PLANNING COMMISSION MEETING

MUNICIPAL CENTER COUNCIL CHAMBERS
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118
TUESDAY, AUGUST 18, 2020
6:30 P.M.

PLANNING COMMISSION MEETINGS
Planning Commission meetings are held in person in the Council Chambers and are open to the public with social distancing restrictions. Meetings will continue to be broadcast and streamed online for viewers to watch from the safety of their homes.

SEATING: A limited number of attendees will be allowed in the Council Chambers to view live meetings. Seats are first-come first-serve. Due to the limited seating, overflow space will be available in the City Hall lobby and the Lobby Conference Rooms with screens playing the meeting live.

PARTICIPATION: Due to the limited seating in the Council Chambers, those wishing to speak in person during public input items must sign up prior to the start of the meeting and will be called up to the podium one at a time. People wishing to speak in person may email the City Planner at msonnek@wspmn.gov by 4:30 p.m. the day of the meeting (please include name, address and subject in email). Names will be called to approach the podium to address the Council. Those watching from overflow areas can enter the Chambers to speak when their name is called and then proceed back to the overflow area to continue viewing.
Viewers may also choose to call in via telephone to speak during public input items. A number will appear on screen during live broadcasts and streams when lines open for call-in speakers.

1. PLANNING COMMISSION

2. Roll Call

3. Adopt Minutes

3.A. 07/20/2020 Planning Commission City Attorney Work Session Minutes

Documents:

07.20.2020 - PC CITY ATTORNEY WORK SESSION MINUTES.PDF

3.B. 07/21/2020 - Planning Commission Meeting Minutes

Documents:

07.21.2020 - PC MINUTES.PDF

4. Public Hearings

4.A. PC Case 20-08 – Platting Application For A Property Line Adjustment Between 1019 Smith Avenue And 1010 Dodd Road – Michael Buttgereit

Documents:

PC REPORT - 08.18.2020.PDF
PC ATTACHMENTS - 08.18.2020.PDF

4.B. PC Case 20-09 – Multiple Applications For The Redevelopment Of 1571 Robert Street South And The Construction Of A Five Story Mixed Use Building Offering 187-Unit Market Rate Apartment And 5,000 Square Feet Of Retail. – Roers Companies

Documents:

PC REPORT 08.18.2020.PDF
PC ATTACHMENTS - 08.18.2020.PDF
PC PLANS - 08.18.2020 - REDUCED FILE SIZE.PDF

5. New Business

6. Old Business

7. Other

7.A. Planning List - Zoning Code Items

Documents:

PC PLANNING LIST - 07.29.2020.PDF

8. Adjourn

If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA

WEST ST. PAUL PLANNING COMMISSION
CITY ATTORNEY WORK SESSION
July 20, 2020

The Planning Commission City Attorney Work Session was called to order by Chair Samantha Green, on Monday, July 20, 2020 at 6:30 pm in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

ROLL CALL: Samantha Green, Dan McPhillips, Lisa Stevens, Morgan Kavanaugh, Tori Elsmore, Peter Strohmeier, Maria Franzmeier

Also Present: Melissa Sonnek, City Planner; Kori Land, Attorney; John Justen, City Council Liaison

Land presented to the Commission. She has trained everyone one-on-one with the exception of Elsmore. Hopefully, there will be some new material in tonight's training. Land has been the city attorney about 2003-2004. She was partnered with the former city attorney at Levander Gillen, and replaced him once he retired. She is in love with municipal law and the Planning Commission is one of her favorite assignments.

Land began saying this training will help the commission to refocus and give them tools and guidance on what needs attention, what is important, and what their role is. The power point presentation would cover: Agenda statutes on the Planning Commission, open meeting law, public hearings, what can be done in meetings/process/Robert's rules and planning applications. Land shared Minnesota Statute 462.351, the Municipal Planning and Development; Policy Statement. The legislature recognized the need for a rule book to follow for development. The Planning Commission may be provided with staff; the Commission is advisory body to City Council. Council makes the final decisions. Most of the Planning Commission's work is in creating and developing the Comp Plan, drafting the comp plan and drafting subdivision ordinance and the zoning ordinance. The secondary work is the subdivision and conditional use permits. Staff takes care of plan review and building permits. The Planning Commission must follow the Rule Books: the Comprehensive Plan, the Zoning Ordinance and the Subdivision Ordinance. Every city has to develop a Comp Plan every ten years; it is the future guide for development. The Commission develops and drafts the plan. It will set the stage for all of the other rules. The Zoning Ordinance is developed after the Comp Plan. Many things are regulated through the zoning ordinances, i.e. number of stories for buildings, building size, density of population etc. Areas of the municipality are divided into zoning districts. The Land Use Map (Comp Plan) is defined by "broad brush strokes" of color, the Zoning Map is broken down further into zoning districts. The subdivision regulations apply to plats. If a plat is being divided into parcels, the commission can use the subdivision regulations to define the "nitty, gritty details" like curbing, mailboxes, drainpipes, lot sizes, park dedication fees.

Land asked "What is a plat?" Land showed the example of the Crowley Circle development. One of the properties was unplatted. It only has a "meets and bounds" description. A plat has a lot and a block. It's an easy "legal." A plat has the utility easements on it. It has all of the streets on it. It has all of the rights of way, all the wetlands; everything is in the plat. A plat may come before the commission. It should be delineated. It should have all the necessary things incorporated into it for it to be platted. McPhillips asked about the unplatted Crowley Circle property; it had a house on it. Land explained that because this property was not part of the purchase of the Crowley Circle development, it was not platted. The City did, however, try to get the property included in the subdivision regulations. The property can remain unplatted until the owner wishes to sell or until the owner decides to do something to the property which would necessitate the need to plat. Kavanaugh asked about the Land Use Map.

He asked if the Commission would "run around town" and update the Zoning Map, or would they slowly bring the Zoning Map in line with the Land Use Map as applications come in? Land said it was an interesting question. It is critical that the Land Use Map and the Zoning Map are in sync. There is a requirement in State Law, that the Municipality bring the Zoning Map into compliance with the Land Use Map within 6-month time frame. However, this rarely happens; usually cities wait for applications to make the changes. There is case law that states you have to bring it into synch. Otherwise the rules may [contradict.] A developer can say they can go either way. Kavanaugh asked if the Land Use Map trumps the Zoning Map. Land answered that the law says that is true. Zoning ordinance plays catch-up with the Land Use Map. It is the long-term guide. Green asked about the process of making the maps consistent. The process would be through a Zoning Map amendment, (requiring an ordinance) or a Comp Plan amendment which would also be a public hearing process, (which would not require an ordinance.) The Comp Plan amendment would need Met Council approval. Most of the time, the "synching" happens at the time of application. The City may have a problem, however, if the developer was not on the same page as the City or Council. Franzmeier asked why does the Planning Commission reviews plats. Land answered that a plat is a "creature of statute," and by statute, the Planning Commission has to review and recommend to Council to approve a plat. Land added that the Commission cares about land use and the Commission cares about everything that touches the land. Franzmeier commented that reviewing a plat before the site plan review is sometimes confusing. It seems like the chicken before the egg. It seems very technical and should be left to Staff. Land said that the Commission does not always have the luxury; it depends on the developer's needs as well. They may need to have the plat recorded first. City staff has vetted every issue before the Commission sees the plat. Staff work out the details; there is nothing for the Commission to do. It still, however, must come to the Commission for a recommendation; it is an obligation by statute.

Land said that Open Meeting Law is unfortunately, very vague. It just states that all meetings are open to the public. The meetings that are open to the public are: City Council Meetings and Work Sessions, EDA, Parks and Recreation Committee, Environmental Committee, Charter Commission and the Planning Commission. A meeting is defined in old case law. It is a quorum of the body. It discusses decides or receives information as a group and information related to official business. This is the "three-prong test. " Land urged asked commissioners to avoid outside the room meetings such as email and social media. Land referenced the Open Meeting Law violation, "IPAD Decision." The violation happened quickly with a "reply all" email exchange. Email should be used only to receive information from the City or between two members of the public body without forwarding or copying other members of the public body. Land gave other examples of Open Meeting Law violations: being friends on Facebook with a quorum of commissioners, being followed on Twitter by a quorum of commissioners, etc. However, Commissioners may talk about historical events. The Sunshine Law is made to avoid backroom meetings. Justen added that emails that are chained to more than 4 members (a serial meeting) are an open meeting violation. The penalty for this is not worth the public embarrassment and the consequences to the City's reputation. Land asked Commissioners to be mindful of not having a quorum outside of official business.

Land said that the Planning Commission serves the City. Commissioners need to do what s in the best interest of the City. They have a duty to uphold the documents and rules put in place for the City's vision. The Comp Plan is not just a map; it has to be applied and interpreted in different places; to ensure a safer, more pleasant more economical environment for resident, commercial and industrial and public activities. Land went on further to say, "There are no politics in planning." The Commission should apply the rules and the rules are in black and white. Due process has to be protected in all of the City's Public Hearings. What kinds of things require Public Hearings? Many things like variances, CUP's,

interim use permits, etc. Public hearings are important because they give notice to everyone that has an interest in an application and because public hearings are made part of the official record. Reviewing courts will look at the record, the minutes, and even the taped video of meetings. The courts will look at these things to see if the rules were followed or not. At a public hearing, the commissioners are required to make a decision upon the findings of fact. Usually staff provides the information but commissioners can ask for more information if they have more questions. Kavanaugh asked Land what should be done if there is a disagreement on a Finding of Fact. Land responded that where there is a difference of opinion on a finding of fact, [the chair] would separate the finding of fact to see if the majority agrees for the resolution. It would probably be the fairest way to decide. The finding of fact can be voted on separately. The Commission would vote on the element first and then vote on the entire resolution. Land talked about Hoyt vs. City of Minneapolis and the developer's right to due process. Land said the commissioners must be open to the evidence presented in the public hearing and not decide how they will vote before the meeting. Commissioners must remain impartial. Green asked if they could share their opinions with Council members. Land responded that after the public hearing is closed, commissioners can voice their opinions, not before. Land referenced Franzmeier's question of "Why bother having an opinion?" Land said commissioners can exercise their First Amendment rights after the public hearing. Commissioners can speak about the "the bricks and mortar" application and apply the rules during the public hearing. Things like setbacks are relevant and applicable. Social issues and personal opinions outside the rule book should not come out during the public hearing. Stevens asked Staff could handle this [type of review]. Land said that staff gives you their opinion and direction; statute says there has to be the Commissioners and this body. The Commission is there to check rules are being followed; there may be a special condition that needs to be evaluated by the Commission. The commissioners know their community and neighborhood; "you want to protect them as best as you can." Stevens said it sounds like an opinion. Land said that it is an opinion that is applied to "dirt and land use," not to social or political opinions. Kavanaugh asked there are times when the commissioners disagree with staff. They are situations in which they are called to interpret a use for something that is not specifically outlined in the code. Land said that variances are one of the most important times for the commissioners to state their opinion. For example, the Bingo Palace's application for a variance on parking. The neighborhood came out in force saying there was no way the city could allow the variance. They said there was not enough parking and the cars would overflow on to their neighborhood. That is where the commissioners weigh in with their common sense and with the information that they have received. This would not be in the four corners of the rule book. Kavanaugh brought up an example of Raising Cane's. You cannot base your opinion on whether or not you like the establishment or not. You would not be applying the rules. Land agreed and elaborated saying the rules do not say anything about chicken places and having too many of them.

Franzmeier remarked that a lot of ordinances are not reviewed prior to an application. As the Commission approves application, there are things that she wishes were written differently. At the time of application, the developers have done their site plans to code. She asked, "Is it too late to change anything?" Land said it is a great question. Once the application is in cue, it is too late to change the rule book on them. The Commission cannot change rules on developers, because that violates their due process. Moving forward, the Commission can look at changing the rule. Green said that Sonnek has a running list of things to review. Green asked what the procedure was to examine these items. Land said the list can be refreshed and updated or changed and then prioritized. The Commission should focus on the top three [priorities.] The commission can ask for staff to set up the work session. Regarding site visits, Land said that the commissioners could do site visits. Land, however, does not recommend site visits. Commissioners should be getting all their evidence at the same time at the Public Hearing. If a

site visit is done, Commissioners should go by themselves or in groups of two. The best practice is to go and not to speak to anyone during your visit. Commissioners may speak to staff. They should not stump the Planner at a meeting; they should prepare staff before the meeting. Justen asked what they should do if they have a question for the applicant. Land said that they should contact the City Planner and the applicant could answer the question during the Public Hearing. People will call the Commissioners with their opinions. Do not hang up on therm. The best thing to do is to listen and urge people to come to the meeting. They must provide the information in person. Otherwise it is hearsay. Residents can also submit their information in writing as well.

Land talked about valid Findings of Fact. This is in the rule book. They are consistent with the Comprehensive Plan, do not endanger, injure or impact the surrounding properties and meet the definition of practical difficulties.

Examples of what is not a valid finding of fact are:

- It's better than what is there now.
- It's a free country.
- The owner can't sell the property the way it is zoned now.
- The building materials are too expensive.

Valid findings of fact to deny an application include:

- Not being consistent with the Comp Plan
- If the application will impede the development surrounding properties
- The application does not meet practical difficulties.

Not valid findings of fact include NIMBY, Not in My Backyard, dislike of business, or having a business of this type already. Another not valid finding of fact is "not the highest or best use of the property". If it meets the conditions, the Commission has to allow it. Green asked if contractor costs can be a factor in the recommendations that are made. Land said that this usually happens when the contractor is seeking a variance in building materials, or they need more lot coverage. It does not matter. Cost is not the Commission's problem; they need to ensure a good development. Kavanaugh asked if the Commission establishes reasonable conditions of approval, but if the additional conditions are overly costly, could it go to the fact that they are unreasonable? Land replied that the Commission cannot make a developer do more than what the code requires. For example, if the developer is making a building with brick and a little bit of glass, the Commission cannot require them to have windows on all sides. The developer cannot be forced to go above and beyond the code. The specifics can be put in recommendations. McPhillips asked about the building material percentages. Sonnek said there has to be 60 percent primary materials, brick, stone and stucco. For commercial buildings, there has to be 40 percent glass coverage. It is very specific.

Land said when the commission is approaching something unfamiliar, like solar panels, they should act conservatively. The commission should allow maybe one solar panel on a building. She advised, "Do not open the floodgates"; the City could end up with things it did not envision. Ordinances are intentionally written in a conservative tone. Land advised the commission to be thoughtful in the beginning and very deliberate in drafting ordinances, and to give time for the ordinances to work. Land related that Robert Street, was used in textbooks as an example of bad planning. There were too many pylon signs and too much visual clutter. There were no rules or regulations. In 2000, City Council adopted the Renaissance Plan. The plan called for reducing setbacks, lowering the pylon signs, increasing landscaping in parking lots, etc. The City adopted zoning regulations in 2000. Land showed

before and after photos of Robert Street changes in the landscape with added greenery and reduced setbacks for businesses. Pylon signs have been reduced as well; not all businesses get their own sign. The "monument" signs have replaced the pylons.

Land showed the commission the official Roberts Rules of Order.

Land talked about possible problems that can occur during discussion:

Getting "**Caught in the Weeds,**" and bogged down by specific details and not the big picture - If the applicant meets code, the Commission cannot make them exceed it. It is outside their scope. They can only put reasonable conditions on the applicant.

Focusing on matters outside the scope of the Commission's scope and authority - The Commissioners' only concern is the "brick and mortar,"- the exterior of the building and not the interior of the building or its business practices or ideology. Green asked if somebody were looking for a use that the commission does not think fits; they would need to talk about business practices. Land said it depended on what the use is, if it were a residential use or an office use. Under each zoning district there are a list of uses. Planning staff figures out which use it is. Stevens said staff often takes the closest thing and sometimes it is really different, like a storage facility fitting into a warehouse use. Land said this was an interpretation question. If the applicant disagrees with an interpretation, they can always appeal it. If the use is not on the list, you cannot do it in the City.

Sometimes you want more information that what is available. Land talked about looking up information on the internet during a meeting. It is a very bad idea. Information on the internet is not always reliable and misinterpreted. Land said that commissioners should not do "math at the table." They should ask staff to recalculate. If more information is needed, staff can get the information and continue the hearing. If there is no time, (60- day rule), a recommendation for more information can be made to Council.

Sometimes healthy discussion results in disagreements.-Land says to remain respectful and know when "you've made your point," and move on for the vote to be taken. Ultimately the Chair controls the discussion. The Chair can decide if the discussion has gone outside the scope of the commission, and call for a motion when the issues become belabored.

Land talked about permitted uses. There are uses under every zoning district. There are permitted uses, conditional and interim uses and sometimes prohibited uses. With a permitted use, the use has already been decided for the building. The Commission will never see an application for a permitted use because it has already been determined. A Conditional Use Permit is basically a permitted use. However, because of where it is located, it needs "some love and care." There may be some surrounding uses, or a traffic issue or neighborhood that might need some protection or conditions. Kavanaugh asked for a reason to deny a CUP. Land gave a hypothetical example of a mixed use permit in a residential/commercial area. If the property were in a cul-de-sac and traffic would be horrendous, that would be an instance to deny a CUP. Stevens said that traffic comes up a lot and the traffic studies are almost useless. Land said it was up to the commissioners to use their judgement for this issue. Once a CUP is granted, it runs with the land. It is recorded with the property and not with the owner. The Commission can add reasonable conditions that are tied to the use of the property. It is not the same as a legal non-conforming use. They can replace, they can improve but they cannot expand. A legal non-conformity will eventually go away. A CUP will not unless it is revoked. For example, Council revoked a CUP for an auto sales lot in the middle of a residential neighborhood with very narrow streets. The condition was that customers could not park on residential streets. The customer and the excess

inventory for the store spilled out into the neighborhood. Land advised the commissioners to think about Conditional Use Permits being on the property for life. They can be. Interim uses are a temporary use of land which you can attach reasonable conditions. They are fantastic because they do end; they are date certain or event certain. The Commission can say when that use stops. Examples of interim uses are seasonal uses: garden centers, mining activities, storage uses with temp structures.

One of the most common applications the commission sees are variances. A variance is a permission to break the rules. The standard test is practical difficulties. The commission does not have to grant a variance automatically. Variances may be granted when there are practical difficulties. However the Commission is not required to grant the variance even if there are practical difficulties. There are rules for a reason and that is reason enough to deny a variance.

If you a variance is granted, the applicant has to meet the test:

- The property must be used in a reasonable manner.
- There are circumstances unique to the property that were not caused by the landowner.
- The variance will not alter the essential character of the locality, (neighborhood.)

What is a reasonable manner? The commissioner has to ask if the use would be reasonable or "crazy." What are unique circumstances? It usually has to do with some physical issue with the property. It could be an odd shaped lot. There could be a giant oak in the middle of the property. They could have an alley or not have an alley. For some reason, it makes the property special. This is the only instance when the commissioners take into consideration cost. However, economic considerations alone are not sufficient for the variance. Land added that the unique circumstances cannot be created by the landowner. A landowner cannot build an oversize garage because he "has too many toys." That is the landowner's problem. Kavanaugh asked if it were the logical conclusion that the landowner created the situation. Land said there are circumstances that are truly unique to the property. She put forth an example of a landowner not being able to build a garage because of the shape of their property. It would still be reasonable to want a garage. They would like to build but cannot because of the configuration of their property. Land could argue that it is reasonable to want a two-car garage. Sometimes the variance is a need; sometimes it is a want. The commission gets to evaluate if the need were created or not. Land asked would the landowner create the circumstance if they bought the property knowing they would need a variance. Was the variance self-caused? The answer is no. They did not create it. They bought it as a risk. The commission can still say no. Land feels that most variances should be denied. She did cite one example in South St. Paul where a variance was justified. In South St. Paul, all the properties that were developed in the fifties were built with a detached garage in the front of the house. On one of the properties, the garage burnt down. The property owner chose not to rebuild the garage. Building code changed and garages were placed the back of the properties. The new owner chose to build a new garage but did not want to build it in the back of the property. The variance was granted because the rest of the neighborhood still had front yard garage. A backyard garage would have actually looked odd.

Land talked about the case study for Leeann Chin's pylon sign on Robert Street. The sign would use the same spot and foundation as the former business but would be higher than code allowed at 15 feet, (5 foot variance.) The applicant's argument was the limited visibility of the restaurant and the restaurant industry reliance on the impulse decision making by hungry people driving past. Then the 5-8 Club came a year later. They wanted a variance (pylon sign at 17 feet) for the same reasons and because of the LeeAnn Chin sign. LeAnn Chin's variance was not granted and the 5-8 Club variance was granted. The statute of limitations expired, and LeeAnn Chin did not sue the City. Land said this is an example of two

applications a year apart, same people at the table with two completely different results. This is not ideal. The commission needs to apply the rule books and to apply them in the same way.

What is a Zoning Ordinance Amendment? There are two different kinds: a map amendment and a text amendment. The burden for a map amendment is on the applicant rather than on government to change zoning. They have to show that it fits with the Comp Plan. Map amendments cannot allow "spot" (small islands of non-conforming use) zoning. In order to rezone from Residential to Commercial or Industrial; there needs to be a Supermajority vote (2/3) by council. A Text Amendment cannot change the zoning rule ad hoc. Commissioners should consider where the changes would occur elsewhere in the city.

When the Comp Plan and the Zoning are in conflict, the Comp Plan wins. Mendota Golf is the case study. Mendota Golf was a nine hole, 3 par privately-owned golf course. The Comp Plan guided it as a golf course. The zoning ordinance zoned it as Single Family Residential. A developer was willing to buy it and convert it to single family residential lots and sell it for a gazillion dollars. It required a Comp Plan Amendment. City Council voted no; they wanted it to remain a golf course. If the comprehensive municipal plan is in conflict with the zoning ordinance, the zoning ordinance shall be brought into conformance with the plan. The other option would be to Comp Plan amendment.

Land explained the 60-Day rule; failure to act on the application within 60 days results in automatic approval. Extensions can be granted for valid reasons. The applicant may request an extension as well. The 60 –day rule for the planning applications is state-wide. It starts when the application is deemed complete. It usually the date of submission but the City Planner can send the application back if she deems the application is not complete. Franzmeier asked if a traffic study were requested, would it extend the 60 days. Land said the commission could ask for the extension if the traffic study was a reasonable request.

Land talked about Conflicts of Interest as an appointed body or as an elected official. Commissioners cannot have a direct or indirect personal or financial interest in any matter upon which they will make a decision. The only time this may affect a commissioner is when your neighbor is applying for a variance or the commissioner personally needs a variance. Green asked if there would be a conflict of interest if a deal were being brokered by an agent in her brokerage and she had no knowledge of the deal. Land said, "Step away from the edge." If their company were involved and even if a commissioner would not gain monetarily, she would recommend that they not participate in the vote at all. It is safest. If a commissioner has a conflict, they should disclose it and not participate in the discussion or the vote.

Regarding Gift Law; City Officials cannot accept any gifts from anyone. This includes money, personal property, real property, service loan or forgiveness of debt. Nothing over $5 in value can be given. An example would be black coffee in a small cup. Because City Officials took advantage of developers years ago, this very narrow law was enacted.

In closing Land said, "You want to do the right thing." Please apply the rules. She said that she will not be able to attend the Planning Commission Meetings because of a scheduling conflict. She will have someone [from Levander Gillen] present for the meetings.

The meeting was adjourned at 8:43 pm.
All Ayes.

Respectfully submitted,
Sharon G. Hatfield

WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Samantha Green, on Tuesday, July 21, 2020 at 6:34 pm in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

ROLL CALL: Samantha Green, Morgan Kavanaugh, Peter Strohmeier, Dan McPhillips, Lisa Stevens, Maria Franzmeier, Tori Elsmore

Also Present: Melissa Sonnek, City Planner; Sharon Hatfield, Administrative Assistant, Amanda Johnson, Attorney; John Justen, Council Liaison

Adopt Minutes: **Minutes from the October 15, 2019 meeting were approved. Stevens remarked that it was hard to remember the meeting in order to review the minutes. Sonnek apologized and said that the City lost the recorder for the October Meeting. Admin. Specialist Sharon Hatfield would now get the minutes done.**

Minutes from the January 21, 2020 meeting were approved with the correction; Kori Land was not present.

Minutes from the May 19, 2020 meeting were approved.

PUBLIC HEARINGS:

PC Case #20-06 - Preliminary/Final Plat Review for 895 Robert Street - Dakota County CDA

Sonnek reviewed the commission report for the CDA's request to plat two lots on the southwest corner of Annapolis and Robert Street. Sonnek reminded the Commission that Council approved the site plan on March 23 to build a 54-unit apartment building on the northern half of the site. The new site will consolidate single family lots into two new plats. City engineering staff reviewed the proposed plat; they had no specific conditions or recommendations for the plat. Because Robert Street is a state road, MnDOT reviewed the plan. They had no specific corrections or alterations; they did outline items like noise levels and how to work with existing transit stops and permits and submittal requirements. Staff recommends that as a condition of approval that the applicant address the items outlined in the MnDOT memo of July 15, 2020. Sonnek concluded saying that staff recommended the approval of the preliminary and final plat, (subject to the plat being recorded with Dakota county within one year of approval and prior to the application of the building permit, and that the applicant address the MnDOT July 15 memo. Sonnek asked if there were any questions for her or for the applicant. The public hearing was opened at 6:41 pm. As there were no comments, the public hearing was closed at 6:42 pm. Chair Green asked if there were any comments from the commissioners. There were none.

A motion was made to approve the preliminary and final plat by commissioner McPhillips as written.

Commissioner Kavanaugh seconded.

Vote-All Ayes.

PC Case #20-17 - Conditional Use Permit, Site Plan, Rezoning, Preliminary and Final Plat Review for the Construction of Two Apartment Buildings at 1201 Robert St. and 100 Signal Hills Ave.

Sonnek said that the Commission would be reviewing multiple applications for the redevelopment of the site. Dominion Development is proposing to demolish the existing K-Mart and Signal Bank buildings to construct two apartment buildings, (393 units). The west building would be the "Family Building" with 146 units which are not age restricted. The east "Senior Building" would have 247 units and would be restricted to people 55 years and older. Both buildings will offer 1-, 2- and 3- bedroom units. Both buildings will have amenities like fitness rooms, secure entry, children's indoor and outdoor play areas as well as a shared dog park. Sonnek said there are several applications: the conditional use permit to allow buildings over 35 feet in height, and to allow

both buildings to have over 16 units, the site plan, the rezoning which will include the entire Signal Hills site, and lastly, the preliminary and final plat review. Sonnek related that with larger scale projects, the City likes to conduct a review of long range planning documents to ensure consistency across the board. The 2040 Comp Plan called out Signal Hills as a property to likely redevelop by 2030. It was decided that a mix of residential and commercial was the best fit for the property. The density would be 35 units per acre. The project fits this proposed density and meets the Met Council 2040 Housing Needs Assessment. For due diligence, Dakota County performed a housing needs assessment through a third party; in 2019 there were over 1,400 names on a waiting list for housing. Units at new housing developments at 252 Marie Avenue East and 1631 Marthaler Lane were fully occupied. Regarding the site plan and the setbacks, Sonnek said the PMD does allow some flexibility. The Family Building setbacks are met and actually exceed the code. The parking set backs are being met with the exception of the front yard, (northern property line.) City staff is comfortable with the deviation especially because the building has a unique shape with "three fronts." The Senior Building setbacks have been met and exceed code. The parking setbacks at the front and at the eastern property line do not meet code but City Staff is comfortable with this due to the commercial nature of the property. Parking code requires two stalls per unit. The applicant exceeds the code in the Family Building with 293 stalls, (surface and underground.). The Senior Building does fall short of the code for the parking count at 1.22 stalls per unit. However, City Staff is comfortable with the ratio; parking numbers are in lesser demand for senior facilities. Not all [senior] residents will own or drive a car. The City has approved parking counts for similar buildings, 1631 Marthaler Lane, (DARTS) and 900 Robert Street, (Dakota). The drive aisles and stall dimensions (20 feet) meet code with the exception of the parking stall depth in the central parking area, (18 feet). Staff is comfortable with the deviation; cars today are much smaller than when the City made the requirements. Regarding the site plan analysis, Dakota County has recommended that the western access on Butler Avenue be closed. The applicant is still in discussion with the County; the County, City Staff and the applicant are meeting tomorrow to discuss the County recommendation memo from July 9, 2020. Sonnek is recommending as a condition of approval the applicant adhere to the recommendations in the Dakota County Plat Commission memo. The traffic study that was done found that the multi-family building would create roughly 3,300 fewer trips than a big box retail building. The site has excellent transportation options (ten bus stops); the City is requesting that the applicant improve or upgrade the existing sidewalk on Butler Ave to an 8-foot wide multiuse trail and a 5-foot sidewalk along Livingston Avenue. There are extensive pedestrian connections throughout the plan for both recreation and transportation. Plans do show minimal lighting extends beyond the property line. This is not permitted by code. There are no submitted plans for signage. The applicant exceeds the tree replacement planting requirements with 151 deciduous trees. The applicant exceed requirements with other proposed landscaping. City Staff is requesting as a condition of approval, an irrigation plan be submitted with the building permit plans. Sonnek stated that whenever there is a development next to single family homes, staff reviews screening requirements with fencing or landscaping. Along the western property line, there is a maintained line of trees. After talking to some residents, Sonnek learned there was a preference for both fencing and landscaping. The Environmental Committee did an informal review of the plan. The committee recommended the use of pollinator-friendly native plantings not treated with neonicotinoids, the use of a green roof or a white roof to offset heat, and that lighting be dark sky compliant. The applicant is proposing a mixture of brick, decorative masonry, glass, lap and panel siding; the siding is to be field-painted. Code does not allow for color to be applied post production. Staff recommends as a condition of approval that all siding be factory-painted. Since the proposal is disturbing more than one acre of land, it has come under stormwater review. An outside firm, WSB, has reviewed the plan and submitted a memo of revisions for the plan. Staff recommends as a condition of approval that the applicant adhere to the WSB memo of July 14, 2020. The Rezoning to a PMD (Planned Mixed-Use Development) with an R4 Multi Family and B4 Shopping Center District underlying zoning, will allow the site to operate as residential and a commercial area as well. The rezoning is in compliance with the 2040 plan. Currently the entire site is unplatted. No right of way or easements have been recorded for the property. The site meets all of the minimum lot requirements. City is requiring as a condition of approval that the plat be recorded at the County within one year of approval and prior to the submittal of a

building permit. The plat application is contingent upon approval of the other applications. Butler Avenue is a County road, so Dakota County did review the proposed plat in a July 9, 2020 meeting. The County is requesting additional right of way to allow for the 8-foot mixed use trail, the closure of the western most access. They also strongly recommended the realignment of Livingston Avenue. City staff recommends as a condition of approval that the applicant adhere to the items in the July 9 memo from the Dakota County Plat Commission. The City Engineering staff also reviewed the proposed plat; staff mirrored the recommendations from the County. Engineering is also requesting 10-foot easements along the property that abuts city streets and 5-foot easements for interior property lines. City staff is recommending as a condition of approval that the applicant adhere to the items in the West St. Paul Engineering memo of July 9, 2020. Sonnek summarized the staff recommendations that she outlined during her presentation.

Sonnek asked the Commission if there were any questions. Green asked how about the height of the buildings. The Family Building is four stories, 40 feet; the Senior Building is five stories, about 50 feet. Green asked if there were any family homes that are adjacent to the Senior Building. Sonnek said to the north, across Butler, there are some single family homes. Green asked about the platting of Signal Hills Mall. Sonnek said that Signal Hills is included in the plat; the entire property is currently unplatted. It is being platted now to align with the rezoning. It is a good time to come into compliance with the Comp Plan. Green asked Sonnek about the recommendation (not requirement) to realign Livingston Avenue. Sonnek explained that the County cannot require it; it is not a County road. The City is still in discussions with the applicant. Green would like the commission to discuss how the realignment would affect businesses on Livingston Avenue. Green asked about the parking requirements; did the City push for it or did the applicant. Sonnek said that the City and the applicant worked toward a goal of 1.5. Kavanaugh commented about the existing fence on Butler; it is very dilapidated. Sonnek said that there is some retaining wall on the north side and the west side; the applicant will have to repair some of it. If it is in good condition, it has to be maintained. Depending on the height of the retaining wall, the fence will have to come with it. Sonnek said it would be a reasonable condition of approval to replace the fence. Franzmeier had questions regarding the rezoning. She asked about the scenario if the if the Commission changes to a higher standard of rezoning. Sonnek said that the CUP is formally recorded and stays with the property. If the Commission were to increase the allowable height for permitted uses to 40 feet and 10 years later, were to go back to 35 feet, the CUP would still remain present with the property.

