

SUBDIVISION STAFF REPORT

1. **FILE NAME:** West End Second Addition **FILE #** 18-083-357
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat **HEARING DATE:** October 17, 2018
 3. **LOCATION:** 900 Albion Avenue, area bounded by Lexington, West 7th, and Albion
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** T3
 6. **ZONING CODE REFERENCE:** § 69.406 and § 69.511
 7. **STAFF REPORT DATE:** September 27, 2018 **BY:** Kady Dadlez
 8. **DATE RECEIVED:** July 9, 2018; Final Aug. 15, 2018 **DEADLINE FOR ACTION:** Dec. 12, 2018
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- A. **PURPOSE:** Plat for West End Second Addition to create two T3 traditional neighborhood parcels.
- B. **PARCEL SIZE:** The triangularly shaped parcel has about 1,000 feet of frontage on Lexington Parkway, 880 feet of frontage on West 7th Street, and 550 feet of frontage on Albion Street for a total lot area of 242,193 square feet or 5.56 acres.
- C. **EXISTING LAND USE:** The property is vacant except for facilities associated with the former Riverview School building that was demolished in 2017: a playground near the intersection of Lexington Parkway and Albion St., a parking lot with access from Albion, a basketball court, a tennis court, baseball fields, and a chain link fence.
- D. **SURROUNDING LAND USE:**
 - North: One-family residential (R4).
 - East: Commercial uses including a post office (B2 & T2). Interstate 35E is two blocks to the east.
 - South: Institutional and commercial uses including Highland Nursery (T2).
 - West: One-family residential (R4) and Highland Park (R1).
- E. **ZONING CODE CITATION:** § 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:** The property is owned by Independent School District 625 (ISD 625). Wedum Albion LLC has a purchase agreement with ISD 625 to acquire the property and plans to develop a senior living community. The City Council recently rezoned the property from R4 to T3, and Wedum Albion obtained a conditional use permit and variance for the project from the Planning Commission. The parcel is the site of the former Riverview School, which was demolished in summer 2017.

Related to the development is Ramsey County Public Works' and St. Paul Public Works' plans to realign Lexington Parkway at West 7th Street to improve safety of the existing 5-leg intersection (Lexington-W 7th-Montreal) and to connect to Shepard Road more directly via Elway Street. A new traffic signal is planned at W 7th and Elway, and the existing signal at Albion will be removed. The rerouting of Lexington Parkway will result in a cul-de-sac or dead end street for the old Lexington segment north of the Montreal-W 7th intersection. The realigned Lexington segment north of W 7th Street will be constructed in 2019. Construction of the new road segment south of West 7th Street will occur later. Pedestrian and bicycle connections are included in the street realignment plans.

The realigned Lexington Parkway right-of-way will divide the new West End Second Addition plat into two parcels. Development of the western parcel is planned first. Development of the eastern parcel for additional senior housing is anticipated to occur in about five years. The proposed new lot line separating Block 1 and Block 2 on the plat is the approximate center line of the new street right-of-way. The street design is in process but not far enough along to know the exact new right-of-way location, and a formal agreement between the property owner and Ramsey County for the right-of-way does not yet exist. An 80 foot wide right-of-way easement will be dedicated by separate document for the Lexington Parkway realignment once there is a formal agreement for it with Ramsey County.

- G. **DISTRICT COUNCIL RECOMMENDATION:** District 15 had not commented on the plat application at the time the staff report was written.
- 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 has 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 comprehensive plan. The property is located in a mixed use corridor, a primary thoroughfare in the city that is served by public transit. The subdivision is in conformance with land use policies 1.23, and 1.25 to guide development along mixed use corridors, provide additional housing opportunities at densities that support transit, and “promote the development of more intensive housing on mixed use corridors where supported by zoning that permits mixed use and multi-family residential development.” It is consistent with transportation policies regarding opportunities and projects for improved safety, and with the District 15 Plan objective to incorporate a mix of uses and a pedestrian-friendly street environment in commercial areas.
 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 provides for the dedication of parkland as part of platting. Parks staff has reviewed this plat and do not recommend requiring parkland. Parkland dedication fees will be paid at the time a building permit is issued in accordance with § 63.700.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for West End Second Addition subject to the following conditions:
1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder’s Office.
 2. Approval of the plat by Ramsey County.

