

From: [Mary Kircher](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Susan Sifferle](#)
Subject: Comments for Item 23: RES PH 24-83 Preliminary Plat approval for The Heights Block 3&4
Date: Tuesday, April 16, 2024 8:32:53 AM
Attachments: [Kircher Comments Block 3&4 Plat.pdf](#)
[Kircher Maps-HabitatPrePlat.pdf](#)
[Kircher preplat-BLOCKS 3&4-2.pdf](#)

Please include the following comments for the City Council Meeting on Wed. April 17 regarding RES PH 24-83 Preliminary Plat approval for The Heights Block 3&4. There are three documents:

1. Kircher Comments Block 3&4.pdf
2. Kircher Maps-HabitatPrePlat.pdf
3. Kircher preplan-BLOCKS 3&4-2.pdf

Marcia Kircher and Susan Sifferle will be attending the hearing and plan to speak in person.

Sincerely,
Mary Kircher

April 16, 2024

I am Susan Sifferle, speaking for my mother, Marcia Kircher, who resides at 2139 Clear Ave.

We are disputing The Heights Habitat for Humanity Blocks 3 & 4 Preliminary Plat

In the "Subdivision Staff Report" for this project, we do not believe the following has been met.

Section H. Required Findings:

Item 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding land uses, and will not be detrimental to present and future use of surrounding land.

The Kircher family believes the proposed plat for Blocks 3 & 4 along Winthrop Ave. will be detrimental to the current residents on Cottage, Clear and Ivy Avenues.

The property indicates the town homes will be within 60 feet of the current resident's houses. The plat does not indicate parking spaces for each of these new lots. We are concerned that the new houses will directly impact our property values and show lack of accommodation for current residents that have lived on a quiet street for over over 60 years. This development will bring additional traffic. Thus, this large piece of property should provide a larger buffer between the current neighborhoods and The Heights development.

Specific to the Kircher property, 2139 Clear Ave. This home is the only one where the driveway has been allowed to encroach on the easement. There was a tacit agreement between the City of St. Paul and the Kircher family to use this easement. The reason appears to be that there is a Power & Light Pole and fire hydrant in the place where the driveway would have been built in 1952 (Please see "Kircher Maps-HabitatPrePlat.pdf" for the arial view of 2139 Clear Ave and "Kircher Preplat Blocks 3&4-2.pdf" for the current proposal for access to 2139 Clear Ave.)

The options indicated by The Heights for resolving this problem for our home is to put an "L" shaped drive to reach the garage from Winthrop. This is not acceptable.

In addition, If street parking is allowed on Winthrop, it will be difficult to get in and out of the driveway as SPPA currently has the "L" shaped driveway marked on the plat.

Our preferred solution is to move Housing Blocks 3&4 to the East with sufficient distance to accommodate the current driveway allowing access to our home from Clear Ave. This would also be the best for all six current residents to provide sufficient buffer zones between their houses and The Heights townhouses in Block 3&4