With no other questions for Sonnek, the applicant, Eric Omdahl of Dominion Development, came before the committee. He was accompanied by Mike Krych, an architect from BKV Group and Sam Trebesch, a Civil Engineer from Loucks. Green asked if Dominion was content with the parking stall requirements. The applicant replied that the site was designed to city code; they strive to meet the codes. However, with similar buildings they have designed, the parking requirement is lower- a 1.5 to 1 ratio. The ratios will fluctuate especially if the site is transit oriented. In a senior facility, they look for a 1.25 to 1 ratio. Green asked about incorporating more green space if there were less parking. The applicant confirmed it could be done and there would be a benefit of having less impervious space for snow removal. Proof of parking would be a good way to move forward. Green asked about the snow removal for the property. The applicant said that the snow would be piled on the southern part of the property and in cases where there is excess, they would pay to have it removed offsite. Green remarked that none of the sidewalks connect to the roads. The applicant will talk to the architecture teams to make sure this "gets into the plans." Green would also like to see the pedestrian crossing painted in the parking lots. McPhillips asked about the realignment of Livingston Avenue. The applicant said that he would have to study what impact the realignment would have to the site. He thinks the impact would predominately be on the parking area. It may also affect costs and setbacks. Stevens asked about the recommendations from the Environmental Committee. The applicant replied that they can take care of the lighting at the property line. Regarding the green roof, they have tried to stay away from this. It is a maintenance concern for the long term and the investment it takes. Dominion will look into the white roof. Krych has experience with white roofs; there are pros and cons. It is not a big deal, cost-wise. Franzmeier asked about the site plan and the amenities. The applicant said there is a main entry zone with parking on both sides.

There are pedestrian connectors that connect the main entrances. The two buildings are organized around this access point. There is a green courtyard in both buildings. There are pedestrian sidewalks surrounding the site in front and around all sides. Connecting back to Livingston will be easy to do. There will be easy pedestrian access to the Caribou. There will be a dog-run area, a pool in the middle area and playground area, and a fire pit. There are places to families and children to play outside; there is a large green space around the Senior Building as well. Franzmeier asked if there is any opportunity for community engagement with this site such as a farmers' market. The applicant said that the management staff will be committed to searching for these types of efforts. McPhillips said it would be nice for there to be a walkway to Signal Hills for the apartment residents. Elsmore asked about security for the pool and the playground. The applicant that these areas would be limited to the apartment residents. They will be fenced in and secured. There would be electronic fobs for these areas. The grilling and bocce ball areas would be more open. Kavanaugh remarked that he would like to see less parking. The applicant's first thought were the parking spaces that abut the first floor family apartments. There is probably an overabundance of parking for the Senior Building. Franzmeier asked about a community room in the Senior Building. The general occupancy would be 75-80 people. Kavanaugh clarified that the "comfortable" ratios for parking would be 1.2 to 1 for the Senior Building and 1.5 to 1 for the Family Building. The applicant confirmed the ratios. Kavanaugh asked about the flow of traffic in the plan. Omdahl said there would be full access/two-way traffic throughout the site. Kavanaugh asked how the middle access that aligns with Gorman Avenue would work. Franzmeier remarked that it looks like there would be blind spots or perspective issues if there were more than one person at the intersection. Krych replied that at Butler Avenue and Gorman Avenue, they want to create an alignment with Gorman Avenue to the north. There is a significant grade differential that is almost a story high. Krych wants to create a gradual decline down to the lower portion of the site to the main street between the two buildings. He will make sure that the area is flat enough to be able to look both ways and enter in and out safely. Trebesch proposed a stop sign for residents exiting the sight. The concern for "stacking" and multiple vehicles needing to make movements at once, is hopefully reduced by everybody stopping before exiting the site. The stop sign would be placed at the intersection at Butler, stopping anyone from making a right or a left onto Butler. They are open to recommendations for signs in the internal intersection if necessary. Franzmeier asked about eliminating the "fork" and making it into a "T." Trebesch said that it could be done but would affect the traffic flow around the site. Omdahl said that the "fork" also allowed for the developer to work with the steeper grade at that area. The fork would especially be necessary if the western Butler Avenue access were to be closed. Omdahl said that placing yield signs in this area would be reasonable to have people slow down. Franzmeier asked if Dominion was open to working with Metro Transit on the bus stop adjacent to the Senior Building on Livingston. Omdahl has not spoken with Metro Transit. He would be happy to speak with them. Franzmeier asked about trash removal. Omdahl said there are trash chutes in both buildings that lead to containers in the garage. A piece of equipment would bring the containers to the staging areas outside the building. The staging area is a designed enclosure space. The staging areas look like the rest of the parking lot; they are meant to hold the dumpster for a few hours. Franzmeier asked if the staging areas could be moved to face Signal Hills. Omdahl said that especially during winter months, the dumpster would be hard to move. They would like to keep the areas as close to the garages as possible. Kavanaugh asked about exterior bike racks. Omdahl said there are racks in the parking garage, some dedicated space in the family building. There may be some near the pool for visitors. They can become an eyesore to place them throughout the sight. Kavanaugh remarked that the number of handicapped parking spaces looks fairly light. Omdahl said there are designated guest and resident spaces that usually remain empty; many people use the regular spaces because they are just as close as the designated handicapped spaces. He is comfortable with the number of handicapped parking stalls; the site plan meets or exceeds code on this number. Franzmeier asked about the exterior façade and if the buildings would look identical. Omdahl said that the buildings will be a have an earthen-tone palette that will last over the "test of time." The brick will have buff tones. There is variation between the Family Building and the Senior Building. The Family Building has a different treatment in the corners and has bigger overhangs in the balconies. Both buildings will have a neutral natural color palette. The

palette complements the St. Paul region and the Bluffs. The character of the buildings will be different but the quality of the materials of both buildings will be the same. They will both be compatible and harmonious.

Stevens talked about concerns with the traffic. The K-Mart did not have a lot of traffic. It was not a typical "Big Box." The intersection is notorious for being dangerous. The intersection at Robert Street and Butler Avenue is a big concern. Omdahl said his study looked at peak times during the am and the pm. There are a 150 peak trips at this site. Compared to a retail use, this is about a third. If the site were redeveloped on a commercial use, traffic would increase much more than a housing development, (particularly a senior development.) Many seniors, seventy years and over, do not travel during peak traffic. Dominion has done their best to improve the traffic patterns with full access to the east and the north. The traffic study that was done shows minimal impact to the area. Green echoed the concern, especially with the traffic around Walgreens.

With no more questions from the commissioners, Green opened the Public Hearing at 8:10 pm. She said that the Commissioners cannot legally speak on TIF, Tax Increment Financing, prevailing wage or property taxes, even though these issues are very important. Darla McGinnis of 1146 Hall Avenue, came before the commission. She said that the site will be right in her backyard. Her biggest concern is the fence. The fence will keep people out of residents' yards and maintain privacy. The area between the fence at the property line and the privacy fence is not maintained by anyone, and grows like crazy. Kids hang out there and smoke pot. There is trash. She has concerns with traffic. There are a lot of kids that walk Butler Avenue and Moreland Avenue to get to Heritage School. She does not want [the project] in her backyard but she at least wants those things addressed. She would also like the lighting to be addressed. Her backyard is right up against the proposed pool. Jim Madsen of 1124 Hall Ave, spoke before the commission. He does not want this in his backyard either. He would urge the closure of the west bound entrance to Signal Hills. It is about 10-15 feet from his property. Green said that it would ultimately up to the County for the closure. Sonnek said the County has already recommended that the western access be closed during the preliminary plat review. She feels the closure is probably the top condition for the County. Madsen asked about the actual height of the K-Mart building. He can see the K-Mart building from this property and the Family Building will be even taller. He does not want people in their balconies looking into his backyard. Madsen talked about the traffic concern; it is a residential area and there will be traffic all the time. He asked about curfew times for the pool and the playground. Green said that almost 99.99 percent of the time there are set hours for these types of amenities. Madsen would also like the present owners to address graffiti and the overgrown field. Robin Gulley of 1045 Gorman Avenue spoke. She has been paying close attention to the project. She talked about energy efficiency and green space and sidewalks; she wants Dominion to be good neighbors. She is concerned about the traffic. She has asked for a stop sign at this intersection. Her children were almost hit by a car at the intersection. There will be many more people walking in this area when the apartments are done. She strongly supports making the site as energy efficient as much as possible. [The residents] are publically subsidizing the project and need to hold Dominion accountable. Ann Bailey from DARTS, 1645 Marthaler Lane, spoke. She talked about the DARTS senior housing building (1631 Marthaler Lane); it has been open since May and they are at 50 percent capacity already with leases coming in daily. Bailey checked with the CDA tallies from two years ago, there was a list of 700 people waiting for affordable senior housing. The list is down to 600; there is still a need for this type of housing. There is a "clamoring" to stay out of assisted living because of the realities of the COVID scare. Places where people can congregate in small groups are needed. [The City] needs more units. [The City] needs all those beds. The Winslow filled its one bedrooms very quickly. Mike Klassen came before the commission to represent his son and wife who live at 1116 Gorman Avenue. He said that his son made an investment into his property and added solar [panels] to his home. It was vetted and inspected by the City. They have talked to the City and Dominion about the impact the buildings would have on his son's home. A shadow study was done; the new building will shade his son's home. They are concerned that the tree plantings will affect the greening at his son's home. He would like Dominion to keep this in mind. The solar was a big investment.

Green opened the hearing to phone-in callers. Michael Orange of 1211 Bidwell Street called in. He is delighted with the redevelopment of the site. It has been blighted for many years and it brings much direly needed affordable housing. The site could be improved. There is too much parking especially for the Family Building. In a letter that he submitted to the Commission he said that the parking ratio is three times what is reasonable. It does not take into account future ride sharing and ride hailing. This will become increasingly important substitute for owning a vehicle. Climate change and economic inequity will also decrease [car ownership.] The traffic study should also include a parking demand component taking into account the parking lot and the on-street parking within a ¼ mile of the site. It should take into account bus travel. If parking is reduced, the cost of the project could be reduced and taken away from public subsidy. There should be onsite stormwater treatment. The buildings are also an opportunity for onsite solar. It would bring down the electricity cost for the residents. The comprehensive plan encourages green building standards. The City is within its rights to require green building standards especially when a City provides subsidy for the project. This site could serve as a model for other cities. Laura Zanmiller of Ward I, had concerns regarding traffic, especially the intersection at Livingston and Butler. She shared a story about an almost accident with the turn into Walgreens. She is concerned with the children walking to Walgreens and to Heritage School. Zanmiller also referenced the recommendations from the Environmental Committee. She wants to ensure that all the trees are going to be planted. Many times the landscaping is the first to go in project like this. She feels sorry about the man with the solar system but trees are very important for the environment. Judy Rangel from 1207 Bidwell Avenue phoned in. She wanted to echo Michael Orange's comments regarding having solar panels on the new buildings. She also wondered if costs would be reduced if the Senior Building, had only 1- and 2- bedroom apartments, and not 3 bedroom units. She suggested reducing parking for the Family Building as well. Tax payers would pay less. The Public Hearing was closed at 8:41pm.

Green opened up discussion of the site with the commission. Green shared her thoughts.

She suggested the following:

1. Sidewalks to line up and attach to the street sidewalks on both Butler and Livingston.
2. Crosswalks in the parking lots.
3. The County to access putting a crosswalk from the building to Walgreens.
4. More information from the City on how the realignment of Livingston would affect the businesses on Livingston.
5. Dominion keep all mature trees on the property lines that neighbor the houses;
6. The installation of a yield and/or stop sign on the four-way cluster on the Butler Avenue exit/entrance.
7. Connecting the sidewalk to the City sidewalk on Butler on the exit on the west side.
8. Recommendations that Dominion partner with Metro Transit to better the bus stops and
9. Dominion provide a new fence on Butler as far as the site plan goes.

McPhillips said the fence is a necessary thing on the west end and [there should be] connectivity to Signal Hills from the property. Kavanaugh said that parking should be reduced to 1 to 1.5. It would allow City Staff to come up with a better site plan that allowed more green space. Omdahl said that he is comfortable with a (1.25 - 1) to 1 ratio for senior facilities. For family building projects, he is comfortable with a ratio of 1.5 to 1. The site plan was built to the 2-1 ratio per City Code; he cannot commit right now to reducing the parking; he has to study first. Green said that she would like to keep some proof of parking because of the lack of on-street parking. Elsmore asked about the 3-bedroom option for the Senior Building. Omdahl said that in most of Dominion's senior building facilities, there is a mix of one-, two- and three- bedroom apartments. There is a very high demand for one-bedroom and an almost equally high demand for two-bedrooms. There is however, demand for three-bedroom units for people who are downsizing from single family homes. Dominion has scaled down the number of three-bedroom units for the West St. Paul site to 10 percent. Kavanaugh suggested the recommendation of the closure of the western access. Franzmeier asked for additional exterior bike racks. She remarked that there are some very large strong recommendations from the Commission, the County and the Environmental Committee. She asked about the time frame for the approval of the site plan. There are some

items that still need to be vetted out. She would like to review the final production. Sonnek said that meeting with Dakota County would be tomorrow; the agenda for Monday, is published the Friday before the Monday Council meeting by 11 pm-12 pm. It does give some turnaround time for plans. Green asked about the alignment of Livingston and how it would affect the site plan. Omdahl said it is a little hard to say without some study first. It would probably reduce parking and opportunities for green space. He does not know the cost implication yet. He is hopeful it is not substantial. This is a large project and sometimes these costs can be absorbed. Franzmeier said she is hesitate to give approval to the site plan without more information. She would like to know if Dominion would react to green energy. The parking situation with the realignment of Livingston is a big concern. She feels the alignment on Gorman Avenue into the entrance is forced. Kavanaugh asked Sonnek if the County is okay with the entrance from Gorman. Sonnek confirmed this and said the Gorman entrance was the preferred access. Omdahl said that the County requested that the western access be closed because is less than one-eighth of a mile away from the full access on Gorman. Dominion intends to close the western access. The two main items with the County that will be discussed is the realignment of Livingston and the right of way and the retaining wall in the space. Green asked if the plan would come before the Commission again. Sonnek does not see the plan coming before the Commission again for minor changes. If there is a significant change, the plan will come back to the Commission. There are some points outlined in Code which constitute major site plan amendment. Sonnek cannot answer if the Livingston realignment is a major change. Green said that she would like the Commission to review the site plan again if the realignment of Livingston is approved. Kavanaugh asked Sonnek about the reasoning behind realigning Livingston. Sonnek said that it was brought up by the County in the preliminary plat review. The City Engineer has also pushed the recommendation. It would be a safer intersection if it were "T-ed." Stevens asked for clarification on who would maintain the buffer zone on the west side if there was going to two fences. Sonnek has to look at the property line to see who owns that part of the property. She thinks it is Signal Hills. Franzmeier is okay with the reduced parking; however, buildings have a second life. She would like a flat parking ratio with both buildings. The Senior Building may become market-rate units in the future.

Green said the Commission has several items to vote on: the Conditional Use Permit, Site Plan, Rezoning, and the Preliminary Plat and Final Plat Review for the construction of two buildings at 1201 Robert and 100 Signal Hills.

Commissioner Kavanaugh made a motion was made to approve the Conditional Use Permit. Discussion followed. McPhillips asked about the solar panel investment made by the resident. He asked if there could be an amicable settlement that could be made with Dominion and the City and the resident. He asked if this would be reasonable. Johnson said that in terms of a condition that the City could place on Dominion, it would not be appropriate to require Dominion to compensate the owner for the solar panels. If the parties wanted to have a mutual discussion, the parties could enter into that privately.

Commissioner Elsmore seconded the motion.

Vote: 7 ayes/ 0 nays. The motion carried.

Commissioner Kavanaugh made a motion to approve the site plan. There were twelve conditions made by staff.

Green added sixteen conditions generated from the meeting:

1. Connection of all sidewalks to the streets
2. A Crosswalk painting in the parking lot
3. The City paint a crosswalk across Livingston to Walgreens
4. The City provide better information to the Council on how the realignment of Livingston would affect businesses
5. Preservation of all mature trees on property lines that neighbor houses

6. Addition of a yield and/or stop sign at four way cluster at the Butler Avenue entrance/exit
7. Connection of the sidewalk to the City sidewalk on Butler.
8. Recommendation that Dominion partner with Metro Transit to create a fantastic bus stop
9. Addition of a new fence on Butler Avenue property line
10. Addition of a privacy fence on the west border
11. Connection/pathway of the sidewalks to Signal Hills
12. Leniency to parking but providing proof of parking that matches City requirements (
13. Removal of the Butler exit on the west side
14. Consideration of locations for an outdoor bike rack
15. City clarification on who maintains the lot behind K-Mart to ensure lot maintenance on property line
16. Recommendation that the Commission review the site plan again if there is a realignment on Livingston

Franzmeier made a friendly amendment/addition: a condition to request onsite stormwater management. Sonnek said that the applicant has an underground water filtration system; it does have storage tanks. Kavanaugh said he would like the City Staff conditions. Justen reminded the Commission of the condition of having the site plan come before the commission again if the realignment is approved. The amendment was withdrawn by Franzmeier.

Commissioner McPhillips seconded the motion.

Vote: 7 ayes/ 0 nays. The motion carried.

Commissioner Kavanaugh made a motion to approve the rezoning of 1201 Robert St and 100 Signal Hills from B4 Shopping Center to PMD subject to one condition.

Commissioner Elsmore seconded the motion.

Vote: 7 ayes/ 0 nays. The motion carried.

Commissioner Kavanaugh made a motion to approve the preliminary and final plat subject to the four listed conditions.

Commissioner Stevens seconded the motion.

Vote: 7 ayes/ 0 nays. The motion carried.

NEW BUSINESS - Green mentioned the Commission's last night training session; she is excited about the ongoing list of things to continue to work on. On the next agenda, she wants to narrow the list of the down to the Commission's favorites for a work session. Franzmeier would also like to add reevaluate building height for R4. Sonnek asked commission members to send items to add to the agenda. Kavanaugh said parking.

OLD BUSINESS-NA

OTHER BUSINESS-NA

ADJOURN

A motion was made to adjourn the meeting at 9:17 pm. The motion carried. All ayes.

Respectfully submitted,
Sharon G. Hatfield

CITY OF WEST ST. PAUL

Planning Commission Report

To: **Planning Commission**

From: **Melissa Sonnek, City Planner**

Date: **August 18, 2020**

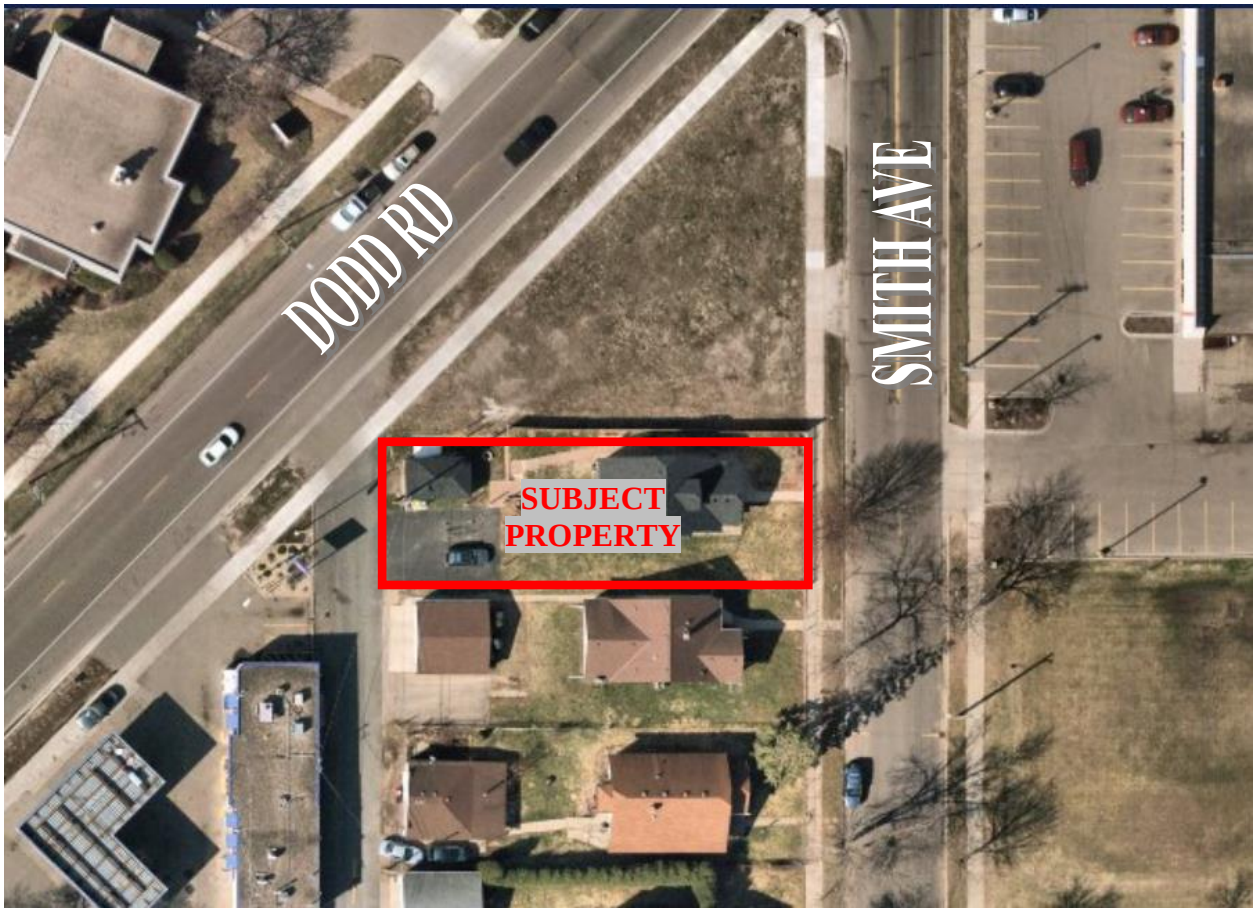
Plat Review for Property Line Adjustment between 1019 Smith and 1010 Dodd – Michael Buttgereit

REQUEST:

Mr. Buttgereit is requesting the review of a proposed property line adjustment to bring an existing fence onto his property rather than the adjacent property to the north 1010 Dodd Road, which is owned by the West St. Paul Economic Development Authority (EDA). The proposed adjustment is to move the existing property line 10ft north of where it is currently located.

ATTACHMENTS:

Application/Notice
Engineering Review
Property Survey
Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Residential - Single Family Home	R1A – Single Family
Properties to North	N/A – Vacant Lot	B2 – Neighborhood Business
Properties to East	Commercial – Dodd Way Shopping	B2 – Neighborhood Business
Properties to South	Residential - Single Family Home	R1A – Single Family
Properties to West	Commercial – Office Building	B2 – Neighborhood Business

ANALYSIS:

Lot Summary

Gross Acres – 0.14 Acres (6,417 sq. ft.)
Proposed Addition: 1,364 sq. ft. (southern 10ft of 1010 Dodd Rd).

Existing Conditions

As detailed above, the existing lot contains a single family home and a detached garage. The proposed property line adjustment will bring an existing fence and retaining wall legally back to the 1019 Smith Ave. property.

ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and requested the property dedicate 10 foot utility/drainage easements along the eastern property line (Smith Ave.) and 5 foot easements along all other property lines.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the PROPERTY LINE ADJUSTMENT between 1019 Smith Avenue and 1010 Dodd Road, subject to the following conditions:

1. Property line adjustment is contingent upon the EDA sale/purchase agreement for the 10ft of property detailed in the survey, and
2. Property owner shall provide drainage and utility easements around the perimeter of the property as noted in the Engineering memo dated August 6, 2020.

Timeline

August 18 – PC Public Hearing
August 31 – CC Public Hearing

CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100
FAX 651-552-4190
www.wspmn.gov

PLATTING APPLICATION

Filing Fee: $275 + $2 each lot
Escrow Amount: $600 (1-2 lots)
$1,600 (3 or more lots)
Total Fees: $ 877 —

OFFICE USE ONLY
Case No: 20-08
Date Received: 07/24/2020
Receipt No: 2020-0973
60 Day Date: 09/22/2020

CONTACT INFORMATION

Name of Applicant: Michael Buttgereit
Phone # 516.640.7611
Address of Applicant: 1019 Smith Ave S W. St. Paul MN 55118
Email: michaeltbuttgereit@gmail.com

Name of Owner: "~~City owned~~ ~~property~~"
Phone # 516-640-7611
Address of Owner: 1019 Smith Ave S W. St. Paul MN 55118
Email: michaeltbuttgereit@gmail.com

Name of Surveyor: Frank R. Cardarelle
Phone # 952-941-3031
Address of Surveyor: 6440 Flying Cloud Dr. Suite 103, EP MN 55344
Email: cardarellels@aol.com

Name of Engineer: _____
Phone # _____
Address of Engineer: _____
Email: _____

PLAT INFORMATION

Legal/PID # of the Property Involved: 42-23750-02-020 (purchasing portion of EDA property)
Total Acreage: .14 AC
Proposed Number of Lots: 1
Proposed Name of Plat: 1019 Smith Ave S. WSP MN 55118

Plat meets all minimum subdivision requirements. If not, explain: _____

EXHIBITS REQUIRED

An electronic copy, as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets and folded plans, showing information as follows:

a. Statement of the proposed use of lots, stating type of residenital building(s) with proposed dwelling units; type of business/industry,
b. Subdivision name, lot and block layout, numbers, area and dimensions.
c. A survey, dated, scaled and dimensioned, showing pertinent existing conditions such as boundary lines, acreage and square footage, prepared and signed by a registered surveyor,
d. Location, width, and names of all proposed, existing and/or previously platted streets showing types, width and condition of improvements, if any, utility right-of-ways and/or easements, parks and other public open spaces, permanent buildings/structures within the tract and to a distance of 350 feet beyond the tract,
    i. Names of streets shall not be duplicated in the St. Paul postal zone director, unless a new street is a continuation of or in alignment with the existing or platted street,
e. Topographical data, including contours, proposed grading and drainage at intervals of not more than two feet. All elevation, topography, and vertical control data. Water courses, marshes, wooded areas, power poles and lines, and other significant features.

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.

Michael Kreit — 516-640-7611

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 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

1616 Humboldt Avenue
West St. Paul, MN 55118

651-552-4100
www.wspmn.gov

CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, August 18, 2020 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, August 31, 2020 at 6:30 p.m.:

> **PC Case 20-08 – Platting application for a property line adjustment between 1019 Smith Avenue and 1010 Dodd Road – Michael Buttgereit**

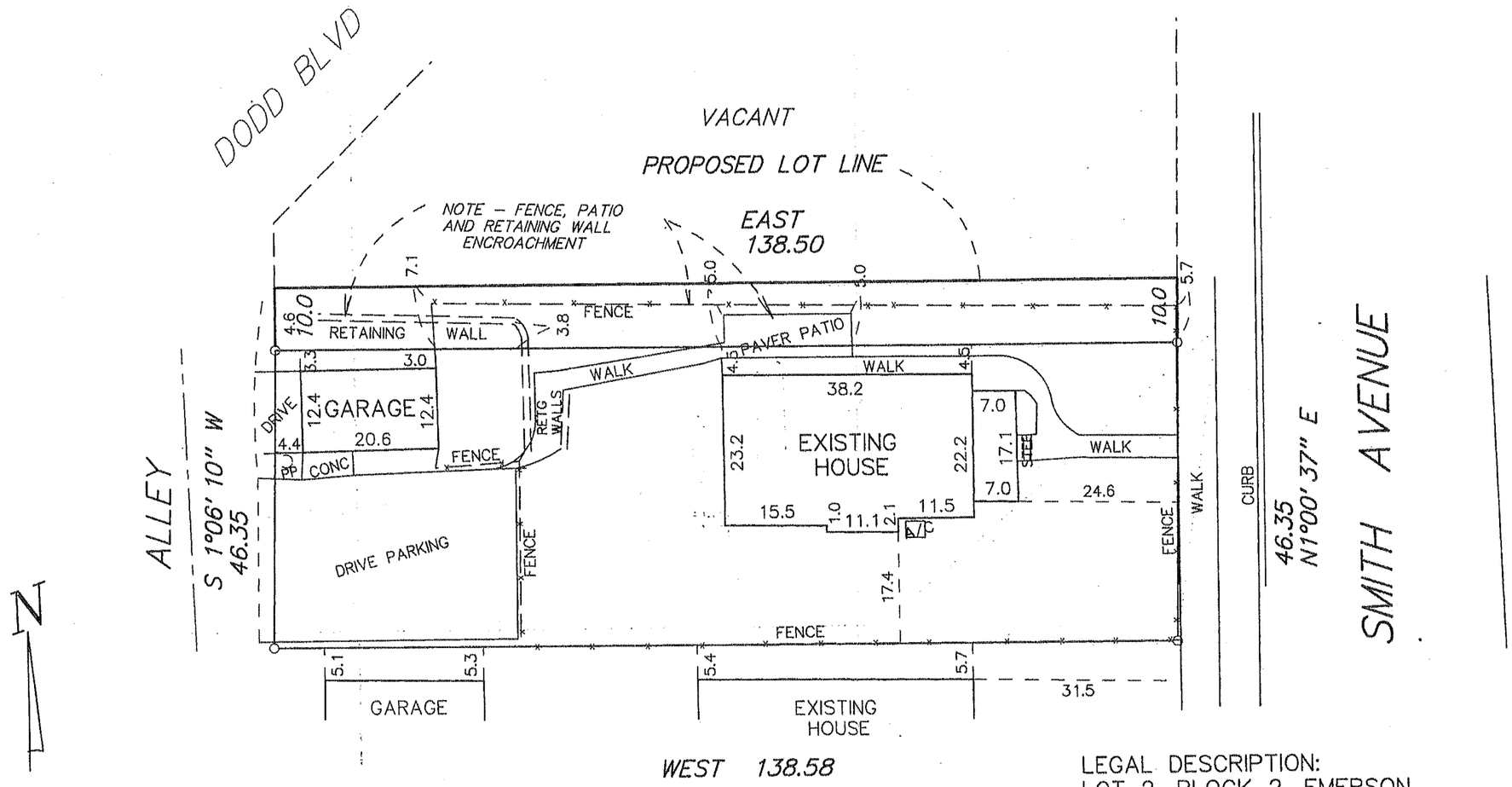
If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

For Informational Purposes Only – Not for Publication

Shirley Buecksler
City Clerk

Published: Friday, August 7, 2020
St. Paul Pioneer Press

Posted: Friday, August 7, 2020
Municipal Center



0 20 40 60

SCALE IN FEET

X992.5 = EXISTING SPOT ELEVATION.

X(998.0) = PROPOSED SPOT ELEVATION

= DIRECTION SURFACE DRAINAGE

COH = CANTILEVERED OVERHANG

OHL = OVERHEAD UTILITY LINE

GFE = GARAGE FLOOR ELEVATION

TFE = TOP OF FOUNDATION ELEVATION

LFE = LOWEST FLOOR ELEVATION

LEGAL DESCRIPTION:
LOT 2, BLOCK 2, EMERSON ADDITION, DAKOTA COUNTY., MN.

PROPOSED
AND THE SOUTH 10.0 FEET OF
LOT 1, BLOCK 2, EMERSON ADDITION
AREA = 1364 SF

ADDRESS–
1019 SMITH AVENUE S
WEST ST. PAUL, MN
PID#42-23750-02-020

LOT AREA = 6417 SF/ 0.14 AC

Land
Frank R. Cardarelle Surveyor
6440 FLYING CLOUD DRIVE
EDEN PRAIRIE,MN 55344
952-941-3031

PROPOSED LOT LINE REALIGNMENT

BUTTGERIT/LEWANDOWSKI for RESIDENCE

7/8/2020 PROPOSED LOT LINE

PROJECT NO.	BOOK
DATE MAY12, 2020	PAGE
REVISIONS	

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

FRANK R. CARDARELLE REG. NO. 6508

PLANNING COMMISSION – August 18th, 2020

Property line adjustment review for 1019 Smith Ave and 1010 Dodd Rd.
– Michael Buttgereit

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WEST ST. PAUL

Existing Site

Michael and Sarah recently purchased the property at 1019 Smith Ave. in 2019, with an existing fence and retaining wall along the NW corner of the property.

