



November 19, 2025

Hilltop Development LLC
Attention: Tom Distad
1991 Ford Parkway
Saint Paul, MN 55116

Re: Hilltop Twin Homes – Zoning File #PEDSUBD000158-2025

Dear Mr. Distad:

Thank you for submitting your application for a combined plat to create eight parcels for four twinhome structures in the Hilltop Twin Homes plat, under Leg. Code § 69.405, at 1758 and 1780 Ford Parkway, south side between Fairview and Davern, PINs 16.28.23.12.0085 and 16.28.23.12.0086. Pursuant to Leg. Code § 69.405(2), the application was distributed to public works and other affected city departments for review, comment, and required modifications. Additionally, in accordance with departmental practice, the preliminary plat and draft final plat were distributed to relevant external government agencies for their review and comment. Staff responded with comments below.

Based upon the City's review the preliminary plat submitted October 24, 2025, is approved subject to the corrections noted below being made and the preliminary plat resubmitted to the city as conforming with the City's subdivision regulations and the Saint Paul Comprehensive Plan. After the preliminary plat receives final approval, please submit the final plat for approval pursuant to Leg. Code Sec. § 69.405(3). After the final plat is submitted a public hearing at the city council will be scheduled and you will be notified of the public hearing date. The proposed plat is subject to review and approval by the Ramsey County Surveyor's Office. I understand you've already made an application with the county. Any significant change required by the County's review will require further review by the city. Please let Kady Dadlez know if you have any questions. She can be reached at 651-266-6619 or kady.dadlez@ci.stpaul.mn.us.

Kady Dadlez, Planning and Economic Development, 651-266-6619, kady.dadlez@ci.stpaul.mn.us

The preliminary plat must include the information below per Zoning Code Zoning Code Sec. 69.401. These comments were provided to you previously by email on October 30, 2025.

1. Add the legal descriptions per Zoning Code Sec. 69.401(b)(2). This information is on the survey but needs to be on the preliminary plat as well.
2. Add boundary line of existing parcels per Zoning Code Sec. 69.401(c)(1). This information is on the survey but needs to be on the preliminary plat as well.
3. Add present zoning classification per Zoning Code Sec. 69.401(c)(2).
4. Add the total area per Zoning Code Sec. 69.401(c)(3).
5. Add utility information per Zoning Code Sec. 69.401(c)(4). This information is on the survey and needs to be on the preliminary plat as well.

6. Add ground vertical contours per Zoning Code Sec. 69.401(c)(6). This information is on the survey and needs to be on the preliminary plat as well.
7. Add the proposed lot numbers to the preliminary plat per Zoning Code Sec. 69.401(d)(4). This information is on the survey and needs to be on the preliminary plat as well.
8. Add the minimum front setback line per Zoning Code Sec. 69.401(d)(5).

Kevin Kaley, Public Works - Survey, 651-266-6072, kevin.kaley@ci.stpaul.mn.us

1. See the attached redlined document for required changes. These were provided to you previously by email on November 6, 2025.

Matthew Graybar, Safety and Inspections, 651-266-9080, matthew.graybar@ci.stpaul.mn.us

1. There is a house that encroaches over the shared property lines of Parcels 1, 2, and 3 and a parking pad that encroaches over the shared property line of Parcels 1 and 2. Both will need to be demolished prior to recording the plat at Ramsey County.
2. There is a garage that encroaches over the shared property line on Parcels 1 and 2 will need to be demolished prior to recording the plat at Ramsey County.
3. There is a nonresidential building that encroaches over Parcels 7 and 8 that will need to be demolished prior to recording the plat at Ramsey County.

Anca Sima, Public Works - Sewers, 651-266-6237, anca.sima@ci.stpaul.mn.us

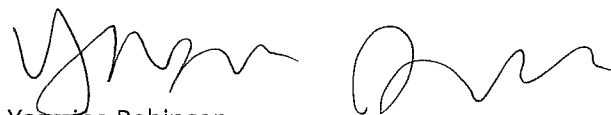
1. A private drainage easement between the proposed lots will be required for *site plan* approval. This comment is being provided for your information only. The drainage easement is not needed for the preliminary or final plat.

Jim Brown, Public Works - Maps and Records, 651-266-6175, jim.brown@ci.stpaul.mn.us

The following comment is being provided to you for your information only. The assigned dwelling unit addresses will be, beginning from the most easterly unit and moving westerly, the following:

- 1758 Ford Parkway
- 1760 Ford Parkway
- 1764 Ford Parkway
- 1766 Ford Parkway
- 1772 Ford Parkway
- 1774 Ford Parkway
- 1778 Ford Parkway
- 1780 Ford Parkway

Best Regards,



Yasmine Robinson
Planning Administrator

cc: Lucas Allen, PED
Matt Graybar, DSI
Kathy Carruth, Highland District Council
Daniel Baar, Ramsey County Surveyor
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