



April 14, 2023

Ryan Companies
Attn: Maureen Michalski
533 South Third Street Suite 100
Minneapolis, Minnesota 55415

Re: Zoning File No: # 23-022-871 Southern Highland Bridge Combined Plat (Revised)

Dear Ms. Michalski:

Thank you for submitting your application for a combined plat to subdivide under Leg. Code § 69.405 two lots and one park previously platted through the FORD plat as well as the two former Canadian Pacific rail parcels (PIN #17.28.23.41.0001, 17.28.23.41.0002, 17.28.23.41.0076, 17.28.23.41.0077, 17.28.23.41.0078) into three parcels and one outlot. Pursuant to Leg. Code § 69.405(2), the application was distributed to affected city departments for comments and required modifications. Additionally, in accordance with departmental practice, the preliminary plat was distributed to relevant external government agencies for their review and comment.

Please see relevant comments below and address them in your final plat submittal, either on the plat or in the narrative that accompanies it:

1. Development in the F6 zoning district shall comply with the Zoning Code § 66.931. - Ford district dimensional standards and *Ford Site Zoning and Public Realm Master Plan*. Compliance shall be addressed as part of Site Plan Review.
2. Address redline edits made on the Plat as communicated by the Chief Surveyor. Note that Park D must be vacated, as approved by City Council, prior to the City Council approval of the Plat.
3. Continued coordination of the final location of the Outlot A boundary is required prior to approval. The Capitol Region Watershed District (CRWD) is concerned that Outlot A does not contain the full height of the slope and thus exposes the area to development and possible damage to the water sources. Adjust boundaries as necessary in coordination with CRWD.
4. Clarify where slopes are 12 percent or greater. Confirm consistency with Leg. Code § 69.508(d) - Lots on Slopes.
5. Clarify consistency with Leg. Code § 69.508(e) - Solar Access.
6. Fire access must be provided interior to the Lot 2 Block 1 parcel given the large scale and nominal access from a public right-of-way.

7. Building code has requirements in relation to the separation distance of an exterior wall to a property line. Please be aware there are requirements for fire-resistance rating of exterior walls, projections and penetrations, as well as a limit on the percentage of openings allowed in those walls.
8. Building roof drainage is subject to the MN Plumbing Code. Be advised that a direct connection to a public storm sewer for roof drainage may be required depending on factors such as building roof design, height, and available permeable surface.
9. Pursuant to City Resolution 20-672 establishing the Ford Site Green Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district's stormwater infrastructure, development parcels must connect to the District's Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge.
10. Public access easements consistent with the *Ford Site Zoning and Public Realm Master Plan's* shared transportation corridor shall be recorded in conjunction with the Site Plan Review for development of the Lot 2 Block 1 parcel.
11. Private easements, including those for access, utilities, and drainage, shall be recorded in conjunction with the development's Site Plan Review.
12. Provide a drainage map with drainage arrows in order to determine the drainage easements between the lots.
13. Explain if the private storm pipes shown on the Lot 2 Block 1 (page 13) will remain.
14. Other concurrent processes (e.g., parkland dedication/diversion, Master Plan amendments, etc.) must proceed as scheduled.

Based upon the City's review, the preliminary plat for the Southern Highland Bridge Plat is approved as conforming with the City's subdivision regulations as well as the City of Saint Paul's *Comprehensive Plan* and the *Ford Site Zoning and Public Realm Master Plan*, provided the comments listed above are addressed. After the corrections have been noted with revisions or explanations to the satisfaction of the City, you may submit your application for final plat approval pursuant to Leg. Code § 69.405(3).

Best regards,



Luis Pereira
Planning Director