



**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