



## 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](mailto: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

##### 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 Buttgerit

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](mailto:ADA@wspmn.gov) at least 5 business days prior to the meeting*  
[www.wspmn.gov](http://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 them. 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**

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 Buttgerreit**

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**REQUEST:**

Mr. Buttgerreit 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
<b>Subject Property</b>	Residential - Single Family Home	R1A – Single Family
<b>Properties to North</b>	N/A – Vacant Lot	B2 – Neighborhood Business
<b>Properties to East</b>	Commercial – Dodd Way Shopping	B2 – Neighborhood Business
<b>Properties to South</b>	Residential - Single Family Home	R1A – Single Family
<b>Properties to West</b>	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 Hall  
 1616 Humboldt Avenue  
 West St. Paul, MN 55118  
 651-552-4100  
 FAX 651-552-4190  
[www.wspmn.gov](http://www.wspmn.gov)

## PLATTING APPLICATION

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

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

### CONTACT INFORMATION

Name of Applicant: Michael Buttgereit Phone # 516-640-7611  
 Address of Applicant: 1019 Smith Ave S Email: michaelbbuttgereit@gmail.com  
W. St. Paul MN 55118

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

Name of Surveyor: Frank R. Cardarelle Phone # 952-941-3031  
 Address of Surveyor: 6440 Flying Cloud Dr. Email: cardarelle15@aol.com  
Suite 103, LP MN 55344

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: ~~1.14~~ .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 residential 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 West  
Signature of Owner (Required)

516-640-7611  
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.**

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**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, 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.

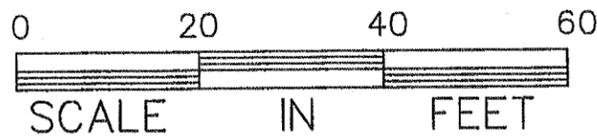
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For Informational Purposes Only – Not for Publication

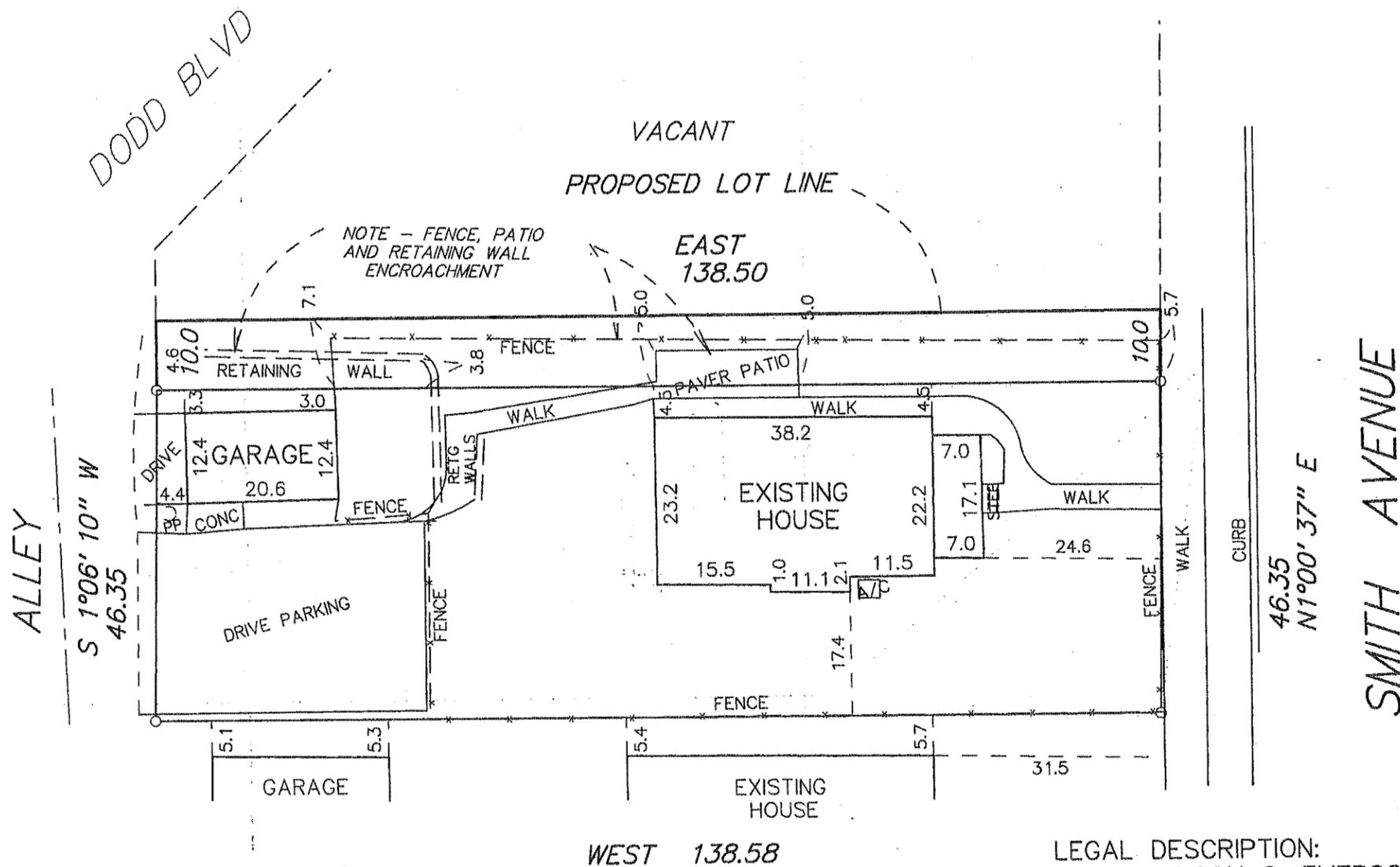
Shirley Buecksler  
City Clerk

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

Posted: Friday, August 7, 2020  
Municipal Center



- 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

7/8/2020 PROPOSED LOT LINE

PROJECT NO.	BOOK
DATE MAY 12, 2020	PAGE
REVISIONS	

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

FRANK R. CARDARELLE REG. NO. 6668

PROPOSED LOT  
LINE REALIGNMENT

BUTTGERT/LEWANDOWSKI  
1<sup>st</sup> RESIDENCE



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

# PLANNING COMMISSION – August 18<sup>th</sup>, 2020

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



05/05/2018



## 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.



# Plat Summary

## Analysis

### Site Size

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

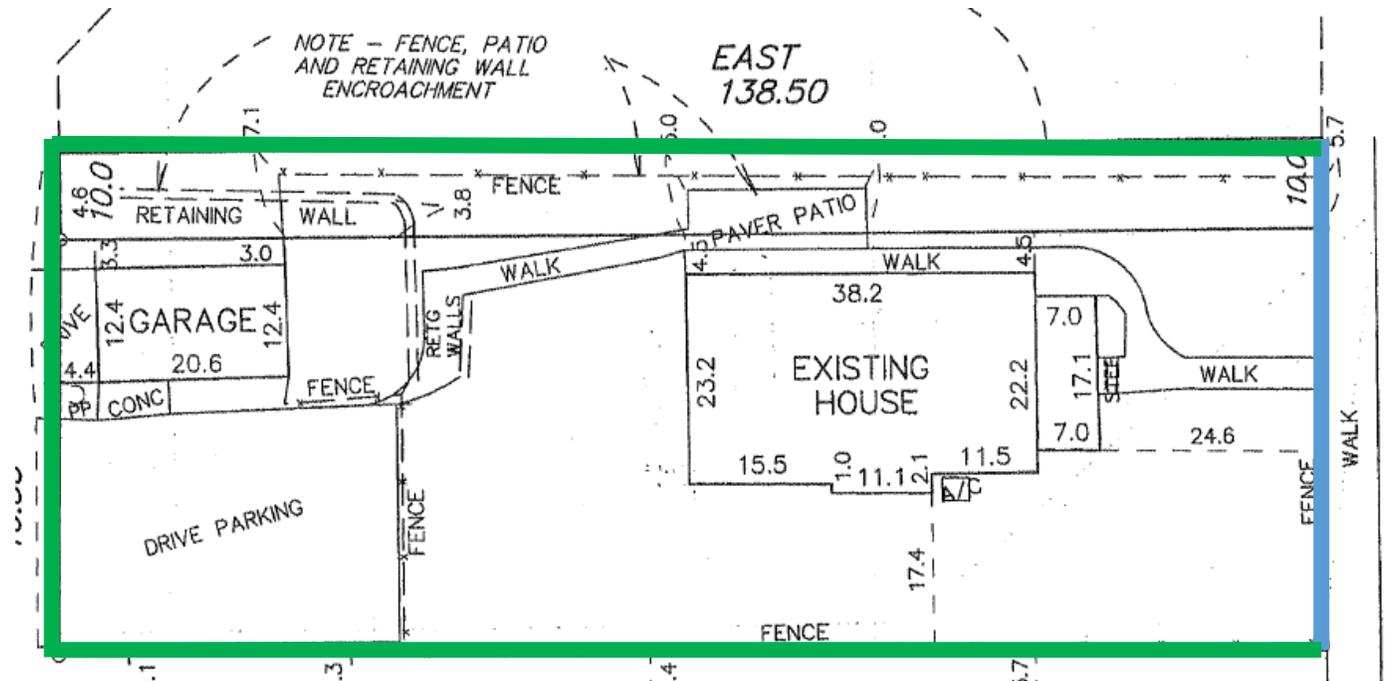
### Right of Way

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

### Easements

Per the Engineering memo dated August 8<sup>th</sup>, 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.

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:**

	<b>Use</b>	<b>Zoning</b>
<b>Subject Property</b>	Commercial – Aamco, Batteries Plus	B6 - Town Center
<b>Properties to North</b>	Commercial – Nappa Auto	B6 - Town Center
<b>Properties to East</b>	Commercial – Noodles and Co, Pollo Campero, KFC	B6 - Town Center
<b>Properties to South</b>	Commercial – LA Fitness	B6 - Town Center
<b>Properties to West</b>	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
<b>1571 Robert St</b>	<b>Town Center One – Market Rate</b>	<b>58.9</b>

**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 1/4 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*

	<b>Code Setbacks</b>	<b>Proposed Setbacks</b>
<b>Front</b> <i>(Wentworth Ave)</i>	10 – 40ft	12ft
<b>Rear</b>	20ft Min.	9.4ft*
<b>Side</b> <i>(East) Adj to Street</i>	10 – 30 ft	5ft*
<b>Side</b> <i>(West)</i>	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
<b>Front</b> <i>(Wentworth Ave)</i>	Not Permitted	N/A
<b>Rear</b>	10ft Min.	22ft
<b>Side</b> <i>(East) Adj to Street</i>	10ft Min	18.5ft
<b>Side</b> <i>(West)</i>	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*

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

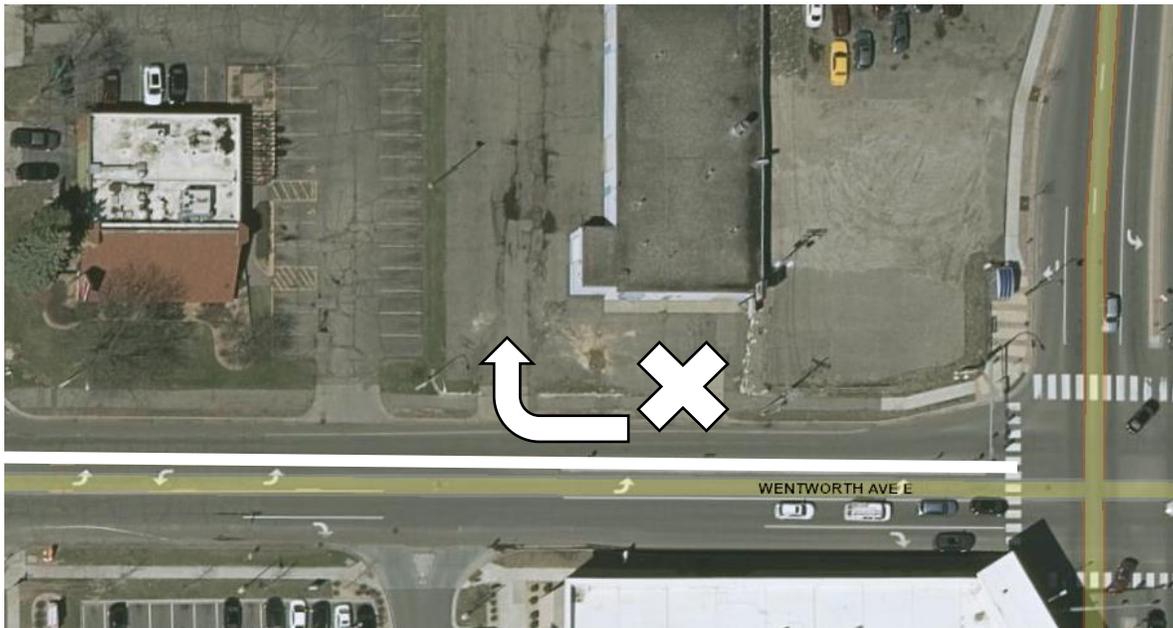
Parking aside, even with the expected additional trips being generated as a part of the proposed development, the majority of surrounding traffic options will continue to function at their existing “level of service”. Level of service refers to the operating conditions of transportation facilities, such 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)*

