



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
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January 3, 2011

Loucks Associates
Attn: Mr Paul McGinley
7200 Hemlock Lane Ste 300
Maple Grove MN 55369

Saint Paul Port Authority
Attn: Mr. Monte Hillemann
345 St. Peter St., Suite 1900
Saint Paul, MN 55102

RE: Zoning File # 10-918-220, Beacon Bluff Business Center North

Dear Messrs. McGinley and Hillemann:

On November 2, 2010, you submitted an application for a combined plat for Beacon Bluff Business Center North to create two industrial parcels and five outlots in the area northeast of the intersection of Forest St. and Phalen Blvd. (address of 878 Duchess St.) City staff have reviewed the preliminary plat and have identified the following issues:

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

1. The easements recently approved by the City of Saint Paul for roadway and utility purposes must be appropriately depicted on the proposed plat, vacated, or otherwise dismissed prior to the recording of the plat.
2. There is a small portion of vacated Wells Street which is neither in the proposed Wells St. right of way nor in the proposed utility easements. There is presumed to be an easement retained by the City per City of Saint Paul Code 130.05(3); this easement must be appropriately depicted on the proposed plat, vacated, or otherwise dismissed prior to the recording of the plat.
3. There are several locations where monuments are required by MN Statutes Sec. 505.021 Sub. 10, where no monument symbol is shown. Monument symbols must be shown or witness monuments set as shown on the proposed plat.

PED Zoning: (contact is Patricia James, 651-266-6639)

1. The proposed plat includes land in three zoning districts: I1 Light Industrial, VP Vehicular Parking, and RM2 Medium Density Multiple Family Residential. Sec. 69.508(i) of the Saint Paul Legislative Code states: *Lots shall not be created which result in split zoning classifications.* The proposed assignment of outlots D and E to adjoining property owners will result in split zoning for the resulting lots. These outlots must be rezoned to the same zoning classification as the property to which they will be joined (R4 One-Family Residential) prior to approval of the final plat.
2. Outlot C and a portion of new Wells Street would be zoned VP Vehicular Parking according to the preliminary plat. The VP district "is intended to permit the establishment of off-street parking facilities to be used solely for parking of private passenger vehicles as a use incidental to a principal use" (Sec. 66.701). The use proposed for this land is not parking but rather street right-of-way and utility easement/stormwater management.

This land should be rezoned to a more appropriate classification prior to approval of the final plat. Staff suggests RM2, which would match the zoning of the residential area to the north, with the stormwater management use providing a buffer between the residential area and the industrial development to the south. No consent petition would be required for these rezonings. If they are combined into one application, the fee would be \$1250. Otherwise, the fee would be \$1000 for each application.

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

DSI has reviewed this application for subdivision and has no objections.

1. 878 Duchess is the address for this project.
2. This parcel 5 of the Beacon Bluff project will be divided into two 11 lots and five outlots. The main lots, 1 and 2, will have frontage on the newly created Wells Street.
3. The outlots, A through E, will serve utility easements, storm water and drainage interests.
4. There is a slope of approx 40% that runs along the northern edge of this property. In the northwest corner of Lot 2, the slope affects the north approx 60 feet of the property and then flattens out to the south.
5. Site Plan 10-219221 covers the grading for this parcel 5 of the Beacon Bluff project.

Fire Prevention Division (contact is Angie Wiese, 651-266-6287): No issues.

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):

Parks and Recreation has reviewed the plat application and, as per the Parkland Dedication Ordinance, Sec. 69.511 of the St. Paul Legislative Code, we have determined that the land that is required as dedication, (0.23 acres, or 10,027 SF), is not of a suitable size to meet the criteria of desirable land for potential park development, nor to attach as there are no adjacent parks, thus we recommend that the cash dedication of \$21, 651.66 be accepted in lieu of land there of.

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

1. The easement and monument issues of the Department of Public Works are satisfactorily addressed, and revised plats are submitted as needed.
2. Application(s) for the rezoning of Outlots C, D, and E is/are submitted to the Zoning Desk, Department of Planning and Economic Development at the same time or prior to the submission of the revised final plat.

Please submit 3 full - sized copies of the revised final plat and one copy of the final plat reduced to 8½ X 11 to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also e-mail PDF copies of the preliminary and final plats. If you have further questions, please contact me at 651-266-6639 or by e-mail at patricia.james@ci.stpaul.mn.us.

Sincerely,



Patricia James
City Planner

cc: Zoning File # 10-918-220
Paul Dubruiel
Michael Fiebiger, County Surveyor

District 5