



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____

APPLICANT

Property Owner(s)	_____		
Address	_____	City	_____
		State	_____
		Zip	_____
Email	_____		
Phone	_____		
Contact Person (if different)	_____		
Address	_____	City	_____
		State	_____
		Zip	_____
Email	_____		
Phone	_____		

PROPERTY INFO

Address / Location	_____		
PIN(s) & Legal Description	_____		
	<i>(Attach additional sheet if necessary.)</i>		

	Lot Area	_____	Current Zoning
		_____	_____

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustment of Common Boundary | <input type="checkbox"/> Registered Land Survey | <input type="checkbox"/> Combined Plat |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

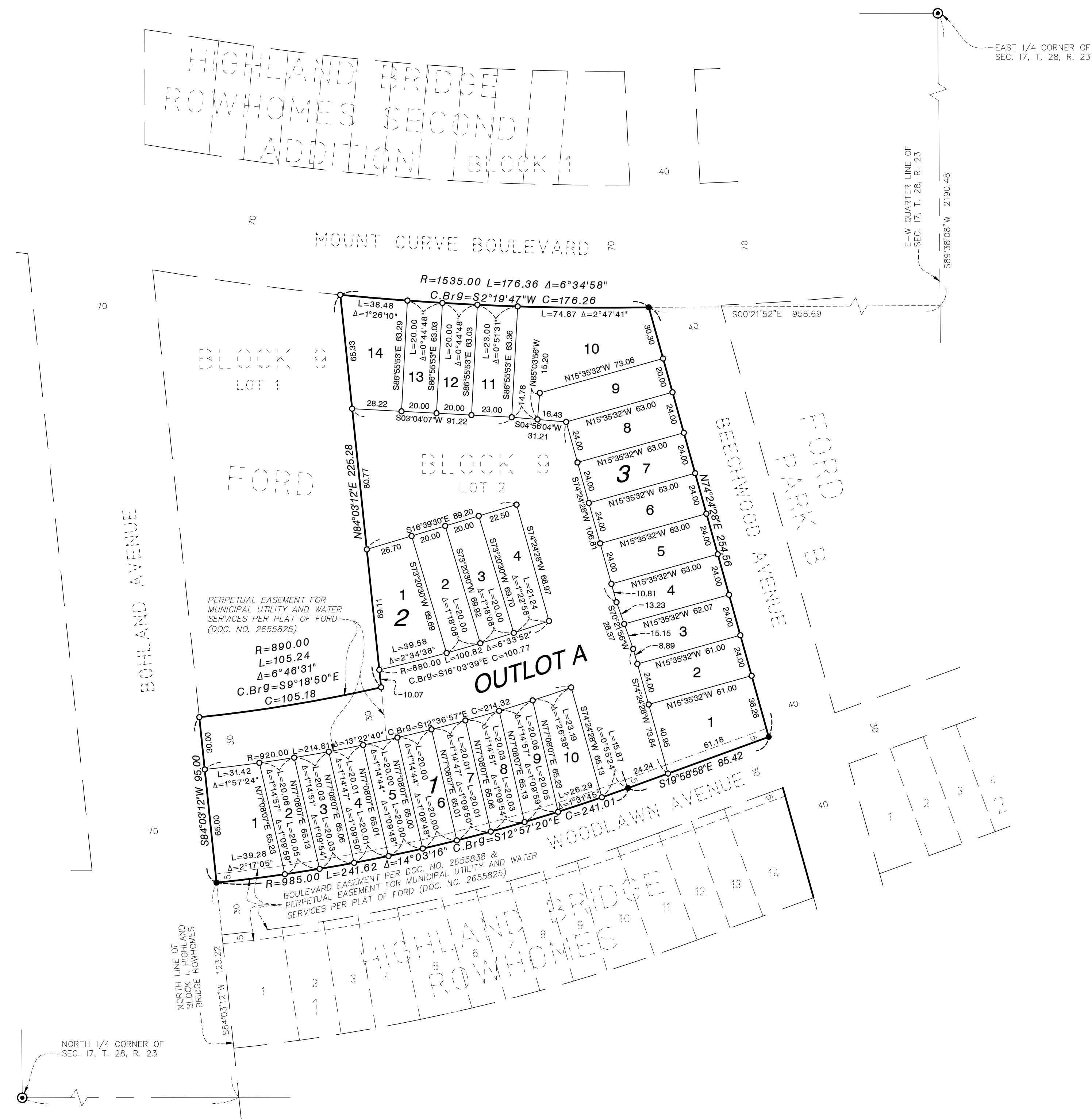
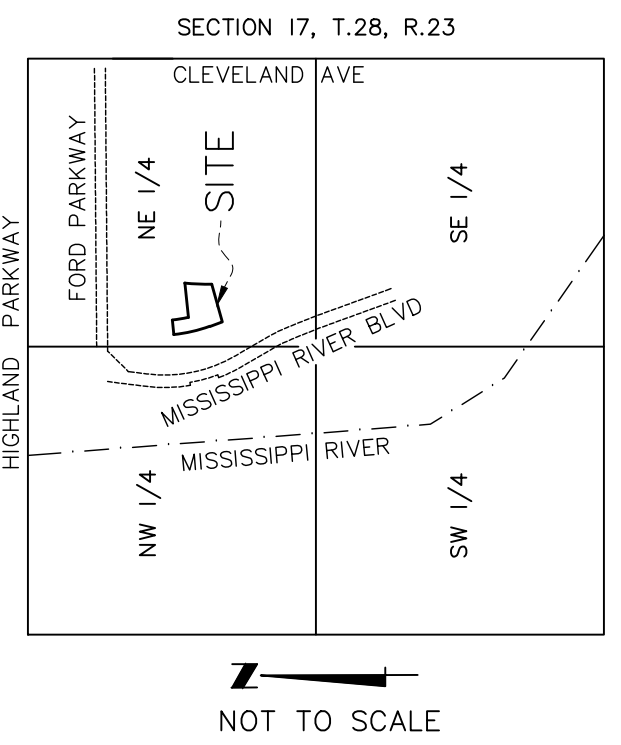
- For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature _____