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

**Site Access – Wentworth Avenue**

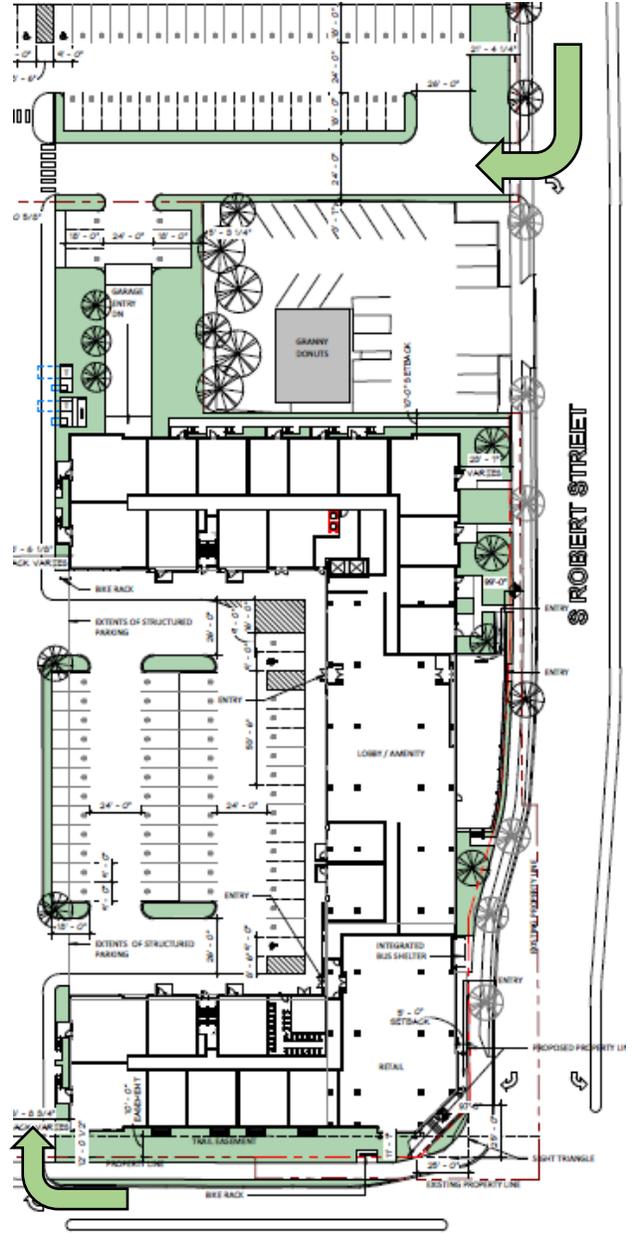
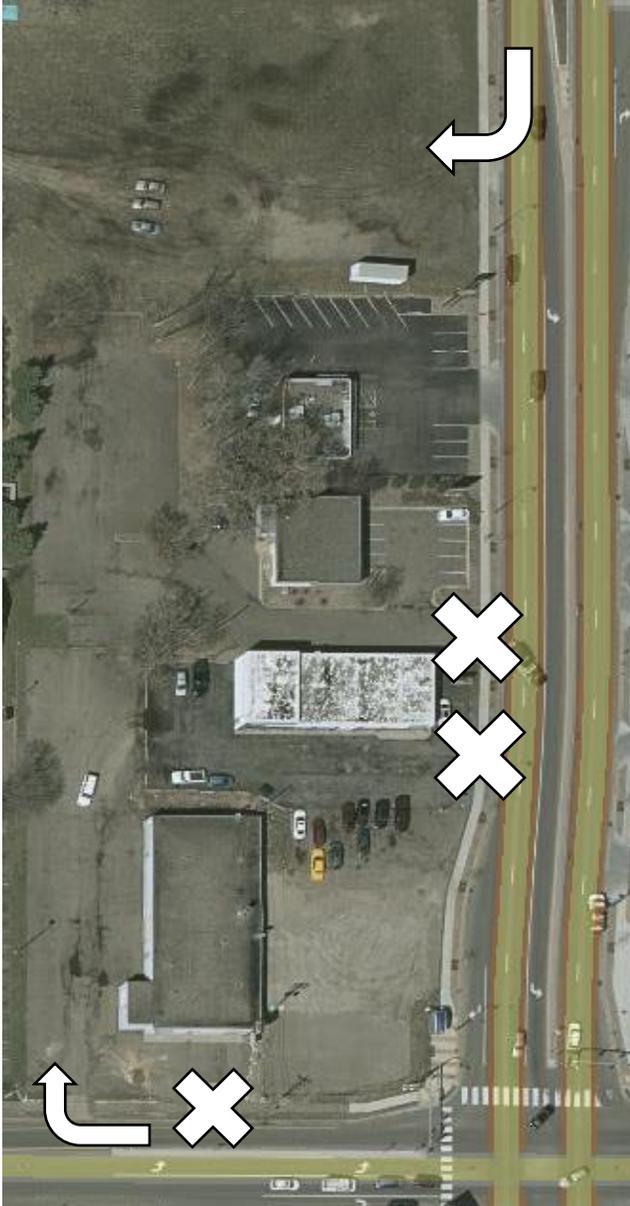
The Wentworth Avenue access to the site was reviewed by Dakota County during their County Plat Commission meeting on August 5<sup>th</sup>. Due to the conflicts currently happening at the site, Dakota County is requiring that, in order to maintain the western Wentworth access to the site, the center 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.

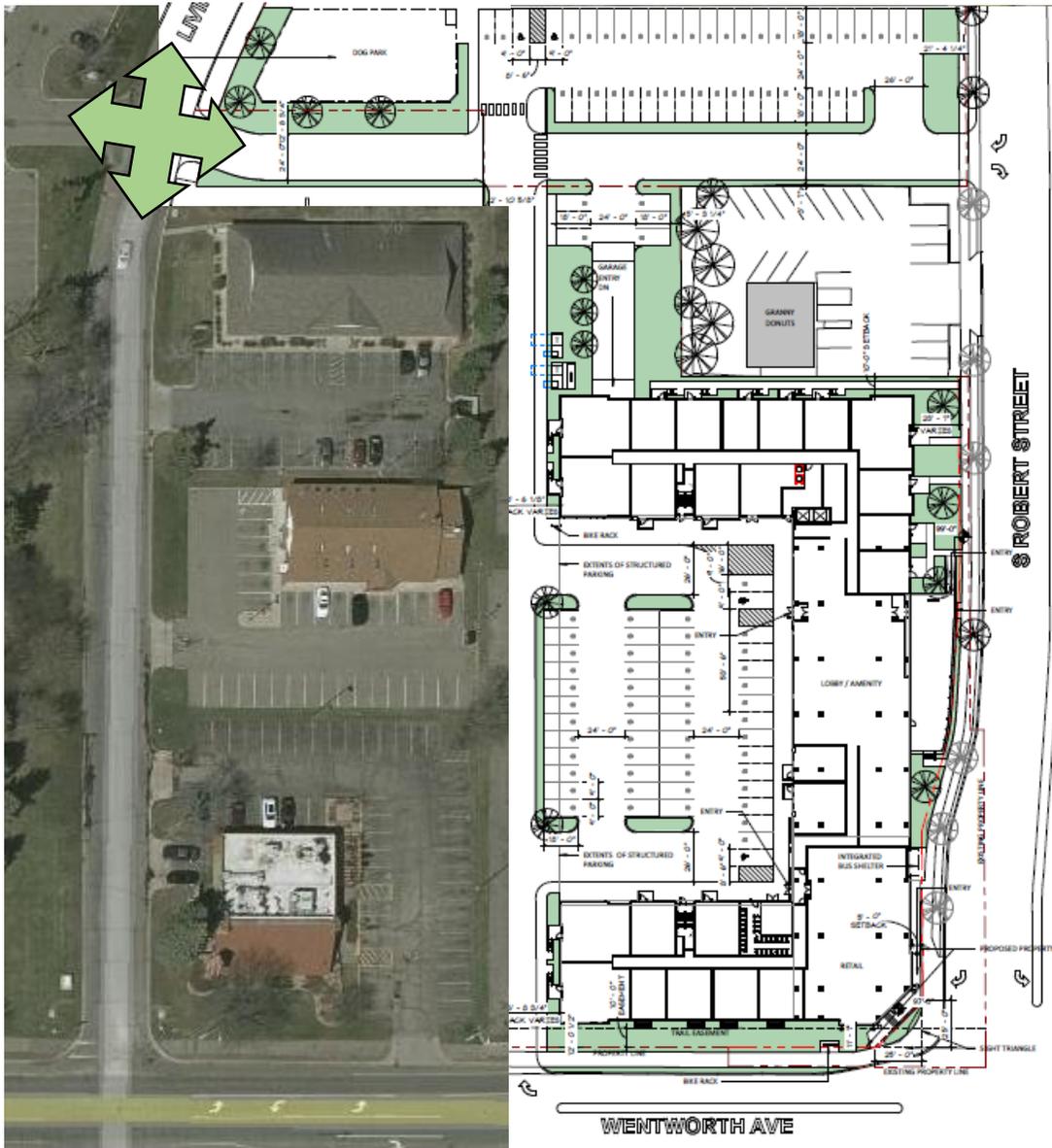
### Site Access – Robert Street

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 5<sup>th</sup>, 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 5<sup>th</sup>, 2020 and recommended approval of the preliminary plat subject to the following conditions (see memo dated August 7<sup>th</sup>, 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 Hall  
1616 Humboldt Avenue  
West St. Paul, MN 55118  
651-552-4190  
[www.wspmn.gov](http://www.wspmn.gov)

## CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275  
Escrow Amount: \$400 (Residential)  
\$800 (Commercial)  
TOTAL FEES: \$ 1075

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

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

Email: laura.eder@esgarch.com

Minneapolis, MN 55415

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

Email: Shane@roerscompanies.com

Minnetonka, MN 55305

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.

Shane Lafave  
Signature of Owner (Required)

763-300-1861  
Phone Number

Ram Eder  
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 Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
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
Address of Applicant: 500 Washington Ave S
Suite 1080 / Minneapolis, MN 55415

Phone # 612-373-4697
Email: laura.eder@esgarch.com

Name of Owner Contact: Shane LaFave
Name of Owner: Roers West St. Paul Apartments Owner LLC
Address of Owner: 110 Cheshire Lane, Ste 120
Minnetonka, MN 55305

Phone # 763-300-1861
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.

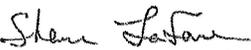
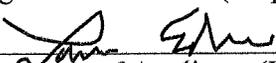
**EXHIBITS REQUIRED**

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.

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

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

**LAPSE OF SITE PLAN:** An approved site plan shall lapse and become null and void six months following the date on which the 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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[www.wspmn.gov](http://www.wspmn.gov)

## REZONING/TEXT AMENDMENT APPLICATION

**OFFICE USE ONLY**

Case No: 20-09

Date Received: 07/24/2020

Receipt No: 2020-0974

60 Day Date: 09/22/2020

Filing Fee: \$325  
 Escrow Amount: \$800  
 Total Fees: \$ 1,125

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

Name of Applicant Contact: Laura Eder Address, cont'd: (...at 1571 Robert St)  
 Name of Applicant: ESG Architects Phone # 612-373-4697  
 Address of Applicant: 500 Washington Ave S Email: laura.eder@esgarch.com  
Suite 1080 / Minneapolis, MN 55415

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

Legal/PID # See attached

Present Zoning: B-6 Proposed Zoning: PMD

Present Use: automotive painting & repair bldg & surface parking. Proposed Use: multi-family apartment housing, retail,  
 Present Use, cont'd: (...AAMCO vehicle transmission repair bldg + surface parking, Batteries+Bulbs bldg + surface parking, misc. Proposed Use, cont'd: (...structured and surface parking)  
 access drives, vacant lot with storage in certain areas)

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

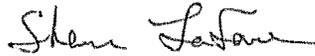
What other circumstances justify the amendment? More density brought to this particular site and its irregular shape prove difficult to meet all existing zoning code regulations for B-6 building and parking setbacks as well as regulations for number of parking spaces to be provided.

**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**

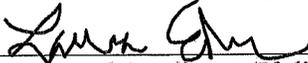
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St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

OFFICE USE ONLY	
Case No: <u>20-09</u>	
Date Received: <u>07/24/2020</u>	
Receipt No: <u>2020-0974</u>	
60 Day Date: <u>09/22/2020</u>	

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)

### CONTACT INFORMATION

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

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

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

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

### 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 residential 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**

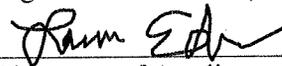
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St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

**FEEES**

- 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.

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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

To: **Planning Commission and City Council**  
Through: **Melissa Sonnek, City Planner**  
From: **Dave Schletty, Asst. Parks & Recreation Dir.**  
Date: **August 7<sup>th</sup>, 2020**

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

### **BACKGROUND INFORMATION:**

At the August 5<sup>th</sup>, 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 plants 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.

3. It is recommended the applicant consider adding more rows to the underground system and shortening the length of the filtration system.
  - a. The draitile within the underground filtration basin should be sloped to drain to the outlet so the draitile 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

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124  
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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952.891-7087 • Fax 952.891-7127 • [www.co.dakota.mn.us](http://www.co.dakota.mn.us)

for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County

Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact Gordon McConnell regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

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

Todd B. Tollefson  
Secretary, Plat Commission

c: Shane LaFave; Dave Knaeble; Alyssa Jagdfeld; Laura Eder; [Bob Loken](#)

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](mailto:Natalie.Ries@state.mn.us) or 651-234-7681.

