

# SUBDIVISION STAFF REPORT

**FILE #** 14-332-320

1. **FILE NAME:** Luther Seminary Addition
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** between Hoyt and Hendon
  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:** October 3, 2014; Updated Oct. 17, 2014
  8. **DATE RECEIVED:** September 17, 2014
- HEARING DATE:** October 15, 2014
- PRESENT ZONING:** T1
- BY:** Jake Reilly
- DEADLINE FOR ACTION:** November 17, 2014
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- A. **PURPOSE:** Combined plat to create two lots
  - B. **PARCEL SIZE:** Irregularly-shaped lot of more than 13 acres in area. Platting will create a parcel that includes a 22.74 feet x 309.53 feet or ~7,014 square foot area within the City of Saint Paul municipal boundary.
  - C. **EXISTING LAND USE:** Institutional (T1)
  - D. **SURROUNDING LAND USE:**
    - North: Institutional (T1)
    - East: Institutional (T1)
    - South: Residential (RT1)
    - West: Institutional (T1)
  - 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:** Luther Seminary was established in 1917. The current institution in Saint Paul was established in 1967. In August 1986, the boundary was officially established via a conditional use permit. In September 2014, the seminary applied for and received a change in the boundary established in 1986. This change includes the Saint Paul land included in this plat. The campus boundary approved by the City of Saint Paul is made up of land located within the official municipal boundary of Saint Paul. The plat is needed in order for Luther Seminary to sell off a part of the campus property in order to accommodate other uses in the area.
  - G. **DISTRICT COUNCIL RECOMMENDATION:** District 12 had not commented at the time this 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 Land Use chapter of the city's Comprehensive Plan (2010). 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 cash dedication in the amount of **\$46.76** in lieu of dedication of land. This amount is based on the amount of land located within the City of Saint Paul boundary.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Luther Seminary Addition subject to the following conditions:
1. A parkland cash dedication in the amount of \$46.76 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)  
Luther Campus Boundary Letter