



# 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

|                        |       |
|------------------------|-------|
| Zoning Office Use Only |       |
| File #                 | _____ |
| Fee Paid \$            | _____ |
| Received By / Date     | _____ |

## APPLICANT

|                               |                                     |      |             |              |    |     |       |  |
|-------------------------------|-------------------------------------|------|-------------|--------------|----|-----|-------|--|
| Property Owner(s)             | Highland Bridge Property Owner, LLC |      |             |              |    |     |       |  |
| Address                       | 533 South Third St, Suite 100       | City | Minneapolis | State        | MN | Zip | 55415 |  |
| Email                         | sean.ryan@ryancompanies.com         |      | Phone       | 612-492-4000 |    |     |       |  |
| Contact Person (if different) | Anthony Adams (Ryan Companies)      |      |             |              |    |     |       |  |
| Address                       | 533 South Third St, Suite 100       | City | Minneapolis | State        | MN | Zip | 55415 |  |
| Email                         | anthony.adams@ryancompanies.com     |      | Phone       | 612-492-4000 |    |     |       |  |

## PROPERTY INFO

|   |  |  |                |    |  |  |  |
|---|--|--|----------------|----|--|--|--|
| Address / Location                      | 2200 Ford Pkwy St. Paul, MN 55116 (multiple addresses located on parcel) |  |                |    |  |  |  |
| PIN(s) & Legal Description              | 172823120094<br><i>(Attach additional sheet if necessary.)</i>           |  |                |    |  |  |  |
| Lot 2, Block 1 NORTHERN HIGHLAND BRIDGE |  |  |                |    |  |  |  |
| Lot Area                                | 2.18 ac  |  | Current Zoning | F5 |  |  |  |

**TYPE OF SUBDIVISION:** Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Adjustment of Common Boundary | <input checked="" type="checkbox"/> Registered Land Survey | <input type="checkbox"/> Combined Plat |
| <input type="checkbox"/> Lot Split                     | <input type="checkbox"/> Preliminary Plat                  | <input type="checkbox"/> 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.

Please refer to the attached Project Narrative for the supporting information listed above.

- 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 Sean Ryan Signed by: 439DEF1EA1104F8... Date 4/28/2026