

SUBDIVISION STAFF REPORT

FILE #19-084-032

1. **FILE NAME:** MISSISSIPPI RIVER VISTA **HEARING DATE:** May 6, 2020
 2. **TYPE OF APPLICATION:** Combined Preliminary and Final Plat
 3. **LOCATION:** 104 North Mississippi River Boulevard
 4. **PIN AND LEGAL DESCRIPTION:** PIN 05.28.23.24.0002. See subdivision documents for existing legal description. Proposed legal description is Lots 1 thru 6, Block 1; Mississippi River Vista
 5. **PLANNING DISTRICT:** 13 **PRESENT ZONING:** R2
 6. **STAFF REPORT DATE:** April 15, 2020 **BY:** Kady Dadlez
 6. **ZONING CODE REFERENCE:** § 69.301; § 69.405; § 69.406; § 69.511
 8. **DATE RECEIVED:** March 25, 2020
-

- A. **PURPOSE:** Final plat for Mississippi River Vista to create six (6) lots and one (1) block.
- B. **PARCEL SIZE:** 92,348 square feet or 2.1 acres.
- C. **EXISTING LAND USE:** The property is vacant. The most recent use was housing for a Catholic order of priests and brothers.
- D. **SURROUNDING LAND USE:**
 - North: Single family residential uses in an R2 zoning district.
 - East: Single family residential uses in an R2 zoning district.
 - South: Single family residential uses in an R2 zoning district.
 - West: Mississippi River Boulevard, parkland, and trails in an R2 zoning district.
- E. **ZONING CODE CITATION:** § 69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. § 69.405 provides for combining preliminary and final subdivision review. § 69.406 provides criteria for review of subdivision applications; these criteria are covered below under "Required Findings." § 69.511 regulates parkland dedication.
- F. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council did not take action on the proposed plat.
- G. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all of the following findings shall be made prior to approval of a subdivision:
 1. *All the applicable provisions of the Legislative Code are complied with.* City staff has reviewed the proposed plat and has determined that all applicable provisions of city codes are met.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding residential and parkland uses and will not be detrimental to present and future use of surrounding land. The proposed plat will allow for the development of six single family homes.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is developed with residential and parkland uses. These uses are compatible with the land uses proposed in the plat.

4. *The subdivision is in conformance with the comprehensive plan.* The proposed plat is in conformance with the Comprehensive Plan. The Land Use chapter of the plan identifies the area as an Established Neighborhood where single family homes and duplexes predominate. Policy 1.1 calls for guiding the “development of housing in Established Neighborhoods”. The property is zoned for single family use and the plat will allow for development of single family homes. Policy 2.9 of the Parks and Recreation chapter of the plan states, “Manage and protect parkland effectively and appropriately by working to reduce encroachments and pursuing strategic acquisitions to fill any existing gaps or changing needs in the parks system”. Policy 2.12 states, “Utilize the parkland dedication ordinance to implement the *Parks and Recreation Plan of the Saint Paul Comprehensive Plan* and advance the priorities of Parks and Recreation”. The proposed plat dedicates parkland as part of Mississippi River Boulevard, filling a gap in the parks system. The Saint Paul Pedestrian Plan, an addendum to the Comprehensive Plan, identifies sidewalks gaps in the plat area, as does the Transportation chapter of the 2040 Comprehensive Plan, Map T-1. Sidewalks should be installed when the lots along Mississippi River Boulevard and Otis Lane are developed to address the gaps in the sidewalk system. The proposed plat is in conformance with the Union Park Community Plan which calls for support of “initiatives and projects that promote walking and walkability, and increase pedestrian safety” Objective T3, and “support of land uses that preserve Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape”, Objective LU1. Installation of sidewalks when the lots are developed will help address the gap in the system and promote safety and walkability. The proposed plat dedicates additional street right of way along Otis Lane and Otis Avenue, in addition to the parkland dedicated along Mississippi River Boulevard, to provide space for construction of sidewalks at the time of building permits.
 5. *The subdivision preserves and incorporates the site’s important existing natural features whenever possible.* The proposed plat takes into consideration the varying topography of the site, accounting for the larger lot at the northwestern portion of the property. Plans are in place through the site plan review process to preserve as many trees as possible, including a large red oak tree along Mississippi River Boulevard.
 6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* The site is in a fully developed area with no known flooding, erosion, continuously high water table, or soil condition problems. It is noted that the Water Resources Management chapter of the comprehensive plan identifies the site, and property to the north and south along Mississippi River Boulevard, as being in an area with a high water table. Figure W-L from the plan is attached to this staff report for reference.
 7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets.
- H. **PARKLAND DEDICATION:** Saint Paul Legislative Code § 69.511 allows the City to require the dedication of parkland as part of platting and establishes standards for parkland dedication of up to 9% of the total acreage of new lots being created for residential development. The Department of Parks and Recreation determined that the land to be dedicated shall be located along Mississippi River Boulevard on the west side of proposed Lots 1, 2, and 3, Block 1. The applicant worked with Department of Parks and Recreation staff to determine the exact location and area of land to be dedicated and the final plat

