



# 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 \_\_\_\_\_



**CITY OF ST. PAUL**

**HIGHLAND BRIDGE ROWHOMES – 4<sup>th</sup> ADDITION**  
**Pulte Homes**

**Original Ford Plat References:**  
**Lots 2, Block 9**

FINAL PLAT  
April 19, 2022

<https://highlandbridge.com/>  
<https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>

# Project Contacts and Design Professionals:

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

Mark Rausch, PE  
Alliant Engineering  
Civil Engineer  
(612) 767-9339  
[mrausch@alliant-inc.com](mailto:mrausch@alliant-inc.com)

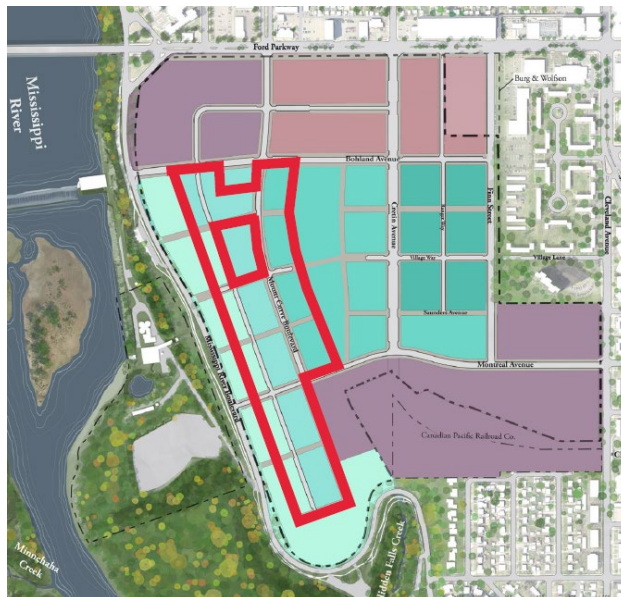
John Gronhovd, LA  
Alliant Engineering  
Landscape Architect  
(612) 767-9353  
[jgronhovd@alliant-inc.com](mailto:jgronhovd@alliant-inc.com)

