

Memorandum

TO: Ben Boike, Assistant Community Development Director/City Planner
FROM: Darin Rezac, Civil Engineer
DATE: February 11, 2016
SUBJECT: Plat Review for Dodge Property (1636/1668/1708 Delaware)

The engineering department has completed its review of the above-referenced project. Prior to issuance of a building permit for the site, the following conditions must be met.

RECOMMENDED CONDITIONS OF APPROVAL

1. If any of the proposed plats are redeveloped in the future, water and sewer hook-ups to City infrastructure shall be required.

C: Ross Beckwith, City Engineer/Public Works & Parks Director
Chuck Price, Eng. Tech III



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

February 10, 2016

City of West St. Paul
1616 Humboldt Ave.
West St. Paul, MN 55118

Re: **DODGE SUBDIVISION**

The Dakota County Plat Commission met on February 8, 2016, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 63 and CSAH 8, and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The preliminary plat includes four residential lots and one outlot (pond), which is located along two county roads (Wentworth Avenue – CSAH 8) and Delaware Avenue (CSAH 63). The right-of-way needs for a two-lane rural design roadway are 55 feet of half right of way. The plat should dedicate an additional 5 feet along CSAH 8 and CSAH 63 to meet the right-of-way needs.

The access spacing guidelines are 1/8 mile (660 feet) for full access locations. There are four existing accesses along CSAH 63 that are shown on the proposed plat, approximately ¼ mile (1320 feet) long. The northern two existing accesses along proposed Lot 2 are spaced about 425 feet apart. The southern two existing accesses on proposed Lot 3 are spaced about 275 feet from the southern driveway on Lot 2 to the northern driveway on Lot 3 and spacing of about 150 feet between both driveways on Lot 3. Therefore, none of the four existing driveways meet the access spacing requirements. However, the Plat Commission will allow a variance to the access spacing guidelines and allow the two existing accesses to the north but will require both accesses on Lot 3 to be removed. Restricted access should be shown along all of CSAH 8 and CSAH 63 except for the two approved access openings on CSAH 63.

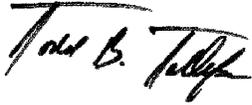
Future access for Lots 3 and 4 should be from the existing access along proposed Lot 2. The city mentioned that they will gather further information/details regarding the future plans for Lots 3 and 4.

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 63 are 6,000 ADT and are anticipated to be 9,600 ADT by the year 2030, and volumes on CSAH 8 are 5,200 ADT and are anticipated to be 5,100 ADT by the year 2030. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact Gordon McConnell regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson". The signature is written in a cursive style with a prominent horizontal line above the first name.

Todd B. Tollefson
Secretary, Plat Commission

c:

Ord. No. 16-

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

**AN ORDINANCE REZONING 1636 DELAWARE AVE
FROM C, CONSERVANCY TO R-1C,
SINGLE-FAMILY RESIDENTIAL**

The City Council of West St. Paul does ordain:

SECTION 1. AMENDMENT. The Zoning Map of the City of West St. Paul is hereby amended by rezoning from C, Conservancy to R-1C, Single-family Residential for the property legally described as:

NW ¼ SW ¼ EX S 200 FT OF W 255 FT & EX PT E OF LINE BEG 1021.46 FT E OF NW COR S 8D W 128.8 FT SW 165.32 FT ON TANG CUR S 54D W 78.07 FT SW 57.51 FT ON TAN CUR CONC E S 21D W 94.06 FT S 51.44 FT ON TAN CUR CONC TO E S 214.09 FT S 13D W 176.43 FT SWLY 64.56 FT ON TAN CUR CON TO W SW 51.10 FT ON REV CUR S 1D E 8.40 FT S 33D W 32.85 FT S 23D W 111.13 FT S 26D E 238.98 FT TO S LINE NW ¼ SW ¼ & THERE TERM, SECTION 19 TWN 28 RANGE 22.

SECTION 2. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this _____ day of _____, 2016.