reflects the exact location and area of land to be dedicated. The parkland dedication area is shown on the final plat as Mississippi River Boulevard. Dedication of parkland through the final plat fulfills all parkland dedication requirements for all future development of the site. Rain gardens and other stormwater BMPs are not allowed within the dedicated parkland area. The Right of Access Agreement and Declaration of Restrictive Covenant document must be recorded with Ramsey County immediately after the final plat is recorded with Ramsey County. This document restricts access along Mississippi River Boulevard to a single 30-foot wide area as described in Exhibit A of the document, for the purpose of pedestrian and vehicular access, ingress and egress to and from Lots 1 and 2, Block 1. Lots 1 and 2 may access water and sanitary sewer from Mississippi River Boulevard, the locations of which, shall be subject to review, permit, and approval by the Parks and Recreation and Public Works Departments of the City. Lot 3 may access sanitary sewer from Mississippi River Boulevard, the location of which, shall be subject review, permit, and approval by the Parks and Recreation and Public Works Departments of the City; water shall be accessed from Otis Lane.

- I. **STAFF RECOMMENDATION:** Based on required findings 1 through 7 and the parkland dedication requirement, staff recommends approval of the final plat for Mississippi River Vista at 104 North Mississippi River Boulevard (PIN 05.28.23.24.0002), subject to the following conditions:
 1. Dedication of parkland as part of Mississippi River Boulevard as shown on the final plat.
 2. Dedication of additional Otis Lane and Otis Avenue right of way as shown on the final plat.
 3. The Right of Access Agreement and Declaration of Restrictive Covenant document shall be recorded immediately after the final plat is recorded.
 4. The applicant shall file a copy of the City Council Resolution approving the plat, RES PH 20-74, with the Ramsey County Recorder's Office.

Attachments:

Application
Preliminary Plat
Final Plat
Map T1 from the 2040 Comprehensive Plan
Figure W-L from the Comprehensive Plan
Right of Access Agreement and Declaration of Restrictive Covenant
Comments Received
Aerial Map
Land Use Map
Zoning Map



SUBDIVISION REVIEW APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: 19-084-032
 Fee: _____
 Tentative Hearing Date: _____

PIN = 05-28-23-24-0002
 PD = 13

APPLICANT

Name JOE CROWLEY
 Address 18312 MINNETONKA BVD.
 City WATZATA St. MN Zip 55391 Daytime Phone (952) 346-2495
 Name of Owner (if different) 104 MRB, LLC
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 104 MISSISSIPPI RIVER BVD.
 Legal Description SEE PRELIMINARY PLAT
 _____ Current Zoning R2
 (attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- Lot Split Lot Split with Variance Reg. Land Survey
 Preliminary Plat Final Plat Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

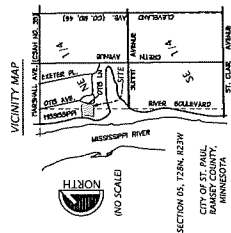
Comments:

(attach additional sheets if necessary)

1-78051100-46115

Applicant's Signature [Signature] Date 13 SEPT 19 City Agent AV 9/13/19

MISSISSIPPI RIVER VISTA



KNOW ALL PERSONS BY THESE PRESENTS, that 104 MIB LLC, a Minnesota limited liability company, owner of the following described property, situated in the City of St. Paul, County of Ramsey, State of Minnesota:

Lots 1, 2 and 3, Block 4, Shadow Falls Park Addition, together with the portion of Land Avenue that upon vacation acceded and became annexed to said lot 1, except that part of Lot 3, Block 4, Shadow Falls Park Addition, and the portion of the West line of said lot 3 with the West line of Otis Lane, thence Westerly a distance of 125 feet thence Northwesterly a distance of 6 feet; thence Easterly parallel to the West line of said lot 3 to the West line of Otis Lane; thence Northwesterly a distance of 125 feet to the West line of Otis Lane to the point of beginning.

Notwithstanding the above, by agreement and plan filed at MISSISSIPPI RIVER VISTA and does hereby dedicate to the public for public use for the public ways and the easements for drainage and utility purposes only as shown on this plat.

In witness whereof said 104 MIB LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer, this _____ day of _____, 20____.

Signed: 104 MIB LLC, a Minnesota limited liability company,
 _____, Chief Manager

Name: Wisstak
 STATE OF _____
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Naze Wisstak, Chief Manager of 104 MIB LLC, a Minnesota limited liability company, on behalf of the company.
 My Commission Expires: _____
 Notary Public: _____
 County: _____

I, Daniel L. Thurman, Licensed Land Surveyor, do hereby certify that I have examined the survey of the property depicted on this plat and that the same is in accordance with the laws of the State of Minnesota and that all monuments shown on this plat are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all monuments indicated on this plat have been set; that all monuments indicated on this plat have been set in accordance with the laws of the State of Minnesota; and that the plat is a true and correct copy of the original filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____.