An equal opportunity employer

***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](mailto: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](mailto: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](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 Thorsen, Metro Multimodal, at [Jesse.Thorsen@state.mn.us](mailto:Jesse.Thorsen@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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 Bargaen, 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 Thorsen, Multimodal  
Todd Grugel, ADA

# PLANNING COMMISSION – August 18<sup>th</sup>, 2020

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





## 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

## 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

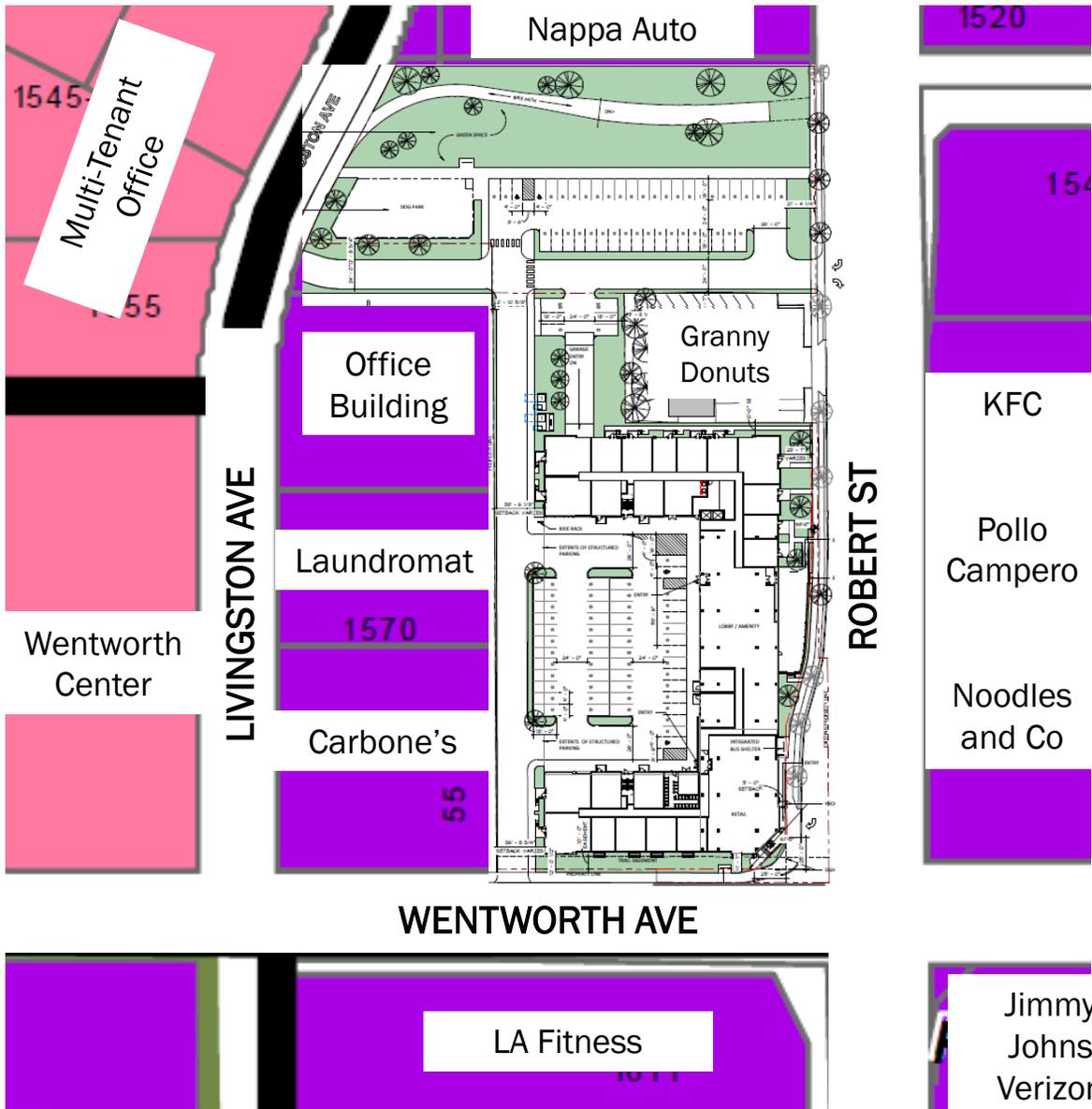


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# Application Review

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

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# 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](http://www.wspmn.gov)

**CONDITIONAL USE PERMIT APPLICATION**

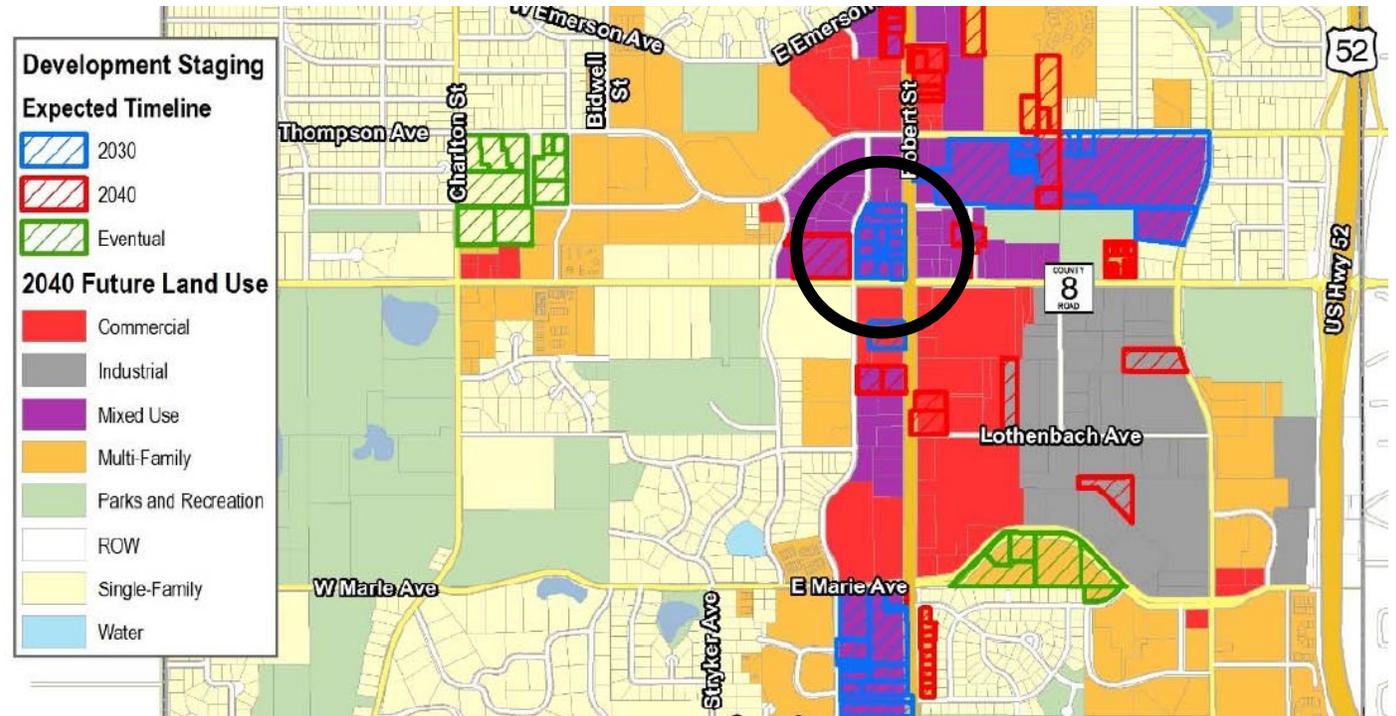
Filing Fee: \$275	<b>Office Use Only</b> Case No: _____ Date Received: _____ Receipt # _____ 60 Day Date: _____
Escrow Amount: \$400 (Residential) \$800 (Commercial)	
TOTAL FEES: \$ _____	
Street Address of Parcel: _____	

Name of Applicant: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Address of Applicant: \_\_\_\_\_ Email: \_\_\_\_\_

# 1) Conditional Use Permit Plan Consistency

## Planning Document Review:

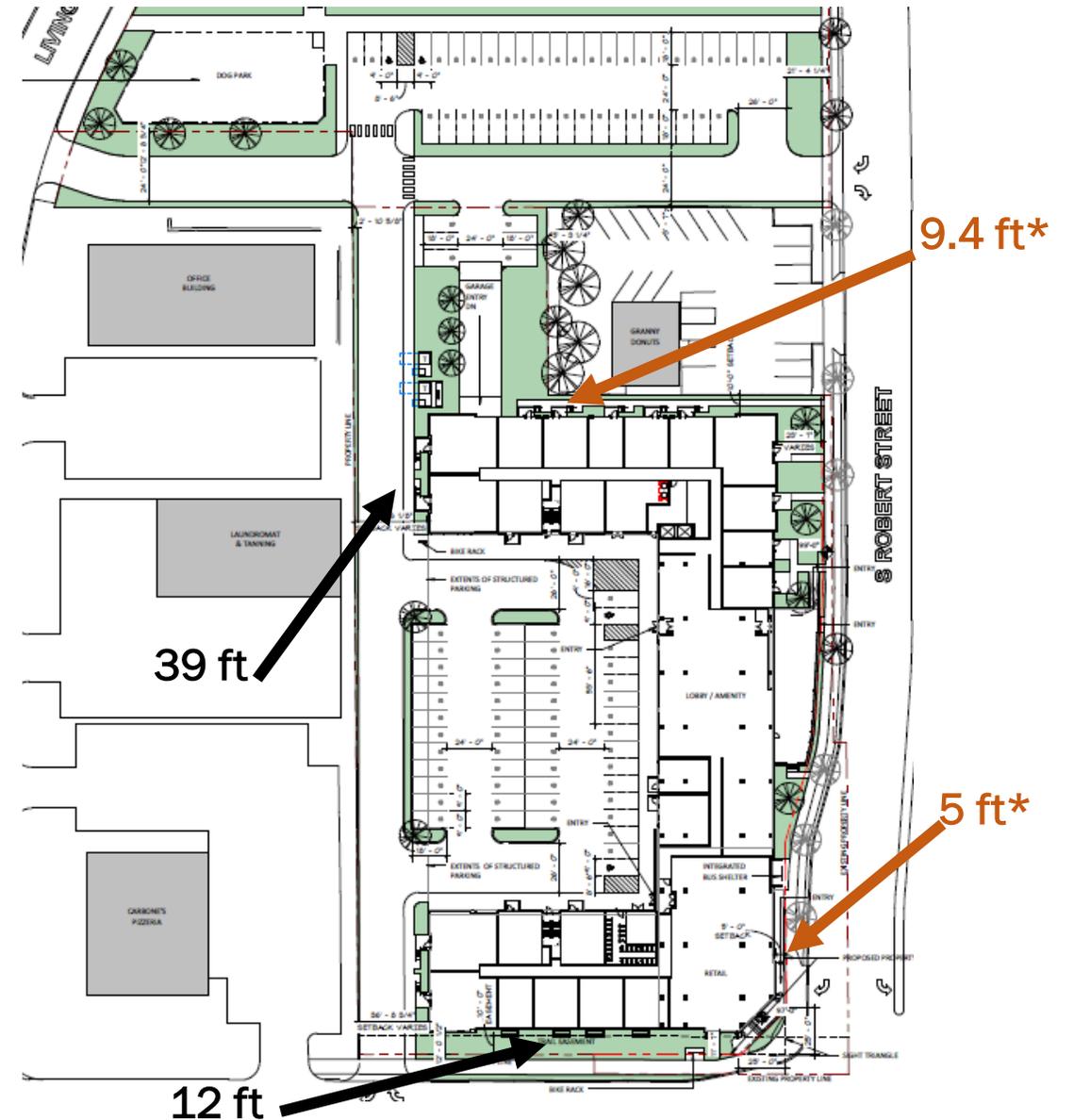
- 2040 Comp Plan listed TC1 as likely to redevelop by 2030,
- Guided for mixed-use with 20-40 units/acre
  - Proposing 58.9 units/acre
- Demand for additional housing.
  - Offers the option for “filtering-up”
  - Consistent with Met Council 2040 Housing Plan and Dakota County Housing Needs Assessment.



