

INFORMATION COVER SHEET

ITEM#: ZONING FILE#: 10-131429 APPLICATION TYPE: Subdivision (Lot split)

FOLDER NAME: Walgreens (2111 Ford Pkwy)

OWNER NAME AND ADDRESS:

Twin Cities Stores Inc
1800 Cliff Rd E. Ste 2
Burnsville MN 55337

OWNER TELEPHONE NUMBER#:

2075 Ford Pkwy LLC
7831 E. Bush Lake Rd Ste 102
Bloomington MN 55439

C+H Developments US
c/o Snyder Drug Stores
7111 Cedar Lake Rd S.
Saint Louis Park MN
55426

APPLICANT NAME & ADDRESS:

Semper Development LTD
Attn: John Kohler
80 S. 8th St. Suite 1275 Mpls. MN 55402

APPLICANT TELEPHONE NUMBER#:

(612) 332-1500

REPRESENTATIVE NAME AND ADDRESS:

REPRESENTATIVE TELEPHONE NUMBER#:

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY TELEPHONE #:

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

2083-2111 Ford Parkway
between Finn and Cleveland

LEGAL DESCRIPTION:

See file

PIN: 1728231(0082) -> (0088)

PURPOSE:

Subdivision (lot split) to re-configure (7) B2 commercial parcels into (3) B2 commercial parcels

DATE RECEIVED: 3-29-10

FINAL ACTION DATE:

EARLY NOTIFICATION SEND DATE: 3-29-10

HEARING DATE: Adm Decision

LAND USE MAP: 33 TAX MAP:

PRESENT ZONING: B2 LOT AREA TOTAL: 56,882

PLANNING DISTRICT: 15

DISTRICT'S TELEPHONE #

WARD: 3

PLANNER:

PLANNERS TELEPHONE #:

Zoning Staff

266-6583

NOTES:

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) 266-6589

Zoning office use only

File # 10-131429

Fee: 140⁰⁰

Tentative Hearing Date:

Adm Decision

PD=15

172823110082

APPLICANT

Name Semper Development Ltd. Attn: John Kohler

Address 80 South 8th Street Suite 1275

City Minneapolis St. MN Zip 55402 Daytime Phone (612) 332-1500

Name of Owner (if different) See Attached Sheet

Contact Person (if different) See Attached Sheet Phone _____

PROPERTY LOCATION

Address / Location 2083, 2101, 2111 Ford Parkway, St. Paul, MN

Legal Description See Attached Sheet

Current Zoning B2

(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

Lot Split

Lot Split with Variance

Reg. Land Survey

Preliminary Plat

Final Plat

Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

ck
5205
140⁰⁰

(attach additional sheets if necessary)

Applicant's Signature [Signature]

Date 3/26/10

City Agent [Signature]
3-29-10

APPLICATION ATTACHMENT

Address: 2111 Ford Parkway, St. Paul, MN
Owner: Oasis Market
Scott Stevens (952) 641-8900 ext. 129
1800 East Cliff Road
Suite #2
Burnsville, MN 55337

Legal Description:

Lots 15,16,17, Block 9 SAINT CATHERINE PARK, according to the recorded plat there of, Ramsey County, MN. (Abstract Property)

Address: 2101 Ford Parkway, St. Paul, MN
Owner: Brinberg Properties – Ford Attn: Howard Bergerud (612) 332-1500
80 South 8th Street, #1275
Minneapolis, MN. 55402

Legal Description:

Lots 18 and 19 SAINT CATHERINE PARK, according to the recorded plat thereof, Ramsey County , MN. (Torrens Property)

Address: 2083 Ford Parkway, St. Paul, MN
Owner: C & H Development US Inc.
c/o Snyders Drug Stores Inc. Attn: David Leonard (952) 936-2512
14525 Highway 7, Minnetonka, MN. 55345

Legal Description:

Lots 20, 21, and 25, Block 9, SAINT CATHERINE PARK, according to the plat thereof, Ramsey County, MN (Torrens Property)
Lots 22, 23, and 24, Block 9, SAINT CATHERINE PARK, according to the plat thereof Ramsey County, MN (Abstract Property)

2	1 (55) 125.54'	14 (81)	13 (80)	12 (79)	11 (78)	10 (77)	9 (76)	8	7	6	5	4 (105)	3	2
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29	30 125.54'	15	16 (82)	17	18	19 (83)	20 (+20') (84)(85)	21 (86)	22 (87)	23	24 (88)	25	26	27 (10)
0'	41.19'	55.6'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'

FINN

9

Ford

PARKWAY

(54)
30
41.31

59.66 (15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)
15	16	17	18	19	20	21	22	23	24	25	26	27	28
55.60	40.	"	"	"	"	"	"	"	"	"	"	40.	55.65

AVE.