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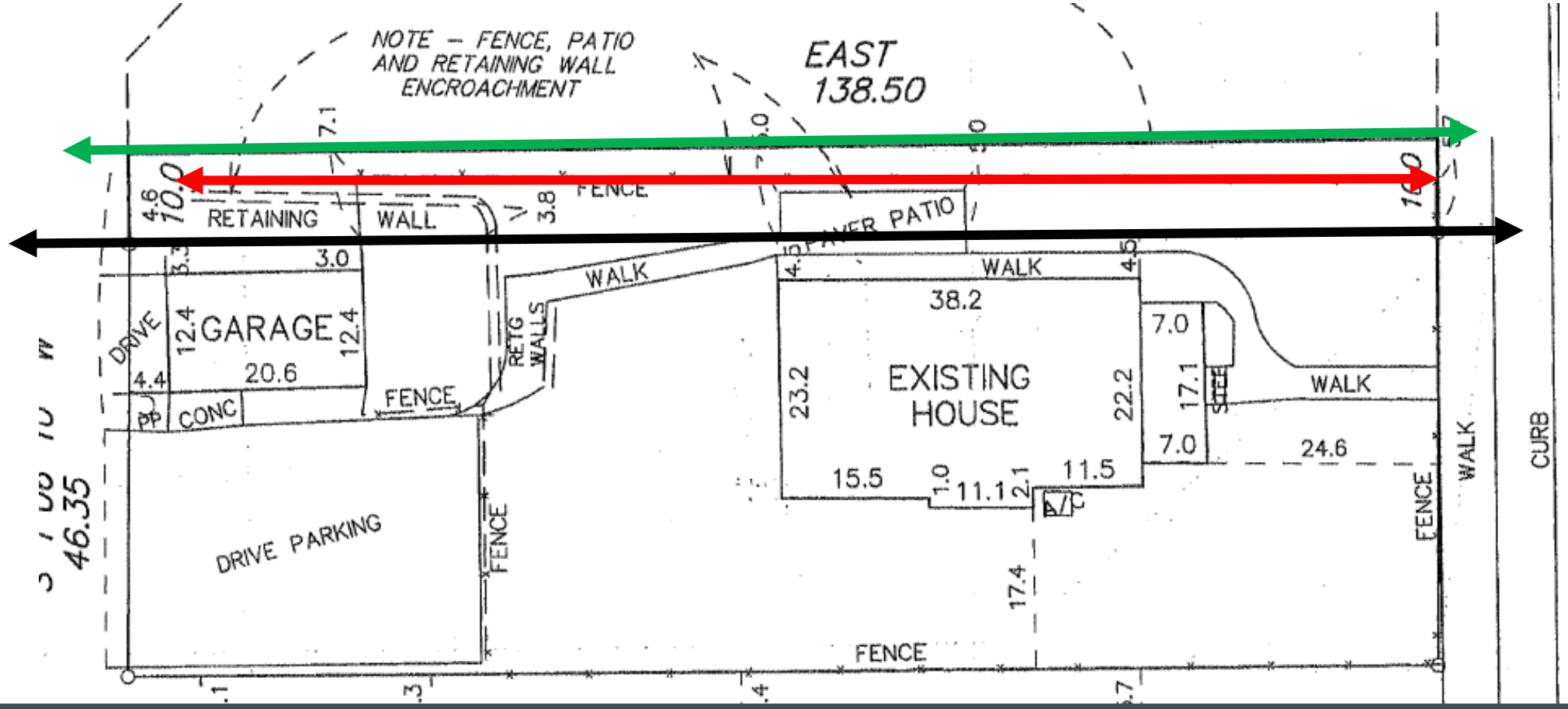


Property Lines

During the permitting process to construct an extension of the existing fence, it was discovered that both the fence and the retaining wall were both on the 1010 Dodd Rd lot (EDA owned property).

CITY OF WEST ST. PAUL

Plat Summary

Analysis

Site Size

- 0.14 Acres (6,417 sq. ft.)

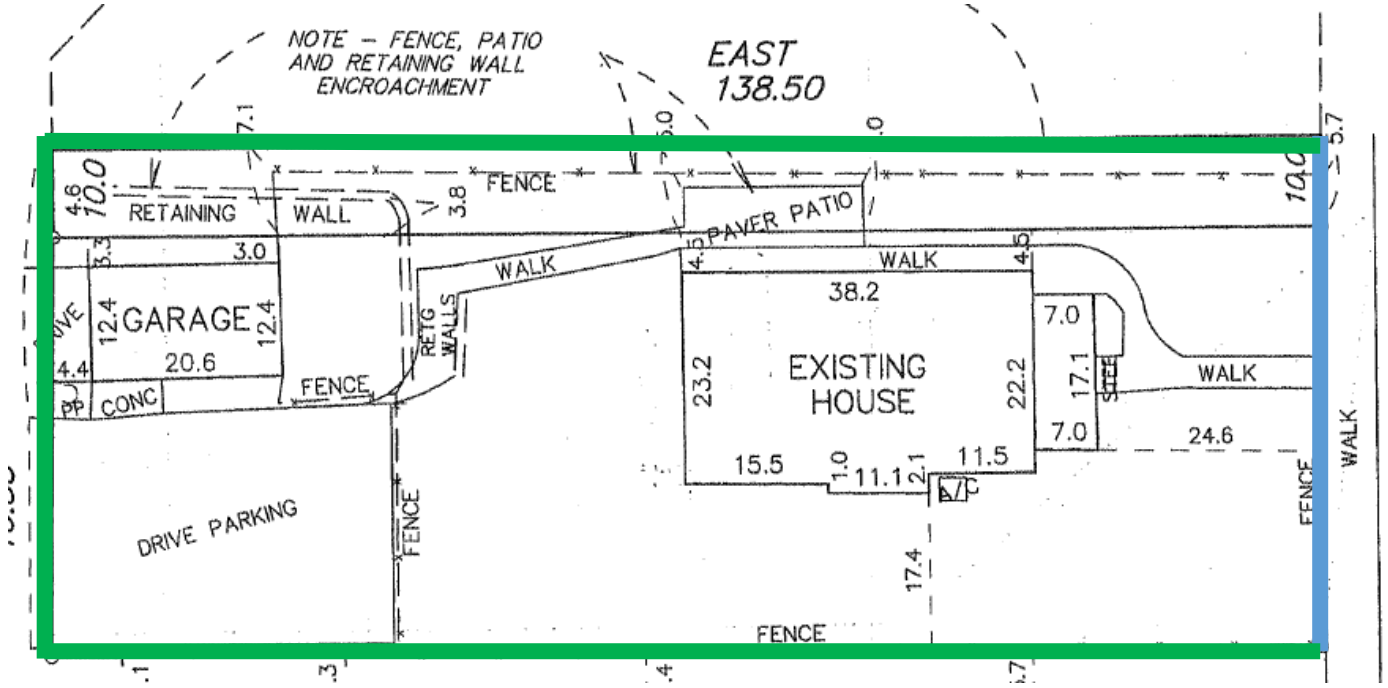
Right of Way

- 30 ft. ROW on Smith Ave
- 14.25 ROW on rear alleyway

Easements

Per the Engineering memo dated August 8th, 2020, the following should be added -

- 10 ft. along Smith Ave *(shown in blue)*
- 5 ft. along all other property lines *(shown in green)*



Staff Recommendation

Plat/Property Line Adjustment

Staff recommends **APPROVAL** of the **PROPERTY LINE ADJUSTMENT** between 1019 Smith Ave. and 1010 Dodd Rd. subject to the submitted plans and the following conditions:

1. Property line adjustment is contingent upon the EDA sale/purchase agreement for the 10ft of property detailed in the survey, and
2. Prior to recording the drawing with Dakota County, the applicant shall update the drawing to include a five-foot drainage and utility easement on the north, south and west side of 1019 Smith Avenue and a ten foot drainage and utility easement on the east side.

CITY OF WEST ST. PAUL

Planning Commission Report

To: **Planning Commission**

From: **Melissa Sonnek, City Planner**

Date: **August 18, 2020**

Conditional Use Permit, Site Plan, Rezoning, and Plat for 1571 Robert St.

REQUEST:

On behalf of Roers Companies, ESG Architects is requesting the review of multiple applications for the redevelopment of the northwest corner of Robert Street and Wentworth Avenue. The proposed redevelopment consists of a five story building containing 187 unit apartments with 5,000 square feet of retail/commercial on the first floor.

Applications for Review:

- Conditional Use Permit – Mix of commercial/residential uses & Structure with 16+ dwelling units,
- Site Plan – Construction of five story mixed-use building (187 apartments & 5,000 sq ft of retail),
- Rezoning from B6 – Town Center Mixed Use to PMD – Planned Mixed-Use Development, with B6 – Town Center Mixed Use underlying zoning,
- Preliminary and Final Plat – Consolidation of existing lots to create one lot, dedicate right of way and easements.

Attachments:

Applications/notice
Memos from Environmental Comm., WSB Engineering, Dakota Co, Plat Commission, and MnDot
Submitted plans

CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Commercial – Aamco, Batteries Plus	B6 - Town Center
Properties to North	Commercial – Nappa Auto	B6 - Town Center
Properties to East	Commercial – Noodles and Co, Pollo Campero, KFC	B6 - Town Center
Properties to South	Commercial – LA Fitness	B6 - Town Center
Properties to West	Commercial – Carbone's, Laundromat, Multi-tenant office building	B6 - Town Center

Proposal

The proposal includes the demolition of the existing Aamco, Maaco, and Batteries Plus buildings, Granny Donuts will remain unaltered, to make room for a 5 story 187-unit apartment building with 5,000 square feet of retail/commercial. This is the last remaining corner that has been primed for redevelopment, for the area designated as Town Center One.

The first floor of the building will contain a few walk-up apartment units, 5,000 square feet of retail, 7,000 square feet of lobby/amenity area for both the residents and the shoppers, interior bike storage, as well as interior trash storage on either end of the building. Below the building (underground) will be 164 underground parking stalls, some of which will offer room for both bicycle and automobile parking. The remaining floors will offer a combination of studio, one, one + den, and two bedroom apartments as well as a small storage area.

1) CONDITIONAL USE PERMIT ANALYSIS:

Within the B6 – Town Center Mixed Use district, structures containing a mix of commercial and residential uses and structures containing more than 16 units are both conditional uses.

Long Term Planning Document Review
The 2040 Comprehensive plan designated the northwest corner of Robert St. and Wentworth Ave. as an area to likely redevelop by 2030 as mixed use with 20-40 units per acre (see image below – Pg. 13 of 2040 Comp Plan).

The proposed plans call for 58.9 units per acre, which is the most dense redevelopment application in recent years. Recent comparable projects are 1631 Marthaler and 895 Robert (see table below). The Comp Plan and the Renaissance plan both call for increased density along Robert Street, specifically, to help revitalize the existing commercial spaces.

Adding density is more than just housing more people, it is important to ensure that the existing infrastructure can absorb the additional activity. According to the Travel Demand Management Project study completed, the existing roads and other infrastructure can support this level of increase. Additional detail provided later in this document.

Recent Multi-Family Redevelopment in West St. Paul

Address	Project	Units per Acre
252 Marie Ave E	252 Rooftop – Market Rate	27.7
1631 Marthaler Ln	Darts – Senior Apt	58.7
240 Thompson Ave E	Oppidan/Golf Course – Market Rate	28.1
895 Robert St	CDA North Gateway - Affordable	57.2
1201 Signal Hills	Dominium – Affordable/Senior	35.0
1571 Robert St	Town Center One – Market Rate	58.9

Multi-Family/Housing Demand
Recent market trends have made finding any sort of housing (affordable, market rate, and owner occupied) difficult to acquire. The recent influx in multifamily housing will create a better variety of options for current and future residents. As more multifamily options become available, the "filtering" process can begin, allowing individuals to transition between housing types and level of affordability. As newer housing options come in residents are able to upgrade, or "filter up", leaving older (often more affordable) housing options more available for residents in lower income levels also filter through the housing cycle.

Proximity to Amenities
As you might guess by the name, Town Center One, this site offers close proximity to several retail, restaurant, and employment options within walking distance, as well as multiple bus routes, one actually being located directly on site.

Sites within ¼ mile

- Anchor Bank,
- Carbone's Pizza,
- Fed Ex,
- Sports Clips
- Midas,
- Telecris Plasma,
- Taco Bell,
- UPS Store,
- T-Mobile,
- Aloha Nails,
- Pawn America,
- Pho Saigon,
- Great Health and Nutrition,
- Wentworth Library,
- Dunham's Bar,
- Rex Music,
- Starbucks,
- Napa Auto,
- Arby's,
- Discount Tire,
- Wells Fargo,
- Wooden Tub Laundromat,
- US Bank,
- El Taquito,
- Pollo Campero,
- Sola Salon,
- Planet Fitness,
- Menards,
- CVS Pharmacy,
- MGM Liquor,
- Mister Car Wash,
- Hobby Lobby,
- Jimmy Johns,
- Verizon,
- KFC,
- Q'Doba,
- Jersey Mikes,
- Raising Cane's Chicken,
- Tapemark,
- Kinder Care Day Care,
- Walmart,
- Batteries Plus,
- Target,
- Granny's Donuts,
- LA Fitness,
- Subway,
- Panda Express,
- Panera Bread,
- Noodles and Co,
- Applebee's,
- 5-8 Grill,
- West St. Paul Dome,
- Marthaler Park,
- Harrison Dental,
- Thomas Allen Inc.,
- DaVita Dialysis,
- HyVee

2) SITE PLAN ANALYSIS:

A part of the site plan includes the Planned Mixed-Use Development tag, PMD. This offers the site deviation from the code to create a higher quality environment. Similarly, code language from the PRD (Planned Residential Development) reads, *"to allow greater variety in the types of residential environment available, to respond to recent changes in housing demands and in new housing concepts, to encourage the provision of private common open space ancillary to new housing developments, and to allow a more efficient allocation and maintenance of public facilities"*

The proposed site plan complies with requirements as detailed by the code, unless noted by the *.

Setbacks
Building

	Code Setbacks	Proposed Setbacks
Front *(Wentworth Ave)*	10 – 40ft	12ft
Rear	20ft Min.	*9.4ft**
Side *(East) Adj to Street*	10 – 30 ft	*5ft**
Side *(West)*	0 ft	39ft

**Intent of the eastern side yard setback of 10-30ft. is intended to bring the building closer up to the street. Staff believes the proposal complies with this.*

Parking

	Code Setbacks	Proposed Setbacks
Front *(Wentworth Ave)*	Not Permitted	N/A
Rear	10ft Min.	22ft
Side *(East) Adj to Street*	10ft Min	18.5ft
Side *(West)*	0ft	0ft

Parking Counts
The submitted plans include 101 surface parking stalls and 164 underground stalls totaling to 265 parking stalls. Additionally many of the underground stalls will offer both automobile and bicycle parking. This equates out to 1.42 parking stalls per unit, while this is lower than the recent accepted parking ratio of 1.5, the applicant is comfortable with the proposed ratio based on similar projects in their existing portfolio.

City Staff is comfortable with this parking ratio since only 17.6% (33 units) of the total number of units are two bedrooms, this means that the remaining 82% are either studio, one bedroom, or one bedroom plus den units. Also, if in the future additional parking is needed, approximately 22 additional stalls can be created if the dog park is removed. These additional stalls would bring the site up to the 1.5 stalls per unit ratio.

As mentioned previously in this report, there are also options for public transit on and nearby the site. This is an important feature, as the site will also offer 5,000 square feet for retail use. It is fairly common for the peak business hours for retail uses to be off-set from when the majority of the residents living in the units are at work or off site.

Drive Aisle and Parking Stall Dimensions
The majority of parking stall depths measure 18ft rather than the 20ft as required by code. This is not an uncommon deviation from the code, as vehicles today are smaller and shorter than they were when the parking dimensions were originally adopted. Parking stall widths measure 9ft, and are consistent with code requirements throughout the site. The proposed drive-aisles exceed the minimum of 22ft, and measure 24ft in most locations, with the exception of a few areas for fire access and maneuverability offering 26ft wide drive aisles.

Curbing
The existing parking lot includes B612 curbing as required by code.

Travel Demand Management Study
Due to the change in use and to ensure the success of the project, the applicant had a third party conduct a travel Demand Management study. This study reviewed both parking needs as well as existing and future traffic trends as a result of the proposed project.

According to the study, the combination of 187 apartments and 5,000 square feet of retail would require 217 parking spaces during peak parking times, 164 stalls for the apartments and 53 stalls for the retail use (used primarily in the PM hours). The submitted site plan includes 265 parking stalls, which exceeds what the study outlines for a minimum requirement.

Trip Generation Data

	AM Trips	PM Trips	Total Trips
Residential Use	67	82	149
Retail Use	N/A	57	57
Total Trips	+67	+139	+206

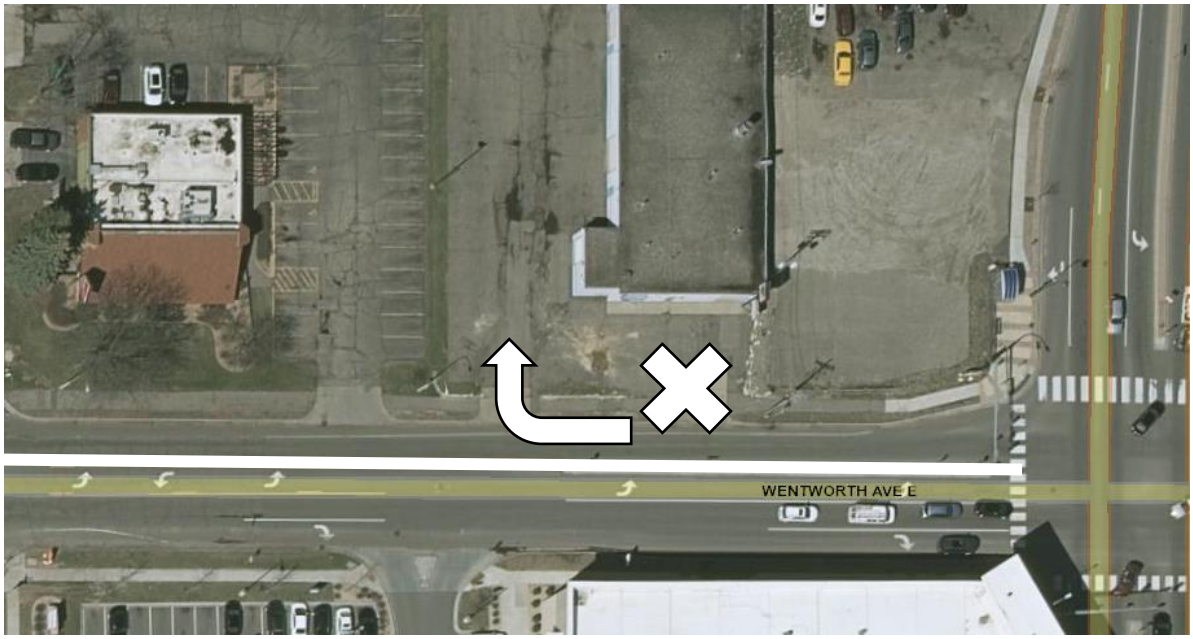
Parking aside, even with the expected additional trips being generated as a part of the proposed development, the majority of surrounding traffic options will continue to function at their existing "level of service". Level of service refers to the operating conditions of transportation facilities, such as traffic signals and stop-controlled intersections, travel speeds, road width, number of lanes, etc. All of these factors are taken into consideration and assigned a letter grade (A – F) to quantify how a road is operating in comparison to the predetermined maximum capacity.

Level of Service by Intersection (Year 2022)

	Level of Service *(No Build Scenario)*	**Level of Service** *(Project Build Scenario)*
Robert/Thompson	B	B
Thompson/Livingston	A	A
Wentworth/Livingston	A	A

Site Access – Wentworth Avenue

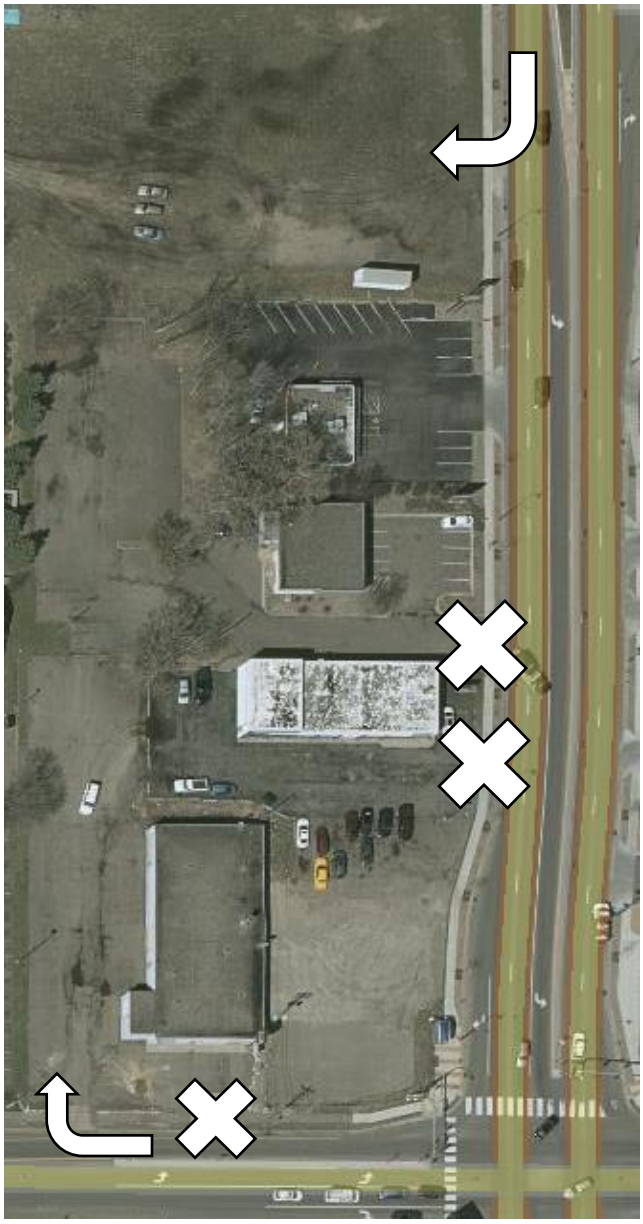
The Wentworth Avenue access to the site was reviewed by Dakota County during their County Plat Commission meeting on August 5th. Due to the conflicts currently happening at the site, Dakota County is requiring that, in order to maintain the western Wentworth access to the site, the center median would have to be extended west to Livingston Avenue.

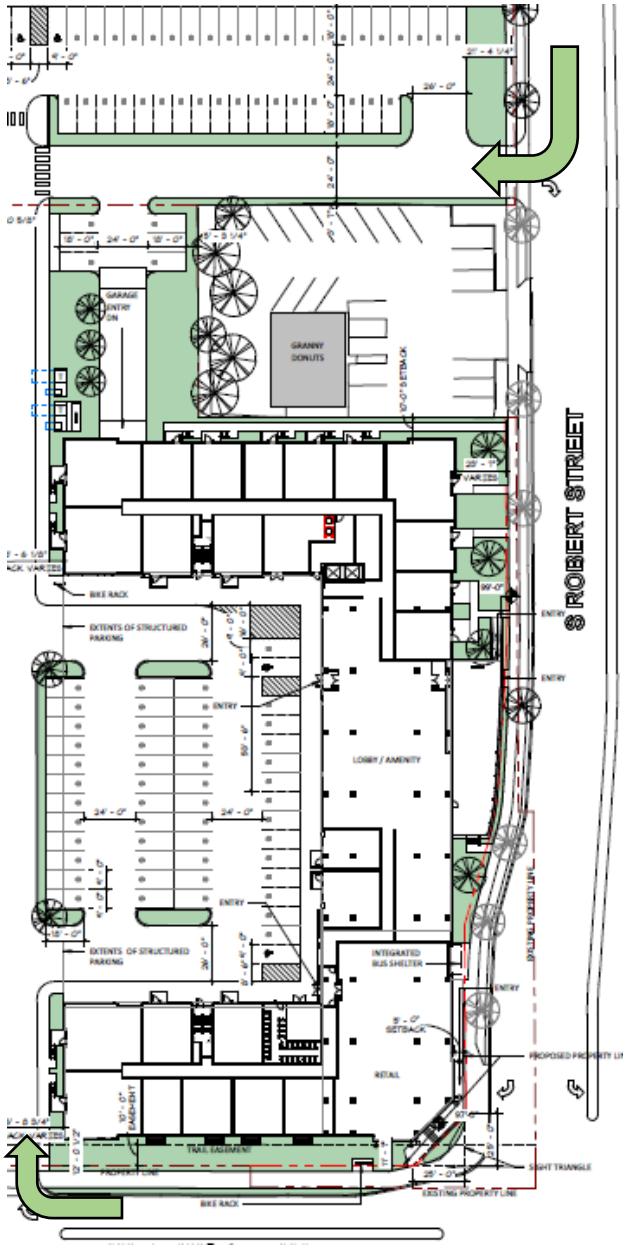


The applicant will be work with City Staff and Dakota County to add the median extension to the 2021 Wentworth Avenue road overlay project. Staff is recommending as a condition of approval, that the applicant adhere to the items listed in the Dakota County Plat Commission Memo dated August 7, 2020.

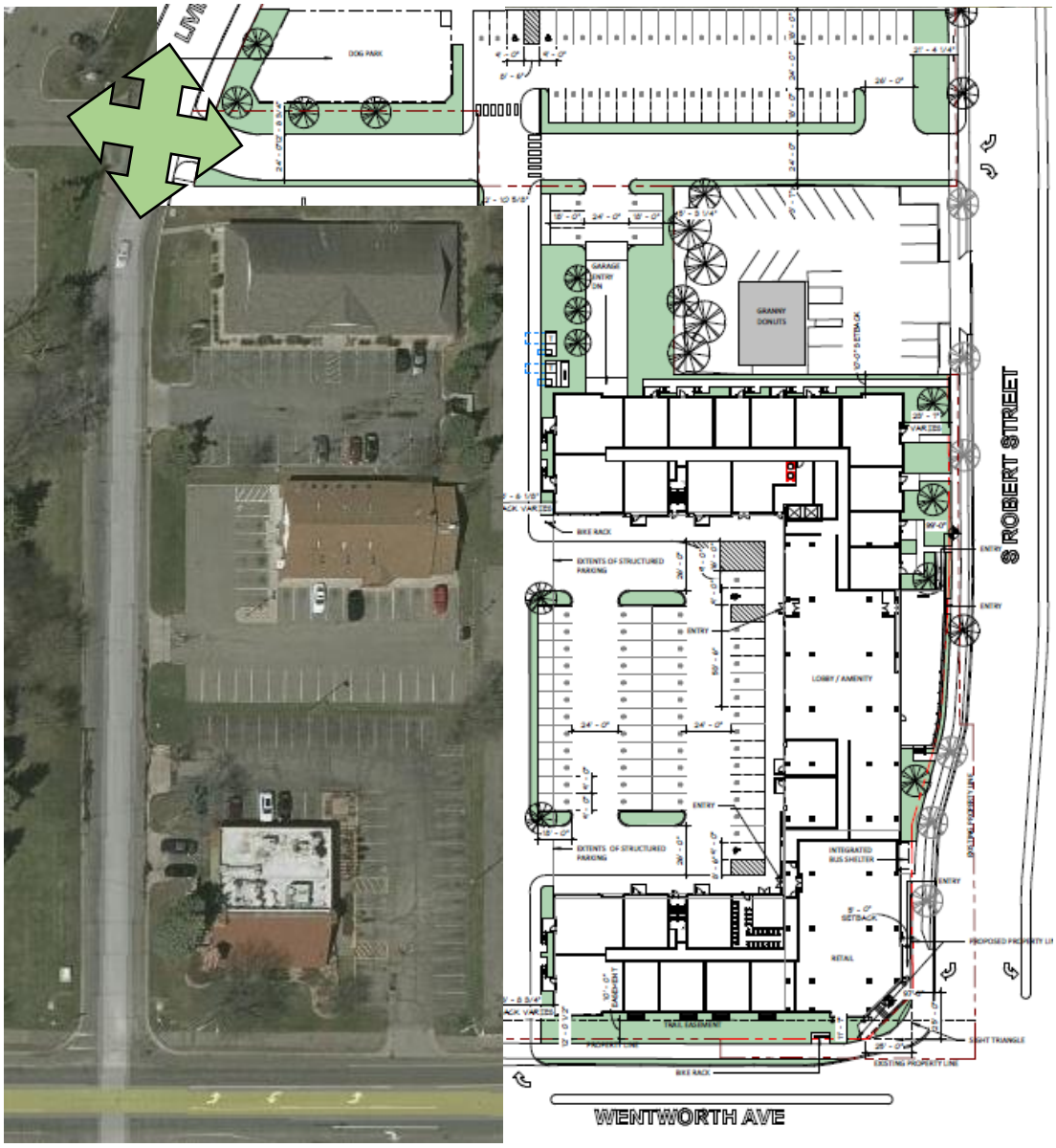
Site Access – Robert Street

The site as it exists today, has several right in and right out curb cuts onto Robert Street. As with many state and county roads, when a site redevelops, multiple accesses are eliminated and one access point is allowed to remain. Since Granny Donuts is not included in the redevelopment proposal, their existing access will remain unchanged. However, the two curb cuts on the southern leg, will be removed and the northern most access (Blockbuster entrance) will remain.





Site Access – Livingston Avenue
The site will have a full access (all turning movements) on and off of Livingston Avenue on the northwestern corner of the site. This access will line up nicely with the access to the multi-tenant office building to the west as shown in the image below.



Pedestrian/Sidewalk Connectivity
There are existing sidewalk connections on both Wentworth and Robert adjacent to the proposed building.

Lighting
The submitted lighting plans do not contain details on lighting. As such, City Staff is requiring as a condition of approval that all lighting levels must not exceed zero foot-candles at all abutting property lines, and no direct glare may extend into the public street, public open space, or neighboring properties.

Landscaping
Setback areas, in part, are to be used as a buffer. Landscaping is a large factor in screening. The code outlines that there is to be one tree per every 40 lineal feet of property line. For this site as a whole, this

roughly calculates to 56 trees (2,251 lineal feet); the applicant is proposing a total of 46 deciduous trees as well as 20 evergreen trees, 5 ornamental trees, and 121 shrubs.

Additionally, when redevelopment and tree removal occurs the code requires a minimum of 30% replacement of the quality trees removed. The applicant is proposing to remove 6 trees, measuring 80 caliper inches, which with the 30% replacement requirement, the applicant is required to replant 24 caliper inches (roughly 10 trees if measuring at 2.5 caliper inches). As detailed above, the proposed landscaping exceeds the minimum code requirements.

Irrigation
No details on irrigation were included in the plans, as such, City Staff is recommending as a condition of approval requiring an irrigation plan upon application of a building permit.

Environmental Committee Review
The Environmental Committee met in regular session on August 5th, and reviewed the site plan for the proposed project.

The committee members liked the plans, especially that full tree replacement requirement was met with a good mix of trees and a public dog park is also being offered. The committee recommend approval of the plans with following additions:

- Strongly encourage the developer to use "pollinator friendly" native plants that are not treated with "neonicotinoids", and
- Encourage the developer implement a better mix of Minnesota native plant species.

Staff is recommending as a condition of approval that the applicant consider to the additions and recommendations of the Environmental Committee per the memo dated August 7, 2020.

Construction Materials/Design
Section 153.032 of the zoning code, outlines the building materials for the B6 zoning district. The code details that at least 60% of the building must be comprised of primary materials (stucco, brick, glass, or other comparable material) and not more than 40% of the building can be comprised of secondary materials (textured or decorative block, synthetic stucco, metal, or wood).

The applicant is proposing a combination of brick, glass, fiber cement panels (all primary materials), and corrugated metal and a wood composite (secondary materials). The proposed materials and percentages comply with the code.

Signage
The proposed plans do not include signage at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

Engineering/Stormwater Review
The site plan was reviewed by an engineering consultant to specifically review stormwater run-off and the proposed underground stormwater retention/filtration system.