## 2) Site Plan Analysis

### Setbacks – Parking

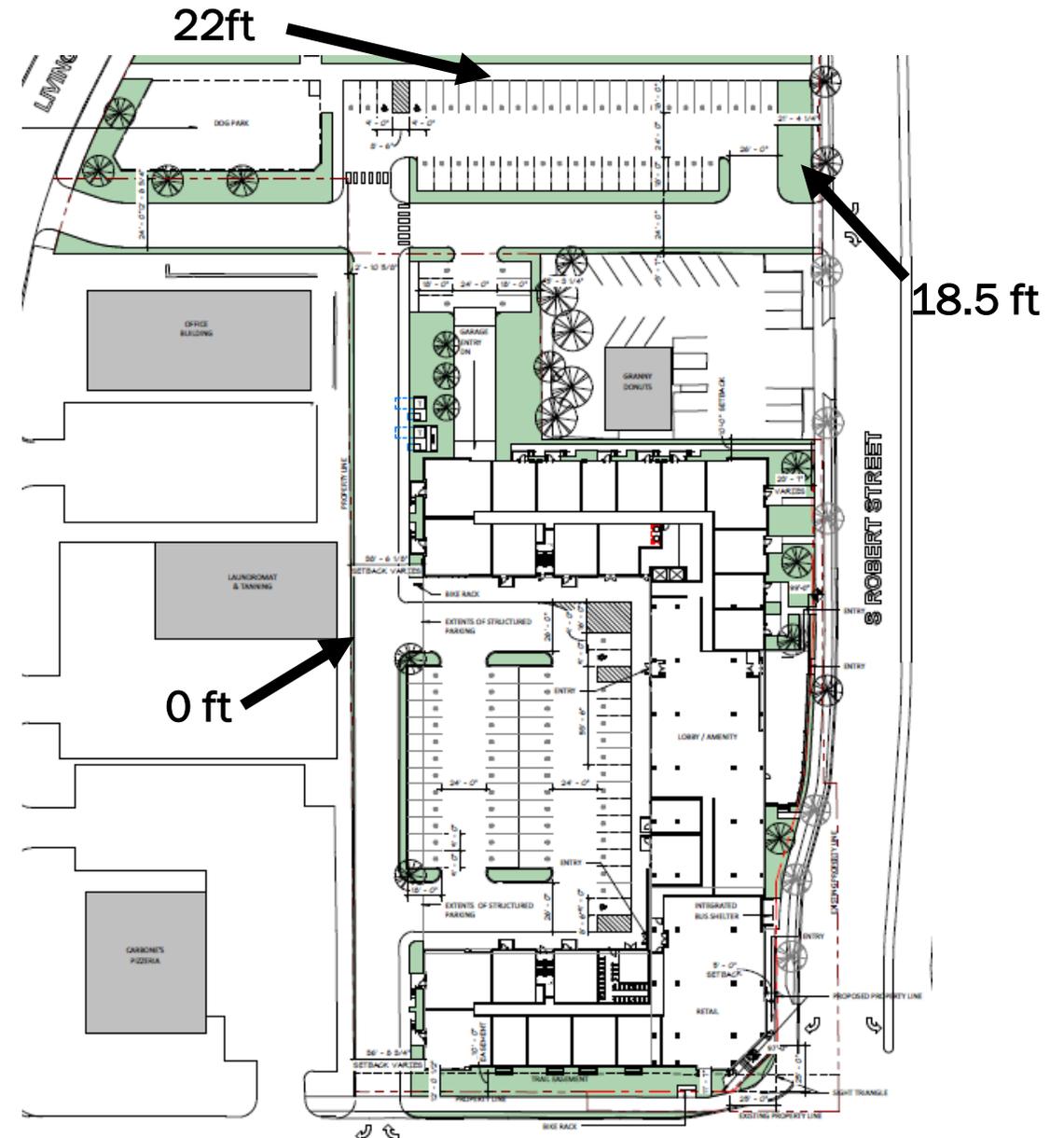
Building Setbacks	Code	Proposed
Front (Wentworth)	10 – 40ft	12ft
Rear (north)	20ft min.	9.4 ft*
Side (Adj to Street)	10 – 30ft	5 ft*
Side (west)	0ft	39ft



## 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

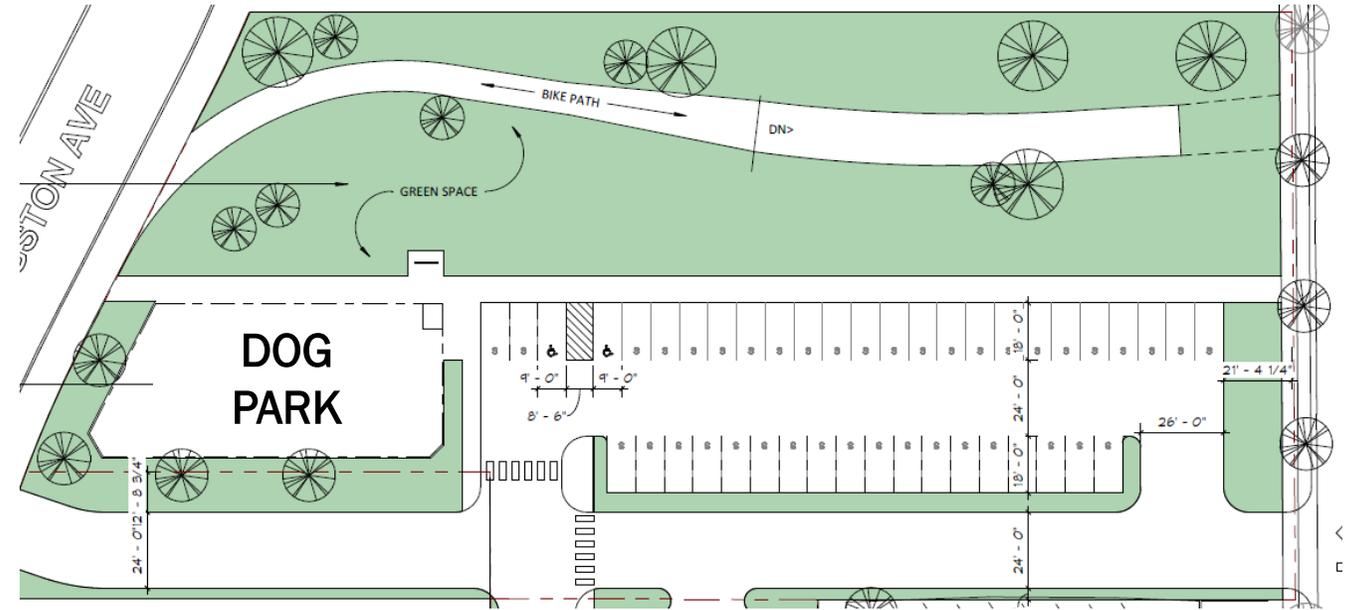
### Parking Counts

Code requires 2 stalls/unit

- 187 Units = 374 Stalls

Applicant is proposing 265 stalls total:

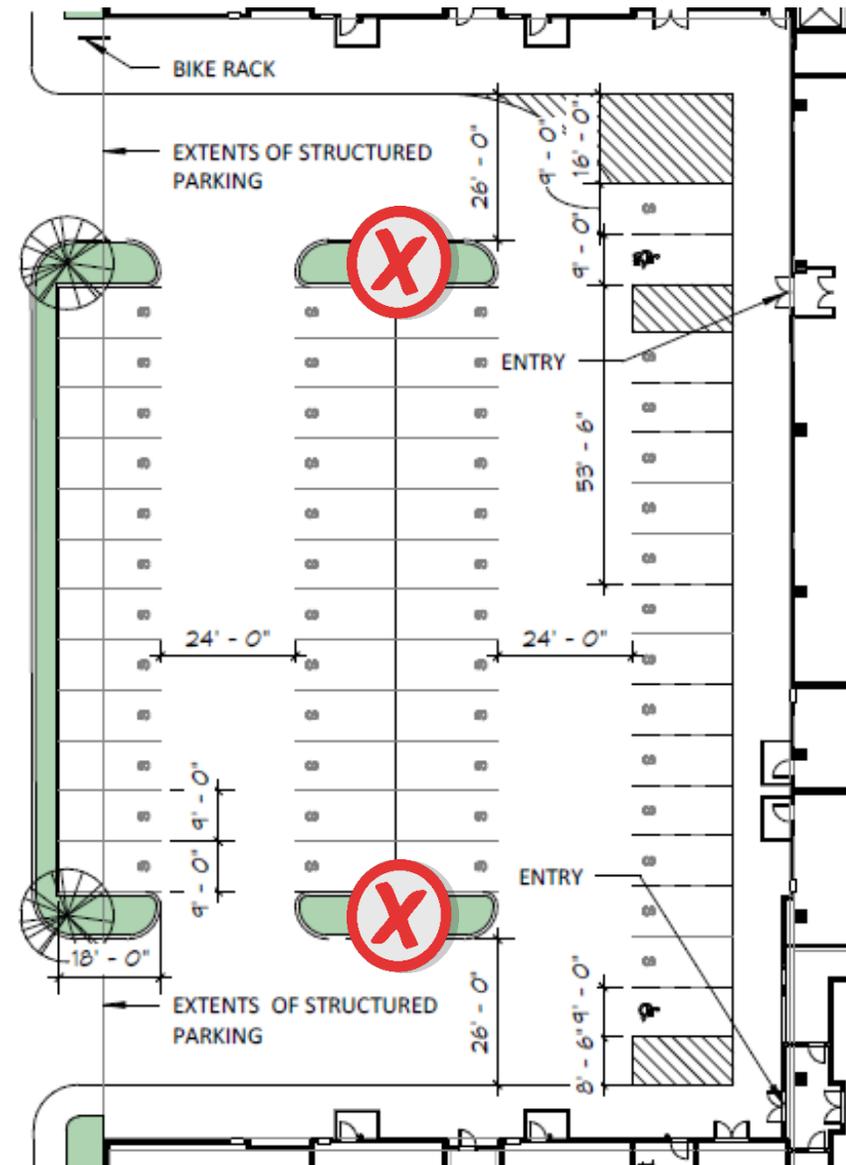
- 101 surface stalls
- 164 underground parking stalls
- 1.42 stalls per 1 unit
- A few stalls dedicated to public dog park



## 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

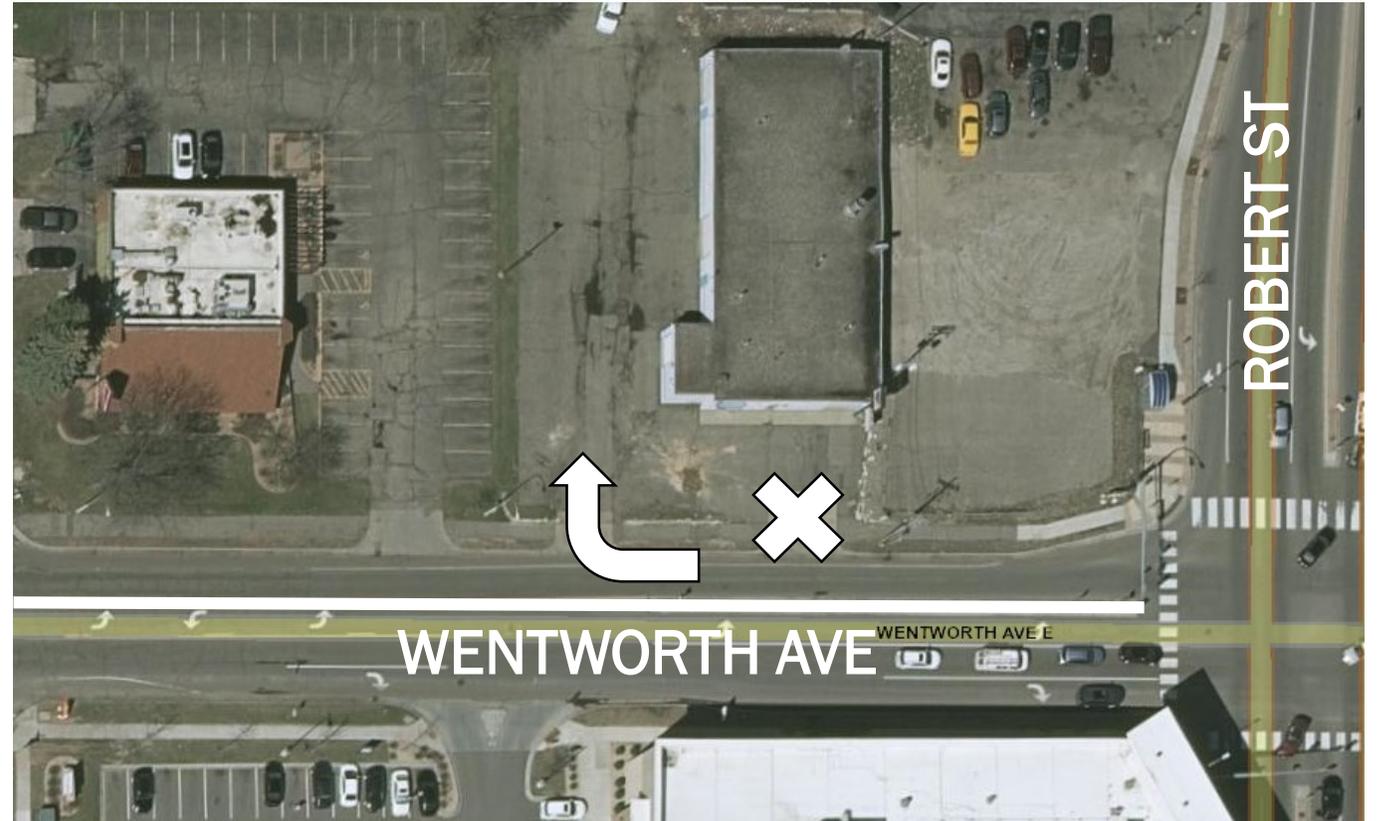


## 2) Site Plan Analysis

### 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.



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## 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.