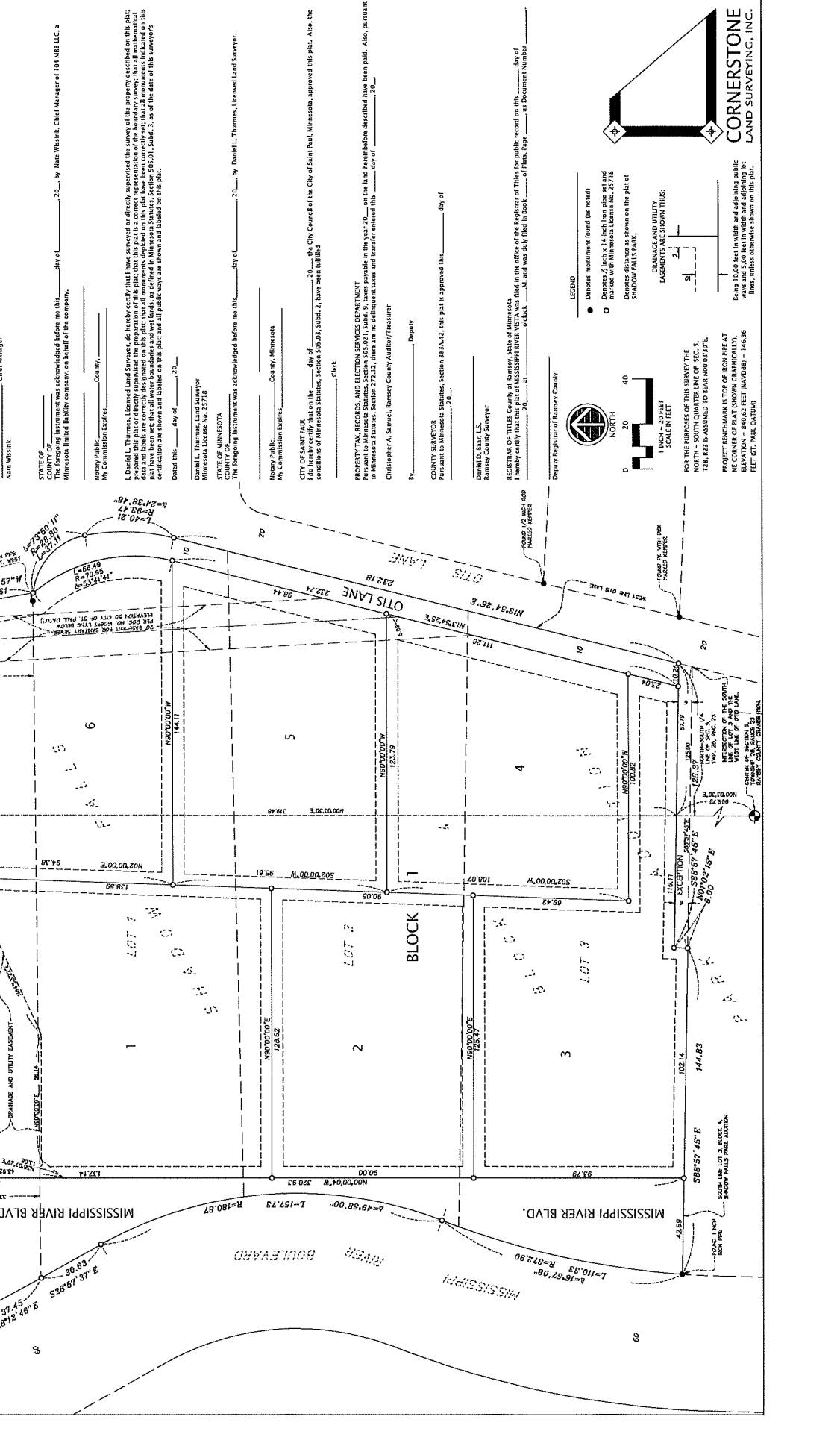
County: Ramsey
 City: Saint Paul
 I do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 535.03, Subpart 2, have been fulfilled.
 _____, Clerk

PROPERTY TAX, RECORDS, AND ELECTION SERVICE DEPARTMENT
 Ramsey County, Minnesota
 Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer
 _____, Deputy
 COUNTY SURVEYOR
 Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.
 Daniel D. Starr, L.S.,
 Ramsey County Surveyor

