



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

September 11, 2014

Homestead Properties
Attn: Matt Hanish
525 15th Ave. S.
Hopkins MN 55343

Loucks Associates
Attn: Richard Licht
7200 Hemlock Lane Suite 300
Maple Grove, MN 55369

RE: Zoning File # 114-307-093 Pleasant Ridge

Dear Matt Hanish:

On July 8, 2014, you submitted an application for a Combined Plat for Pleasant Ridge to create eight (8) residential parcels (zoned R2) at 0 Pleasant Avenue (South of 292-318 Irvine Avenue). City staff have reviewed the plat and have identified the following issues:

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

No issues or concerns.

PED Zoning:

No issues or concerns

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

No issues or concerns

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

No issues or concerns.

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

No issues or concerns.

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 accept a cash dedication of **\$1,166.00** be accepted in lieu of land.

Based on these comments, staff approves the combined plat subject to the following condition(s):

1. That only single-family homes may be built on the lots.
2. That a parkland dedication fee-in-lieu of land shall be paid prior to the city clerk signing the final plat.
3. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

A public hearing will be scheduled before the City Council for Wednesday, October 1, 2014 at 5:30 p.m. If you have further questions, please contact me at 651-266-6618 or by e-mail at jake.reilly@ci.stpaul.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read "J Reilly", with a stylized flourish at the end.

Jake Reilly
Senior City Planner

cc: Zoning File # 14-307-093 Pleasant Ridge
Paul Dubruel
District 17
Craig Hinzman, County Surveyor
John Rupp, Owner