

Zoning Application: Highland Bridge Rowhomes Seventh Addition Plat - ZF #25-029-622

Location	851 Sweetwater Drive, 851 Mount Curve Boulevard, 2265 Beechwood Avenue, and Outlot A (Sweetwater Drive – a private street)
Application Type	Final (combined) plat
Applicant	Pulte Homes of Minnesota
Request	Final (combined) plat (§ 69.406) to establish adjusted boundaries for three (3) F2 Ford Residential Mixed Low District parcels and one (1) outlot
Staff Recommendation Summary	Approval of the final (combined) plat for Highland Bridge Rowhomes Seventh Addition
District Council Recommendation	The Highland District Council, District 15, had not provided a recommendation on the plat application at the time the staff report was drafted
Public Hearing Date	June 11, 2025
Deadline for Action	July 20, 2025
Staff	Kady Dadlez

Parcel Information

PIN	17.28.23.13.0248; 17.28.23.13.0258; 17.28.23.13.0259; 17.28.23.13.0263
Legal Description	Lot 4, Block 2; Lots 10 & 11, Block 3; and Outlot A, Highland Bridge Rowhomes Fourth Addition
Parcel Size	28,335 square feet
Existing Land Use	Vacant land and Sweetwater Drive, an improved private street
Zoning	F2 Residential Mixed Low District
Surrounding Land Use	Vacant land to the north, south, and west that is slated for rowhome development and existing rowhomes to the east
2040 Future Land Use Designation	Mixed-Use
History	Ryan Companies platted the Ford (Highland Bridge) Site into 36 private development blocks, right-of-way, City parkland, and outlots in November 2019 (RES PH 19-386). In 2022 the subject property was replatted by Pulte Homes of Minnesota, RES PH 22-144, ZF# 22-035-222, to create 28 development parcels. Pulte Homes of Minnesota is proposing to replat to adjust parcel lines of the subject properties to allow installation of windows on the ends of buildings planned for the parcels.



Figure 1. Aerial Map of Property to be Platted

Applicant Request

Final (combined) plat for Highland Bridge Rowhomes Seventh Addition to establish adjusted boundaries for three (3) F2 Ford Residential Mixed Low District parcels and one (1) outlot. Rowhomes are planned for the new parcels. Initially, an application for adjustment of common boundary was submitted to adjust the parcel lines. However, the Ramsey County Surveyor is requiring a plat.

Zoning Analysis

Standards for the Review of Divisions of Land

§ 69.406 of the Zoning Code states that all of the following findings shall be made prior to approval of a subdivision.

(1) *All the applicable provisions of the Legislative Code are complied with.*

City staff has reviewed the proposed plat and determined that all applicable provisions of city codes are met. No variances are requested.

(2) *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.*

The proposed plat is consistent with the land uses proposed for the surrounding areas and will not be detrimental to present and future use of surrounding land. Present and future surrounding land uses were considered in the development of the Ford Site Zoning and Public Realm Master Plan and subsequent amendments.

(3) *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.*

The areas surrounding the proposed plat are expected to be developed to be compatible with the proposed plat as part of the Ford Site Zoning and Public Realm Master Plan. Some of the properties to the north, east, and south are built out with residential and parkland uses and will continue to be compatible with the proposed subdivision.

(4) *The subdivision is in conformance with the comprehensive plan.*

The subdivision is in conformance with the 2040 Comprehensive Plan, which identifies the Ford (Highland Bridge) Site as an opportunity site and guides the property for mixed-use development. The proposed plat is also in conformance with the Ford Site Zoning and Public Realm Master Plan and the Highland Park District 15 Plan, which references the Ford Site Zoning and Public Realm Master Plan and describes a future site consistent with it in its land use chapter.

(5) *The subdivision preserves and incorporates the site's important existing natural features, whenever possible.*

There are no notable natural features on the parcels and outlot in the subdivision. The site is part of Highland Bridge, where natural features are being accommodated sitewide.

(6) *All land intended for building sites can be used safely without endangering the residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.*

The site is flat with no flooding, erosion, high water table, or soil condition problems.

(7) *The subdivision can be economically served with public facilities and services.*

The subdivision can be economically served with public facilities and services from surrounding streets. A private street, Sweetwater Drive, was established through City Council approval (RES 24-666) on May 8, 2024, to provide access to the properties within this development block. A *Shared Alley Easement and Maintenance Agreement* was recorded on Nov 13, 2023, to allow for the private shared access, maintenance, cross drainage, etc. within Ford Block 9 between the Pulte properties and Lot 1 Block 9, a planned future CommonBond Communities development. A *Perpetual Easement for Municipal Utility and Water Services* allowing for public sanitary and water services located within the private street for Ford Plat Block 9, was recorded with Ramsey County.

Parkland Dedication

§ 69.511 of the Zoning Code allows the City to require the dedication of parkland as part of platting. The parkland dedication requirement was satisfied as part of the 2019 Ford Plat (RES PH 19-386).

Action

Recommended Motion

Approval of the final (combined) plat for Highland Bridge Rowhomes Seventh Addition, subject to the following condition:

1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.