# Pulte Rowhome 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.

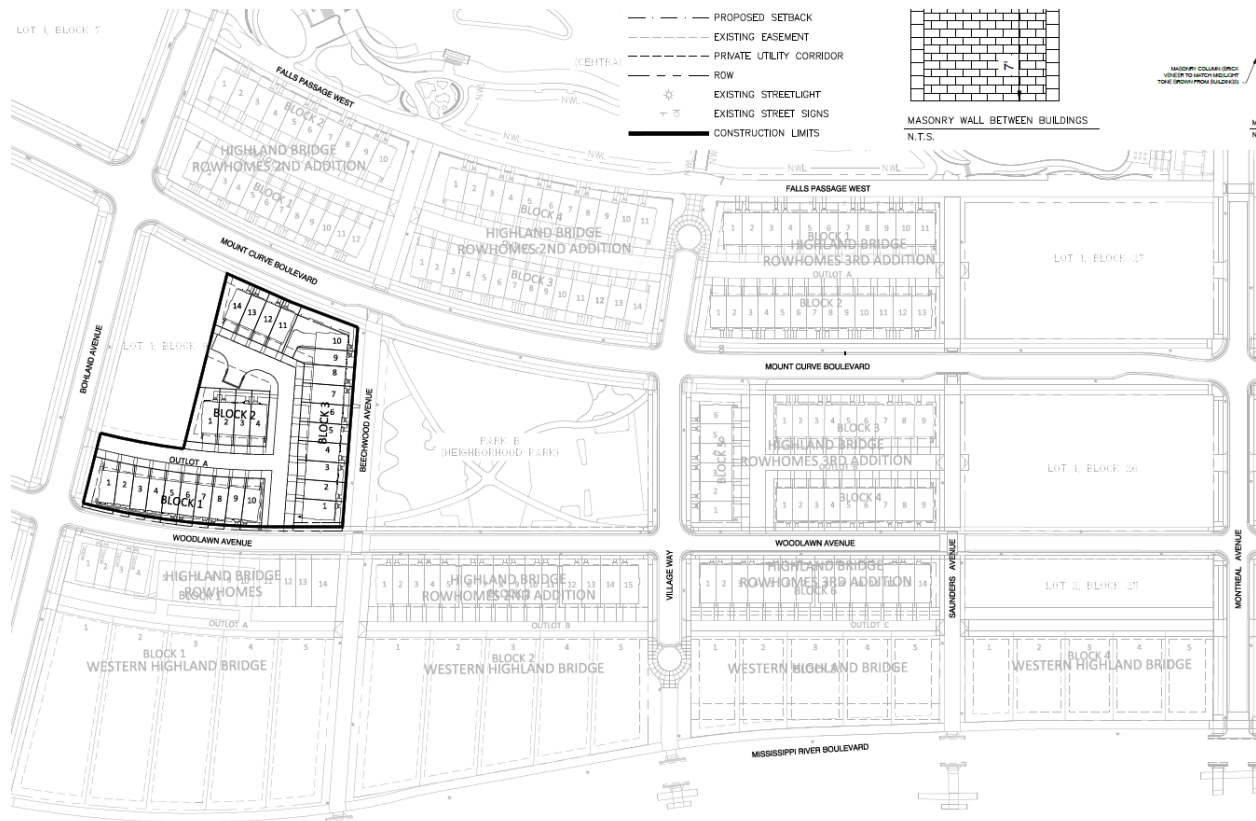


The rowhomes will be slab on grade (no basements) which is typical for rowhomes. Pulte will create a homeowners association (HOA) specific to the rowhome neighborhood. The rowhomes

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 master association for the larger Highland Bridge neighborhood to facilitate maintenance of public common areas.

## Phasing & Schedule

The current application is for the 4<sup>th</sup> Addition plat which corresponds with Phase 4. See below graphic.



We foresee developing the rowhome area in six total phases over a four to five-year period. Phasing will be orderly and will generally sequence from north to south.

## Compliance with Zoning Code

Below is a comparison of City zoning code requirements and our compliance with these requirements.

### Units per building:

Required: 3 to 16 units/building  
Provided: 4 to 10 units/building

### Building Width Maximum:

Required: F2 = 350'  
Provided: 232'

### Lot Width Minimum:

Required: 20'  
Provided: 20'

### Building Lot Coverage Maximum:

Required: 50% max  
Provided: 36%

### Open Space Lot Coverage Minimum:

Required: 25% min  
Provided: 31%

### Impervious Surface Maximum:

Required: 75% max  
Provided: 73%

### Building Height:

Required: F2 = 30' to 55'  
Provided: 43'

### Public ROW Setback:

Required: 10' minimum; 20' maximum  
Provided: 10' minimum; 20' maximum

### Interior Lot Line Minimum Setback:

Required: 6' or 0' w/no windows and walls meet fire resistance standards  
Provided: 0' due to walls meeting fire resistance standards

## Parking:

Required: Minimum 0.75 space/unit; maximum 2.0 spaces/unit  
Provided: 2.0 spaces/unit

## Accessory Structures:

Required: up to 1/unit  
Provided: 0

## Floor Area Ratio:

Required: F2 = 1.0 to 2.0  
Provided: 1.00 to 1.08

The following information is in response to the April 6, 2022 preliminary approval letter. Some questions/comments were included in this letter.

### 1. Minimum width of units

Zoning Code Sec. 60.213 outlines the method of calculation of minimum lot width. All lots within this application comply with the code for minimum lot widths.

### 2. Clarify change in the number of units

The submitted SAC Calculations spreadsheet does a good job of summarizing prior and current unit counts for each block. This application pertains to Block 9, Lot 2. The previous unit count for this lot was 21. The current unit count is 28. The additional units fit within the approved sanitary sewer capacity analysis and within the approved range of units within the rowhome neighborhood.

### 3. Minimum lot widths

Zoning Code Sec. 66.931 indicates a minimum lot width of 20'. We are providing 20' and 24' minimum lot widths.

### 4. Maximum building width

Zoning Code Sec. 66.931 indicates a maximum building width of 350'. Our widest building is 232'.