41.29
(55)
125.54

55.65 (81)	40. (80)	" (79)	" (78)	" (77)	" (76)	" (75)	" (74)	" (73)	" (72)	" (71)	" (70)	40. (69)	55.64
14	13	12	11	10	9	8	7	6	5	4	3	2	1

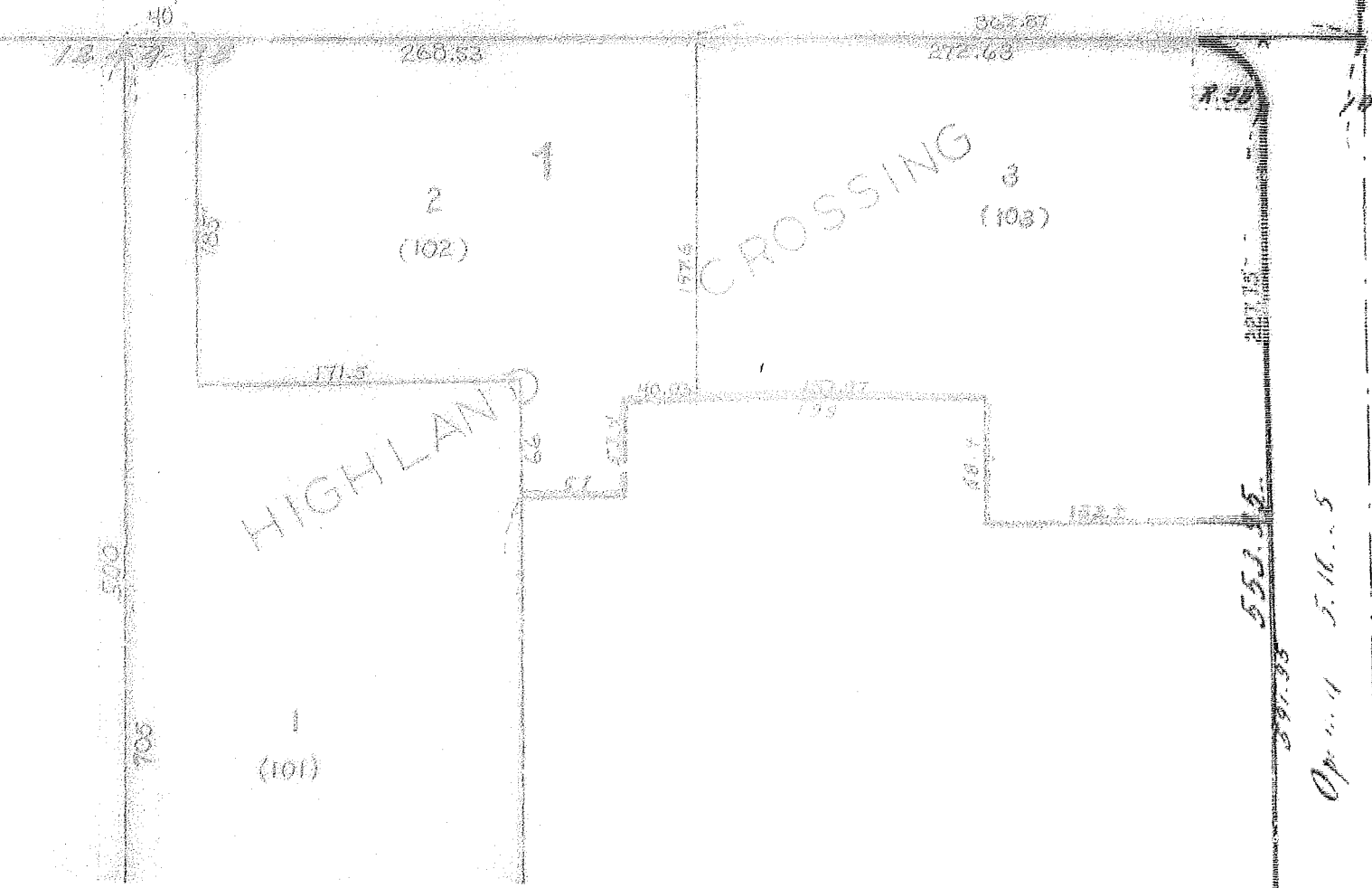
1.30 ac.
30
(30)
(29)
41.19

(82)	(83)	(84)	(85)	(86)	(87)	(88)	(89)	(90)	(91)	(92)	(93)	(94)	(95)
15	16	17	18	19	20	21	22	23	24	25	26	27	28
55.6	40.	"	"	"	"	"	"	"	"	"	"	40.	47.55

