

SUBDIVISION STAFF REPORT

FILE # 21-267-952

1. **FILE NAME:** Northern Highland Bridge **HEARING DATE:** July 12, 2023
2. **TYPE OF APPLICATION:** Final (Combined) Plat
3. **LOCATION:** 2192 Ford Parkway (north west of Cretin Avenue and Bohland Avenue)
4. **PIN AND LEGAL DESCRIPTION:** PIN #: 17-28-23-12-0082, 17-28-23-41-0083
5. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** F5
6. **ZONING CODE REFERENCE:** § 69.301; § 69.405; § 69.406
7. **STAFF REPORT DATE:** July 12, 2023 **BY:** Spencer Miller-Johnson
8. **DATE RECEIVED:** May 5, 2023 **DEADLINE FOR ACTION:** September 1, 2023

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- A. **PURPOSE:** Final (combined) plat for Northern Highland Bridge to subdivide two lots into four lots.
 - B. **PARCEL SIZE:** The total plat area is 250,906 sq. ft.
 - C. **EXISTING LAND USE:** The property is vacant.
 - D. **SURROUNDING LAND USE:**
North: Commercial and retail uses in T2 Traditional Neighborhood and B2 Community Business Districts.
East: Mixed-use, multi-unit building in a F5 Business Mixed District.
South: Vacant land in a F3 Residential Mixed Mid District.
West: Office use in a F6 Gateway 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 for 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:** Ryan Companies platted the Ford (Highland Bridge) Site into 36 private development blocks, right-of-way, City parkland, and outlots in November 2019 (RES PH 19-386). Ryan Companies is proposing to replat the subject property to accommodate a new project. The current subdivision application creates four parcels.
 - G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland Park District Council 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 proposed plat is consistent with the land uses proposed

for the surrounding area and will not be detrimental to present and future use of surrounding land. Present and future surrounding land uses were considered in the development of the *Ford Site Zoning and Public Realm Master Plan* and subsequent amendments.

3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area to the south of the proposed plat is proposed to be developed to be compatible with the proposed plat as part of the *Ford Site Zoning and Public Realm Master Plan*. The areas to the north, east, and west are built out 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 Ford (Highland Bridge) Site as an opportunity site. The proposed plat is also in conformance with the *Ford Site Zoning and Public Realm Master Plan* and the *Highland Park District 15 Plan*, which references the *Ford Site Zoning and Public Realm Master Plan* and describes a future site consistent with it in its land use chapter.
 5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The plat is consistent with relevant requirements as established in the *Ford Site Zoning and Public Realm Master Plan*.
 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 has a gradual slope increase from west to east. 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. **PARKLAND DEDICATION:** § 69.511 allows the City to require the dedication of parkland as part of the platting process. The Ford Plat dedicated slightly over the maximum of nine (9) percent of the total acreage for the Ford Site. As such, no additional parkland dedication is required for the Northern Highland Bridge Plat.
 - J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the combined plat for *Northern Highland Bridge*, at 2192 Ford Parkway (north west of Cretin Avenue and Bohland Avenue), subject to the following condition:
 1. The applicant shall file a copy of the Council Resolution approving the combined plat with the Ramsey County Recorder's Office.

Attachments:

Application

Preliminary Plat

Site Location Maps

Final Plat