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 Edgcumbe Rd., to convey two feet (2') of land to Loren G. Smith and Cynthia Skarolid Smith, the owners of the adjacent property at 2254 Edgcumbe 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 08/29/0024

Rev 8.6.2019

Acct. # 1-78051100-46115 Zoning

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	Owner
Greta Larsen	Taxpayer
2260 Edgcumbe Rd	Resident
St Paul MN 55116-2448	

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

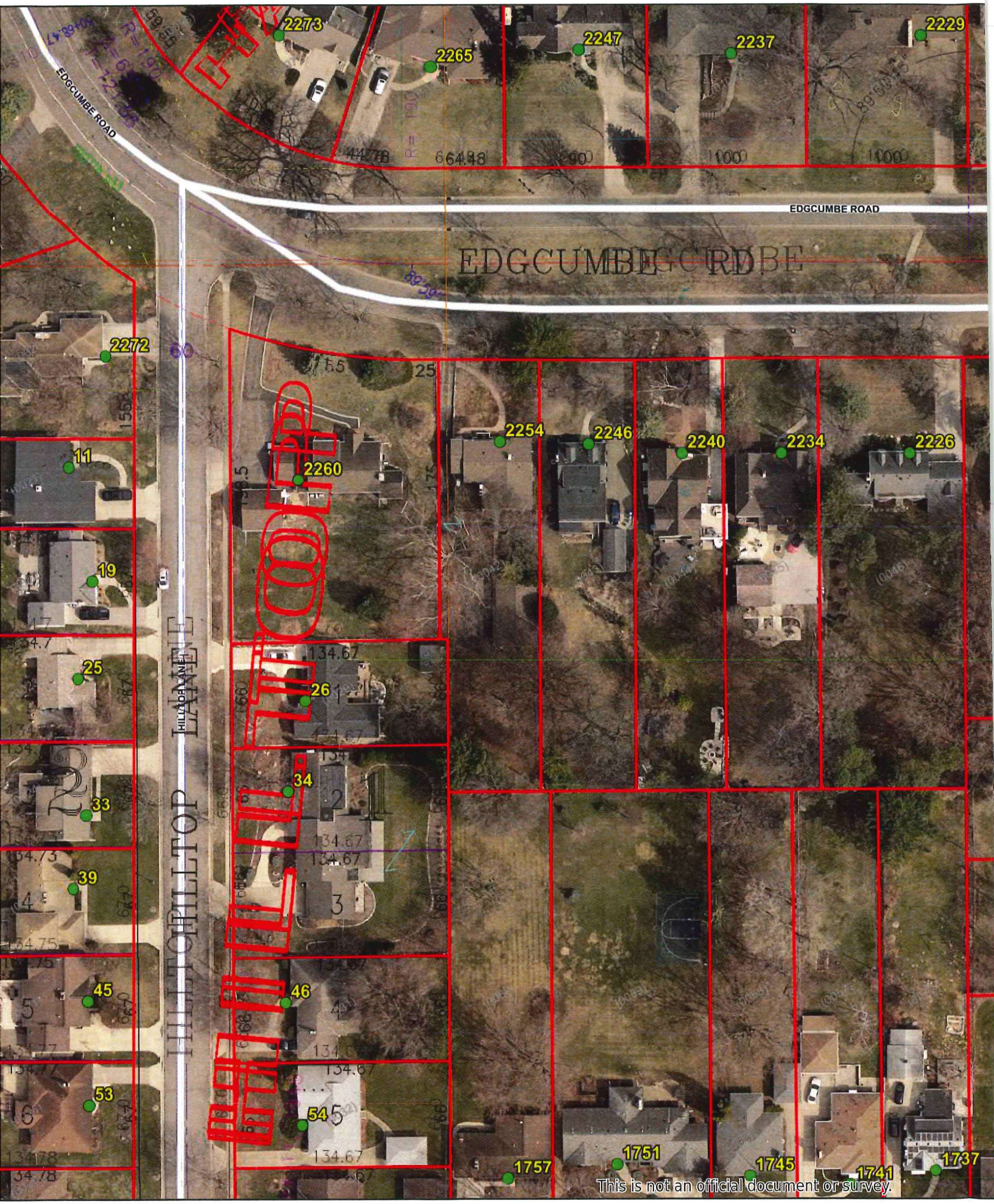
Report Name: SP-Owners Report
Printed: 9/4/2024
Page: 1

