

# SUBDIVISION STAFF REPORT

FILE # 16-036-492

1. **FILE NAME:** 425 MARYLAND AVE W **HEARING DATE:** February 1, 2017
2. **TYPE OF APPLICATION:** Preliminary and Final Plat
3. **LOCATION:** Maryland Avenue, between Arundel and Virginia Streets
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** RM2
6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
7. **STAFF REPORT DATE:** January 10, 2017 **BY:** Jamie Radel
8. **DATE RECEIVED:** May 13, 2016 **DEADLINE FOR ACTION:** Not applicable
- 

- A. **PURPOSE:** Combined plat for Willow Reserve to create eleven (11) RM2 multiple-family parcels, one (1) outlot, and dedicated alley.
- B. **PARCEL SIZE:** 125,067 sq. ft. (2.9 acres)
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**  
North: Willow Reserve  
East: Single-family residential  
South: Mix of multi- and single-family residential and auto-related uses  
West: Multi-family residential
- 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. §69.304 lists conditions for lot splits and adjustments of common boundaries. §69.406 provides criteria for review of subdivision applications. These criteria are covered below under "Required Findings." §69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** The subject property has been vacant for several years. Previous uses have been agricultural in nature, including Larson Greenhouse and North End Urban Farm.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 6 has not provided a letter at the writing of this report.
- H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires 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 have reviewed the proposed plat and 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 surrounding land uses, and will not be detrimental to present and future use of surrounding land.
  3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is already developed and compatible with the proposed plat.
  4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Comprehensive Plan. The area is guided as "established neighborhood, and Land Use policy 1.1 states "guide the development of housing in Established Neighborhoods..." This subdivision is also consistent with the North End District 6 Plan. Housing Policy H2.2 calls for the City to "facilitate the development of new housing on the site south of Willow Reserve (the former Larson Nursery). Development should not intrude on the wetland and should consider its sensitive soil conditions."

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* This site is adjacent to Willow Reserve, a combined stormwater management area and park space. The plat was developed with a buffer between the parkland and the new residential lots. Outlot A contains a delineated wetland.
  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.* This plat does have wetlands and poor soils. The plat has been designed so that the development lots avoid the delineated wetland and structures being developed on poor soils.
  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.
- I. **PARKLAND DEDICATION:** §69.511 allows the City to require up to nine (9) percent of the land for residential plats to dedicated for park use. Parks Department staff recommends that the City Council not require land be dedication for the Willow Reserve plat. Without land dedication, parkland dedication fees would be required at the time of building permits under §63.701.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for 391 - 425 Maryland Avenue W subject to the following condition:
1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

- Application
- Final Plat
- Preliminary Plat letters
- Site Location Maps



**SUBDIVISION REVIEW APPLICATION**  
 Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

**Zoning office use only**  
 File # 16-036492  
 Fee: 1075.00  
 Tentative Hearing Date:  
To Be Scheduled

PD=6

# 242923340033  
 242923340049

**APPLICANT**

Name: Mike Nelson  
 Address: 1984 W University Avenue  
 City St. Paul St. MN Zip 55104 Daytime Phone 612-305-7178  
 Name of Owner (if different) St. Paul HRA  
 Contact Person (if different) Sarah Zorn Phone 651-266-6570

**PROPERTY**

Address / Location 389-425 Maryland Avenue West  
 Legal Description Attached  
 Current Zoning RM2  
 (attach additional sheet if necessary)

**TYPE OF SUBDIVISION:**

Lot Split       Lot Split with Variance       Reg. Land Survey

Preliminary Plat       Final Plat       Combined Plat

**STAFF USE ONLY**

Planning District \_\_\_\_\_ Land Use Map \_\_\_\_\_ Tax Map \_\_\_\_\_ Zoning \_\_\_\_\_

Plans Distributed \_\_\_\_\_ Return by \_\_\_\_\_ Reviewed by \_\_\_\_\_

Comments:

(attach additional sheets if necessary)

Applicant's Signature [Signature] Date 5/4/16 City Agent P. Abner  
5/4/16

# WILLOW RESERVE

KNOW ALL MEN BY THESE PRESENTS: That the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and politic under the laws of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The South 275 feet of the East 1/2 of Lot 41 and the West 214 feet of Lot 42, Cottage Homes, Ramsey County, Minnesota.

Abstract Property.

AND

That part of the West 1/2 of Lot 41, Cottage Homes, lying South of the North 390 feet thereof, Ramsey County, Minnesota.

