



**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 # \_\_\_\_\_

Fee \_\_\_\_\_

Tentative Hearing Date \_\_\_\_\_

PD-13  
# 342923320008  
↓ 0012  
0011  
To Be Scheduled

APPLICANT

Name: Tegra Group  
Address: 801 Nicollet Mall, Suite 1850  
City Minneapolis St. MN Zip 55402 Daytime Phone 612-752-5744  
Name of Owner (if different) See Attached  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

PROPERTY

Address / Location Snelling Ave & St. Anthony Avenue  
Legal Description See Attached  
Current Zoning T-4  
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

|                                                      |                                                  |                                           |
|------------------------------------------------------|--------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Lot Split                   | <input type="checkbox"/> Lot Split with Variance | <input type="checkbox"/> Reg. Land Survey |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat              | <input type="checkbox"/> Combined Plat    |

STAFF USE ONLY

Planning District \_\_\_\_\_ Land Use Map \_\_\_\_\_ Tax Map \_\_\_\_\_ Zoning \_\_\_\_\_

Plans Distributed \_\_\_\_\_ Return by \_\_\_\_\_ Reviewed by \_\_\_\_\_

Comments:

RECEIVED  
APR 18 2016  
BY \_\_\_\_\_

(attach additional sheets if necessary)

Applicant's Signature [Signature] Date 4-15-16 City Agent [Signature]  
4/18/16

# Preliminary Plat Of: MLS Stadium Development



## PRELIMINARY PLAT GENERAL NOTES

### SURVEYOR:

Loucks  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55330  
763-424-5505

### APPLICANT:

TEGRA Group  
801 Nicollet Mall, Suite 1850  
Minneapolis, MN 55402  
612-752-5744

### LEGAL DESCRIPTION:

That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies easterly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER; thence South 0 degrees 12 minutes 55 seconds East, along the west line of said Lot 1, a distance of 118.00 feet to an angle point in said west line; thence South 3 degrees 02 minutes 52 seconds West a distance of 76.16 feet; thence South 0 degrees 01 minutes 18 seconds East a distance of 168.84 feet; thence South 10 degrees 47 minutes 29 seconds East a distance of 59.47 feet; thence South 0 degrees 07 minutes 11 seconds East a distance of 276.94 feet to the south line of said Lot 4 and there said line terminates.

### Together with:

That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies westerly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER; thence South 0 degrees 12 minutes 55 seconds East, along the west line of said Lot 1, a distance of 118.00 feet to an angle point in said west line; thence South 3 degrees 02 minutes 52 seconds West a distance of 76.16 feet; thence South 0 degrees 01 minutes 18 seconds East a distance of 168.84 feet; thence South 10 degrees 47 minutes 29 seconds East a distance of 59.47 feet; thence South 0 degrees 07 minutes 11 seconds East a distance of 276.94 feet to the south line of said Lot 4 and there said line terminates.

### Together with:

Lot 5, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota.

### DATE OF PREPARATION:

April 2016

### BENCHMARKS:

- #1  
Top nut of hydrant located near sw corner of main building, as shown.  
Elev. = 232.56 Feet (City of Saint Paul Datum)
- #2  
Top nut of hydrant located near nw corner of main building, as shown.  
Elev. = 234.48 Feet (City of Saint Paul Datum)
- #3  
Top nut of hydrant located near northerly entrance to shopping center, as shown.  
Elev. = 228.60 Feet (City of Saint Paul Datum)
- #4  
Top nut of hydrant located near intersection of Pascal Street & St. Anthony Avenue, as shown.  
Elev. = 232.48 Feet (City of Saint Paul Datum)

