

SUBDIVISION STAFF REPORT

FILE NAME: Highland Bridge Rowhomes 6th Addition

FILE # 25-005-149

TYPE OF APPLICATION: Final (Combined) Plat

HEARING DATE: June 4, 2025

LOCATION: 905 Woodlawn Avenue, NW corner of Woodlawn Avenue and Saunders Avenue

PIN AND LEGAL DESCRIPTION: See subdivision documents for legal descriptions.

PLANNING DISTRICT: 15

PRESENT ZONING: F1

ZONING CODE REFERENCE: § 69.301; § 69.406; § 69.511

STAFF REPORT DATE: May 28, 2025

BY: Spencer Miller-Johnson

DATE RECEIVED: April 16, 2025

DEADLINE FOR ACTION: June 15, 2025

- A. **PURPOSE:** Final (combined) plat for Highland Bridge Rowhomes 6th Addition to replat seven F1 River Residential District parcels due to a construction error.
- B. **PARCEL SIZE:** The total plat area is 10,454 sq. ft.
- C. **EXISTING LAND USE:** The seven parcels are built out with the Highland Bridge rowhomes.
- D. **SURROUNDING LAND USE:**
 - North: Rowhomes in a F1 River Residential District.
 - East: Vacant parcels in a F2 Residential Mixed Low District.
 - South: Vacant parcels in a F1 River Residential District.
 - West: Single-family houses and vacant parcels in a F1 River Residential District.
- E. **ZONING CODE CITATION:** § 69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. §69.304 lists conditions for lot splits and adjustments of common boundaries. § 69.406 provides criteria for review of subdivision applications. These criteria are covered below under “Required Findings.” § 69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** 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). PulteGroup, Inc. is proposing to replat and adjust lot lines of the subject properties due to a construction error when the rowhomes were built.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council had not provided a recommendation on the plat application at the time the staff report was drafted.
- H. **REQUIRED FINDINGS:** § 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 have reviewed the proposed plat and have 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 area 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 lots to the north and west are built out with residential 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. 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 seven parcels. 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 residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* The site is flat and fully developed 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.
- I. **PARKLAND DEDICATION:** § 69.511 allows for the City to require the dedication of parkland as part of the platting. Parkland dedication was satisfied as part of the 2019 Ford Plat.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the Final (combined) plat for Highland Bridge Rowhomes 6th Addition subject to the following conditions:
1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

Application
Preliminary Plat
Final Plat
Site Location Maps