Abstract Property.

Has caused the same to be surveyed and platted as WILLOW RESERVE and does hereby donate to the public for public use forever the public ways as shown on this plat.

In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul Minnesota, a body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Housing and Redevelopment Authority of the City of Saint Paul Minnesota.

\_\_\_\_\_ its \_\_\_\_\_

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of the Housing and Redevelopment Authority of the City of Saint Paul Minnesota, a body corporate and politic under the laws of the State of Minnesota on behalf of said body.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, Minnesota  
My Commission Expires \_\_\_\_\_

I, Mark Hanson, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mark S. Hanson, Licensed Land Surveyor  
Minnesota License No. 15480

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mark S. Hanson, a Licensed Land Surveyor.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, Minnesota  
My Commission Expires \_\_\_\_\_

City Council

City of Saint Paul, Minnesota

We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Department of Property Records and Revenue, Director

By \_\_\_\_\_, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Craig W. Hinzman, L.S.  
Ramsey County Surveyor

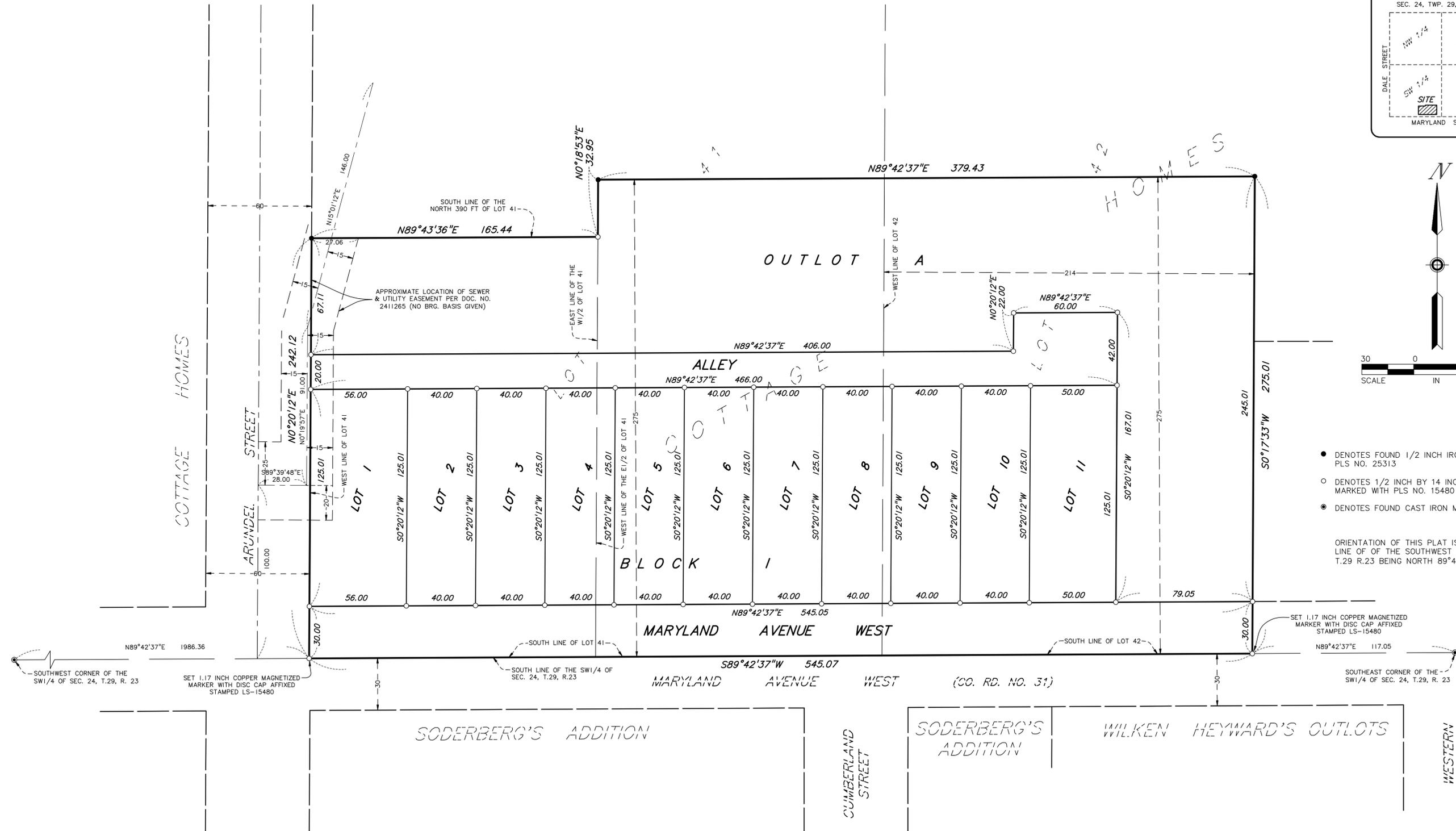
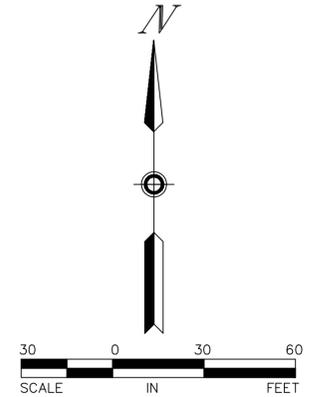
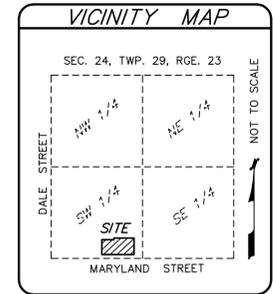
County Recorder