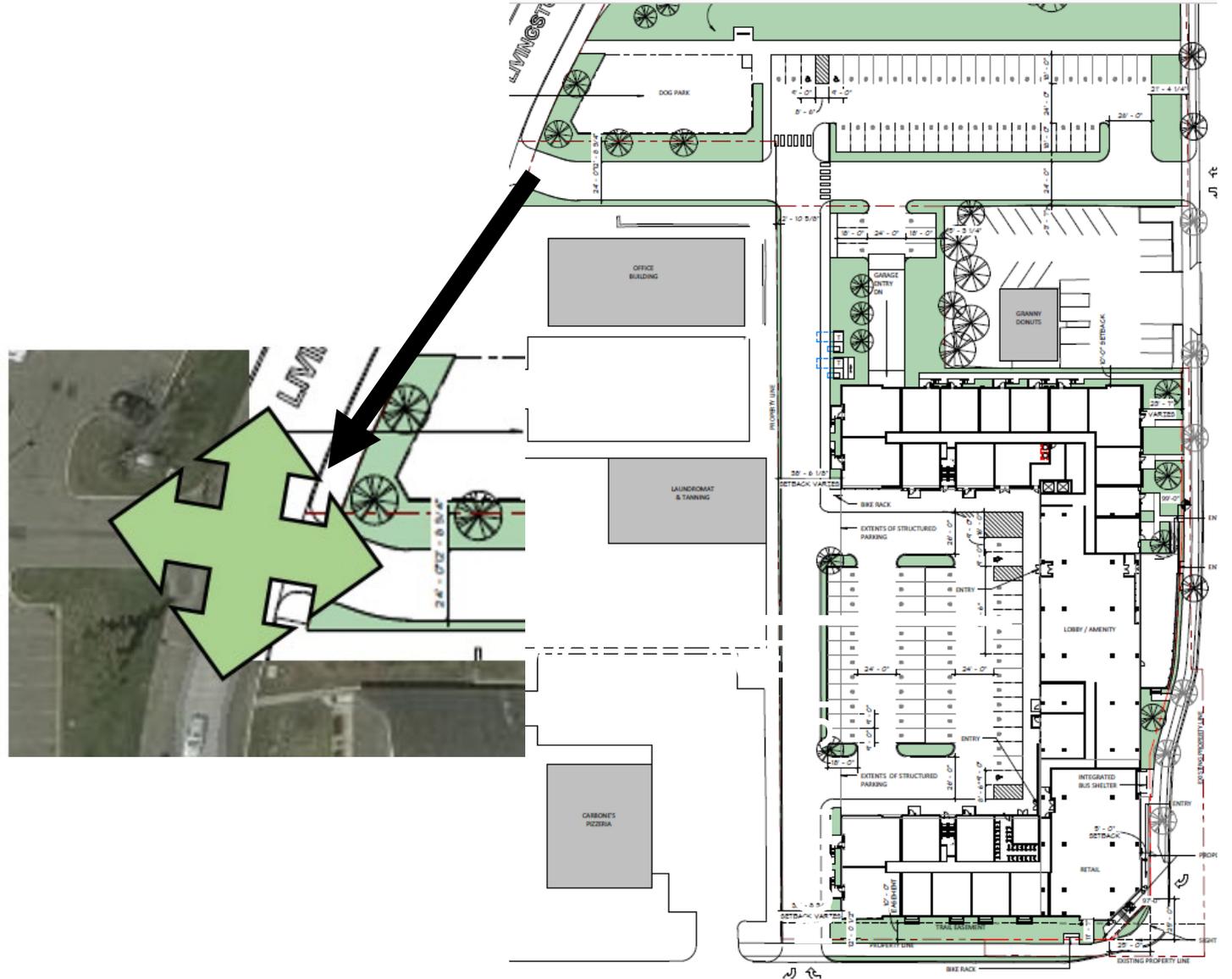


## 2) Site Plan Analysis

### 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



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## 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)

	<b>Level of Service</b> <i>(No Build Scenario)</i>	<b>Level of Service</b> <i>(Project Build Scenario)</i>
<b>Robert/Thompson</b>	B	B
<b>Thompson/Livingston</b>	A	A
<b>Wentworth/Livingston</b>	A	A

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## 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

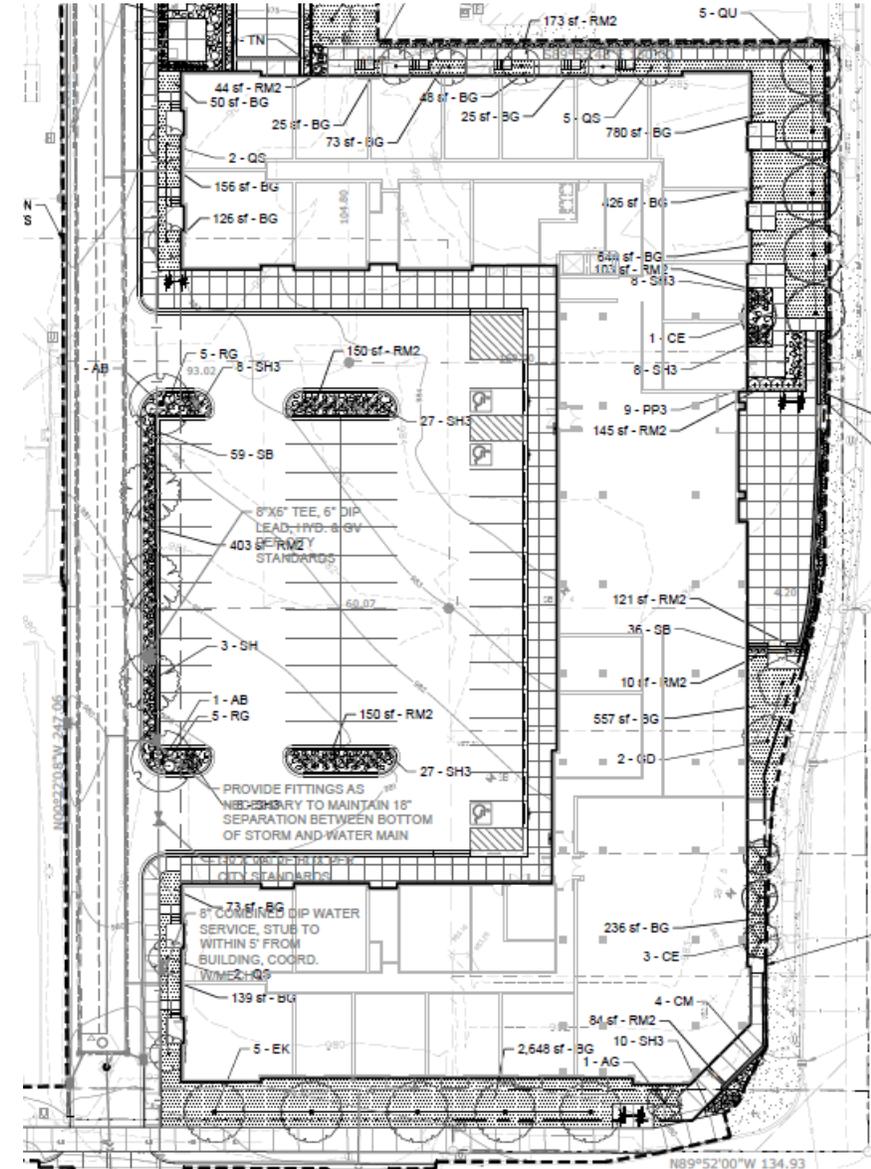
- 1 tree per 40ft of property line
  - Equates to 56 trees

#### 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



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## 2) Site Plan Analysis

### Environmental Committee Review

The Environmental Committee reviewed the submitted plans at their August 5<sup>th</sup> 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.



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## 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 ✓



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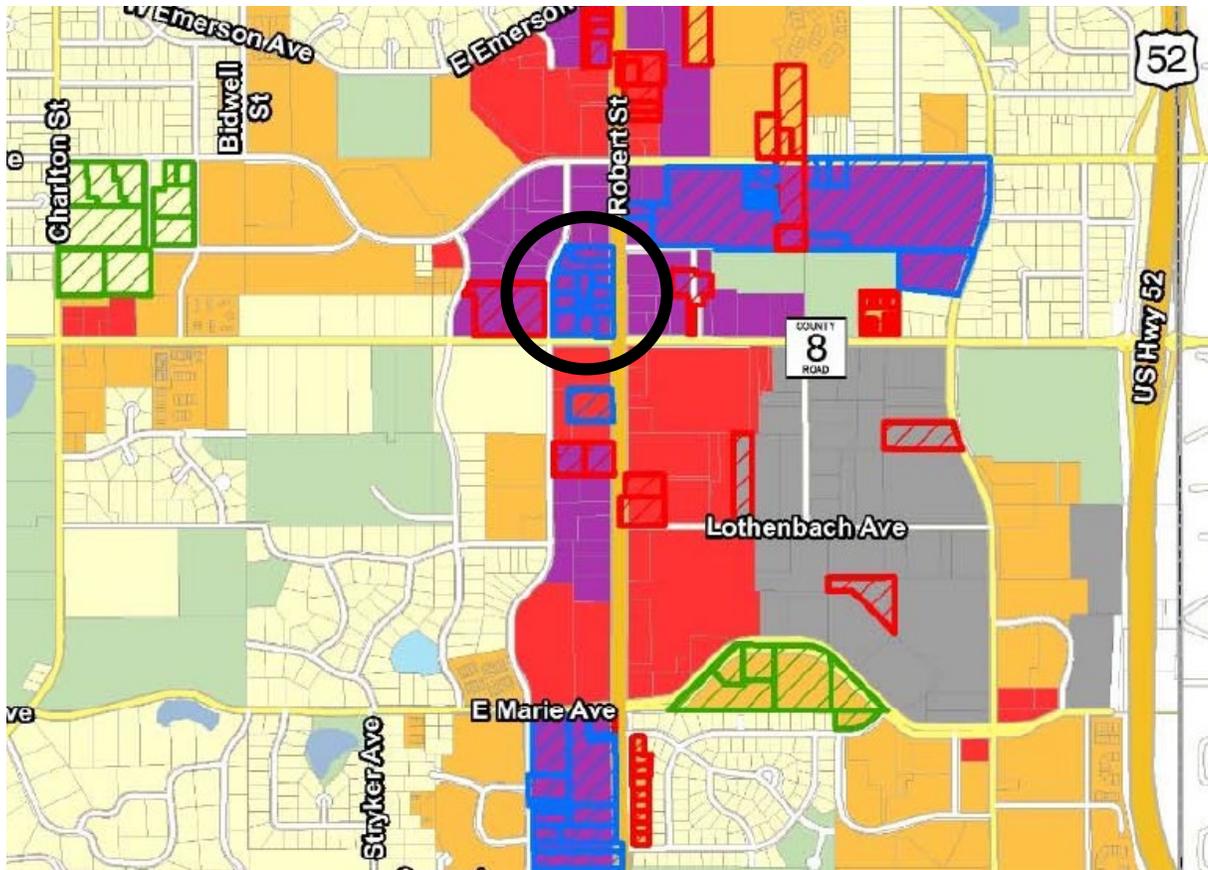
## 2) Site Plan Analysis

### 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.





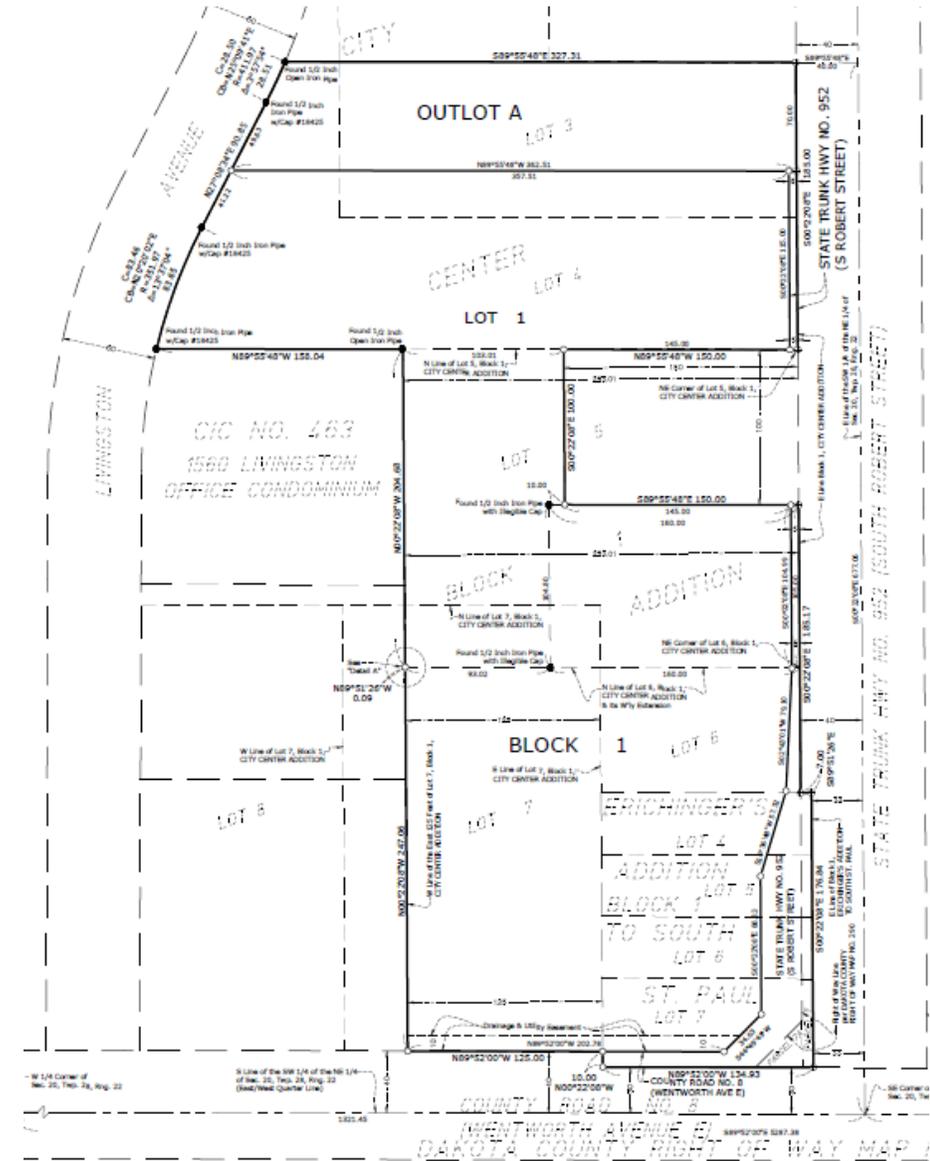
### 3) Rezoning Analysis Application

- 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.