### 5. Minimum/maximum setbacks

To be address during site plan review process.

## 6. Compliance with Ford Site Zoning and Public Realm Master Plan

To be address during site plan review process.

## 7. Primary entrance shall be located on the addressed side of the building

We believe that all lots within this application will comply with the code.

## 8. Addressing signing for four internal units

We will provide address signing for these units.

## 9. Requirements for side setbacks, fire-resistance, openings

We will maintain the same code compliant design approaches that we have undertaken with the previous phases.

## 10. Cannot build across property lines

We will maintain the same code compliant design approaches that we have undertaken with the previous phases.

## 11. If a fence/wall is used between buildings, fire access could be impacted

We will evaluate the optional walls during the site plan review process.

## 12. Clarify relationship/coordination with Ford Lot 1

Similar to agreements executed with the single family developer, we will prepare an access easement and maintenance agreement with the builder of Lot 1. The builder has reached a design stage where this agreement can now be initiated.

## 13. Turn around will be required at dead end

This will be addressed during the site plan review process.

## 14. Roof drains shall be piped below grade

Similar to previous phases, a compliant roof drain plan has been prepared.

## 15. Pay Green Infrastructure fee

Similar to previous phases, we will pay this fee.



**16. Follow City design construction standards for sewer, water, storm**

Similar to previous phases, we will comply with City design and construction standards.

**17. Allocation of SAC, impervious, and private utilities**

As discussed in item 2, the number of units for this block is 28 vs the previously approved 21. Included in the site plan application will be an engineering “Sanitary Analysis” showing that the sewer pipes will have adequate capacity to handle the extra units. We will also include the latest version of the “living” Ryan Co spreadsheet which tracks “SAC Calcs” for Highland Bridge.

Similarly, with the site plan application we will be submitting the “living” Ryan Co spreadsheet which tracks assumed impervious surface percentages for each block within Highland Bridge. As described earlier in this narrative, we comply with the impervious surface maximums outlined by Ryan Co.

Any technical unit allocations can be handled in the same way as previous phases.

**18. Confirm location of existing sanitary sewer stub**

We have confirmed that the existing stub is in the location shown on our Phase 4 site plan application to be submitted any day now. This stub is not centered in the alley.

**19. Why is the shared municipal utility and water easement only 30’?**

The revised plat shows the existing easement through the Lot 1 property as well as on our Lot 2 property.

**20. Address two edits on the plat**

These revisions have been completed on the attached plat.

# 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

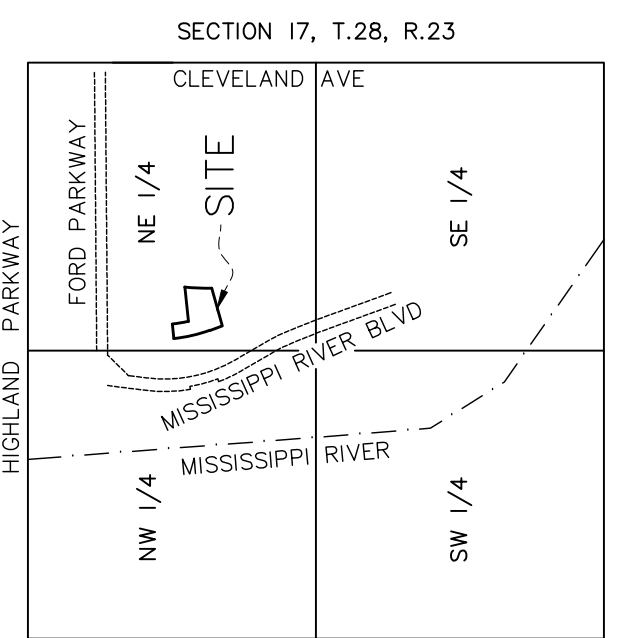
Registrar of Titles, County of Ramsey, State of Minnesota

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 \_\_\_\_\_.