The engineering consultant listed a number of recommendations regarding obtaining proper permits as well as items to address prior to permitting. City Staff is requiring as a condition of approval, that the applicant adhere to/address all items outlined in the WSB Engineering Memo dated August 12, 2020.

3) REZONING:

The subject property is currently zoned B6 – Town Center Mixed Use. The applicant is requesting to rezone the property from B6 – Town Center Mixed Use to PMD – Planned Mixed-Use Development, with B6 – Town Center Mixed Use underlying zoning. Note that Granny Donuts is not included in the planning applications associated with this redevelopment.

The proposal to rezone the property is consistent with the direction provided in the 2040 Comprehensive Plan.

4) PLAT ANALYSIS:

Since the subject property was last platted in 1887 under the City of South St. Paul, City Staff has requested that the applicant plat the property as a part of the redevelopment project. The original plat only dedicated 30ft of right of way for Wentworth Avenue and 33ft for Robert St. Presently, both roads require more right of way, Dakota Co. has requested 40ft of right of way and MnDot has requested 33-40ft of right of way.

WSP Engineering Review
The West St. Paul Engineering Department reviewed the submitted plat and request that the plat be updated to include drainage and utility easements, 5ft along the northern property line and 10ft along Livingston Ave.

Dakota County Plat Commission
The Dakota County Plat Commission reviewed the proposed preliminary plat at their meeting on August 5th, 2020 and recommended approval of the preliminary plat subject to the following conditions (see memo dated August 7th, 2020):

1. Due to inadequate access spacing, the Commission will only allow for the western Wentworth Avenue access to remain open, if the Wentworth Avenue center median is extended west to Livingston Avenue,
2. The plat shall provide a private cross-access easement to Carbone's to maintain the option of a future shared access, in the event that the Carbone's entrance becomes a safety issue or the site redevelops, and
3. The plat shall dedicate 40ft of half right of way and a 10ft trail easement along the north side of Wentworth Avenue, and
4. With the recording of the final plat, a quit claim deed for the 10ft trail, drainage, and utility easement.

City Staff is recommending as a condition of approval that the applicant adhere to the items listed in the Dakota County Plat Commission memo dated August 7, 2020.

MNDOT Review
Since Robert St. is a state road, MnDot reviewed the proposed plat. The review makes note of several items such as noise along state highways, multimodal and transit connections, water and drainage requirements and permitting process. City Staff is recommending as a condition of approval that the applicant address the items outlined in the MnDot memo dated August 11, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a structure with mixed use commercial/residential and a structure with 16+ dwelling units in a B6 – Town Center Mixed Use District subject to the following condition:

1. Council approval of the corresponding site plan, rezoning, and plat applications.

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a five story mixed-use building at 1571 Robert St. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding conditional use permit, rezoning and plat applications,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant shall ensure that an irrigation plan is submitted upon application of a building permit,
5. All signage must comply with section 153 of the zoning ordinance,
6. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated August 7, 2020,
7. The applicant shall adhere to/address all items outlined in the WSB Engineering memo dated August 12, 2020,
8. The applicant shall adhere to the items outlined in the Dakota County Plat Commission memo dated August 7, 2020, and
9. The applicant shall address the items outlined in the MnDot memo dated August 11, 2020.

Staff recommends APPROVAL of the REZONING of 1571 Robert St. from B6 – Town Center Mixed-Use to Planned Mixed-Use Development (PMD) with B6 – Town Center Mixed-Use underlying zoning subject to the following condition:

1. Council approval of the corresponding conditional use permit, site plan, and plat applications.

Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1571 Robert St. subject to the submitted plat drawings and the following conditions:

1. Council approval of the corresponding conditional use permit, site plan, and rezoning applications,

2. The applicant shall revise the final plat, prior to recording, per the recommendations outlined in the attached memos from the Dakota County Plat Commission and MnDot,
3. Prior to recording the final plat, the applicant shall include 10 foot drainage/utility easements along the property line that abuts Livingston Ave, and a 5 foot drainage/utility easement along the north property line that abuts another lot, and
4. The final plat shall be recorded within one year of approval and prior to application of a building permit.

CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4190
www.wspmn.gov

CONDITIONAL USE PERMIT APPLICATION

Filing Fee: $275

Escrow Amount: $400 (Residential)
$800 (Commercial)

TOTAL FEES: $ 1075

Office Use Only
Case No: 20-09
Date Received: 07/24/2020
Receipt # 2020-0974
60 Day Date: 09/22/2020

Street Address of Parcel: Robert St S and Wentworth Ave E (nearest is AAMCO at 1571 Robert St)

Name of Applicant: Laura Eder, ESG Architects
Phone # 612-373-4697
Address of Applicant: 500 Washington Ave S Suite 1080
Minneapolis, MN 55415
Email: laura.eder@esgarch.com

Name of Owner Contact: Shane LaFave
Name of Owner: Roers West St. Paul Apartments Owner LLC
Phone # 763-300-1861
Address of Owner: 110 Chesire Lane, Ste 120
Minnetonka, MN 55305
Email: Shane@roerscompanies.com

Legal/PID # See attached

Present Zoning: B-6 Town Center Mixed Use District, Density Code B-Medium Density

Proposed Use of Parcel: multi-family apartment housing, retail, structured and surface parking

Zoning Section Authorizing CUP: Sec. 153.221

What will be the effect of the proposed use on the health, safety, and welfare of the occupants of the surrounding parcels? There is not anticipated to be a negative effect on the health, safety, and welfare of the occupants of the surrounding parcels due to the proposed redevelopment of this site. The goals of the Comprehensive Plan, in fact, will be greater achieved with this redevelopment.

What will be the effect on existing and anticipated traffic conditions, including parking facilities and adjacent streets? A traffic study is to be submitted to the City. There are 187 dwelling units, approximately 5000 SF of Retail and approximately 101 surface and 164 structured parking stalls within this proposed mixed-use redevelopment.

What will be the effect of the proposed use on the Comprehensive Plan? The proposed uses will help bring to fruition the Comprehensive Plan's future land use type & density guidance of 'Mixed Use, 25-40 units/acre' for this site. The CUP would allow for the Comp Plan goals to be accomplished by providing (1) more housing in general to assist with the City's growth outlook (by allowing dwelling units as a land use) and (2) a well arranged mix of uses in this future land use designation of 'Mixed Use, 25-40 units/acre' (in conjunction with the Rezoning Application to allow for a reduced number of parking spaces and relief from some of the building and parking setback minimums).

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, 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, and

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)	763-300-1861 Phone Number
Signature of Applicant (If different)	612-373-4697 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 City Planner 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
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City Hall
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651-552-4100
FAX 651-552-4190
www.wspmn.gov

SITE PLAN APPLICATION

Filing Fee: $275.00

Escrow Amount: $1,300.00

Total Fees: $ 1,575

OFFICE USE ONLY

Case No: 20-09

Date Received: 07/24/2020

Receipt No: 2020-0974

60 Day Date: 09/22/2020

Street Address of Parcel: Robert St S and Wentworth Ave E (nearest is AAMCO at 1571 Robert St)

Name of Applicant: Laura Eder, ESG Architects

Phone # 612-373-4697

Address of Applicant: 500 Washington Ave S
Suite 1080 / Minneapolis, MN 55415

Email: laura.eder@esgarch.com

Name of Owner Contact: Shane LaFave

Name of Owner: Roers West St. Paul Apartments Owner LLC

Phone # 763-300-1861

Address of Owner: 110 Cheshire Lane, Ste 120
Minnetonka, MN 55305

Email: Shane@roerscompanies.com

SITE INFORMATION

Legal/PID # of the Property Involved: See attached

Present Zoning: B-6 Town Center Mixed Use District, Density Code B-Medium Density

Proposed Use of Parcel: multi-family apartment housing, retail, structured and surface parking

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: A traffic study will be submitted to the City. There are 187 dwelling units, approximately 5000 SF of Retail and approximately 101 surface and 164 structured parking stalls within this proposed mixed-use redevelopment.

EXHIBITS REQUIRED

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, locations, and sizes,
   ii. Building elevations, including finishes on all buildings on 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, and
   v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.
c. Stormwater Management information, including:
   i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
   ii. Existing and proposed drainage area maps,
   iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
   iv. Site grading plan,
   v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
   vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff
   vii. If creating more than an acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

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)	763-300-1861 Phone Number
Signature of Applicant (If different)	612-373-4697 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 Plat 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.

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REZONING/TEXT AMENDMENT APPLICATION

Filing Fee: $325

Escrow Amount: $800

Total Fees: $ 1,125

OFFICE USE ONLY

Case No: 20-09

Date Received: 07/24/2020

Receipt No: 2020-0974

60 Day Date: 09/22/2020

Street Address of Property: Robert St S and Wentworth Ave E (nearest is AAMCO

Address, cont'd: (...at 1571 Robert St)

Name of Applicant Contact: Laura Eder

Name of Applicant: ESG Architects

Phone # 612-373-4697

Address of Applicant: 500 Washington Ave S

Suite 1080 / Minneapolis, MN 55415

Email: laura.eder@esgarch.com

Name of Owner Contact: Shane LaFave

Name of Owner: Roers West St. Paul Apartments Owner LLC

Phone # 763-300-1861

Address of Owner: 110 Chesire Lane, Ste 120

Minnetonka, MN 55305

Email: Shane@roerscompanies.com

Legal/PID # See attached

Present Zoning: B-6

Present Use: automotive painting & repair bldg & surface parking,

Present Use, cont'd: (...AAMCO vehicle transmission repair bldg + surface parking, Batteries+Bulbs bldg + surface parking, misc. access drives, vacant lot with storage in certain areas)

Proposed Zoning: PMD

Proposed Use: multi-family apartment housing, retail,

Proposed Use, cont'd: (...structured and surface parking)

What changed or changing condition(s) made the passage of this amendment necessary?

The growth outlook for the City per the Comp Plan is calling for more dwelling units within West St. Paul. More dwelling units and a mix of uses brought to this particular site and its irregular shape prove difficult to meet all existing zoning code regulations for B-6 building and parking setbacks as well as regulations for number of parking spaces to be provided.

What is the effect of the proposed amendment? The proposed amendment would allow for the Comp Plan goals to be accomplished by providing (1) more housing in general to assist with the City's growth outlook and (2) a well arranged mix of uses in this future land use designation of 'Mixed Use, 25-40 units/acre' (by allowing for a reduced number of parking spaces and relief from some of the building and parking setback minimums).

What error, if any, in the existing ordinance would be corrected by the proposed amendment?

N/A

What other circumstances justify the amendment? More density brought to this particular site and its irregular shape prove difficult to meet all existing zoning code regulations for B-6 building and parking setbacks as well as regulations for number of parking spaces to be provided.

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.

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)	763-300-1861 Phone Number
Signature of Applicant (If different)	612-373-4697 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.

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PLATTING APPLICATION

Filing Fee: $275 + $2 each lot

Escrow Amount: $600 (1-2 lots)

$1,600 (3 or more lots)

Total Fees: $ 277+600 = $877 (1 proposed lot)

OFFICE USE ONLY

Case No: 20-09

Date Received: 07/24/2020

Receipt No: 2020-0974

60 Day Date: 09/22/2020

CONTACT INFORMATION

Name of Applicant: Laura Eder, ESG Architects
Phone # 612-373-4697
Address of Applicant: 500 Washington Ave S
Suite 1080 / Minneapolis, MN 55415
Email: laura.eder@esgarch.com

Name of Owner Contact: Shane LaFave
Name of Owner: Roers West St. Paul Apartments Owner LLC
Phone # 763-300-1861
Address of Owner: 110 Cheshire Lane, Ste 120
Minnetonka, MN 55305
Email: Shane@roerscompanies.com

Name of Surveyor: Rory L. Synstelien, Civil Site Group
Phone # 612-615-0060
Address of Surveyor: 4931 W 35th St Suite 200
St. Louis Park, MN 55416
Email: c/o David Knaeble (Dknaeble@civilsitegroup.com)

Name of Engineer: David Knaeble
Phone # 763-234-7523
Address of Engineer: 4931 W 35th St Suite 200
St. Louis Park, MN 55416
Email: Dknaeble@civilsitegroup.com

PLAT INFORMATION

Legal/PID # of the Property Involved: See attached

Total Acreage: 3.920

Proposed Number of Lots: 1 Lot, 1 Outlot

Proposed Name of Plat: ROBERT & WENTWORTH REDEVELOPMENT

Plat meets all minimum subdivision requirements. If not, explain: Yes

EXHIBITS REQUIRED

An electronic copy, as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets and folded plans, showing information as follows:

a. Statement of the proposed use of lots, stating type of residenital building(s) with proposed dwelling units; type of business/industry,
b. Subdivision name, lot and block layout, numbers, area and dimensions.
c. A survey, dated, scaled and dimensioned, showing pertinent existing conditions such as boundary lines, acreage and square footage, prepared and signed by a registered surveyor,
d. Location, width, and names of all proposed, existing and/or previously platted streets showing types, width and condition of improvements, if any, utility right-of-ways and/or easements, parks and other public open spaces, permanent buildings/structures within the tract and to a distance of 350 feet beyond the tract,
    i. Names of streets shall not be duplicated in the St. Paul postal zone director, unless a new street is a continuation of or in alignment with the existing or platted street,
e. Topographical data, including contours, proposed grading and drainage at intervals of not more than two feet. All elevation, topography, and vertical control data. Water courses, marshes, wooded areas, power poles and lines, and other significant features.

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)	763-300-1861 Phone Number
Signature of Applicant (If different)	612-373-4697 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.

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CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, August 18, 2020 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, August 31, 2020 at 6:30 p.m.:

> **PC Case 20-09 – Multiple applications for the redevelopment of 1571 Robert Street South and the construction of a five story mixed use building offering 187-unit market rate apartment and 5,000 square feet of retail. – Roers Companies**

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

For Informational Purposes Only – Not for Publication

Shirley Buecksler
City Clerk

Published: Friday, August 7, 2020
St. Paul Pioneer Press

Posted: Friday, August 7, 2020
Municipal Center

CITY OF WEST ST. PAUL

Parks/Public Works Report

To: **Planning Commission and City Council**

Through: **Melissa Sonnek, City Planner**

From: **Dave Schletty, Asst. Parks & Recreation Dir.**

Date: **August 7th, 2020**

Case 20-09 – Plan Review for Town Center One Redevelopment

BACKGROUND INFORMATION:

At the August 5th, 2020 regular meeting, the Environmental Committee (EC) reviewed the landscape plans submitted by Roers Companies for the redevelopment of the northwest corner of Robert Street and Wentworth Avenue. The proposed redevelopment is for a five-story building containing 187 apartment units, roughly 5,000 square feet of retail, underground parking, and an underwater storage and filtration system.

Overall, committee members liked the plans, especially that there was storm water management addressed, that the full tree replacement requirement was met with a good mix of trees, and that a public dog park was included with the development. Even though they liked the nice variety and selection of plantings, they would like to see more native pollinator varieties.

COMMITTEE RECOMMENDATION:

The Environmental Committee recommends the approval of the proposed landscape plan, subject to the recommendations below,

1. Strongly encourage the use of "pollinator friendly" native plans that are not treated with "neonicotinoids", and
2. Encourage a better mix of Minnesota native plant species.

Memorandum

To: Ross Beckwith, PE
Melissa Sonnek

From: Kendra Fallon, EIT
Jake Newhall, PE

Date: August 12, 2020

Re: Wentworth Apartments Stormwater Review
WSB Project No. 013770-000

The following documents were submitted on July 27, 2020 by Civil Engineering Group and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- CSG – WEST ST. PAUL APARTMENTS – CITY SUBMITTAL 7-24-20
- CSG WSP APTS. STORMWATER REPORT 7-24-20
- FINAL PLAT-Dakota_7-22-2020

The project will disturb over an acre of land which requires a NPDES permit and triggers water quality and rate control requirements. The following comments should be addressed as the project moves forward:

General

1. A NPDES permit will be required prior to construction.
2. A maintenance agreement including an operations and maintenance plan for the underground filtration basin should be included in future submittals.
3. The drainage report notes that P8 modeling was used to confirm TP removal requirement was being met and the results of the P8 model were included. Applicant should submit P8 inputs to confirm modeling.
    a. Applicant should confirm that the entire site is being modeled in the P8 model including area that doesn't drain to the underground system.
4. The stormwater narrative notes a geotechnical report is on file at the office of the engineer. The geotechnical report should be submitted to confirm soils are not conducive for infiltration and to confirm separation to groundwater.
5. There is a wetland shown in the northwest corner of the site on the survey. Applicant should confirm all requirement wetland permitting has been completed.

Plans

1. Rational method storm sewer sizing calculations and a catch basin drainage area map should be submitted to confirm storm sewer is being sized for the 10-year storm event.
    a. Applicant should confirm additional catch basins aren't needed in the main parking lot in the center of the site. If more than 3 cfs is shown to drain to an inlet in the 10-year storm event the applicant should consider adding another inlet or may be required to show how much spread is anticipated.
2. The low floor and low opening elevations for the proposed building should be added to the plans to confirm freeboard requirements.

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

3. It is recommended the applicant consider adding more rows to the underground system and shortening the length of the filtration system.
    a. The draintile within the underground filtration basin should be sloped to drain to the outlet so the draintile doesn't sit with water for extended periods of time.
    b. Applicant should confirm the underground system can be constructed within the construction limits shown. Currently there is ~4.5 feet between the western edge of the underground system and the construction limits.
4. Applicant may want to consider constructing a new manhole over the 60" storm sewer pipe at the proposed connection on Wentworth Avenue rather than directly connecting into the pipe. Applicant should consult with the City and County on their preference.
5. It is assumed the 12" storm sewer stubs are proposed to account for the roof drainage. Applicant should confirm that this is the case. If it is not, applicant should include information on where the roof drainage will be discharged.
6. Applicant should confirm the trench drain is sized to handle the drainage from the ramp at the garage entrance.
7. Any proposed drainage and utility easements should be shown on the plans.
8. RCP is recommended under all driving surfaces.

Modeling

1. The 10-day snowmelt event should be modeled, and the results should be included in future submittals.
2. Applicant should confirm area from the parcels directly adjacent to the west don't drain to the site. If they do, they should be included in both existing and proposed conditions.

We request the applicant respond with how each comment above has been addressed. Please reach out with any questions concerning the comments provided in this memo.

Dakota County Surveyor's Office

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952.891-7087 · Fax 952.891-7127 · www.co.dakota.mn.us

August 7, 2020

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

Re: ROBERT AND WENTWORTH

The Dakota County Plat Commission met on August 5, 2020, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 8 (Wentworth Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed apartment building site is located at the northwest quadrant of CSAH 8 (Wentworth Ave) and Robert Street. The right-of-way needs are 60 feet of half right of way along CSAH 8 for a future 3-lane roadway. As discussed, with existing buildings and right of way in the area, the Plat Commission may require only 40 feet of half right of way with a 10-foot trail, drainage and utility easement. The access spacing guidelines along CSAH 8 are 1/8-mile (660 feet) for a full access location. The proposed site is showing one access location on CSAH 8, immediately east of the existing Carbone's access. The Plat Commission would prefer the accesses to be a shared access; however, this will not work at this time. However, the Plat Commission will require a private cross access easement to the Carbone's site, which would allow for a future shared access with the proposed site access. The triggers to become a shared access include redevelopment of the Carbone's site or if there are safety concerns along Wentworth. The private access/cross easement should be recorded with the plat. Also, a cross access easement should be given to the Granny's Donuts site for the similar concerns.

The distance between Robert Street and Livingston Avenue is only about 450 feet. Due to the limited access spacing and safety, the existing median on CSAH 8 should be extended to Livingston Avenue to prevent full access movements along CSAH 8 (Wentworth Avenue). As discussed, the median should be extended to Livingston Avenue prior to allowing the proposed access to Wentworth Avenue. There should be further discussion with the City, County and developer to plan for extension and construction of the median in 2021.

The County will provide the proper language for the 10-foot Trail, Drainage, and Utility Easement. A quit claim deed is required to Dakota County for the restricted access at the time of recording the plat mylars.

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 8 are 8,000 ADT and are anticipated to be 9,600 ADT by the year 2030. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded

Dakota County Surveyor's Office

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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,

Todd B. Tollefson
Secretary, Plat Commission

c: Shane LaFave; Dave Knaeble; Alyssa Jagdfeld; Laura Eder; Bob Loken

Metropolitan District
Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

August 11, 2020

Melissa Sonnek
City Planner
City of West St. Paul
1616 Humboldt Avenue
West St. Paul, MN 55118

SUBJECT: MnDOT Review # **P20-052**
Roers West St. Paul Apartments
NW Quad US 952A (South Robert Street) and Wentworth Avenue
West St. Paul, Dakota County

Dear Ms.Sonnek:

Thank you for the opportunity to review the **Roers West St. Paul Apartments** development. MnDOT has reviewed the documents and has the following comments:

Noise:
MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District’s Noise and Air Quality Unit at Natalie.Ries@state.mn.us or 651-234-7681.

Transit:
There is a southbound bus stop on Robert St at Wentworth Ave at the south end of the site. If construction will impact this stop, coordinate with Metro Transit to mitigate impacts. Metro Transit requests the developer contact them at Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us so they can work together to ensure avoiding possible impacts and disruptions to the stop as well as making sure the stop is up to proper specifications when the project is complete.

If you have any questions regarding this comment, please contact Jason Junge, Multimodal Planning, Jason.Junge@state.mn.us or 651-234-7878.

Bicycle/Pedestrian:
MnDOT Standard Plan 5-297.254 (https://www.dot.state.mn.us/ada/pdf/driveway-sidewalk-details.pdf) should be used for driveways off of US 952A (South Robert St) and are recommended for other driveways off of public right-of-way into/out of the development.

Wave/rolling bike racks are not optimal for bicycles because they do not provide two points of contact with the bicycle frame and often place bikes too close to each other. The applicant should instead consider u-racks, post and ring racks, or a similar type of rack that provides two points of contact and space for a u-lock to be secured. Guidance for bike racks can be found in the Association for Pedestrian and Bicycle Professionals Essentials of Bike Parking Guide https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf.

Coordinate with the City of West St Paul for hi-visibility crosswalk treatments where the River to River Greenway Trail crosses Livingston Ave.

For questions regards the above comments, contact Jesse Thornsen, Metro Multimodal, at Jesse.Thornsen@state.mn.us or 651-234-7788.

Traffic:
MnDOT recommends an entrance/exit on the west side of the Granny's Donuts parking lot for the north side street as opposed to maintaining access with S Robert Street. It will create less confusion for drivers, pedestrians and bikes regarding vehicles in the right turn for either the side street and access to Granny's Donuts.

Questions regarding this recommendation should be directed to Mathias Dall of MnDOT's Traffic Engineering Section at mathias.dall@state.mn.us or 651-234-7841.

Americans With Disabilities Act Office (ADA):
ADA office comments are attached above as file CSG- West St. Paul Apartments – City Submittal. The comments are shown in red on the second page.

For questions regards these comments, contact Todd Grugel, MnDOT ADA Office, at todd.grugel@state.mn.us or 651-366-3531.

Water Resources:
A MnDOT drainage permit will be required to ensure that current drainage rates to MnDOT right-of-way will not be increased. The drainage permit application, including the information below, should be submitted online to: https://dotapp7.dot.state.mn.us/OLPA

The following information must be submitted with the drainage permit application:

1) A grading plan showing existing and proposed contours.
2) Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows.
3) Drainage computations for pre and post construction conditions during the 2, 10, 50 and 100 year rain events.
4) Time of concentration calculations.
4) An electronic copy of any computer modeling used for the drainage computations.
5) See also the attached Drainage Permits Checklist for more information.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please direct questions concerning drainage issues to Jason Swenson of MnDOT's Water Resources section at Jason.Swenson@state.mn.us or 651-234-7539.

Permits:
In addition to the drainage permit mentioned above, any use of, or work within or affecting, MnDOT right of way will require a permit.

Permits can be applied for at this site: https://olpa.dot.state.mn.us/OLPA/.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at Buck.Craig@state.mn.us or 651-234-7911.

Review Submittal Options
MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: https://mft.dot.state.mn.us. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mailed or hand delivered documents in PDF format on a flash drive or CD-ROM to:
   MnDOT – Metro District Planning Section
   Development Reviews Coordinator

1500 West County Road B-2
Roseville, MN 55113

4. Printed documents via mail or hand delivery to the address above. Include one set of full-size plans.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,

Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Chris Chatfield, Water Resources
Molly Kline, Area Engineer
Almin Ramic, Traffic
Casey Crisp, Surveys
Mackenzie Turner Bargen, Multimodal
Jason Junge, Transit
Russell Owen, Metropolitan Council
Lance Schowalter, Design
Jason Swenson, Water Resources
Mohamoud Mire, Area Coordinator
Natalie Ries, Noise
Benjamin Klismith, Right-of-Way
Jesse Thornsen, Multimodal
Todd Grugel, ADA

PLANNING COMMISSION – August 18th, 2020

Multiple Applications for the redevelopment of Town Center One – Roers Companies

CITY OF WEST ST. PAUL

Proposal

Roers is proposing a five story mixed-use building at the northwest corner of Robert and Wentworth

1) 187 market rate apartment units
2) 5,000 sq. ft. of retail

CITY OF WEST ST. PAUL

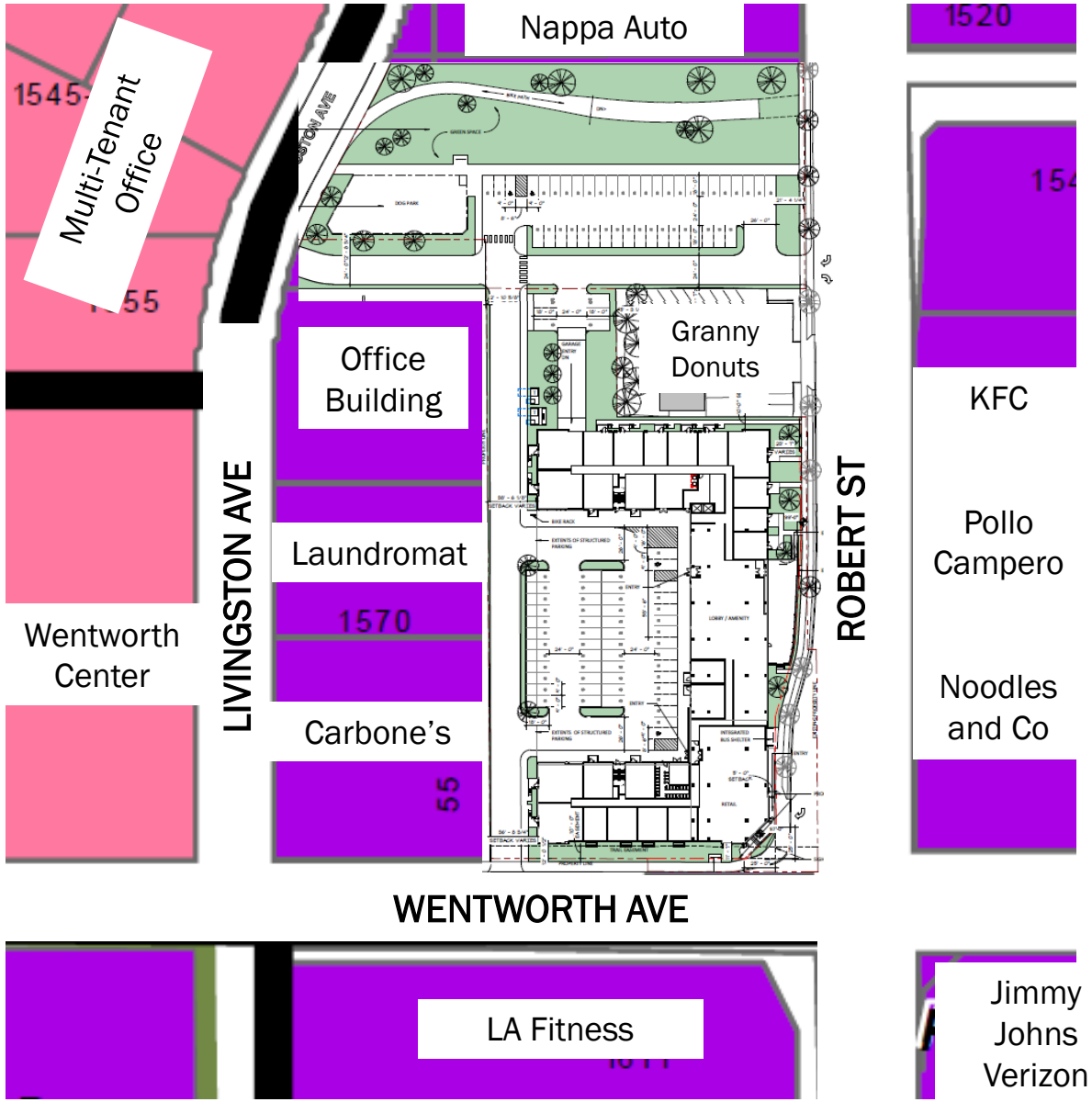
Project Proposal

- Demolition of existing buildings
- Apartments
  - Market Rate – 187 Units
- Mix of studio, one-bedroom, one-bedroom + den, and two-bedroom units
- 5,000 sq ft of Retail at the Corner

PERSPECTIVE VIEW OF RETAIL CORNER AT ROBERT STREET AND WENTWORTH AVENUE

Application Review

1. **Conditional Use Permit** – Structure with a mix of commercial/residential uses and structure with 16+ units
2. **Site Plan** – Demolition and Construction
3. **Rezoning** - PMD – Planned Mixed-Use Development, with B6
4. **Preliminary and Final Plat** – creation of one lot, dedicated right of way and easements



Existing Uses and Zoning

	Use	Zoning
Subject Property	Commercial – Aamco, Batteries Plus	B6 - Town Center
North	Commercial – Nappa Auto	B6 - Town Center
East	Commercial – Noodles, Pollo Campero, KFC	B6 - Town Center
South	Commercial – LA Fitness	B6 - Town Center
West	Commercial – Carbone's, Laundromat, Multi-tenant office building	B6 - Town Center B3 – General Business

1) Conditional Use Permit Application

Request

- To allow a structure with mix of commercial/residential uses
- Structure with 16+ dwelling units

CITY OF WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4190
www.wspmn.gov

CONDITIONAL USE PERMIT APPLICATION

Filing Fee: $275

Escrow Amount: $400 (Residential)
$800 (Commercial)

TOTAL FEES: $_____

Office Use Only
Case No: _____
Date Received: _____
Receipt # _____
60 Day Date: _____

Street Address of Parcel: _____

Name of Applicant: _____ Phone # _____

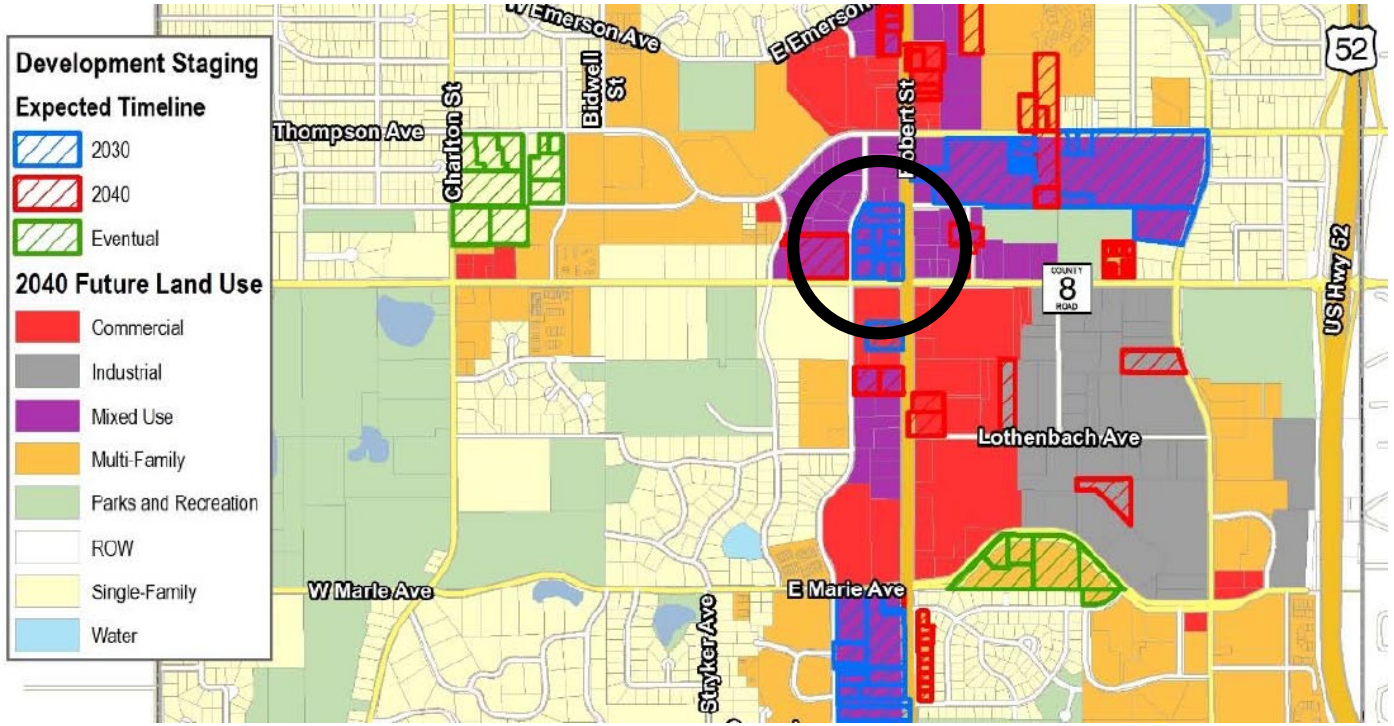
Address of Applicant: _____ Email: _____