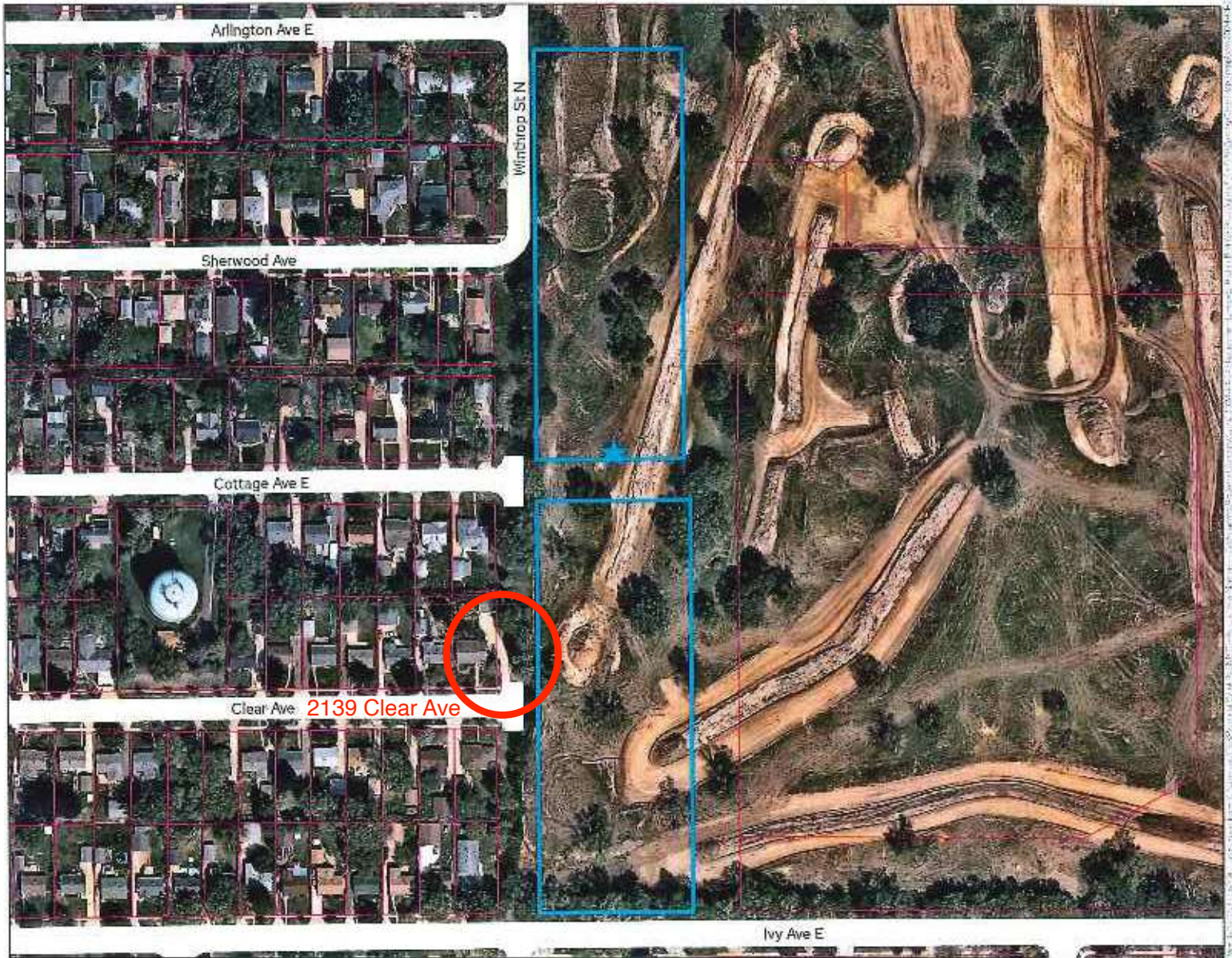
We ask that the that this plat not be approved until resolution of property is resolved with the current residents.

Thank you for the opportunity to speak.

(FYI, we have been in contact with Bill Dermody and Kristine Williams. They have indicated that the City Engineer and St. Paul Public Works will reach out to us. As of today, we have not heard from them.)

Application of Habitat for Humanity Aerial map

application number: 24-006-669 • type: Preliminary Plat • date: 1/16/2024 • planning district: 2



