

Zoning Application: Registered Land Survey–PEDSUBD-000478-2026

Location	2200 Ford Parkway (south side between Cretin and Mount Curve)
Application Type	Registered Land Survey
Applicant	Highland Bridge Property Owner, LLC
Request	Subdivision by registered land survey (Leg. Code §§ 69.705 , 69.405 and 69.406) to create four (4) F5 Ford Business Mixed District tracts.
Staff Recommendation Summary	Approval of the registered land survey, with one conditon.
District Council Recommendation	The Highland District Council did not provide a recommendation on the registered land survey application.
Public Hearing Date	June 17, 2026
Deadline for Action	August 29, 2026
Staff	Kady Dadlez

Parcel Information

PIN	17.28.23.12.0094
Legal Description	Lot 2 Block 1 Northern Highland Bridge
Parcel Size	95,116 square feet, 2.18 acres
Existing Land Use	Three standalone single-story commercial buildings and a four-story mixed-use building with 97 residential units are under construction.
Zoning	F5 Ford Business Mixed District
Surrounding Land Use	North: Retail and business service uses in T2 and B2 zoning districts. East: Mixed-use building in an F5 zoning district. South: Multi-family buildings and park space in an F5 zoning district. West: Vacant land, medical offices, and mixed-use building in F6 district.
2040 Future Land Use Designation	Mixed-Use
History	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). In 2023, Ryan platted the two Block 2 lots into four lots through the NORTHERN HIGHLAND BRIDGE plat: Lots 1-4, Block 1, NORTHERN HIGHLAND BRIDGE. The intent of this registered land survey application is to further subdivide one of those four parcels (Lot 2, Block 1 NORTHERN HIGHLAND BRIDGE) into four tracts for the individual buildings currently under construction.