FINN

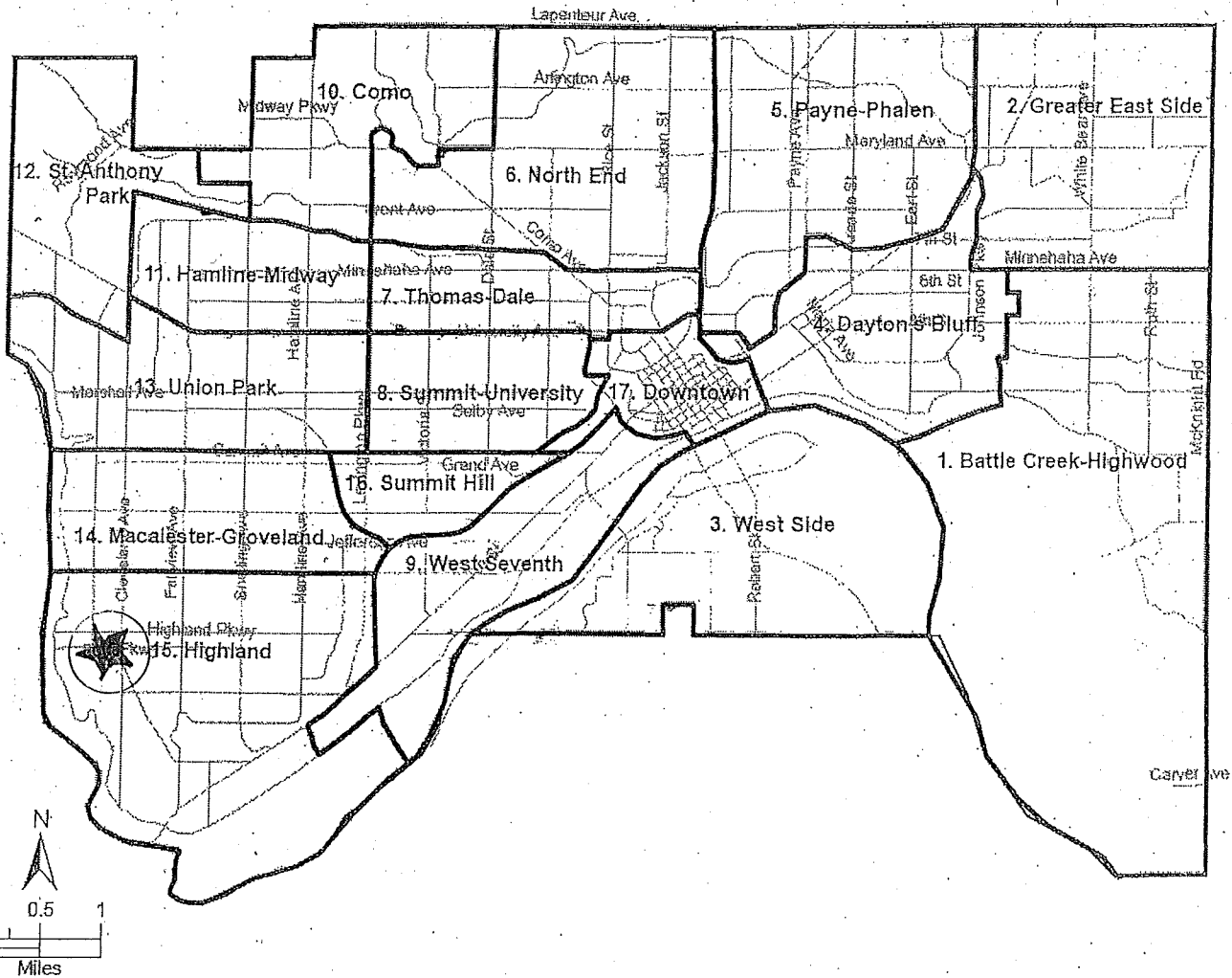
Cleveland

Ford PARKWAY



552.55
597.35
Op. 11 5.16.5

Book 30 Plans page 2.



Source: City of Saint Paul

CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLIN – MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

#10-131429