



February 7, 2025

Karen Moen et al
905 Woodlawn Avenue Unit B
Saint Paul, Minnesota 55116

Paul Heuer
Pulte Group

Re: Zoning File No: # 25-005-149, Highland Bridge Rowhomes 6th Addition Combined Plat
(Preliminary) at 905 Woodlawn Avenue

Dear Applicant:

Thank you for submitting your application for a combined plat under Leg. Code Sec. 69.405 to adjust and recreate seven F1 (River Residential) lots due to a construction error. Pursuant to Leg. Code Sec. 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.

Background:

- On April 27, 2022, a site plan for 14 rowhomes between two buildings, public utilities, private alley, and landscaping at 895 and 905 Woodlawn Ave was approved on behalf of the Zoning Administrator (SPR File #21-295-252).
- The approved site plan was consistent with setback requirements in the F1 Ford River Residential Zoning District from the Right-of-Way: 10' minimum - 20' maximum right-of-way setback, as well as an exception for non-motorized ROW setback where the minimum setback for a townhouse from a lot line along Saunders Ave, is 4 feet. Building setback is the horizontal distance between a lot line and the nearest above-grade point of a building.
- Post construction, the as-built survey revealed that some rowhomes were constructed into the required right-of-way setback and over existing property lines between rowhomes at 905 Woodlawn Avenue.
- On February 3, 2025, the BZA granted variances for 905 Woodlawn Avenue, Units E, F, and G, to allow for less than the minimum 10-foot setback from Woodlawn Ave.

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

1. A new plat for 905 Woodlawn Ave rowhomes must continue to comply with density and dimensional standards in a F1 Zoning District for rowhomes including minimum lot width per rowhome is 20-feet and 50% maximum building lot coverage.
2. Per Sec. 69.401(a), the preliminary plat must be drawn at a scale of 1" = 100'.
3. Per Sec. 69. 401(d)(5), the preliminary plat must include the side street building setback line in addition to the front setback line.
4. Sewer services must not cross property lines.
5. The final plat must include signature lines for every property owner, including co-owners of each property.
6. The plat must be reconciled per attached redline comments from the City Surveyor and Ramsey County.
7. Provide a copy of the recorded Highland Bridge Rowhomes Sixth Addition Final Plat to the Department of Safety and Inspection Zoning Division to be included in the previously approved Site Plan file for 895 and 905 Woodlawn Avenue.

Please resubmit a revised preliminary plat for 905 Woodlawn Avenue per the comments noted above and address any relevant changes in the final plat before the City can approve the application as conforming with the City's subdivision regulations, the *Ford Site Zoning and Public Realm Master Plan*, and the City of Saint Paul's *Comprehensive Plan*. 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 Sec. 69.405(3).

Best regards,

Yasmine Robinson

Yasmine Robinson (Feb 7, 2025 14:04 CST)

Yasmine Robinson
Planning Director