



## Legislation Text

**File #:** RES 15-985, **Version:** 1

Memorializing City Council action taken May 6, 2015 approving the Preliminary and Final Plat for Victoria Park Second Addition, and waiving the parkland dedication fee in lieu of land.

WHEREAS, Victoria Park Communities II, in File No. 15-026-801, has submitted for City Council approval the attached preliminary and final plat for subdivision of property at the southwest corner of Otto Avenue and Shepard Road to create two

(2) residential lots, four (4) outlots, and dedicate ROW.; and

WHEREAS, the appropriate City departments have reviewed the plat and found, subject to the recommended conditions, that it meets 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 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 May 6, 2015 where all interested parties were given the opportunity to be heard, and the Council considered all the facts and recommendations concerning the plat, and made the following findings of fact:

1. *All the applicable provisions of the Legislative Code are complied with.* City staff has reviewed the proposed plat and 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.* The subdivision is in conformance with the following sections of the Land Use Plan, where Victoria Park is designated as a Mixed-Use Corridor and a Neighborhood Center:
  - 1.1 Guide the development of housing in Established Neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors.
  - 1.2 Permit high-density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.
    - 1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.
    - 1.23 Guide development along Mixed-Use Corridors.
    - 1.25 Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multifamily residential development.
    - 1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.In addition, this project is consistent with the District 9 Plan, which says that additions to the housing stock should take place near transit; the plan also identifies Victoria Park as a key site for major housing developments.
5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is being developed to its fullest potential and incorporates all existing significant natural features through associated parkland and integration with the Mississippi River.

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.

8. Staff recommends waiving the parkland dedication requirement due to the nature of the site. Due to deed restrictions, only the two acres adjacent to Otto Street can have occupied buildings - the use of the remaining property is limited to surface parking, trails, and green space. Therefore, of the 7.79 acres, more than two percent of the land will be parkland and trails.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts and approves the attached preliminary and final plat for Victoria Park Second Addition, and waives the parkland dedication fee in lieu of land, subject to the following condition:

1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

AND BE IT FURTHER RESOLVED, that the City Clerk shall mail a copy of this resolution to the Applicant, the Zoning Administrator, and the Planning Administrator.