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

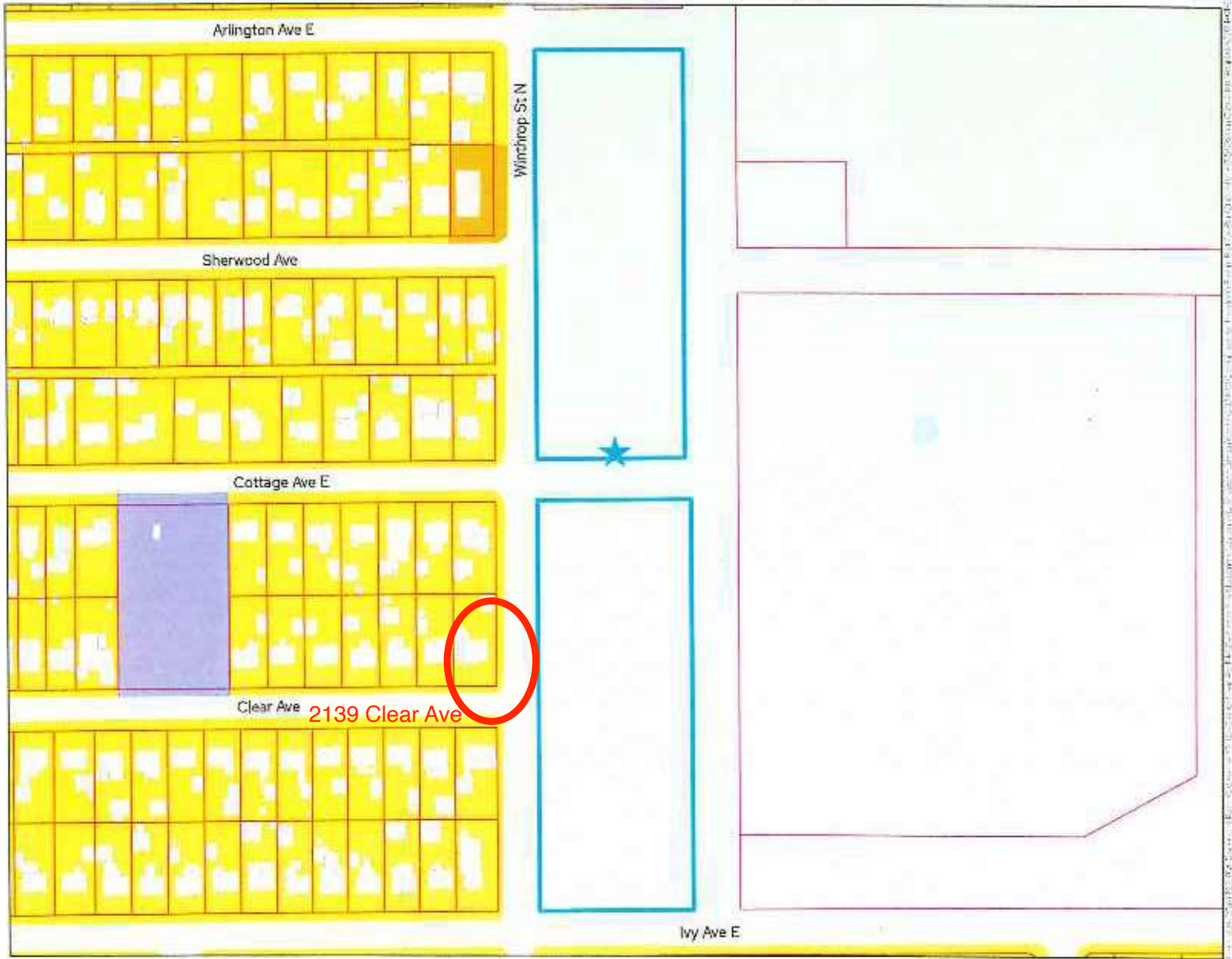
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Application of Habitat for Humanity Preliminary Plat 24-006-669

Application of Habitat for Humanity

Land use map

application number: 24-006-669 • type: Preliminary Plat • date: 1/16/2024 • planning district: 2



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

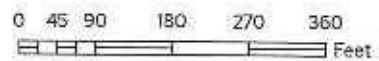
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

