

**Subject: Zoning File No. #24-067-112**

Attached is information pertaining to an application by Cecilia Vang and Nou Vang for city review of a Combined Plat for Sunset Outlook to create 3 (R1) single-family residential parcels at 391 McKnight Road (PIN 11-28-22-14-0038).

Please find attached your copy of the application and supporting documentation to determine whether your department or organization has any objections or any conditions be placed on approval.

Let me know if you have any questions or concerns. Feel free to contact me by phone or email.

Thank you.

**Paul Dubruiel**  
Planning Tech  
Pronouns: He/Him  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
P: 651 266-6583  
[paul.dubruiel@ci.stpaul.mn.us](mailto:paul.dubruiel@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
MINNESOTA

INFORMATION COVER SHEET

ZONING FILE #24-067-112 APPLICATION TYPE: Combined Plat

FOLDER NAME: Sunset Outlook – 391 McKnight Road

OWNER NAME AND ADDRESS: OWNER TELEPHONE NUMBER:

Cecilia Vang and Nou Vang  
391 McKnight Road S.  
Saint Paul, Minnesota 55119

APPLICANT ADDRESS APPLICANT TELEPHONE NUMBER:

Cecilia Vang and Nou Vang  
391 McKnight Road S.  
Saint Paul, Minnesota 55119

REPRESENTATIVE NAME AND ADDRESS: REPRESENTATIVE TELEPHONE NUMBER:

Lake and Land Surveying Inc.  
Ryan Peterson  
1200 Centre Pointe Curve, Suite 375  
Saint Paul, Minnesota 55120

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

391 McKnight Road S.  
Between Londin Lane and Pond Avenue

LEGAL DESCRIPTION: see file PIN: 11-28-22-14-0038

PURPOSE:

Combined Plat for Sunset Outlook to create 3 (RI) single-family residential parcels

CODE CITATION: § 69.405

DATE RECEIVED: 7-31-24 accepted DEADLINE FOR ACTION: 8-29-24

EARLY NOTIFICATION SEND DATE: 8-6-24 HEARING DATE: To Be Scheduled

ZONING MAP: 6D PRESENT ZONING: H1 LOT AREA TOTAL: 104,255 sq. ft.

PLANNING DISTRICT: 1 WARD: 7

PLANNER: Spencer Miller-Johnson PLANNERS TEL: 651-266-6093

NOTES: Tree Preservation Overlay District

HISTORY: ZF #14-089-914 History; ZF# 18-036-143 History



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=1

Zoning Office Use Only

File # 24-067-112

Fee Paid \$

Received By / Date

APPLICANT

Property Owner(s) Cecilia Vang and Nou Vang

Address 391 McKnight Rd S. City Saint Paul State MN Zip 55119

Email nou.teamnova@gmail.com Phone 651-308-3745

Contact Person (if different)

Address City State Zip

Email Phone

PROPERTY INFO

Address / Location 391 McKnight Rd S

PIN(s) & Legal Description 112822140038

(Attach additional sheet if necessary.)

SECTION 11 TTOWN 28 RANGE 22 THEN 170 FT OF S 952 FT OF E 1/2 SE... TO RD)

IN SEC 11 TN 28 RN 22 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:

☐ Adjustment of Common Boundary

☐ Registered Land Survey

☒ Combined Plat pdd

☒ 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.

SEE ATTACHED DRAWING

☒ 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.