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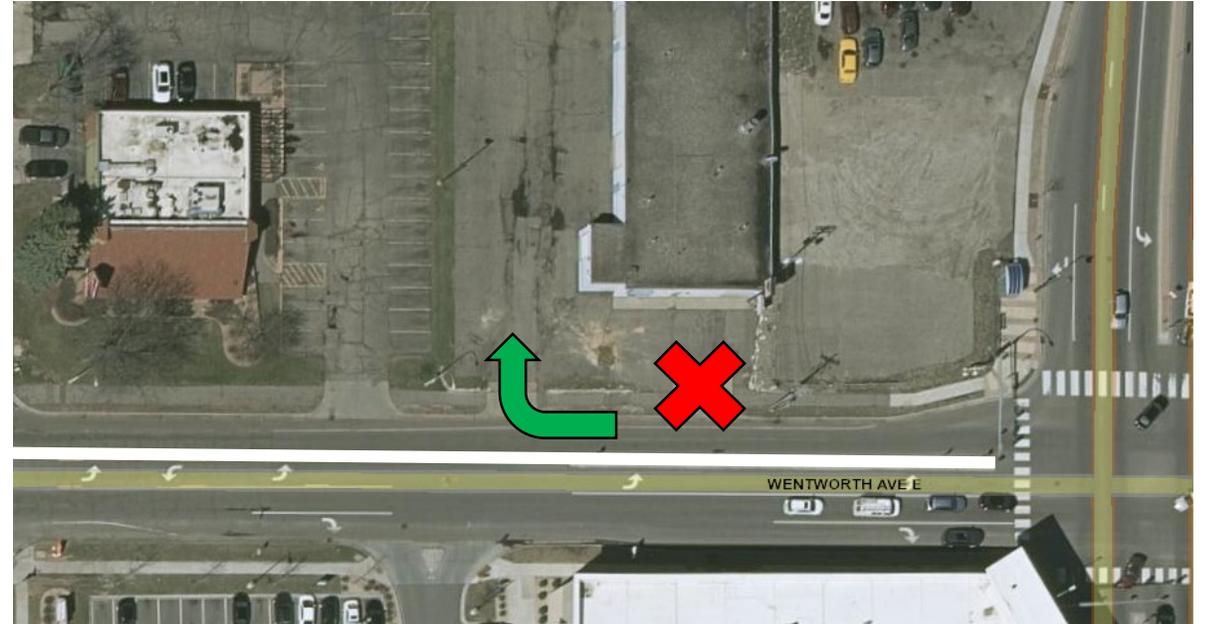
## 4) Preliminary/Final Plat

### Dakota County Plat Commission

Dakota County Plat Commission reviewed the plat at their August 5<sup>th</sup> 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



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## 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.



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# 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.

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# 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,

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# 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.

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# 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.

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## Staff Recommendation

### 4) Preliminary and Final Plat

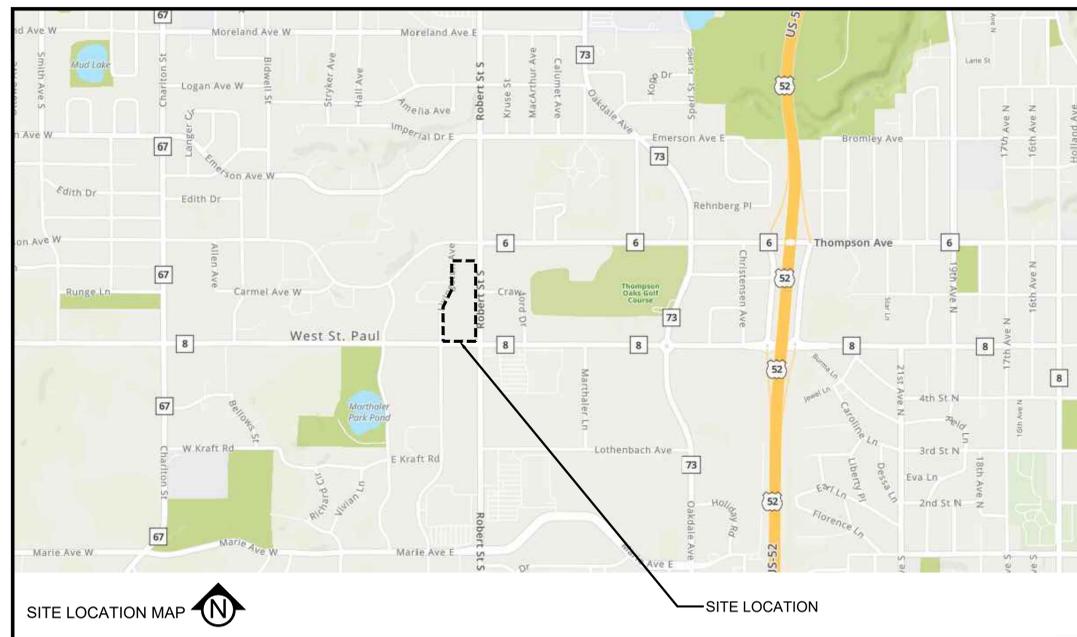
Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1571 Robert St. subject to the submitted plat drawings and the following conditions:

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 CHESHIRE 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



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

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

**ROERS COMPANIES**

**esc**  
 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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

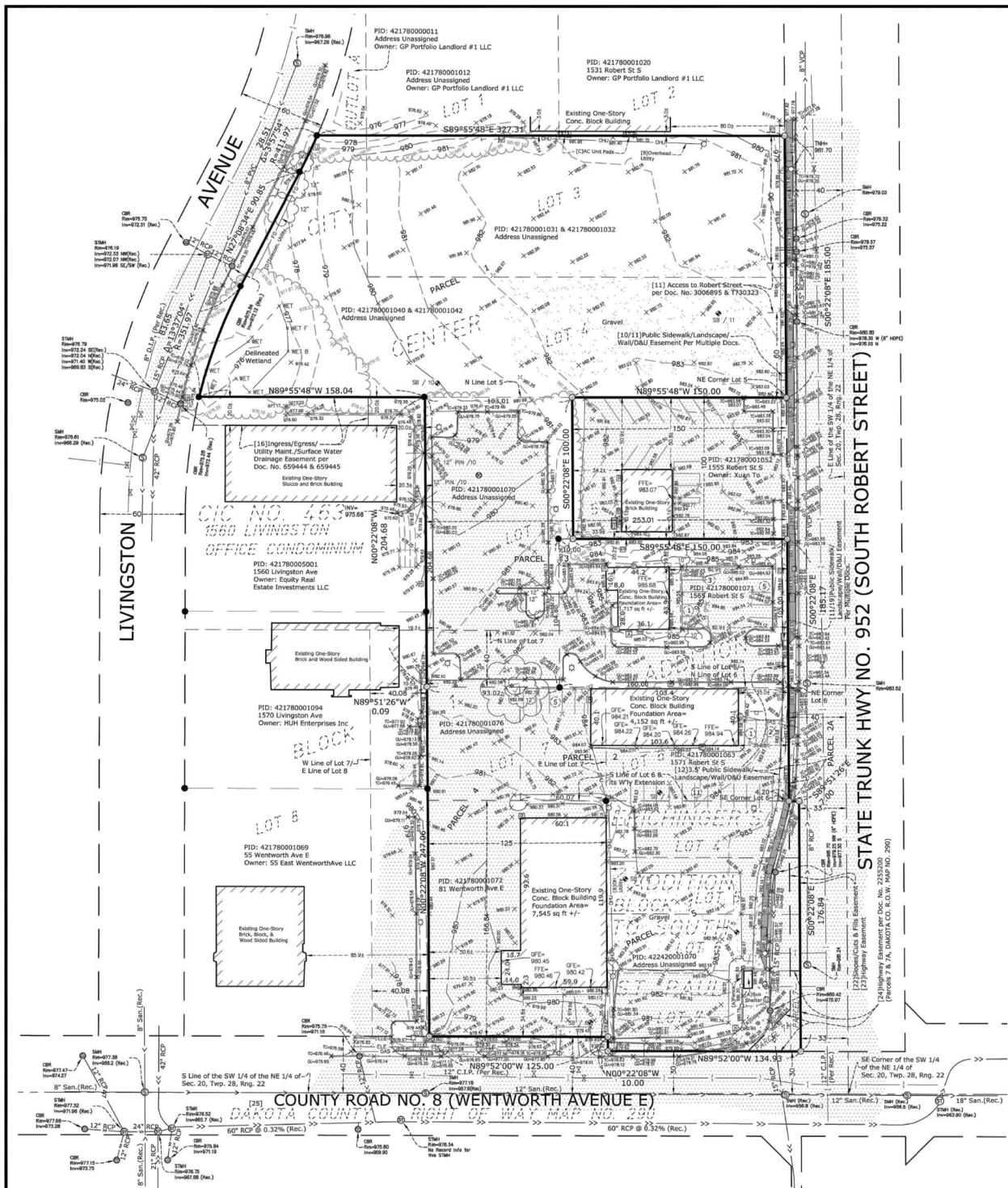
*David J. Knaeble*  
 David J. Knaeble  
 DATE 07/24/20 LICENSE NO. 48776

**ISSUE/SUBMITTAL SUMMARY**  
 DATE DESCRIPTION  
 07/24/2020 CITY SUBMITTAL

**REVISION SUMMARY**  
 DATE DESCRIPTION

**TITLE SHEET**  
**C0.0**

7/23/2020 4:00:26 PM  
 © COPYRIGHT 2020 CIVIL SITE GROUP INC



**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 West along the South line of said Lot 6, a distance of 65.07 feet; thence North and parallel with the East line of Lot 6 a distance of 156.00 feet; thence East along the North line of Lot 6 a distance of 156.00 feet; thence South along the East line of Lot 6 a distance of 65.07 feet to the point of beginning, Dakota County, Minnesota, according to the recorded plat thereof, Dakota County, Minnesota, being West 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 West 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, being East 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 West 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, Minnesota, described as follows:  
Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 39 minutes 42 seconds East along the East line of said Lot 5 a distance of 100.00 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 100.00 feet; thence South 1 degree 30 minutes 42 seconds East a distance of 104.96 feet to the West line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds West, parallel with the North line of said Lot 5, a distance of 204.96 feet to the North line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds East along the North line of said Lot 5 a distance of 100.00 feet to the point of beginning, Dakota County, Minnesota.

**Parcel 3A:**  
That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, Minnesota, described as follows:  
Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 39 minutes 42 seconds East along the East line of said Lot 5 a distance of 100.00 feet to a line 100.00 feet Southerly of, as measured at right angles to the North 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 100.00 feet to the point of beginning of the land to be described; thence South 1 degree 30 minutes 42 seconds East a distance of 104.96 feet to the West line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds West, parallel with the North line of said Lot 5, a distance of 204.96 feet to the North line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds East along the North line of said Lot 5 a distance of 100.00 feet to the point of beginning, Dakota County, Minnesota.

**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 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 West along the West line of said Lot 6, a distance of 60.07 feet; thence North parallel with the East line of said Lot 7 to the intersection with the West line of said Lot 6; thence East along the West line of said Lot 6 to the East line of said Lot 7; thence South along the East line of said Lot 7 to the point of beginning.

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

**ALTA/NPS Land Title Survey Notes**

1. Bearings are based on the Dakota County Coordinate System (1988 Adjustment).
2. Site Address: 1570, 1571, 1572 Robert Street South, 81 Westworth Avenue East, West St. Paul, MN 55118.
3. This property is contained in Zone 3 (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Flood No. 27037C0406, effective date of December 2, 2011. Note: This map is not printed to the FEMA 1% annual chance floodplain.
4. The Gross land area is 170,738 +/- square feet or 3.920 +/- acres.
5. Elevations are based on the NAD 83 datum. The benchmark is the top of the fire hydrant located on the west side of Robert Street South, 24 feet +/- southeasterly of the northeast corner of subject property. Elevation = 983.70.
6. The number of proposed parking stalls on this site are as follows: 21 Regular + 2 Handicap = 23 Total Proposed Parking Stalls.
7. We are unaware of any early waste effects on this site.
8. We have shown the location of utilities in 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 the information to develop a utility map of the underground utilities for this site. However, because excavations, 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 visually observe all the utilities located on the subject property.
9. 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.
10. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
11. 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.
12. Wetland shown hereon per the Fieldwork. Delimitation was performed by the NPSD and NPSB 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 respect to Schedule B of the herein referenced Title Commitment:
  - a. Item no. 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 any temporary construction and access easements and permanent easements for public sidewalk, landscape, well, drainage and utility purposes as contained in Permanent Easement and Temporary Construction Easement dated March 28, 2014, File No. 2014, as Document No. 303180 (Abstract) and filed June 2, 2014, as Document No. 173209 (Torrens) and filed May 23, 2014, as Document No. 302248 (Abstract) and filed June 2, 2014, as Document No. 303180 (Abstract) and filed June 2, 2014, as Document No. 173209 (Torrens) and filed May 23, 2014, as Document No. 302248 (Abstract), as shown hereon. Temporary easements have expired and are not shown hereon.
    - (11) Taking of notes of access, permanent easement for public sidewalk, landscape, well, drainage and utility purposes located over, under, across and through the East 100 feet of the North 5.00 feet of Lot 4, Block 1, CITY CENTER ADDITION, as shown hereon. Temporary easements have expired and are not shown hereon.
    - (12) Document dated Parcel 2A in the name of Parcel 2A as shown hereon. Repetitive easements for sidewalk, landscape, well, 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 easements, being the right of ingress and egress, from the northern 90 feet and the southern 60 feet of Parcel 1 to Robert Street, Minnesota, 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.
    - (13) Terms and conditions of any easements for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, as set forth in Platting of Fact, Conclusions of Law, and Order Approving Platting and Transfer of Title and Possession dated July 7, 2015, filed June 30, 2016, as Document No. 313755 (Abstract) and 703816 (Torrens), and as evidenced by Plat Certificate dated December 10, 2015, filed February 24, 2020, as Document No. 335623 (Abstract) and 817662 (Torrens). (Includes additional land).
    - (14) As evidenced by Plat Certificate dated August 13, 2015, filed August 18, 2015, as Document No. 305851 (Abstract) and 749597 (Torrens).
    - (15) As evidenced by Final Certificate Parcel 20 dated April 25, 2019, filed July 3, 2019, as Document No. 333259 (Abstract). NOTE: Said Final Certificate taking the fee simple interest in a portion of Parcel 2. 3.50 feet wide easement for public sidewalk, landscape, well, drainage and utility purposes located on the western side of the corner line between Parcel 2 and Parcel 3A; and also along the eastern 3.50 feet of Parcel 2, as shown hereon. Fee simple interest taken in Parcel 2A, said parcel as shown hereon.
    - (16) Terms, conditions and restrictions of any easements contained in Agreement and Consent dated September 17, 2010, filed September 30, 2010, as Document No. 323875 (Abstract) and 612124 (Torrens), (Parcel 1) Easement not described in document. Document appears to have not been completely filed out. Unable to inspect.
    - (17) Bill of Sale executed on 08/11/2019, filed August 11, 2019, as Document No. 308683 (Abstract) and 773032 (Torrens).
    - (18) Document dated Parcel 2A in the name of Parcel 2A as shown hereon. Repetitive easements for sidewalk, landscape, well, 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 easements, being the right of ingress and egress, from the northern 90 feet and the southern 60 feet of Parcel 1 to Robert Street, Minnesota, 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.
    - (19) Terms and conditions of any easements for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, as set forth in Platting of Fact, Conclusions of Law, and Order Approving Platting and Transfer of Title and Possession dated July 7, 2015, filed June 30, 2016, as Document No. 313755 (Abstract) and 703816 (Torrens), and as evidenced by Plat Certificate dated December 10, 2015, filed February 24, 2020, as Document No. 335623 (Abstract) and 817662 (Torrens). (Includes additional land).
    - (20) Terms and conditions of any easements for public sidewalk, landscape, well, 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. 303498 (Abstract) and 703816 (Torrens).
    - (21) Document dated and provide a description of said easement, however a map attached to said document is a 7 foot wide easement along the eastern 5.00 feet of Parcel 2, as shown hereon.
    - (22) Easement for highway purposes contained in Highway Easement dated February 24, 1928, filed April 10, 1928, in Book 37 of Plats, Page 318, as Document No. 17144.
    - (23) As evidenced by Release of Easement dated June 20, 1962, filed August 1, 1962, in Book of Plats, Page 645, as Document No. 291331, releasing the above fence easement. Said easement lies along the east 7 feet of Lots 3 through 5, Block 1, EXCHANGE'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, as shown hereon.
    - (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. 235500. (Parcel 3) and 74, DAKOTA COUNTY ROAD 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. 235500. As shown hereon along the southern portion of subject property.