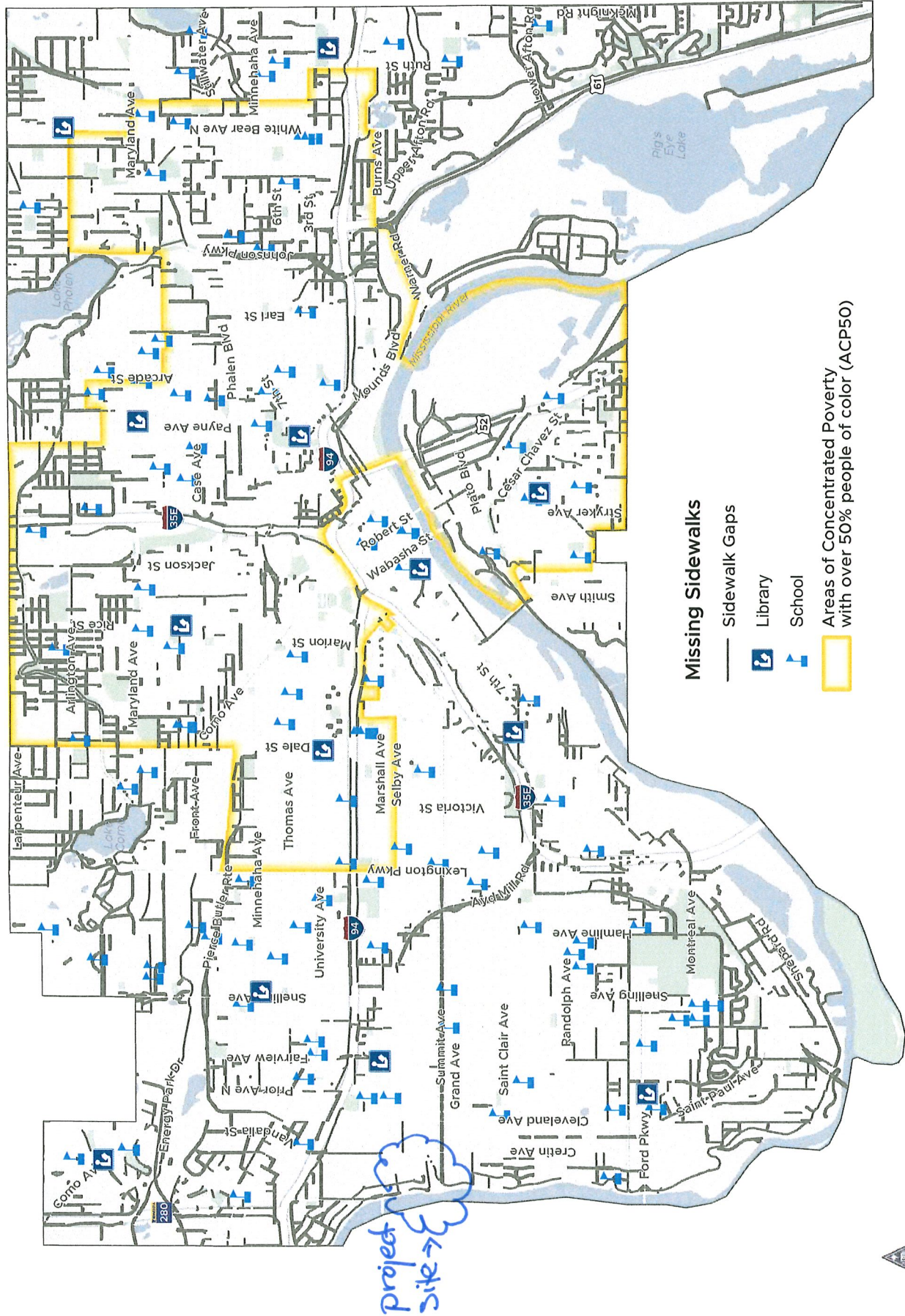
DEPUTY REGISTER OF RAMSEY COUNTY

 FOR THE PURPOSES OF THIS SURVEY THE NORTH - SOUTH QUARTER LINE OF SEC. 5, T24N, R23E IS ASSUMED TO BEAR N00°00'30"E.
 PROJECT BENCHMARK IS TOP OF IRON PIPE AT ELEVATION = 840.6 FEET (NAD83) - 146.36 FEET (ST. PAUL DATUM)



CORNERSTONE
 LAND SURVEYING, INC.