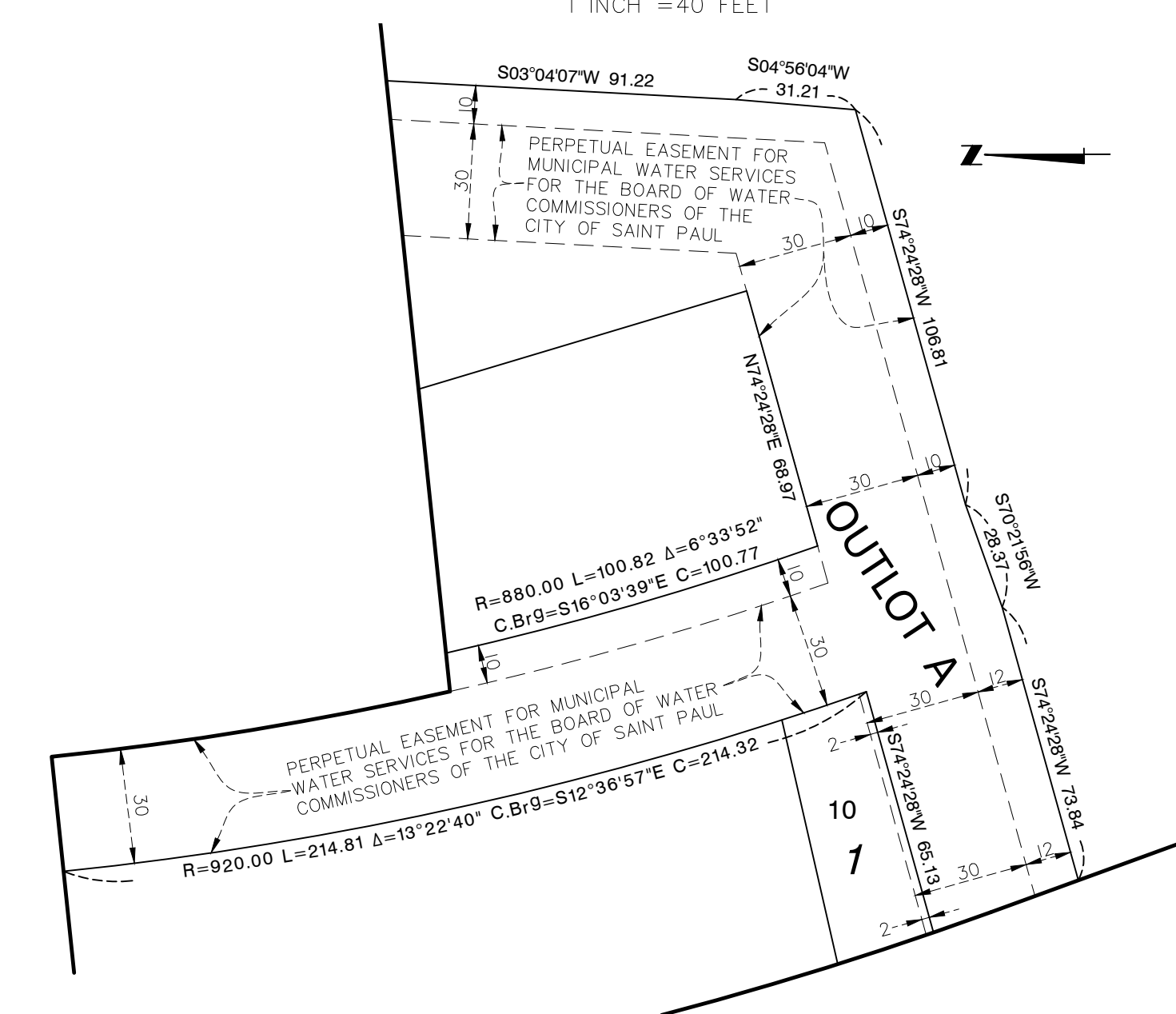
Date _____

HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION

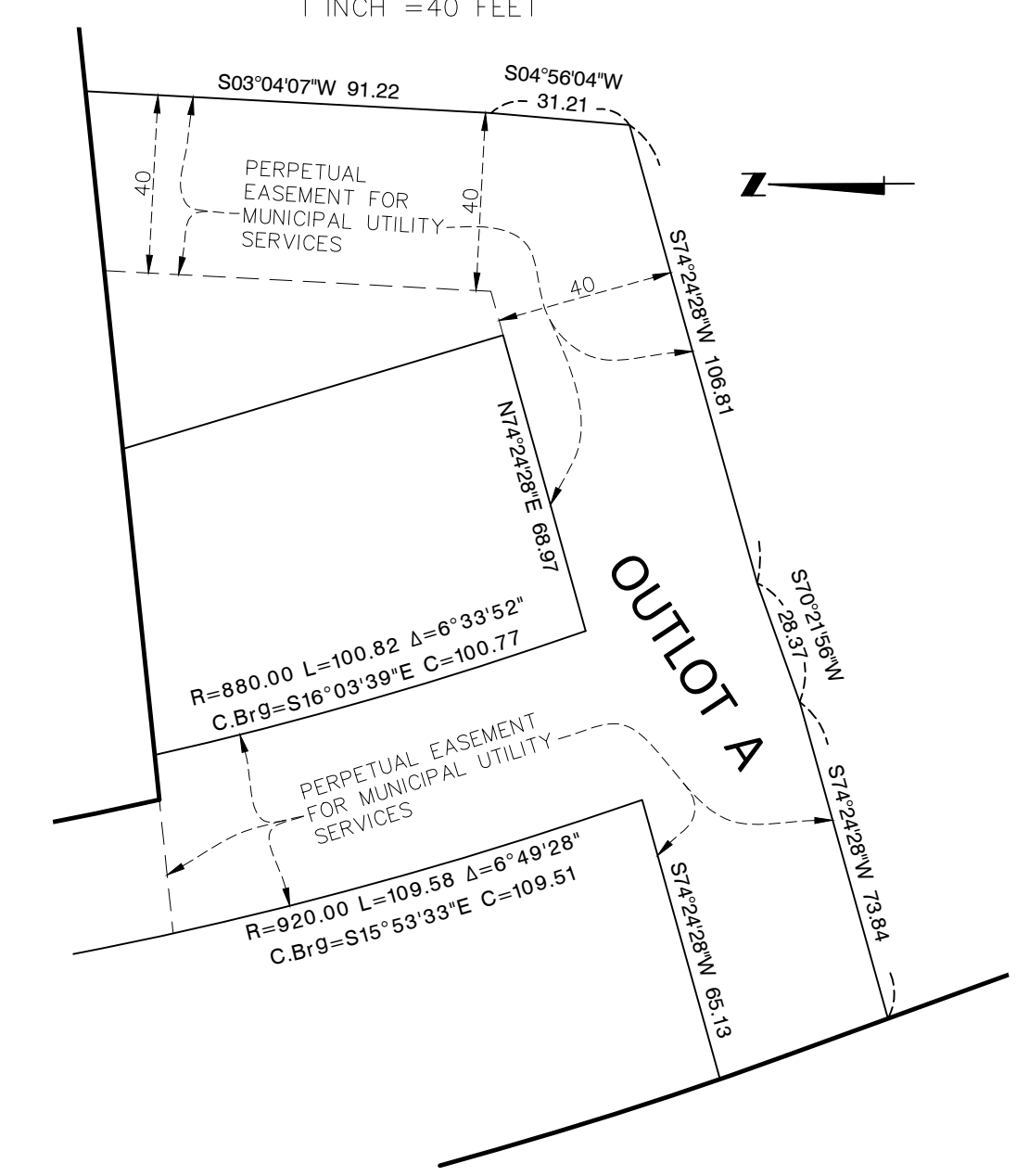
VICINITY MAP



EASEMENT DETAIL



EASEMENT DETAIL



LEGAL DESCRIPTION

Lot 2, Block 9; FORD, Ramsey County, Minnesota

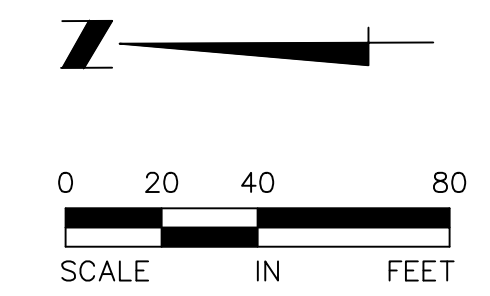
LOT AREAS

Area: Subject property contains: 66,486 sf or 1.537 acres

Block	Lot	Area (sf)	Area (ac)
1	1	2,298	0.05±
	2	1,304	0.03±
	3	1,302	0.03±
	4	1,301	0.03±
	5	1,300	0.03±
	6	1,300	0.03±
