SUBDIVISION STAFF REPORT

FILE # 15-186-579

1. **FILE NAME:** Menards Second Addition **HEARING DATE:**
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** 610 – 635 Prior Avenue, between Minnehaha and Charles
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 11 **PRESENT ZONING:** I1
6. **ZONING CODE REFERENCE:** §69.301; §69.406
7. **STAFF REPORT DATE:** February 1, 2016 **BY:** Jake Reilly
8. **DATE RECEIVED:** 12/16/ 2015;1/22/2016 **DEADLINE FOR ACTION:** March 22, 2016

A. **PURPOSE:** Combined Plat for Menards Second Addition to create one (1) I1 Light Industrial parcel and two (2) outlots.

B. **PARCEL SIZE:** Two irregular parcels totaling 237,711 square feet

C. **EXISTING LAND USE:** Vacant industrial warehouse and railroad right-of-way

D. **SURROUNDING LAND USE:** The parcels in question are surrounded on three sides by light industrial uses. Northeast on Prior there is a small neighborhood of mixed single- and multiple-family residential, zoned R4 one-family and RM2 multiple-family, but it is not immediately adjacent to the land to be re-platted.

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."

F. **HISTORY/DISCUSSION:** The property is listed in AMANDA as a "multi-tenant warehouse" and has held multiple light industrial, assembly, and warehousing uses for many years. In 2010 a Site Plan was approved for the Goodwill training center's parking. That use has since moved. The applicant, Menard Inc. has a purchase agreement for the parcels in question, and intends to remove the existing rail spur and expand the existing store.

G. **DISTRICT COUNCIL RECOMMENDATION:** District 11 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 comprehensive plan, which calls for providing land for jobs (Strategy 2) and states in Policy 2.2 "Promote the redevelopment of outmoded and non-productive sites and buildings so they can sustain existing industries and attract emerging industries to Saint Paul…" 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. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the combined plat for Menards Second Addition subject to the following conditions:

1. That all certification also conform to Ramsey County requirements.
2. That the plat is subject to review and approval by the Ramsey County Surveyor's Office.
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

Site Location Maps