

**CITY OF ST. PAUL PARK
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

RESOLUTION NO. 1644

**A RESOLUTION APPROVING A PRELIMINARY PLAT
FOR PULLMAN TWIN HOMES**

WHEREAS, Twin Cities Habitat For Humanity (the “Applicant”) has made an application for a preliminary plat and planned unit development referred to as Pullman Twin Homes (the “Property”) within the City of St. Paul Park (the “City”); and

WHEREAS, the Property is legally described as Lot 15, except the East 12.5 feet thereof, and all of Lots 16 through 23, Block 95, Division No. 2, St Paul Park, Washington County, Minnesota; and

WHEREAS, the Property is proposed to be platted into 6 two family unit lots; and

WHEREAS, the parcels proposed on the preliminary plat are generally consistent with the two family residential standards in the R-4 Southwest Area Residential District as modified by the Planned Unit Development (PUD) District adopted in Ordinance No. 754; and

WHEREAS, the St. Paul Park Planning Commission held a public hearing on June 14, 2021 and recommended approval of the request; and

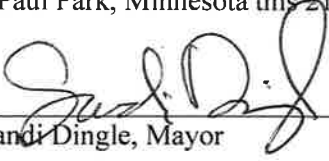
WHEREAS, the City Council of the City of St. Paul Park held a public hearing on June 21, 2021 and set forth the following findings of fact:

1. The proposed preliminary plat is consistent with the Comprehensive Plan.
2. The proposed preliminary plat is generally in conformance with all standards of the Subdivision and Zoning Ordinances, including the Planned Unit Development approved for this site, as presented.
3. The proposed preliminary plat is coordinated with existing nearby neighborhoods allowing the community to develop harmoniously.
4. The proposed preliminary plat can be accommodated by existing public services and will not overburden the City's service capacity regarding utilities and traffic.

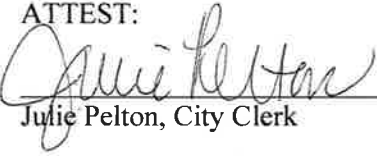
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Paul Park hereby approves the proposed preliminary plat based on the plan set dated April 28, 2021 with the following conditions to be fulfilled prior to the consideration of the final plat:

1. Ordinance No. 754 establishing the Planned Unit Development District shall be placed into effect or this approval is voided.
2. A Developer's Agreement shall be required to be executed to define ownership and maintenance responsibilities of the public and private improvements and required securities with the final plat. Execution of the DA and provision of all required securities shall be provided by the applicant prior to city signatures on the final plat mylars. The public and private improvements shall be constructed by the applicant. The watermain and sanitary sewer shall be owned and maintained by the city. The sanitary sewer and water services shall be privately owned and maintained.
3. The applicant shall be responsible for all permits from any applicable regulatory agencies, including but not limited to MPCA sanitary sewer extension permit and MDH watermain extension permit. Proof of all permit issuances shall be provided to the city prior to first building permit issuance.
4. The applicant shall submit with the final plans and building permit application an Erosion and Sediment Control Plan and SWPPP for review and approval prior to building permit issuance.
5. Adjustment of water curb stops necessary to match final grades shall be the responsibility of the applicant and shall be completed prior to final building inspection to the satisfaction of the Building Official and the Public Works Department.
6. The applicant shall hold a preconstruction conference meeting with Department of Public Works staff prior to the start of construction. A traffic control and/or detour plan for 5th Street during utility connection work and road restoration will be provided to Public Works by the applicant at the preconstruction conference for review and approval.
7. A landscaping/tree replacement plan shall be provided.
8. Maintenance agreements shall be provided.
9. Park dedication shall be provided in the form of cash in lieu of land.
10. All comments from the City Engineer and City Attorney shall be addressed.
11. The applicant shall revise the plans to depict a parking pad adjacent to the garages.

ADOPTED by the City Council of the City of St. Paul Park, Minnesota this 21st day of June 2021.


Sandi Dingle, Mayor

ATTEST:


Julie Pelton, City Clerk

Attached:
Applicant's Plan Set