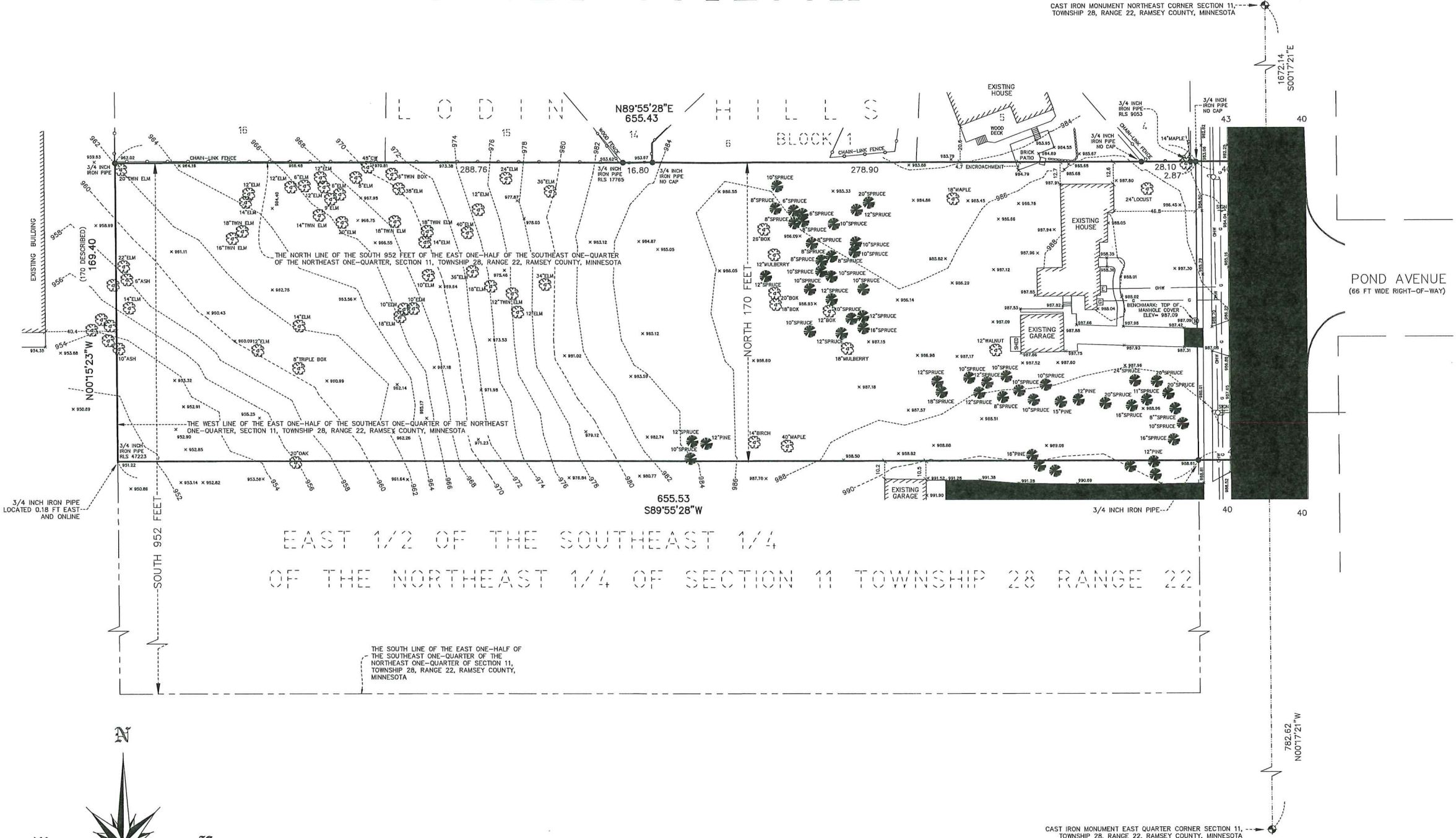
Applicant's Signature [Signature]

Date 07/27/2024



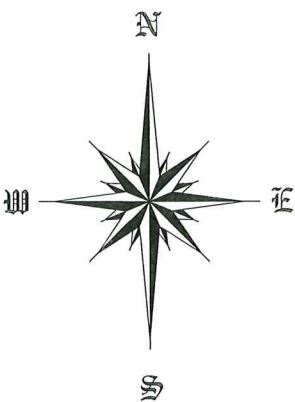
# PRELIMINARY PLAT SUNSET OUTLOOK

SEE 1/4 OF THE NE 1/4 OF  
SECTION 11 TOWNSHIP 28 RANGE 22

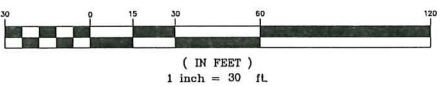


## NOTES

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- x xxx.xx Denotes Existing Spot Elevation
- xxx- Denotes Existing Contour
- ⊙ Denotes Sanitary Sewer Manhole
- ⊙ Denotes Power Pole
- ⊙ Denotes Gas Meter
- ⊙ Denotes Electric Meter
- OHW- Denotes Overhead Utility Wires
- SS- Denotes Underground Sanitary Sewer
- X- Denotes Water Valve
- W- Denotes Underground Water Service
- G- Denotes Underground Gas Line
- OHW- Denotes Overhead Utility Wires
- Denotes Block or Stone Retaining Wall
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Deciduous Tree
- Denotes Coniferous Tree



GRAPHIC SCALE



TOTAL LOT AREA: 111,030 SQ. FT OR 2.55 ACRES  
AREA LESS ROAD R/W: 104,255 SQ. FT OR 2.39 ACRES  
BASIS OF BEARINGS: RAMSEY COUNTY PLANE NAD83 (2001) COORDINATE SYSTEM

Legal Description: (Warranty Deed)  
The North 170 feet of the South 952 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter, Section 11, Township 28, Range 22, Ramsey County, Minnesota.

