



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

PD=15

Zoning Office Use Only

File # 24-074-178
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Loren G. Smith and Cynthia Skarolid Smith
Address 2254 EDGCUMBE RD City St. Paul State MN Zip 55116
Email _____ Phone _____
Contact Person (if different) Brian D. Alton, McClay-Alton, PLLP
Address 951 Grand Avenue City St. Paul State MN Zip 55105
Email brian@mcclay-alton.com Phone 651-290-0301

PROPERTY INFO

Address / Location 2254 EDGCUMBE RD and 2260 EDGCUMBE RD
PIN(s) & Legal Description 162823430042 162823430028
(Attach additional sheet if necessary.)
Legal Description attached _____
Lot Area .5611 acres Current Zoning H1

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.

The purpose of the plat is for Ross G. Kronholm and Greta L. Larsen, the owners of 2260 Edgumbe Rd., to convey two feet (2') of land to Loren G. Smith and Cynthia Skarolid Smith, the owners of the adjacent property at 2254 Edgumbe Rd. It is an adjustment of common boundary, but a plat process is required because the lot has not been previously platted.

The contact person listed above is the attorney for Loren G. Smith and Cynthia Skarolid Smith.

- ☐ 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

Loren G. Smith
Cynthia M Skarolid Smith

Date

08/29/2024
08/29/2024

Address: 2254 and 2260 Edgcumbe Road

Attachment to Subdivision Review Application

Legal Description

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, which is the Easterly 5 feet of the following described tract:

Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 136.50 feet to the point of beginning.

Subject to a reservation for the State of Minnesota of all minerals and mineral rights.

And

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23 described as follows: Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 134.50 feet to the point of beginning, except the Easterly 5 feet thereof.

Subject to a reservation for the State of Minnesota of all minerals and mineral rights.

And

The West 60 feet of the North 1/4 of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28, Range 23, Subject to the rights of the public in that part of said Tract which lies within the boundary line of Edgcumbe Road.

CITY OF ST PAUL - ASSESSMENTS Owners Report

PID: 16-28-23-43-0028

Property Address: 2260 EDGCUMBE RD 55116-2448

Ross G. Kronholm
Greta Larsen
2260 Edgcumbe Rd
St Paul MN 55116-2448

Owner
Taxpayer
Resident

SECTION 16 TOWN 28 RANGE 23 SUBJ TO RD THE W 129 67/100 FT OF E 134 67/100 FT OF N 235 FT OF NW 1/4 OF SW 1/4 OF SE 1/4 OF SEC 16 TN 28 RN 23

