



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) St. Paul Port Authority

Address 400 N Wabasha Street #240 City St. Paul State MN Zip 55102

Email _____ Phone (651) 224-5686

Contact Person (if different) George Hoene

Address 400 N Wabasha Street #240 City St. Paul State MN Zip 55102

Email gah@sppa.com Phone (651) 204-6237

PROPERTY INFO

Address / Location 2200 Larpenteur Avenue E

PIN(s) & Legal Description See attached
(Attach additional sheet if necessary.)

Lot Area 112 Acres Current Zoning T1M, T3M, ITM

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

☐ Adjustment of Common Boundary

☐ Registered Land Survey

☐ Combined Plat

☐ Lot Split

☒ Preliminary Plat

☐ 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.

See attached

☐ 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

4/28/23

The Heights Legal Description

Parcel 1:

Lot 4, Block 1, Furness' Garden Lots.

The South half of Lot 2, Block 5, Furness' Garden Lots.

Lot 3, Block 5, Furness' Garden Lots.

Ramsey County, Minnesota

Torrens Property

Parcel 2:

Blocks 1, 2, 3, 4, 5, 6, 7 and 8, Harvester Heights, together with all the streets and alleys in said Blocks 1, 2, 3, 4, 5, 6, 7 and 8, which were vacated and which accrued to said blocks by the operation of law upon the vacation thereof.

Ramsey County, Minnesota

Torrens Property

Parcel 3:

Lots 1, 2, 3, 5, 7, 8, 9, 10, 11 and 12, Block 1, Furness' Garden Lots.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 6, Furness' Garden Lots.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 7, Furness' Garden Lots.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 13, Furness' Garden Lots.

Ramsey County, Minnesota

Torrens Property

Parcel 4:

Lot 1, Block 5, Furness' Garden Lots.

Ramsey County, Minnesota

Torrens Property

Supporting Information

The Heights Development integrates residential, light industrial, and open space. The development plan has been outlined by the Hillcrest Master Plan adopted by Saint Paul City Council June 1, 2022. Higher density housing will primarily be located to the north of the site along Larpenteur Avenue E. The western most peninsula will also serve high density residential. Light industrial is planned for the eastern portion of the property between Howard Street N and McKnight Road N. Lower density residential housing is planned for the western portion of the property beginning near Hoyt Ave and ending at Ivy Ave. The planned land uses will be seamlessly integrated through passive open space and a city park.

Higher density residential intends to support approximately 60 units per acre. Lower density residential intends to support approximately 20 units per acre. Light industrial intends to support approximately 15-23 jobs per acre.

This information can be referenced in the Hillcrest Master Plan page 24.