



Southeast Community Organization  
(SECO, District One)  
2105 ½ Old Hudson Road  
St. Paul, MN 55119

Date: 08/04/25

Request for Consideration of Community Concerns Regarding Plat Application for Lot Division at  
391 McKnight Combined Plat (Sunset Outlook), Zoning File # 24-067-112

Spencer,

On behalf of District Council 1, we are writing to formally share our perspective and raise several community concerns regarding the proposed plat application to divide a 2.4-acre parcel into three lots, with two rear lots accessed via a 20-foot-wide platted access from McKnight Road.

To be clear, we **do not object** to this lot split. However, the review of this plat has raised the visibility of several issues that we believe warrant thoughtful consideration. We respectfully request that these concerns be addressed in any future Site Plan Review, should one occur, and that they be taken into account by City Planning in evaluating similar developments moving forward.

-Fire Department Access and Hose Lay Requirements

The proposed flag lot configuration raises questions about emergency access. We ask that conditions be considered to ensure fire hoses can reach all structures, particularly those set back from the street. While this is typically addressed during Site Plan Review, we urge early coordination with the Fire Department to avoid future complications.

-Visitor Parking Limitations

The close proximity of five driveways, especially with two additional driveways proposed significantly restricts street parking. Given that Maplewood prohibits parking across the street, we are concerned about the lack of visitor parking and its impact on neighborhood accessibility.

-Emergency and Delivery Service Navigation

Residents have expressed concern that emergency responders and delivery drivers may struggle to locate homes on rear flag lots. Although similar layouts exist nearby, we request that addressing and wayfinding be prioritized to ensure timely access and public safety.

-Snow Removal and Storage

With multiple long driveways and limited frontage, we question where snow will be stored during winter months. We ask that snow management plans be considered early in the process to prevent overflow onto neighboring properties or public right-of-way.

-Stormwater Runoff from Driveways

The addition of two long bituminous driveways may exacerbate runoff issues, particularly during rain and snowmelt events. Nearby properties have historically and currently experience runoff issues. We urge the City to carefully evaluate stormwater management strategies to prevent similar outcomes.

In addition to these concerns, we are very troubled by the lack of proper and ample notice provided to District Council 1 regarding this plat application. Timely communication is essential to ensuring meaningful community engagement and transparency in the planning process. We trust that this will not be a problem going forward and ask to be apprised of similar items earlier in the review process.

We appreciate the City's commitment to thorough review during the Site Plan phase, and we look forward to continued collaboration. Thank you for your attention to these matters and for your ongoing partnership in supporting thoughtful, equitable development in our district.

Sincerely,

District Council 1

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