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of WILLOW RESERVE was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Deputy County Recorder

# WILLOW RESERVE



- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED WITH PLS NO. 25313
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH PLS NO. 15480 UNLESS OTHERWISE NOTED
- DENOTES FOUND CAST IRON MONUMENT

ORIENTATION OF THIS PLAT IS BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, T.29 R.23 BEING NORTH 89°42'37" EAST

SET 1.17 INCH COPPER MAGNETIZED MARKER WITH DISC CAP AFFIXED STAMPED LS-15480

SOUTHEAST CORNER OF THE SW1/4 OF SEC. 24, T.29, R. 23



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

December 8, 2016

Mike Nelson  
Habitat for Humanity  
1954 W. University Avenue  
Saint Paul, MN 55104

RE: Zoning File # 16-036-492, 425 MARYLAND AVE W

Dear Mr. Nelson:

On May 13, 2016, you submitted an application for a combined plat for Willow Reserve to create eleven RM2 multiple family parcels, one out lot, and a dedicated alley at 391 - 425 Maryland Ave W. On August 9, 2016, the Department of Planning and Economic Development issues an approval of the plat submitted on May 13. However, based on comments received during the site plan review process (#16-035773), you submitted a significant revision to the plan, which triggered a new review process. City staff have reviewed the revised preliminary plat and have identified the following issues:

**Department of Public Works (contact: Colleen Paavola, 651-266-6104):**

The survey must be approved by the Ramsey County Surveyors Office prior to recording. Please note that that an ordinance permit is required for the construction of the alley.

**PED Zoning (contact: Jamie Radel, 651-266-6614):**

PED Zoning understands that the applicant will amend the eastern boundary of Lot 11 to allow for a width of 80 feet of Out Lot A at Maryland Avenue.

**Department of Safety and Inspections (DSI) (contact: Karen Zacho, 651-266-9088):**

No comments.

**Fire Prevention Division (contact: Angie Wiese, 651-266-6287):**

No comments.

**Saint Paul Regional Water Services (contact: Dave Marruffo, 651-266-6813):**

No comments.

**Division of Parks and Recreation (contact: Paul Sawyer, 651-266-6417):**

§69.511 gives the option to the City to require land the dedication of land for parks at the time of platting. Parks and Recreation does not want land as part of this plat. The development will need to pay a parkland dedication fee at the time building permits are issued.

**Ramsey Conservation District (contact: Tom Petersen, 651-266-7272):**

No comments.

**Minnesota Department of Transportation (contact: Karen Scheffing, 651-234-7784)**

No comments.