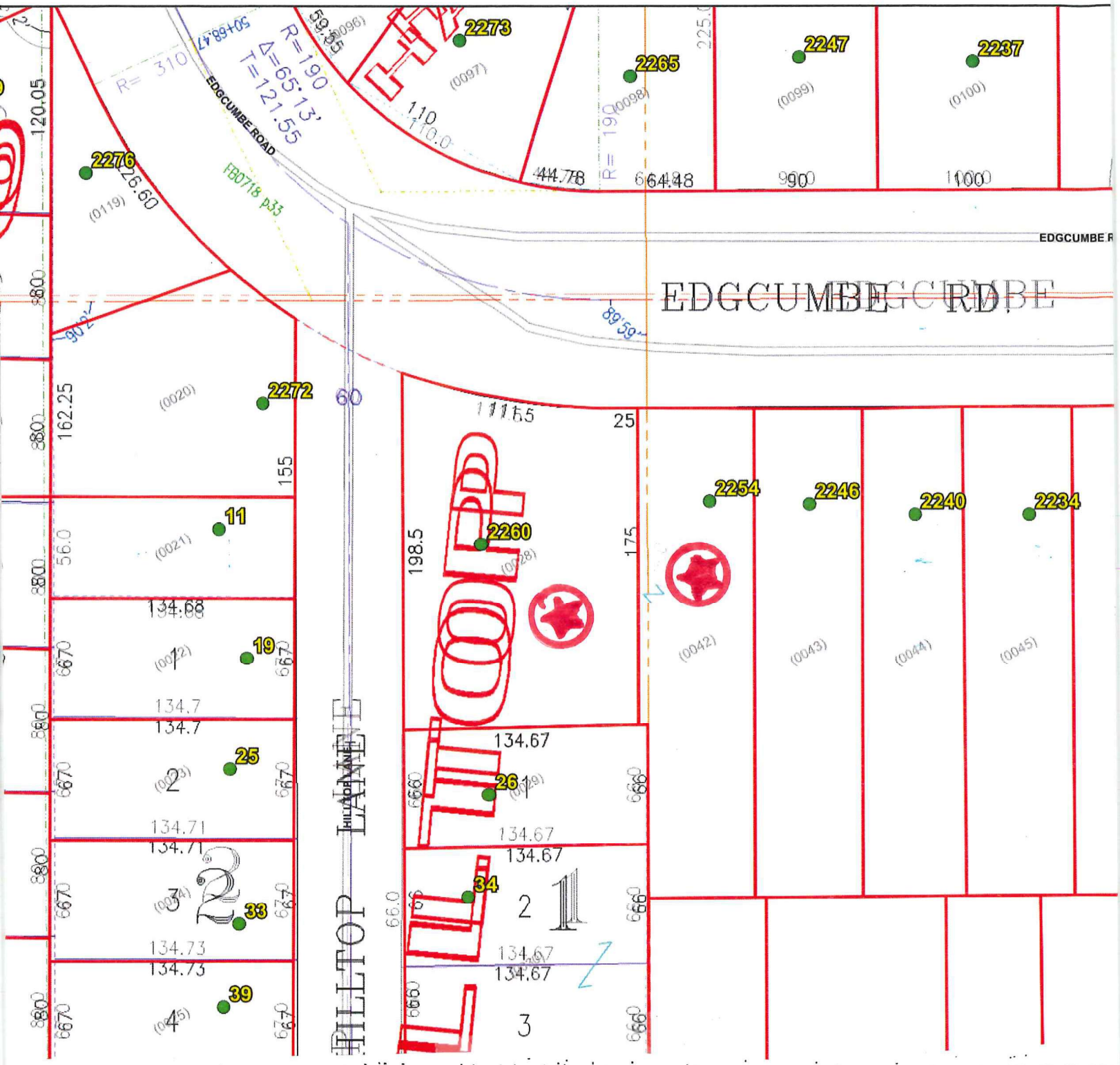
CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 16-28-23-43-0042
Property Address: 2254 EDGCUMBE RD 55116-2448

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

SECTION 16 TOWN 28 RANGE 23 SUBJ TO RD THE W 6O 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


2273
2265
2247
2237
2229
EDGCUMBE ROAD
EDGCUMBE ROAD
EDGCUMBE RD
2272
2254
2246
2240
2234
2226
11
2260
19
25
26
34
33
39
45
46
53
54
HILLTOP LANE
1757
1751
1745
1741
1737
This is not an official document or survey.



