

SUBDIVISION STAFF REPORT

FILE # 24-067-112

1. **FILE NAME:** Sunset Outlook Combined Plat **HEARING DATE:** July 23, 2025
 2. **TYPE OF APPLICATION:** Final (Combined) Plat
 3. **LOCATION:** 391 McKnight Road South (between Londin Lane East and Mailand Road East)
 4. **PIN AND LEGAL DESCRIPTION:** PIN #: 11-28-22-14-0038
 5. **PLANNING DISTRICT:** 1 **PRESENT ZONING:** H1
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.405; § 69.406
 7. **STAFF REPORT DATE:** July 16, 2025 **BY:** Spencer Miller-Johnson
 8. **DATE RECEIVED:** June 4, 2025 **DEADLINE FOR ACTION:** August 3, 2025
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- A. **PURPOSE:** Final (combined) plat for 391 McKnight Road South to create three H1 parcels.
- B. **PARCEL SIZE:** The total plat area is 2.4 acres
- C. **EXISTING LAND USE:** There is a single-family house located on the property.
- D. **SURROUNDING LAND USE:**
North: Single-family houses in a H1 Residential District.
East: Multi-family housing outside of Saint Paul city limits.
South: Single-family house in a H1 Residential District.
West: Highwood Hills Elementary School in a H1 Residential District.
- 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. § 69.405 provides the process for combining preliminary and final plats. § 69.406 provides the criteria for review of subdivision applications; these criteria are covered below under "Required Findings."
- F. **HISTORY/DISCUSSION:** This parcel was never formally platted. The current subdivision application proposes to split the lot into three parcels.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Southeast Community Organization had not provided a recommendation on the plat application at the time the staff report was drafted.
- H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code states 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 has reviewed the proposed plat and has 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 areas surrounding the subdivision are built out with residential and institutional 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 areas surrounding the subdivision are built out with residential and institutional uses and will continue to be compatible with the proposed subdivision.
 4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the *2040 Comprehensive Plan*, which identifies the parcel as "Urban Neighborhood." The proposed plat is also in conformance with the *District 1 Community Plan*.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site includes limited significant natural features and the subdivision will not cause adverse impacts to the natural environment. The proposed plat complies with the TP Tree Preservation Overlay District.
 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 overall site has an approximately six percent slope, decreasing from east to west. 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 and from the utility connections being proposed and addressed based on City review.
- I. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the combined plat at 391 McKnight Road South (between Londin Lane East and Mailand Road East), 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.