Based on these comments, staff approves the preliminary plat

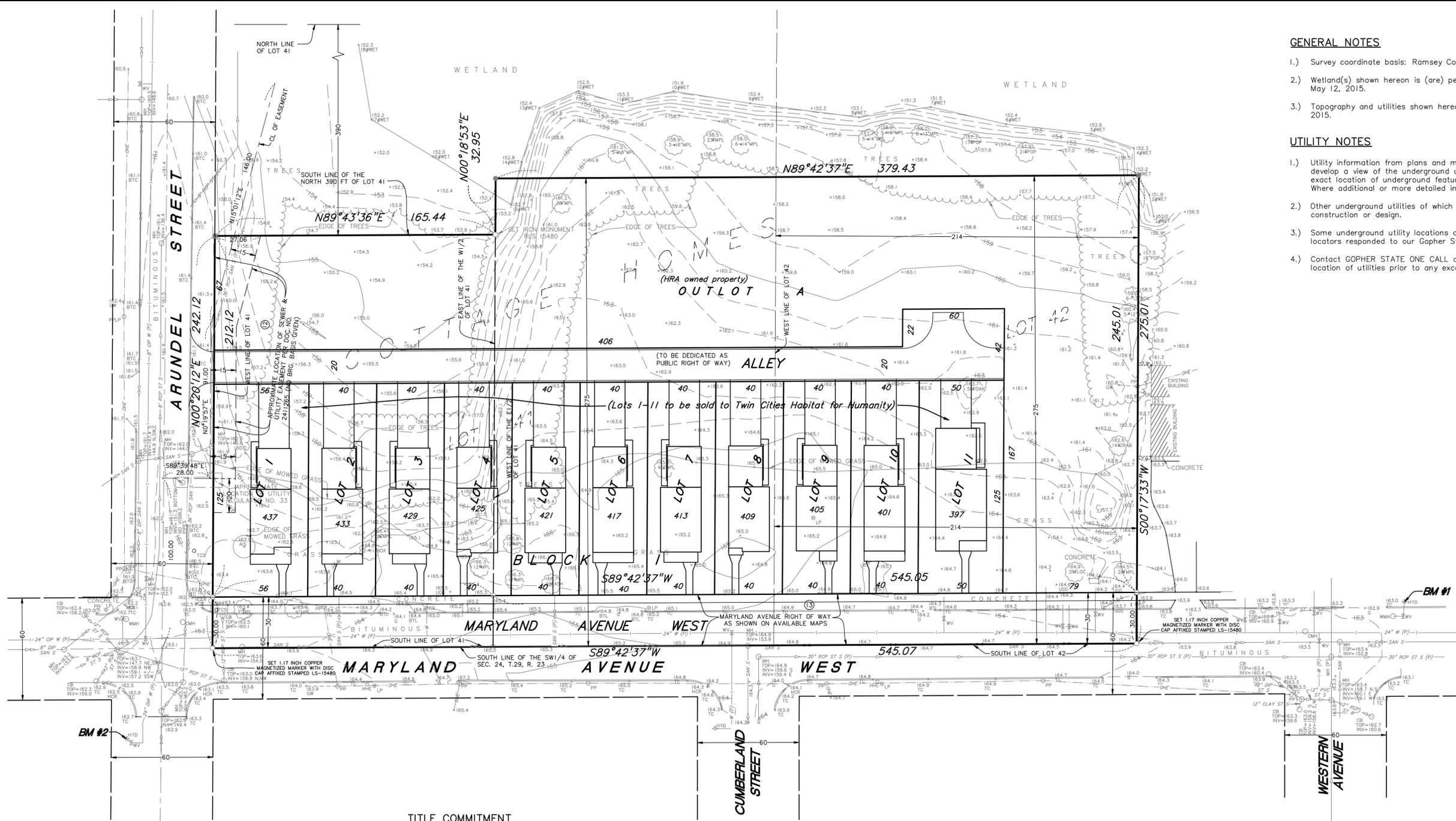
Please submit three full-sized copies of the revised final plat to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also provide electronic copies of the most recent preliminary and final plats. If you have further questions, please contact me at 651-266-6614 or by e-mail at [jamie.radel@ci.stpaul.mn.us](mailto:jamie.radel@ci.stpaul.mn.us).

Sincerely,



Jamie Radel  
City Planner

cc: Zoning File # 16-036-492 425 MARYLAND AVE W  
Paul Dubruiel  
District 6  
Craig Hinzman, County Surveyor



**GENERAL NOTES**

- 1.) Survey coordinate basis: Ramsey County Coordinate Basis
- 2.) Wetland(s) shown hereon is (are) per field location of stakes as set by Pinnacle Engineering, May 12, 2015.
- 3.) Topography and utilities shown hereon are per survey by Sunde Land Surveying dated May 25, 2015.