CITY OF ST PAUL - ASSESSMENTS Owners Report

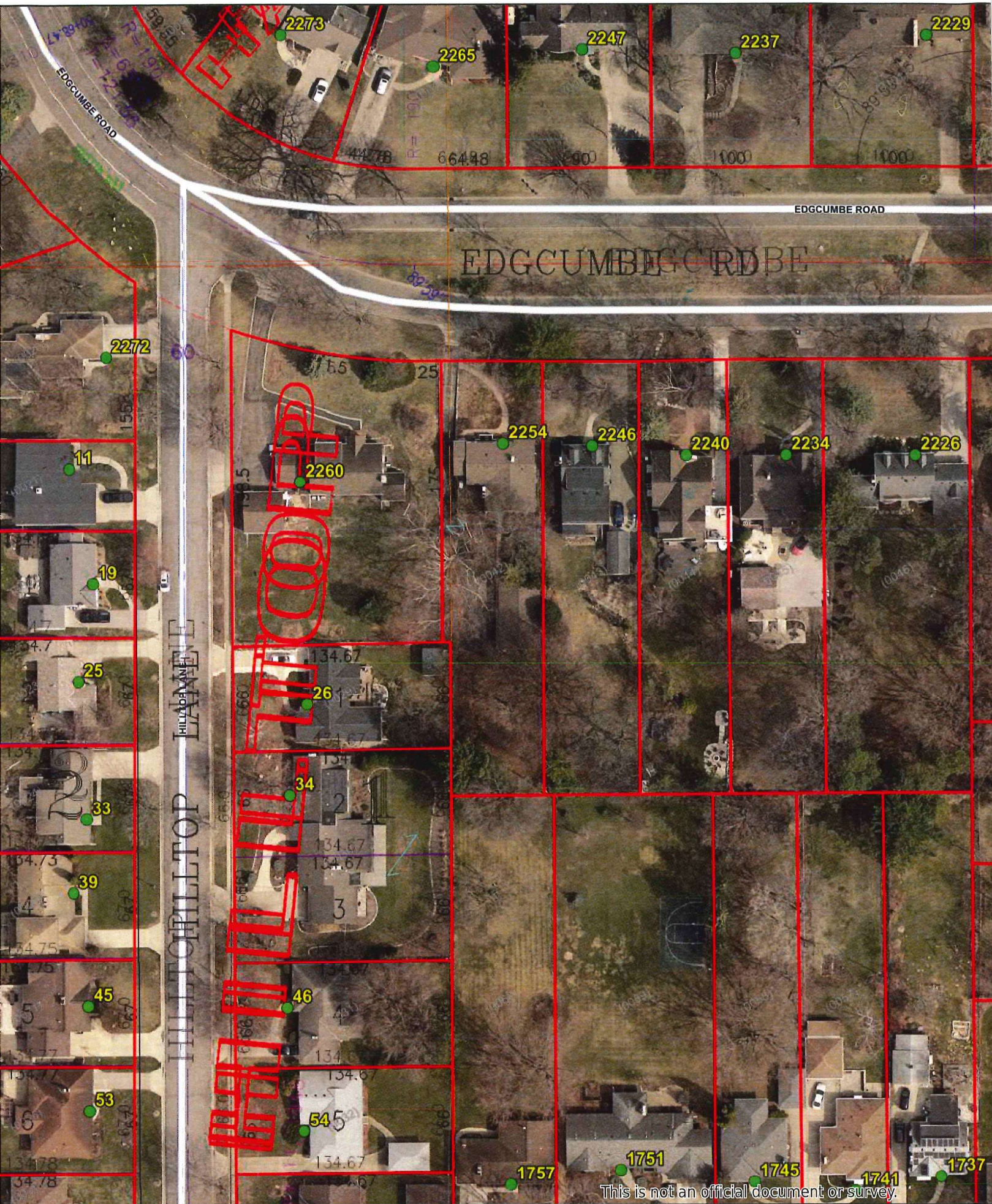
PID: 16-28-23-43-0042

Property Address: 2254 EDGCUMBE RD 55116-2448

Loren G Smith
Cynthia Smith
2254 Edgcumbe Rd
St Paul MN 55116-2448

Owner
Taxpayer
Resident

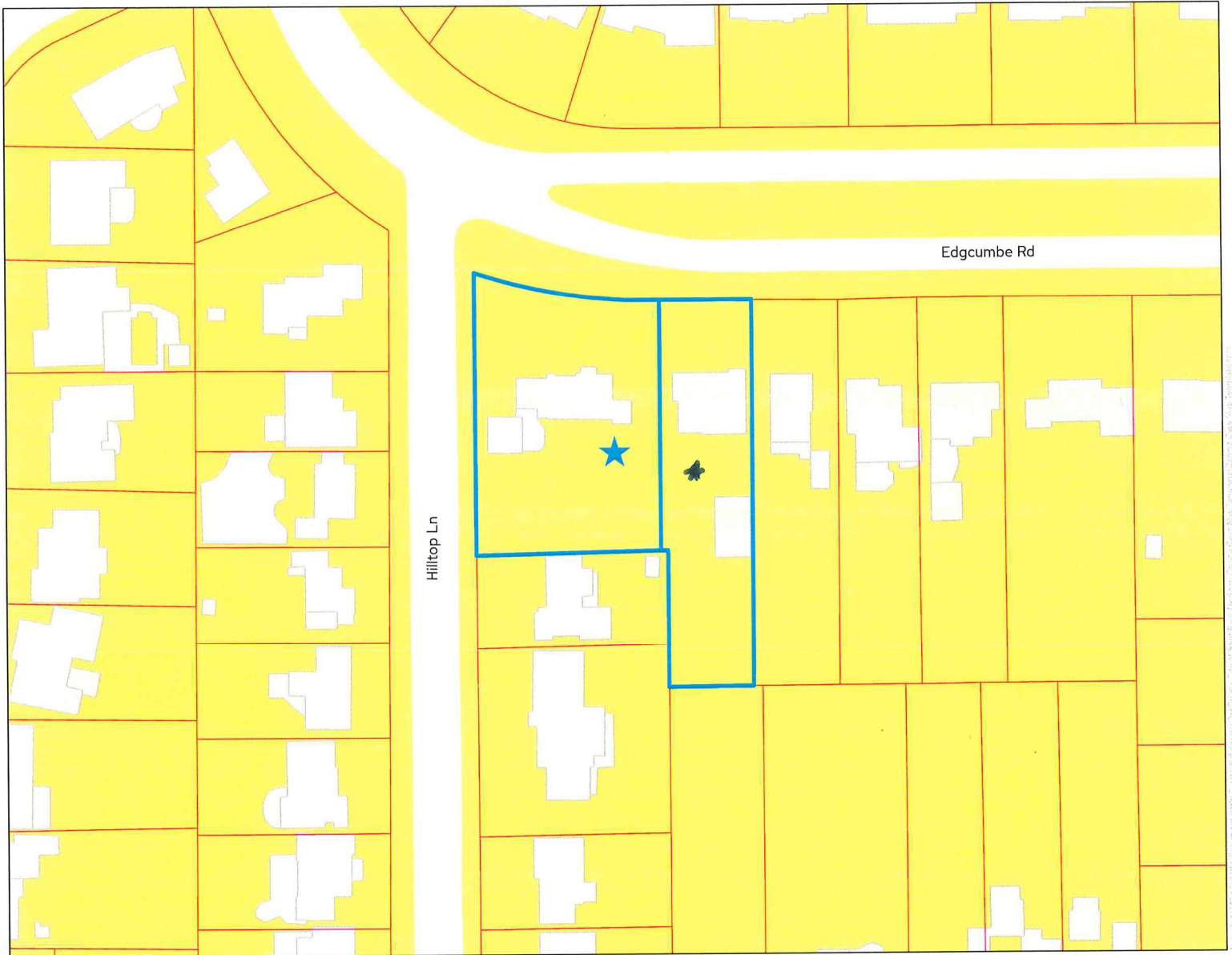
SECTION 16 TOWN 28 RANGE 23 SUBJ TO RD THE W 60 FT OF NW 1/4 OF NE 1/4 OF SW 1/4 OF SE 1/4 ALSO SUBJ TO RD THE E 5 FT OF N 235 FT OF NW 1/4 OF SW 1/4 OF SE 1/4 ALL IN SEC 16 TN 28 RN 23



Application of River Birch Addition

Zoning map

application number: 24-074-178 • type: Combined Plat • date: 09/04/2024



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

RL One-Family Large Lot
H1 Residential
H2 Residential
RM1 Multiple-Family
RM2 Multiple-Family
RM3 Multiple-Family

T1 Traditional Neighborhood
T2 Traditional Neighborhood
T3 Traditional Neighborhood
T3M T3 with Master Plan
T4 Traditional Neighborhood
T4M T4 with Master Plan

OS Office-Service
B1 Local Business
BC Community Business (converted)
B2 Community Business

B3 General Business
B4 Central Business
B5 Central Business Service
IT Transitional Industrial
ITM IT with Master Plan
I1 Light Industrial
I2 General Industrial
I3 Restricted Industrial

F1 River Residential
F2 Residential Low
F3 Residential Mid
F4 Residential High
F5 Business
F6 Gateway
VP Vehicular Parking
PD Planned Development
CA Capitol Area Jurisdiction

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SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