	7	1,301	0.03±
	8	1,302	0.03±
	9	1,304	0.03±
	10	1,608	0.04±
2	1	2,290	0.05±
	2	1,397	0.03±
	3	1,396	0.03±
	4	1,516	0.03±
3	1	2,355	0.05±
	2	1,464	0.03±
	3	1,472	0.03±
	4	1,506	0.03±
	5	1,512	0.03±
	6	1,512	0.03±
	7	1,512	0.03±
	8	1,512	0.03±
	9	1,486	0.03±
	10	3,525	0.08±
	11	1,453	0.03±
	12	1,260	0.03±
	13	1,263	0.03±
	14	2,124	0.05±
OUTLOT A		21,613	0.50±

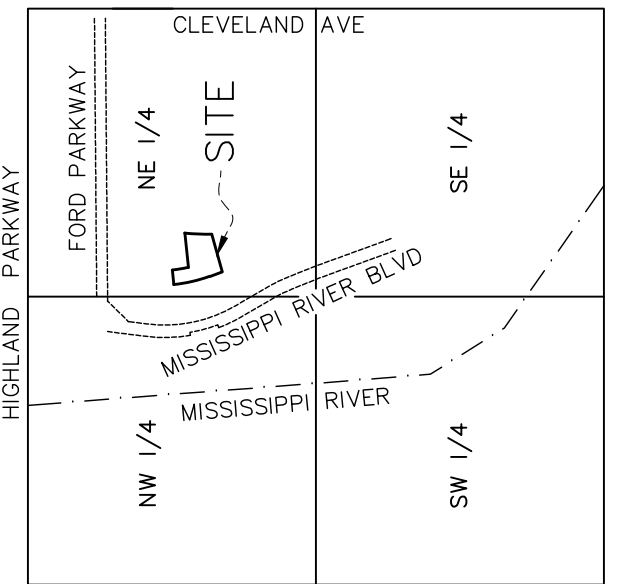
THE NORTH LINE OF BLOCK 1, HIGHLAND BRIDGE ROWHOMES, IS ASSUMED TO HAVE A BEARING OF S84°03'12"W.

