

SUBDIVISION STAFF REPORT

FILE # 19-086-197

1. **FILE NAME:** Ford Site Plat
2. **TYPE OF APPLICATION:** Combined Plat
3. **LOCATION:** 966 Mississippi River Boulevard S
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 15
6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511
7. **STAFF REPORT DATE:** 11/5/19
8. **DATE RECEIVED:**
Preliminary Plat Received: September 23, 2019 Approval letter with conditions sent: October 18, 2019
Final plat received: November 1, 2019

HEARING DATE: 11/20/19 (Scheduled)

PRESENT ZONING: F1-F6

BY: Menaka Mohan

DEADLINE FOR ACTION: December 31, 2019

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- A. **PURPOSE:** Subdividing Ford Site into parkland, streets, private and public lots.
 - B. **PARCEL SIZE:** Approximately 5,331,744 Square Feet (~122.4 Acres)
 - C. **EXISTING LAND USE:** Vacant
 - D. **SURROUNDING LAND USE:**
North: Primarily commercial with residential near the northwest corner of the site
East: Primarily multi-family residential, but with some commercial in the northeast corner of the site
South: Unused rail yard with single-family residential and park beyond
West: Abandoned industrial that sees occasional use as a parking facility, park, Mississippi River
 - 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." § 69.511 provides for parkland dedication at the time of platting.
 - F. **HISTORY/DISCUSSION:** The site was as an automotive manufacturing plant owned and operated by Ford Motor Company between 1925 and 2011. Soon after the plant closure was announced, the City of Saint Paul began a planning process that resulted in rezoning and the 2017 *Ford Site Zoning and Public Realm Master Plan* ("master plan"), which established zoning districts and a public realm framework in preparation for future land sale and development. The applicant, Ryan Companies, was awarded development rights by Ford in June of 2018 and began its due diligence work soon after. In preparation for development, they requested amendments to the master plan, which were reviewed, revised, and adopted by the Council in April of 2019. In September of 2019, the plan was amended again to add design standards that had been requested by the Council. The current master plan was the basis of the combined plat application per §69.405
 - G. **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. See attached letter from the Director of Public Works regarding modification to some standards.
 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. Present and future surrounding land uses were considered in the development of the master plan.

3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* Most of the developable area surrounding the proposed plat is already developed and compatible with the proposed plat. The organization of the plat is consistent with the master plan, which considered development interaction with the surrounding development.
 4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use Chapter of the 2030 Comprehensive Plan, which identifies the site as part of a mixed-use corridor and an opportunity site. While not yet adopted, it is also consistent with the draft 2040 Comprehensive Plan submitted to the Metropolitan Council, which also identifies the site as mixed-use, an opportunity site and a partial contributor to the Highland Village/Ford Site neighborhood node. The proposed plat is also in conformance with the master plan and Highland Park District 15 Plan, which references the master plan and describes a future site consistent with it in its Land Use chapter.
 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 slopes gently to the southwest. Building sites can be fully developed with no flooding or erosion as long as rate and erosion control measures are followed. There are no known 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.
- H. **PARKLAND DEDICATION:** § 69.511 allows the City to require the dedication of parkland as part of the platting process. Parks staff has reviewed this plat and has recommend requiring parkland per the amended master plan. The Saint Paul Parks and Recreation Commission reviewed the proposal and Parks staff recommendation and passed Resolution 19-07 stating that the Commission “concurs with the proposed plat and associated dedication of parkland for approval by the Saint Paul City Council.”
- I. **STAFF RECOMMENDATION:** Based on the required findings above staff recommends approval of the proposed plat, *Ford*, for the Ford Site subject to the following conditions:
1. The dedication of parkland is shown on the final plat.
 2. The applicant continues to work with the Wetland Technical Evaluation Panel to finalize wetland boundaries on the site and updates the City on the status.
 3. The applicant or other responsible party will adjust rights-of-way and easements as necessary as design of the infrastructure progresses.
 4. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

Application

Preliminary Plat dated 9-23-19 with related correspondence

City Response, Correspondence, and approval of Preliminary Plat

Parks and Recreation Resolution 19-07

Ryan Response to Preliminary Plat

Preliminary Plat updated 11-1-19

Ramsey County PW Letter 11-1-19

Final Plat dated 11-1-19

Letter from Public Works Director Re: Non-Standards Streets