SITE ADDRESS:  
391 McKNIGHT ROAD SOUTH, ST. PAUL, MN

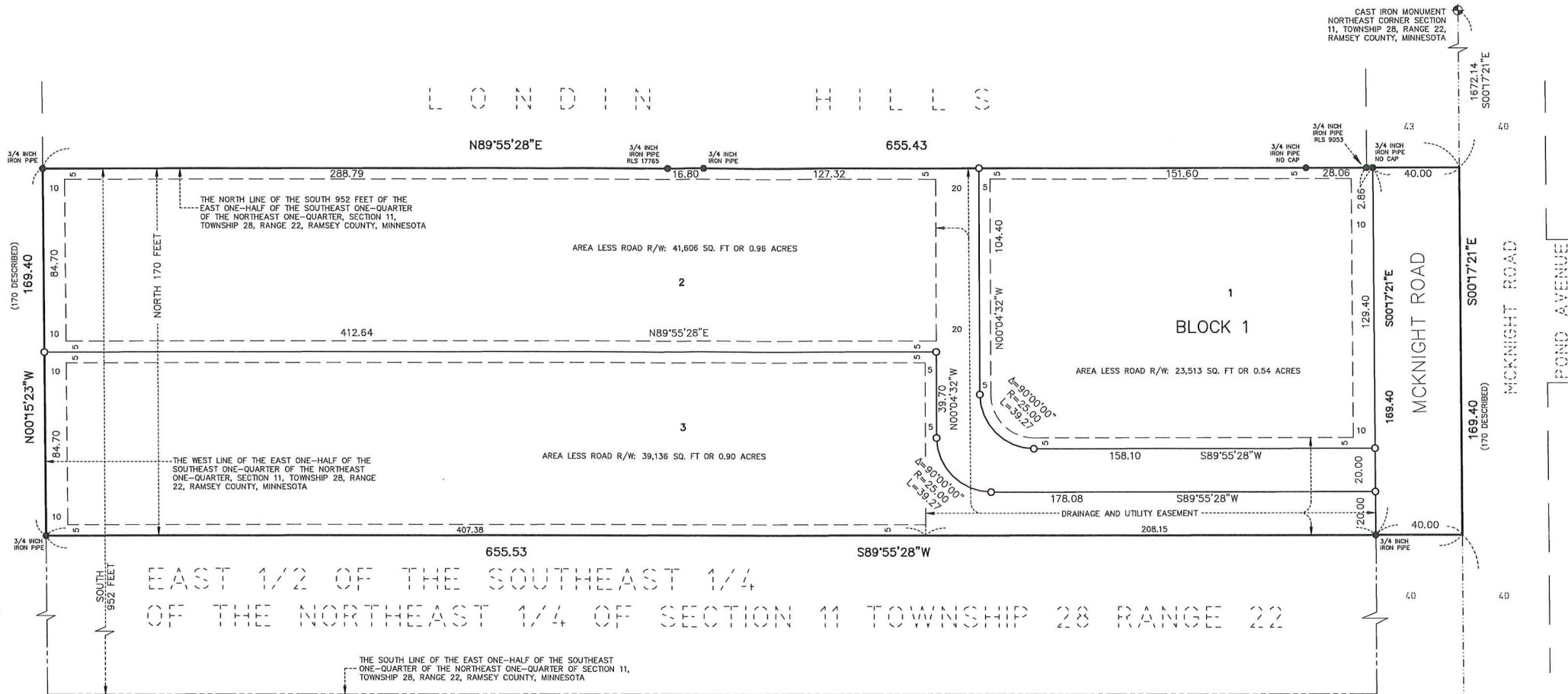
Client: Mr. Nou Yang 391 McKnight Road South St. Paul, MN 55119	Design by RP	Original date 3-22-2024	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.  Ryan M. Peterson Date 3-22-2024 Minnesota Reg. No. 60424
	Drawn by JK	Revisions	
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRAL POINTS CORNER, SUITE 375 ST. PAUL, MN 55108 PHONE (651) 776-6211 E-MAIL: LAKEANDLANDOUTLOOK.COM	Survey book No.	S.A.P. number 2024.049	Page title PRELIMINARY PLAT
			Sheet number 1 of 3



# PRELIMINARY PLAT SUNSET OUTLOOK

L O N D I N      H I L L S

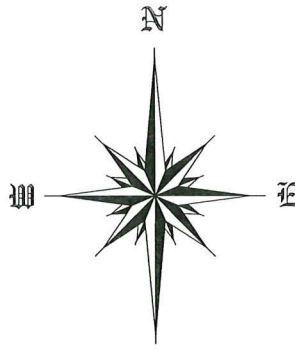
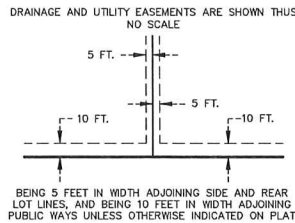
SEE 1/4 OF THE NE 1/4 OF  
SECTION 11 TOWNSHIP 28 RANGE 22



EAST 1/2 OF THE SOUTHEAST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 28 RANGE 22

THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST  
ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11,  
TOWNSHIP 28, RANGE 22, RAMSEY COUNTY, MINNESOTA

Legal Description:(Warranty Deed)  
The North 170 feet of the South 952 feet of the East one-half of the Southeast one-quarter  
of the Northeast one-quarter, Section 11, Township 28, Range 22, Ramsey County, Minnesota.



