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Saint Paul, MN 55102  
Tel: 651-266-6565

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April 6, 2022

Pulte Homes of Minnesota  
Attn: Paul Heuer  
7500 Flying Cloud Drive Suite 670  
Eden Prairie, MN 55344

Re: Zoning File No: # 22-035-222 Highland Bridge 4<sup>th</sup> Addition Plat

Dear Mr. Heuer:

Thank you for submitting your application for a combined plat application to subdivide under Leg. Code § 69.405 Lot 2 Block 9 (PIN #17.28.23.13.0005) on the Ford Plat into twenty-eight (28) separate parcels. Pursuant to Leg. Code § 69.405 (2), the application was distributed to affected city departments for comments and required modifications. Additionally, in accordance with departmental practice, the preliminary plat was distributed to relevant external government agencies for their review and comment.

Please see relevant comments below and address them in your final plat submittal, either on the plat or in the narrative that accompanies it:

1. Please note the definition of lot width in Sec. 60.213, which requires that “the minimum lot width shall be met for the entire length of the principal building.” This will be of particular importance on proposed Lots 9 and 10 of Block 3.
2. Clarify the Highland Bridge Rowhome 4th Addition Narrative regarding previous and proposed number of units platted for Ford Lot 2, Block 9.
3. Minimum lot widths for lots subdivided in the F2 Ford Residential Mixed Low zoning district shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards.
4. Maximum building widths for connected rowhomes in the F2 zoning district shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards. Building width shall be addressed as part of site plan review.
5. Minimum/maximum setbacks for each rowhome in the F2 zoning district shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards. Setbacks shall be addressed as part of site plan review.
6. The development shall comply with the Ford Site Zoning and Public Realm Master Plan including landscaping and design standards. Compliance shall be addressed as part of site plan review.

7. Be advised that Pulte should give extra consideration the orientation and design of the four interior rowhome units for compliance with the Ford Site Zoning and Public Realm Master Plan and City of St. Paul Zoning Code building design standards. In particular, note the Master Plan Design Standard G13. "A primary building entrance shall be located on the addressed side(s) of the building," and Leg. Code Sec. 63.110. - Building design standards. (a) "A primary entrance of principal structures shall be located within the front third of the structure; be delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features; and have a direct pedestrian connection to the street." Compliance shall be addressed as part of site plan review.
8. Individual Rowhome addressing is expected to utilize an alpha-numeric address similar to the previous Pulte rowhomes. Addresses to be assigned by Public Works Mapping & Records as part of the site plan review. Note that proper signage will be required to direct people to the four interior rowhome parcels.
9. The building code has requirements in relation to the separation distance of an exterior wall to a property line. The developer should be aware there are requirements for fire-resistance rating of exterior walls, projections and penetrations, as well as a limit on the percentage of openings allowed in those walls.
10. While the building code allows for construction up to a property line, there are restrictions to building on or over them. Early approval of proposals to construct on or over a property line is recommended.
11. If the location of any breaks between buildings changes or if fence/wall is used between the buildings, then fire access could be impacted. Fire access shall be addressed in detail in the site plan review.
12. Clarify relationship and coordination anticipated between the proposed Pulte Outlot A and the adjoining property, Ford Lot 1, Block 9. Note that cross drainage, private alley maintenance, and access easements (including for emergency vehicles) may be required with the Pulte rowhome development or in the future when Ford Lot 1, Block 9 is developed.
13. A minimum 20' by 20' turn-around access will be required at the dead-end private alley in Outlot A to accommodate maneuvering for trash and recycling, deliveries, snow removal, and other vehicles needing to exit the property. The location and design of the turn-around shall be addressed as part of site plan review.
14. All primary roof drains shall be piped internally to below grade and drain to the City of St. Paul's separate storm sewer system per MPC 4714.1101.1. As part of site plan review, a utility plan and rowhome roof plans in compliance with storm connection requirements will be reviewed, and sign-off is required prior to final site plan approval. Be advised that Pulte should give extra consideration to the storm connection for the four interior parcels.
15. Sec. 69.401 (e)(3) Provisions for sewage disposal, drainage and flood control. Pursuant to City Resolution 20-672 establishing the Ford Site Green Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district's stormwater infrastructure, development parcels must connect to the District's Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge.

16. Future storm and sanitary sewer needs of the individual lots shall be in conformance with applicable codes, guidance, sanitary projections, impervious assumptions, and specifications including, but not limited to: Standard Specifications for Constructing & Repairing Private Sewer Connections (Saint Paul Sewer Utility), Ford Site Redevelopment Comprehensive Sanitary Sewer Report (Sambatek), and the Ford Site Redevelopment Stormwater System Stormwater Management Plan (Barr Engineering).
17. Please provide a narrative indicating how proposed SAC (21 SAC vs 28 SAC), impervious (85% per individual lot and alley?), and third-party utilities (gas, electric, communications) will be routed/allocated to individual lots.
18. Confirm sanitary stub extending from Bohland is centered on the alley.
19. Why is the shared municipal utility and water easement only 30' wide extending from Bohland? Please clarify with Public Works staff prior to submitting final plat.
20. Please address two edits made on the Plat as communicated by the Chief Surveyor to Alliant on March 21, 2022.

Based upon the City's review, the preliminary plat for the Highland Bridge 4<sup>th</sup> Addition Plat is approved as conforming with the City's subdivision regulations as well as *the City of Saint Paul's Comprehensive Plan* and the *Ford Site Zoning and Public Realm Master Plan*, provided the comments listed above are addressed. After the corrections have been noted with revisions or explanations to the satisfaction of the City, you may submit your application for final plat approval pursuant to Leg. Code § 69.405(3).

Best regards,



Luis Pereira  
Planning Director