

COMBINED PLAT STAFF REPORT

1. **FILE NAME:** West Side Flats Phase III **FILE #** 19-064-307
 2. **APPLICANT:** Sherman Associates
 3. **TYPE OF APPLICATION:** Combined Plat
 4. **LOCATION:** 81 Livingston Avenue
 5. **PIN & LEGAL DESCRIPTION:** 06.28.22.41.0049, Legal Description in ATTACHMENT B
 6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** T3M / RC4
 7. **ZONING CODE REFERENCE:** § 69.405, § 69.406, § 69.511
 8. **STAFF REPORT DATE:** October 28, 2019 **STAFF AUTHOR:** Michael Wade
 9. **DATE RECEIVED:** Preliminary Plat, July 17, 2019; Final Plat, October 8, 2019
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- A. **PURPOSE:** Combined Plat for West Side Flats Phase III to create two (2) T3M traditional neighborhood parcels.
- B. **PARCEL SIZE:** 5.46 acres (237,837 square feet)
- C. **EXISTING LAND USE:** Undeveloped
- D. **SURROUNDING LAND USE:** North - office, Mississippi River; East - office; South - vacant, light industrial, mixed-use; West - multi-family residential, park, Mississippi River
- E. **ZONING CODE CITATION:** § 69.405 provides for combining preliminary and final subdivision review. § 69.406 provides criteria for City Council review of subdivision applications. § 69.511 provides for dedication of parkland as part of platting.
- F. **HISTORY/DISCUSSION:** The Saint Paul Housing and Redevelopment Authority currently owns this property. The proposed plat will include a single block of two lots, aligned to accommodate the two multifamily residential buildings of the anticipated West Side Flats Phase III development (currently under site plan review). Platting is required to determine right of way and to simplify the legal descriptions prior to sale and redevelopment. This plat also dedicates a sewer easement over an existing sewer line along the western and northern portions of the plat.
- G. **DISTRICT COUNCIL RECOMMENDATION:** A West Side Community Organization letter dated May 20, 2019, supports the West Side Flats Phase III project, but does not address the plat specifically.
- H. **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. **This finding is met.*** City departments have reviewed the proposed plat and determined that all applicable provisions of the City Legislative Code are complied with.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses. **This finding is met.*** The proposed plat is consistent with the surrounding land uses and will not be detrimental to present and future use of the surrounding land.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision. **This finding is met.*** The area surrounding the proposed plat is guided by the West Side Flats Master Plan, and can be developed compatibly with the plat.

4. *The subdivision is in conformance with the comprehensive plan. **This finding is met.*** The plat is in conformance with the Land Use Chapter of the comprehensive plan, particularly the following policies:
 - 1.2 *Guide high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.*
 - 1.41 *Promote the development of a range of housing types and housing values in each of the 17 planning districts.* The proposed plat accommodates a housing development that includes market-rate and affordable apartments, and adds multi-family and water-side dwelling options to District 3.
 - 1.42 *Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.* The proposed plat accommodates a housing development that will lead to an intensified pedestrian street life, increased transit usage on the West Side, and housing-park-retail connectivity along the riverfront.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible. **This finding is met.*** This site is oriented toward the Mississippi River as intended by the West Side Flats Master Plan. This plat is regulated by that Master Plan to preserve views of the river and encourage connection between the river and the West Side neighborhood.
 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. **This finding is met.*** The land intended for building sites can be used safely without endangering residents. This site is within the FEMA Flood Insurance Rate Map area designated Zone X protected by a levee, mapped as a Provisionally Accredited Levee. The Zone X designation behind the levee is temporary and may change when the levee accreditation process is complete, which may affect Federal mandatory purchase requirements for flood insurance.
 7. *The subdivision can be economically served with public facilities and services. **This finding is met.*** The subdivision will be economically served with public facilities and services from surrounding streets. The sewer lift station and system are scheduled to be upgraded within the next year, bringing the sewer system up to capacity to support multifamily development.
- I. **PARKLAND DEDICATION:** Zoning Code § 65.511 allows the City to require dedication of parkland as part of platting. The Department of Parks and Recreation has reviewed the plat and recommends against requiring dedication of parkland as part of this plat. A fee-in-lieu of parkland dedication will be required at the time of building permits.
 - J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Combined Plat for West Side Flats Phase III to create two (2) T3M traditional neighborhood parcels subject to the following additional condition:
 1. The applicant shall file a copy of the City Council Resolution approving the final plat with the Ramsey County Recorder's Office.

Attachments:

- ATTACHMENT A: Application
- ATTACHMENT B: Legal Description
- ATTACHMENT C: Final Plat
- ATTACHMENT D: Site Location Maps