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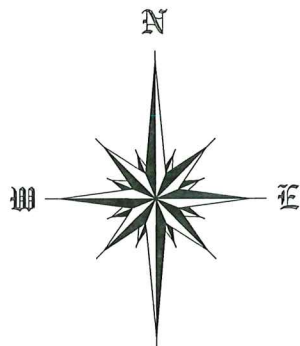
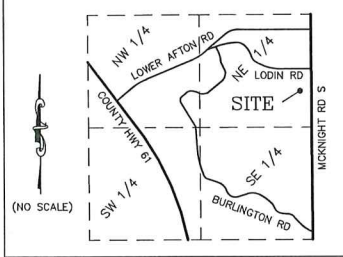
## SITE ADDRESS:

391 MCKNIGHT ROAD SOUTH, ST. PAUL, MN

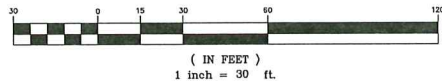
Client: Mr. Nou Yang 391 McKnight Road South St. Paul, MN 55119	Design by RP	Original date 6-4-2024	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.  <i>Ryan M. Peterson</i>  Ryan M. Peterson Date 6-4-2024 Minnesota Reg. No. 60424
	Drawn by JK	Revisions	
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINT CURVE, SUITE 375 ST. PAUL, MN 55120 PHONE (651) 776-8211 E-MAIL: LAKEANDLANDSOUTLOOK.COM	Survey book No.	Page title PRELIMINARY PLAT	
	S.A.P. number 2024.049	Sheet number	2 of 3

## VICINITY MAP

SECTION 11, T. 28N, R. 22W



GRAPHIC SCALE



KNOW ALL PERSONS BY THESE PRESENTS: That Nou Chaiker Vang and Liliane Yang Vang, husband and wife, owners of the following described property situated in the City of St. Paul, County of Ramsey, State of Minnesota:

The North 170 feet of the South 952 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter, Section 11, Township 28, Range 22, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as SUNSET OUTLOOK and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Nou Chaiker Vang and Liliane Yang Vang, husband and wife, have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Nou Chaiker Vang Liliane Yang Vang

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Nou Chaiker Vang and Liliane Yang Vang, husband and wife.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

## LEGEND

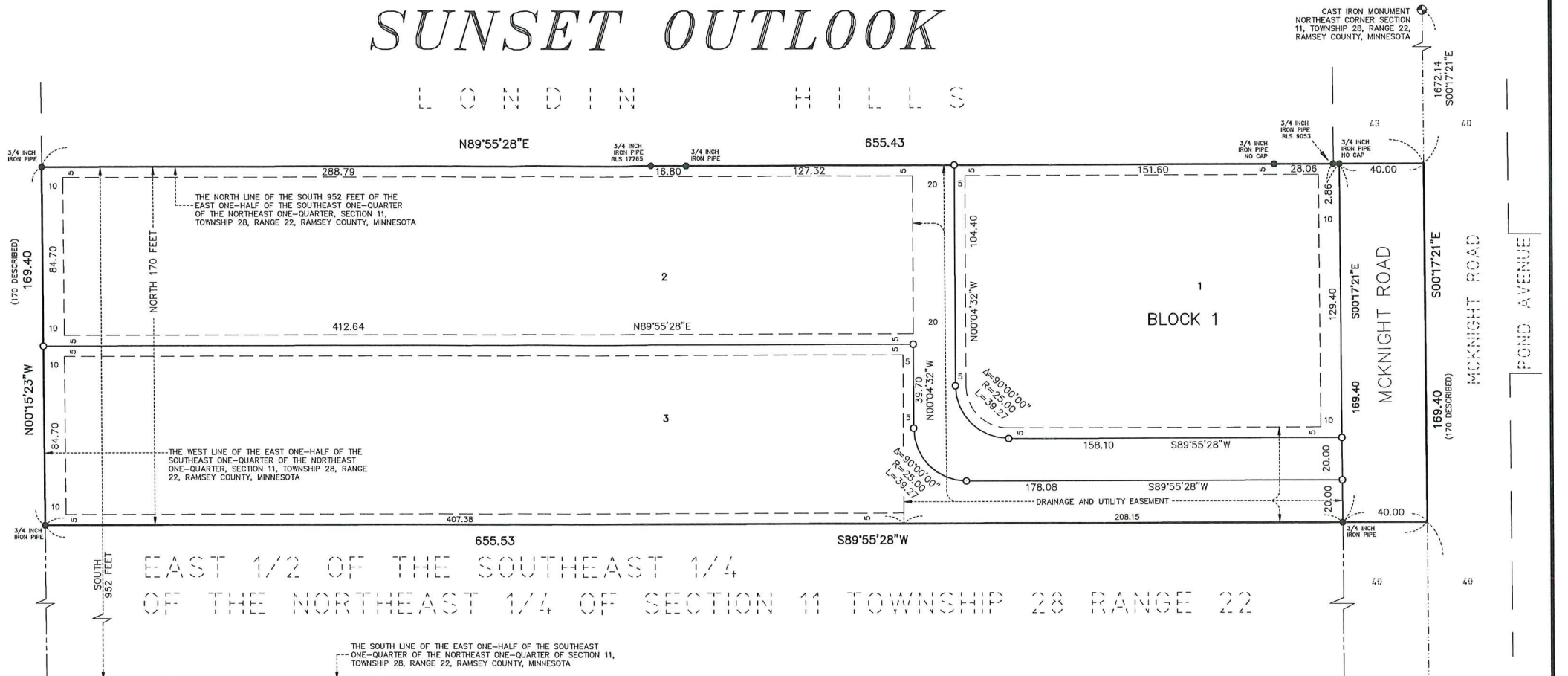
- ◆ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTH 952 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 11, TOWNSHIP 28, RANGE 22, RAMSEY COUNTY, MINNESOTA HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST.