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- Denotes 1/2 inch x 18 inch rebar found marked by licensed no. 45873, unless otherwise noted
- ⊙ Denotes found Cast Iron Monument



HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION

VICINITY MAP
SECTION 17, T. 28, R. 23

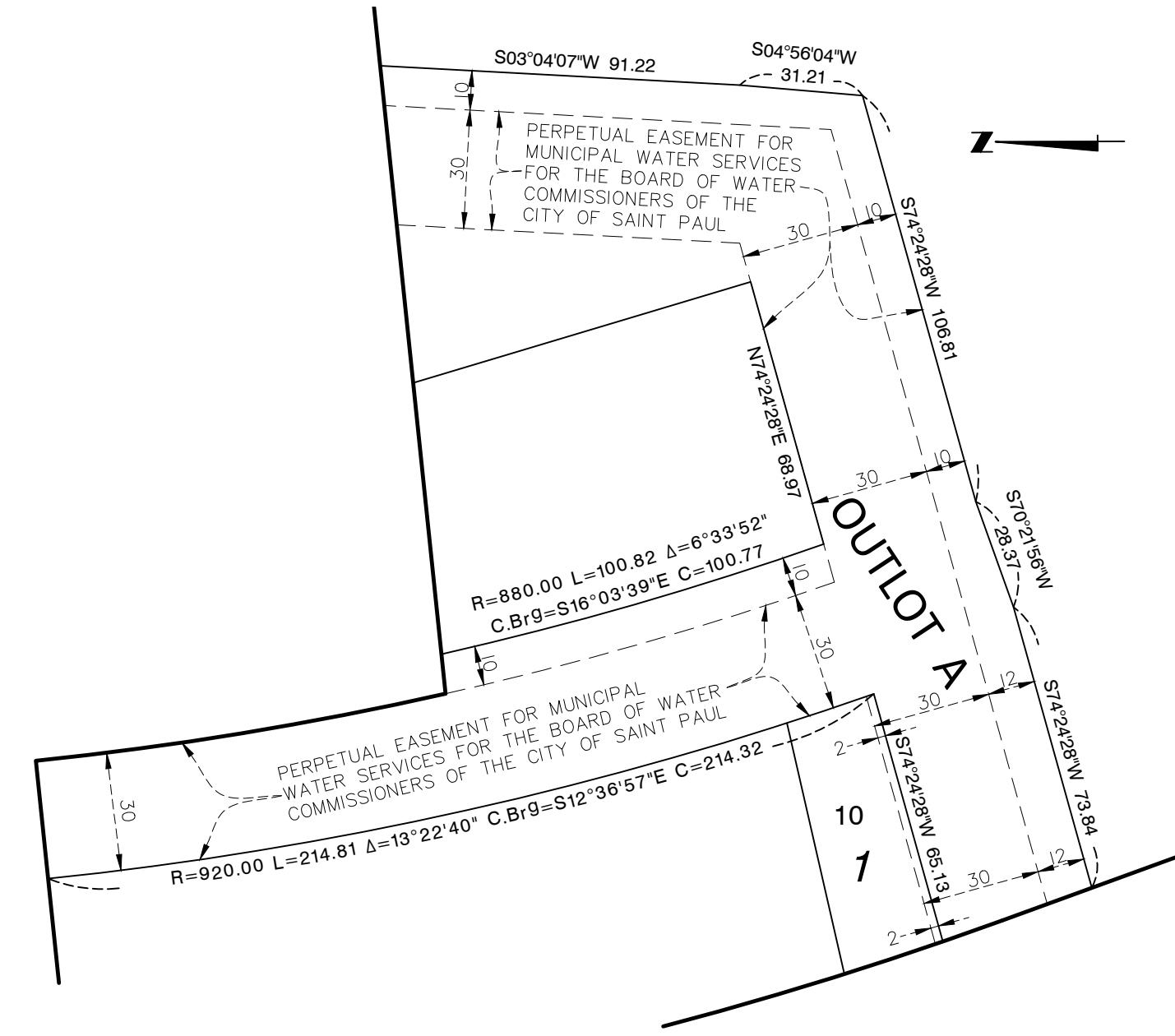


NOT TO SCALE



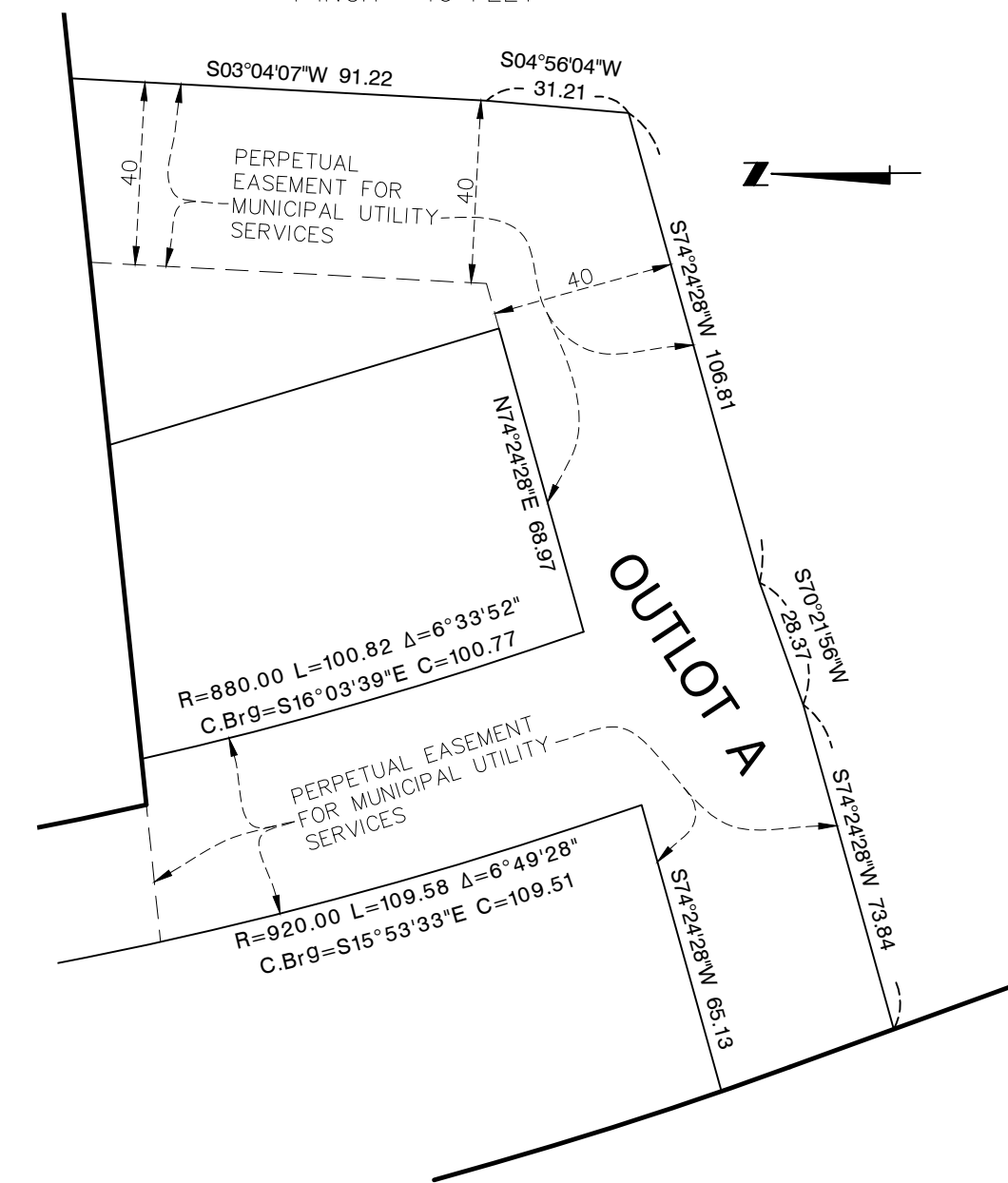
EASEMENT DETAIL

1 INCH = 40 FEET



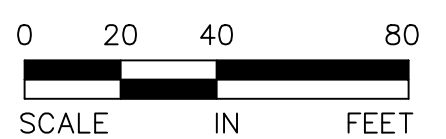
EASEMENT DETAIL

1 INCH = 40 FEET

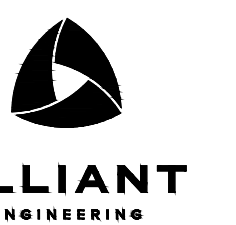


THE NORTH LINE OF BLOCK I, HIGHLAND BRIDGE ROWHOMES, IS ASSUMED TO HAVE A BEARING OF S84°03'12\"/>

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SCALE: ONE INCH EQUALS FORTY FEET





CITY OF ST. PAUL

HIGHLAND BRIDGE ROWHOMES 4th ADDITION

Pulte Homes

Original Ford Plat References:

Lot 2, Block 9

SUBDIVISION REVIEW NARRATIVE – PRELIMINARY PLAT

February 16, 2022

Project Contacts and Design Professionals:

Paul Heuer
Pulte Homes
Director of Land Planning & Entitlements
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Chad Onsgard
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Pulte Homes
Architecture

Mark Rausch, PE
Alliant Engineering
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(612) 767-9339
mrausch@alliant-inc.com

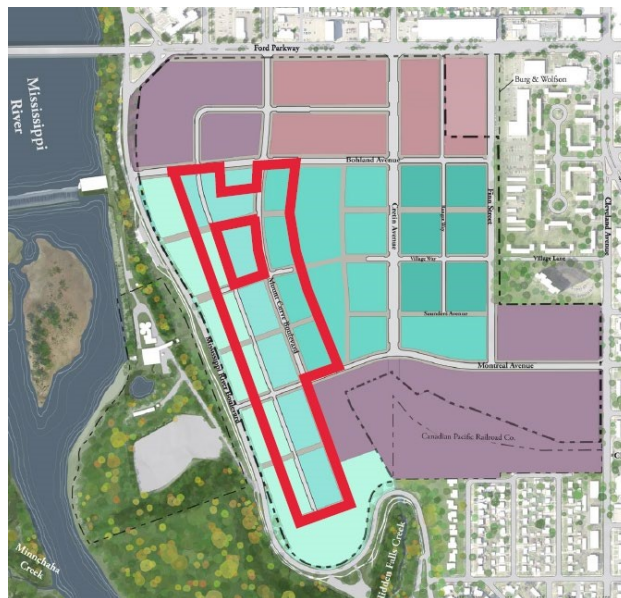
John Gronhovd, LA
Alliant Engineering
Landscape Architect
(612) 767-9353
jgronhovd@alliant-inc.com

Pulte Rowhomes Overview

Pulte will be constructing 325 rowhomes in the area originally designated for rowhomes on the Ryan site plan that accompanies the Master Plan for the site (see the red bounded area on the below graphic).



This area encompasses portions of Zones F1, F2, and F3 (see below zoning graphic from the Master Plan). The rowhomes will comply with the requirements outlined in the Master Plan for each of these zones.



The rowhomes will be slab on grade (no basements) which is typical for rowhomes. Pulte has created a sub-homeowners association (HOA) specific to the rowhome neighborhood. The rowhomes HOA will be responsible for maintaining the exteriors of the buildings, the alley surfaces, and the common areas between and around the buildings. Typical maintenance obligations include snow removal and landscape care. HOA's are routinely established for rowhome neighborhoods in response to the expectations of buyers. The rowhomes will also be a

member of the larger Highland Bridge Master Association to facilitate maintenance of the civic square, civic plaza and central water feature.

Please accept this application for preliminary plat. This plat is consistent with the previous applications and with the approved Master Plan.