1) Conditional Use Permit

Plan Consistency

Planning Document Review:

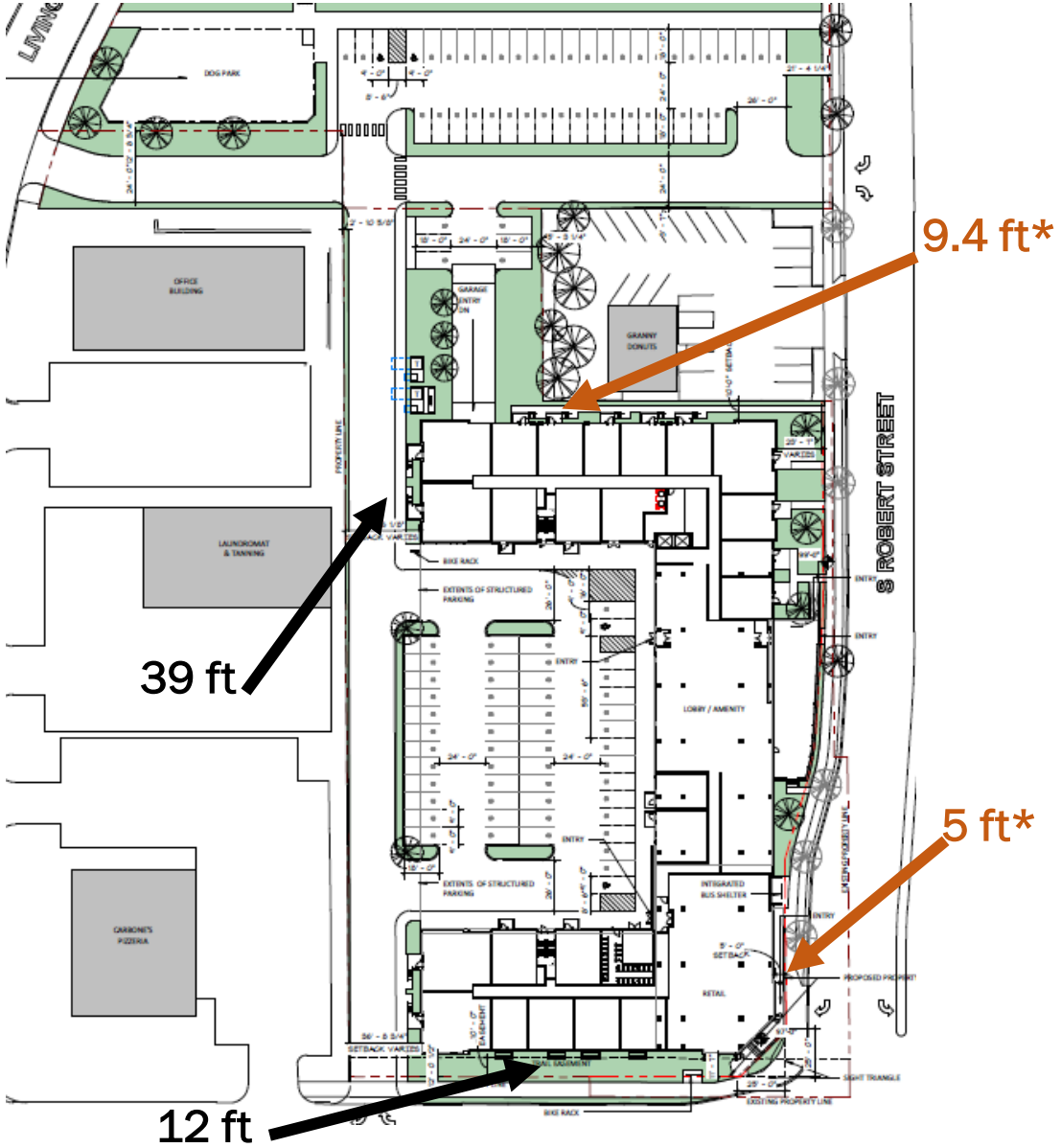
- 2040 Comp Plan listed TC1 as likely to redevelop by 2030,
- Guided for mixed-use with 20-40 units/acre
  - Proposing 58.9 units/acre
- Demand for additional housing.
  - Offers the option for “filtering-up”
  - Consistent with Met Council 2040 Housing Plan and Dakota County Housing Needs Assessment.



2) Site Plan Analysis

Setbacks – Parking

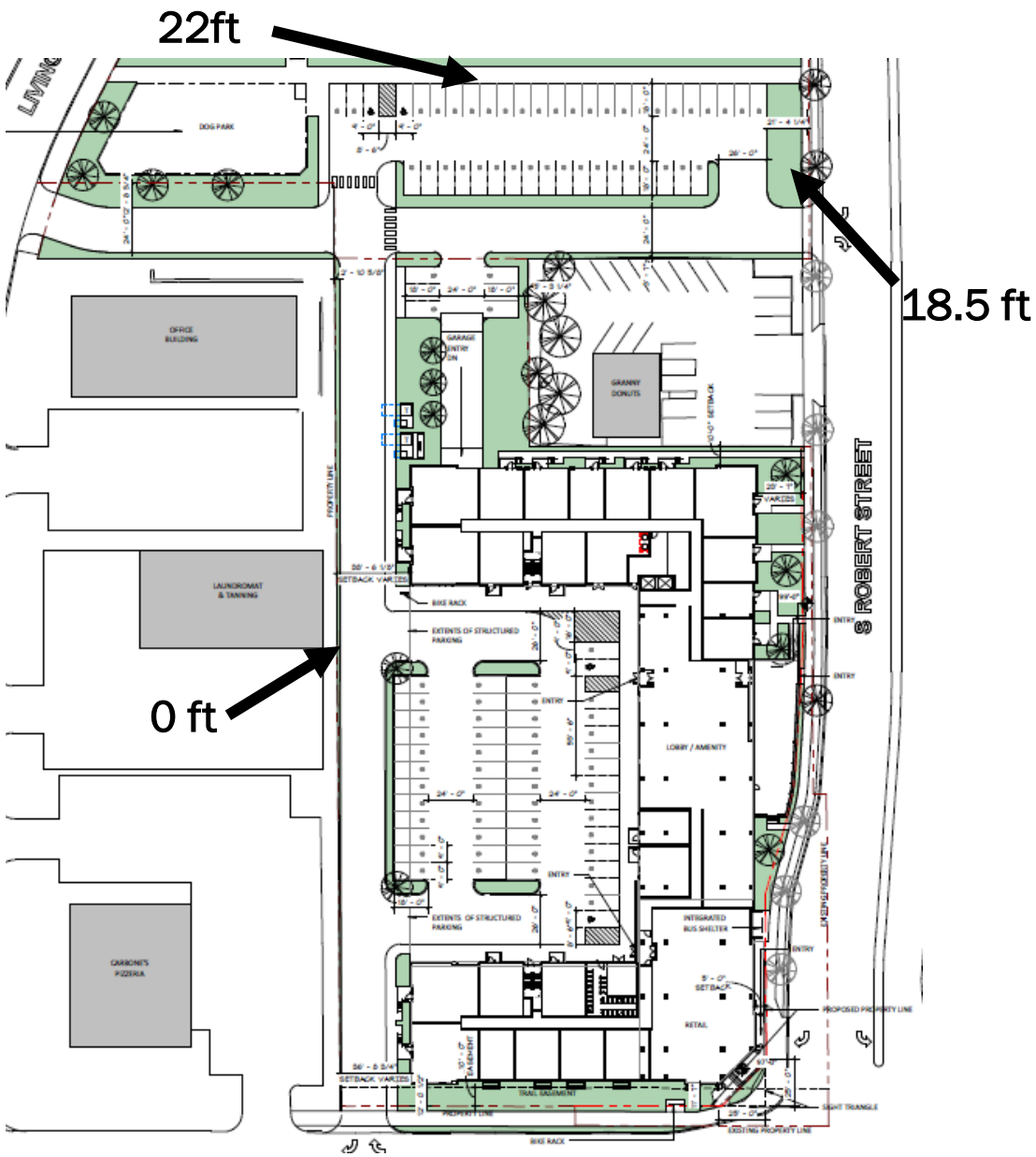
Building Setbacks	Code	Proposed
Front (Wentworth)	10 – 40ft	12ft
Rear (north)	20ft min.	9.4 ft*
Side (Adj to Street)	10 – 30ft	5 ft*
Side (west)	0ft	39ft



2) Site Plan Analysis

Setbacks – Parking

Parking Setbacks	Code	Proposed
Front (Wentworth)	NP	N/A
Rear (north)	10ft min	22ft
Side (Adj to Street)	10ft min	18.5ft
Side (west)	0ft	0ft



2) Site Plan Analysis

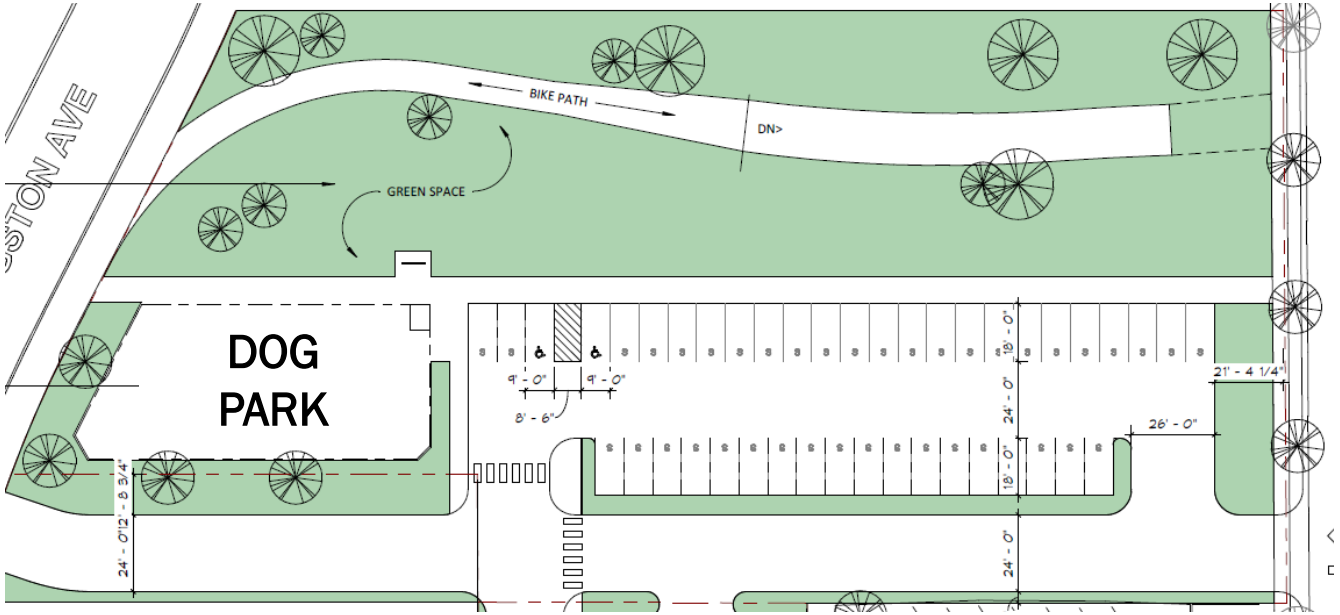
Parking Counts

Code requires 2 stalls/unit

- 187 Units = 374 Stalls

Applicant is proposing 265 stalls total:

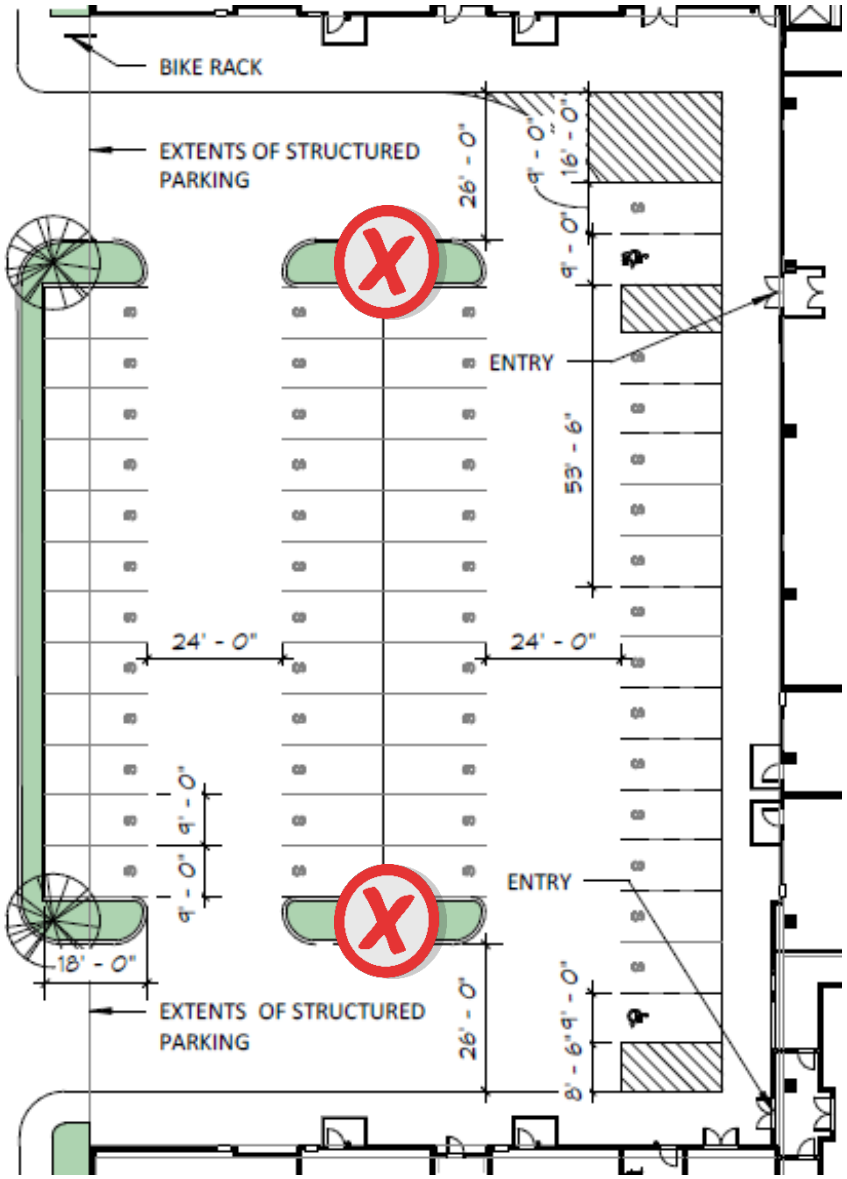
- 101 surface stalls
- 164 underground parking stalls
- 1.42 stalls per 1 unit
- A few stalls dedicated to public dog park



2) Site Plan Analysis

Drive Aisles & Stall Dimensions

- Drive aisles (24 – 26ft) – Meets code ✓
- Parking stall width (9ft) – Meets code ✓
- Parking stall depth 18ft – Code (20ft)*
  - Majority of stalls on site are 18ft deep
  - Site offers 2 compact stalls at 16ft deep
- All curbing will be B-6-12 – Meets code ✓
- Curbed islands have trees
  - With the exception of the middle islands in the central parking lot
    - directly above parking garage



2) Site Plan Analysis

Access – Wentworth Ave

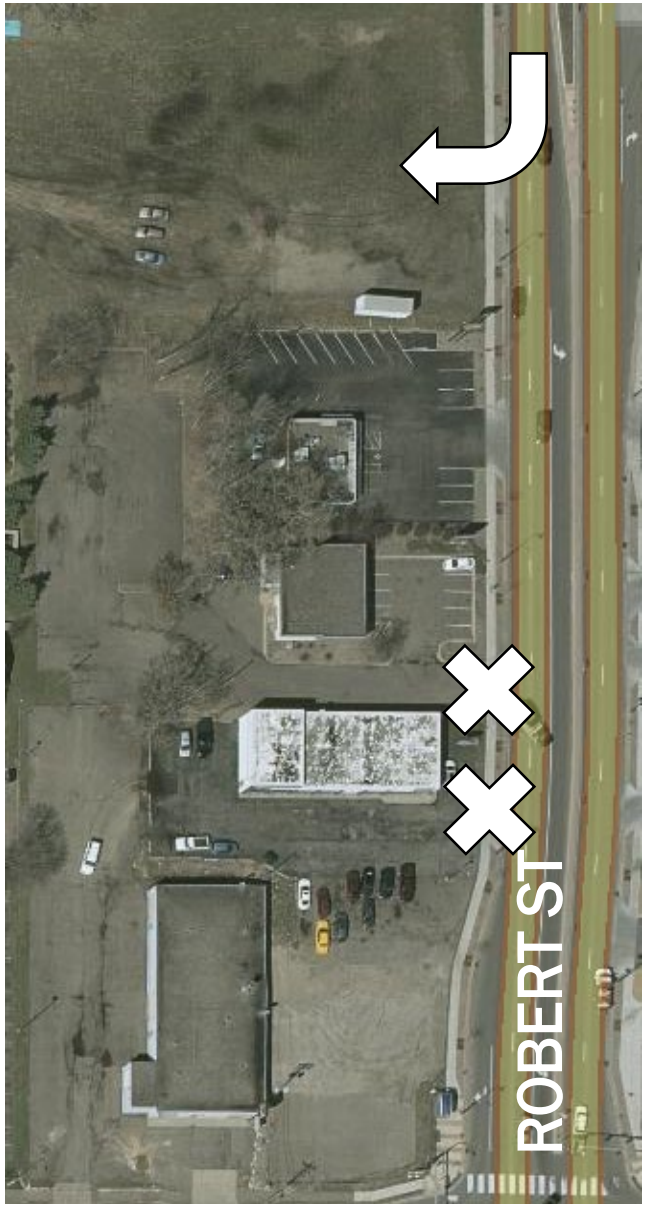
- Wentworth Ave is a county road, therefore Dakota County controls access.
- Dakota County Review:
  - Requiring the number of access points down to one,
  - With the extension of the median to Livingston Ave,
  - 40ft of ROW and 10ft trail easement,
  - Allow future shared access for Carbone's

Staff is recommending as a condition of approval that the applicant adhere to the County recommendations and requirements as outlined in the memo dated August 7, 2020.

2) Site Plan Analysis

Access – Robert St

- Robert St. is a MnDot road
  - Similar to the County, less is more for access
- MnDot Review:
  - Limiting access points down to one,
    - Granny Donuts entrance will remain
- Staff is recommending as a condition of approval that the applicant adhere to the MnDot recommendations and requirements as outlined in the memo dated August 11, 2020.

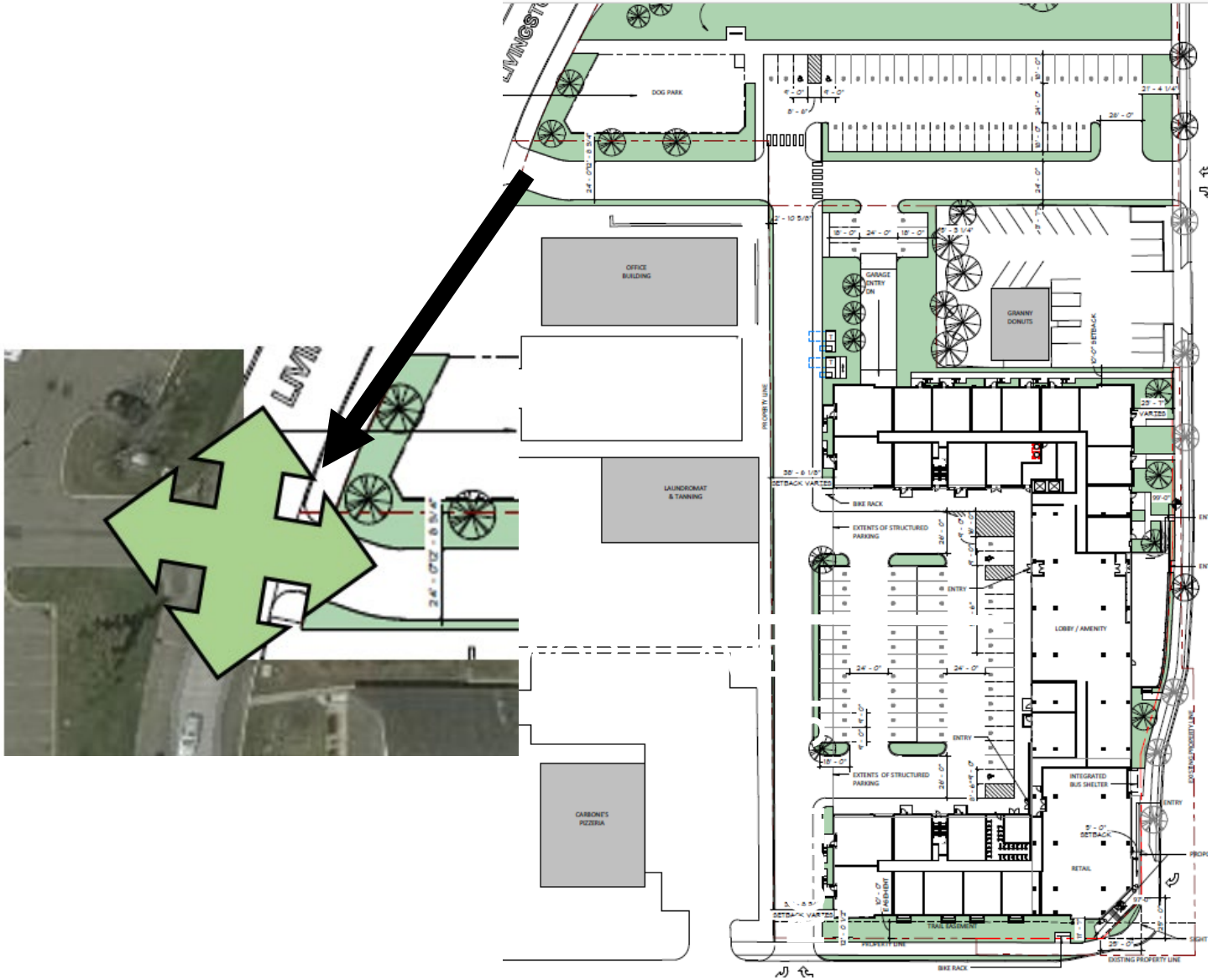


2) Site Plan Analysis

Access – Livingston Ave

Livingston Ave

- Will provide full access
  - Not just right-in or right-out
  - Full access is needed for emergency services as well as site functionality



2) Site Plan Analysis

Traffic Demand Management

- Parking demand and traffic study was performed
  - Scenarios were calculated as a “no-build” scenario and a project build scenario
- Findings include the following:
  - Necessary parking
    - 164 stalls for apartments and 53 stalls for retail use
      - Proposal is for 265 parking stalls
  - Increase in daily trips - 206
  - Expected traffic impacts will allow surrounding roads to operate at current level of service
    - For year 2022 (expected construction completion)

	Level of Service *(No Build Scenario)*	**Level of Service** *(Project Build Scenario)*
Robert/Thompson	B	B
Thompson/Livingston	A	A
Wentworth/Livingston	A	A

2) Site Plan Analysis

Lighting and Signage

The submitted plans do not include detail on lighting

- As this is required by code,
- City Staff is requiring as a condition of approval that all lighting levels must not exceed zero foot-candles at all abutting property lines

The submitted plans do not include details on signage.

- Staff is recommending a condition of approval that all signage meet the requirements of section 153 of the zoning code.

2) Site Plan Analysis

Landscaping

Tree Replacement

- 30% replacement of quality trees removed
  - Removing 80 caliper inches (6 trees)
    - Re-plant 24 caliper inches (10 trees @ 2.5)

Buffer Trees

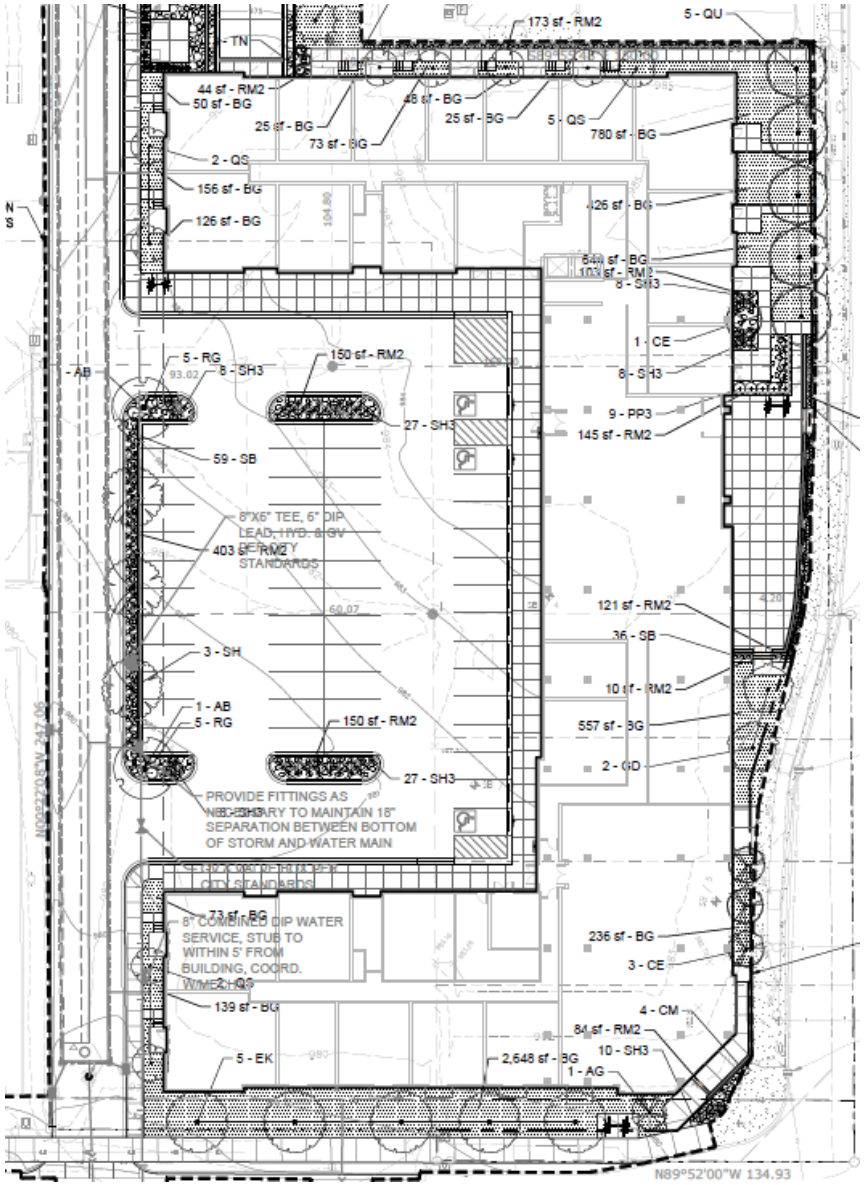
- 1 tree per 40ft of property line
  - Equates to 56 trees

Proposed Landscaping ✓

- 46 deciduous trees
- 20 evergreen trees,
- 5 ornamental trees,
- 121 shrubs

Irrigation

- No irrigation plans submitted
- City Staff is recommending as a condition of approval that an irrigation plan be submitted with the building permit



2) Site Plan Analysis

Environmental Committee Review

The Environmental Committee reviewed the submitted plans at their August 5th meeting

Provided the following additions and recommendations:

- Use “pollinator friendly” native plants not treated with “neonicotinoids”, and
- Implement a better mix of Minnesota native plant species.

Staff is recommending a condition of approval that the applicant consider the recommendations from the Environmental Committee as outlined in the memo dated August 7, 2020.

2) Site Plan Analysis

Construction Materials

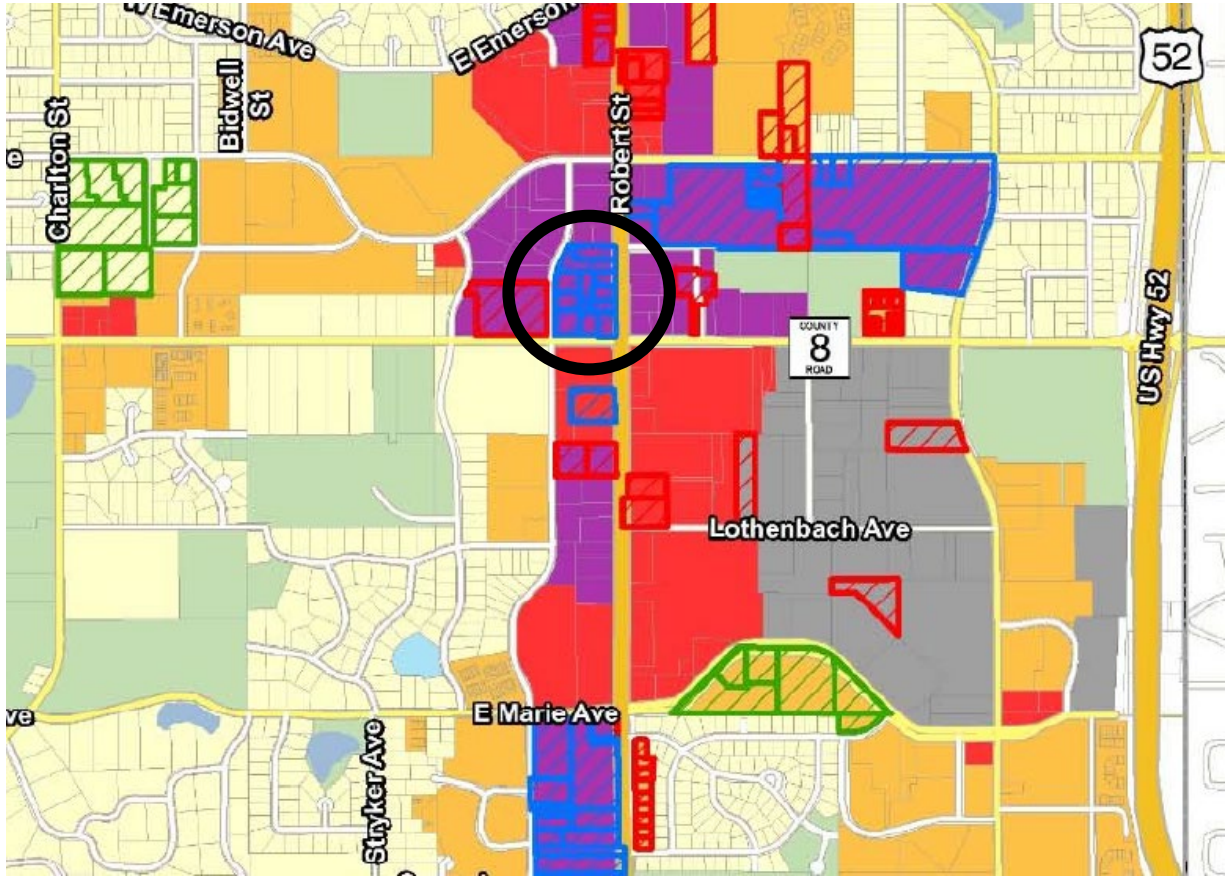
- Code requires all building be comprised of siding, stucco, brick, glass, or comparable materials.
  - 60% Primary materials and 40% Secondary materials
- The applicant is proposing brick (p), glass (p), fiber cement panels (p), corrugated metal (s), and composite wood (s).
  - The proposed materials comply with code ✓

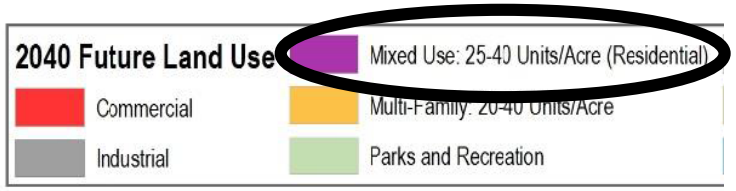
2) Site Plan Analysis

Engineering/Stormwater Review

The City's engineering consultant, WSB, reviewed the proposed plans and provided a memo outlining needed revisions.