**ALTA CERTIFICATION**

To: Bevan Construction, LLC, a Minnesota limited liability company; The West St. Paul Economic Development Authority, a public body corporate and politic (Parcel 1); 1571 Robert Street W/W, LLC, a Minnesota limited liability company (Parcel 2); City of West St. Paul, a Minnesota municipal corporation (Parcel 2A and 2); WEST LLC, a Minnesota limited liability company (Parcel 2); 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 and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NPS Land Title Survey, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 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.

Surveyor: *[Signature]*  
Minnesota License No. 44565

Scale: 1" = 40'

North Arrow pointing North

Graphic Scale in Feet: 0, 20, 40, 60, 80

**Linetype & Symbol Legend**

FD	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
—	GAS	⊕	UTILITY MANHOLE	●	BOLLARD
—	GASMAIN	⊕	SANITARY MANHOLE	⊕	ELECTRIC MANHOLE
—	WATERMAIN	⊕	STORM MANHOLE	⊕	FLAG POLE
—	SANITARY SEWER	⊕	CATCH BASIN	⊕	FLARED END SECTION
—	STORM SEWER	⊕	ROOF DRAIN	⊕	GAS VALVE
—	OVERHEAD UTILITIES	⊕	TELEPHONE BOX	⊕	HANDICAP SYMBOL
—	TEL	⊕	ELECTRIC LINE	⊕	HYDRANT
—	TEL	⊕	CABLE LINE	⊕	WATER MANHOLE
—	CLY	⊕	CHARIOT TRACK FENCING	⊕	WATER VALVE
—	WOODEN FENCING	⊕	WOODEN FENCING	⊕	POWER POLE
—	GRAVEL	⊕	GRAVEL	⊕	GUY WIRE
—	CONCRETE SURFACE	⊕	ELECTRICAL METER	⊕	CONFERIOUS TREE
—	PAVER SURFACE	⊕	GAS METER	⊕	DECIDUOUS TREE
—	BITUMINOUS SURFACE	⊕	FOUND IRON MONUMENT	⊕	
—	GRAVEL/LANDSCAPE SURFACE	⊕	SET IRON MONUMENT	⊕	
		⊕	CAST IRON MONUMENT	⊕	

**CivilSite GROUP**  
Civil Engineering • Surveying • Landscape Architecture  
4831 W. 39th 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, Minneapolis, MN 55505

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.

*[Signature]*  
DATE: 7-7-2020 LICENSE NO. 44565

DATE	7-7-2020
DESCRIPTION	Utilities/Buildings
DATE	7-22-2020
DESCRIPTION	Utilities/Buildings



**REVISION SUMMARY**

DATE	DESCRIPTION
7-22-2020	Utilities/Buildings

PROJECT NO. 20187

**ALTA/NPS LAND TITLE SURVEY**

**V1.0**

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- REMOVAL NOTES:**
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
  - REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
  - REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
  - EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
  - REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
  - EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
  - 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.
  - MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
  - 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.
  - PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LOG.
  - 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.

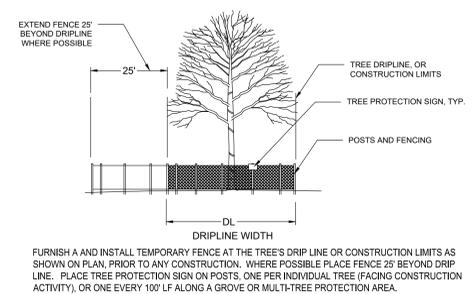
**CITY OF WEST ST. PAUL REMOVAL NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**EROSION CONTROL NOTES:**  
SEE SWPPP ON SHEETS SW1.0 - SW1.5

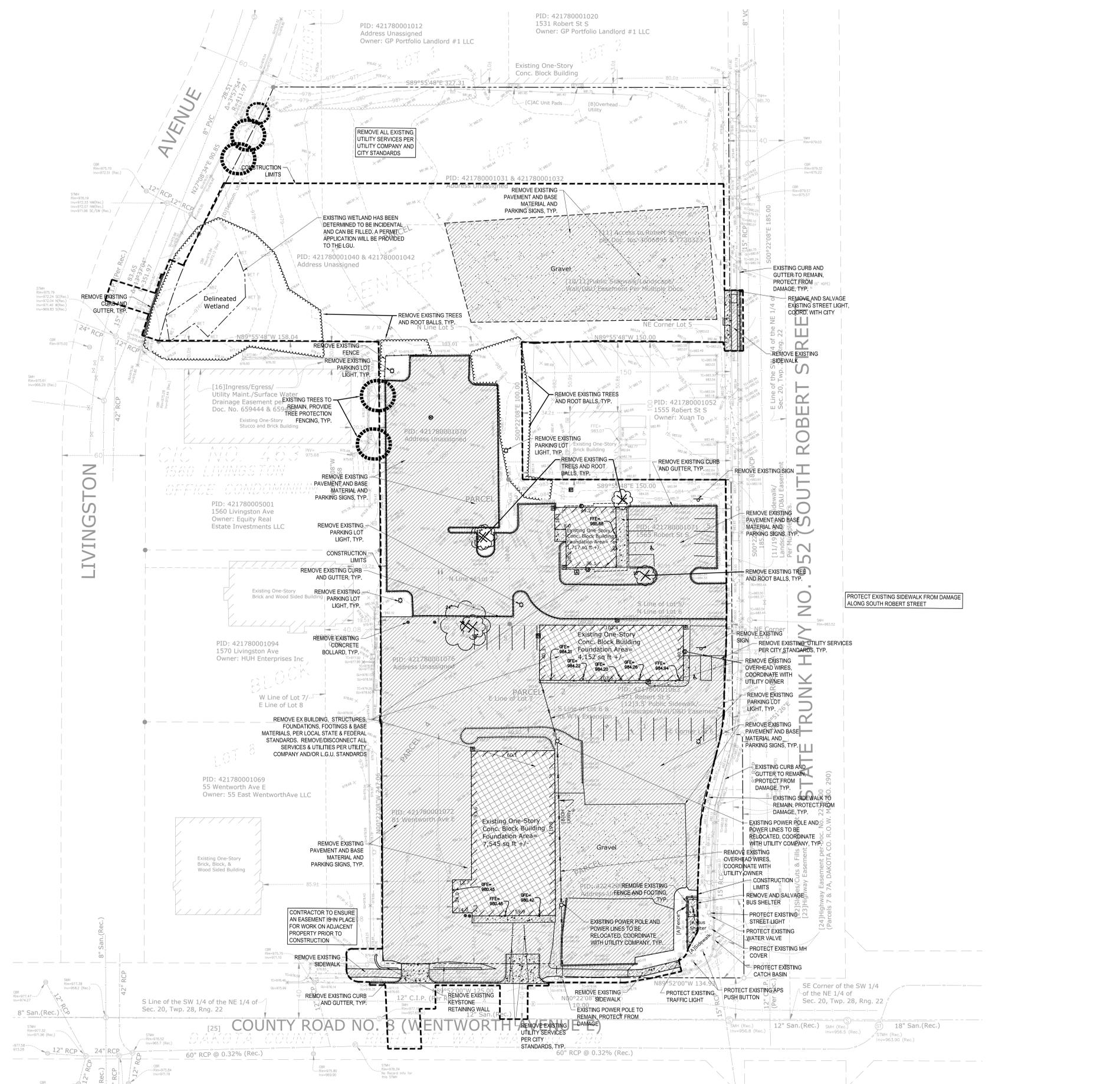
**TREE INVENTORY AND REMOVAL**

NO	SIZE	DECRIP	REMOVED
1228	24	DEC	X
1229	12	DEC	X
1590	10	DEC	X
1139	12	DEC	X
1140	12	DEC	X
1619	10	DEC	X



**1 TREE PROTECTION**  
N T S

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



**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 DAILY 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

**REVISION SUMMARY**

DATE	DESCRIPTION
------	-------------

**REMOVALS PLAN**

**SITE LAYOUT NOTES:**

- 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 LOCAL 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 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.
- 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.
- 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.
- 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.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 8' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CURB FOR PROTECTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- 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:**

- 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:**

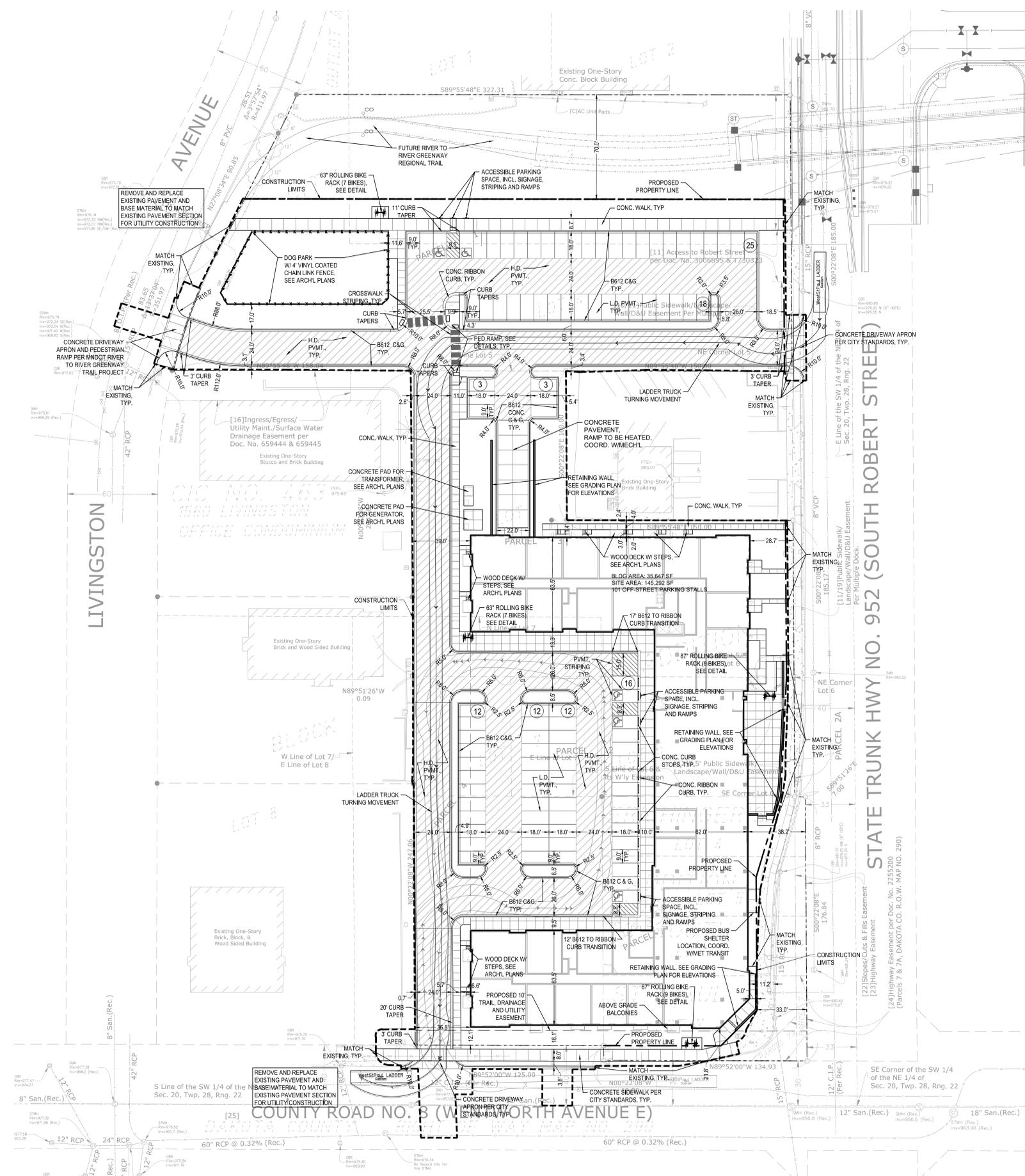
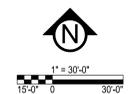
SITE AREA CALCULATIONS			
	EXISTING CONDITION	PROPOSED CONDITION	
BUILDING COVERAGE	13,414 SF 9.7%	35,647 SF 25.8%	
ALL PAVEMENTS	96,665 SF 69.9%	74,799 SF 54.1%	
ALL NON-PAVEMENTS	28,183 SF 20.4%	27,816 SF 20.1%	
<b>TOTAL SITE AREA</b>	<b>138,262 SF 100.0%</b>	<b>138,262 SF 100.0%</b>	

IMPERVIOUS SURFACE			
	EXISTING CONDITION	PROPOSED CONDITION	
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 DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (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.