Attachments:

Application
Existing Conditions Drawing
Preliminary Plat
Final Plat
Site Location Maps



SUBDIVISION REVIEW APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only

File #: 18-083357

Fee: 1521⁰⁰

Tentative Hearing Date: to be scheduled

PD-15

#152823 14 0030

APPLICANT

Name Wedum Albion, LLC
Address 2615 University Avenue S.E.
City Minneapolis St. MN Zip 55414-3207 Daytime Phone 612-789-3363
Name of Owner (if different) Independent School District 625
Contact Person (if different) Scott Black & Steve Kuhns Phone 651-433-7211

PROPERTY LOCATION

Address/Location 900 Albion Avenue, Saint Paul, MN 55116
Legal Description PID: 15-28-23-14-0030 West End EX 324 7 FT for 7th St Bldg 22
Current Zoning R4
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- ☐ Lot Split ☐ Lot Split with Variance ☐ Reg. Land Survey
☒ Preliminary Plat ☒ Final Plat ☐ Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

ck-4612
1521⁰⁰

(attach additional sheets if necessary)

1-78051100-46115

Applicant's Signature

Date

7/2/18

City Agent

pdd
7-9-18

Client

WEDUM
ALBION LLC

Project

900 ALBION

Location

348 ALBION
AVE.
T. PAUL, MINNESOTA

Certification

Summary

Assigned:	Drawings due:
approved: yes	Book / Page:
DATE:	Initial issued: 21/02/2018

