

Comments summary Melissa Hill Addition

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

The accuracy of areas shown and closure of the proposed lots was not able to be determined due to incomplete dimensions on the interior lot lines. All lots must be fully dimensioned when the final plat is submitted.

PED Zoning:

Not on a bluffline (68.401(b)(4)). Site plan review required prior to approval of preliminary plat (Sec. 69.509)

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

DSI has reviewed this application for Subdivision and has no objections with one condition.

589 Burlington Rd is a large sloping parcel in an R1 residential zoning district, and in the River Corridor 3 overlay.

Total parcel size before subdivision approximately 174,532 sq ft.

All proposed lots have adequate lot area and lot frontage on an improved street.

All proposed lots have some area of slope over 18%, but each lot has a proposed building pad area of 12% slope or less per Sec. 69.304(7), and each lot has a proposed driveway slope of 15% or less per the same Sec. 69.304.

Area		Frontage	Slope	Driveway slope	Building area slope
Lot 1	22,584 sq ft.	249.17	23%	no slope	flat
Lot 2	15,248 sq ft	159.90	33%	no slope	5% slope
Lot 3	15,190 sq ft.	139.79'	23%	no slope	8% slope
Lot 4	15,012 sq ft	120.62'	18%	< 10%	12% slope
Lot 5	34,411 sq ft	80'	32%	3% existing drive	existing house on flat area
Lot 6	28,874 sq ft	80'	25%	4%	6% slope
Lot 7	43,213 sq ft	84.85'	24%	15%	10% slope

Condition:

A survey of trees has been provided. A tree preservation plan needs to be provided prior to subdivision that addresses Sec. 67.203 through Sec 67.210.

Sec. 69.603 Guarantees may be appropriate to protect for tree preservation requirements, utilities...

This review is for subdivision only. A Site Plan Review is required prior to obtaining building permits.

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

The proposed home locations on this plat exceed the distance from the road to meet fire department access requirements. Through an exception in the 2007 Minnesota State Fire Code, R-3 occupancies can exceed this distance. The homes are also a long distance from the fire hydrants. Though not required, automatic fire sprinklers are recommended for these new homes. Builders/owners should check with their insurance company.

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

No issues

Division of Parks and Recreation (contact is Jody Martinez, 651-266-6424):

§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

the parcel of land (.08 acres) required as dedication is not of a suitable size or location to meet the criteria of desirable land for park development and we thus recommend that the cash dedication (\$1,987.33) be accepted in lieu there of.

Add other commenters and comments as needed

District 1 letter concerned about stormwater runoff, steep slope development, and trees.