



Legislation Details (With Text)

**File #:** RES PH 23- 227      **Version:** 1

**Type:** Resolution-Public Hearing      **Status:** Passed  
**In control:** City Council  
**Final action:** 9/20/2023

**Title:** Approving the Preliminary Plat for United Village Development.

**Sponsors:** Russel Balenger

**Indexes:**

**Code sections:** Sec. 69.301. - Platting required., Sec. 69.406. - Review of divisions of land., Sec. 69.511. - Parkland dedication requirements.

**Attachments:** 1. United Village Council Presentation (Items 27, 28, 29, 12), 2. Preliminary Plat Staff Report and Recommendation, 3. Preliminary Plat Application and Exhibits A and B, 4. Preliminary Plat Drawing, 5. Preliminary Plat Phase 1 Development Narrative, 6. Site Location Maps, 7. St Paul Area Chamber public comment, 8. Midway Chamber public comment, 9. Port Authority public comment, 10. Cub Foods public comment, 11. Greater MSP Partnership public comment

Date	Ver.	Action By	Action	Result
9/21/2023	1	Mayor's Office	Signed	
9/20/2023	1	City Council	Adopted	Pass

Approving the Preliminary Plat for United Village Development.  
 WHEREAS, Snelling-Midway Redevelopment, LLC, in File No. 23-063-589, has submitted for City Council approval the attached preliminary plat for subdivision of property located at the Snelling-Midway Redevelopment Site (1566 University Avenue *temporary address*), known as United Village Development, to create four (4) Traditional Neighborhood Master Plan (T4M) lots and ten (10) Outlots; and

WHEREAS, the appropriate City departments have reviewed the plat and found, subject to the conditions recommended in the staff report and attached to this resolution, that it can meet the requirements of Chapter 69 of the Zoning Code; and

WHEREAS, notice of a public hearing before the City Council was duly published in the official newspaper of the City on September 9, 2023 and notices were mailed to each owner of affected property including all property situated within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed plat on September 20, 2023 where all interested parties were given the opportunity to be heard, and the Council considered all the facts as well as the report and recommendations concerning the preliminary plat prepared by staff from the Department of Planning and Economic Development dated September 8, 2023, which the Council hereby adopts as its own and incorporates the same into this resolution;

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts and approves the attached preliminary plat for Snelling-Midway Redevelopment, LLC's United Village Development to create four (4) T4M (Traditional Neighborhood Master Plan) lots and eight (8) T4M outlots, at 1566 University Avenue - *temporary address*, subject to the following conditions:

1. Final plat must correct misspellings on the adjoining plat to the south, in two places. The word REDEVELPOMENT must be changed to REDEVELOPMENT.

2. The narrative accompanying the final plat submittal must include the following statement: All Public Works Sewer Division (“Sewers” or “Division”) review comments for all future developments within the plat area must be satisfactorily remedied by the developer during the site plan review process.
3. The narrative accompanying the final plat submittal must include the following statement: The developer must incorporate the results and recommendations of the Snelling-Midway Superblock Sanitary Sewer Analysis study, a sanitary sewer capacity analysis being completed for the City by consultant SEH, into the currently proposed development phase as well as all future phases and future private developments to be built on the site.
4. Pursuant to City Council Resolution RES 19-1246 establishing the Snelling-Midway Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district’s stormwater infrastructure, development parcels must connect to the District’s Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge per Leg. Code 81.08.02(b).
5. Outlot D and Outlot F on the draft preliminary plat (Outlot D as the future 70-foot wide street segment of Spruce Tree Avenue from Simpson Street to Pascal Street and Outlot F as the 80-foot wide future street segment of Shields Avenue from Simpson Street to Pascal Street) must be depicted as right-of-way on the preliminary plat and depicted and dedicated as right-of-way on the final plat. If the applicant wants to show the future street segment of Spruce Tree Avenue from Simpson Street to Pascal Street as Outlot D on the final plat and the future street segment of Shields Avenue from Simpson Street to Pascal Street as Outlot F on the final plat, the applicant must obtain, prior to final plat approval, major modifications of the master plan for the removal of two public street segments.
6. The applicant shall grant to the City easements, the details of which are to be determined by the Department of Public Works, to ensure sufficient area is provided for transportation and utility needs. It is anticipated that easements will be needed north of the proposed north right-of-way line for Spruce Tree Avenue, south of the proposed south right-of-way line for Spruce Tree Avenue, and at the quadrants of the Asbury Street/Spruce Tree Avenue and Simpson Street/Spruce Tree Avenue intersections. The easements shall be filed with the office of the county recorder of Ramsey County after the final plat is recorded, but no later than December 31, 2023.
7. The applicant must obtain an encroachment permit from the Department of Public Works prior to submittal of the final plat for approval and the applicant must comply with all conditions attached to the encroachment permit. The conditions attached to the encroachment permit will be determined by the City’s Risk Manager and include, at a minimum, removal of the building, appurtenances, and surrounding improvements by a date certain; defend and indemnify the City from all liabilities as long as the building, appurtenances, and improvements remain in place; and determine how the existing use will be allowed to continue until the date certain under any applicable laws, rules, or regulations.
8. Final plat must include sufficient right-of-way, easements, or lease area to provide public curb, boulevard, sidewalk, bike facilities, traffic and turn lanes, and possibly parking and bus accommodations on Pascal Street between Central and University Avenues that are in line with the City’s approved street design manual.
9. Final plat must provide sufficient right-of-way, easements, or lease area to provide ADA compliant public sidewalks and pedestrian crossings, street trees, streetlights, bike lanes and other potential improvements in the public roadway right-of-way within the plat area.
10. Final plat must provide sufficient right-of-way for ADA compliant pedestrian access routes and landing zones at intersections as well as truck turning movements for the design vehicle and for turning movements for emergency vehicle access.
11. Prior to approval of the final plat, a privately owned public space (POPS) agreement and covenant running with Outlot A (0.91 acres) and Outlot H (0.34 acres), in accordance with Sec. 69.511(c), shall be approved by the Saint Paul City Council.
12. Pursuant to Sec. 69.403. - Final Plat of the zoning code, the applicant shall file an application for

the final plat within one year following the date of approval of the preliminary plat by the City Council. Said application shall contain all modifications as they may have been recommended during preliminary plat review as well as the following:

- a. Survey, content of plats, and boundary data in the manner prescribed by Section 505.02, Minnesota Statutes, as amended from time to time.
- b. Certification of dedication by the land owners and surveyor's certification as required in Section 505.03, Minnesota Statutes, as amended from time to time.