Revision History

o. Date By	Submittal / Revision

Sheet Title

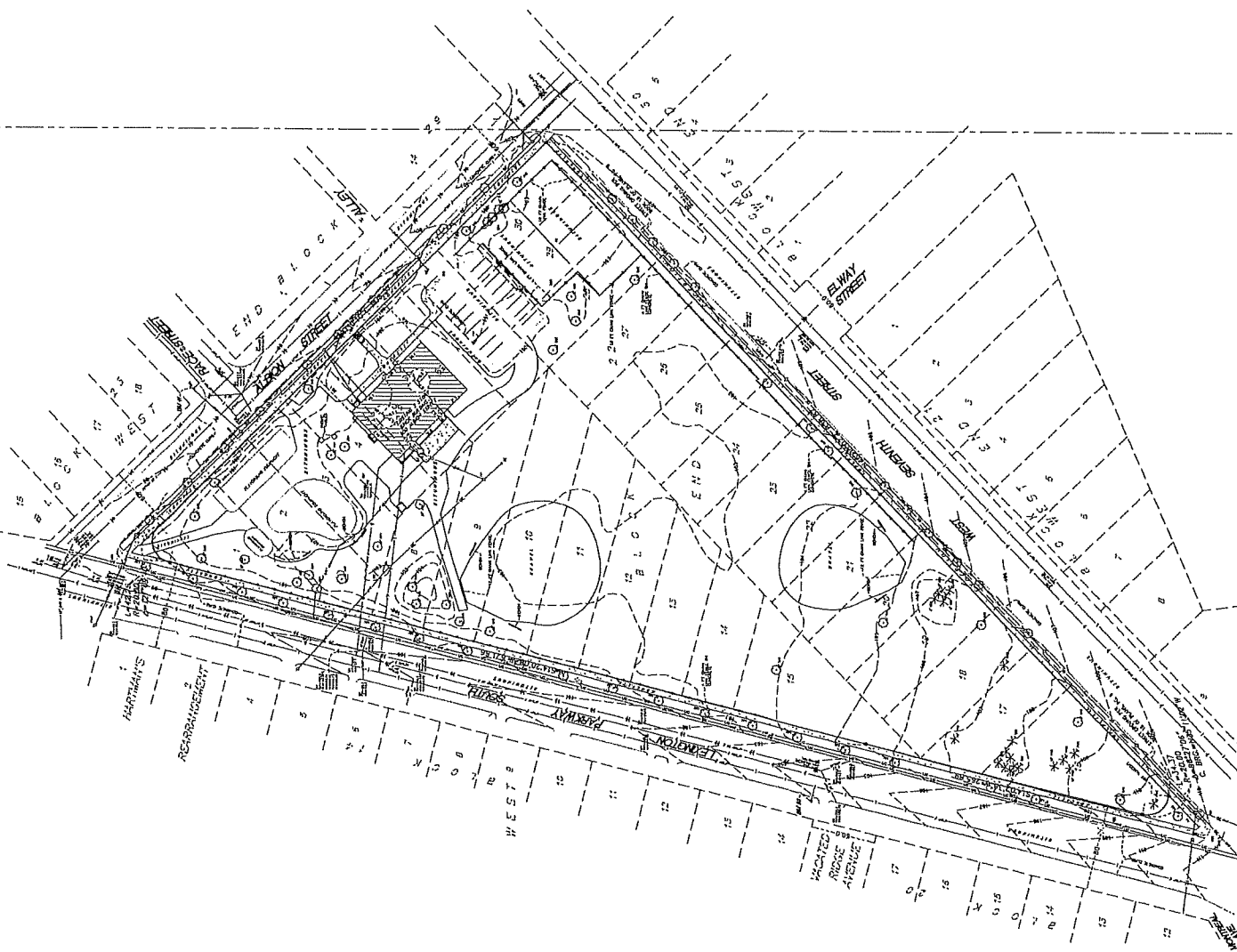
EXISTING CONDITIONS

Sheet No. Revision

1/1

Project No. 20986

EXISTING CONDITIONS

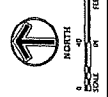


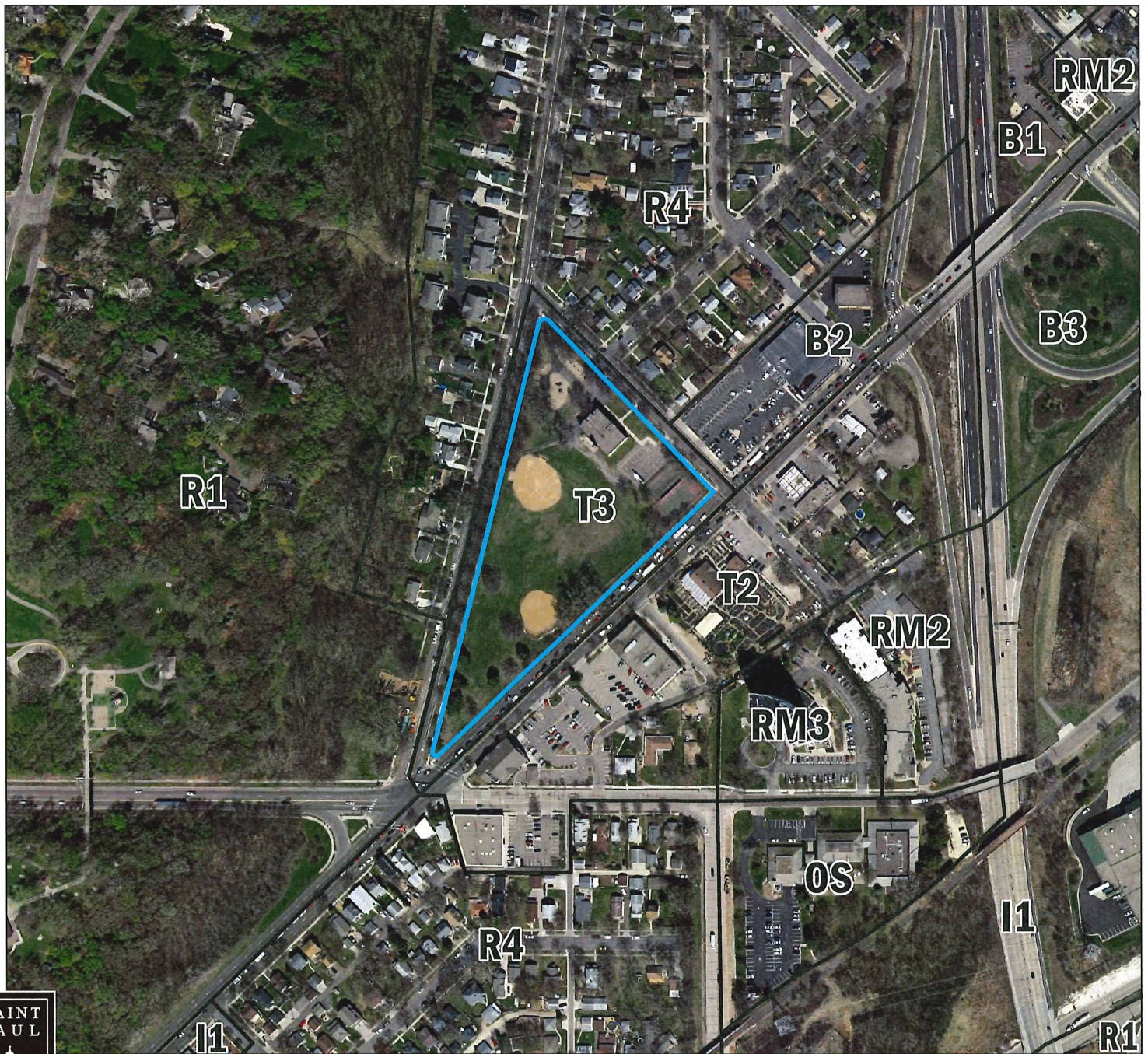
PRELIMINARY PLAT OF: WEST END SECOND ADDITION

DESCRIPTION
 All rights, title and interest in the above described property, including all easements, rights of way, and other interests, shall be conveyed to the City of St. Paul, Minnesota, for the purpose of creating a public park and recreation area.

PROPERTY SUMMARY
 LOT 1: 125,195 SQ. FT.
 LOT 2: 125,195 SQ. FT.
 LOT 3: 125,195 SQ. FT.
 LOT 4: 125,195 SQ. FT.
 LOT 5: 125,195 SQ. FT.

DEVELOPMENT NOTES
 1. ALL LOTS SHALL BE CONVEYED TO THE CITY OF ST. PAUL, MINNESOTA.
 2. STREET NAMES, IF ANY, AND STREET DIMENSIONS AT THE CITY.
 3. DIMENSIONS AND SURVEY EASEMENTS SHALL BE PROVIDED AS REQUIRED.





FILE #18-083357 | AERIAL MAP

West End Second Addition

Application Type: Combined Plat
Application Date: July 9th, 2018
Planning District: 15

