

SUBDIVISION STAFF REPORT

FILE NAME: 1520 MINNEHAHA AVE E

FILE # 15-139-282

TYPE OF APPLICATION: Preliminary and Final Plat

HEARING DATE: December 16, 2015

LOCATION: 1520 Minnehaha Ave E, et al.

PIN AND LEGAL DESCRIPTION: See subdivision documents for existing and proposed legal descriptions.

PLANNING DISTRICT: 1

PRESENT ZONING: T1 & RT1

ZONING CODE REFERENCE: §69.301; §69.406

STAFF REPORT DATE: November 25, 2015

BY: Bill Dermody

DATE RECEIVED: July 14, 2015; revised submittal November 6, 2015

- A. **PURPOSE:** Preliminary and Final Plat
- B. **PARCEL SIZE:** 330,580 square feet
- C. **EXISTING LAND USE:** Vacant, under construction for a school
- D. **SURROUNDING LAND USE:** Single-family residential to the east, south, and southwest (R4), office and parking to the north (OS, VP), and a mix of uses to the northwest at the intersection of Birmingham and Minnehaha, including multi-family residential, a gas station, and a postal facility (RM2, B3, B1).
- 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."
- F. **HISTORY/DISCUSSION:** The site, which was formerly occupied by Cemstone concrete, was approved for rezoning in July 2015 to allow for redevelopment for a charter school facility.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, the District 1 Community Council has not provided a recommendation.
- 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. The rights-of-way proposed to be vacated via the plat are not needed to access other properties.
 - 4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Comprehensive Plan's Land Use Chapter. 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 contains 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 soil condition will be remedied as part of the site's redevelopment. The land can be used safely without endangering residents by peril from erosion or other menace.

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.

J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for 1520 MINNEHAHA AVE E subject to the following conditions:

2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

Application

Preliminary and Final Plat (reduction)