- Staff is recommending a condition of approval requiring that the applicant adhere to all items outlined in the WSB memo dated August 12, 2020.





3) Rezoning Analysis

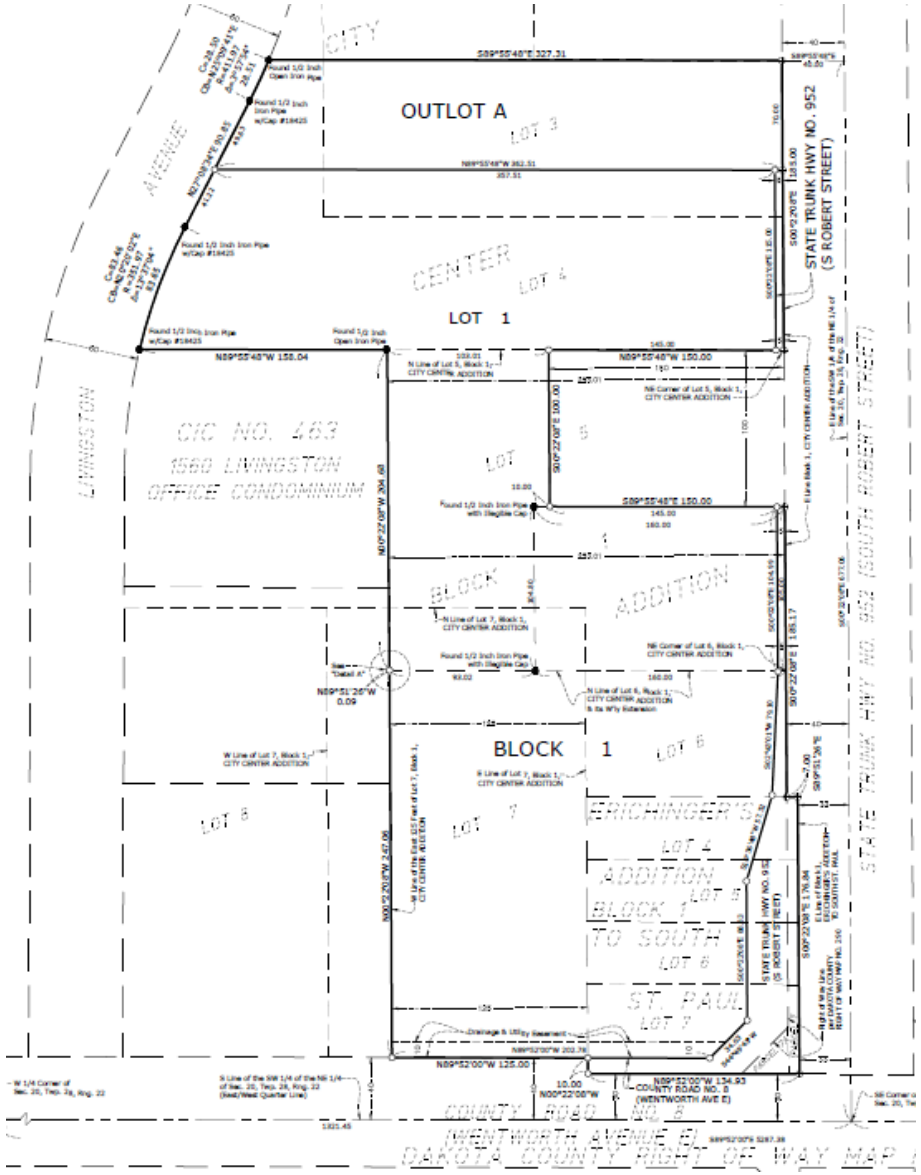
Application

- Rezone to PMD (Planned Mixed-Use Development), with B6 – Town Center Mixed-Use underlying zoning.
- 2040 Comp Plan guides the property for Mixed-use development.
  - Application is consistent with the Comp Plan

4) Preliminary/Final Plat

Analysis

- The subject property is 3.174
  - Previously platted in 1887
- Proposed plat includes:
  - 1 lot and 1 outlot for the R2R Trail.
  - City Staff is recommending as a condition of approval that the plat be recorded at the County within one year of approval and prior to the submittal of a building permit.



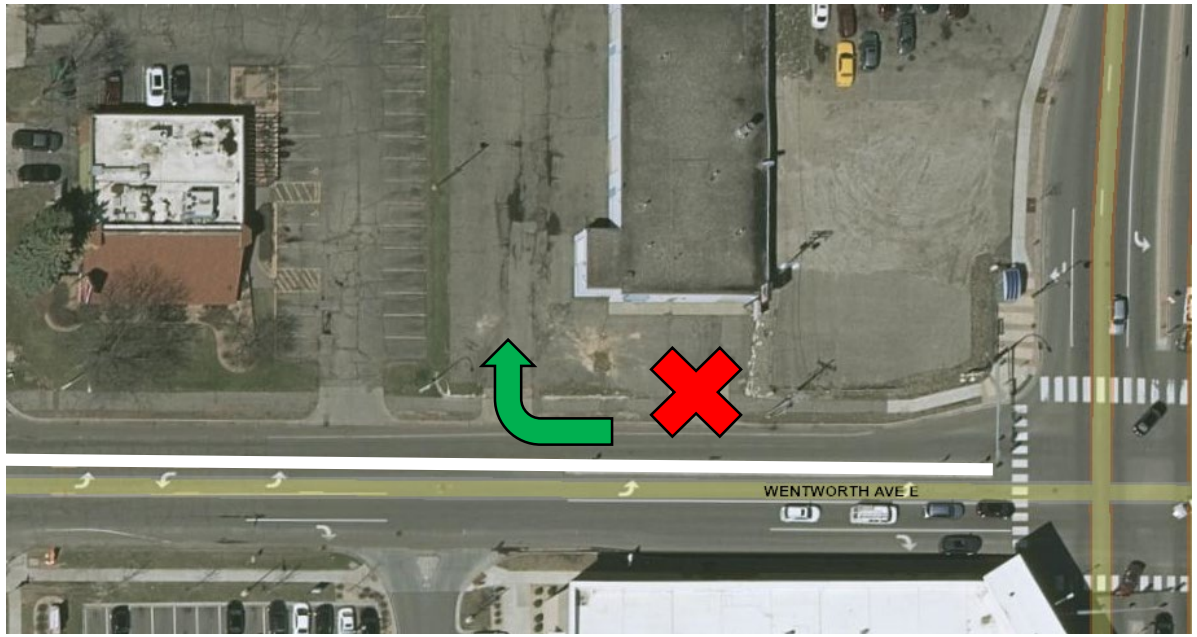
4) Preliminary/Final Plat

Dakota County Plat Commission

Dakota County Plat Commission reviewed the plat at their August 5th meeting and recommended the following:

- Closure of the eastern Wentworth access,
- Can retain western Wentworth access, if the median is extended west to Livingston,
- Allow for a shared access easement for Carbone's entrance
    - In case of future redevelopment
- 10ft wide trail easement along the south property line,
- 40ft half right-of-way.

Staff is recommending a condition of approval that the applicant adhere to the items outlined in the Dakota County Plat Commission memo dated August July 9, 2020



4) Preliminary/Final Plat

MnDot Review

MnDot also reviewed the plat and had the following comments:

- Noise concerns
  - As the development is adjacent to both county and state highways,
- Transit on site
  - Work with Metro Transit to coordinate how the existing infrastructure will be affected,
- Site access,
  - Would prefer one shared access between Granny's and this site,
- Proper permitting,
  - Drainage and right-of-way as necessary

City Staff is recommending as a condition of approval that the applicant adhere to the items outlined in the MnDot memo dated August 11, 2020.

Staff Recommendation

1) Conditional Use Permit

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a structure with mixed uses of commercial/residential and a structure with 16+ dwelling units in the B6 – Town Center Mixed-Use District subject to the following condition:

1. Council approval of the corresponding site plan, rezoning, and plat applications.

Staff Recommendation

2) Site Plan

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a five-story mixed use building at 1571 Robert St. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding conditional use permit, rezoning and plat applications,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant shall submit an irrigation plan with the building permit application,
5. All signage must comply with section 153 of the zoning ordinance,

Staff Recommendation

2) Site Plan Cont.

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a five-story mixed-use building at 1571 Robert St. subject to the submitted plans and the following conditions:

6. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated August 7, 2020,
7. The applicant shall adhere to/address all items outlined in the WSB Engineering memo dated August 12, 2020,
8. The applicant shall adhere to the items outlined in the Dakota County Plat Commission memo dated August 7, 2020, and
9. The applicant shall address the items outlined in the MnDot memo dated August 11, 2020.

Staff Recommendation

3) Rezoning

Staff recommends APPROVAL of the REZONING of 1571 Robert St. from B6 – Town Center Mixed-Use to Planned Mixed-Use Development (PMD) B6 – Town Center Mixed-Use underlying zoning subject to the following condition:

1. Council approval of the corresponding conditional use permit, site plan, and plat applications.

Staff Recommendation

4) Preliminary and Final Plat

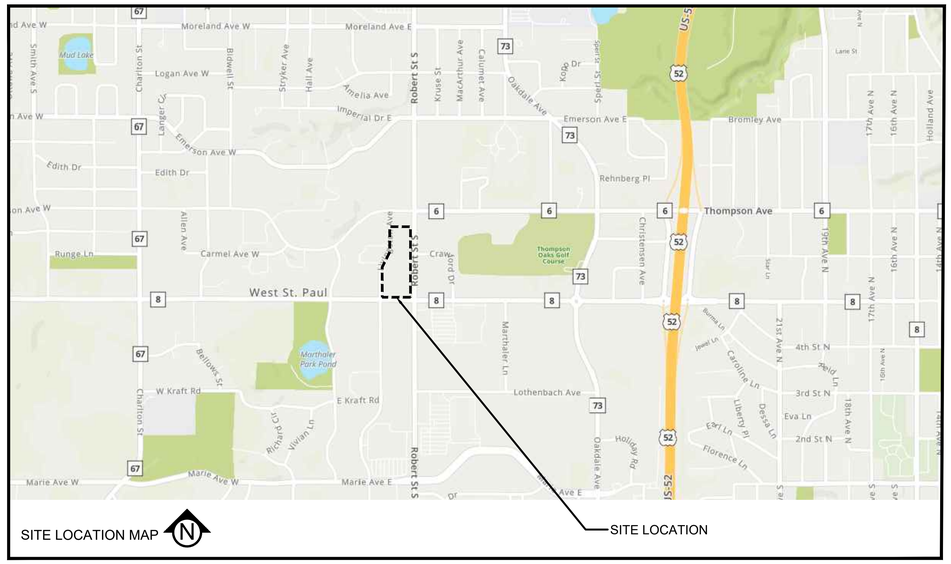
Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1571 Robert St. subject to the submitted plat drawings and the following conditions:

1. Council approval of the corresponding conditional use permit, site plan, and rezoning applications,
2. The applicant shall revise the final plat per the recommendations outlined in the attached memos from the Dakota County Plat Commission and MNDot,
3. Upon submittal of the final plat, the applicant shall include 10 foot drainage/utility easements along the property lines that abut a roadway, and a 5 foot drainage/utility easement along property lines that abut another lot, and
4. The final plat shall be recorded within one year of approval and prior to application of a building permit.

WEST ST. PAUL APARTMENTS

WEST ST. PAUL, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



ARCHITECT:

ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVE S
SUITE 1080
MINNEAPOLIS, MN 55415
612-339-5508

DEVELOPER / PROPERTY OWNER:

ROERS INVESTMENTS
110 CHESIRE LANE
#120
MINNETONKA, MN 55305
763-285-8808

ENGINEER / LANDSCAPE ARCHITECT / SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

BRAUN INTERTEC
11001 HAMPSHIRE AVE S
MINNEAPOLIS, MN 55438
952-995-2000

Know what's **below.**
Call before you dig.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

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CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-615-0060

ROERS COMPANIES

esg ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

PROJECT
WEST ST PAUL APARTMENTS
WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118

ROERS COMPANIES
110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble

David J. Knaeble
DATE 07/24/20 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2020	CITY SUBMITTAL

DRAWN BY: F.J.BN REVIEWED BY: D.K.
PROJECT NUMBER: 20187

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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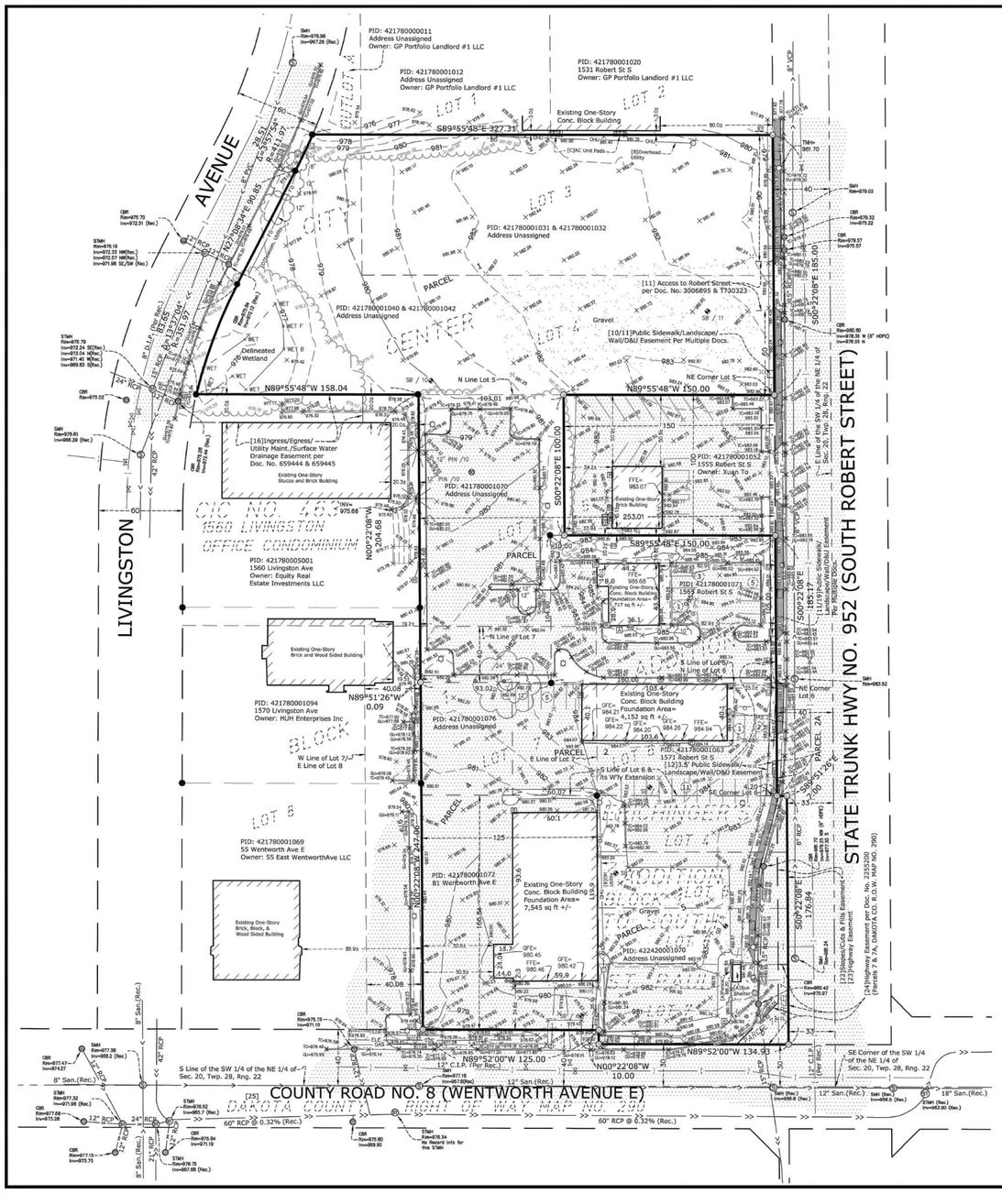

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:

Lots 3 and 4, Block 1, CITY CENTER ADDITION, Dakota County, Minnesota.
Abstract and Torrens Property

Parcel 2:

Lot 6, Block 1, City Center Addition, West St. Paul Dakota County, Minnesota; and that part of Lot 7, beginning at a point on the East line of said Lot 7, at the point of intersection with the South line of Lot 6; thence Westerly along the South line of said Lot 6, extended a distance of 60.07 feet; thence Northerly and parallel with the East line of Lot 7 to the North line of Lot 6 extended; thence Easterly along the North line of Lot 6 extended to the East line of Lot 7; thence Southerly along the East line of Lot 7 to the point of beginning, situated in Block 1, City Center Addition, West St. Paul, Dakota County, Minnesota, EXCEPT that part of Lot 6, Block 1, City Center Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying Easterly of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet Westerly of the Southeast corner of said Lot 6.

Parcel 2A:

That part of Lot 6, Block 1, City Center Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying Easterly of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet Westerly of the Southeast corner of said Lot 6.
Dakota County, Minnesota.
Abstract Property

Parcel 3:

That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, described as follows:

Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 30 minutes 42 seconds East along the Easterly line of said Lot 5 a distance of 100.0 feet to a line 100.00 feet Southerly of, as measured at right angles to the North line of said Lot 5 and to the point of beginning of the land to be described; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of Said Lot 5, a distance of 168.00 feet; thence South 0 degrees 30 minutes 42 seconds East a distance of 104.80 feet to the Westerly extension of the Northerly line of Lot 6, said Block 1; thence North 90 degrees 00 minutes 00 seconds East along said Westerly extension and along said Northerly line of Lot 6 a distance of 160.00 feet to said Easterly line of Lot 5; thence North 0 degrees 30 minutes 42 seconds West along said Easterly line of Lot 5 a distance of 105.00 feet to the point of beginning, Dakota County, Minnesota .

AND

That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, described as follows:

Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 30 minutes 42 seconds East along the Easterly line of said Lot 5 a distance of 100.0 feet to a line distant 100.00 feet Southerly of, as measured at right angles to the Northerly line of said Lot 5; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of Said Lot 5, a distance of 160.00 feet to the point of beginning of the land to be described; thence South 0 degrees 30 minutes 42 seconds East a distance of 154.89 feet to the Westerly extension of the Northerly line of Lot 6, said Block 1; thence North 90 degrees 00 minutes 00 seconds West along said Westerly extension of Lot 6 a distance of 93.02 feet to a line distant 253.01 feet Westerly of, as measured at right angles to the Easterly line of said Lot 5; thence North 0 degrees 30 minutes 42 seconds West, parallel with said Easterly line of Lot 5, a distance of 204.68 feet to the Northerly line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds East along the Northerly line of said Lot 5 a distance of 103.01 feet to a line distant 150.00 feet Westerly of, as measured at right angles to said Easterly line of Lot 5; thence South 0 degrees 30 minutes 42 seconds East a distance of 100.00 feet to a line distant 100.00 feet Southerly of, as measured at right angles to the Northerly line of said Lot 5; thence South 89 degrees 55 minutes 38 seconds West, parallel with said Northerly line of Lot 5, a distance of 10.00 feet to the point of beginning.

Parcel 4:

The East 125 feet of the South 166.84 feet of Lot Seven (7). Block One (1), City Center Addition according to the recorded plat thereof.

AND

Lot Seven (7) Block One (1), City Center Addition, Dakota County, Minnesota, except the East 125.00 feet of the South 166.84 feet and except the West 40.08 feet of said Lot 7, and except the North 40.00 feet of said Lot 7, and except that part of said Lot 7, described as follows:

Beginning at the point of intersection with the East line of said Lot 7, and the South line of Lot 6, Block 1, City Center Addition; thence Westerly along the Westerly extension of the South line of said Lot 6, a distance of 60.07 feet; thence Northerly parallel with the East line of said Lot 7 to the intersection with the Westerly extension of the North line of said Lot 6; thence Easterly along the Westerly extension of the North line of said Lot 6 to the East line of said Lot 7; thence Southerly along the East line of said Lot 7 to the point of beginning.

Abstract

Parcel 5:

Lots 4, 5, 6, and 7, Block 1, Erchingers Addition to South St. Paul, Dakota County, Minnesota.
Abstract Property

ALTA/NSPS Land Title Survey Notes

(numbered per Table A)

1. Bearings are based on the Dakota County Coordinate System (1966 Adjustment).
2. Site Address: 1539, 1571, 1565 Robert Street South, 81 Wentworth Avenue East, West St. Paul, MN 55118.
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0040E, effective date of December 2, 2011. Note: This map is not printed per the FEMA.map service center website.
4. The Gross land area is 170,758 +/- square feet or 3.920 +/- acres.
5. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the west side of Robert Street South, 24 feet +/- southeasterly of the northeast property corner of subject property.
   Elevation = 981.70.
9. The number of striped parking stalls on this site are as follows: 21 Regular + 2 Handicap = 23 Total Striped Parking Stalls.

10(a)(b). We are unaware of any party walls affecting subject property.

11. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Dakota County online property map.
14. Subject property lies at the northwesterly intersection of Robert Street South and Wentworth Avenue East.
16. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
17. We are unaware of any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Wetland shown hereon per flags found during the course of the fieldwork. Delineation was performed by the SWCD and BWSR for Dakota County per Minnesota Board of Water and Soil Resources, Minnesota Wetland Conservation Act Notice of Decision dated 12/6/2019.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Old Republic National Title Company, File No. 57256, dated June 2, 2020. We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a. Item no.'s 1-9, 17-18, 21-22 are not survey related.

   b. The following are numbered per the referenced title Commitment:
   [10]. Terms and conditions of and temporary construction and access easements and permanent easement for public sidewalk, landscape, wall, drainage and utility purposes as contained in Permanent Easement and Temporary Construction Easements dated March 28, 2014, filed May 16, 2014, as Document No. 3013609 (Abstract); and filed June 5, 2014, as Document No. 773260 (Torrens) and field May 23, 2014, as Document No. 3012438 (Abstract). (Parcel 1) NOTE: *Temporary easements expired November 15, 2017. Permanent Easement located over, under, across and through the East 5.00 feet of the North 5.00 feet of the South 17.30 feet of Lot 4, Block 1, CITY CENTER ADDITION, as shown hereon. Temporary easements have expired and are not shown hereon.*
   [11]. Taking of right of access, perpetual easement for public sidewalks, landscape, wall, drainage and utility purposes, temporary easements for construction purposes and access purposes, contained in First Amended Findings of Fact, Conclusions of Law, and Order Approving Second Amended Petition and Approving Quick-Take dated March 28, 2014, filed April 11, 2014, as Document No. 3006895 (Abstract) and T730323 (Torrens). (Includes additional land)
   As affected by Receipt of Deposit dated April 4, 2014, filed April 11, 2014, as Document Nos. 3006893 (Abstract) and T730322 (Torrens).
   Document takes Parcel 2A in fee simple. Parcel 2A as shown hereon. Perpetual easement for sidewalk, landscape, wall, drainage and utility purposes located over, under, across and through the East 5.00 feet of the North 5.00 feet of the South 38.50 feet of Lot 5, Block 1, CITY CENTER ADDITION, as shown hereon. All right of access taken, being the right of ingress and egress, from the northerly 90 feet and the southerly 60 feet of Parcel 1 to Robert Street. Remaining access rights as shown hereon at the middle portion of Parcel 1 along Robert Street South. Temporary easements have expired and are not shown hereon.
   [12]. Terms and conditions of and easement for public sidewalks, landscape, wall, drainage and utility purposes, in favor of the City of West St. Paul, as set forth in Findings of Fact, Conclusions of Law, and Order Approving Petition and Transfer of Title and Possession dated July 7, 2015, filed June 30, 2016, as Document Nos. 3135752 (Abstract) and 762865 (Torrens), and as evidenced in Final Certificate dated December 10, 2019, filed February 24, 2020, as Document Nos. 3356253 (Abstract) and 817868 (Torrens). (Includes additional land)
   As amended by First Amended Findings of Fact, Conclusions of Law, and Order Approving Petition and Transfer of Title and Possession dated August 25, 2015, filed June 30, 2016, as Document Nos. 3135753 (Abstract) and 762866 (Torrens).
   As affected by Receipt of Deposit dated August 13, 2015, filed August 18, 2015, as Document Nos. 3085261 (Abstract) and 749697 (Torrens).
   As affected by Final Certificate Parcel 20 dated April 25, 2019, filed July 3, 2019, as Document No. 3313259 (Abstract). NOTE: Said Final Certificate taking the fee simple interest in a portion of Parcel 2.
   3.50 foot wide easement for public sidewalks, landscape, wall, drainage and utility purposes located on the westerly side of the common line between Parcel 2 and Parcel 2A; and also along the easterly 3.50 feet of Parcel 3, as shown hereon. Fee simple interest taken in Parcel 2A, and parcel as shown hereon.
   13. Terms, conditions and restrictions of and easement contained in Agreement and Restrictive Covenant dated September 17, 2019, filed September 30, 2019, as Document Nos. 3328975 (Abstract) and 811241 (Torrens). (Parcel 1) *Easement not described in document. Document appears to have not been completely filled out. Unable to depict.*
   14. Bituminous surface encroaches onto neighboring land to the South as shown on survey by Hansen Thory Pellinen Olson, Inc., dated August 1, 2000. (Parcel 1). NOTE: This exception appears in a prior title policy. Commercial Partners Title, LLC does not have a copy of this survey. *Bituminous surface appears to have been removed from Parcel 1 since the date of said survey.*
   15. Terms of Resolution approved May 17, 1943, filed June 22, 1943, in Book 51 of Misc., Page 359, as Document No. 168168. *Resolution appears to vacate portions of streets and alleys within the plat of ERCHINGER'S ADDITION TO SOUTH ST. PAUL. Said vacated streets and alleys appear to have since been platted as part of the plat of CITY CENTER ADDITION. Underlying vacated streets and alleys not shown hereon.*
   [16]. Terms and conditions of and easement for ingress, egress, utility maintenance and surface water drainage contained in Easement Agreement dated July 9, 1984, filed July 16, 1984, as Document Nos. 659444 and 659445, also dated July 15, 1985, filed July 16, 1985, as Document No. 693498. (Parcel 3) *Easement over and across the northerly 20 feet of Lot 5, Block 1, CITY CENTER ADDITION, except the East 293.01 feet thereof, as shown hereon. Easement is in favor of a former parcel of land that lies over a part of Parcel 3 and of the adjoining parcel to the west of Parcel 3. Unclear if Parcel 3 still has benefit from said easement.*
   [19]. Terms and conditions of and easements for public sidewalk, landscape, wall, drainage and utility purposes, in favor of the City of West St. Paul, a Minnesota municipal corporation, contained in Permanent Easement dated February 21, 2014, filed August 14, 2014, as Document No. 3024988. (Parcel 3) *Easement over, under, across and through the East 5.00 feet of the North 5.00 feet of the South 38.50 feet of Lot 5, Block 1, CITY CENTER ADDITION, as shown hereon.*
   [22]. Easement for slope, cuts and fills required for opening of Robert Street as contained in Resolution approved October 31, 1957, filed November 22, 1957, in Book 68 of Misc., Page 517. (Parcel 5) *Document does not provide a description of said easement, however a map attached to said document shows a 7 foot wide easement along the easterly line of Parcel 5, as shown hereon.*
   [23]. Easement for highway purposes contained in Highway Easement dated February 24, 1928, filed April 10, 1928, in Book 37 of Misc., Page 318, as Document No. 17144.
   As affected by Release of Easement dated July 20, 1962, filed August 1, 1962, in Book 42 of Misc., Page 545, as Document No. 291331, releasing the snow fence easement.
   Said easement lies along the east 7 feet of Lots 3 through 5, Block 1, ERCHINGER'S ADDITION TO SOUTH ST. PAUL, as shown hereon. A portion of said easement has since been dedicated as right of way in the plat of CITY CENTER ADDITION.
   [24]. Highway easement, in favor of the County of Dakota, a political subdivision of the State of Minnesota, contained in Highway Easement dated June 22, 2004, filed October 6, 2004, as Document No. 2255200. (Parcel 5) *Parcels 7 and 7A, DAKOTA COUNTY RIGHT OF WAY MAP NO. 290, as shown hereon.*
   [25]. Subject to Dakota County Road Right of Way Map No. 290 filed June 2, 2004, as Document No. 2210938. *As shown hereon along the southerly portion of subject property.*

2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
   [A]. Bus shelter, sidewalks, utilities, and fence appear to encroach onto subject property along the south and east lines of Parcel 5. We are unaware of any easement for said improvements.
   [B]. Overhead utility lines cross through the westerly portion of Parcel 5, the middle portion of Parcel 2, and the northerly portion of Parcel 1, and an underground telecommunications line runs through the westerly portion of Parcel 1. We are unaware of any easements for said overhead utilities.
   [C]. Adjoining property to north's air conditioner foundation pads appear to encroach onto subject property, as shown hereon.

ALTA CERTIFICATION

To: Roers Companies, LLC, a Minnesota limited liability company; The West St. Paul Economic Development Authority, a public body corporate and politic (Parcel 1); 1571 Robert Street WFW, LLC, a Minnesota limited liability company (Parcel 2); City of West St. Paul, a Minnesota municipal corporation (Parcel 2A and 3); WSTP LLC, a Minnesota limited liability company (Parcel 3); West St. Paul Economic Development Authority, a Minnesota corporate body public and politic (Parcel 4); Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 06-26-2020.

Dated this 7th day of July, 2020.

rory@civilsitegroup.com Minnesota License No. 44565

Linetype & Symbol Legend

- FO — FIBER OPTIC
- GAS — GASMAIN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OHU — OVERHEAD UTILITIES
- TEL — TELEPHONE LINE
- ELE — ELECTRIC LINE
- CTV — CABLE LINE
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- SIGN
- UTILITY MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- ROOF DRAIN
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL
- CABLE TV BOX
- ELECTRICAL METER
- GAS METER
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT
- AIR CONDITIONER
- BOLLARD
- ELECTRIC MANHOLE
- FLAG POLE
- FLARED END SECTION
- GAS VALVE
- HANDICAP SYMBOL
- HYDRANT
- WATER MANHOLE
- WATER VALVE
- POWER POLE
- GUY WIRE
- CONIFEROUS TREE
- DECIDUOUS TREE

N

40 20 0 20 40 80

SCALE IN FEET

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PROJECT
Robert St S & Wentworth Ave E
West St. Paul, Dakota County, Minnesota 55118

CLIENT
Roers Companies
110 Cheshire Lane, Suite 120, Minnetonka, MN 55305

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.