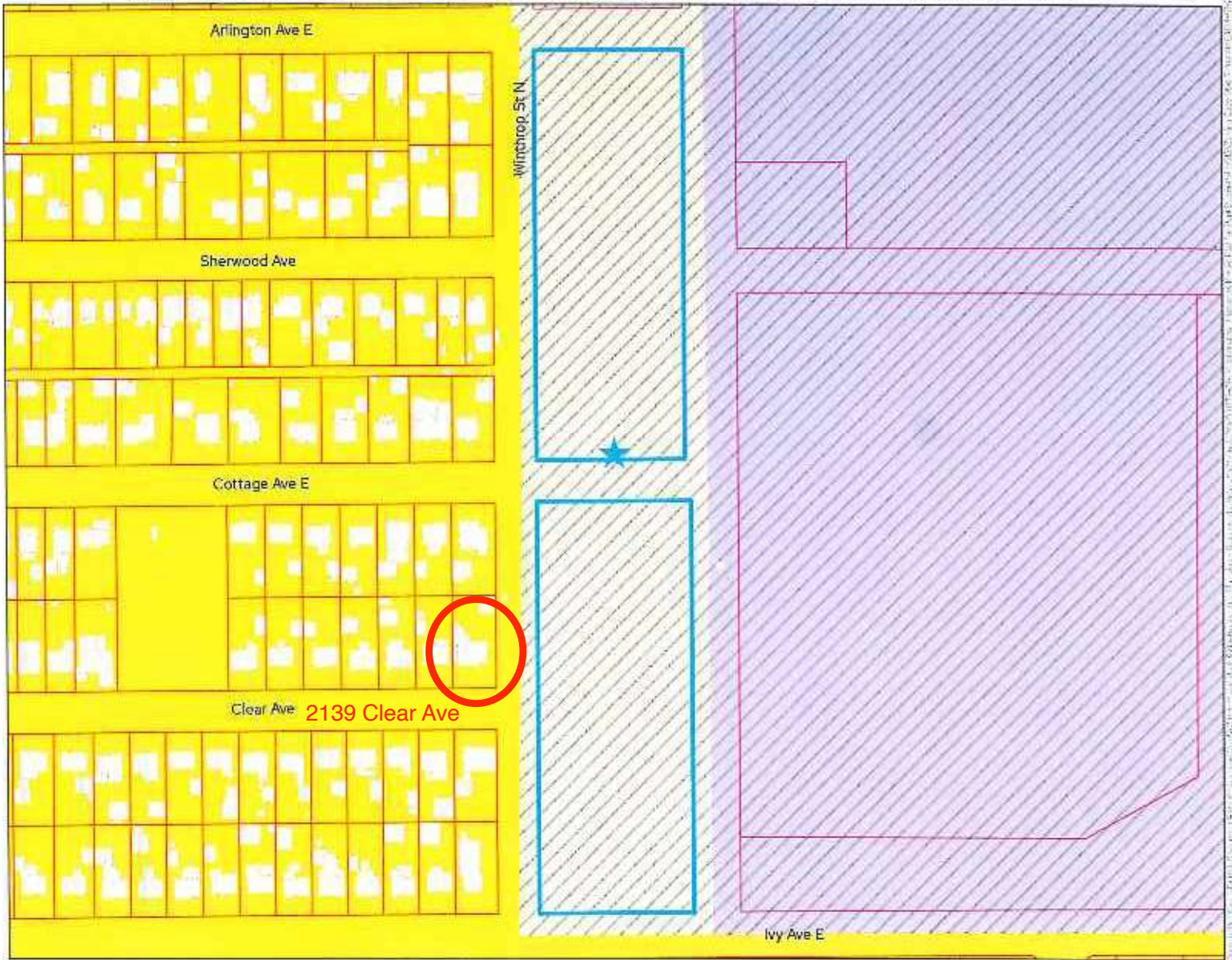
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

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Application of Habitat for Humanity Zoning map

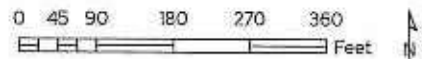
application number: 24-006-669 • type: Preliminary Plat • date: 1/16/2024 • planning district: 2