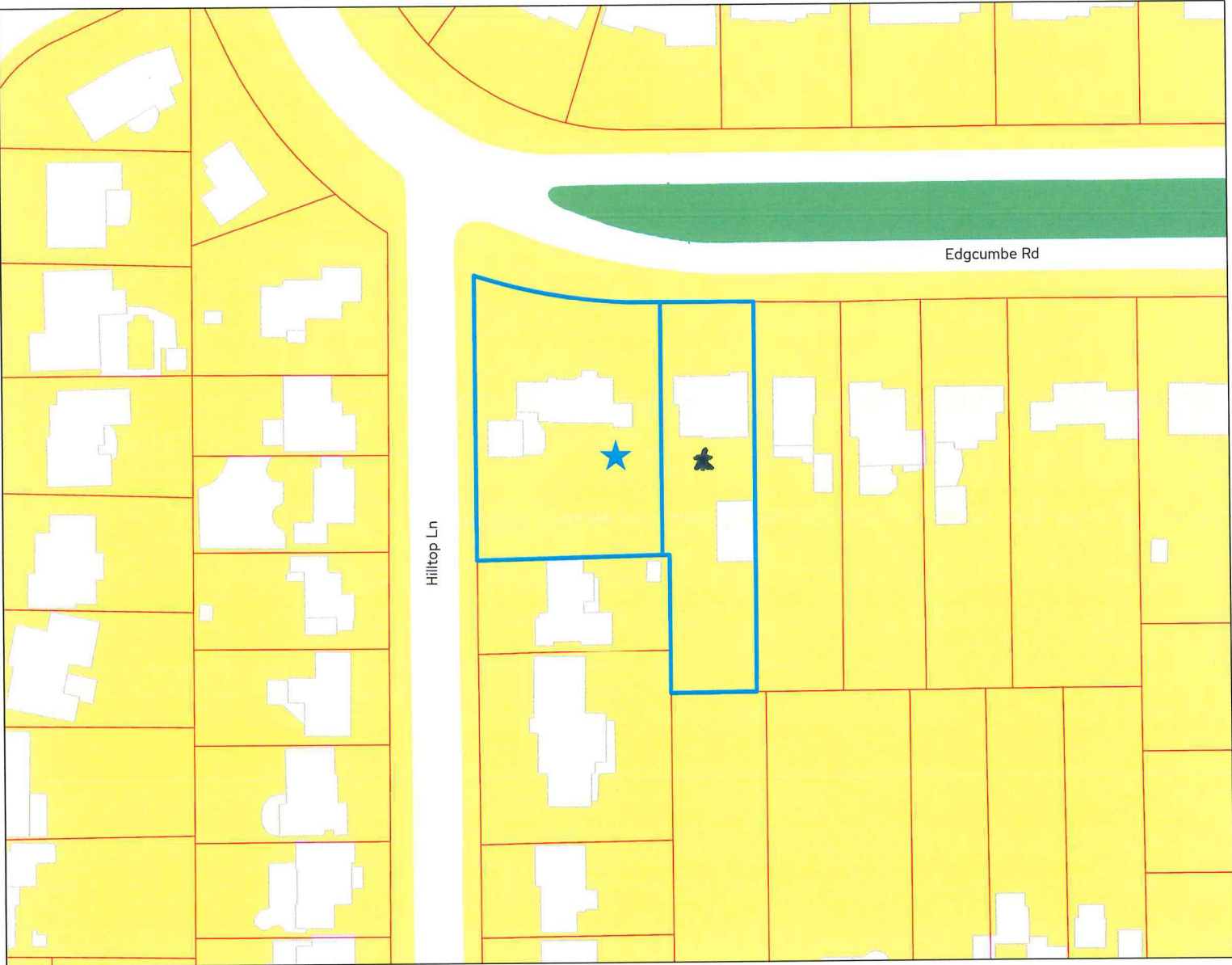
0 20 40 80 120 160
Feet



Application of
River Birch Addition

Land use map

application number: 24-074-178 • type: Combined Plat • date: 09/04/2024



Subject parcel(s) are outlined in blue Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