### EXISTING ZONING:

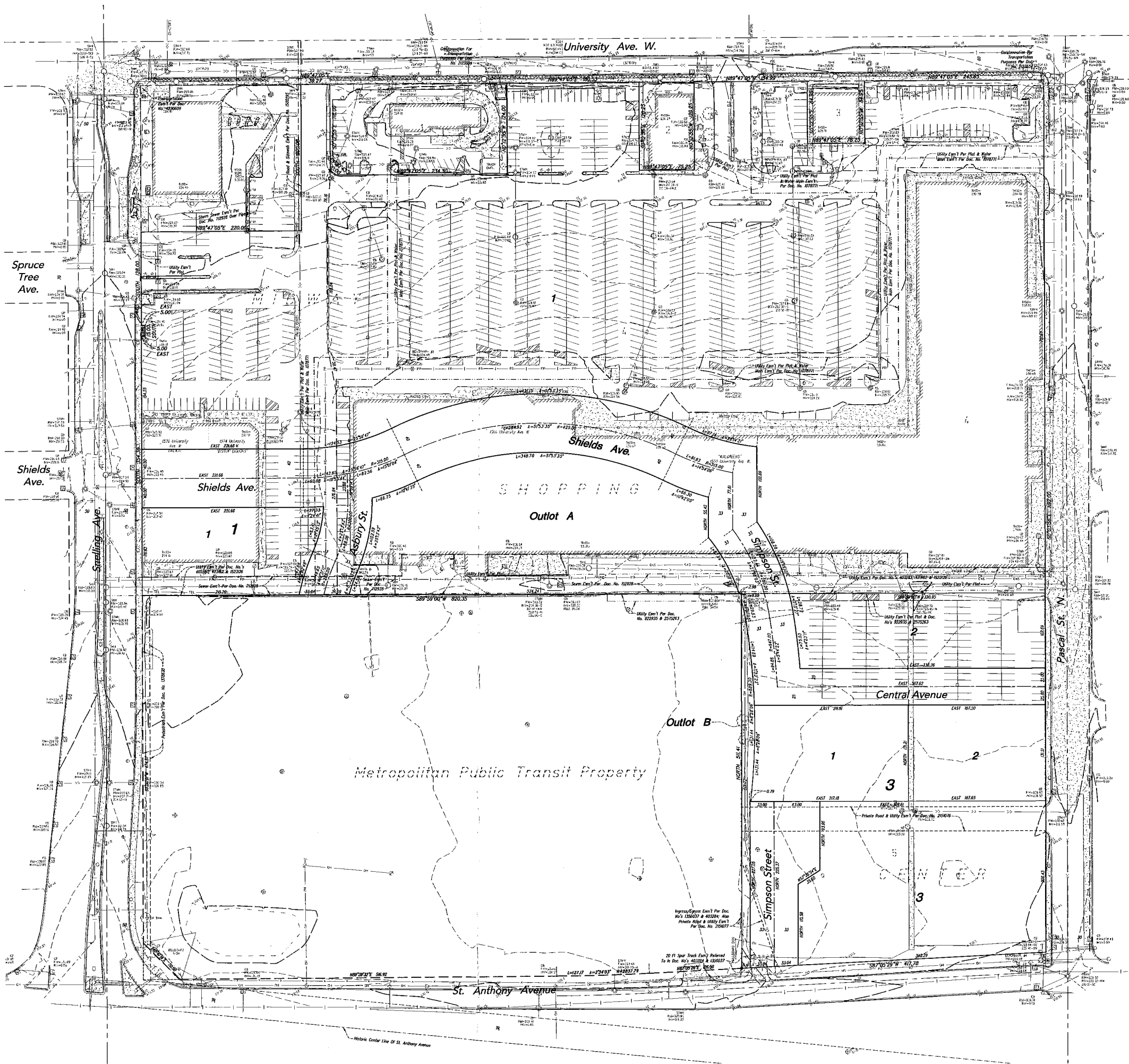
Zone (T-4) Traditional Neighborhood

### AREAS:

|                       |                                       |
|-----------------------|---------------------------------------|
| Lot 1, Block 1 =      | 28,020 +/- Sq.Ft. or 0.64 +/- Acres   |
| Lot 1, Block 2 =      | 578,336 +/- Sq.Ft. or 13.28 +/- Acres |
| Lot 2, Block 2 =      | 35,134 +/- Sq.Ft. or 0.81 +/- Acres   |
| Lot 1, Block 3 =      | 27,921 +/- Sq.Ft. or 0.64 +/- Acres   |
| Lot 2, Block 3 =      | 24,612 +/- Sq.Ft. or 0.57 +/- Acres   |
| Lot 3, Block 3 =      | 69,959 +/- Sq.Ft. or 1.61 +/- Acres   |
| Outlot A =            | 82,170 +/- Sq.Ft. or 1.89 +/- Acres   |
| Outlot B =            | 6,361 +/- Sq.Ft. or 0.15 +/- Acres    |
| Dedicated R.O.W. =    | 131,590 +/- Sq.Ft. or 3.02 +/- Acres  |
| Total Property Area = | 984,113 +/- Sq.Ft. or 22.59 +/- Acres |

### FLOOD ZONE DESIGNATION:

This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0089G, and is a non-printed panel (no special flood hazard areas).



MLS Stadium  
Development

ST. PAUL, MN

TEGRA Group

801 Nicollet Mall,  
Suite 1850  
Minneapolis, MN 55402

LOUCKS

PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com

RECEIVED  
APR 15 2016  
BY:

### CADD QUALIFICATION

CADD: Not prepared by a Consultant for the project and  
Documents of the Consultant professional cannot be used solely  
with respect to a project. These CADD files shall not be used  
or other projects, for reference to the project, or for the preparation  
of any project, for which the Consultant is responsible. The  
Consultant's use of the CADD files shall be limited to the  
information and reference only. All information on informational  
systems, drawings, or documents that are CADD files shall be  
