



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

*25 West Fourth Street  
Saint Paul, MN 55102*

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

December 8, 2016

Mike Nelson  
Habitat for Humanity  
1954 W. University Avenue  
Saint Paul, MN 55104

RE: Zoning File # 16-036-492, 425 MARYLAND AVE W

Dear Mr. Nelson:

On May 13, 2016, you submitted an application for a combined plat for Willow Reserve to create eleven RM2 multiple family parcels, one out lot, and a dedicated alley at 391 - 425 Maryland Ave W. On August 9, 2016, the Department of Planning and Economic Development issues an approval of the plat submitted on May 13. However, based on comments received during the site plan review process (#16-035773), you submitted a significant revision to the plan, which triggered a new review process. City staff have reviewed the revised preliminary plat and have identified the following issues:

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

The survey must be approved by the Ramsey County Surveyors Office prior to recording. Please note that that an ordinance permit is required for the construction of the alley.

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

PED Zoning understands that the applicant will amend the eastern boundary of Lot 11 to allow for a width of 80 feet of Out Lot A at Maryland Avenue.

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

No comments.

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

No comments.

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

No comments.

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

§69.511 gives the option to the City to require land the dedication of land for parks at the time of platting. Parks and Recreation 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: Tom Petersen, 651-266-7272):**

No comments.

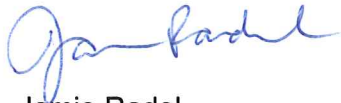
**Minnesota Department of Transportation (contact: Karen Scheffing, 651-234-7784)**

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 # 16-036-492 425 MARYLAND AVE W  
Paul Dubruiel  
District 6  
Craig Hinzman, County Surveyor