APPLICANT Loren Smith + Cynthia Smith

PURPOSE Combined Plat

FILE # 24-074-178 DATE 9-4-24

PLNG. DIST. 15 Land Use Map #

SCALE 1" = 400' Zoning Map #

LEGEND

zoning district boundary

subject property

one family

two family

multiple family

commercial

industrial

vacant

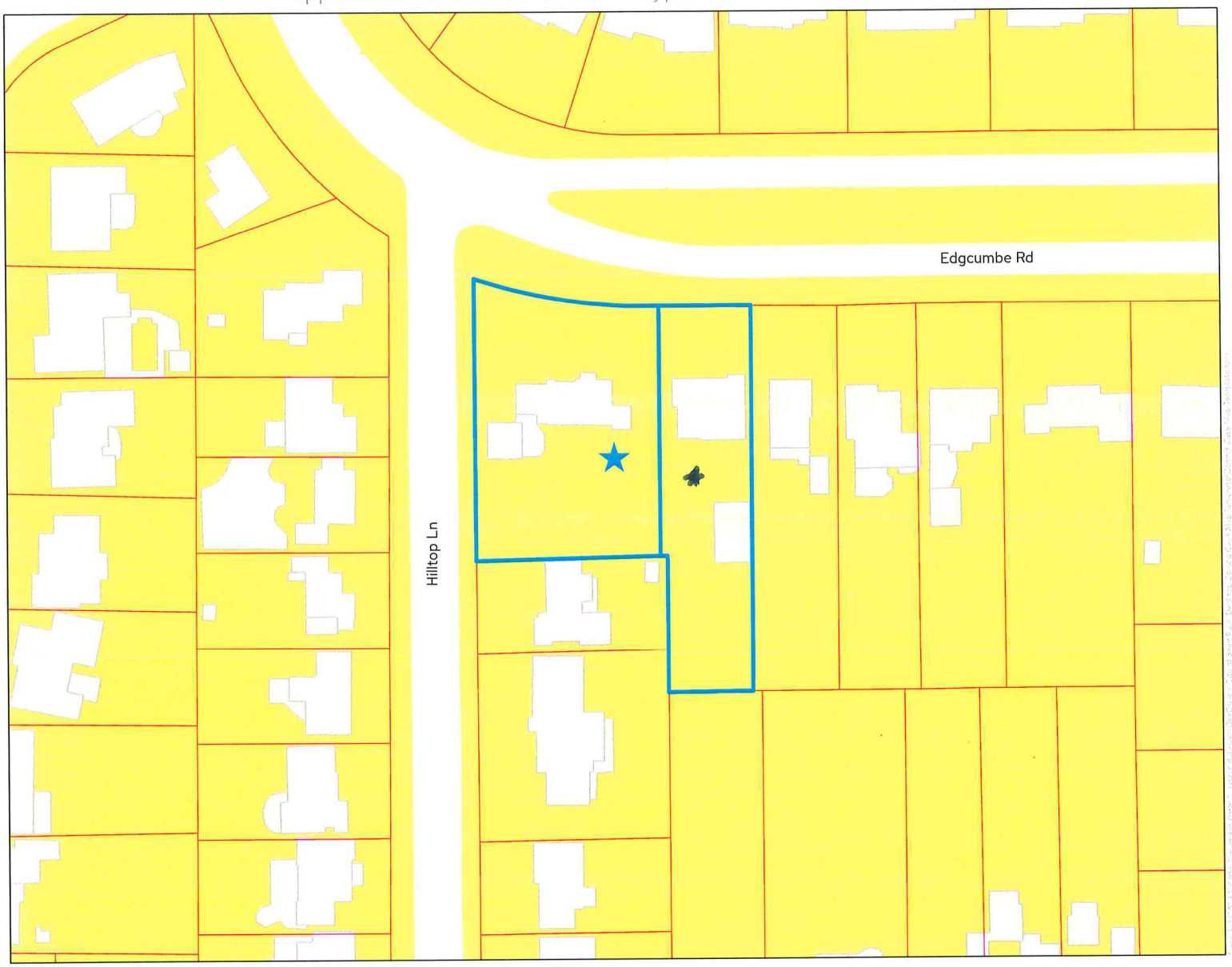
north

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

0 20 40 80 120 160 Feet

N