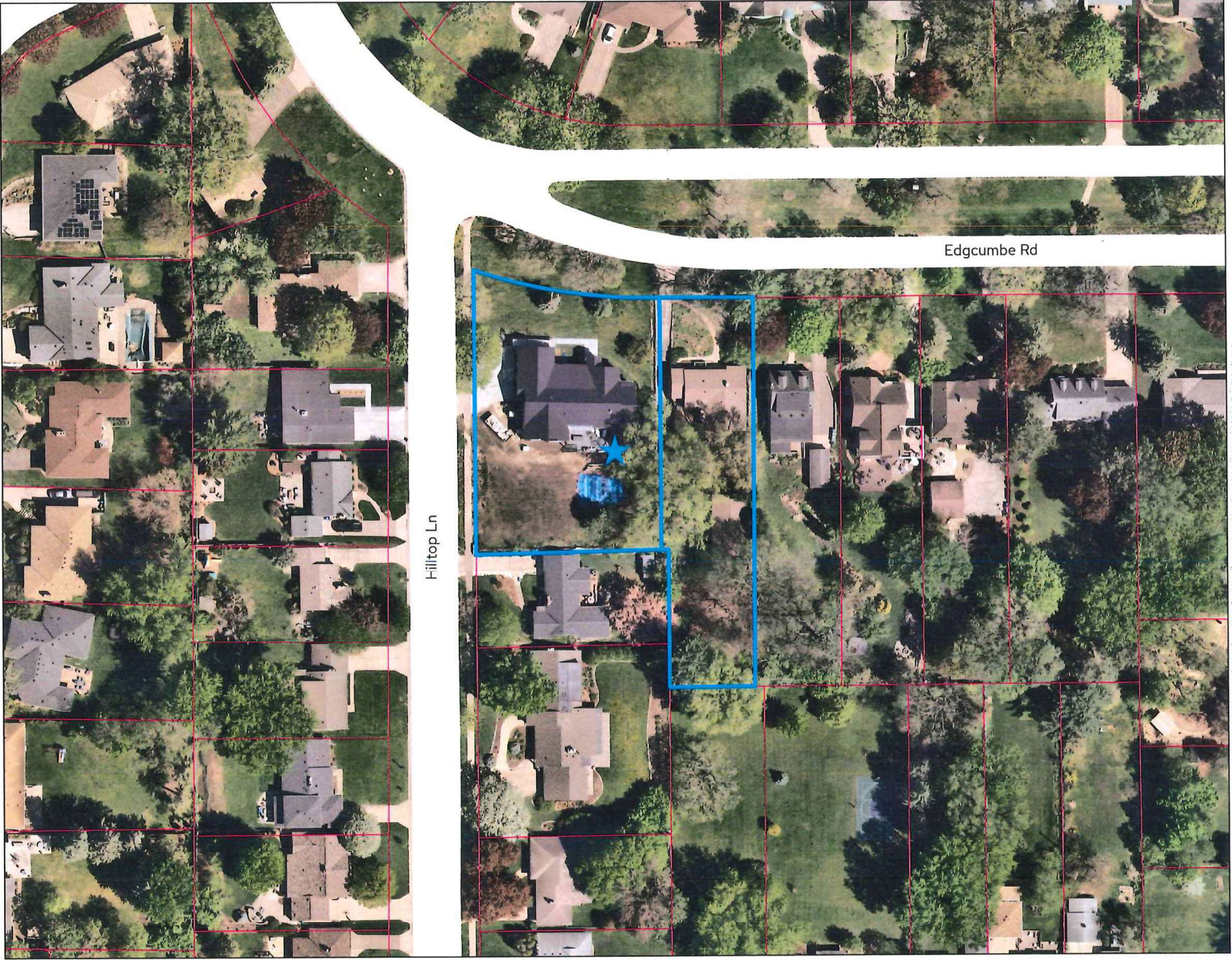
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

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Application of
River Birch Addition

Aerial map

application number: 24-074-178 • type: Combined Plat • date: 09/04/2024



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