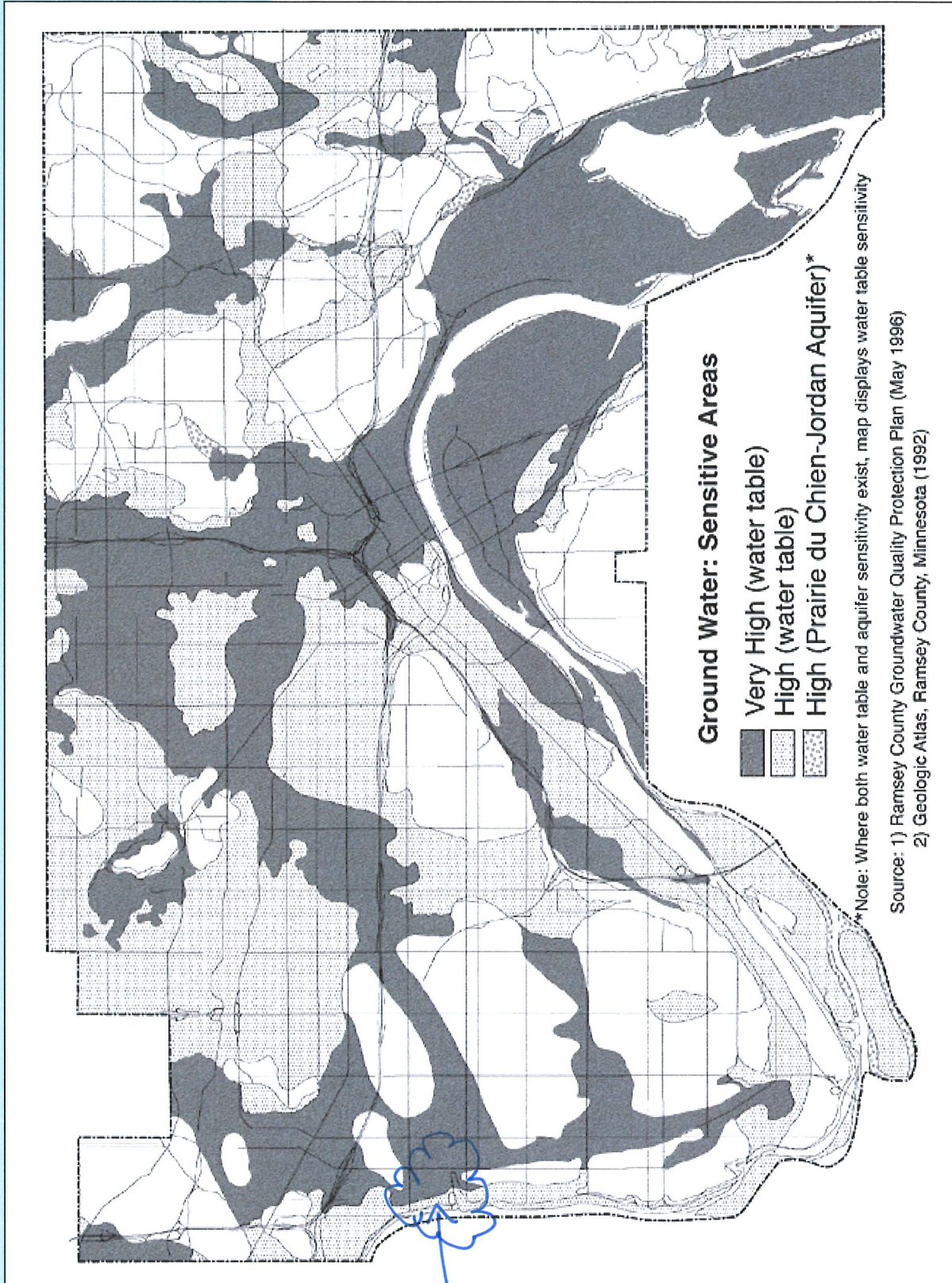
Map T-1: Missing Sidewalks



Sources: City of Saint Paul (2017); Minnesota Department of Education (2017); Metropolitan Council (2018)

Appendix W-C

FIGURE W-L. SENSITIVE GROUNDWATER AREAS IN SAINT PAUL



Project Site

**RIGHT OF ACCESS AGREEMENT AND
DECLARATION OF RESTRICTIVE COVENANT**

THIS RIGHT OF ACCESS AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANT (“**Declaration**”) is made this _____ day of _____, 2020, by the City of St. Paul, a municipal corporation under the laws of the State of Minnesota (the “**City**”), and 104 MRB, LLC, a Minnesota limited liability company (the “**Owner**”).

Recitals

WHEREAS, Owner is the fee owner of certain real property in the City of St. Paul, Ramsey County, Minnesota, described on attached Exhibit A (the “**Property**”).

WHEREAS, Owner desires to develop the Property together with Lots 4, 5 and 6, Block 1, MISSISSIPPI RIVER VISTA, Ramsey County Minnesota and create Mississippi River Vista, a permanent residential community (the “**Community**”) consisting of detached, single family homes (each, a “**Home**,” and collectively, the “**Homes**”), to be owned, occupied and operated for the benefit of its resident owners (each an “**Owner**”) and occupants (each, an “**Occupant**”).

WHEREAS, the Property consists of individually platted lots (each a “**Lot**”), and collectively, the “**Lots**”).

WHEREAS, pursuant to the Code of Ordinances for the City, each Lot is required to have access to a dedicated public roadway.

WHEREAS, as part of the development of the Property, the City has provided that the Property may only have one access point to Mississippi River Boulevard.

WHEREAS, the Owner of the Property, declares that the Property shall be held, transferred and conveyed and occupied subject to the covenants, restrictions and easements set forth in this Declaration.

NOW, THEREFORE, the City and the Owner hereby agree, and covenant as follows:

1. Right to Access Agreement. The Owner and its successors and assigns hereby reserves a perpetual, non-exclusive and unobstructed thirty (30) foot access, ingress and egress easement over, across, upon and through the portion of the property as depicted as the “30 Ft. Access Opening” on the attached **Exhibit B** for the purpose of pedestrian and vehicular access, ingress and egress to and from that portion of the Property consisting of Lots 1 and 2, Block 1, Mississippi River Vista, Ramsey, County, Minnesota.

The foregoing right of access shall run with the land and shall remain in effect regardless of any sale, conveyance, or assignment of the Property or any change in the dedicated public right of way.

2. Declaration of Restrictive Covenant. Owner hereby declares that the Property shall be held, sold and conveyed subject to the following restrictive covenant (the “**Restrictive Covenant**”):

- (a) Access to Mississippi River Boulevard from Lots 1, 2 and 3, Block 1, Mississippi River Vista, Ramsey County, Minnesota, shall be restricted from the north line of said Lot 1, southerly to the southerly line of said Lot 3, with a 30.00 foot access opening for private driveway purposes centered on the common line between Lots 1 and 2, Block 1, Mississippi River Vista, Ramsey County, Minnesota, as such access is depicted as the “30 Ft. Access Opening” on attached **Exhibit B**.