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 151254146.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**LEGEND**

○	Denotes brass monument set marked with P.L.S. No. 15480 unless noted otherwise
●	Denotes found 1/2 inch iron monument marked with P.L.S. No. 25313
AIS	Denotes advertisement/information sign
BTL	Denotes top of bituminous curb
CB	Denotes beaver tail curb
CB	Denotes catch basin
CBX	Denotes communication box
CC	Denotes curb cut
CCR	Denotes center of creek
CDS	Denotes civil defense siren
CELT	Denotes cell phone tower
CHIM	Denotes chimney
CIP	Denotes cast iron pipe
CMH	Denotes communication manhole
CS	Denotes curb stop
DIP	Denotes ductile iron pipe
G	Denotes gutter
GP	Denotes guard post
GW	Denotes guy wire
HCR	Denotes handicap ramp
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LP	Denotes light pole
MH	Denotes manhole
(P)	Denotes overhead electric line
OHE	Denotes per plan/not field verified
PAY	Denotes pay phone
PP	Denotes power pole
PPLP	Denotes power and light pole
RCP	Denotes reinforced concrete pipe
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGE	Denotes underground electric line
UGG	Denotes underground gas
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
BOX	Denotes Boxelder tree
CRAB	Denotes Crabapple tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
POP	Denotes Poplar tree

**TITLE COMMITMENT**

Stewart Title Guaranty Company Commitment for Title Insurance Issued by its Agent, Land Title Inc., File No. 523692 3rd Supplemental and File No. 523694 2nd Supplemental, effective date, June 15, 2016, were relied upon as to matters of record.

**Schedule B Exceptions:**

- 1.) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related. (Per File No. 523692 3rd Supplemental)
- 2.) Subject to that land taken in eminent domain proceedings in connection with Maryland Area Sewer Project dated January 4, 1995, filed January 6, 1995, as Document Number 2848608. [Does not touch subject property]
- 3.) Subject to Carbon Street and Maryland Avenue as shown by available maps. [Does not touch Carbon Street - Maryland Ave. shown on survey] (Per File No. 523694 2nd Supplemental)
- 4.) Sewer and utility easement as contained in Document Number 2411265 and described as follows: That part of the West Half of Lot 41, Cottage Homes, according to the recorded plat thereof, lying South of the North 390 feet thereof, subject to an easement for street purposes over the South 30 feet thereof. Perpetual and Temporary Construction Easement: A 45-foot permanent easement that is 25 feet left of and 20 feet right of and a 75 foot construction easement that is 40 feet left of and 35 feet right of a line that begins at a point on the centerline of Arundel Street that is 100 feet North of the South line of said Southwest Quarter of Section 24, thence North 89 degrees 48 minutes 24 seconds East, 28.00 feet, there beginning a 30 foot perpetual easement and a 50 foot temporary construction easement centered on the continuing line; thence North 00 degrees 11 minutes 51 seconds West, 91.00 feet; there beginning a 70 foot temporary construction easement centered on continuing line (30 foot perpetual easement continues); thence North 14 degrees 29 minutes 24 seconds East, 146.00 feet, and continuing. [perpetual easement shown on survey - temporary easement expired on or before May 15, 1989]
- 5.) Easement for road purposes over the South 30 feet. [shown on survey]

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Stewart Title Guaranty Company Commitment for Title Insurance Issued by its Agent, Land Title Inc., File No. 523692 3rd Supplemental, effective date, June 15, 2016.)

The South 275 feet of the East 1/2 of Lot 41 and the West 214 feet of Lot 42, Cottage Homes, Ramsey County, Minnesota.

Abstract Property.

AND

(Per Stewart Title Guaranty Company Commitment for Title Insurance Issued by its Agent, Land Title Inc., File No. 523694 2nd Supplemental, effective date, June 15, 2016.)

That part of the West 1/2 of Lot 41, Cottage Homes, lying South of the North 390 feet thereof, Ramsey County, Minnesota.

Abstract Property.

**PLAT RECORDING INFORMATION**

The plat of Cottage Homes was filed of record on June 10, 1856.

**ZONING NOTES**

- 1.) Zoning information obtained from the City of Saint Paul web site on April 27, 2016.  
The subject property is zoned RM2 Multiple Family.

