

# SUBDIVISION STAFF REPORT

FILE # 14-307-093

1. **FILE NAME:** Pleasant Ridge **HEARING DATE:** October 1, 2014
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** 0 Pleasant Avenue (South of 292-318 Irvine Avenue)
  4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 17 **PRESENT ZONING:** R2
  6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511
  7. **STAFF REPORT DATE:** September 11, 2014 **BY:** Jake Reilly
  8. **DATE RECEIVED:** 7/8/2014; 8/26/2014 **DEADLINE FOR ACTION:** Oct. 26, 2014
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- A. **PURPOSE:** Combined plat for Pleasant Ridge to create eight (8) R2 parcels
- B. **PARCEL SIZE:** Irregular parcel 83 ft x 404 ft x 47 ft x 406 ft; 42,308 square feet
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
  - North: Residential (R2)
  - East: Right of way
  - South: Residential (R2)
  - West: Residential (R2)
- 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 for Subdivision Approval.”
- F. **HISTORY/DISCUSSION:** This is a large lot zoned R2, single-family. It will be split into eight parcels for single-family home construction. It is located within the Irvine Park historic district.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 17 had not commented at the time the staff report was prepared.
- H. **REQUIRED FINDINGS FOR SUBDIVISION APPROVAL:** § 69.406 of the Subdivision Regulations 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. Affected city departments have reviewed the proposed plat and determined that all applicable provisions of the city code 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 is served by existing public facilities and services in surrounding streets.
- I. **PARKLAND DEDICATION:** § 69.511(b) 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. § 69.511(c) provides that, 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. The Department of Parks and Recreation recommends a cash dedication in lieu of land in this case. Based on the county assessor’s estimated market value of the total acreage of the plat as provided in § 69.511(c), the amount of the cash dedication in lieu of land is \$1,166.00.
- § 69.511 has a two-part parkland dedication requirement: § 69.511(b), parkland dedication at the time of platting, plus § 69.511(d), parkland dedication at the time of building permits, in response to the requirement in Minn. Stat. 462.358, Subd. 2c (part of the state enabling legislation for municipal parkland dedication requirements), that required parkland “dedication must bear a rough proportionality to the need created by the proposed subdivision or development.” This depends on the type, intensity and density of the use of the land, which not only may not be known at the time of platting, but also may change over time. For the planned new houses there will be an additional required parkland dedication at the time of building permits.
- J. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the final plat for Pleasant Ridge subject to the following conditions:
1. That only single-family homes may be built on the lots.
  2. A \$1,166.00 parkland dedication fee-in-lieu of land shall be 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