The Restrictive Covenant shall run with the land and be binding on the Owner, its successors and assigns. The Restrictive Covenant shall not merge in Owner’s title to the Property and any future conveyance of the Property shall be subject to the Restrictive Covenant. The Restrictive Covenant is for the benefit of the City and consistent with the terms of this Declaration may be enforceable by the City at law or equity and shall not be modified, restated, amended, or changed in any way without the written consent of the City and the written consent of the Owner, or its successors and assigns.

[The remainder of this page is intentionally left blank; signatures on the following page]

IN WITNESS WHEREOF the undersigned have executed this Declaration as of the day and date first above written.

CITY OF ST. PAUL

By _____

Bruce Engelbrekt

Its: Real Estate and Assessments
Manager, Office of Financial Services

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing was acknowledged before me this ____ day of _____ 2020, by Bruce Engelbrekt, the Real Estate and Assessments Manager, Office of Financial Services of the City of St. Paul, a municipal corporation under the laws of the State of Minnesota, on behalf of said corporation.

Notary Public

CITY OF ST. PAUL

By _____

Eriks Ludins

Its: Right-of-Way Manager, Department
of Public Works

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing was acknowledged before me this ____ day of _____ 2020, by Erik Ludins the Right-of-Way Engineer, Department of Public Works of the City of St. Paul, a municipal corporation under the laws of the State of Minnesota, on behalf of said corporation.

Notary Public

CITY OF ST. PAUL

By _____

Michael Hahm

Its: Director, Department of Parks and
Recreation.

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing was acknowledged before me this ____ day of _____ 2020, by Michael Hahm the Director, Department of Parks and Recreation of the City of St. Paul, a municipal corporation under the laws of the State of Minnesota, on behalf of said corporation.

Notary Public

104 MRB, LLC,
a Minnesota limited liability company

By _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____ 2020, by _____, the _____, of 104 MRB, LLC, a Minnesota limited liability company, on behalf of said company

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Fredrikson & Byron, P.A. (JLP)
200 South Sixth Street
Minneapolis, MN 55402