Key Facts

Lot area	66,486 sf or 1.53 acres
Zoning	F2
Previous number of units platted	138
New number of units platted	28

The Homes

We have prepared 16 different floor plans to suit the various home buyers for Highland Bridge Rowhomes. Approximately two-thirds of the rowhomes will be 20-foot wide and one-third will be 24-foot wide. The sizes of the homes will range from 1935 to 2950 square feet.

In addition to the different floor plans outlined below, home buyers will also have a variety of structural, design and energy efficiency options.

20-foot wide

Plans 1 and 2 differ in the layouts of the 2nd story. These plans are 3-story rowhomes with a rooftop which could be outdoor usable space (terrace), solar panels, or a green roof. Plans 3 and 4 provide additional living space on the 4th story. Plans 5, 6, 7, and 8 mimic Plans 1 – 4 and will be built immediately adjacent to the single-family homes (to be built by others) along the west edge of the neighborhood. Although the living area of these homes are the same as for Plans 1 – 4, they include a garage extension of 8-feet in depth which creates an additional 2nd story exterior terrace with views to the west. Plans 7 and 8 also differ from Plans 3 and 4 in that the rooftop terrace is at the rear of the home instead of at the front. This enables the homes along the west edge of the neighborhood to have western views of the Minneapolis skyline and the river valley.

This variation in floor plans and options provides a wonderful variety for home buyers to choose from. Below is a brief list of the available floor plans for the 20-foot wide homes.

1. Frankton	base plan; 4 th story terrace	1935 sf
2. Fairwood	base plan; 4 th story terrace	1935 sf
3. Frankton way	4 th story livable area; 4 th story front terrace	2492 sf
4. Fairwood way	4 th story livable area; 4 th story front terrace	2492 sf
5. Frankton	base plan; 2 nd story rear & 4 th story terraces	1935 sf
6. Fairwood	base plan; 2 nd story rear & 4 th story terraces	1935 sf
7. Frankton way	4 th story livable area; 2 nd rear & 4 th story rear terr.	2492 sf
8. Fairwood way	4 th story livable area; 2 nd rear & 4 th story rear terr.	2492 sf

24-foot wide

Floor plans for the 24-foot wide homes are similar to the floor plans outlined above for the 20foot wide rowhomes. However, the 24-foot wide plans offer 400 to 500 additional square feet. Below is a brief list of the available floor plans for the 24-foot wide homes.

9. Jayton	base plan; 4 th story terrace	2322 sf
10. Jetwood	base plan; 4 th story terrace	2322 sf
11. Jayton way	4 th story livable area; 4 th story front terrace	2950 sf
12. Jetwood way	4 th story livable area; 4 th story front terrace	2950 sf
13. Jayton	base plan; 2 nd rear & 4 th story terraces	2322 sf
14. Jetwood	base plan; 2 nd rear & 4 th story terraces	2322 sf
15. Jayton way	4 th livable area; 2 nd rear & 4 th story rear terraces	2950 sf
16. Jetwood way	4 th livable area; 2 nd rear & 4 th story rear terraces	2950 sf

Grade Conditions

In addition to the above floor plans, some of the grades/slopes on the site create the opportunity to create additional options.

In some areas, the grade will slope down from rear to front. This provides an opportunity to create some front elevations with additional front stoop heights.

In other areas, the street grade becomes steep enough that it becomes difficult to transition from one building to another. In these situations, an opportunity is presented for us to create “steps” between rowhomes within each building. This results in the floor slab of one home being one or two feet above or below an adjacent home.

These design characteristics will provide a strong variety of elevations when viewed from public streets and trails.

Detailed floor plans and elevations will be submitted with subsequent Site Plan Review applications for each phase. It is anticipated that there will be design consistency throughout the project phases so that the overall rowhome development has a cohesive aesthetic and appearance.

Our Commitment to Sustainability

We are committed to complying with the various sustainability requirements outlined in the agreements and approvals associated with Highland Bridge. In addition to these requirements, we are building an all-electric model home to illustrate options available to our homebuyers. We will also be offering options for rooftop solar panels, electric vehicle charging stations, and other sustainable options.

Affordable Housing

Among the 325 rowhomes, Pulte will develop and construct a 6-unit (20-foot wide) building shell at our cost for the purpose of dedicating it for affordable housing. We will deed these homes to a Ryan partner for completion. These homes will be developed and built to shell in the next future phase.

Infrastructure

The public infrastructure components of the Ford Site Redevelopment are to be designed and constructed by Ryan and turned over to Public Works, St. Paul Regional Water Services, Parks or the Master Association according to articles within the RDA and the SIPA. The public infrastructure components include items such as streets, sidewalks, boulevards, trails, water distribution systems, sanitary sewers, stormwater sewers and ponds, lighting, signals, and parks. Phasing of this infrastructure will comply with the RDA and the SIPA and will be coordinated with Pulte's phasing schedule.

The private infrastructure components will be designed and constructed by Pulte and turned over to Public Works (sanitary sewer), St. Paul Regional Water Services (water main), and the rowhome HOA (alley surface). Phasing of this infrastructure will correspond with each phase of platting for the rowhomes.

Attachments:

- Highland Bridge Rowhomes 4th Addition preliminary plat
- Application form

HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 2, Block 9, FORD, Ramsey County, Minnesota

Has caused the same to be surveyed and platted as HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION and does hereby dedicate to the public for public use the perpetual easements for municipal water services for The Board of Water Commissioners of the City of Saint Paul and municipal utility services as shown on this plat.

In witness whereof said Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Pulte Homes of Minnesota, LLC

_____, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, on behalf of the company.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter D. Goers, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Peter D. Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Peter D. Goers, Licensed Land Surveyor.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL
CITY OF SAINT PAUL

I do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Saint Paul, Minnesota, approved this plat.

City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.

