

Zoning Application: Hilltop Twin Homes Final (Combined) Plat - #PEDSUBD000158-2025

Location	1758 and 1780 Ford Parkway
Application Type	Final (combined) plat
Applicant	Hilltop Development, LLC, Tom Distad
Request	Final (combined) plat (§ 69.406) to create eight (8) H2 lots.
Staff Recommendation Summary	Approval of the final (combined) plat for Hilltop Twin Homes, with conditions.
District Council Recommendation	The Highland District Council did not provide a recommendation on the plat.
Public Hearing Date	December 17, 2025
Deadline for Action	March 21, 2025 (120 days from final plat application submittal)
Staff	Kady Dadlez

Parcel Information

PINs	16.28.23.12.0085 and 16.28.23.12.0086
Legal Description	See attached final plat for existing legal description.
Parcel Size	30,423 square feet (0.70 acres).
Existing Land Use	1758 Ford Parkway has a vacant daycare building and outdoor play area. 1780 Ford Parkway has a former duplex that was converted to daycare use.
Zoning	H2 Residential District
Surrounding Land Use	Low density residential uses.
2040 Future Land Use Designation	Urban Neighborhood
History	The properties were previously used for a child daycare facility.

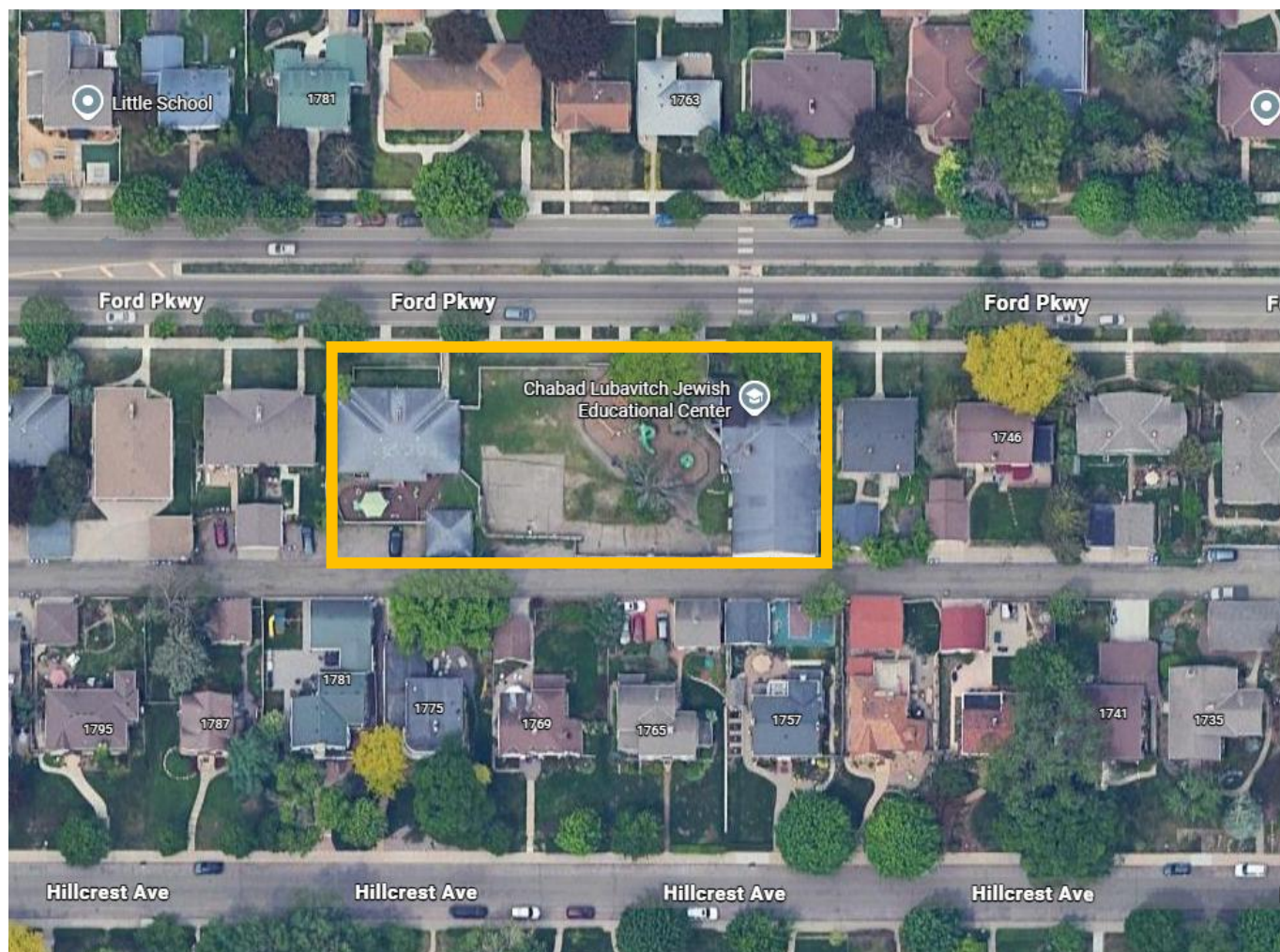


Figure 1. Aerial Map of Property to be Platted

Applicant Request

Final (combined) plat for Hilltop Development LLC to create eight (8) H2 lots on property at 1758-1780 Ford Parkway, south side between Fairview and Davern. Four twin homes are planned; each twinhome will have two units for a total of eight for-sale units.

Zoning Analysis

Standards for the Review of Divisions of Land

Section 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.*

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

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

This finding is met. The proposed plat is consistent with present and potential surrounding land uses and will not be detrimental to present and future uses of surrounding land.

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

This finding is met. The area surrounding the proposed plat is fully developed with low density residential uses that are compatible with the proposed subdivision.

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

This finding is met. The subdivision is in conformance with the 2040 Comprehensive Plan, which identifies the area as Urban Neighborhood and guides the property for residential uses.

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

This finding is met. There are no notable natural features on the parcels in the subdivision.

(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.*

This finding is met. The site is generally flat with no flooding, erosion, high water table, or soil condition issues.

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

This finding is met. The subdivision can be economically served with existing public facilities and services from Ford Parkway.

Parkland Dedication

Section 69.511 of the Zoning Code allows the City to require the dedication of parkland as part of platting. No land dedication is required for this plat. A parkland dedication fee will be due at the time of building.

Recommendation

Approval of the final (combined) plat for Hilltop Twin Homes to create eight (8) H2 lots at 1758 and 1780 Ford Parkway, south side between Fairview and Davern, subject to the following conditions:

1. The applicant files a copy of the council resolution approving the plat with the county recorder or registrar of titles.
2. The applicant files the plat with the county recorder or registrar of titles within sixty (60) days of the adoption of the council resolution.
3. There is a house that encroaches over the shared property lines of Parcels 1, 2, and 3 and a parking pad that encroaches over the shared property line of Parcels 1 and 2. Both will need to be demolished prior to recording the plat with Ramsey County.
4. There is a garage that encroaches over the shared property line on Parcels 1 and 2 that will need to be demolished prior to recording the plat with Ramsey County.
5. There is a nonresidential building that encroaches over Parcels 7 and 8 that will need to be demolished prior to recording the plat Ramsey County.

Legistar Attachments

Staff Report

Final Plat

PAULIE Submittal Summary

Approved Preliminary Plat Documents (3)

Preliminary Plat Approval Letter