**AREAS**

Gross Area = 144,419 square feet or 3.32 acres  
Net Area = 128,068 square feet or 2.94 acres

**BENCH MARKS (BM)**

- 1.) Top of top nut of fire hydrant at the northeast quadrant of Maryland Avenue & Western Avenue  
Elevation = 165.14 feet
- 2.) Top of top nut of fire hydrant at the southwest quadrant of Maryland Avenue & Arundel Street  
Elevation = 165.24 feet

NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

**AREAS**

Gross Area = 144,419 square feet or 3.32 acres  
Net Area = 128,068 square feet or 2.94 acres

- Lot 1 = 7,000 sq. ft.
- Lot 2 = 5,000 sq. ft.
- Lot 3 = 5,000 sq. ft.
- Lot 4 = 5,000 sq. ft.
- Lot 5 = 5,000 sq. ft.
- Lot 6 = 5,000 sq. ft.
- Lot 7 = 5,000 sq. ft.
- Lot 8 = 5,000 sq. ft.
- Lot 9 = 5,000 sq. ft.
- Lot 10 = 5,000 sq. ft.
- Lot 11 = 6,250 sq. ft.
- Outlot A = 59,178 sq. ft.
- Alley = 10,640 sq. ft.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of September, 2016

SUNDE LAND SURVEYING, LLC.  
By: *Mark S. Hanson*  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Updated building layout - Added contours	MAP	10/5/2016
Revised Outlot A & Alley	MAP	9/22/2016
Revised Outlot A & Alley	MAP	9/15/2016
Revised per updated title commitment	MAP	6/30/2016
Revision	By	Date
	MAP	

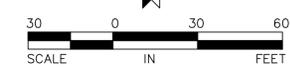
Drawing Title: **PRELIMINARY PLAT OF WILLOW RESERVE**

**SUNDE LAND SURVEYING**  
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)

West Office: Mandan, North Dakota 701-663-5562

Project: 2015-048 Bk/Pg: 740/56 Date: 09/15/2016  
Township: 29 Range: 23 Section: 24 Sheet: 1 of 1  
File: 2015048plot-R3.dwg





**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

August 9, 2016

Mike Nelson  
Habitat for Humanity  
1954 W. University Avenue  
Saint Paul, MN 55104

RE: Zoning File # 16-036-492, 391-425 Maryland Avenue W

Dear Mr. Nelson:

On May 13, 2016, you submitted an application for a combined plat for Willow Reserve to create eleven parcels zoned RM2 multiple family, one outlot, and a dedicated alley at 391-425 Maryland Ave W. City staff have reviewed the preliminary plat and have identified the following issues:

**Department of Public Works (contact is Colleen Paavola, 651-266-6104):**

The Department of Public Works made the following comments:

- The size, type, and RLS number (if available) should be noted either in place or in the legend for the "found iron monuments;"
- The symbols shown indicate that ½" by 14" iron monuments will be set in the center of Maryland Avenue. Please review to ensure that the monument symbols shown at these locations correctly represent what is to be set;
- A vicinity map should be included on the graphics portion of the final plat;
- The full width of the sewer easement through the westerly end of Outlot A should be shown;
- Clarify that the alley will be public (row);
- Include Ramsey County designation for Maryland Avenue; and
- Please be advised that this proposed plat must be reviewed and approved by the Ramsey County Surveyors Office before recording.

**PED Zoning:**

No comments.

**Department of Safety and Inspections (contact is Karen Zacho, 651-266-9088):**

No comments.

**Fire Prevention Division (contact is Angie Wiese, 651-266-8953):**

No comments.

**Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813):**

No comments.

**Division of Parks and Recreation (contact is Dave Ronzani, 651-266-6410):**

§69.511 permits the city to require land for parks at the time of platting. The Parks and Recreation Department does not want land as part of this plat. The development will need to pay a parkland dedication fee at the time building permits are issued.

**Ramsey Conservation District (contact is Tom Petersen, 651-266-7272):**

No comments.

**Minnesota Department of Transportation (contact is Karen Scheffing, 651-234-7784)**

No comments.

Based on these comments, staff approves the preliminary plat.

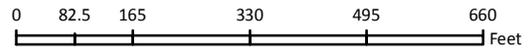
Please submit three full-sized copies of the revised final plat to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also provide electronic copies of the most recent preliminary and final plats. If you have further questions, please contact me at 651-266-6614 or by e-mail at [jamie.radel@ci.stpaul.mn.us](mailto:jamie.radel@ci.stpaul.mn.us).

