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

SITE PLAN APPLICATION

Filing Fee: $275.00

Escrow Amount: $1300.00

TOTAL FEES $1,575.00

(OFFICE USE ONLY)

CASE NO. 16-
DATE RECEIVED 8/25/16
RECEIPT #
60 DAY DATE 10/24/16

1. STREET ADDRESS OF PARCEL 1675 LIVINGSTON AVE.

2. NAME OF APPLICANT VINCE MARKELL Phone # 651.675.4507

3. ADDRESS OF APPLICANT 1228 TOWN CENTRE DR. EAGAN, MN 55123 Email VMARKELL@DAKOTACDA.STATE.MN.US

4. NAME OF OWNER DAKOTA COUNTY CDA Phone # 651.675.4400

5. ADDRESS OF OWNER 1228 TOWN CENTRE DR. EAGAN, MN 55123 Email

6. LEGAL/PID # 42-02000-58-012

7. PRESENT ZONING R-4 MULTIPLE FAMILY RESIDENTIAL

8. PROPOSED USE OF PARCEL R-4. WE ARE PROPOSING TO INCREASE OFF STREET PARKING BY ADDING (13) PARKING SPACES. EXISTING PARKING IS 6,996 SF. NEW PARKING IS 2,550 SF. THUS, AN INCREASE OF 36%.

9. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS THE PROPOSED PARKING WOULD REDUCE ON-STREET PARKING.

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:
   a. A survey scaled and dimensioned site plan showing pertinent existing conditions such as parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.

   b. A complete set of preliminary drawings prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:

      (i) A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
      ~~(ii) Building Elevations including finishes on all buildings all sides.~~ NOT REQUIRED.
      (iii) All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets.
      (iv) Curb type and location on site.
      (v) Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

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.

Vincent E. Markell — 651.675.4507

Signature of Owner (Required) — 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.

LAPSE OF SITE PLAN: An approved Site Plan shall lapse and become null and void six months following the date on which the Site Plan was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

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.