



3301 Silver Lake Road
St. Anthony Village, Minnesota 55418
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-For Office Use Only-

Planning File Number _____
Project Number _____
Application Submittal Date _____
Application Completed Date _____
Fee Paid _____
Receipt Number _____
Planning Commission Meeting Date _____
Council Decision _____
Council Decision Date _____

LAND USE APPLICATION

Address of Property Involved: 2601 Stinson Blvd NE, St. Anthony, MN

Property ID Number: 07.029.23.23.0035

Legal Description: Attached

Applicant Information

Applicant Name: SA Senior Living, LLC

Applicant Address: 15102 Minnetonka Industrial Road, Suite 201, Minnetonka, MN 55345

Applicant Telephone Number: 310-994-1610 Other:

Applicant Fax Number _____

Applicant Email Address: rwall@development65.com

Property Information

Property Owner (if different from above): _

Owner Address: _____

Owner Telephone Number: _____

Owner Email Address: _____

Type of Request (Check All that Apply)

Appeal (\$500 fee + \$1,500 escrow)

Comprehensive Plan Amendment (\$750 fee + \$1,500 escrow if residential; \$3,500 escrow if commercial/industrial)

Conditional Use Permit (CUP) (\$1,000 fee+ \$750 escrow if residential; \$1,500 escrow if commercial/industrial)

Easement Vacation (\$200 fee + \$500 escrow)

Preliminary Plat (\$500 fee + \$500 escrow)

Final Plat (\$500 fee + \$7500 escrow)

☒ **Minor Subdivision/Lot Split** (\$250 fee + \$1,500 escrow)

Planned Unit Development (PUD) (\$1,500 fee + \$2,500 escrow)

Rezoning (\$750 fee + \$1,500 escrow)

Zoning Text Amendment (\$500 fee + \$750 escrow)

Site Plan (\$250 fee + \$750 escrow)

Variance (\$750 fee + \$750 escrow if residential; \$1,500 escrow if commercial/industrial)

Our Mission is to be a progressive and livable community, a walkable village, which is sustainable, safe and secure.

Description of the Request (OR a separate detailed narrative explaining the project): The property was created as part of a minor subdivision approved in 2021. A deed was filed, using the legal description on the Minor Subdivision Survey, for TRACT B. Unfortunately, it appears there was an ambiguity in the second paragraph in the TRACT B description. Said second paragraph description did not limit the strip of land only as to the West 260 feet. Because of this ambiguity, the filing of the deed transferred title in the torrens department to the whole strip of land including over the adjoining property. This was not the intent of the parties. The owner is seeking approval to split off that part of the strip of land lying east of the west 260 feet so it can be combined with the adjoining parcel of land and title will be vested based upon the original intent of the parties.

Filing and Information Requirements

The City recommends that you contact the planner prior to submission to discuss the application process, requirements, and deadlines.

Incomplete Applications and Submission Deadline

A complete land use application (including all required fees and escrows) must be received at least 30 days prior to the meeting of the Planning Commission or City Council meeting at which the request will be heard. Submission of an incomplete application may delay the processing of your land use request. The application approval time commences and an application is considered officially filed when the City Planner has received and examined the application and determined that the application is complete. A decision on whether the application is complete or incomplete shall be made within fifteen (15) working days following the submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission meeting provided that all required public notices have been sent and published. Upon submission of a complete application, state statute requires that a decision be issued within 60 days regarding each request; however, a 60-day extension may be obtained if more time is needed.

Notice of Meeting Attendance

In order for the Planning Commission and the City Council to consider any application, the applicant or a designated representative must be present at the scheduled meeting. If not, the matter may be tabled until the next available agenda.

Agenda Deadline and Meeting Schedule

Planning Commission meetings are typically held on the third Tuesday of every month at 7:00 p.m., while City Council meetings are held typically the second and fourth Tuesday of every month at 7:00 p.m. Meeting dates and times are subject to change so please contact City Hall to verify the meeting date and time. All meetings are held at the St. Anthony Community Center in the Council Chambers, 3301 Silver Lake Road, St. Anthony, Minnesota 55418, unless otherwise stated. Applications are advised that additional meetings and/or workshops are scheduled when necessary.

Acknowledgement and Signature

I acknowledge that I have read all of the information listed in the City of St. Anthony Village Land Use Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application. If additional fees are required to cover costs incurred from processing of the application, the City has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) direct city payroll and overhead costs, fees paid to consultants and other professionals, and the cost of printing, mailing, and supplies. Applicants are advised that an escrow deposit is required at the time of the submittal of the land use application to offset costs associated with the proposed project. Unused portions of an escrow are returned to the applicant upon successful implementation of an approved plan. I understand that approval from other agencies may be required before commencement with the stated project.



President of SA Senior Living, LLC

11/22/22

Property Owner Signature (Required)

Date

Property Owner Printed Name (Required)

Applicant Signature (If different than the property owner)

Date

Applicant Printed Name (Required)

Please contact the City Planner at 763-957-1100 or
planner@savmn.com if you have any questions regarding this application.

Legal Description for Conveyance from SA Senior Living LLC to The Village LLC

That part of the Northwest Quarter of Section 7, Township 29, Range 23 described as commencing at a point on the South line of said Northwest Quarter distant 100 feet Easterly from the Southwest corner of said Northwest Quarter, thence Northerly parallel with the West line of said Northwest Quarter to the South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS, being the actual point of beginning; thence Southerly along said parallel line to a point distant 1079.8 feet Northerly from said South line of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 24 minutes 53 seconds East, parallel with the South line of said Northwest Quarter a distance of 947.24 feet; thence North 1 degree 0 minutes 45 seconds East to said South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS; thence Westerly along the last-described line to the point of beginning.