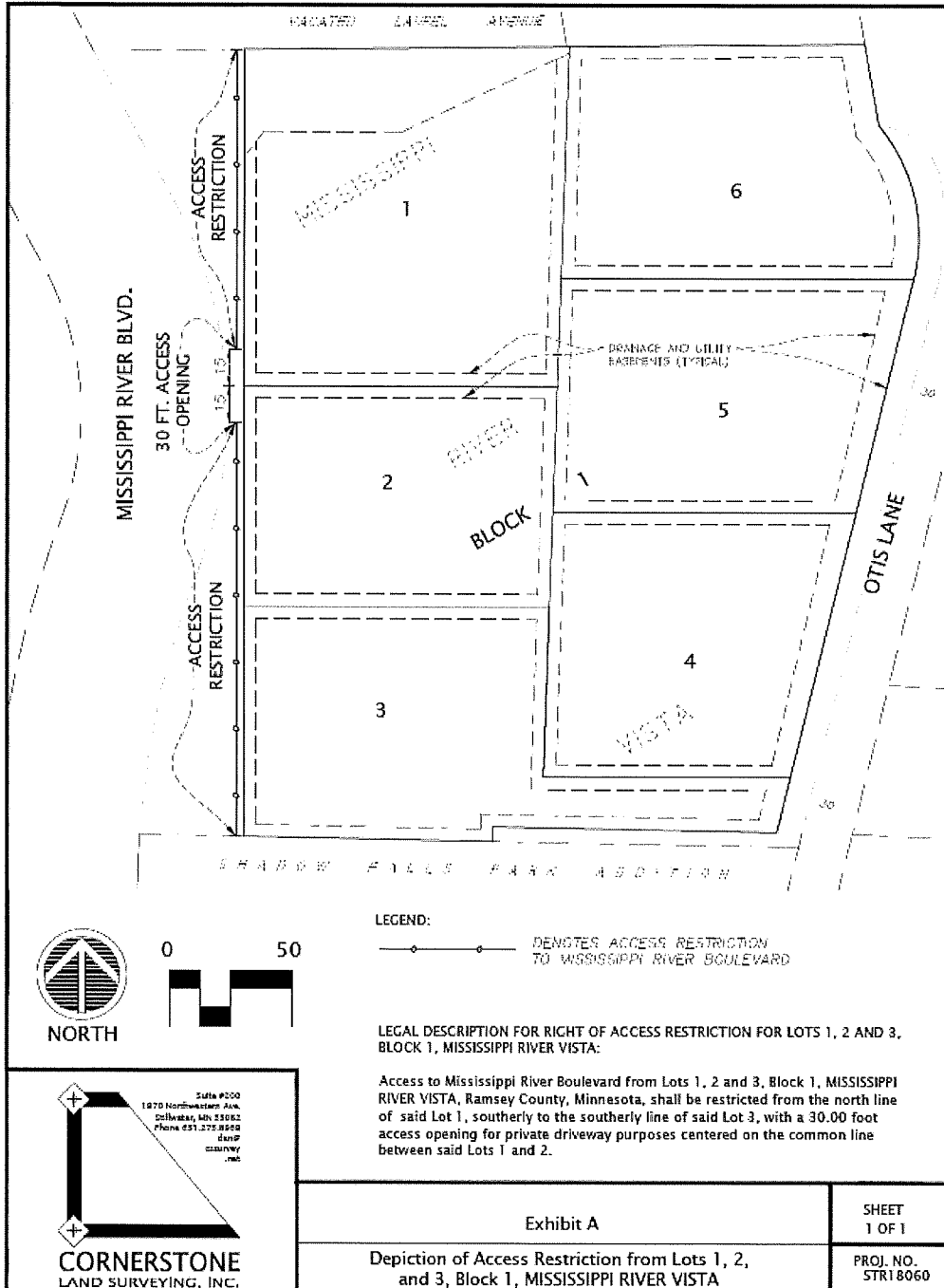
Exhibit A

Property Legal Description

Lots 1, 2 and 3, Block 1, MISSISSIPPI RIVER VISTA, Ramsey County, Minnesota

Exhibit B

Access Depiction



69513223 v1

Dadlez, Kady (CI-StPaul)

From: Vincent Graziano <vgraziano1024@gmail.com>
Sent: Tuesday, September 17, 2019 4:21 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Oblate development (104 East River Road)

Think Before You Click: This email originated **outside** our organization.

Hello,

I live adjacent to the 2-acre site where 6-houses are to be built. The neighborhood has been told by the building company that the city of Saint Paul is forcing them to have sidewalks on both the Otis Ave/Lane and East River Road side. The neighborhood has many problems with this development but the requirement of sidewalks that start and end to NO WHERE and only add concrete to what is currently green space is totally stupid and worse, destructive. I have lived in my current house at 121 Otis Ave happily paying very high property taxes because of the nature of the neighborhood. This Saint Paul "framework" requiring sidewalks where they begin and end to nowhere is mindless over-reach by the city. One sidewalk would end at my property line. In order to continue the sidewalk in front of my house would require a number of huge trees and gardens to be removed. Your property tax base would be at risk. Note, there are no sidewalks from Otis Lane multiple blocks to Marshall Ave on the west side of the Otis Ave. And we don't want them either. This makes no sense.

thank you,
-Vincent Graziano
121 Otis Ave
Saint Paul, 55104

From: MARIAN BIEHN [mailto:humanbiehn@msn.com]
Sent: Friday, October 4, 2019 1:55 PM
To: Privratsky, Matt (CI-StPaul) <Matt.Privratsky@ci.stpaul.mn.us>
Subject: 104 Mississippi Riv Blvd

Think Before You Click: This email originated **outside** our organization.

Good Morning Matt

Sorry I am delinquent in getting back to you after the meeting at our house on Mon. Sept 30. We really appreciated you being able to attend.

I hope you both heard and understand the neighbors concerns. And we hope that you will be able to take those concerns and recommendations and find a way to incorporate them into the parcels and site plan. Beyond the plan that I showed you with the drive access from MRB to Otis Ave using existing curb cuts (could be grandfathered in since the Oblates had it) and incorporating a center drive aisle in the center of the site running N > S in the rear yards of both the 3 MRB and 3 Otis lots, other residents offered other alternatives that would reduce curb cuts, reduce pavement, provide additional service vehicle and guest parking for the homes beyond driveway parking, alleviated Otis alley congestion, etc. There were several potential solutions and alternatives brought forward that would alleviate the parking and traffic issues that will surely surface with 6 additional residences and would also assure access for emergency vehicles and city services.

Some suggestions:

Use the long drive from Otis alley to the MRB facing house to serve both the Otis alley home and the MRB home

Use the MRB curb cut to serve all three MRB home

Use the MRB curb cut to serve 2 MRB homes and an Otis alley home

Use a shared drive to serve 2 Otis alley houses

Create an internal cul-de-sac type of access for home owner use (not public, garbage, emergency, city, access)

Retain the MRB & Otis accesses for use by all houses with a center drive aisle behind all 6 houses

An elevation issue has been cited as a concern. If for example, a lawn service is retained by an Otis alley resident and they park in the drive way (which they usually don't) how will they access the rear lot if it is a split elevation. A common access would be a solution

We had hoped to get the developer on board with one of these alternatives but every suggestion presented was met with a no, we can't, it's not financially feasible, we tried that (we have no assurances that they did), etc. We were disappointed that they weren't willing to invest some time to collaborate and creatively resolve the issues we presented. They want our support but won't listen to our warnings, concerns much less try to make changes to the plan. The neighbors have brought up some legitimate issues and the developer is not willing to truly flesh out the feasibility. With a blank slate, this is the time to incorporate a better flow.

The lots are prime lots there are interested buyers. Covenants could be added to the deed that at the time of sale to set guidelines and expectations. Developers do not lose money on their projects. And real estate speculation is a long game with delayed pay out. So to claim financial hardship is not fair. The time is now to get this this platting done in a way that is an asset to the buyers and a the current residents.