Ayes:

Nays:

Attest:

David Meisinger, Mayor

Chantal Doriott, City Clerk



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100	POLICE 651-552-4200
PARKS/RECREATION 651-552-4150	FIRE 651-552-4176
FAX 651-552-4190	TDD 651-552-4222

REZONING APPLICATION

Filing Fee: \$325.00

Escrow Amount: \$800.00

TOTAL FEES \$1,125.00

(OFFICE USE ONLY)

CASE NO. 16-01
DATE RECEIVED 1/22/16
RECEIPT # _____
60 DAY DATE 3/24/16

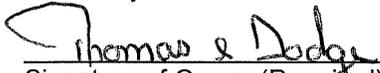
1. STREET ADDRESS OF PROPERTY 1636/1668/1708 Delaware Avenue
2. NAME OF APPLICANT Thomas I. Dodge Phone # (651) 341-8930
3. ADDRESS OF APPLICANT 1636 Delaware Avenue Email 9magic@comcast.net
West St. Paul, MN 55118 dhellmuth@hjlawfirm.com
4. NAME OF OWNER Same Phone # Same
5. ADDRESS OF OWNER Same Email _____
6. LEGAL/PID # 42-01900-54-023/021/010
7. PRESENT ZONING C PROPOSED ZONING R1
8. PRESENT USE Conservancy PROPOSED USE Single Family
9. WHAT CHANGED OR CHANGING CONDITIONS MADE THE PASSAGE OF THIS AMENDMENT NECESSARY Applicant is subdividing the existing parcel to create additional lots.
10. WHAT IS THE EFFECT OF THE PROPOSED AMENDMENT? N/A. All existing homes are single-family homes. Therefore, proposed rezoning will bring all existing homes into compliance.
11. WHAT ERROR, IF ANY, IN THE EXISITING ORDINANCE WOULD BE CORRECTED BY THE PROPOSED AMENDMENT? N/A
12. WHAT OTHER CIRCUMSTANCES JUSTIFY THE AMENDMENT? N/A

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, of a map or plat showing the lands proposed to be rezoned and all lands within 350 feet of the boundaries of the property proposed to be rezoned.
2. Written proof of ownership or legally recognized financial interest of the property on which the rezoning is requested. **SEE ATTACHED TITLE COMMITMENT.**

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



Signature of Owner (Required)

651-341-8930

Phone Number

Signature of Applicant (If different)

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or the Planning Commission. Fees shall include the application fee, filing fees, consultants, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by City Council resolution toward prepayment of the Consultants and Attorneys expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

PLATTING APPLICATION

Filing Fee: \$275.00 + \$2 each lot

(OFFICE USE ONLY)

Required Escrow: \$600.00 (1-2 Lots)
\$1600.00 (3 or more Lots)

CASE NO. 16-01
DATE RECEIVED 1/22/16
RECEIPT # _____
60 DAY DATE 3/22/16

TOTAL FEES \$1,885.00

CONTACT INFORMATION

1. NAME OF APPLICANT Thomas I. Dodge Phone # (651) 341-8930
2. ADDRESS OF APPLICANT 1636 Delaware Avenue Email _____
West St. Paul, MN 55118
4. NAME OF OWNER Thomas I. Dodge Phone # (651) 341-8930
5. ADDRESS OF OWNER 1636 Delaware Avenue Email _____
West St. Paul, MN 55118
6. NAME OF SURVEYOR Eric Lindgren, PLS Phone # (612) 638-0230
7. ADDRESS OF SURVEYOR c/o Landform Professional Services, LLC
105 South Fifth Avenue, #513
Minneapolis, MN 55401
Email elindgren@landform.net
8. NAME OF ENGINEER N/A Phone # _____
9. ADDRESS OF ENGINEER N/A Email _____

PLAT INFORMATION

10. LEGAL/PID # OF PROPERTY INVOLVED 42-01900-54-023/021/010
11. TOTAL ACREAGE 24
12. NUMBER OF PROPOSED LOTS Five (5) Lots
13. PROPOSED NAME OF PLAT Dodge Subdivision

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets.
2. Plat meets all minimum subdivision requirements. If not, explain:

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

Thomas e Dodge
Signature of Owner (required)

651-341-8930
Phone Number

Signature or Applicant (if different)

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF PLAT: An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**CITY OF WEST ST. PAUL
NOTICE OF PUBLIC HEARINGS**

TO WHOM IT MAY CONCERN:

The listed item below will be a public hearing at the Planning Commission meeting on February 16, 2016 at 7:00 p.m. and a public hearing at the City Council meeting on February 22, 2016 at 6:30 p.m.:

CASE #16-01 – Applications for the subdivision of 1636 and 1708 Delaware Avenue: 1) Rezoning from C, Conservancy District to R1-C, Single Family Residential; and 2) Plat to subdivide the existing two lots into four lots and one outlot – Thomas I. Dodge

Interested persons will be heard at these meetings. If you have any questions, please contact City Planner Ben Boike at 651-552-4134. If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.