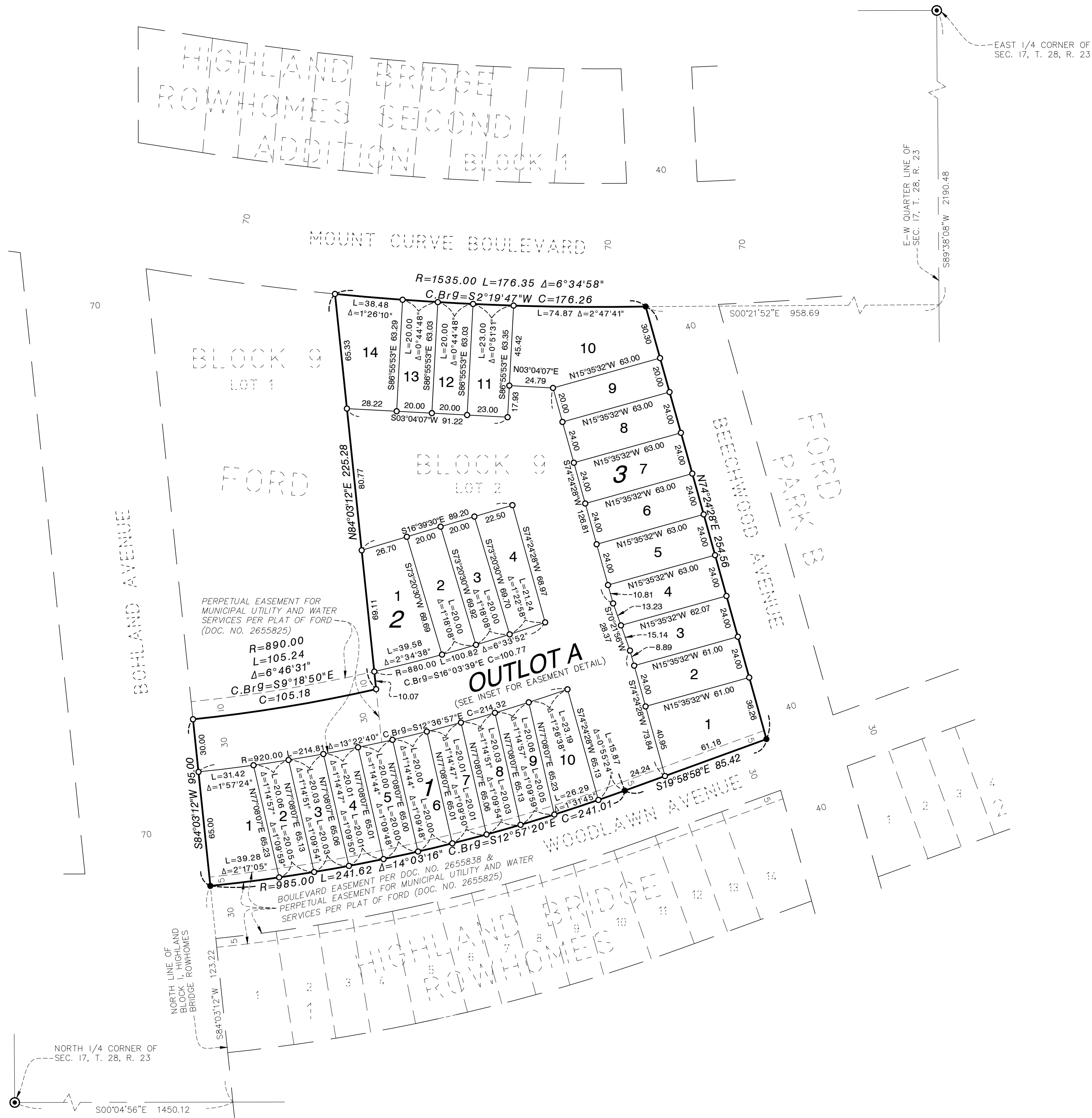
\_\_\_\_\_  
Deputy Registrar of Titles

# HIGHLAND BRIDGE ROWHOMES FOURTH ADDITION

## VICINITY MAP

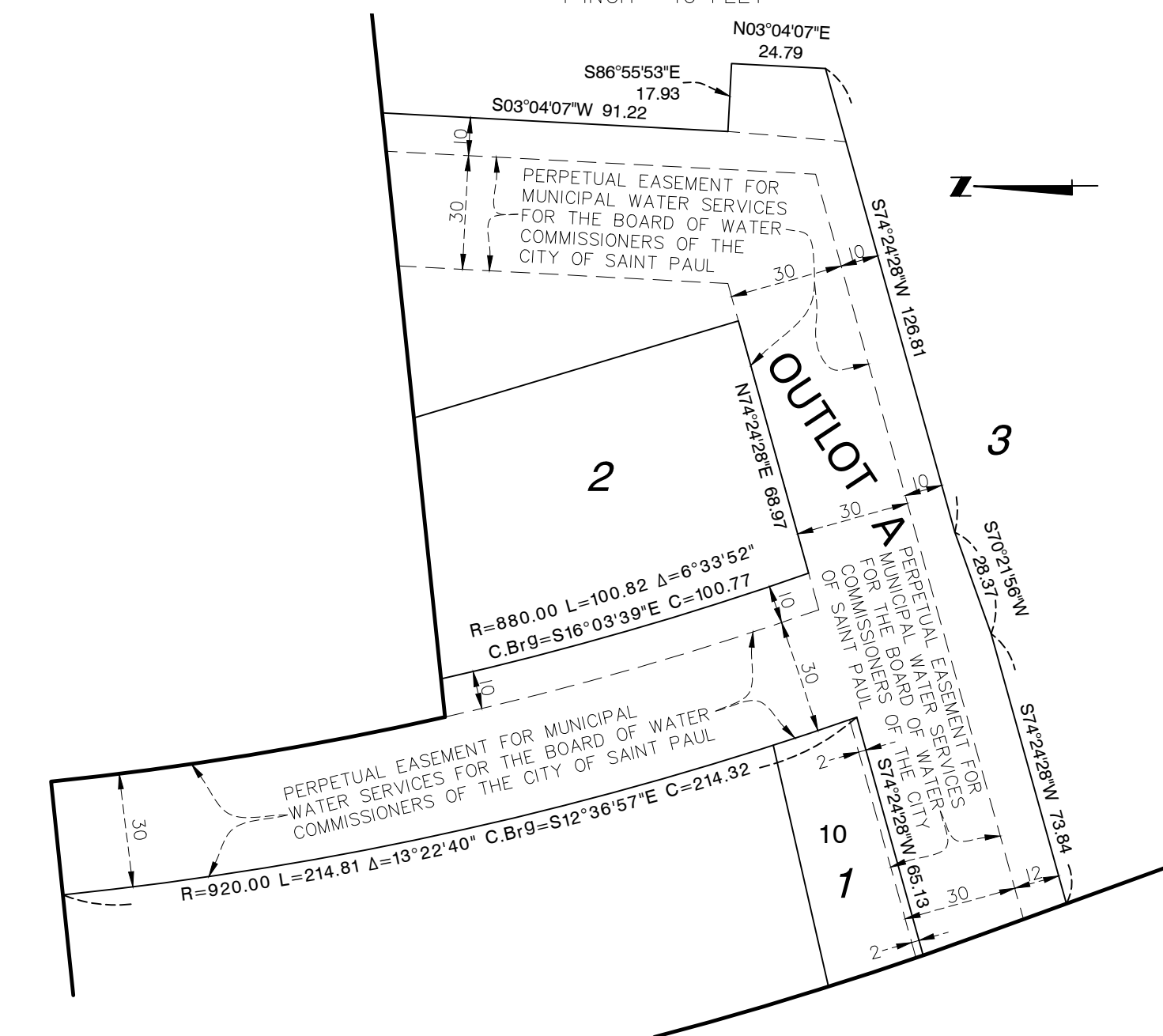


NOT TO SCALE



