



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

June 14, 2012

Attn: Tony Kuechle
Sherman Associates
233 Park Avenue Suite 201
Minneapolis, MN 55415

Attn: Richard Licht
Loucks Associates
7200 Hemlock Lane Suite 300
Maple Grove, MN 55369

RE: Zoning File # 12-060-531, West Side Flats

Dear Messrs Kuechle and Licht:

On May 18, 2012, you submitted an application for a Combined Plat for West Side Flats to create 2 (T3M) Traditional Neighborhood parcels and 2 outlots at 25 Starkey St. City staff have reviewed the preliminary plat and have identified the following issues:

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

Public works will approve the plat subject to City Council adoption of Resolution 12-187 and that Lot 1 Block 2 and Outlot B are to be deeded back to the City of Saint Paul.

PED Zoning:

No comments or concerns.

Department of Safety and Inspections (DSI) (contact is Mary Montgomery, 651-266-9088):

No comments or concerns.

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

No comments or concerns.

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

No comments or concerns.

Division of Parks and Recreation (contact is Mike Kimble, 651-266-6417):

§69.511 requires the dedication of land for parks or cash in lieu of land at the time of platting. Parks and Recreation has reviewed the above referenced combined plat for the Westside Flats Subdivision Application No.12-060531, and as per the Parkland Dedication Ordinance, sec. 69.511 of the St. Paul Leg. Code, we have determined that the parcel of land (0.0725 acres) required as dedication is not of a suitable size or location to meet the criteria of desirable land for park development, and we thus recommend that the cash dedication (**\$8,958.00**) be accepted in lieu there of, based on the below calculation:

Pin #	Acres	2012 Assessed Value
62822410055	0.5000	\$ 178,000
62822410054	1.4100	\$ 270,000
62822410046	0.3700	\$ 193,700
62822410060	1.3429	\$ 702,000
Subtotal	3.6229	\$ 1,343,200

.02 x 3.6229 acres = 0.0725 acres of dedicated land required - (not sufficient)

\$1,343,200.00 x .02 = \$26,874.00, divided by 3 = \$8,958.00 dedication fee required

Based on these comments, staff approves the preliminary plat subject to the following condition(s):

1. That Lot 1 Block 2 and Outlot B are deeded back to the City of Saint Paul.
2. That a parkland dedication fee in the amount of **\$8,958.00** be paid to the City Clerk's office prior to recording the plat.

Please submit **three (3)** 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 651-266-6618 or by e-mail at kate.reilly@ci.stpaul.mn.us.

Sincerely,



Kate Reilly
City Planner

cc: Zoning File # 12-060-531 West Side Flats
Paul Dubruiel
Marie Franchett
District 3
Craig Hinzman, County Surveyor