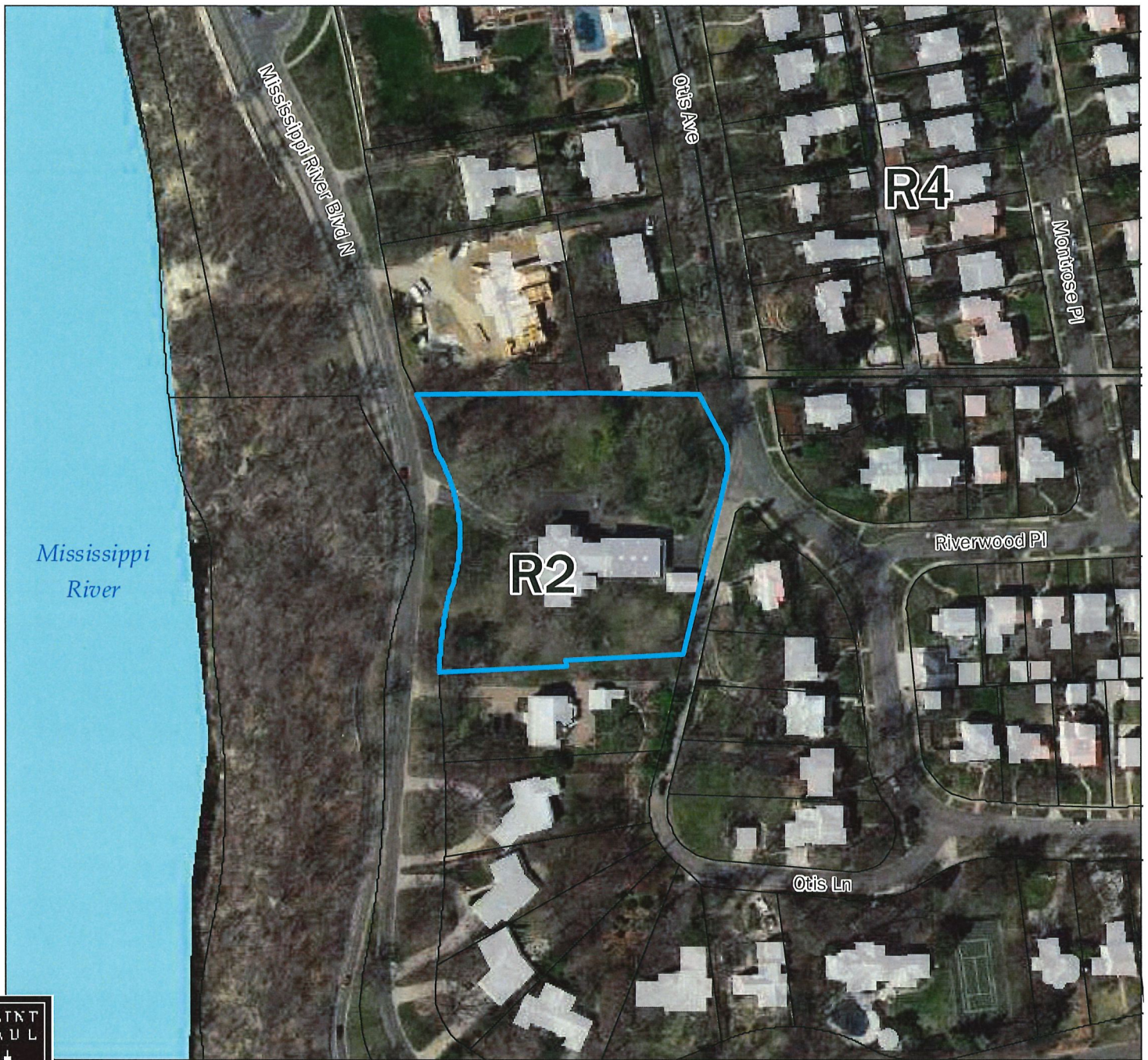
We need the City's help.

If the City is calling this site a "subdivision" then Ordinance Article V Sec 69.508 - Lots letter f supports a combined access drive. Other subdivision articles call for the retention of mature trees. The MRB-Otis Ave access the Oblate fathers had could be grandfathered in. The Otis alley will not support parking if emergency vehicles, garbage trucks, utility trucks are to be able to pass. However, home owners and guests will have a reasonable expectation that they can park in front of their home. Sidewalks would remove mature trees.

We know that in the review process, the City goes by "minimum standards." As a new subdivision this site offers the opportunity to think outside the box and support better than minimum standards.

I hope the neighbors of 104 MRB can count on your support and encourage both the city planner and the developer to incorporate some of our recommendations.

Thank you
Marian Biehn



FILE #19-084032 | AERIAL MAP
Application of Mississippi River Vista

Application Type: Combined Plat
Application Date: 9/13/2019
Planning District: 13

Subject Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #19-084032 | EXISTING USE MAP
Application of Mississippi River Vista

Application Type: Combined Plat
 Application Date: 9/13/2019
 Planning District: 13



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Subject Parcel Outlined in Blue

Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water
Single Family Attached	Mixed Use Commercial and Other	Major Highway	
Multifamily	Industrial and Utility	Railway	



FILE #19-084032 | ZONING MAP
Application of Mississippi River Vista



Application Type: Combined Plat
 Application Date: 9/13/2019
 Planning District: 13

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Subject Parcel Outlined in Blue

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction