



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

March 6, 2017

St. Paul Hotel Ventures, LLC  
7900 International Dr.  
Bloomington, MN 55425

Mr. Brody Nordland  
Kaeding Management Group  
7900 International Drive, Suite 155  
Bloomington, MN 55425

RE: Zoning File # 17-004-206, 200 GRAND AVE

Dear Mr. Nordland:

On January 18, 2017, you submitted an application for a combined plat for Hotel Addition to create two (2) T2 lots and one (1) outlot at 200 Grand Avenue. City staff have reviewed the preliminary plat and have identified the following issues:

**Department of Public Works (contact: Colleen Paavola, 651-266-6104):**

The Department of Public Works provided the following input:

- The Department is requesting the dedication of approximately 280 square feet of additional right of way on Smith Avenue, south of Grand Avenue, to improve operations. (See attached map for location of the requested right of way.) Specifically, the northbound to eastbound right (Smith to Grand) and northbound through (Smith to Smith) have deficiencies in sight distance and horizontal curvature. This would also improve sight distance for pedestrians. The preliminary design for the improvement is consistent with the Transportation Chapter of the Comprehensive Plan. Strategy 1.14 states: "Increase pedestrian, bicycle, and motorist safety through effective ... engineering improvements."
- The proposed plat must be tied into the PLS system with quantitative reference to at least two PLS corners.
- The Grand Avenue right of way, as shown, is incorrect.
- Within the City of Saint Paul acknowledgement block, the space for the mayor's signature should be removed and the plural "We" should be changed to the singular "I."
- Please be advised that this proposed plat is subject to review by the Ramsey County Surveyors Office.

**PED Zoning (contact is Jamie Radel, 651-266-6614):**

No comment.

**Department of Safety and Inspections (DSI) (contact: Karen Zacho, 651-266-9088):**

No comment.

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

No comment.

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

No comment.

**Division of Parks and Recreation (contact: Paul Sawyer, 651-266-6417):**

§69.511 allows the City to require the dedication of land for parks at the time of platting. Parks and Recreation does not want land as part of this plat. The developer will need to pay a parkland dedication fee at the time building permits are issued.

**Ramsey Conservation District (contact: Tom Petersen, 651-266-7272):**

No comment.

**Minnesota Department of Transportation (contact: Karen Scheffing, 651-234-7784)**

No comment.

Based on these comments, staff approves the preliminary plat subject to the following conditions:

1. The plat is tied into the PLS system with quantitative reference to at least two PLS corners;
2. Grand Avenue right of way is shown correctly; and
3. In the City of Saint Paul acknowledgement block, the mayor's signature is removed and the plural "we" is changed to the singular "I."

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  
Senior City Planner

cc: Zoning File # 17-004-206 200 GRAND AVE  
Paul Dubruiel  
District 9  
Craig Hinzman, County Surveyor