Subject Parcel(s) Outlined in Blue

 Zoning Outline



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #18-083357 | LAND USE MAP

West End Second Addition

Application Type: Combined Plat

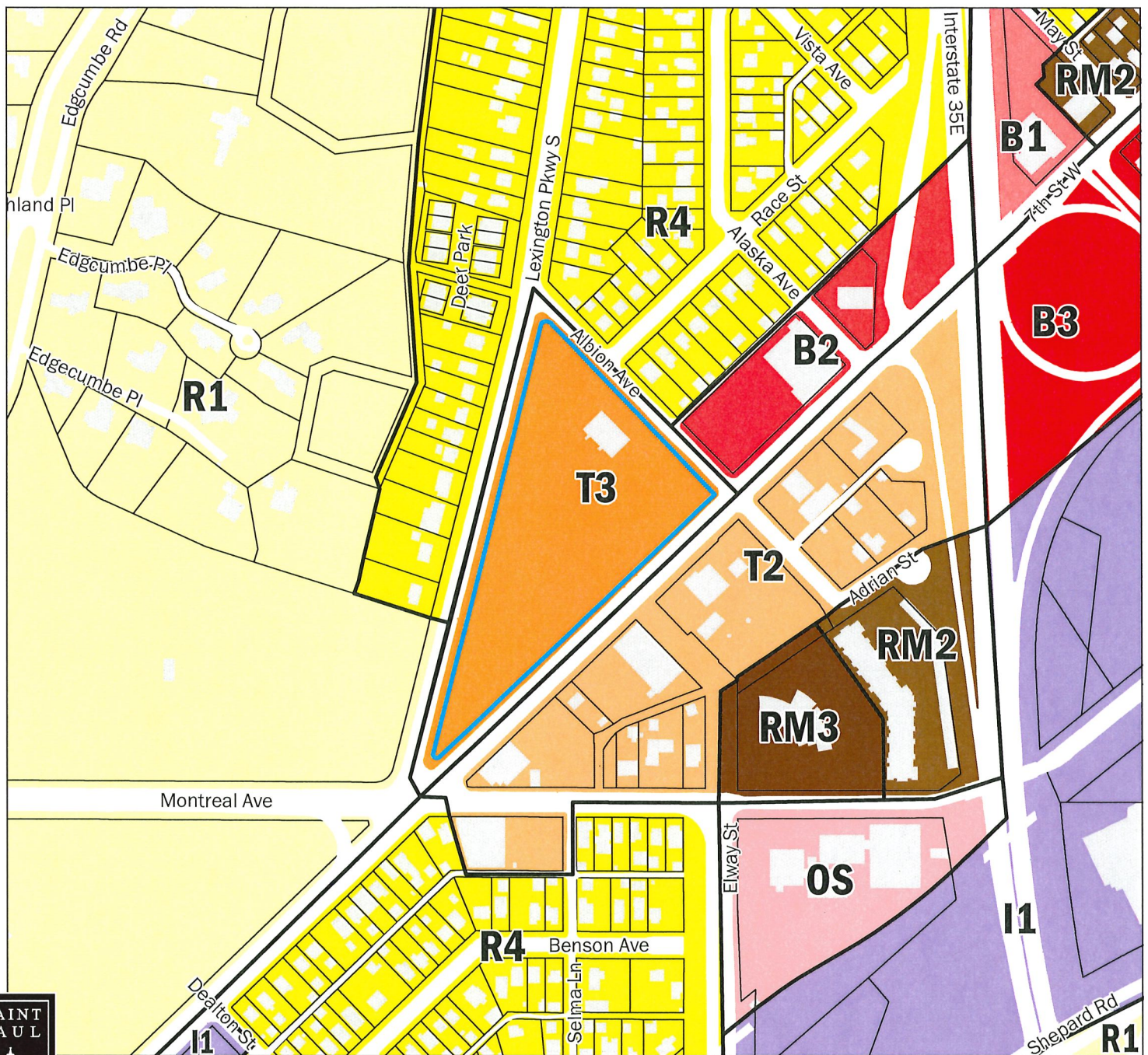
Application Date: July 9th, 2018

Planning District: 15

Subject Parcel(s) Outlined in Blue

Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water
Single Family Attached	Mixed Use Commercial and Other	Major Highway	
Multifamily	Industrial and Utility	Railway	

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FILE #18-083357 | ZONING MAP

West End Second Addition

Application Type: Combined Plat

Application Date: July 9th, 2018

Planning District: 15

Subject Parcel(s) Outlined in Blue

Zoning Outline	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	

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