



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

December 14, 2017

Jon Schwartzman
MCR Property Holdings, LLC
10921 Excelsior Blvd., #106
Hopkins, MN 55343

RE: Application for Site Plan Review – SPR #17-206385 – Marshall & Moore Apartments at 1973 – 1977 Marshall Avenue – Notice to extend the time limit for decision under Minnesota Statute 15.99

Dear Mr. Schwartzman,

This letter is to inform you that the City is extending the site plan review period to February 15, 2018.

MN Statute 15.99 (1995) requires the City of Saint Paul to approve or deny zoning applications within 60 days of submission, but allows the City to “extend the time line ... by providing written notice of the extension to the applicant. The notification must state the reasons for the extension and its anticipated length, which may not exceed 60 days unless approved by the applicant.”

On October 18, 2017, you applied for site plan review to develop a new multi-family residential building. Site Plan Review is a function delegated by the St Paul Planning Commission to City staff. However, a Site Plan may be referred to Planning Commission for public hearing if any staff decision on the site plan is likely to be appealed to the Planning Commission. The recommended public hearing date with the Planning Commission for the Site Plan is January 4, 2018.

The City’s present deadline to act on the site plan review application is December 17, 2017. Because this deadline is prior to the January 4, 2018 hearing date, the City elects to extend the deadline for the additional 60 days allowed under Minnesota Statute 15.99. The additional 60-day period takes effect immediately upon the expiration of the initial 60-day period. Therefore, the deadline to make a final decision on your application is February 15, 2018.

If you have any questions regarding this matter, please contact me at 651-266-9086 or tia.anderson@ci.stpaul.mn.us.

Regards,

Tia Anderson
Senior City Planner

cc: File, Zoning Administrator, Planning Manager, Ward 4 Council Office, Union Park District Council