made at the risk of the user making such a system, drawing,  
or document and that any such information and documents are  
the Consultant's responsibility, and not the Consultant's.

### SUBMITTAL/REVISIONS

4/15/16 CITY SUBMITTAL

### PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was  
prepared by me or under my direct supervision and that  
I am a duly Licensed Land Surveyor under the laws of  
the State of Minnesota.

License No. 16099  
Date 4/15/16

### QUALITY CONTROL

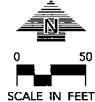
Loucks Project No. 16-028  
Project Lead PJM  
Drawn By PJM  
Checked By PJM  
Field Crew BS/MA

### VICINITY MAP

PRELIMINARY  
PLAT  
Existing  
Conditions

1 of 3

Preliminary Plat Of:  
**MLS Stadium Development**



Spruce  
Tree  
Ave.

Shields  
Ave.

Snelling Ave.

University Ave. W.

Pascal St. N.

Metropolitan Public Transit Property

Outlot A

Outlot B

Central Avenue

Simpson Street

St. Anthony Avenue

MLS Stadium  
Development

ST. PAUL, MN

TEGRA Group

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Suite 1550  
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CADD QUALIFICATION

CADD was prepared by the Consultant for this project and is the property of the Consultant. It is not to be used for any other project without the written consent of the Consultant. The Consultant is not responsible for any errors or omissions in this CADD. The Consultant is not responsible for any errors or omissions in this CADD. The Consultant is not responsible for any errors or omissions in this CADD.

SUBMITTAL/REVISIONS

4/15/16 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul M. Loucks  
Land Surveyor No. 16099

Date: \_\_\_\_\_

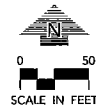
QUALITY CONTROL

Loucks Project No. 16-028  
Project Lead PJM  
Drawn By SPJ  
Checked By PJM  
Field Crew

