

SUBDIVISION STAFF REPORT

FILE # 21-258-430

1. **FILE NAME** 218 Larpenteur Avenue West Combined Plat
 2. **TYPE OF APPLICATION:** Combined Plat
 3. **LOCATION:** 218, 220, 222, and 224 Larpenteur Avenue West
 4. **PIN AND LEGAL DESCRIPTION:** 24-29-23-11-0116 **LEGAL DESCRIPTION:** Lots 28,29, and 30, Block 3, Rice Street Villas
 5. **PLANNING DISTRICT:** 6
 6. **PRESENT ZONING:** RM2
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.401 - § 69.404
 7. **STAFF REPORT DATE:** June 9, 2021 **BY:** Menaka Mohan
 8. **DATE RECEIVED:** June 2, 2021 (final plat submission) **DEADLINE FOR ACTION:** July 2, 2021
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- A. **PURPOSE:** Combined Plat for Larpenteur Townhomes to create 4 lots and 1 outlot.
- B. **PARCEL SIZE:** 22,498 sq. ft
- C. **EXISTING LAND USE:** Townhomes
- D. **SURROUNDING LAND USE:**
 - North: Multifamily housing (City of Roseville)
 - East: Single family house (RM2)
 - South: Single family house (RM2)
 - West: Office (B1)
- 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. This application is proposing to subdivide existing townhomes into four lots and one outlot which requires a plat.
- F. **HISTORY/DISCUSSION:** The site was developed into four (4) townhomes in 2016. As part of the conditions of approval it was noted when the lot is divided, a stormwater management agreement and sewer easements would be required. Upon receiving the final plat City staff noted the following, that a private sewer easement agreement is needed as per the conditions in 2016 and that the outlot could be used for fire access. The applicant provided a declaration on the site indicating the outlot could be used for emergency vehicles.
- G. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code says 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.* Most of the developable 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 2040 Comprehensive Plan. It is identified as

part of the Wheeler-Rice-Larpenteur neighborhood node, and the future land use designation is Mixed Use. It is also consistent with the North End District 6 Plan.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully developed part of Saint 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.* 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 and Recreation Department will not take a land dedication on the plat and instead will defer the parkland dedication requirement to the development phase under § 63.700

I. **STAFF RECOMMENDATION:** Based on the required findings above, staff recommends approval of the proposed plat, *218 Larpenteur Avenue West Combined Plat*, 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.

J. **ATTACHMENTS**

1. Application
2. Preliminary Plat
3. Preliminary Plat Approval Letter
4. Final Plat
5. Declaration
6. Aerial Map
7. Land Use Map
8. Zoning Map
9. Public Notice Proof

BUILD NEW 4-PLEX (218, 220, 222, & 224 LARPENTEUR AVE W)

Separate utilities. When the lot is divided, a stormwater management agreement and sewer easements will be required. *This Project must meet the Lighting Power Budget requirements of the Mn. State Energy Code. *All wall construction between units and also between units and corridors must be of 1-Hour Fire-Resistive Construction with a Sound-Reduction Rating of 50 STC. The Sound Reduction characteristics will be tested so it is strongly recommended that a "model unit" be constructed as soon as possible so construction and sealant requirements can be established early in the construction process. Call the Area Building Inspector to arrange this test. *This Project must meet the Lighting Power Budget requirements of the Mn. State Energy Code. *All wall construction between units and also between units and corridors must be of 1-Hour Fire-Resistive Construction with a Sound-Reduction Rating of 50 STC. The Sound Reduction characteristics will be tested so it is strongly recommended that a "model unit" be constructed as soon as possible so construction and sealant requirements can be established early in the construction process. Call the Area Building Inspector to arrange this test.