EXCEPT the West 260.00 feet thereof.

Legal Description for PID 07.029.23.23.0035

Par 1: The West 260.00 feet of that part of the South 1/2 of the Northwest Quarter of Section 7, Township 29, Range 23, beginning at a point in the South line of said Tract 100 East of the Southwest corner thereof, thence North 1079.8 feet, thence East parallel to the South line of said quarter section 1041.74 feet, thence South to center of State Highway No. 63, thence Southwesterly along said center line of State Highway No. 63 and St. Anthony and Taylor Falls Road to intersection of center line of said road with the South line of said quarter section, thence West along said latter line to the point of beginning, except that part thereof embraced in the South 365 feet of the West 395 feet of the Southwest Quarter of the Northwest Quarter of said Section 7 and except the Easterly 100 feet thereof

And,

Par 2: That part of the Northwest Quarter of Section 7, Township 29, Range 23 described as commencing at a point on the South line of said Northwest Quarter distant 100 feet Easterly from the Southwest corner of said Northwest Quarter, thence Northerly parallel with the West line of said Northwest Quarter to the South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS, being the actual point of beginning; thence Southerly along said parallel line to a point distant 1079.8 feet Northerly from said South line of the Northwest Quarter, thence on an assumed bearing of North 89 degrees 24 minutes 53 seconds East, parallel with the South line of said Northwest Quarter a distance of 947.24 feet; thence North 1 degree 0 minutes 45 seconds East to said South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS; thence Westerly along the last-described line to the point of beginning.

SA Senior Living LLC Amended Legal Description

Par 1: The West 260.00 feet of that part of the South 1/2 of the Northwest Quarter of Section 7, Township 29, Range 23, beginning at a point in the South line of said Tract 100 East of the Southwest corner thereof, thence North 1079.8 feet, thence East parallel to the South line of said quarter section 1041.74 feet, thence South to center of State Highway No. 63, thence Southwesterly along said center line of State Highway No. 63 and St. Anthony and Taylor Falls Road to intersection of center line of said road with the South line of said quarter section, thence West along said latter line to the point of beginning, except that part thereof embraced in the South 365 feet of the West 395 feet of the Southwest Quarter of the Northwest Quarter of said Section 7 and except the Easterly 100 feet thereof.

And,

Par 2: The West 260.00 feet of that part of the Northwest Quarter of Section 7, Township 29, Range 23 described as commencing at a point on the South line of said Northwest Quarter distant 100 feet Easterly from the Southwest corner of said Northwest Quarter, thence Northerly parallel with the West line of said Northwest Quarter to the South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS, being the actual point of beginning; thence Southerly along said parallel line to a point distant 1079.8 feet Northerly from said South line of the Northwest Quarter, thence on an assumed bearing of North 89 degrees 24 minutes 53 seconds East, parallel with the South line of said Northwest Quarter a distance of 947.24 feet; thence North 1 degree 0 minutes 45 seconds East to said South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS; thence Westerly along the last-described line to the point of beginning.

The Village LLC Amended Legal Description

Par 1: That part of the South 1/2 of the Northwest Quarter of Section 7, Township 29, Range 23, beginning at a point in the South line of said Tract 100 feet East of the Southwest corner thereof, thence North 1079.8 feet, thence East parallel to the South line of said quarter section 1041.74 feet, thence South to center of State Highway No. 63, thence Southwesterly along said center line of State Highway No. 63 and St. Anthony and Taylor Falls Road to intersection of center line of said road with the South line of said quarter section, thence West along said latter line to the point of beginning, except that part thereof embraced in the South 365 feet of the West 395 feet of the Southwest Quarter of the Northwest Quarter of said Section 7 and except the Easterly 100 feet thereof, and except the Westerly 260 feet thereof;

Par 2: That part of the following described property:

The Easterly 100 feet of that part of the South 1/2 of the Northwest Quarter, Section 7, Township 29, Range 23, beginning at a point in the South line of said Tract, 100 feet East of the Southwest corner thereof, thence North 1079.8 feet, thence East parallel to the South line of said quarter section 1041.74 feet, thence South to center of State Highway No. 63, thence Southwesterly along said center line of State Highway No. 63 and St. Anthony and Taylor Falls Road to intersection of center line of said road with the South line of said quarter section, thence West along said latter line to the point of beginning, lying Westerly of the following described line and its Southerly extension;

Beginning at a point on the North line of the above described Tract, distant 5.5 feet Easterly of the Northwest corner thereof, assumed bearing of said North line is North 89 degrees 24 minutes 53 seconds East; thence South 1 degree 0 minutes 45 seconds East a distance of 486.65 feet, more or less, to the South line of the above described tract and there terminating;

Par 3: That part of the Northwest Quarter of Section 7, Township 29, Range 23 described as commencing at a point on the South line of said Northwest Quarter distant 100 feet Easterly from the Southwest corner of said Northwest Quarter, thence Northerly parallel with the West line of said Northwest Quarter to the South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS, being the actual point of beginning; thence Southerly along said parallel line to a point distant 1079.8 feet Northerly from said South line of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 24 minutes 53 seconds East, parallel with the South line of said Northwest Quarter a distance of 947.24 feet; thence North 1 degree 0 minutes 45 seconds East to said South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS; thence Westerly along the last-described line to the point of beginning.

EXCEPT the West 260.00 feet thereof.