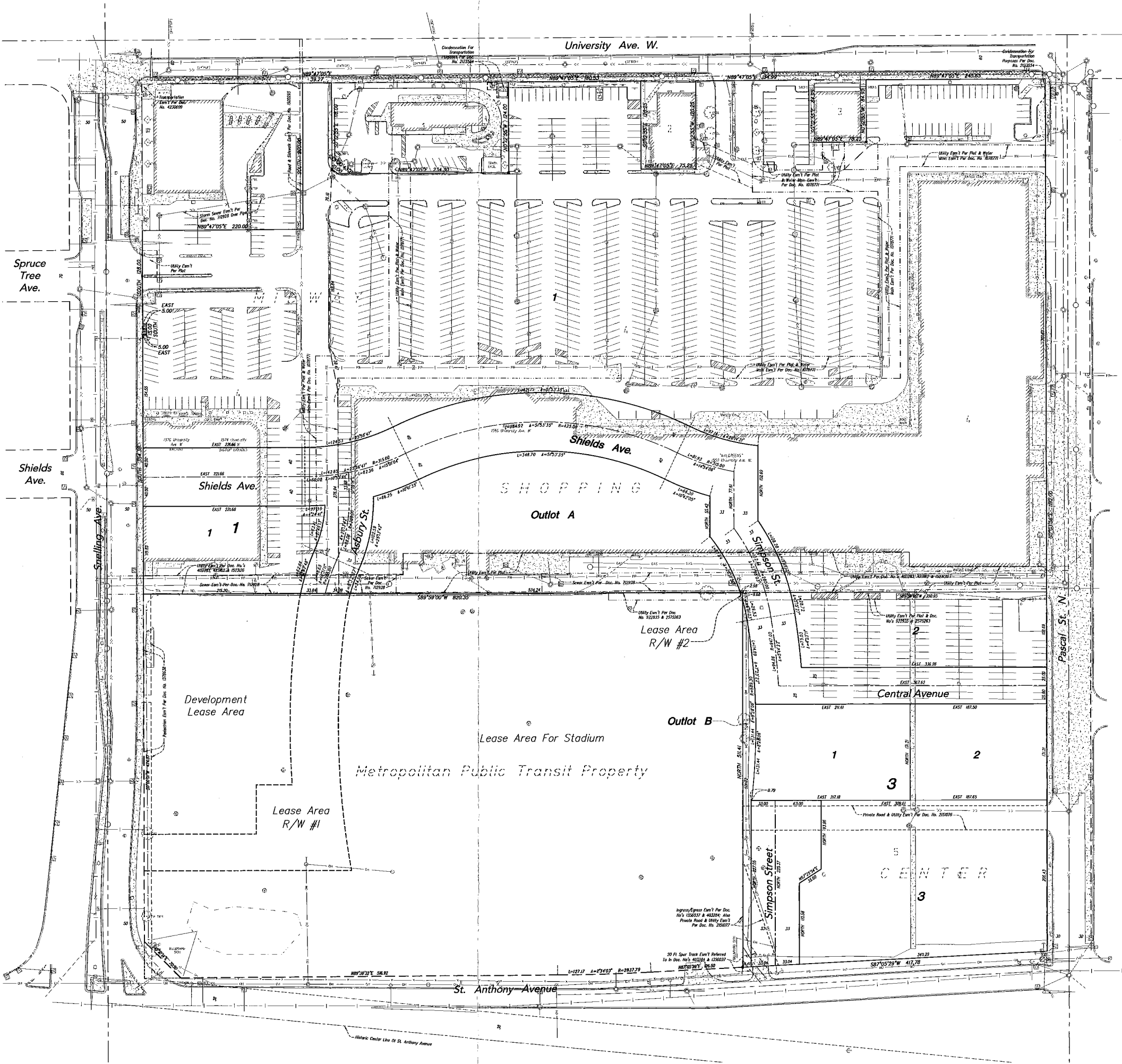
VICINITY MAP

PRELIMINARY  
PLAT  
Proposed  
Conditions

Preliminary Plat Of:  
**MLS Stadium Development**



LEASE AREAS:  
STADIUM AREA = 323,527± SF or 7.43± AC  
DEVELOPMENT LEASE AREA = 63,560± SF or 1.46± AC  
R.O.W. #1 = 39,233± SF or 0.90± AC  
R.O.W. #2 = 14± SF or 0.00± AC  
METRO. PUBLIC TRANSIT PARCEL = 426,334± SF or 9.79± AC



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SUBMITTAL/REVISIONS

4/15/16 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this map, when so required, was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Paul M. Loucks*  
Paul M. Loucks - PLS

License No. 16099  
Date 4/15/16

QUALITY CONTROL

Loucks Project No. 16-028  
Project Lead PJM  
Drawn By SFM  
Checked By PJM  
Field Crew BS/MA

VICINITY MAP

PRELIMINARY PLAT  
Lease Areas On  
Metropolitan Public  
Transit Parcel