RORY L. SCHNEELIEN
DATE 7-7-2020 LICENSE NO. 44565

QA/QC

FIELD CREW	JN/DT
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION
7-22-2020	Utilities/Buildings

PROJECT NO.: 20187

ALTA/NSPS LAND TITLE SURVEY

V1.0

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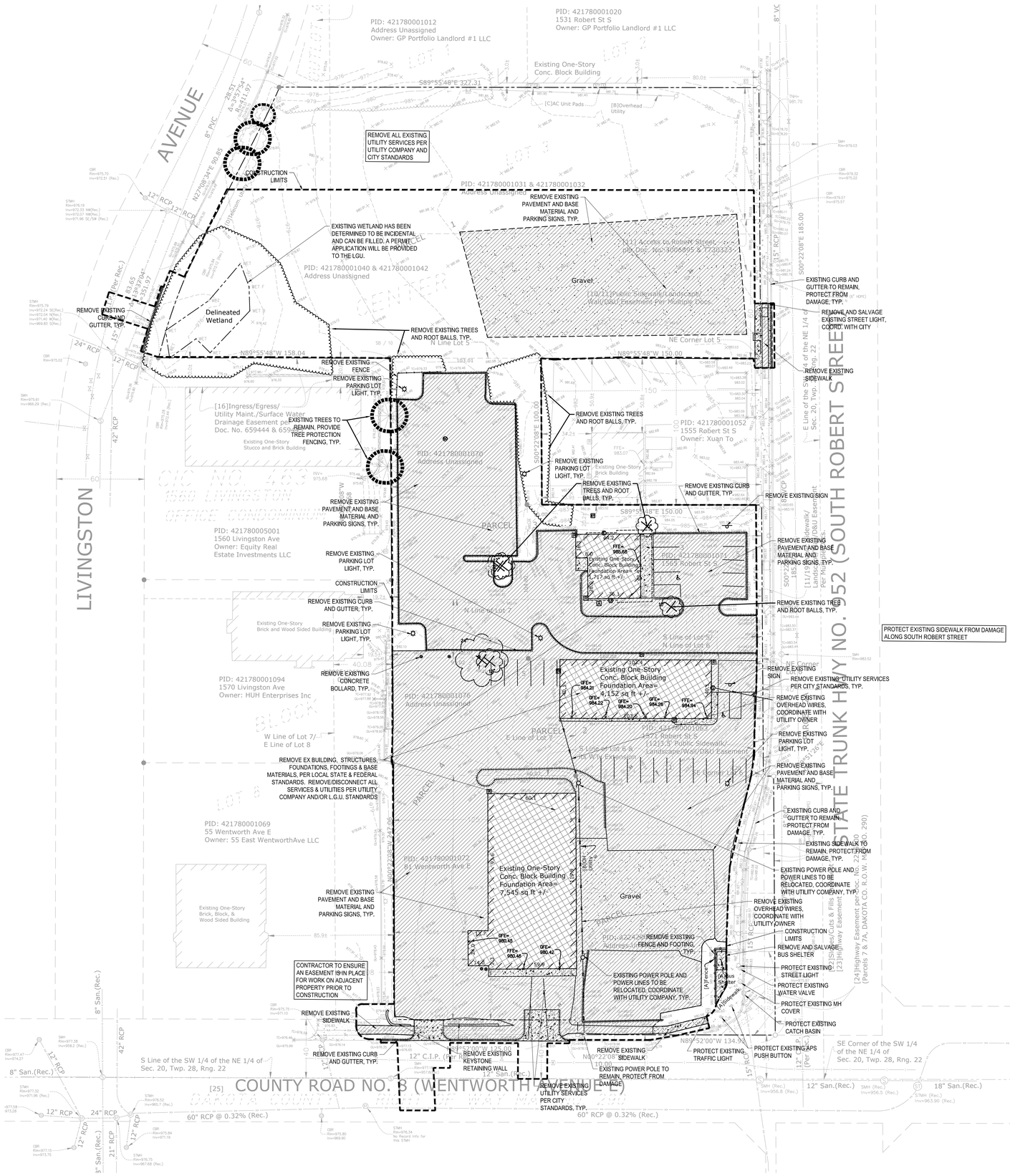


REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
17. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF WEST ST. PAUL REMOVAL NOTES:

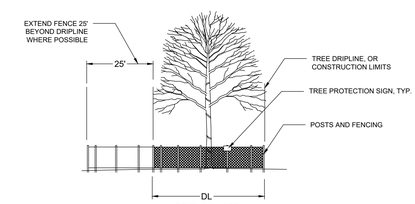
1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

TREE INVENTORY AND REMOVAL

NO	SIZE	DECRIP	REMOVED
1228	24	DEC	X
1229	12	DEC	X
1589	10	DEC	X
1139	12	DEC	X
1140	12	DEC	X
1619	10	DEC	X



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
NTS

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

7/23/2020 4:20:55 PM

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-615-0060

ROERS COMPANIES

esg ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

PROJECT
WEST ST PAUL APARTMENTS
WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118

ROERS COMPANIES
110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 07/24/20 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2020	CITY SUBMITTAL

DRAWN BY: F.J.BN REVIEWED BY: D.K.
PROJECT NUMBER: 20187

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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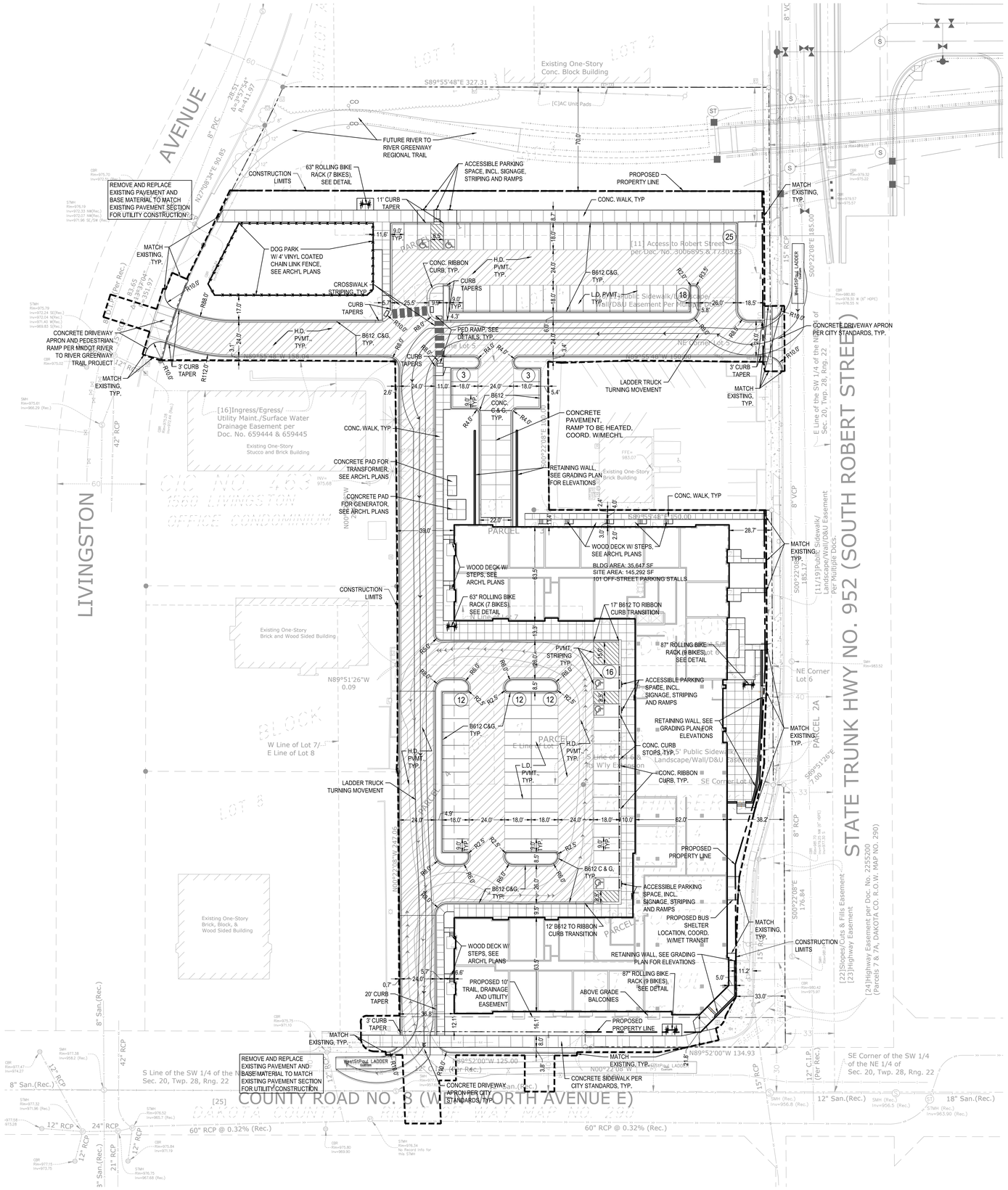

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF WEST ST. PAUL SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL:

ALL SNOW SHALL BE PUSHED TO LANDSCAPED AREAS OR HAULED OFFSITE.

TRASH REMOVAL:

TRASH REMOVAL TO BE COORDINATED W/ BUILDING MANAGEMENT COMPANY AND TRASH HAULER.

DELIVERIES:

DELIVERIES SHALL OCCUR AT MAIN ENTRY.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	13,414 SF	9.7%	35,647 SF	25.8%
ALL PAVEMENTS	96,665 SF	69.9%	74,799 SF	54.1%
ALL NON-PAVEMENTS	28,183 SF	20.4%	27,816 SF	20.1%
TOTAL SITE AREA	138,262 SF	100.0%	138,262 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	110,079 SF	79.6%
PROPOSED CONDITION	110,446 SF	79.9%
DIFFERENCE (EX. VS PROP.)	367 SF	0.3%

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

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PROJECT

WEST ST PAUL APARTMENTS

WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118

ROERS COMPANIES
110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble

David J. Knaeble
DATE 07/24/20 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2020	CITY SUBMITTAL

DRAWN BY: F.J.B.N REVIEWED BY: D.K.
PROJECT NUMBER: 20187

REVISION SUMMARY

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SITE PLAN

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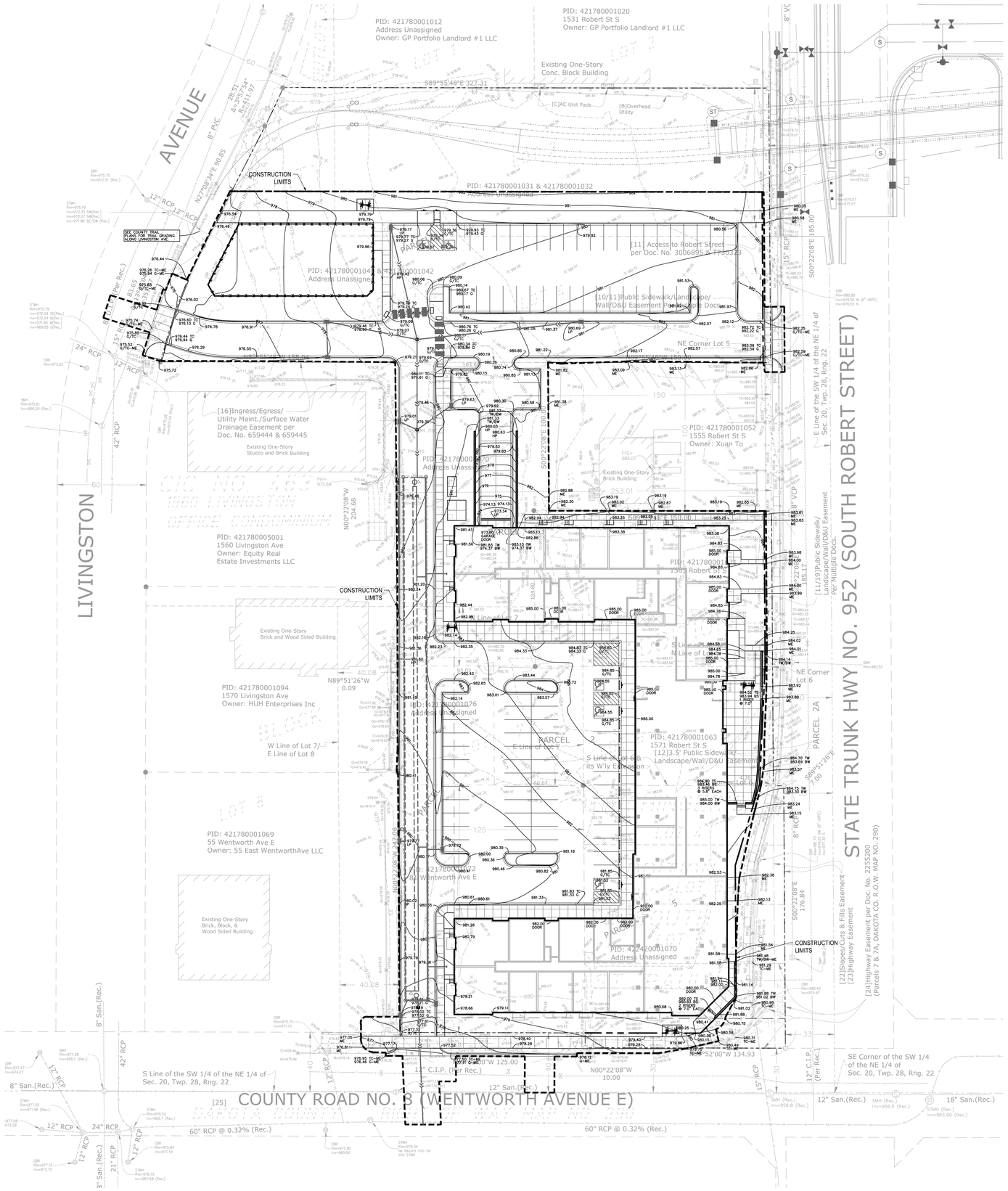

GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF WEST ST. PAUL GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY BRAUN INTERTEC, DATED 06/23/20 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 962.60 TO 965.00.

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

ST-1	965.60 & 954.60
ST-2	974.00
ST-4	974.60 & 962.60
ST-5	963.90
ST-6	970.60
ST-7	964.00 & 958.00

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

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GRADING PLAN

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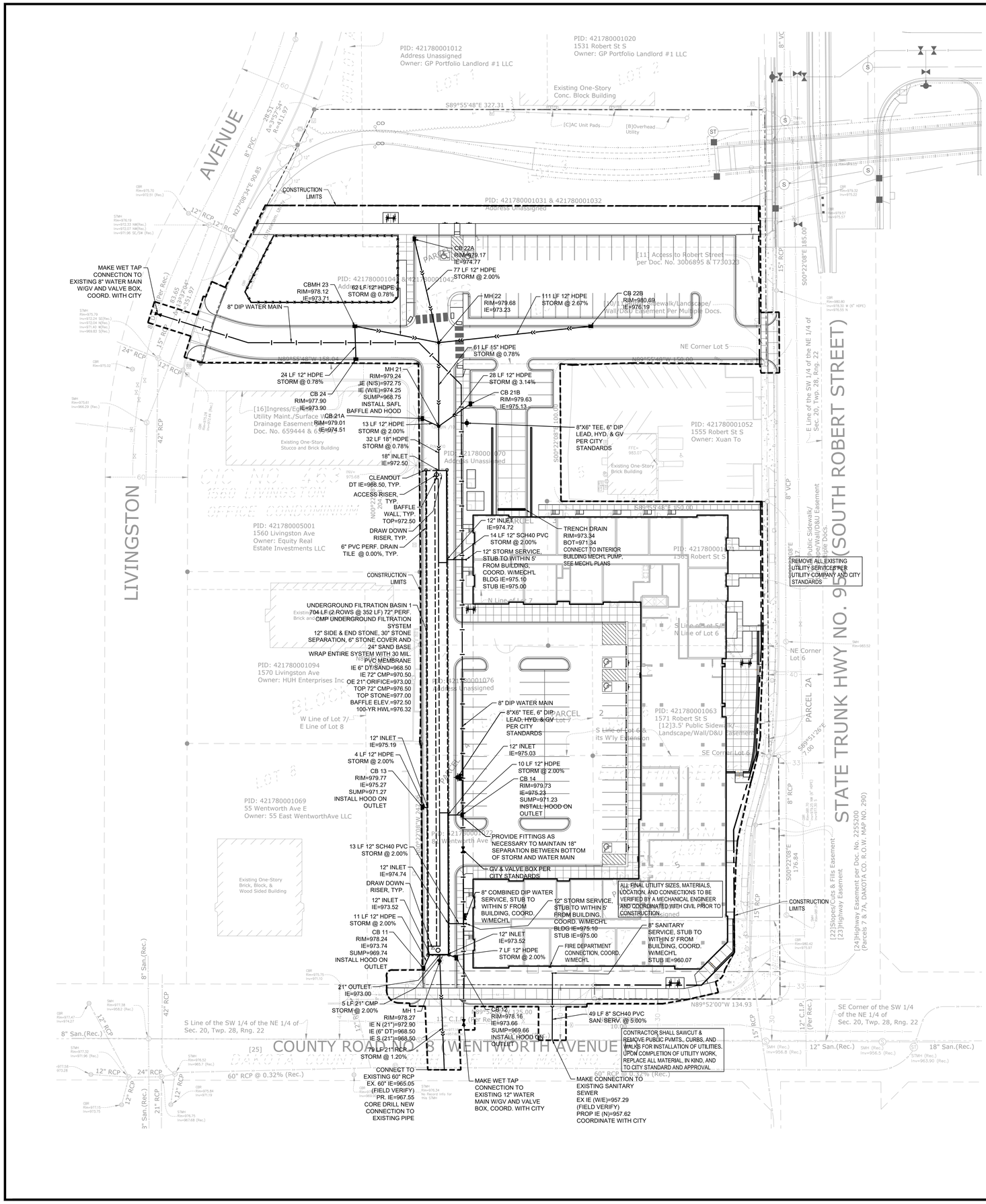

GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF WEST ST. PAUL UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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UTILITY PLAN

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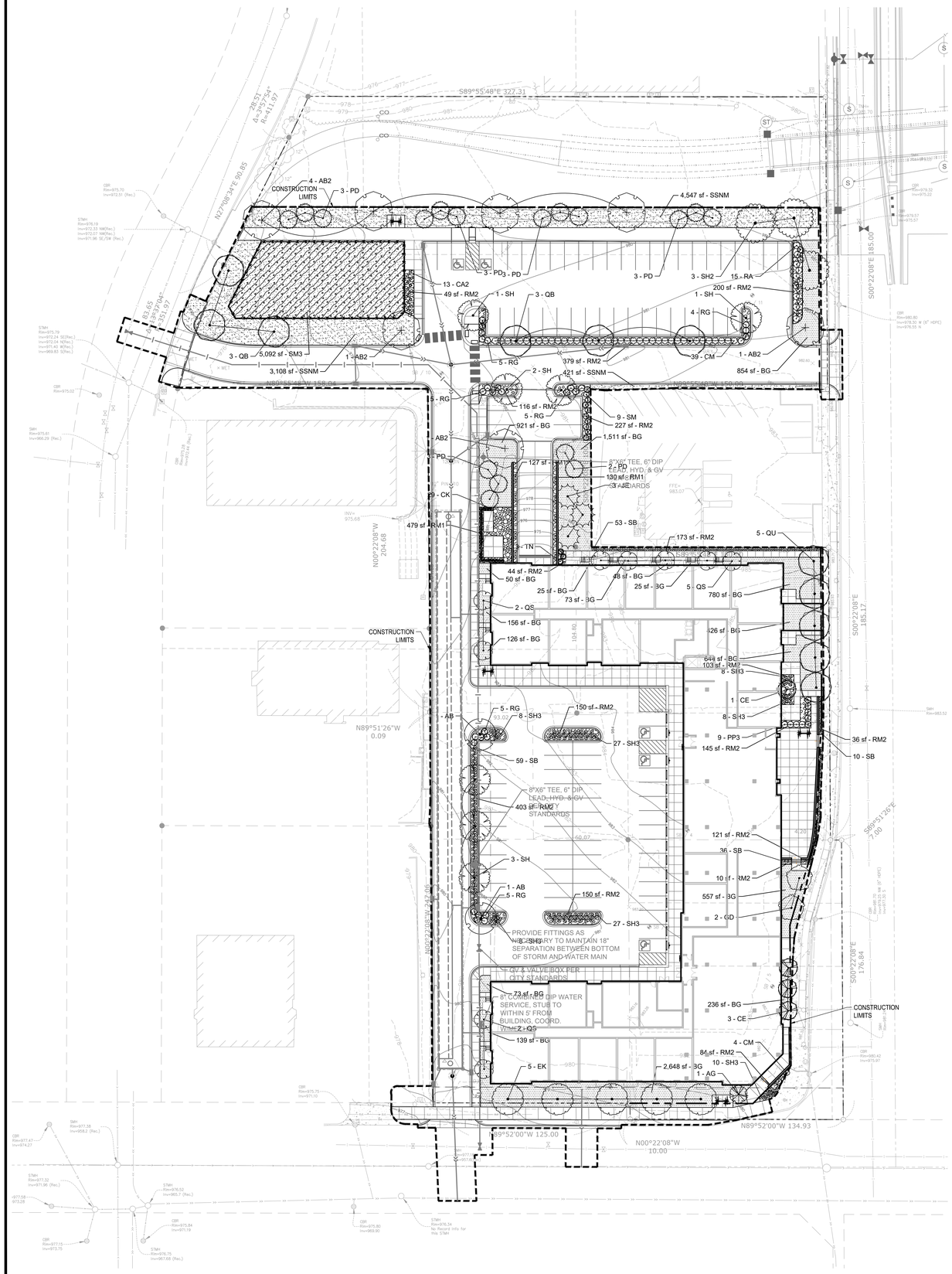

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	CONT
AB	2	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B
AB2	7	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	3" Cal. B&B
GD	2	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B
SH	7	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B
SH2	3	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	3" Cal. B&B
EK	5	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B
QB	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B
QU	5	Urban Pinnacle Oak / Quercus macrocarpa `Urban Pinnacle`	2.5" Cal. B&B
QS	9	Crimson Spire Oak / Quercus robur x alba `Crimschmidt` TM	2.5" Cal. B&B
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT
JE	3	Eastern Red Cedar / Juniperus virginiana	6` B&B
PD	17	Black Hills Spruce / Picea glauca `Densata`	6` B&B
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT
AG	1	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B
CE	4	Eastern Redbud Multi-trunk / Cercis canadensis	#20 CONT.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
CM	43	Muskingum Gray Dogwood / Cornus racemosa `Muskingum`	#2 CONT
CA2	13	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT
PP3	9	Mugo Pine / Pinus mugo `Pumilio`	#5 CONT
RG	29	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#5 CONT
RA	15	Alpine Currant / Ribes alpinum	#5 CONT
SM	9	Dwarf Korean Lilac / Syringa meyeri `Palibin`	#7 CONT
TN	3	Nova Japanese Yew / Taxus cuspidata `Nova`	#5 CONT
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CK	29	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT
SB	158	Blue Heaven Little Bluestem / Schizachyrium scoparium `Blue Heaven`	#1 CONT
SH3	96	Prairie Dropseed / Sporobolus heterolepis	#1 CONT
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	
	RM2	Decorative Rock Mulch / Decorative Rock Mulch 2"-4" decorative, provide samples	
	SM3	Dog Park Mulch / Dog Park Mulch	
	SSNM	Shooting Star No Mow Fine Fescue Mix / No MowSeed Mix Locally sourced seed. Install at supplier recommended rate. water and protect during min. 21 day establishment period.	
	RM1	Rock Maintanence Strip / Rock Maintanence Strip 1" River rock over filter fabric, include edging as shown & needed. See detail.	
	BG	Blue Grass Based / Sod Commercially grown, locally sourced, blue-grass based sod. "Big Roll" preferred. Install per supplier recommendations	

LANDSCAPE CALCULATIONS

REQUIRED TREES:
PERIMETER CALCULATION
1 TREE PER 40 LF SITE PERIMETER
2251 / 40 = 57

TREE REPLACEMENT CALCULATION
REPLACE 30% OF REMOVED CALIPER INCHES

CALIPER INCHES REMOVED = 80
(SEE TREE REMOVAL TABLE)
30% REPLACEMENT = 24
NUMBER OF TREES (@ 3 CAL.) REQUIRED = 8

SUBTOTAL TREES REQUIRED: 65

NUMBER OF EXIST. TREES PROTECTED: 0
(SEE TREE REMOVAL TABLE)
TOTAL NUMBER OF TREES REQUIRED: 65

LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

Know what's **below.** **Call** before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

7/23/2020 4:21:40 PM

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PROJECT
WEST ST PAUL APARTMENTS
WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118

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Patrick J. Sarver
DATE 07/24/20 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2020	CITY SUBMITTAL

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PROJECT NUMBER: 20187

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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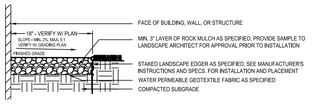
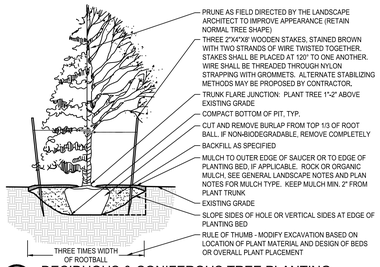
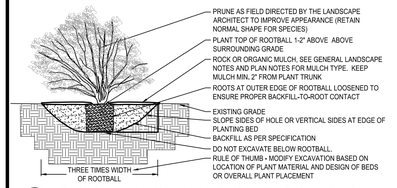


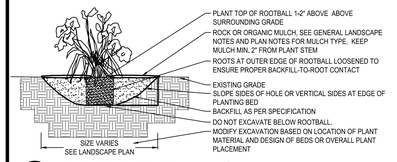
1 AGGREGATE MAINTANENCE STRIP
N T S



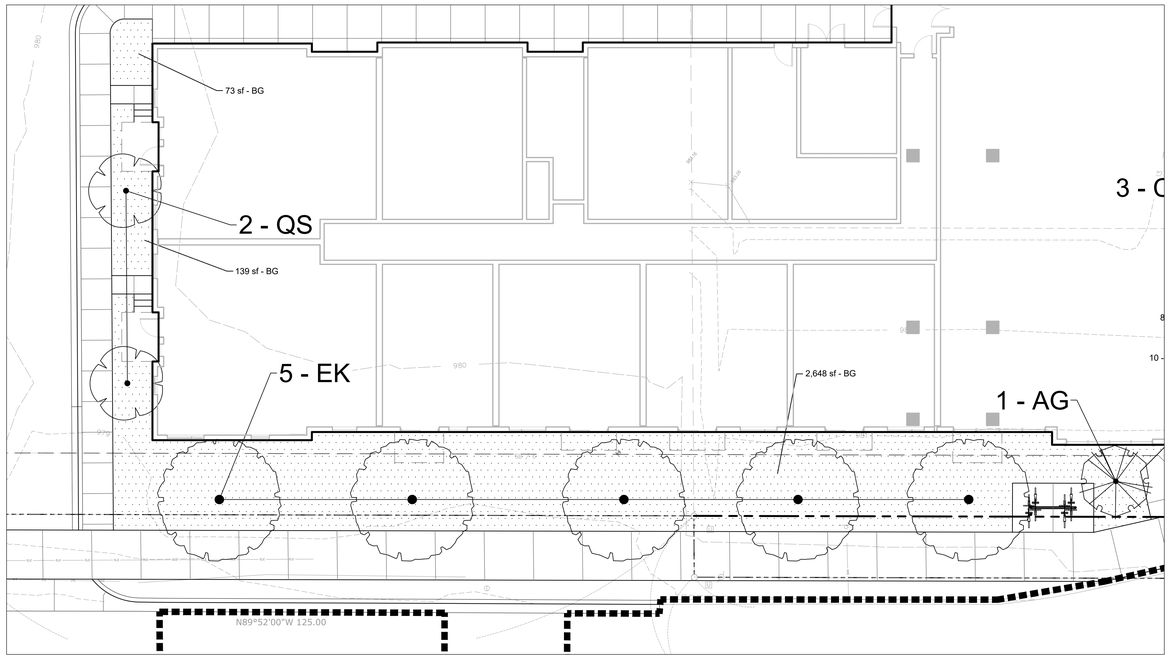
2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



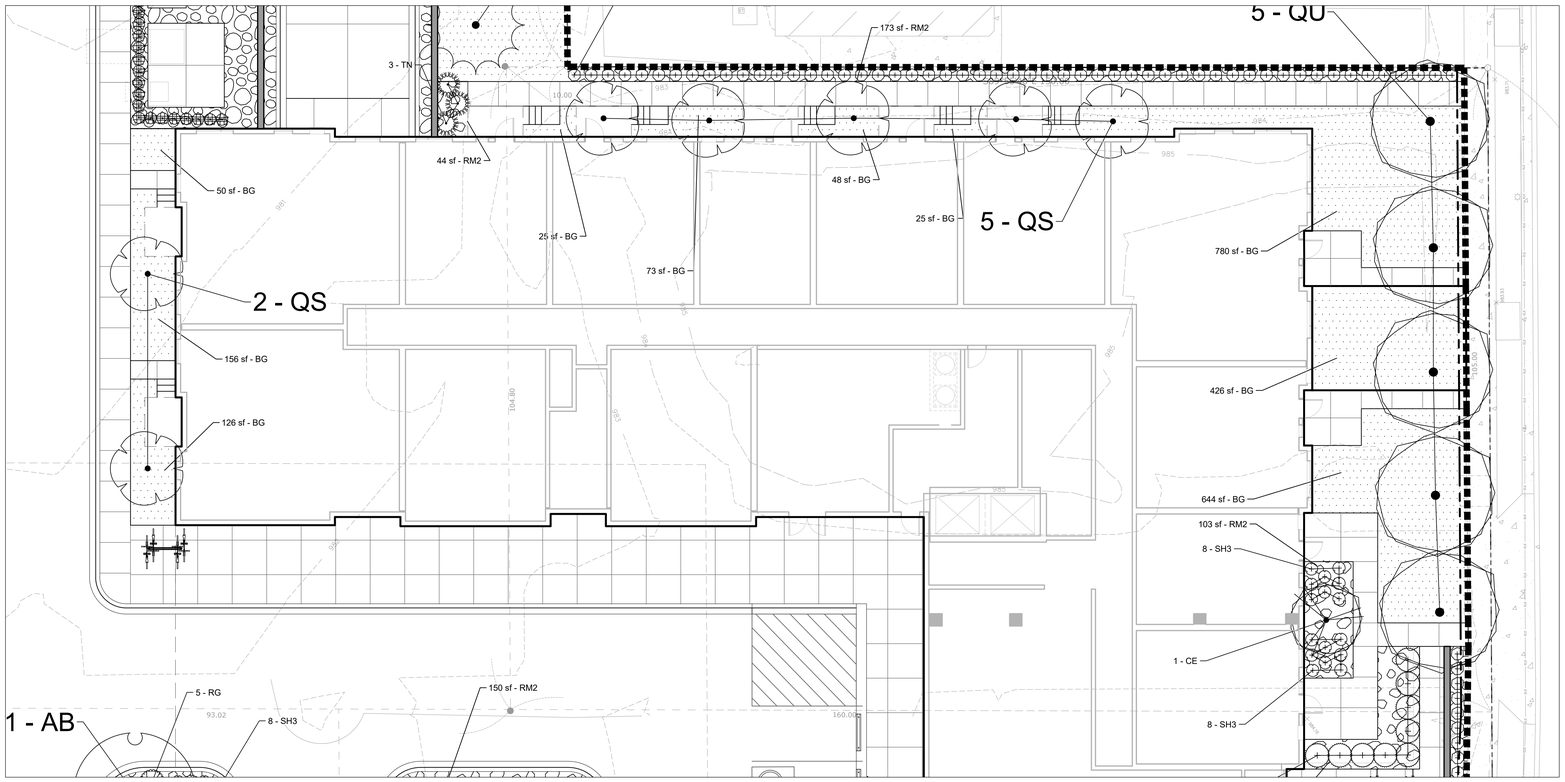
3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