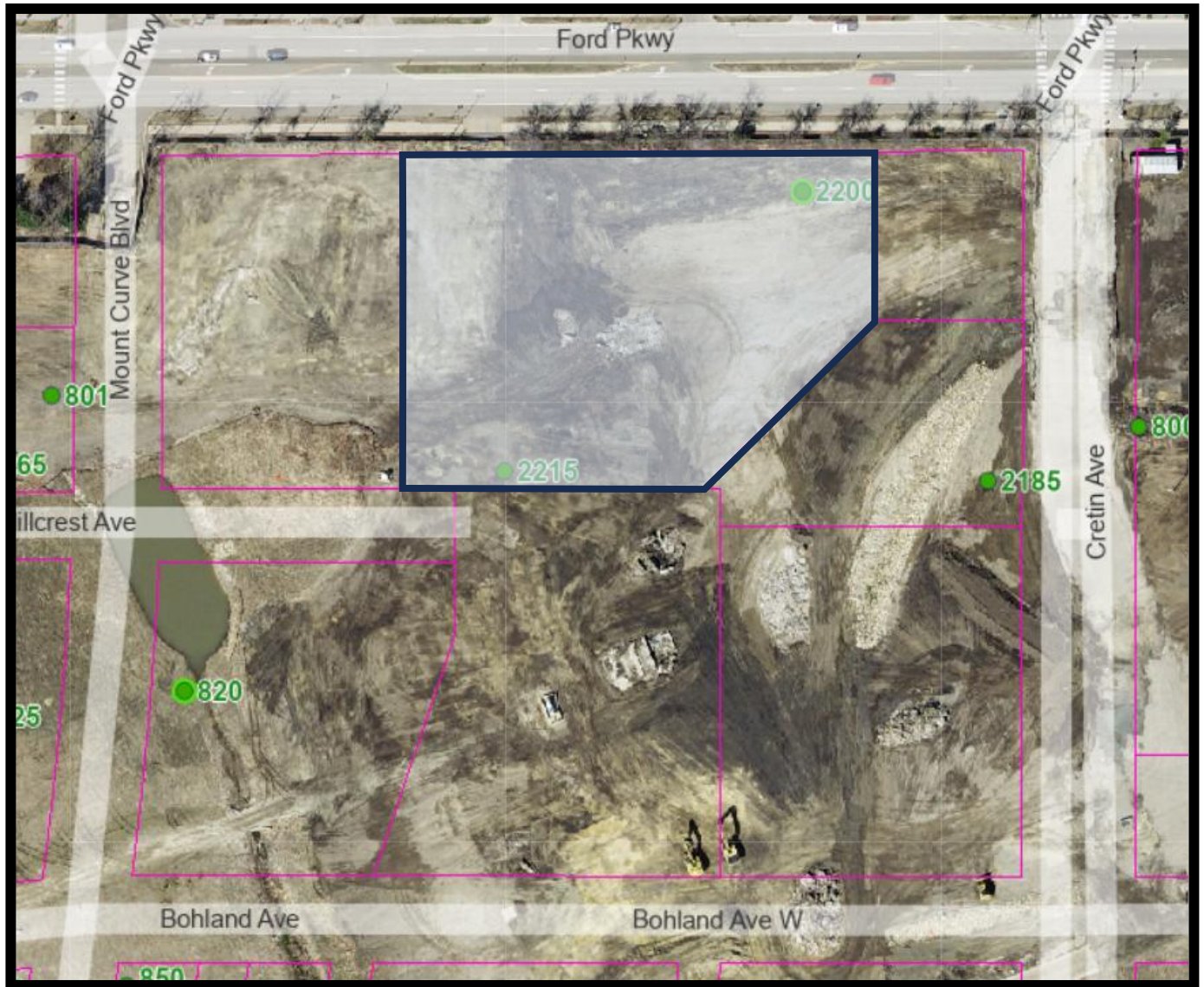


Figure 1. Aerial Map of Property in the Registered Land Survey

Applicant Request

Three standalone single-story commercial buildings and a four-story mixed-use building with 97 residential units are under construction on the site. Anticipated construction completion is Fall 2026. A registered land survey is requested to create four (4) F5 Ford Business Mixed District tracts so that each building is on its own property. The City Council approved five variances for the development in late 2024 and early 2025. The variances related to lot coverage, floor area ratio, and building height.

The applicant initially applied for a lot split to split the property into four parcels. However, Ramsey County requires a registered land survey because the proposed split is not a simple fractional split of the lot (Zoning File PEDSUBD-000395-2026).

Zoning Code Sec. 69.705 states that *all registered land surveys which constitute a subdivision as defined in this chapter shall be subject to the provisions herein contained*. Therefore, review and approval of the registered land survey must comply with the provisions in [Leg. Code § 69.406](#), which contains the required findings for a plat. These findings are detailed below.

Zoning Analysis

Standards for the Review of Divisions of Land

§ 69.406 of the Zoning Code states that 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 reviewed the proposed registered land survey and determined that all applicable provisions of city codes are met. No variances are requested for the registered land survey. The City Council approved five variances for the development in late 2024 and early 2025. The variances related to lot coverage, floor area ratio, and building height.

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

The proposed registered land survey is consistent with the land uses proposed for the surrounding areas 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 registered land survey have been or will be developed with uses compatible with the registered land survey as part of the Ford Site Zoning and Public Realm Master Plan. Properties to the north are built out with a variety of commercial uses. Existing and proposed uses to the east, west, and south will 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 and guides the property for mixed-use development. The proposed subdivision by registered land survey 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 parcels and in the subdivision. 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 the residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.*

The site slopes gently from east to west and has no known flooding, erosion, high water table, or soil condition problems.

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

The subdivision is in a redeveloping urban area well-served by public facilities and services. It can be economically served with public facilities and services from surrounding streets.

Parkland Dedication

§ 69.511 of the Zoning Code allows the city to require the dedication of parkland as part of platting. The parkland dedication requirement was satisfied as part of the 2019 Ford Plat (RES PH 19-386).

Staff Recommendation

Based on required findings 1 through 7 staff recommends approval of the subdivision by Registered Land Survey for Highland Bridge Property Owner, LLC, at 2200 Ford Parkway (Parcel Identification Number 17.28.23.12.0094), to create four (4) F5 Ford Business Mixed District tracts, subject to the following condition:

1. The applicant shall file a copy of the Council Resolution approving the subdivision with the Ramsey County Registrar of Titles.