## SUNSET OUTLOOK

L O N D I N H I L L S

SEE 1/4 OF THE NE 1/4 OF TOWNSHIP 28 RANGE 22 SECTION 11



I, Ryan M. Peterson, Professional 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 \_\_\_\_\_, 202\_\_.

Ryan M. Peterson, Professional Land Surveyor  
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Ryan M. Peterson, a Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Daniel D. Boar, LS  
Ramsey County Surveyor

LAKE & LAND SURVEYING, INC.  
1200 CENTRE POINTE CURVE, SUITE 375  
SAINT PAUL, MINNESOTA 55120  
PHONE: 651-776-6211

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of SUNSET OUTLOOK was filed in the office of the County Recorder for pubic record on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. and was duly filed in Book \_\_\_\_ of Plats, Page \_\_\_\_ as Document Number \_\_\_\_.

Deputy County Recorder

City of St. Paul

We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, the City Council of the City of St. Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

City Clerk

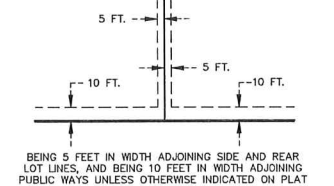
Mayor

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202\_\_ 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 \_\_\_\_\_, 202\_\_.

\_\_\_\_\_, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
NO SCALE

CITY OF ST PAUL - ASSESSMENTS  
Owners Report

PID: 11-28-22-14-0038

Property Address: 391 MCKNIGHT RD S 55119-6912

Cecilia Vang	Owner
Nou Vang	Taxpayer
391 Mcknight Rd S	Resident
St Paul MN 55119-6912	

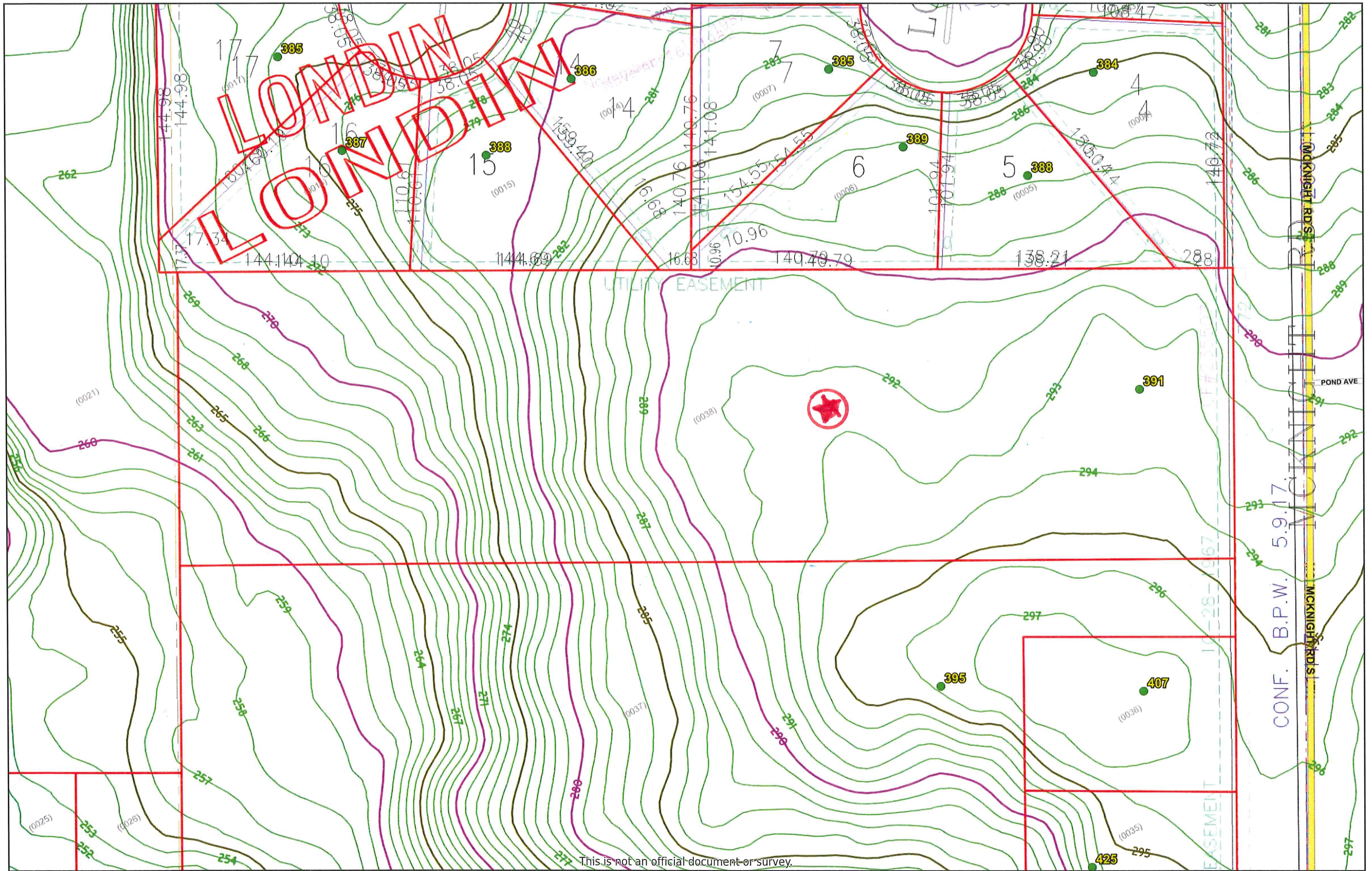
SECTION 11 TOWN 28 RANGE 22 THE N 170 FT OF S 952 FT OF E 1/2 OF SE 1/4 OF NE 1/4 (SUBJ TO RD) IN SEC 11 TN  
28 RN 22