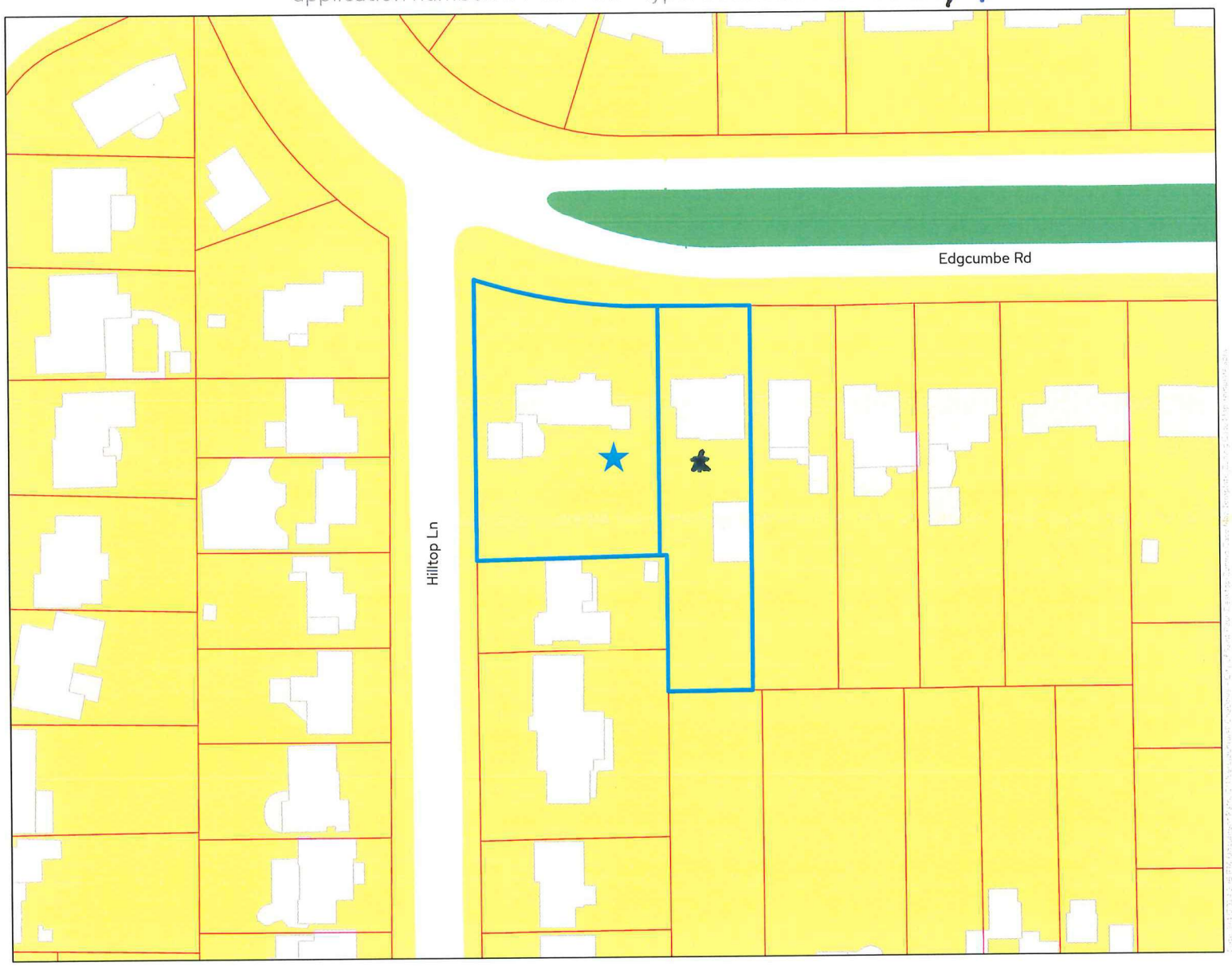
SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

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

0 20 40 80 120 160 Feet

N

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

Application of

River Birch Addition

Aerial 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

0 20 40 80 120 160 Feet

N

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT