



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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DRAFT

May 18, 2011

REM Holdings LLC
Attn: Mr Ron Vosika
2924 Anthony Lane
St. Anthony MN 55418

Otto Associates P.L.S. P.E.
Attn: Mr Paul Otto
9 W Division Street
Buffalo MN 55313

RE: Zoning File # 11-128-731, St. Anthony Park Townhomes

Dear Mr Ron Vosika:

On April 5, 2011, you submitted an application for a Combined Plat for St. Anthony Park Townhomes to create nine (9) residential parcels and one (1) outlot at 2322 Long Ave, SE corner of Long and Bradford. City staff have reviewed the preliminary plat and have identified the following issues:

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

- An association or collective agreement would be required for the common area as per the Sewer Dept. requirements, and in order to continue our addressing practices.
- All PLS corners or lines used as a reference for the plat should be shown and identified on the plat.
- There is a mathematic error in closure for the tie lines to the interior lots.
- A vicinity map should be included on this proposed plat.
- The found monuments should be more fully described by size, type, and RLS number if available.
- There is an apparently arbitrary reference to Section, Township and Range within the basis of bearing statement.
- Clarification should be given on the Preliminary Plat, regarding whether the noted access easement over the adjacent portion of lot 19 St. Anthony Greens Townhomes is an existing or proposed easement; if proposed, the proposed easement language should be submitted to the City of St. Paul for review.

PED Zoning:

The residential parcels and out lot are located in an RM2 zoning district. Townhomes are a permitted use in this district. There are development standards that must be met including minimum lot size, height maximums and yard setbacks. Site plan review will be required.

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

A new site plan review will be required before any building permits are issued for the four remaining townhomes and the single family home. Design standards will apply to these buildings and will be reviewed prior to any building permit being issued.

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

Fire and Building Plan Review cannot approve this plat as presented. The following comments are not an exhaustive list of issues:

- There are no easements dedicating access to the individual units
- It appears that all the units have individual water services that pass through the out lot before they get to the property line. Who is responsible for those? Who is responsible for the sanitary sewer connections?
- The next set of town homes may require sprinkler protection when they are built. Are these going to have individual services?
- Who is responsible for the out lot? To whom would complaints be addressed?
- Is there a "no build" easement on the out lot? The property lines on the individual units are too close to the buildings to be compliant with the Minnesota State Building Code.
- These buildings currently have no street frontage. Can they keep their current addresses? This is a fire response issue.

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

No issues.

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 will recommend that the City Council require \$3,291.52 cash parkland dedication fee.

Minnesota Department of Transportation (contact is William Goff, 651-234-7797)

The development should have minimal impact on Mn/DOT facilities.

Based on the comments from Fire and Public Works, staff denies the combined plat and requests that you submit documentation responding to those concerns. You may contact staff in the Department of Safety and Inspections or Fire. Please keep me informed or, if you prefer, I would be happy to facilitate a meeting. 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 # 11-128-731 St. Anthony Park Townhomes
Paul Dubruiel
District 12
Michael Fiebiger, County Surveyor