This is not an official document or survey.





**LONDON LONDON**

UTILITY EASEMENT

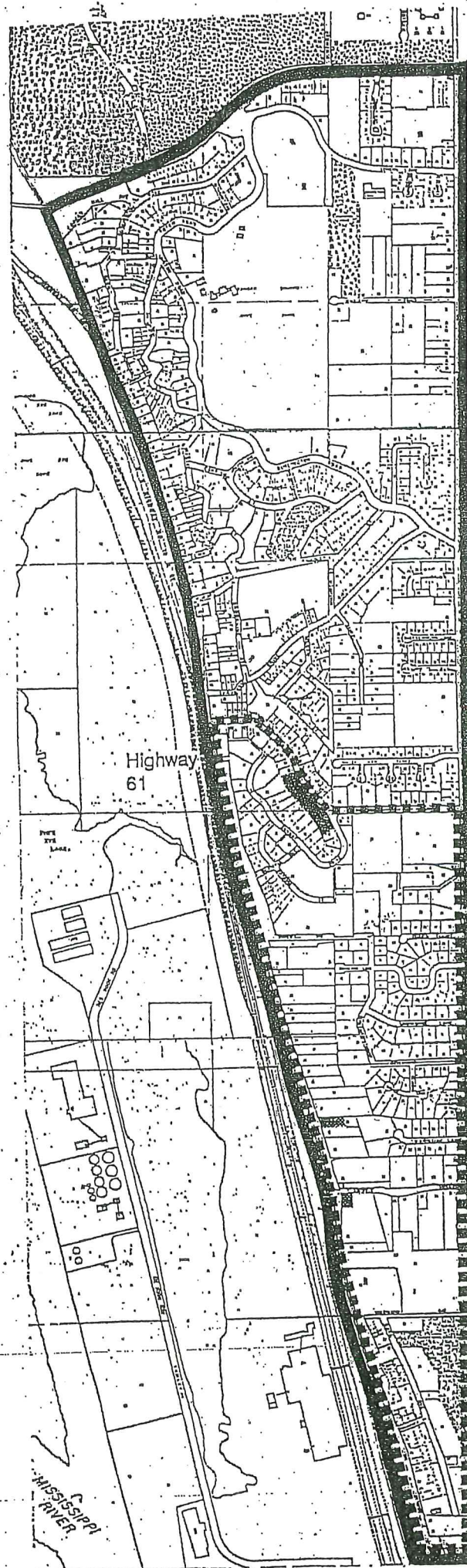


CONF. B.P.W. 5.9.17

MCKNIGHT RD S

POND AVE





Lower Afton Road

# HIGHWOOD REZONING PROPOSALS August 1991

Proposed "T" Tree Preservation  
Overlay District

Rezone from R-1 to R-LL  
except for shaded parcels

Highway  
61

Highwood Avenue

McKnight Road

N

MISSISSIPPI  
RIVER





APPLICANT: Cecilia Vang / Nou Vang  
 PURPOSE: Combined Plat  
 FILE #: \_\_\_\_\_ DATE: 8-6-24  
 PLNG. DIST: \_\_\_\_\_ Land Use Map #: \_\_\_\_\_  
 Zoning Map #: \_\_\_\_\_  
 SCALE: 1" = 400'

