer has been working with the city since 2006 to develop the area. This phase is new construction of a 178 unit Apartment building and 6,027 sq ft of commercial space. The height of five stories will be built along Fillmore dropping to four stories on the Mississippi River side. Underground parking (131 spaces) will be developed for the residents and surface parking will be available for the commercial space.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 3 had not responded at the time of this staff report.
- 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 Land Use and Housing Chapters of Saint Paul's Comprehensive Plan.

Land Use: Policy 1.2 *Permit high-density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor and Downtown.* The West Side Flats is a proposed Neighborhood Center. Policy 1.12 Balance the following objectives for Neighborhood Centers through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, providing housing at densities that support transit, and providing open space and recreational opportunities.

Housing: Policy 1.3 *Revitalize the city by developing land-efficient housing.* Land-efficient housing is residential development that makes the most of redevelopment sites, including higher-density multi-family buildings along busy streets.

The project is also consistent with the West Side Flats Development Strategy, which was adopted as part of the TN3 zoning for the site to implement the Saint Paul Comprehensive Plan on this important riverfront site in 2000.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a previously under-developed area and will incorporate access to the Mississippi River through the existing parks system in accordance with the draft Great River Passage plan.
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 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 \$8,958.00 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 West Side Flats subject to the following conditions:

1. That Lot 1 Block 2 and Outlot B are deeded back to the City of Saint Paul.
2. A parkland cash dedication in the amount of \$8,958.00 is paid prior to the city clerk signing the final plat.
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 (reduction)
Site Location Maps