



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 # 20-077-686
Fee Paid \$ PAID. Fee paid with check from prelim plat.
Check # 57649
Received By / Date AV; September 23, 2020

APPLICANT

Property Owner(s) Pulte Homes
Address 7500 Flying Cloud Drive, Suite 670 City Eden Prairie State MN Zip 55344
Email paul.heuer@pultegroup.com Phone 952-229-0722
Contact Person (if different) Paul Heuer
Address _____ City _____ State _____ Zip _____
Email _____ Phone _____

PROPERTY INFO

Address / Location Ford site
PIN(s) & Legal Description Ford plat, Lot 2 Block 8, Lot 1 Block 10, Lot 2 Block 14, Lot 1 Block 15
(Attach additional sheet if necessary.)

Lot Area 3.784 acres Current Zoning F1, F2, F3

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 checked="" 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.

75 rowhomes. See separate narrative for additional information.

- ☐ 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 September 23, 2020

INFORMATION COVER SHEET

| | |
|--|--|
| ZONING FILE #: 20-077-686 | APPLICATION TYPE: Subdivision- new plat Final Plat |
| FOLDER NAME: ZF # 20-077-686 Highland Bridge Rowhomes Final Plat | |
| APPLICANT: Pulte Homes Attn: Paul Heuer 7500 Flying Cloud Drive Suite 670 Eden Prairie MN | TELEPHONE: 952-229-0722 |
| OWNER: Attn: Pulte Homes Of Minnesota Llc Pulte Homes Of Minnesota Llc 7500 Flying Cloud Dr Ste 670 Eden Prairie MN 55344-3751 | TELEPHONE: |
| ADDRESS OF PROPERTY: South of Ford Parkway between Mississippi Boulevard South and Cleveland Avenue South on the old Ford site. | |
| LEGAL DESCRIPTION: FORD LOT 1 BLK 10, Lot 2 Block 8, Lot 1 Block 10, Lot 2 Block 14, and Lot 1 Block 15 | PIN: 172823130003 PIN: 172823130006 PIN: 172823130009 PIN: 172823130010 |
| PURPOSE: FORD LOT 1 BLK 10, Lot 2 Block 8, Lot 1 Block 10, Lot 2 Block 14, and Lot 1 Block 15 to be platted for the development of multifamily homes (Rowhomes). | |
| DATE RECEIVED: September 23, 2020 | FINAL ACTION DATE: November 22, 2020 |
| EARLY NOTIFICATION SENT: 9/25/2020 | HEARING DATE: CC: |
| LAND USE MAP: ZONING MAP: | PRESENT ZONING: F1, F2, F3 |
| TOTAL OF LOT AREA: 3.784 | WARD: 3 |
| PLANNING DISTRICT: Highland District Council | DISTRICT'S TELEPHONE #: NA |
| PLANNER ASSIGNED: Menaka Mohan | TELEPHONE:651-266-6093 |
| NOTES: Final Plat for Highland Bridge Rowhomes. See History. | HISTORY: ZF # 20-058-603 Highland Bridge Rowhomes Preliminary Plat |



CITY OF ST. PAUL

HIGHLAND BRIDGE ROWHOMES 1st ADDITION

Pulte Homes

Existing Ford Plat References:

Lot 2, Block 8

Lot 1, Block 10

Lot 2, Block 14

Lot 1, Block 15

SUBDIVISION REVIEW NARRATIVE – FINAL PLAT

September 18, 2020

Project Contacts and Design Professionals:

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Pulte Homes
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Pulte Homes
Architecture

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John Gronhovd, LA
Alliant Engineering
Landscape Architect
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Pulte Rowhomes Overview

Please accept this application for final plat for our first phase of the rowhome neighborhood within Highland Bridge. This application is a follow up to the preliminary plat application submitted previously and approved by the City Council on September 16, 2020.

The submitted final plat incorporates review comments.

Attachments:

- Updated final plat
- Application form – submitted previously as a combined pre and final plat application
- Application fee – paid with previous combined pre and final plat application



ALLIANT

TO: Menaka Mohan and Addison Vang, City of Saint Paul

FROM: Paul Heuer, Pulte Homes and Ben Palazzolo, Mark Rausch Alliant Engineering Inc.