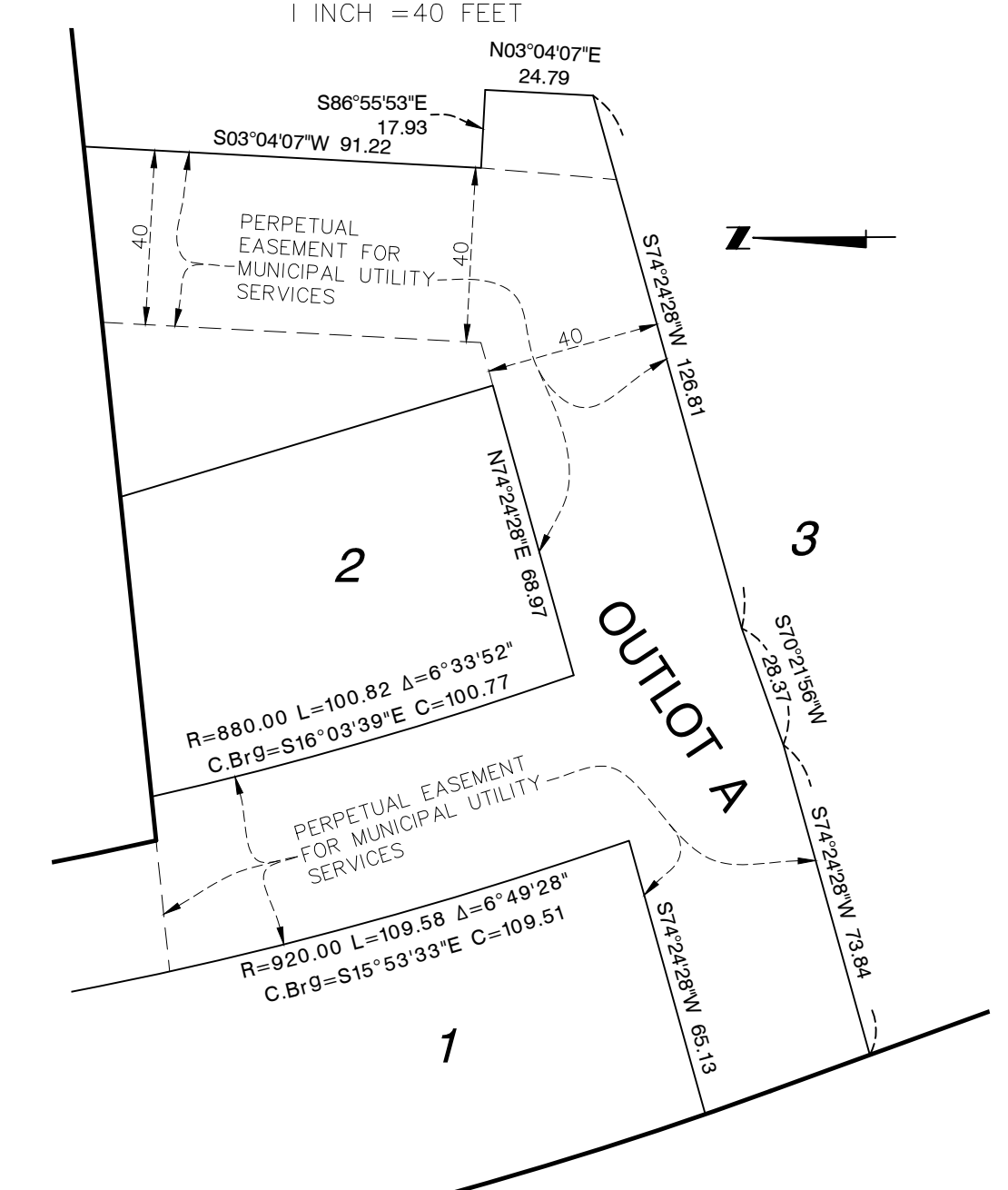
## EASEMENT DETAIL

1 INCH = 40 FEET



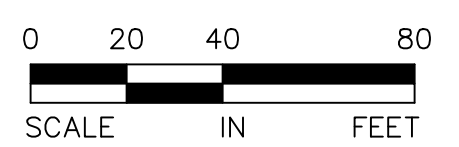
## EASEMENT DETAIL

1 INCH = 40 FEET



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

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- ⊙ Denotes found Cast Iron Monument
- Denotes 1/2 inch x 14 inch iron rebar found marked by license no. 45873



SCALE: ONE INCH EQUALS FORTY FEET