Sincerely,



Jamie Radel  
City Planner

cc: Zoning File # 16-036-492 391-425 Maryland Avenue W  
Paul Dubruiel  
District 6  
Craig Hinzman, County Surveyor



FILE NAME: Willow Reserve **Aerial**

 Subject Parcels

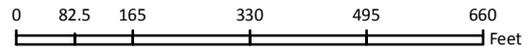
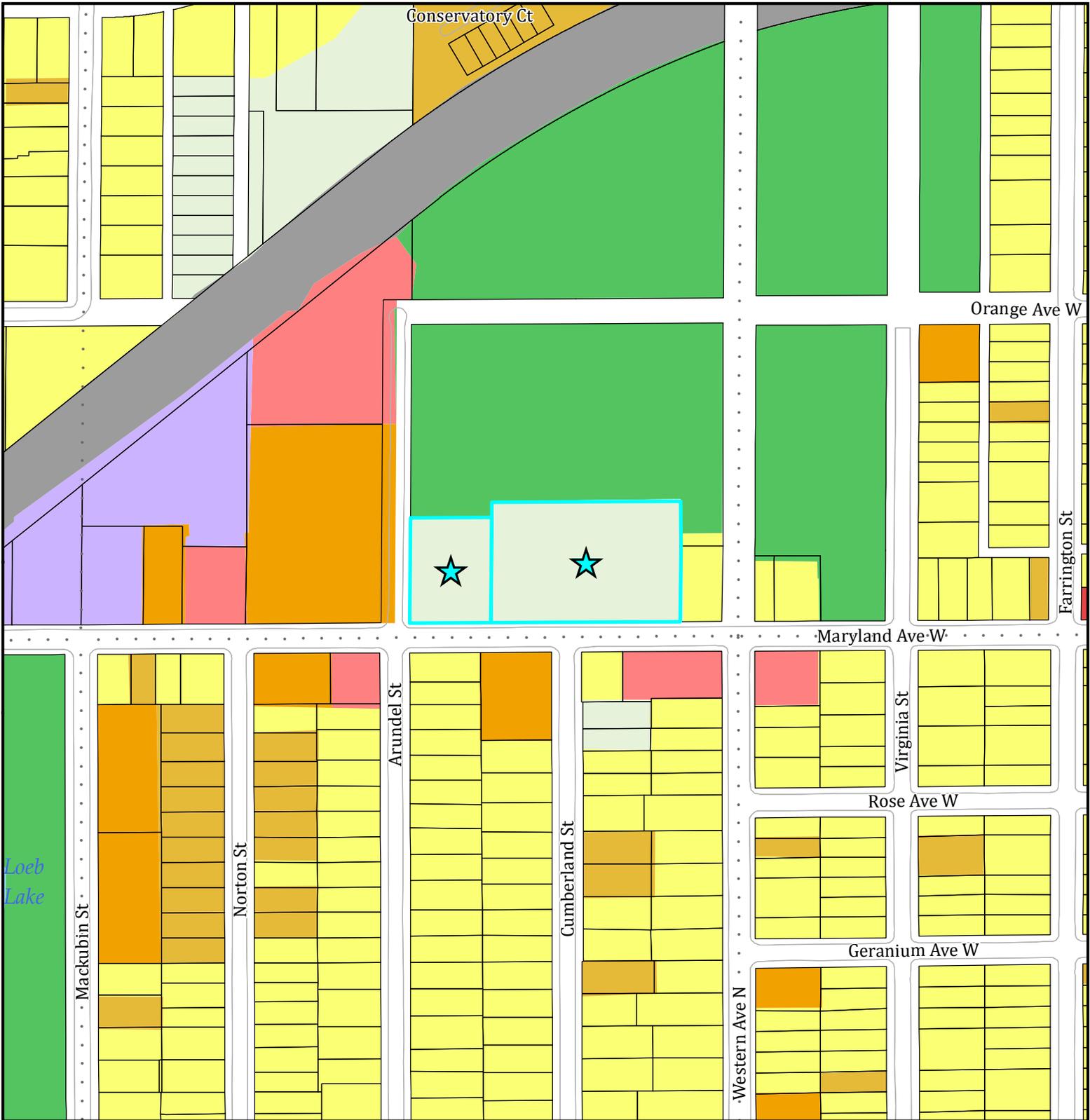
APPLICATION TYPE: Combined Plat