DATE: September 24, 2020

SUBJECT: Response to City Comments

Response to comments are noted in **Red**

Department of Safety and Inspections

1. Minimum lot widths for lots subdivided in the F1, F2, and F3 zoning districts shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards
**Noted, per amendments approved on May 13th, the minimum lot width is set to be 20'.
Proposed lots in zoning districts F1, F2, and F3 comply with this requirement.**
2. Maximum building widths for connected rowhomes in the F1, F2, and F3 zoning districts shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards
**Noted, per amendments approved on May 13th, the maximum building width is set to be 350'.
Proposed buildings in zoning districts F1, F2, and F3 comply with this requirement.**
3. Minimum/maximum setbacks for each rowhome in the F1, F2, and F3 zoning districts shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards.
Setback range for F1 zoning is 10-40 feet from the ROW, while the setback range for F2 zoning is 10-20 feet from the ROW. All rowhomes have a 10' setback from the ROW, except for lots adjacent to Beechwood Avenue, which have a 4' setback from the ROW. Per the amendments approved on May 13th, 4' setbacks are allowed at the end of blocks and trail ROW lines.
4. The building code has requirements in relation to the separation distance of an exterior wall to a property line. The developer should be aware there are requirements for fire-resistance rating of exterior walls, projections, and penetrations, as well as a limit on the percentage of openings allowed in those walls.
Noted.
5. While the building code allows for construction up to a property line there are restrictions to building on or over them. Early approval of proposals to construct on or over a property line is recommended.
Noted, we do not anticipate building over the lot lines.
6. If the location of the breaks between buildings changes or if "fake" walls are used between the buildings, it could change fire access. If needed, that is something to be addressed in detail in the site plans for these townhomes.
Noted.

7. The current proposal is acceptable from a Fire access perspective.

Noted.

8. Access easements within the Outlots to serve as private alleys shall be required, e.g., fire access to any adjoining private property, trash and recycling.

An easement exists. We have spoken to Bruce who is working internally at the City to determine if the existing easement suffices or needs to be revised.

9. Verify allowed structures within the existing Utility Easements in Outlots A and B, e.g., proposed private driveways to individual townhomes, landscaping, signs.

The following will be allowed within the easement: Alley and driveway surfaces, street signs, short landscaping (shrubs, plants, landscape rock, mulch, irrigation). Structures and monument signs will not be allowed in the easement.

10. Clarify relationship and coordination anticipated between Outlots A and B and the adjoining properties to the west that own a portion of the proposed private alley. Cross drainage, maintenance, and access easements may be required.

We will be creating a legal instrument that will obligate the rowhome HOA and each individual single family lot to reciprocally share access, drainage, and maintenance costs for the alley surface.

11. 69.401 (e)(3) Provisions for sewage disposal, drainage and flood control. Pursuant to City Resolution 20-672 establishing the Ford Site Green Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district's stormwater infrastructure, development parcels must connect to the District's Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge.

Noted.

Public Works

1. The lot splits will require the installation of public sanitary mains in the alleys, via an ordinance permit.

Noted, will complete an ordinance permit prior to construction for the sanitary sewer.

2. All private sewer laterals will need to be in conformance with our Standard Specifications for Constructing and Repairing Private Sewer Connection.

Noted.

3. Sub plats will have to conform to the SAC and impervious estimates provided by Ryan for each respective block/lot.

Noted.

Survey City Checklist

1. Tie into county mons. Network

Noted, connection into county network included.

2. All blocks and lots numbered and outlots lettered - Park B, Lot 1 Block 8, Lot 1 Block 14

All blocks, lots, and outlots are named and numbered.

3. Underlying plat names, Block and Lot numbers shown.

Underlying plat names, Block, and Lot numbers now shown.

4. Proposed streets: named with correct naming sequence and spelling width shown, see village way.

Name added to Village Way.

5. Leader lines and Match lines in Block 10.

Leader lines added in block 10.

6. Vicinity map: orient the same as the plat, with section break down and street names.

Vicinity map updated to be oriented the same as the plat, with section breakdown and street names.

7. Legend: check monument info, include symbol for granite monument.

Granite monument callout removed, not included in legend. Found monument added to legend and plat.

8. Surveyors Certificate: Wording.

Wording has been revised in the Surveyor's Certificate to state that all monuments depicted have been correctly set.