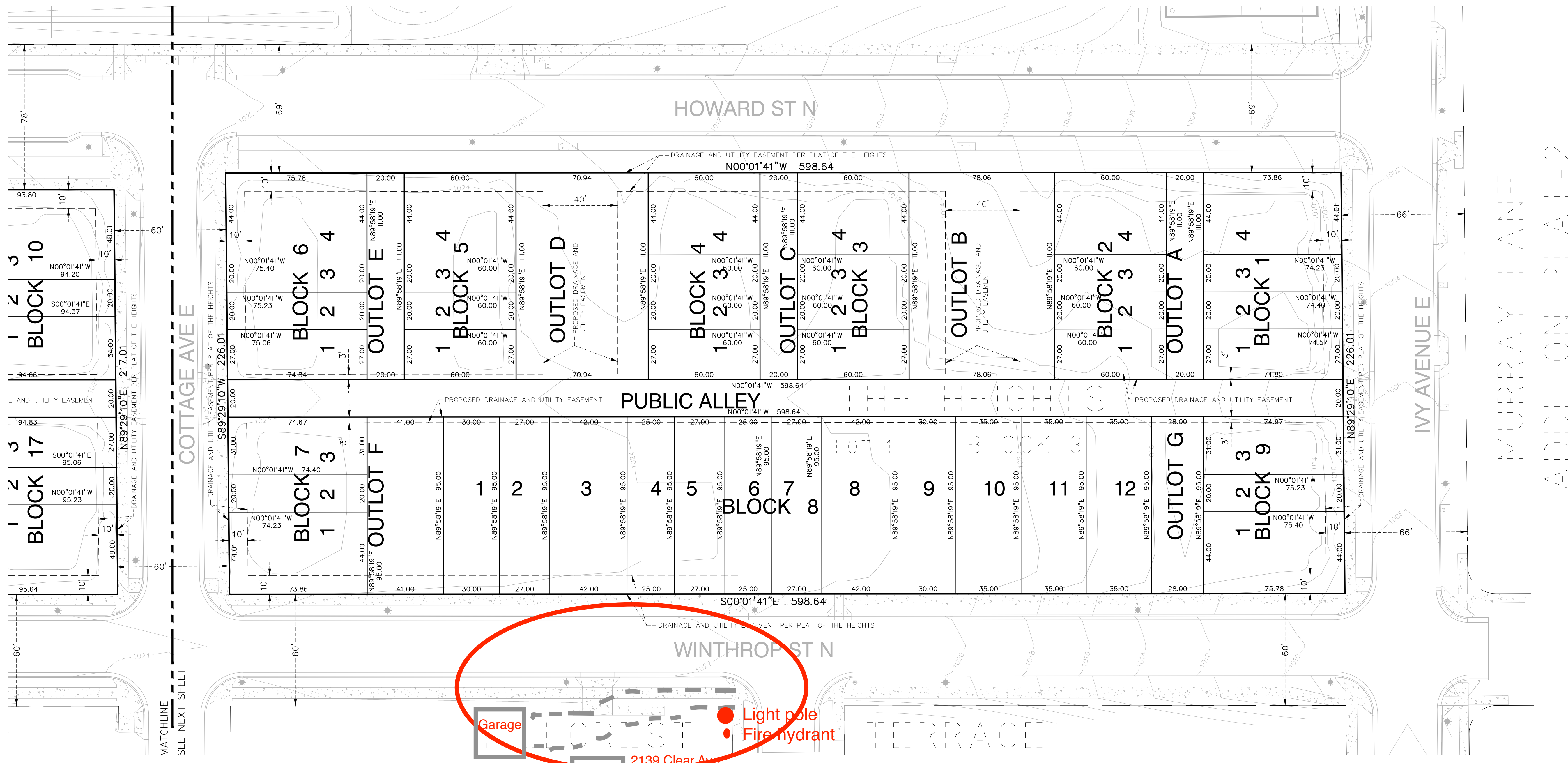


Subject parcel(s) are outlined in blue Other parcels are outlined in pink

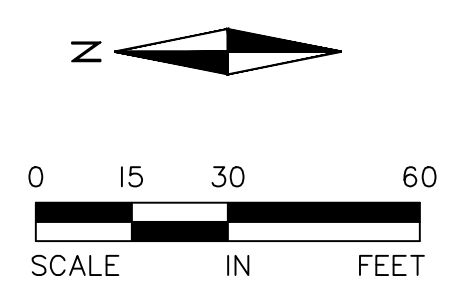
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| <ul style="list-style-type: none"> RL One-Family Large Lot H1 Residential H2 Residential RM1 Multiple-Family RM2 Multiple-Family RM3 Multiple-Family | <ul style="list-style-type: none"> T1 Traditional Neighborhood T2 Traditional Neighborhood T3 Traditional Neighborhood T3M T3 with Master Plan T4 Traditional Neighborhood T4M T4 with Master Plan OS Office-Service B1 Local Business BC Community Business (converted) B2 Community Business | <ul style="list-style-type: none"> B3 General Business B4 Central Business B5 Central Business Service IT Transitional Industrial ITM IT with Master Plan I1 Light Industrial I2 General Industrial I3 Restricted Industrial | <ul style="list-style-type: none"> F1 River Residential F2 Residential Low F3 Residential Mid F4 Residential High F5 Business F6 Gateway VP Vehicular Parking PD Planned Development CA Capitol Area Jurisdiction |
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LEGAL DESCRIPTION
 Lot 1, Block 3, THE HEIGHTS, according to the recorded plat thereof, Ramsey County, Minnesota.
 Situated in Section 23, Township 29, Range 22