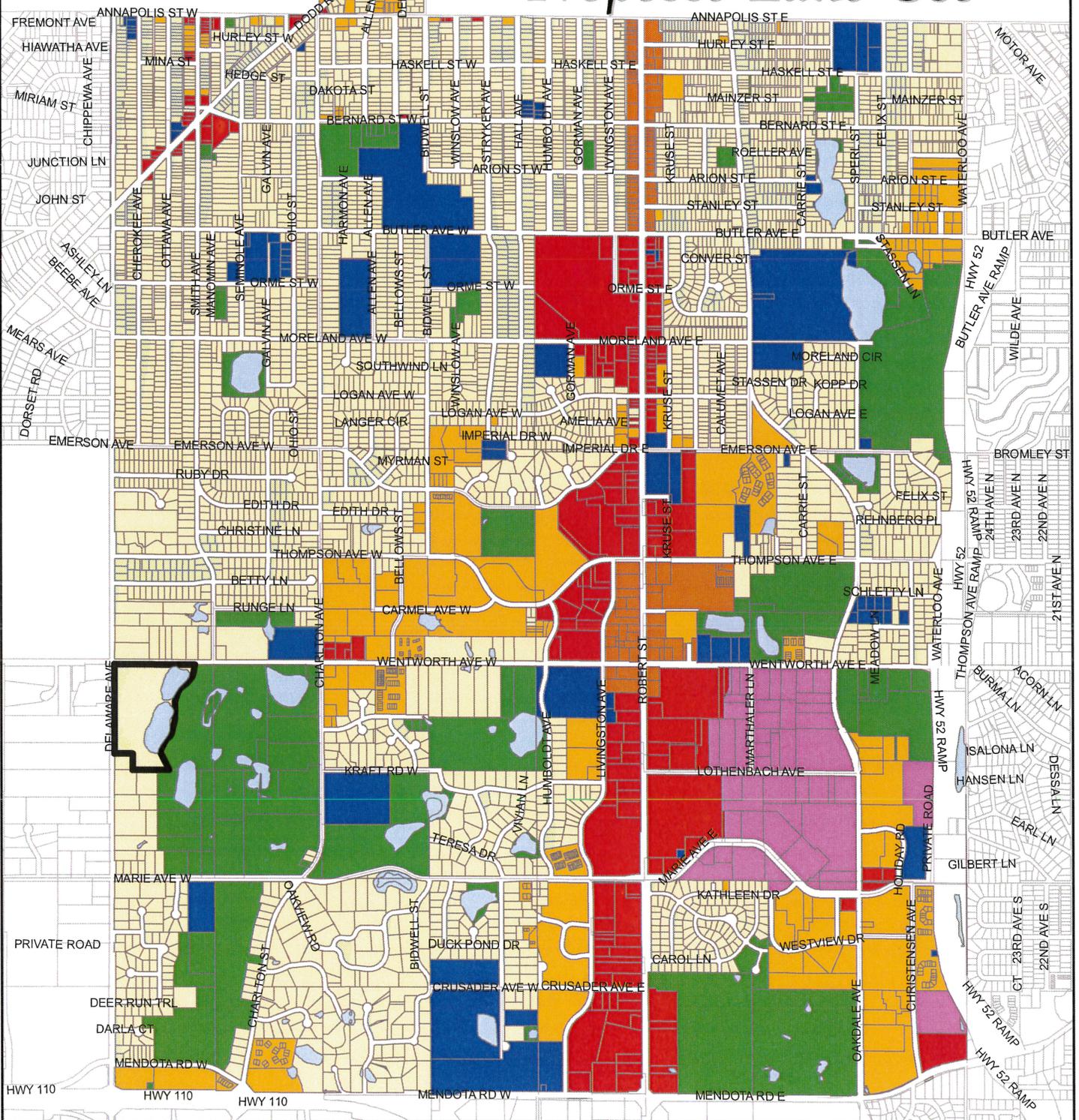


Chantal M. Doriott
City Clerk
City of West St. Paul

Published: February 7, 2016

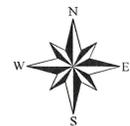
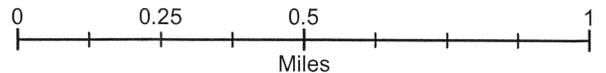
2030 Comprehensive Plan Update

West St. Paul Proposed Land Use



LEGEND

- | | | | |
|---|---------------|---|----------------------|
|  | SINGLE FAMILY |  | INDUSTRIAL |
|  | MULTI-FAMILY |  | PARKS AND RECREATION |
|  | MIXED USE |  | PUBLIC / SEMIPUBLIC |
|  | COMMERCIAL |  | WATER |



Source: Dakota County Parcels Map