Staff Report

Saint Paul City Council

Zoning Application: Highland Bridge Rowhomes 8th Addition Plat–PEDSUBD-000414-2026

Location	966 Mississippi River Boulevard; future addresses for these 12 parcels are as follows running from north to south: 939 Woodlawn Unit A, 939 Woodlawn Unit B, 939 Woodlawn Unit C, 939 Woodlawn Unit D 945 Woodlawn Unit A, 945 Woodlawn Unit B, 945 Woodlawn Unit C, 945 Woodlawn Unit D 951 Woodlawn Unit A, 951 Woodlawn Unit B, 951 Woodlawn Unit C, 951 Woodlawn Unit D
Application Type	Final (combined) plat
Applicant	M/I Homes of Minneapolis/St. Paul LLC
Request	Final (combined) plat (§ 69.406) to establish twelve (12) F1 River Residential District lots and one (1) outlot.
Staff Recommendation Summary	Approval of the final (combined) plat for Highland Bridge Rowhomes 8th Addition, with one condition.
District Council Recommendation	The Highland District Council did not provide a recommendation on the plat application.
Public Hearing Date	June 17, 2026
Deadline for Action	July 28, 2026
Staff	Kady Dadlez

Parcel Information

PIN	17.28.23.42.0004
Legal Description	Lot 2, Block 25 Ford
Parcel Size	29,450 square feet
Existing Land Use	Vacant
Zoning	F1 River Residential District
Surrounding Land Use	Rowhomes and single-family homes to the north and west and vacant land to the east and south. The subject property and property to the south and east are slated for townhome development.
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). The current plat is a replat of the 2019 plat to allow for development of townhomes.

Figure 1. Aerial Map of Property to be Platted

Applicant Request

Final (combined) plat for Highland Bridge Rowhomes 8th Addition to create twelve (12) F1 River Residential District lots and one (1) outlot. The applicant has a purchase agreement to acquire the property to be platted. Twelve townhomes are planned for the new parcels. Construction of the townhomes is anticipated to begin in summer of 2026. The applicant also owns property to the south and east that it intends to develop as townhomes.

Zoning Analysis

Standards for the Review of Divisions of Land

§ 69.406 of the Zoning Code states that 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. Properties to the north and west are largely built out with residential uses and will be compatible with the proposed subdivision and townhome uses.

(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 known 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.

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).

Staff Recommendation

Approval of the final (combined) plat for Highland Bridge Rowhomes 8th 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.