Daniel D. Baar, L.S.,
Ramsey County Surveyor

REGISTRAR OF TITLES

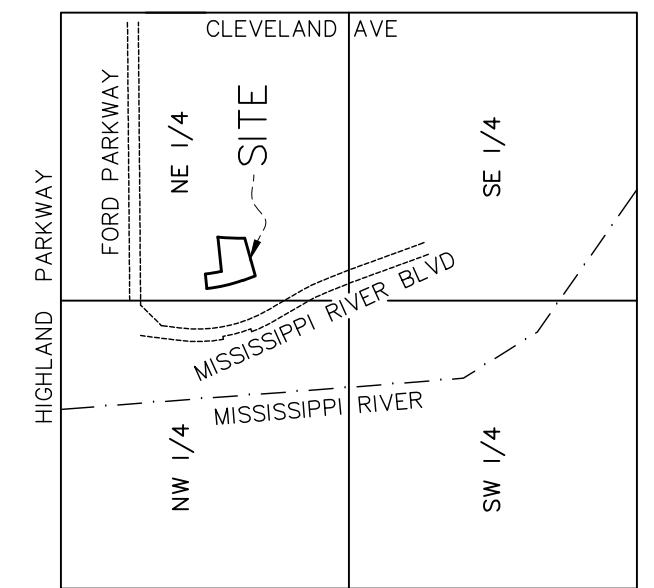
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M, and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

