



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 **RECEIVED**
By Addison Vang at 1:41 pm, Nov 04, 2020

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 _____
(Attach additional sheet if necessary.)

_____ 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 10/26/2020

CITY OF ST. PAUL

HIGHLAND BRIDGE

WESTERN LOTS COMBINED PLAT

PROJECT NARRATIVE

November 3, 2020

Project Summary

Over roughly a ten-year period, the City of St. Paul (City) worked with Ford Motor Company (Ford) and area stakeholders to establish the Ford Site Zoning and Public Realm Master Plan (Masterplan) for the former manufacturing plant in Highland Park to guide the future redevelopment of the site. The Masterplan established six new zoning districts, provided the framework for the future public right-of-way and open spaces, provided guidance for private site design, and established development requirements for a Master Developer to bring the new mixed-use development to life.

In December of 2019, Project Paul, LLC, which is a subsidiary of Ryan Companies US, Inc. (Ryan), purchased the 122 acre property from Ford. As the Master Developer of the Ford Site, Ryan brought forth a forward-thinking, mixed use development plan that includes a mix of housing, retail, office, and open space, and is closely aligned with the City's approved Masterplan. The Ryan Development Plan includes redevelopment of the 122 acre Ford Site parcel and is expected to develop approximately 150,000 SF of Retail, 265,000 SF of Office, 50,000 SF of Civic/Institutional, and 3,800 units of residential including 1-6 unit homes, condominiums, senior housing, affordable housing, multifamily housing, along with over 50 acres of public right of way and open space as well as the preservation of two little league ball fields. The Redevelopment Agreement (RDA) and Site Improvement Performance Agreement (SIPA) between the City and Ryan to deliver the development and the required project infrastructure was also executed in December of 2019. The Ford Site project was recently renamed as the Highland Bridge development.

Ryan previously platted the 122 acre site under the FORD plat in November 2019 to establish the public right-of-way, open spaces, and private sites as mentioned above. The western lots along Mississippi River Boulevard were anticipated to be subdivided into smaller lots for ownership development. Ryan is making this plat submittal in order to subdivide the western lots, specifically the 1-6 Unit Home lots, along the western edge of the site for sale in early 2021. The properties will be platted in two phases, the first consisting of the four lots between Bohland Ave and Montreal Ave and the second consisting of the two lots south of Montreal Ave, the

second likely to occur later in 2021. The sale and development of these lots is also being coordinated with the phased infrastructure construction of the surrounding roadways.

Site Description

The Highland Bridge development is located roughly five miles between both Minneapolis and St. Paul in Ramsey County, MN, east of the Mississippi River and more specifically southeast of the Ford Pkwy and Mississippi River Blvd intersection. The lots within this plat scope of work border Mississippi River Boulevard between Bohland Ave and Montreal Ave.

The lots include:

- Lot 1, Block 8
- Lot 1, Block 14
- Lot 1, Block 19
- Lot 1, Block 25

The site information for each lot is listed below:

- Owner: Project Paul, LLC
- PIN:
 - Lot 1, Block 8 = 172823240004
 - Lot 1, Block 14 = 172823130008
 - Lot 1, Block 19 = 172823130012
 - Lot 1, Block 25 = 172823420003
- Site Address: 966 Mississippi River Blvd S St. Paul, MN 55116
- Site Area:
 - Lot 1, Block 8 = 1.94 ac
 - Lot 1, Block 14 = 1.44 ac
 - Lot 1, Block 19 = 0.86 ac
 - Lot 1, Block 25 = 0.79 ac
- Legal Description: Please refer to Appendix A and the plat documents for the detailed legal descriptions

Zoning

The zoning district for each of the lots is F1 River Residential. Each lot includes a 30' minimum building setback from Mississippi River Blvd and both a right-of way and interior lot line setback of 10', with the exception of the very north lot south of Bohland Ave where the minimum building setback is 15'. Each lot has a maximum building setback of 40' as well, except for the side adjacent to Mississippi River Blvd. Appendix B reflects these numbers in tabular format.

Proposed Site Uses

Ryan is proposing to subdivide these lots into five separate parcels so that they fit within the Development Range listed in the Public Realm Plan and become suitable for 1-6 unit homes. Ryan will not develop, design, or construct these homes. Lots will be sold by a brokerage firm to prospective buyers for development. A spreadsheet is provided in Appendix C with the proposed uses for each individual block, listing out the proposed number of residential units.

Appendix A

Lot 1, Block 8; Lot 1, Block 14; Lot 1, Block 19; Lot 1, Block 25, Ford, according to the recorded plat thereof, Ramsey County, Minnesota.

Appendix B

Lot	Block	Zoning	Public ROW Setback		Interior Lot Line Setback	
			Min ⁽²⁾⁽³⁾	Max ⁽¹⁾	Min	Max
1	8	F1	10	40	10	-
1	14	F1	10	40	10	-
1	19	F1	10	40	10	-
1	25	F1	10	40	10	-
(1) Maximum building setback limit shall apply to at least 60% of the building façade along the right-of-way						
(2) Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard						
(3) The lot at the southeast corner of Mississippi River Boulevard and Bohland Avenue shall be setback at least fifteen (15) feet from Bohland Ave						

Appendix C

Lot	Block	Proposed Use	Number of Dwelling Units⁽¹⁾
1	8	1-6 Unit Homes	7
1	14	1-6 Unit Homes	5
1	19	1-6 Unit Homes	5
1	25	1-6 Unit Homes	5

(1) Note that number of dwelling units are projections and subject to change