

Zoning Application: Moore Street Lofts Final (Combined) Plat - ZF #25-*to be assigned*

Location	1984 Marshall Avenue (new lots will be assigned Moore Street addresses)
Application Type	Final (combined) plat
Applicant	Brent Thompson
Request	Final (combined) plat (§ 69.406) to create six (6) RM1 lots and one Outlot
Staff Recommendation Summary	Approval of the final (combined) plat for Moore Street Lofts
District Council Recommendation	The Union Park District Council, District 13, had not provided a recommendation on the plat application at the time the staff report was drafted
Public Hearing Date	September 3, 2025
Deadline for Action	December 17, 2025
Staff	Kady Dadlez

Parcel Information

PIN	04.28.23.22.0012
Legal Description	Lot 1, Block 5 Merriam Park Second Addition
Parcel Size	8,053 square feet
Existing Land Use	Single family dwelling
Zoning	RM1 - low-density multiple-family residential
Surrounding Land Use	Residential uses to the north, east, and west and a religious institution to the south
2040 Future Land Use Designation	Urban Neighborhood
History	Single family dwelling unit on the property was built in 1910.

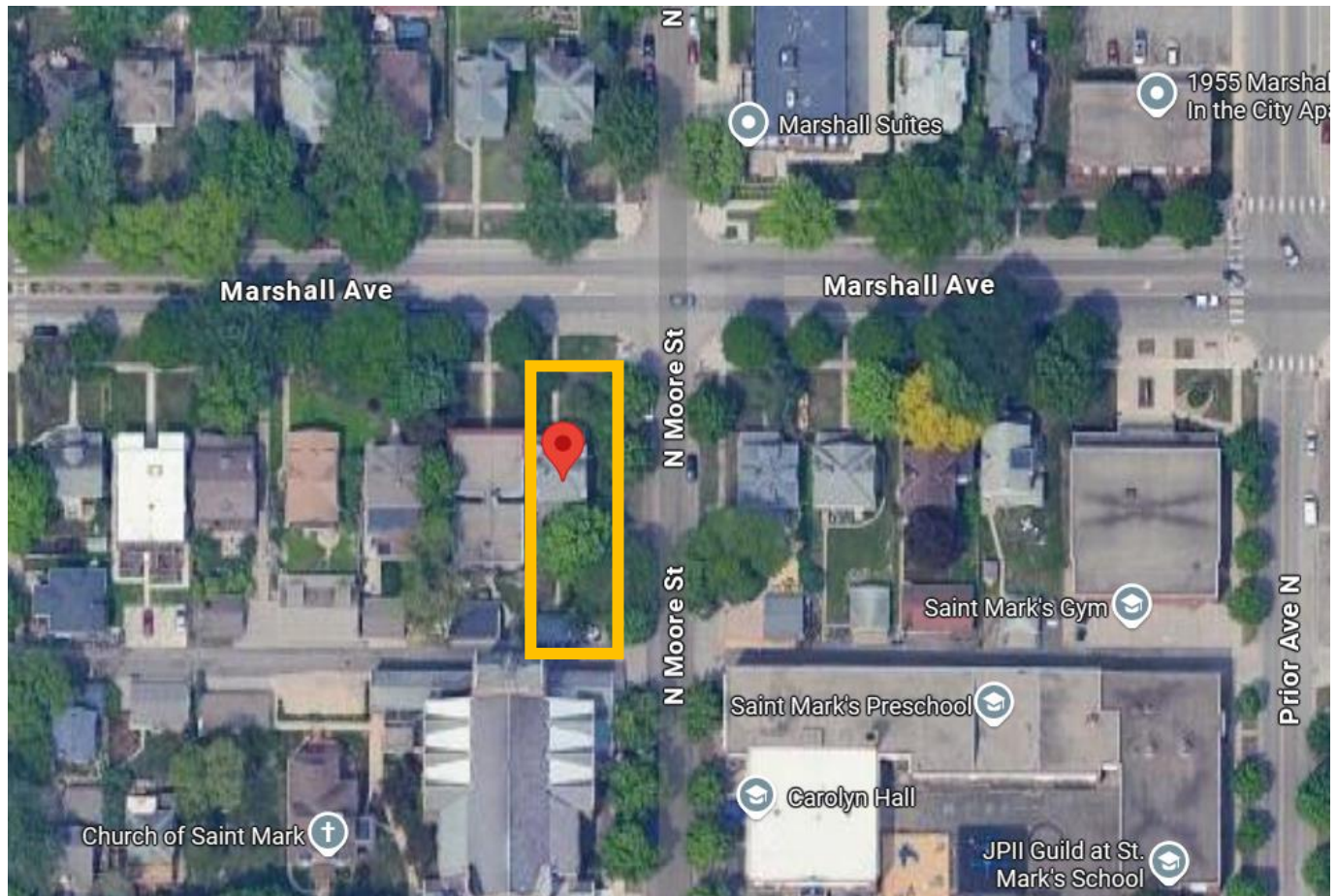


Figure 1. Aerial Map of Property to be Platted

Applicant Request

Final (combined) plat for Moore Street Lofts to create six (6) RM1 parcels and one (1) Outlot. A six-unit townhome building with common areas to the north, south, and west is planned.

Zoning Analysis

Standards for the Review of Divisions of Land

Section 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.

This finding is met. City staff has reviewed the proposed plat and determined that all applicable provisions of city codes are met. No variances are needed or requested.

(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 present and potential surrounding land uses and will not be detrimental to present and future uses of 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 fully developed with residential and institutional uses that are compatible with the proposed subdivision.

(4) *The subdivision is in conformance with the comprehensive plan.*

This finding is met. The subdivision is in conformance with the 2040 Comprehensive Plan, which identifies the area as Urban Neighborhood and guides the property for residential uses.

(5) *The subdivision preserves and incorporates the site's important existing natural features, whenever possible.*

This finding is met. There are no notable natural features on the parcels and Outlot in the subdivision.

(6) *All land intended for building sites can be used safely without endangering the residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.*

This finding is met. The site is flat with no flooding, erosion, high water table, or soil condition problems.

(7) *The subdivision can be economically served with public facilities and services.*

This finding is met. The subdivision can be economically served with public facilities and services from surrounding streets.

Parkland Dedication

Section 69.511 of the Zoning Code allows the City to require the dedication of parkland as part of platting. No land dedication is required for this plat. A parkland dedication fee will be due at the time of building.

Action

Recommended Motion

Approval of the final (combined) plat for Moore Street Lofts at 1984 Marshall Avenue (the new lots will be assigned Moore Street addresses), 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.
2. The Declaration of Covenants, Conditions, and Restrictions for Moore Lofts Townhome Association document associated with the final plat shall be executed and filed with the office of the county recorder and/or registrar of titles of Ramsey County.

Legistar Attachments

Staff Report

Final Plat

Final Plat Subdivision Application

Preliminary Plat

Declaration of Covenants, Conditions, and Restrictions for Moore Lofts Townhome Association