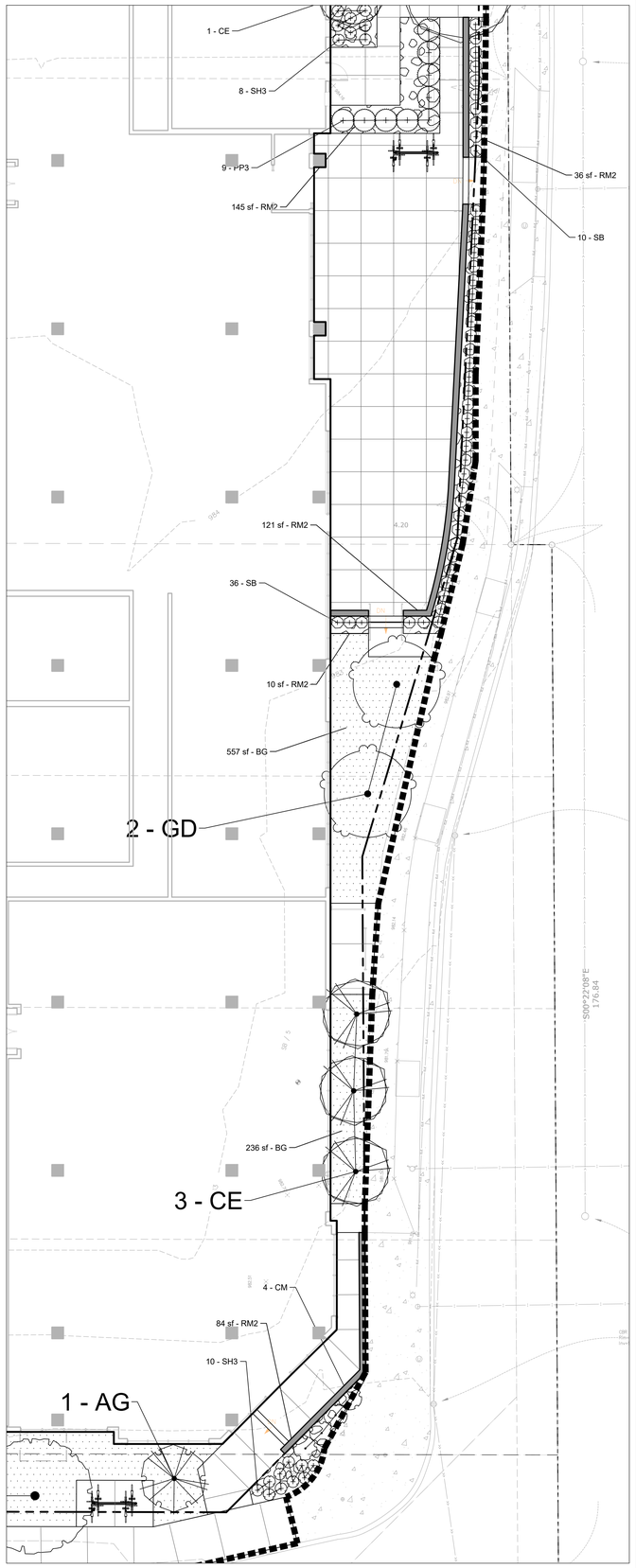
4 PERENNIAL BED PLANTING
N T S



5 WENTWORTH STREET & FOUNDATION PLANTING
1" = 10'-0"
5'-0" 0 10'-0"
N



6 NORTH WING & FOUNDATION PLANTING
1" = 10'-0"
5'-0" 0 10'-0"
N



7 ROBERT STREET & FOUNDATION PLANTING
1" = 10'-0"
5'-0" 0 10'-0"
N

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REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE DETAILS & ENLARGEMENTS

L1.1

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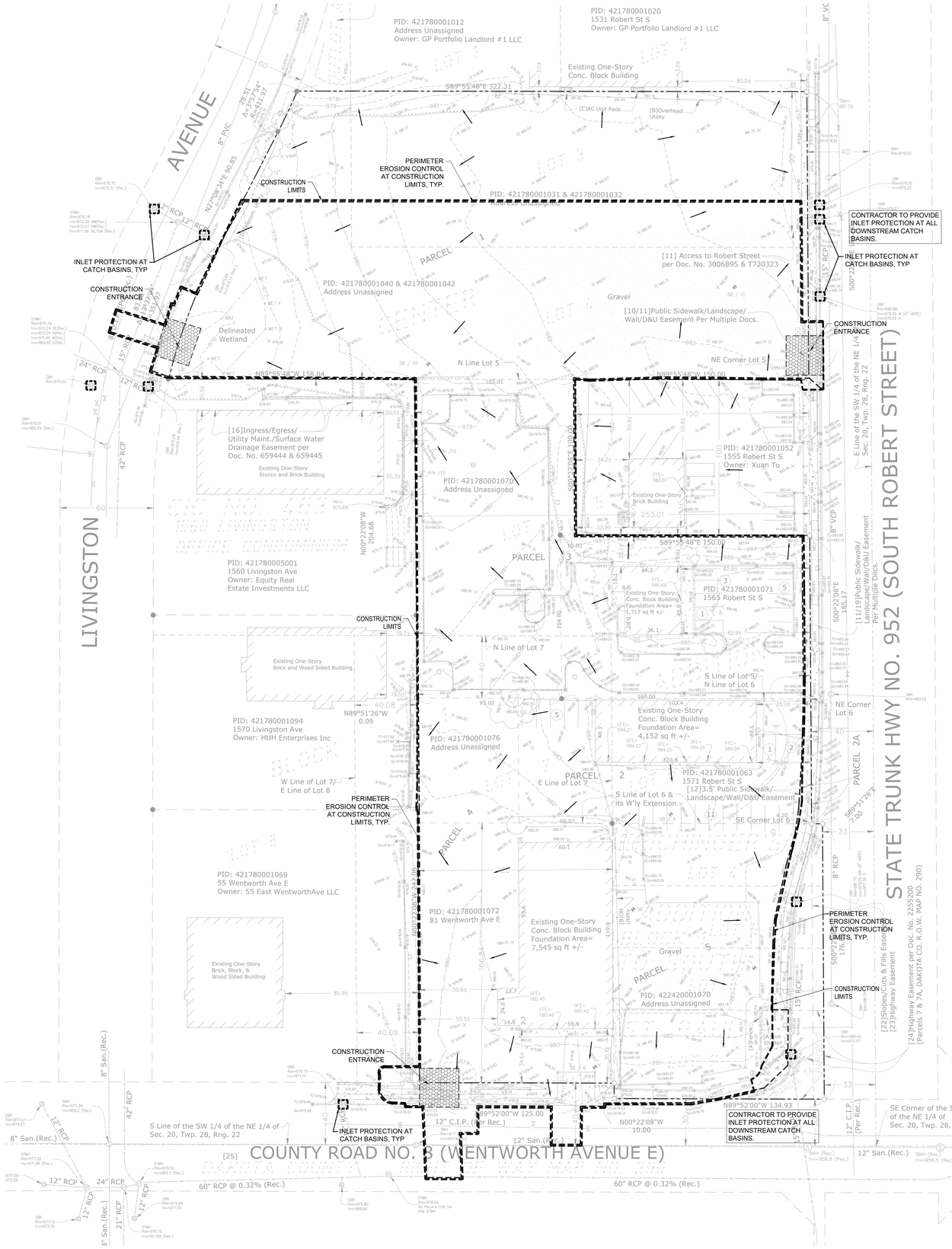

CITY OF WEST ST. PAUL EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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David J. Knaeble
DATE 07/24/20 LICENSE NO. 48776

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PROJECT NUMBER: 20187

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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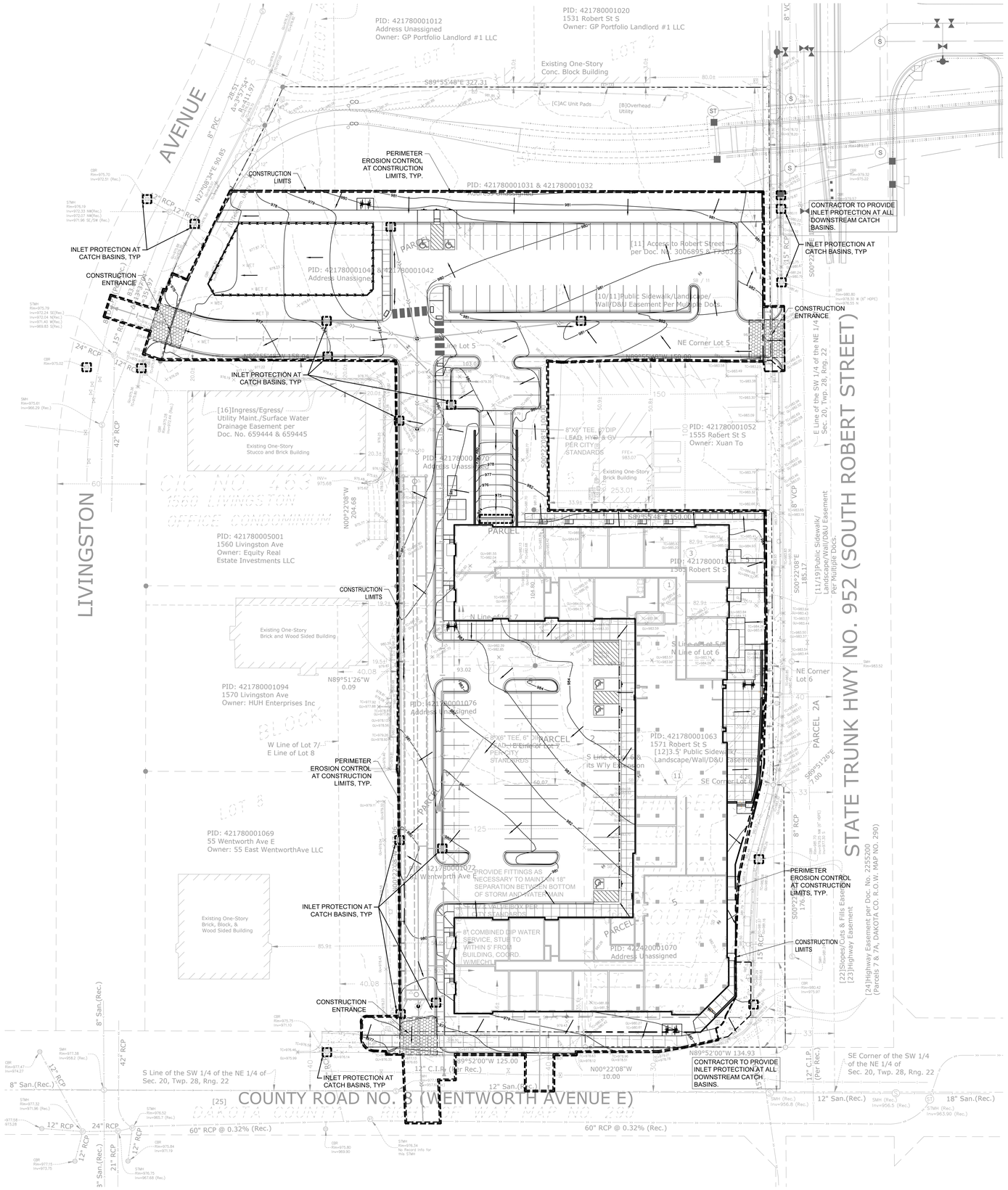

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PROJECT NUMBER: 20187

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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ROBERT STREET & WENTWORTH AVENUE

S Robert &
Wentworth
West Saint Paul, MN

1571 ROBERT STREET
WEST ST PAUL, MINNESOTA

DRAWING INDEX

DRAWING INDEX - ENTITLEMENTS		
DRAWING NUMBER	DRAWING NAME	LAND USE
T1-1	TITLE SHEET	•
CIVIL		
C.0	REFER TO CIVIL INDEX	•
ARCHITECTURAL		
A0-0	EXISTING CONDITIONS	•
A0-0b	EXISTING CONDITIONS	•
A0-1	SITE PLAN	•
A0-2	DESIGN PERSPECTIVES	•
A1-1	FLOOR PLANS	•
A1-2	FLOOR PLANS	•
A3-1	EXTERIOR ELEVATIONS	•
A3-2	EXTERIOR ELEVATIONS	•

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Signature

Typed or Printed Name

License # Date

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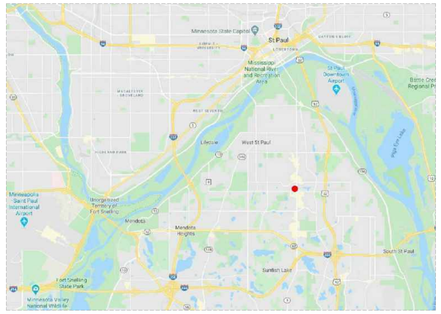
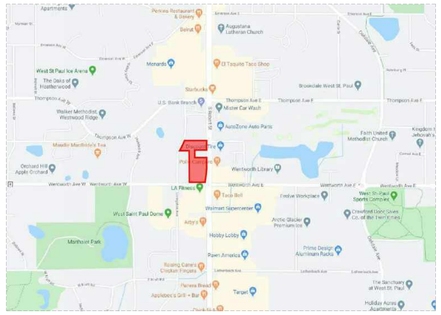
PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

OWNER/DEVELOPER: Roers Companies
110 Cheshire Lane, Suite 120
Minnetonka, MN 55305
Ph: 763-285-8808

ARCHITECT: Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

CONTRACTOR: T.B.D.

CIVIL ENGINEER: Civil Site Group, PC
4931 West 35th Street, Suite 200
St. Louis Park, Minnesota 55416
Ph: 612-615-0060

LANDSCAPE ARCHITECT: Civil Site Group, PC
4931 West 35th Street, Suite 200
St. Louis Park, Minnesota 55416
Ph: 612-615-0060

STRUCTURAL ENGINEER: Meyer Borgman Johnson
510 S Marquette Ave #900
Minneapolis, MN 55402
Ph: 612-338-0713

MECHANICAL ENGINEER: T.B.D.

PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER: T.B.D.

METRICS

Project Name Robert Street and Wentworth
Construction Type ****type****
Address 1571 ROBERT STREET City WEST SAINT PAUL

BIM 360://220515 - Robert Street/220515_S Robert.rvt Model Extracted From: 7/22/2020 10:16 Timestamp Extracted
ajagd User Extracted By
R:\Dynamo\ESG Dynamo Player 2-0\3 - Project Metrics Process\C - Metrics Unit Tabulation Department Plan 2-0 V2.dyn Last Dynamo Script Run

ESG Architects Inc

			Gross Area			Departments										Parking	
Use	Name	Elevation	Project GSF	Residential GSF	Residential Efficiency	Residential	Amenity	Common / Circulation	Service	Retail	Parking	Terrace	Exterior	n/a		Vehicle	Bicycle
	LEVEL 5	145.0	34,507	31,421	79%	27,173	1,595	4,248	1,490	-	-	786	-			0	0
	LEVEL 4	134.3	35,815	34,324	84%	30,081		4,243	1,490	-	-	-	-			0	0
	LEVEL 3	123.7	35,815	34,324	84%	30,081	-	4,243	1,490	-	-	-	-			0	0
	LEVEL 2	113.0	35,815	34,324	84%	30,081	-	4,243	1,490	-	-	-	-			0	0
	LEVEL 1	100.0	35,635	21,581	49%	17,388	7,087	4,193	1,699	5,268	-	1,978	-		-	101	54
	LOWER LEVEL	88.5	60,202	647	0%	-	-	647	1,438	-	58,117	-	-		-	164	66
											-					0	0
Totals			237,788	156,621	59%	134,803	8,682	21,818	9,099	5,268	58,117	2,764	-		-	265	120

Summary / Calculations

237,788	Total Project GSF
134,803	Total Residential SF
265	Parking Spaces
220	Beds
187	Units
1272	Project GSF / Unit
721	Residential SF / Unit
1.20	Parking Ratio / Beds
1.42	Parking Ratio / Units
0.55	Bicycle Ratio / Beds
0.64	Bicycle Ratio / Bed

	Unit Name	1 BED	1 BED + DEN	2 BED	STUDIO	
	Beds/Unit	1	1	2	1	
	Baths/Unit	1	1.5	2	1	
Level	SF/Unit (Average)	675	774	1135	535	
LEVEL 5	38	19	2	7	10	
LEVEL 4	42	20	2	7	13	
LEVEL 3	42	20	2	7	13	
LEVEL 2	42	20	2	7	13	
LEVEL 1	23	12	1	5	5	
LOWER LEVEL	0	0	0	0	0	
	Total Units/Type	91	9	33	54	0
	Total Beds/Type	91	9	66	54	0
	Total Bath/Type	91	13.5	66	54	0
	Total SF/Type	61,460	6,968	37,462	28,914	-
	% of total beds	41.4%	4.1%	30.0%	24.5%	0.0%
	% of total units	48.7%	4.8%	17.6%	28.9%	0.0%

Level	Parking Type-Use	9'-0" X 18' STANDARD	ACCESSIBLE STALL	BICYCLE	9'-0" X 18' STANDARD W/ BIKE	9'-0" X 16' COMPACT	
LEVEL 5	0	0	0	0	0	0	
LEVEL 4	0	0	0	0	0	0	
LEVEL 3	0	0	0	0	0	0	
LEVEL 2	0	0	0	0	0	0	
LEVEL 1	155	97	4	54	0	0	
LOWER LEVEL	230	92	4	66	66	2	
	Total Stalls/Type	189	8	120	66	2	0
	% of total Stalls	49.1%	2.1%	31.2%	17.1%	0.5%	0.0%

SITE PLAN REVIEW
07/24/2020

ORIGINAL ISSUE:
07/24/2020

REVISIONS:
No. Description Date

220515
PROJECT NUMBER

AJ
DRAWN BY

LE
CHECKED BY

KEY PLAN

S Robert & Wentworth

TITLE SHEET

T1-1

7/24/2020 12:31:20 AM

S Robert & Wentworth

West Saint Paul, MN

1 NORTHWEST AT ROBERT ST AND WENTWORTH AVE

2 NORTHEAST AT ROBERT ST AND WENTWORTH AVE

3 WEST AT ROBERT ST

4 SOUTHWEST AT ROBERT ST AND WENTWORTH AVE

5 SOUTHEAST AT ROBERT ST AND WENTWORTH AVE

6 WEST AT ROBERT ST

7 EAST AT LIVINGSTON AVE

8 NORTH AT WENTWORTH AVE

EXISTING SITE CONTEXT

ROERS COMPANIES
esg ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
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www.esgarch.com

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Signature

Typed or Printed Name

License # Date

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SITE PLAN REVIEW
07/24/2020

ORIGINAL ISSUE:
07/24/2020

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LE CHECKED BY

KEY PLAN

PLAN NORTH

S Robert & Wentworth

EXISTING CONDITIONS

A0-0

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Wentworth
West Saint Paul, MN

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1 A0-0b **EXISTING SITE CONTEXT - LOTS WITHIN 350 FT (PER DAKOTA COUNTY GIS)**
1" = 100'-0"

SITE PLAN REVIEW
07/24/2020

ORIGINAL ISSUE:
07/24/2020

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220515
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EXISTING CONDITIONS

A0-0b

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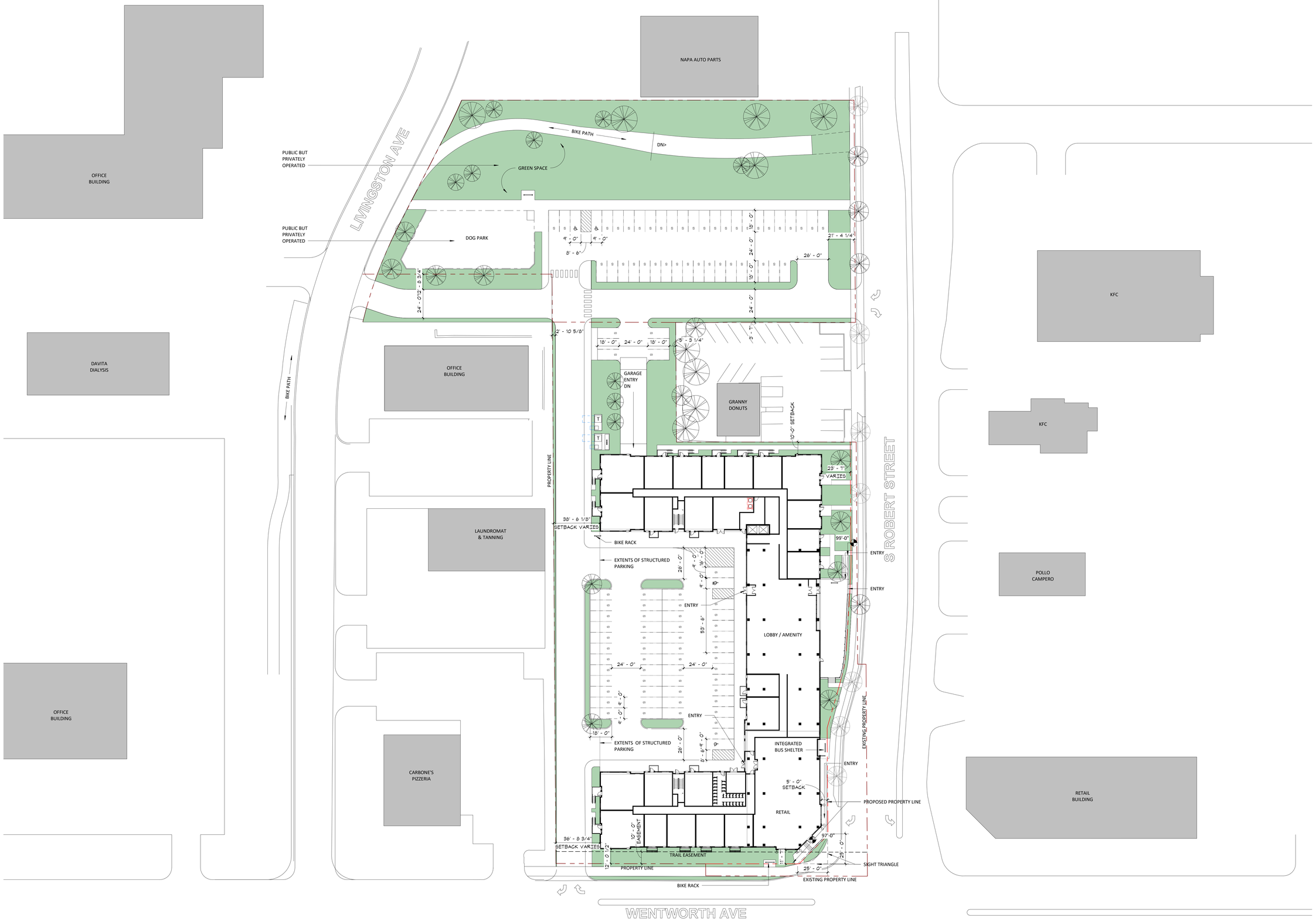

1 A0-1 **SITE PLAN**
1" = 30'-0"

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LE CHECKED BY

KEY PLAN

PLAN NORTH

S Robert & Wentworth

SITE PLAN

A0-1

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Signature

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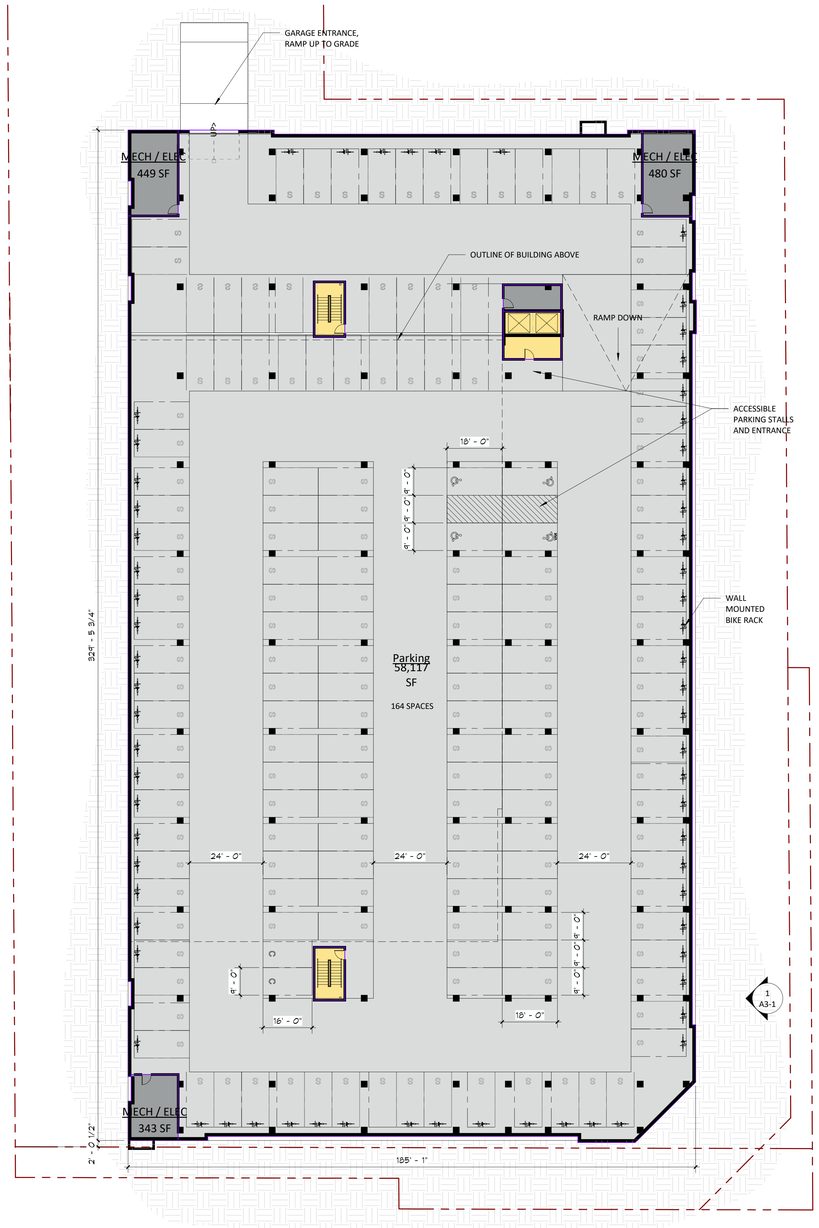
2 A1-1 **STREET LEVEL PLAN**
1" = 20'-0"



1 A1-1 **LEVEL P1**
1" = 20'-0"

SITE PLAN REVIEW
07/24/2020

ORIGINAL ISSUE:
07/24/2020

REVISIONS:
No. Description Date

220515
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Author DRAWN BY
Checker CHECKED BY

KEY PLAN

PLAN NORTH

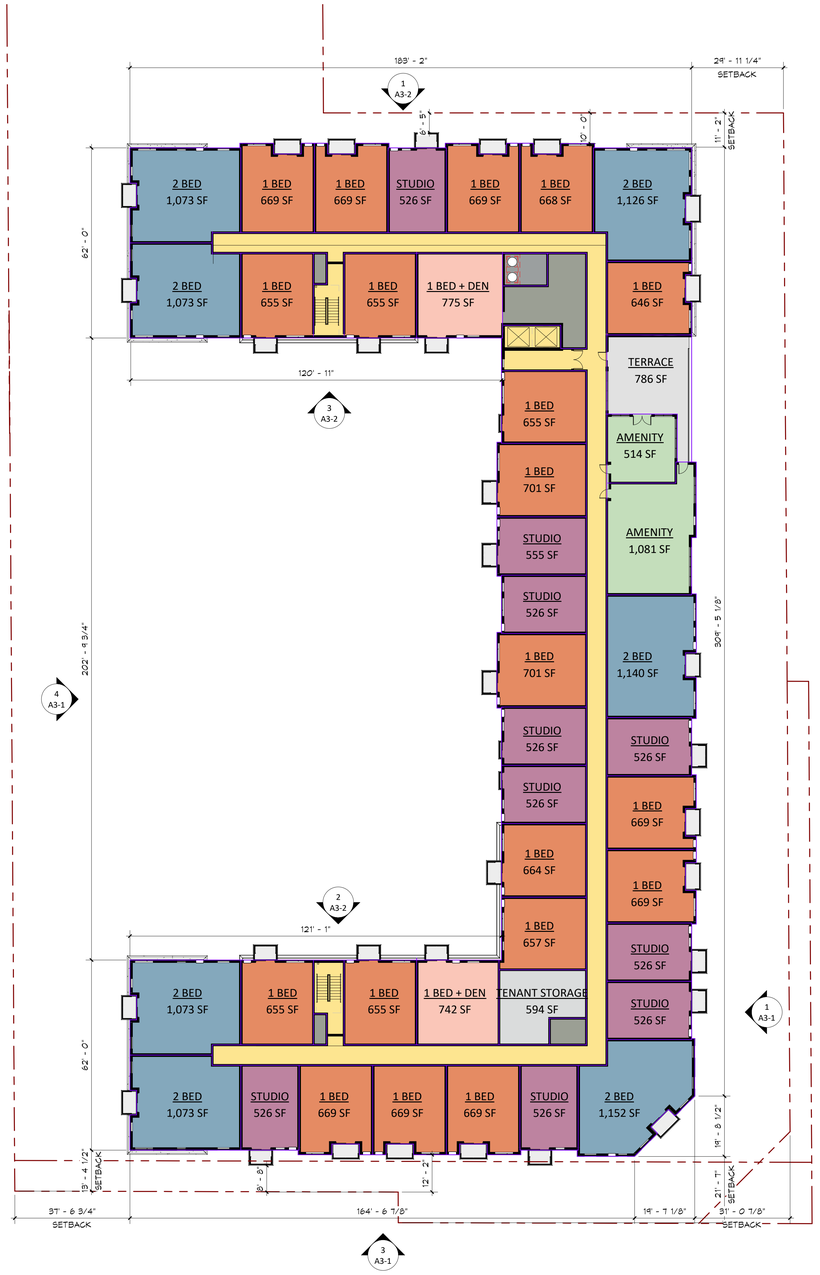
S Robert & Wentworth

FLOOR PLANS

A1-1

7/23/2020 12:31:16 PM

S Robert &
Wentworth
West Saint Paul, MN



2 A1-2 **LEVEL 5 PLAN**
1" = 20'-0"

1 A1-2 **LEVEL 2-4 PLAN**
1" = 20'-0"

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FLOOR PLANS

A1-2

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PERSPECTIVE VIEW OF CORNER AT ROBERT STREET AND WENTWORTH AVENUE

PERSPECTIVE VIEW OF RESIDENTIAL ENTRY ALONG ROBERT STREET

PERSPECTIVE VIEW OF RETAIL CORNER AT ROBERT STREET AND WENTWORTH AVENUE

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DESIGN PERSPECTIVES

A0-2

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MATERIAL PERCENTAGE

PERCENTAGE					
Primary	BRICK	16%	15%	22%	22%
Secondary	DARK	27%	28%	27%	25%
Primary	LIGHT	24%	17%	18%	20%
Secondary	ACCENT	5%	4%	5%	4%
Primary	GLAZING	27%	36%	29%	29%
	TOTAL	100%	100%	100%	100%

NOTE:
DARK - PREFINISHED CORRUGATED METAL AND CHANNELS
LIGHT - FIBER CEMENT PANEL
ACCENT - COMPOSITE WOOD PRODUCT (LONGBOARD OR SIMILAR)

*MATERIAL AREAS AND PERCENTAGES ARE ESTIMATES BASED ON 2D ELEVATIONS

3 A3-1 **SOUTH ELEVATION**
3/32" = 1'-0"

1 A3-1 **EAST ELEVATION**
3/32" = 1'-0"

4 A3-1 **WEST ELEVATION**
3/32" = 1'-0"

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EXTERIOR ELEVATIONS

A3-1

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3 A3-2 **COURT - SOUTH ELEVATION**
3/32" = 1'-0"

2 A3-2 **COURT - NORTH ELEVATION**
3/32" = 1'-0"

1 A3-2 **NORTH ELEVATION**
3/32" = 1'-0"

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No.	Description	Date

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EXTERIOR ELEVATIONS

A3-2

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CITY OF
WEST ST. PAUL

1616 Humboldt Avenue
West St. Paul, MN 55118

651-552-4100
www.wspmn.gov

Planning "To Do" List

- Review parking numbers, city wide
  - Review/Update Parking Stall Dimensions
    - Consider incorporating compact car numbers?

- Update Zoning Code residential density numbers to match 2040 Comp Plan (R3/R4)
  - Current says 12 units per acre, Comp plan says 25-40

- Review design and construction material requirements, specifically multi-family
  - Additional primary materials? Have seen, CMUs, lap and panel siding
  - R3 and R4 allows 35ft+ as CUP, change to permitted?

- Establish Pollinator/Naturalist Plantings ordinance
  - Bloomington, Burnsville, and Minneapolis

- Incorporate the subdivision ordinance into City Code
  - Allow for administrative review of lot splits, consolidations, and line alterations

- Review recent development landscape numbers
  - Both the 30% replacement rule and
  - The one tree per 20-40 lineal feet requirements
    - How often/closely are these being met?

- Missing/New Uses
  - Self-storage?

Last updated 07/29/2020