LEGEND
 — LOT LINE
 - - - PRIVATE UTILITY CORRIDOR / PROPOSED EASEMENT
 — ROW

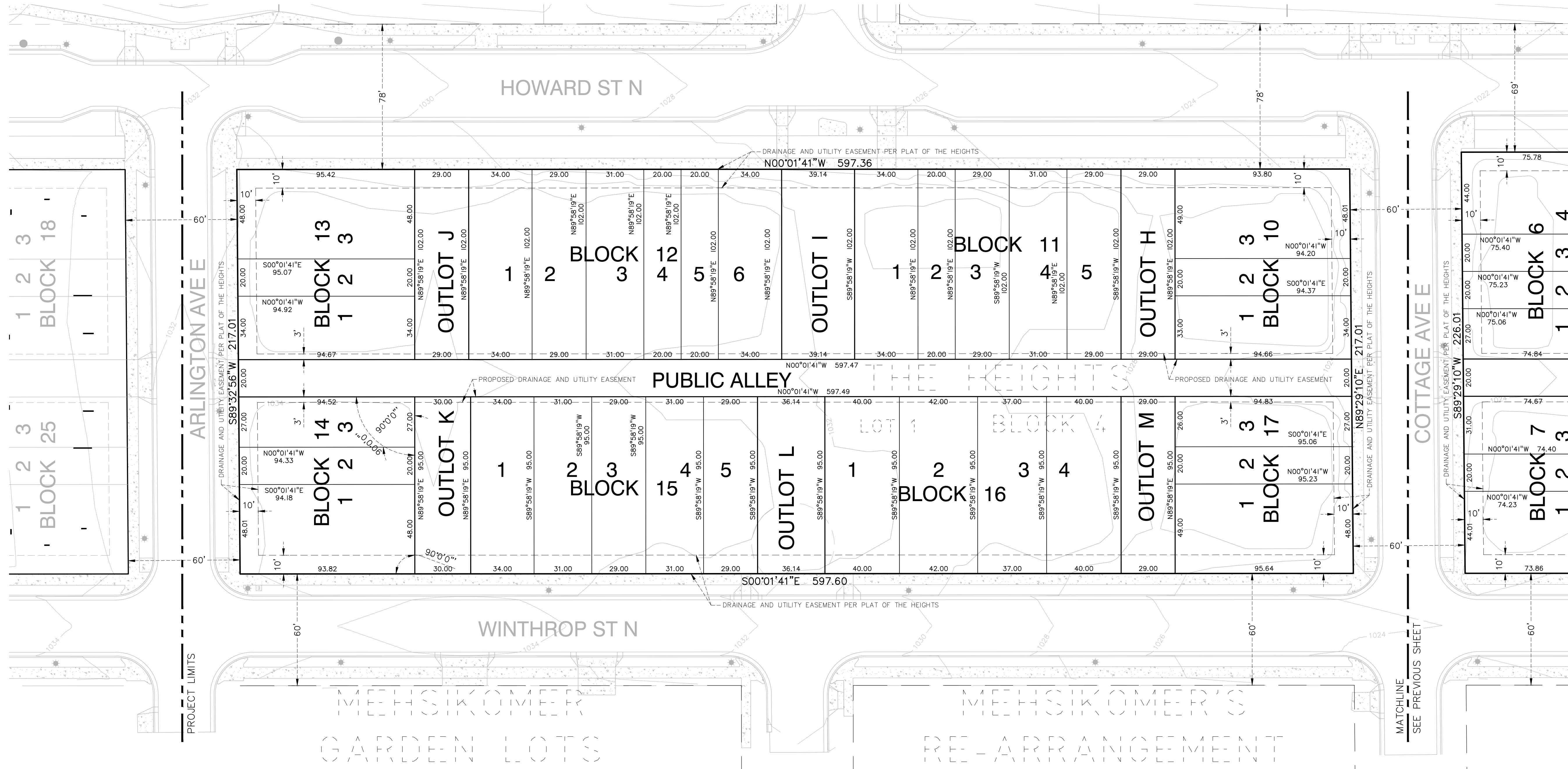
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.
 CLARK WICKLUND, PE
 3-25-24
 Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
10-17-23	SCHEMATIC UTILITY DESIGN
10-26-23	CLIENT REVIEW
11-9-23	VARIANCE APPLICATION
12-15-23	SITE PLAN REVIEW APPL.
2-29-24	SPR CITY COMMENTS
3-25-24	PRELIM. PLAT

PROJECT TEAM DATA
 DESIGNED: ST
 DRAWN: ST
 PROJECT NO: 223-0172

Drawing name: X:\2023\230172 - The Heights\plan_sheets\230172\preplat.dwg Mar 25, 2024 11:05am



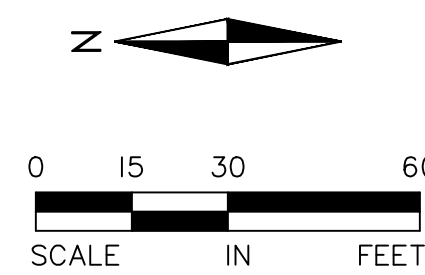
LEGAL DESCRIPTION

Lot 1, Block 4, THE HEIGHTS, according to the recorded plat thereof, Ramsey County, Minnesota.

Situated in Section 23, Township 29, Range 22

LEGEND

- LOT LINE
- - - PRIVATE UTILITY CORRIDOR / PROPOSED EASEMENT
- ROW



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DORAN
 ARCHITECTURE

THE HEIGHTS (PHASE 1) - BLOCKS 3 & 4
 TWIN CITIES HABITAT FOR HUMANITY
 SAINT PAUL, MINNESOTA
SITE PLAN REVIEW SUBMITTAL
PRELIMINARY PLAT - BLOCK 4

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.
 CLARK WICKLUND, PE
 3-25-24
 Date License No. 14141

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