

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **July 21, 2020**

Preliminary and Final Plat Review for Two Lots at the SW Corner of Robert and Annapolis St. – Dakota County CDA

REQUEST:

The Dakota County Community Development Authority is requesting the review of a preliminary and final plat for two lots totaling to 1.77 acres at the southwest corner of Robert St. and Annapolis St.

ATTACHMENTS:

- Application/Notice*
- MnDot Review*
- Plat*



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Vacant Lot	B5 – North Gateway Mixed Use
Properties to North	City of St. Paul	City of St. Paul
Properties to East	Senior Living Apartments	B5 – North Gateway Mixed Use
Properties to South	Children’s Minnesota Clinic	B5 – North Gateway Mixed Use
Properties to West	Single Family Homes	R1 – Single Family

ANALYSIS:

Plat Summary

Gross Acres – 1.77 (77,101 sq. ft.)

Proposed Number of Lots – Two

Total Easement Sq. Ft. ~ 7,628

Easements and Right-of-way

The proposed plat dedicates 10 feet of drainage and utility easements along Annapolis and Haskell St. As well as 5 feet along the alley way (western property line) and ranging between 2 to 4.5 feet along Robert St. These are the standard easements requested by the City. No additional right of way was requested for Robert St. by the City.

Existing Conditions

The site is currently comprised of 11 vacant lots that the CDA purchased several years ago with the intention to redevelop.

MNDOT REVIEW:

No additional right of way was requested by MNDOT. As a part of the review MnDot outlined items such as noise caused by state highways, transit connections, water, drainage, and permitting process. City Staff is recommending as a condition of approval that the applicant address the items outlined in the MnDot memo dated July 15, 2020.

ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and had no specific recommendations or requirements to add to this memo.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the PRELIMINARY AND FINAL PLAT for the two lots at the southwest corner of Robert and Annapolis St. subject to the following conditions:

1. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit, and
2. The applicant shall address the items outlined in the MnDot memo dated July 15, 2020.

Timeline

July 21 – PC Public Hearing

July 27 – CC Public Hearing