



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

SITE PLAN APPLICATION

Filing Fee: \$275.00

Escrow Amount: \$1300.00

TOTAL FEES \$ 1,575⁰⁰

(OFFICE USE ONLY)

CASE NO. 16-
DATE RECEIVED 8/23/16
RECEIPT # _____
60 DAY DATE 10/22/16

- STREET ADDRESS OF PARCEL 5 Westworth Avenue East
- NAME OF APPLICANT MULARONI + CO Phone # 651-308-2088
- ADDRESS OF APPLICANT 691 Cackleberry Trail Email michiale@mularonico.com
Woodbury, MN 55129
- NAME OF OWNER HARRISON FAMILY TRUST Phone # 602-909-9036
Pat Harrison, trustee
- ADDRESS OF OWNER 5 Westworth Ave East Email patharrison@cox.net
West St. Paul 55118
- LEGAL/PID # 42-17800-02-050

- PRESENT ZONING B-1
- PROPOSED USE OF PARCEL Dental Lab

9. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS _____

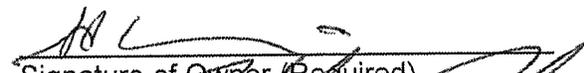
No change - negligible

EXHIBITS REQUIRED

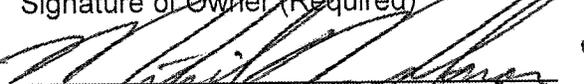
- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded plans, showing application information as follows:
 - a. Proposed and existing topography and drainage.
 - b. A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
 - i. The parking layout, access provisions, structure locations, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
 - ii. Any fences, walls, or other screening, including height and type of material.
 - iii. All lighting provisions, 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.



Signature of Owner (Required)



Signature of Applicant (If different)

Michial Mularchi, AIA

Scott Harrison
651-457-6603

Phone Number

651-308-2088

Phone Number

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

LAPSE OF CONDITIONAL USE PERMIT:

An approved Conditional Use Permit shall lapse and become null and void six months following the date on which the Conditional Use Permit 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, or a Certificate of Occupancy is issued by the Building Official. A Conditional Use Permit 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.



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

CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275.00

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (residential)
\$800.00 (commercial)

CASE NO. 16-
DATE RECEIVED 8/29/16
RECEIPT # _____
60 DAY DATE 10/23/16

TOTAL FEES \$1,075

1. STREET ADDRESS OF PARCEL 5 Westworth Avenue East
2. NAME OF APPLICANT MARANO + CO Phone # 651-308-2088
3. ADDRESS OF APPLICANT 6191 Crackleberry Trail Email michiale.marano.com
Woodbury, MN 55129
4. NAME OF OWNER HARRISON FAMILY TRUST Phone # 602-909-9036
Pat Harrison, Trustee
5. ADDRESS OF OWNER 5 Westworth Ave East Email patharrison@cox.net
West St. Paul 55118
6. LEGAL/PID # 42-17800-02-05
7. PRESENT ZONING B-1
8. PROPOSED USE OF PARCEL Dental Lab
9. ZONING SECTION AUTHORIZING CUP _____
10. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE HEALTH, SAFETY, & WELFARE OF THE OCCUPANTS IN THE SURROUNDING PARCELS? _____
11. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS? No Change - negligible
12. WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE COMPREHENSIVE PLAN? No change

EXHIBITS REQUIRED

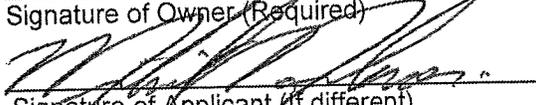
1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:
 - a. A survey scaled and dimensioned site plan showing pertinent existing conditions such as parking layout, access provisions, structure locations, drainage, 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.
 - (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.



Signature of Owner (Required)



Signature of Applicant (if different)

Scott Harrison
651-457-6603
Phone Number

651-308-2088
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

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MULARONI+CO Architecture, LLC.

Michial G. Mularoni, A.I.A.

08-23-2016

Re: Harrison Dental Studios, Inc. (HDS, Inc.)
5 Wentworth Avenue East

PROJECT NARRATIVE

BUILDING & PARKING LOT ALTERATIONS

HDS, Inc. proposes to add 4,262 SF to its existing 6,048 SF dental lab building. All of the new space to be added will be dental lab area (see attached exhibit). None of the existing structure will be demolished; 1942 SF will be added to the Walkout Level, and 2,320 SF will be added to the Main Level. The *proposed* two-story walk-out addition will be 40' X 58' located directly north of the existing 70' X 54' structure. The HDS Building was originally built in 1964 and added onto in 1987 and has always been a dental lab and zoned B-1. Currently, the City Code requires a Conditional Use Permit.

There are currently 39 parking spaces in a somewhat inefficient parking lot which has been re-designed to include 35 parking spaces to accommodate the required 33 spaces for the proposed new addition and remodeled existing facility. We propose to separate the current parking lot into "upper" and "lower" parking lots in order to better manage water run-off, eliminate slopes and thus make the parking lot safer in icy conditions. Another benefit in making the more efficient design is eliminating approximately 2,000 SF (net) of impervious area (bituminous paving) and adding this area to the softscape while gaining 1,942 SF additional building coverage.

LANDSCAPIN

The current landscape consists of (13) deciduous trees, (3) coniferous trees, (1) flowering tree, (19) deciduous shrubs, and (24) Hydrangea plants. We are proposing to add (7) deciduous trees and (3) coniferous trees per City Code along Wentworth and Humbolt Avenues to achieve 20' on-center plantings. Also proposed to be added are (44) deciduous shrubs, a considerable amount of new trap rock mulch, and approximately 2,000 SF of new lawn. Currently, there is no lawn irrigation and we are requesting this requirement be waived. Other landscape elements will include a concrete stairway connecting the lower and upper parking lots, approximately 20-30 feet of retaining wall along the west edge of the lower parking lot (not to exceed 3 feet in height), and approximately 80 lineal feet of new concrete sidewalk along the north side of the proposed new addition.

Lastly, we will be retaining 390 lineal feet of existing B612 concrete curbing and adding 370 lineal feet of new concrete curb. This is best illustrated on Sheet A102 (Site Demolition Plan). The remaining existing parking surface, approximately 50%, will be curb-milled with a new overlay along with the new parking lot grading and construction.

SITE UTILITIES

A contract has been signed with SPRWS to provide 6" water main service for the required fire protection system to serve both the existing HDS Building and the new addition. The existing 1" water service and sanitary sewer service are adequate and will be retained.

BUILDING EXTERIOR

The existing HDS Building exterior decorative block and stucco surfaces will be unaltered except for the North Elevation (connection to the new addition). The new addition will match existing exterior materials. The architectural design includes 64% of the exterior wall surfaces to be either glass or stucco while 36% will be matching decorative colored block (see Sheets A400 and A901).