

**CITY OF NORTH ST. PAUL
NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT
PLANNED UNIT DEVELOPMENT
ALLEY VACATION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of North St. Paul, Minnesota will hold a public hearing to accept public input on the following requests for the former “Anchor Block” property:

- Preliminary Plat of property legally described as:
PARCEL 2

Lots 1 and 20, Block 3, North 81. Paul Proper, except that part of said Lot 1 taken for McKnight Road widening.

Those parts of Lots 2, 3, 4, 21 and 22, Block 3, North St. Paul Proper, lying Northerly and Northwesterly of Tract A, Registered Land Survey No. 52, except that part of Lot 4 taken for McKnight Road widening.

Those parts of Lots 1, 2, 3 and 4, Block 1, North St. Paul Land Company's Re-arrangement of Lot 10 through 19, inclusive, of Block 3, and Lots 2 through 23, inclusive, of Block 6, North St. Paul Proper, lying Northerly and Northwesterly of Tract A, Registered Land Survey No. 52.

Those parts of Lots 20, 36, 37 and 38, Block 1, North 81. Paul Land Company's Re-arrangement of Lots 10 through 19, inclusive, of Block 3 and Lots 2 through 23, inclusive, of Block 6, North 81. Paul Proper, lying Northerly and Northwesterly of a line running parallel with and distant 80 feet Southeasterly of the Southeasterly line of Minneapolis, St. Paul and Sault Ste. Marie Railway Company 's right-of-way, said Southeasterly line being a line running Northeasterly at an angle of 51 degrees 23 minutes 30 seconds to the West line of Section 12, Township 29, Range 22, from a point on said West line distant 532.16 feet North of the Southwest corner of said Section 12.

Except that part of Lots 1 and 4, Block 3, North St. Paul Property, as shown in Parcel 349 on Minnesota Department of Transportation Right of Way Plat No. 62-36 as the same is on file and of record in the office of the Registrar of Titles for Ramsey County, together with all right of access as shown on said plat by the access control symbol
Ramsey County, Minnesota
Torrens Property

PARCEL 3:

Tract A, Registered Land Survey No. 52, except that part lying South of the extended North line of Tracts B, C, D and E, Registered Land Survey No. 52 and West of a line drawn parallel to and 100 feet West of the most Easterly line of Tract A.

Except that part of Tract A, Registered Land Survey No. 52, shown as Parcel 349 on Minnesota Department of Transportation Right of Way Plats Numbered 62-36, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota, together with all right of access as shown on said plat by the access control symbol.

Ramsey County, Minnesota
Torrens Property

PARCEL 5:

Lot 20, except that part thereof embraced within the plat of Edstrand's Rearrangement, and Lots Twenty-three (23) to Thirty-eight (38), inclusive, in Block One (1) of the North St. Paul Land Company's Rearrangement of Lots 10 to 19, inclusive, of Block 3 and Lots 2 to 23, inclusive, of Block 6, of North St. Paul Proper, Ramsey County, Minnesota, except that part of Lot 20 and Lots 36, 37 and 38 in said Block 1, lying Northerly and Westerly of a line drawn parallel to and distant 60 feet from the center line of the right of way of the Minneapolis and St. Paul Suburban Railroad Company and Southeast thereof, same being 2 strips of land each 40 feet in width along the right of way and adjacent thereto, all measurements being made at right angles to said right of way, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

Ramsey County, Minnesota
Abstract Property

PARCEL 6:

Lots 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, the North St. Paul Land Company's Rearrangement of Lots 10 to 19, inclusive, of Block 3 and Lots 2 to 23, inclusive, of Block 6, of North St. Paul Proper, Ramsey County, Minnesota.

Abstract Property

PARCEL 7:

Lots 9 and 10, Block 2, the North St. Paul Land Company's Rearrangement of Lots 10 to 19, inclusive, of Block 3, and Lots 2 to 23, inclusive, of Block 6, of North St. Paul Proper, Ramsey County, Minnesota.

Abstract Property

PARCEL 8:

Lots 1, 2, 3, and 4, Block 5, North St. Paul Proper, Ramsey County, Minnesota

Abstract Property

PARCEL9:

Lots 1 and 2, Edstrand's Rearrangement, Ramsey County, Minnesota, together with that part of the vacated alley accruing thereto by reason of the vacation thereof;

AND

Lot 22, Block 1, The North St. Paul Land Company's Re-arrangement of Lots 10 to 19 (inclusive) of Block 3 and Lots 2 to 23 (inclusive) of Block 6 of North St. Paul Proper, Ramsey County, together with that part of the vacated alley accruing thereto by reason of the vacation thereof.

Ramsey County, Minnesota
Abstract Property

- Creation of a Planned Unit Development overlay district (Planned Residential District) on the above described property;
- Vacation of the public alley right-of way legally described described as follows:

All that part of Seppala Boulevard, as delineated and dedicated on NORTH ST PAUL PROPER, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of the southerly extension of the west line of Lot 18, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCKS 6 OF NORTH ST. PAUL PROPER and west of the southerly extension of the east line of Lot 17, Block 2, said THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCKS 6 OF NORTH ST. PAUL PROPER.

The above requests are being made to facilitate a 100-unit townhome and 10-unit single-family home development. This area is zoned MU-3 Corridor Mixed Use District.

The public hearing will be conducted on Thursday, October 4, 2018 at approximately 6:15 p.m. or shortly thereafter at the City Council Chambers of City Hall, located at 2400 Margaret Street, North St. Paul.

Applicant/Address: Lauren Grouws of M/I Homes of Minneapolis/St. Paul LLC, 5354 Parkdale Drive #100, St. Louis Park, MN 55416.

Such persons with desire to be heard with reference to this matter will be heard at this meeting. Written and oral comments will be considered. Persons who require this information in another format should contact City Hall at (651) 747-2403 at least 72 hours prior to the public hearing.

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