

Memorandum

TO: City Council
FROM: Allison Eddins , Senior planner
DATE: June 16, 2025
SUBJECT: Final Plat (Major Subdivision) - 4304 Victoria Street North - Harstad Hills, Inc.
ITEM NUMBER: 8.g
SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve the final plat, submitted by Harstad Hills, Inc., to subdivide the property at 4304 Victoria Street North subject to the conditions listed below:

1. The final plat approval is for the creation of 13 lots for detached residential development and the extension of the Brigadoon Drive right-of-way.
2. Drainage and utility easements shall be dedicated to the city as required by the public works director. Easements shall be conveyed prior to the city releasing the plat for recording.
3. Municipal water and sanitary sewer services shall be provided to each residential lot.
4. A Public Recreation Use Dedication fee and/or land dedication, if appropriate, shall be submitted prior to the release of the final plat.
5. The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
6. The developer shall enter into a subdivision and site development agreement with the city. This agreement shall be executed prior to the city releasing the plat for recording.
7. The developer shall meet all of the requirements in the Public Works Memo dated June 11, 2025.
8. This approval shall expire after one year if the plat has not been recorded with Ramsey County.

The recommendation of approval is based on the following findings of fact:

1. The proposed land use and subdivision are both consistent with the goals and policies of the comprehensive plan.
2. The lots will comply with the minimum standards of the R1, Detached Residential zoning district.

INTRODUCTION

The applicant and property owner, Harstad Hills, Inc., has submitted a final plat application for their property located at 4304 Victoria Street North, the former Papenheim Victoria Valley Apple Orchard. Harstad Hills is proposing to subdivide the 5.4 acre property into 13 R1 lots for future detached single family homes.

On April 21, 2025, the city council reviewed and unanimously approved the preliminary plat

for the Papenheim Victoria Valley Orchard Estates.

DISCUSSION

A final plat was reviewed by city staff and found to be in general compliance with the requirements and conditions from the preliminary plat approval.

As a condition of the preliminary plat approval, the developer was required to work with city staff to explore the feasibility of constructing a bike and pedestrian trail that would provide a connection between Brigadoon Drive and Victoria Street. The most feasible location for the trail was within the drainage and utility easements that run along the northern and southern lot lines of Lot 9. These easements connect to the larger drainage and utility easement for the stormwater pond that will provide a direct connection to Victoria Street. The developer worked with city staff to determine if these locations were feasible. The developer and city staff both agreed that the elevation drop off between a trail and the stormwater pond would not be safe or practical for a bike and pedestrian trail. Additionally, there was concern about cyclists and pedestrians attempting to cross Victoria Street within the right-of-way curve. City staff and the developer agreed that the site distance at this curve would not be a safe location to cross. The Bike and Trail Committee reviewed the proposal and agreed with staff and the developer.

The developer will be required to enter into a subdivision agreement with the city. This agreement shall be finalized and signed prior to the city endorsing the plat for recording. A draft of this agreement is attached.

RECOMMENDATION

The final plat was reviewed by city staff and found to be in compliance with the preliminary plat that was approved on April 21, 2025. Staff is recommending that the city council approve the final plat application submitted by Harstad Hills, Inc. to allow the for the subdivision of 13 detached residential lots with the following conditions:

1. The final plat approval is for the creation of 13 lots for detached residential development and the extension of the Brigadoon Drive right-of-way.
2. Drainage and utility easements shall be dedicated to the city as required by the public works director. Easements shall be conveyed prior to the city releasing the plat for recording.
3. Municipal water and sanitary sewer services shall be provided to each residential lot.
4. A Public Recreation Use Dedication fee and/or land dedication, if appropriate, shall be submitted prior to the release of the final plat.
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2. The lots will comply with the minimum standards of the R1, Detached Residential zoning

district.

ATTACHMENTS

Location Map

PAPENHEIM APPLE ORCHARD ESTATES

Civil and Development Plans

Final Plat Engineering Comments

Subdivision and Development Agreement

Subdivision and Development Agreement - Updated June 16, 2025

Tree Survey - Updated June 12, 2025