FILE #: 16-036492 DATE: 5/13/2016

PLANNING DISTRICT: 6

ZONING PANEL: 3





FILE NAME: Willow Reserve

APPLICATION TYPE: Combined Plat

FILE #: 16-036492      DATE: 5/13/2016

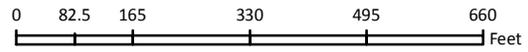
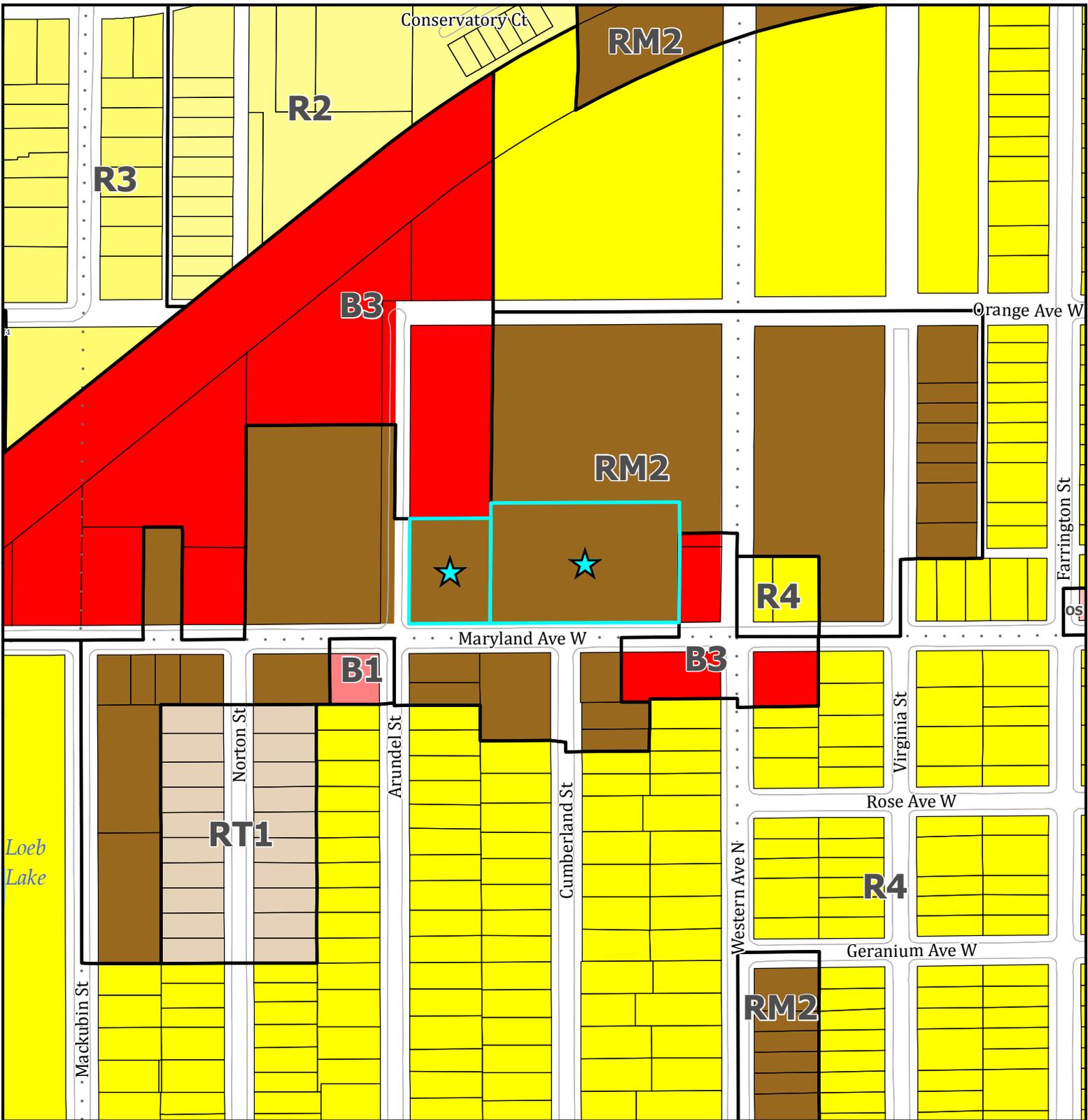
PLANNING DISTRICT: 6

ZONING PANEL: 3

**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Commercial and Other
- Industrial and Utility
- Park, Recreational or Preserve
- Railway
- Undeveloped
- Water
- Subject Parcels
- Section Lines





FILE NAME: Willow Reserve

APPLICATION TYPE: Combined Plat

FILE #: 16-036492 DATE: 5/13/2016

PLANNING DISTRICT: 6

ZONING PANEL: 3

**Zoning**

- Subject Parcels
- Section Lines
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RM2 Multiple-Family
- OS Office-Service

- B1 Local Business
- B3 General Business