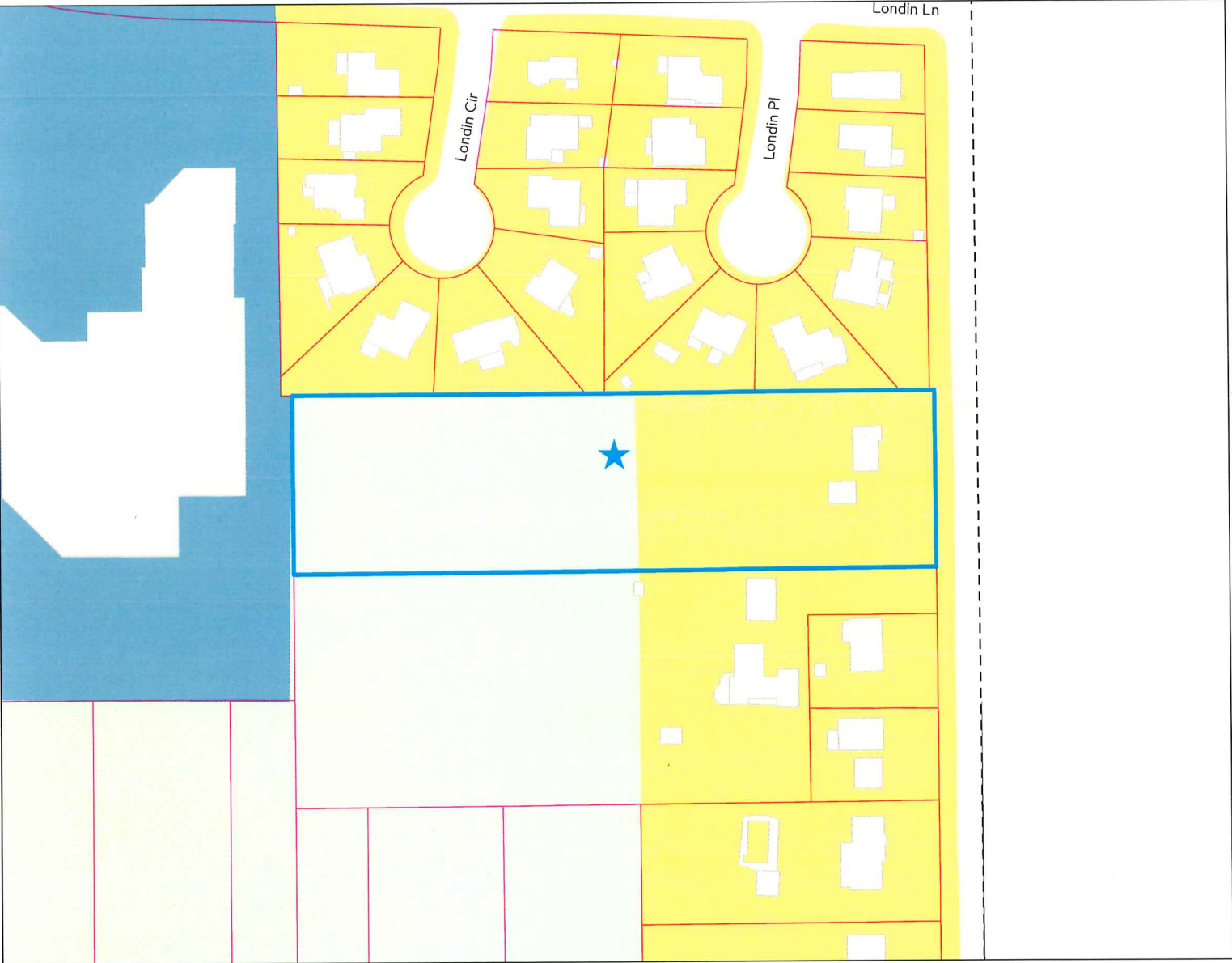
**LEGEND**  
 — zoning district boundary  
 ▨ subject property  
 ○ one family  
 ○ two family  
 ○ multiple family  
 ▲ commercial  
 ◆ industrial  
 V vacant

PED  
 DEPARTMENT OF PLANNING  
 & ECONOMIC DEVELOPMENT  
 north

Application of  
**Cecilia and Nou Vang**

Land use map

application number: 24-067-112 • Combined Plat • date: 8/12/2024 • planning district:1



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**

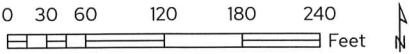
- Industrial and Utility
- Extractive
- Institutional

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

This map is a technical drawing of the land use map for planning district 1. It is not a legal document and should not be used for legal purposes. The map is a technical drawing and should not be used for legal purposes. The map is a technical drawing and should not be used for legal purposes.



