

**Street Reconstruction
Irregular shaped lot policy
with SMSP rates to illustrate
change with subsidy.**

DRAFT

Irregularly-Shaped Properties

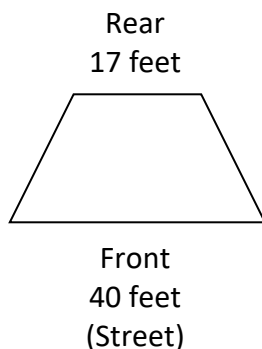
prepared by OFS/Real Estate (Assessments)

3/19/2018

The Saint Paul Streets policies apply simple mathematical formulas to adjust actual frontage for irregularly-shaped properties to create more rectangular-shaped properties. The following formulas adjust frontages for the most common types of irregularly-shaped properties with wider street frontages than would occur with rectangular-shaped properties. The formulas that result in reductions to actual frontage include:

Properties with wider front than rear

Policy: Measure rear lot dimension plus 60% of difference between street frontage and rear dimension



Example:

$$17 + (40 \text{ feet} - 17 \text{ feet}) \times .60 = 17 + 14 = 31 \text{ feet of frontage}$$

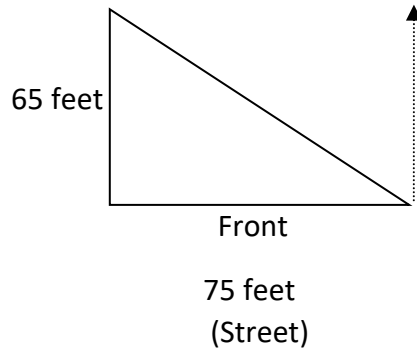
Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

		<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage	-	40 feet	\$30.00 *	\$58.00 *
Using adjusted frontage	-	31 feet	\$23.25	\$44.95
Portion of fee paid by General Fund			\$6.75	\$13.05

* The rate per foot for properties on residential streets is a combined rate of \$0.25/ft for street sweeping and \$0.50/ft for citywide street lighting (\$0.75/ft total). The rate per foot for properties on commercial/arterial streets is a combined rate of \$0.95/ft for street sweeping and \$0.50 for citywide street lighting (\$1.45/ft total).

Properties with right-angled triangular shape

Policy: Extend lot lines to a square corner and use corner lot policy (short side plus 0% of first 150' of long side).



Example:

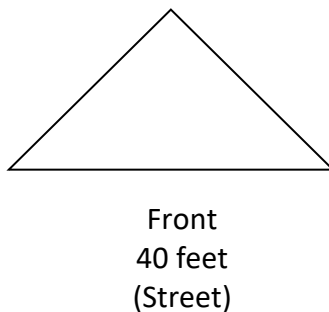
Short side = 65 feet of frontage

Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

		<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage	-	75 feet	\$56.25	\$108.75
Using adjusted frontage	-	65 feet	\$48.75	\$94.25
Portion of fee paid by General Fund			\$7.50	\$14.50

Properties with acute-angled triangular shape

Policy: Multiply street frontage by 60% of same frontage



Example:

40 feet x .60 = 24 feet of frontage

Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

		<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage	-	40 feet	\$30.00	\$58.00
Using adjusted frontage	-	24 feet	\$18.00	\$34.80

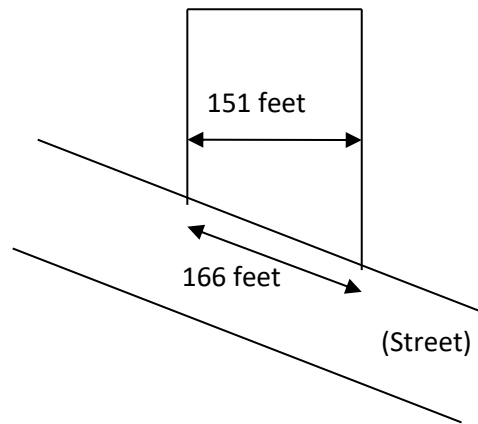
Portion of fee paid by General Fund

\$12.00

\$23.20

Properties with slanted street frontage at least 10% greater than lot width measured perpendicular to the property sides

Policy: Assessable frontage equals perpendicular lot width.



Example:

Slanted street frontage = 166 feet

Perpendicular lot width = 151 feet

Perpendicular lot width + 10% = $151 \text{ ft} + (151 \text{ ft} \times 0.1) = 150 \text{ ft} + 15 \text{ ft} = 165 \text{ ft}$

166 feet > 165 feet; therefore frontage = 151 feet

Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

		<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage	-	165 feet	\$123.75	\$239.25
Using adjusted frontage	-	151 feet	\$113.25	\$218.95
Portion of fee paid by General Fund			\$10.50	\$20.30