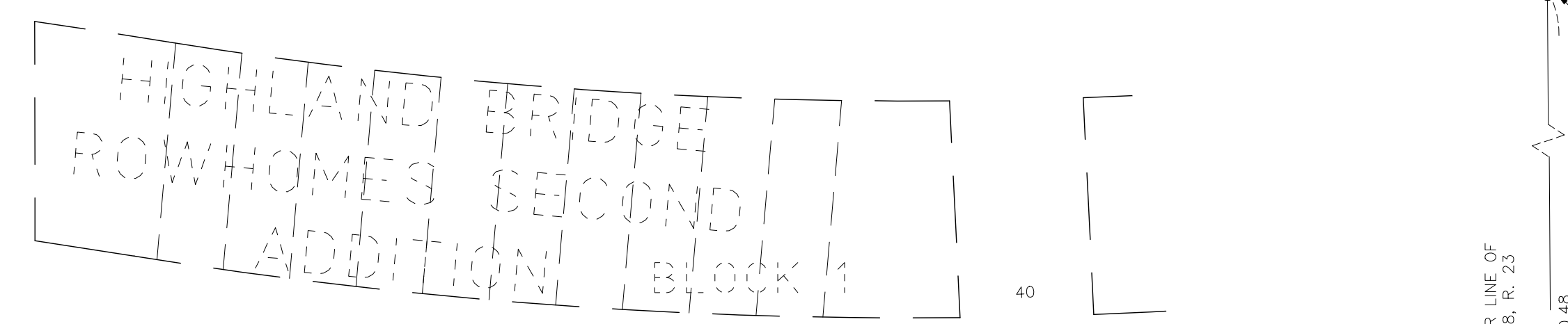
Deputy Registrar of Titles

HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION

VICINITY MAP
SECTION 17, T.28, R.23

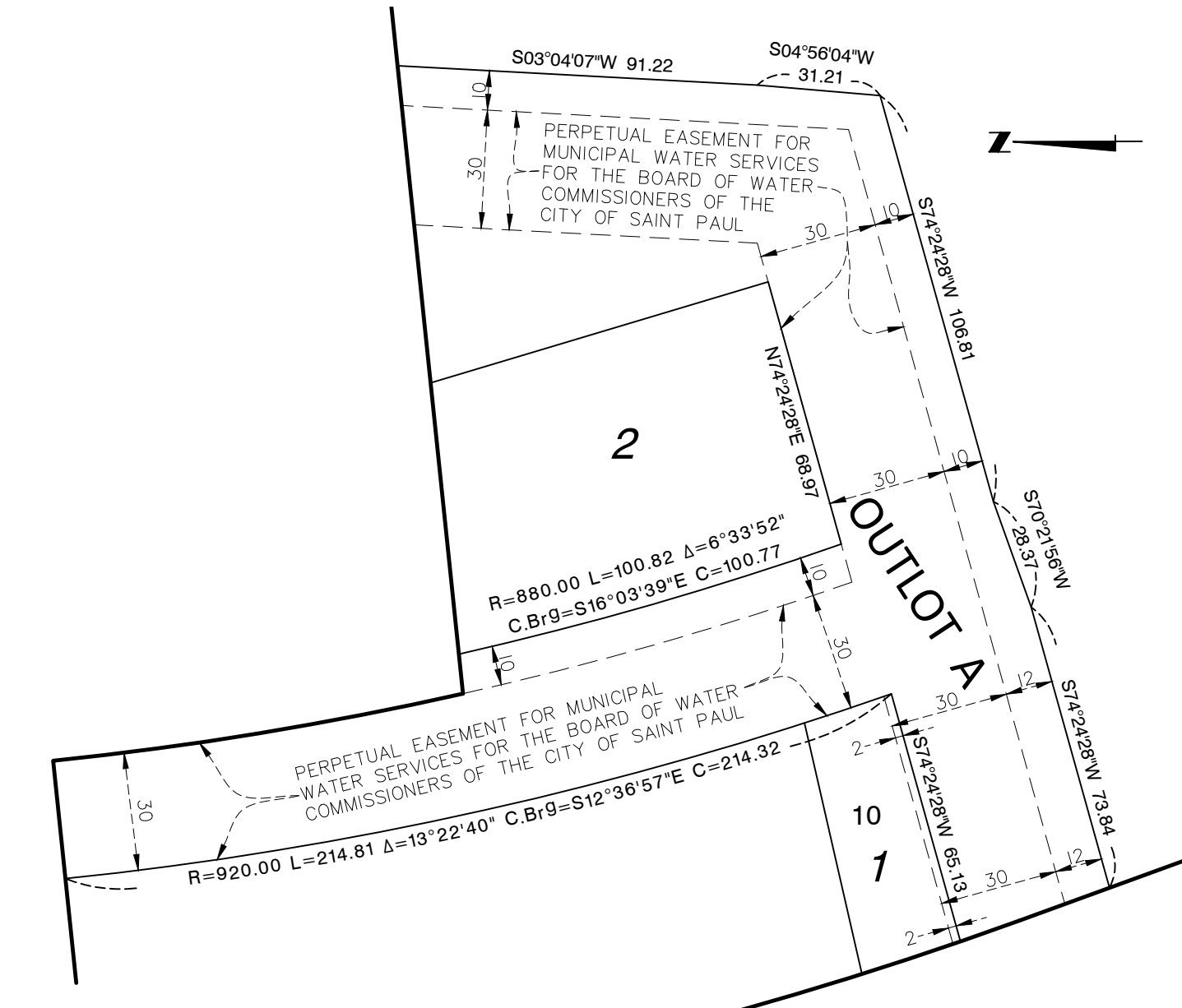


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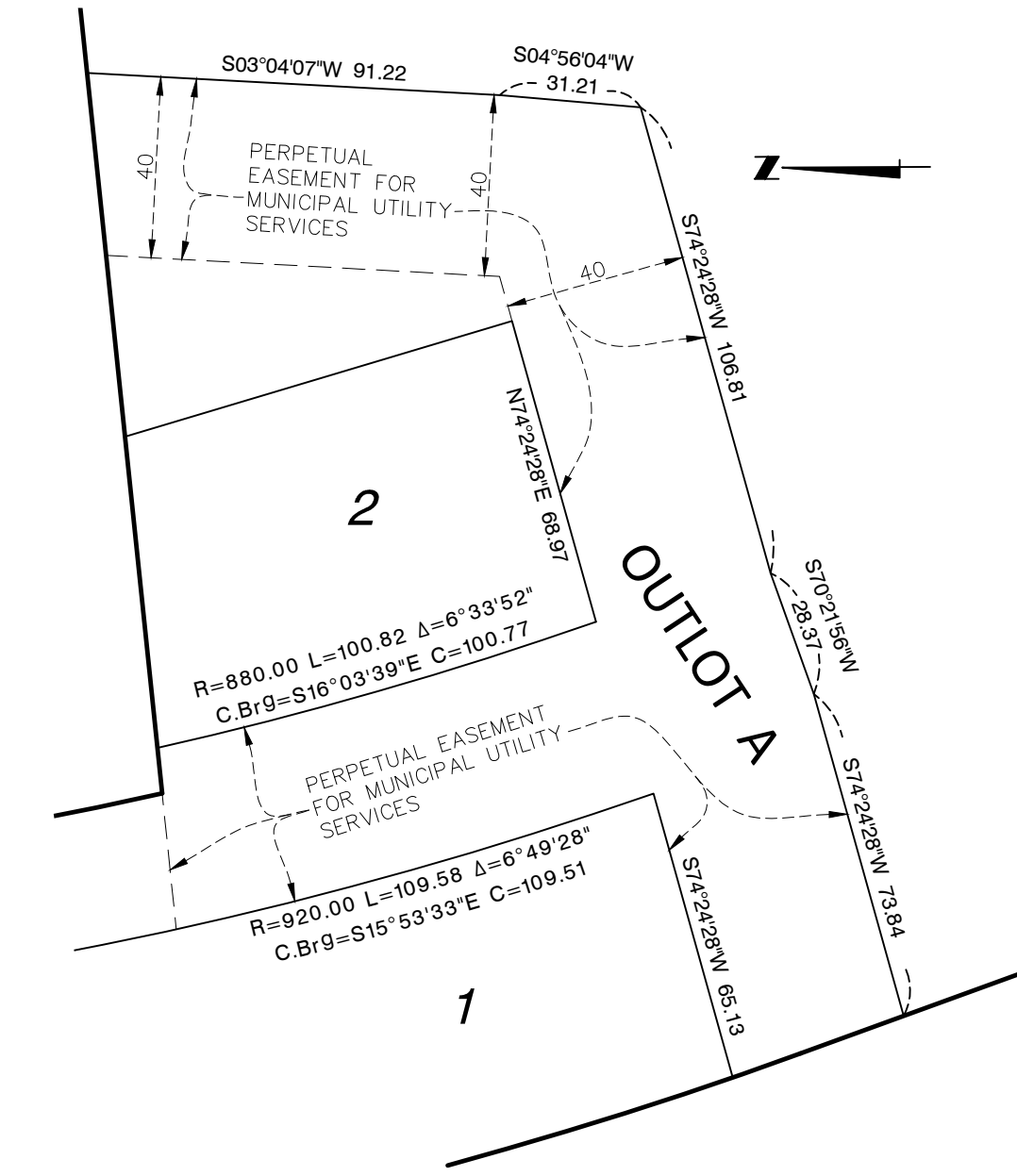


EAST 1/4 CORNER OF
SEC. 17, T. 28, R. 23

EASEMENT DETAIL
1 INCH = 40 FEET

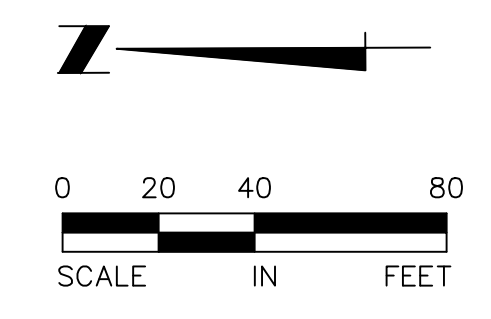


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