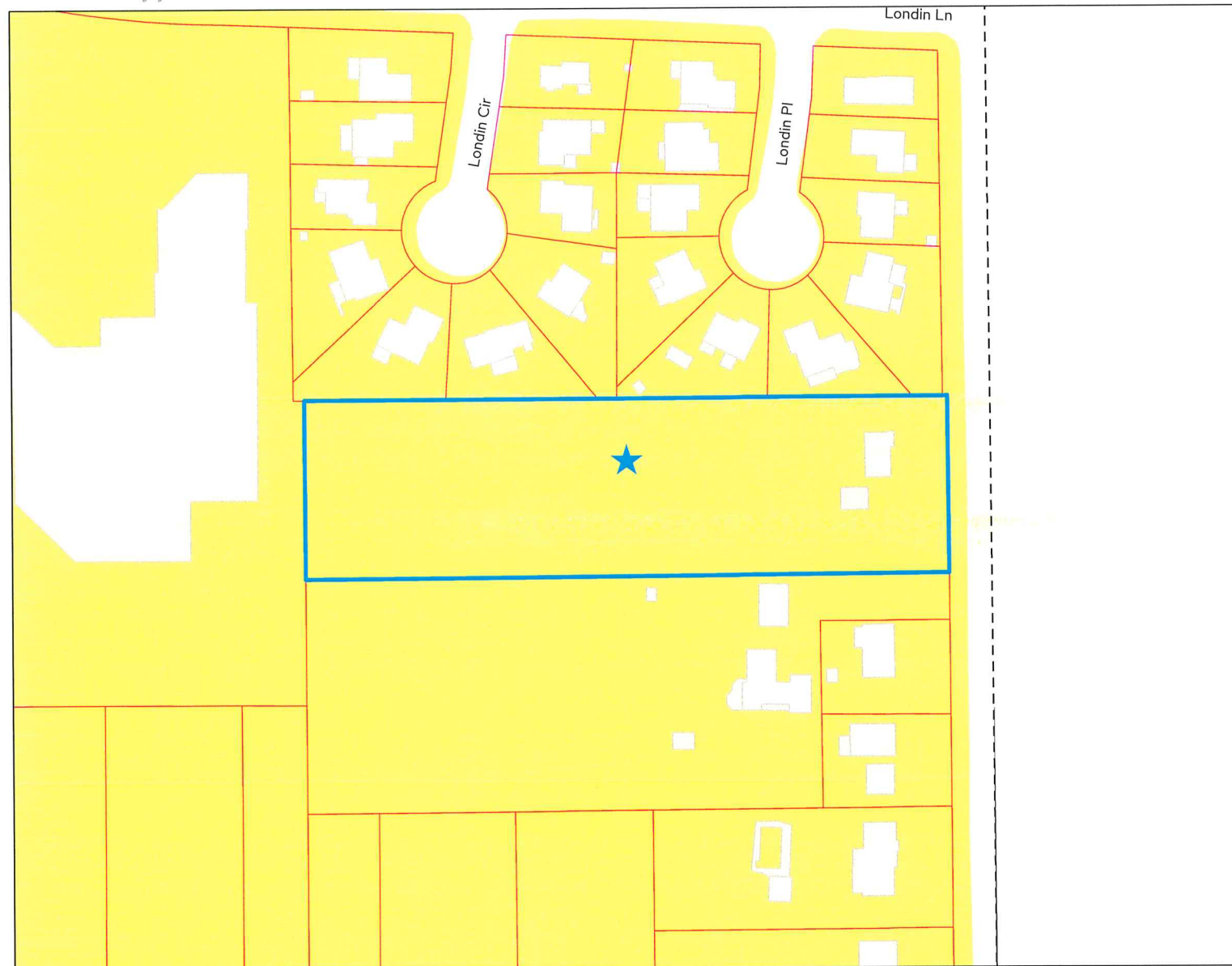
**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT






## Zoning map

application number: 24-067-112 • Combined Plat • date: 8/12/2024 • planning district:1



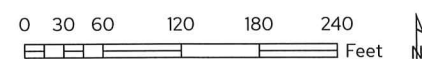
Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- |  |  |  |   |
|--|--|--|---|
|  <b>RL</b> One-Family Large Lot |  <b>T1</b> Traditional Neighborhood       |  <b>B3</b> General Business         |  <b>F1</b> River Residential         |
|  <b>H1</b> Residential          |  <b>T2</b> Traditional Neighborhood       |  <b>B4</b> Central Business         |  <b>F2</b> Residential Low           |
|  <b>H2</b> Residential          |  <b>T3</b> Traditional Neighborhood       |  <b>B5</b> Central Business Service |  <b>F3</b> Residential Mid           |
|  <b>RM1</b> Multiple-Family     |  <b>T3M</b> T3 with Master Plan           |  <b>IT</b> Transitional Industrial  |  <b>F4</b> Residential High          |
|  <b>RM2</b> Multiple-Family     |  <b>T4</b> Traditional Neighborhood       |  <b>ITM</b> IT with Master Plan     |  <b>F5</b> Business                  |
|  <b>RM3</b> Multiple-Family     |  <b>T4M</b> T4 with Master Plan           |  <b>I1</b> Light Industrial         |  <b>F6</b> Gateway                   |
|  |  <b>OS</b> Office-Service                 |  <b>I2</b> General Industrial       |  <b>VP</b> Vehicular Parking         |
|  |  <b>B1</b> Local Business                 |  <b>I3</b> Restricted Industrial    |  <b>PD</b> Planned Development       |
|  |  <b>BC</b> Community Business (converted) |  |  <b>CA</b> Capitol Area Jurisdiction |
|  |  <b>B2</b> Community Business             |  |   |



**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT





Aerial map

Other parcels are outlined in pink