

SUBDIVISION STAFF REPORT

FILE NAME: St Paul Terminal Warehouse Addition

FILE # 19-033-697

TYPE OF APPLICATION: Preliminary and Final Plat

HEARING DATE: July 24, 2019

LOCATION: 355 8th Street E., et al., southeast corner of Pine Street and Grove Street

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

PLANNING DISTRICT: 4

PRESENT ZONING: I1

ZONING CODE REFERENCE: § 69.301; § 69.406;

STAFF REPORT DATE: June 24, 2019

BY: Bill Dermody

DATE RECEIVED: April 19, 2019

DEADLINE FOR ACTION: August 17, 2019

A. **PURPOSE:** Combined plat for St Paul Terminal Warehouse Addition to create four I1 industrial lots

B. **PARCEL SIZE:** 11.4 acres

C. **EXISTING LAND USE:** Warehouse

D. **SURROUNDING LAND USE:**

Most surrounding land in all directions is used for light industrial/warehouse (I1). Also, government offices to the east and north (I1), a medical office to the west (I1), retail to the southeast (I1), and a multifamily building to the south (B5).

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 proposed subdivision creates a new subdivision block, and will allow the site and its three buildings (one larger, two smaller) to be divided into three lots for individual sale/ownership, along with a fourth triangular lot used for parking.

G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, District 4 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.
4. *The subdivision is in conformance with the comprehensive plan.* This finding is met. The subdivision is for existing development, and does not contradict any comprehensive plan policies regarding land use, transportation access or anything else.
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 allows for the City to require the dedication of parkland as part of the platting. Parks staff has reviewed this plat and did not recommend requiring parkland. Parkland dedication fees, if required, 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 Meritex 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.

Attachments:

- Application
- Combined Preliminary/Final Plat
- Site Location Maps