**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 DAILY 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
07/24/20	CITY SUBMITTAL

DRAWN BY: F.J.B. REVIEWED BY: D.K.  
PROJECT NUMBER: 20167

REVISION SUMMARY	
DATE	DESCRIPTION



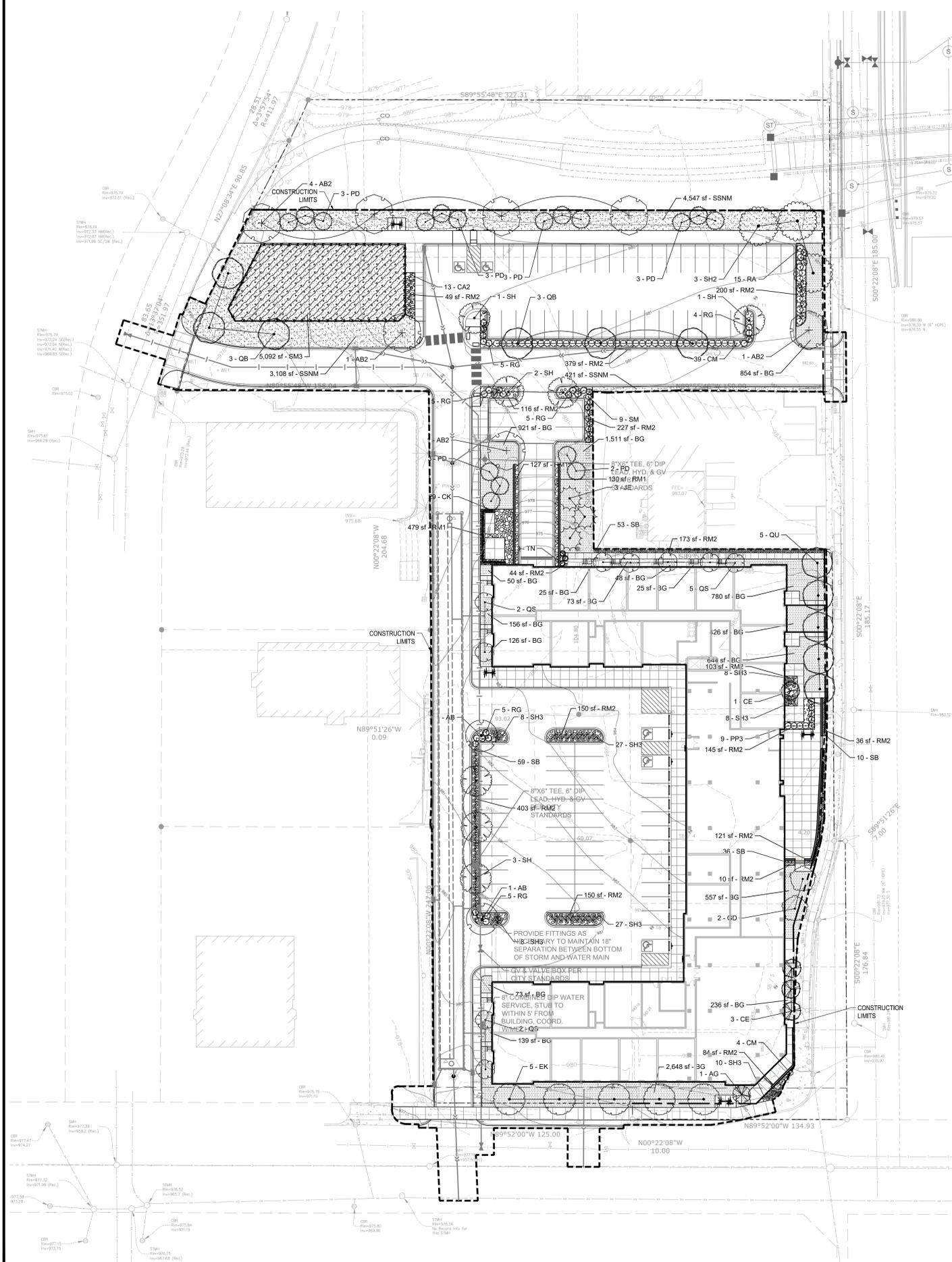


**IRRIGATION NOTES:**

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- 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.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- 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.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASH GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**LANDSCAPE NOTES:**

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- 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.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 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.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	CONT
AB	2	Autumn Blaze Maple / Acer x freemanii 'Jeffersred' TM	2.5" Cal. B&B
AB2	7	Autumn Blaze Maple / Acer x freemanii 'Jeffersred' 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 Maintenance Strip / Rock Maintenance 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**

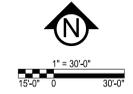
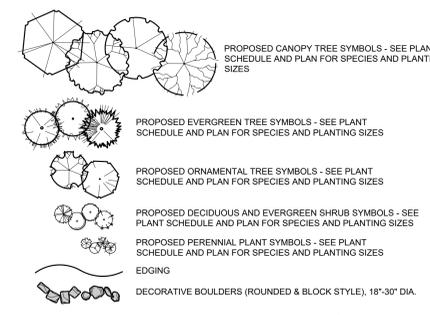
REQUIRED TREES:  
PERIMETER CALCULATION  
1 TREE PER 40 LF SITE PERIMETER  
2251 / 40 = 57

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**



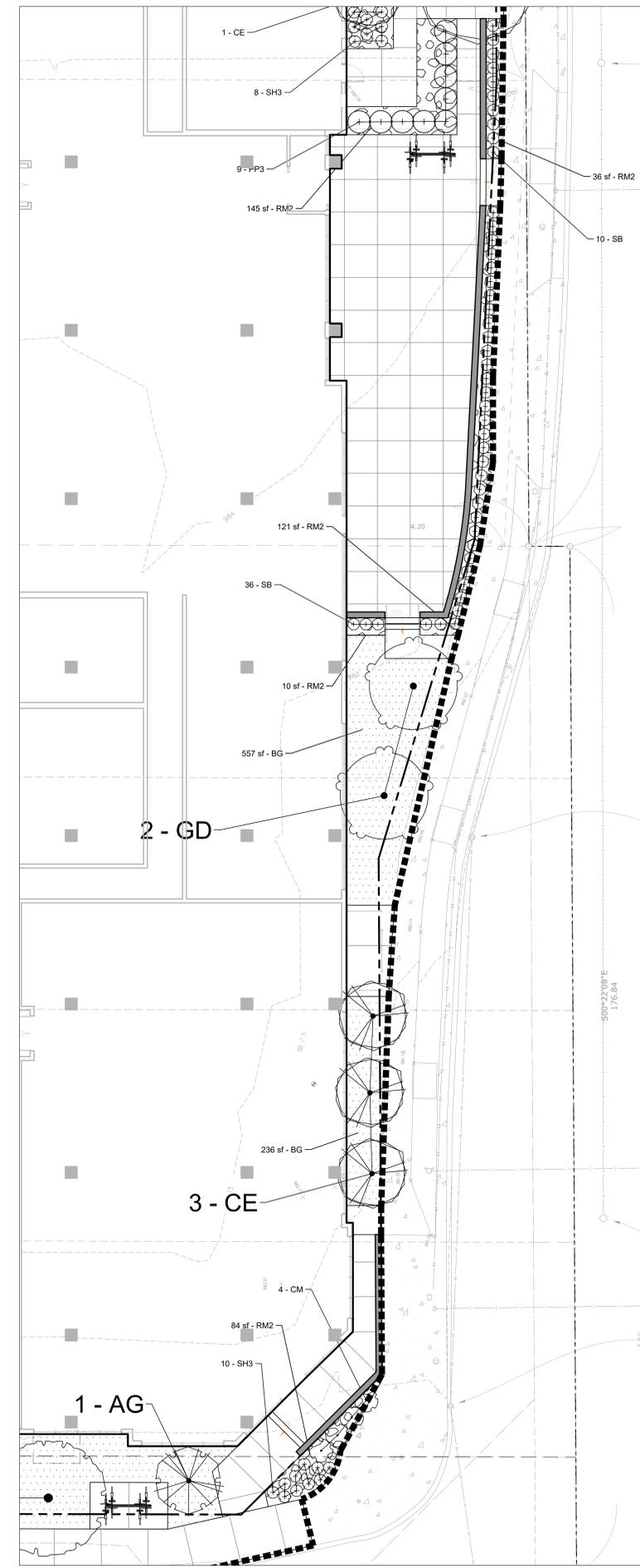
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

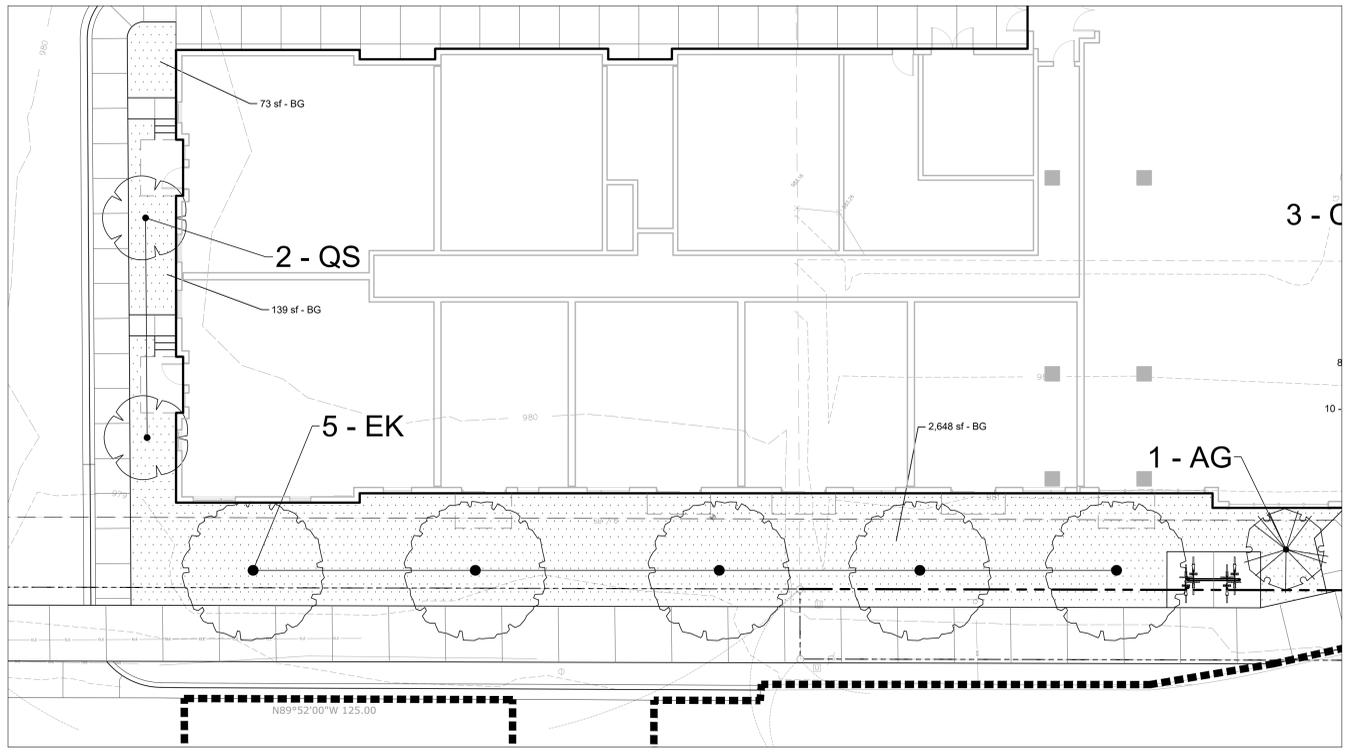
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/20	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

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

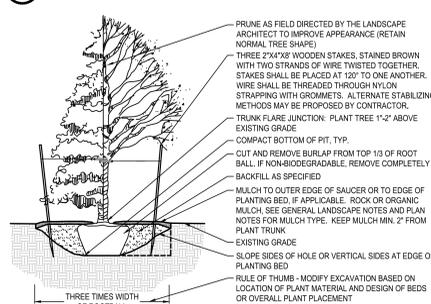


**7** ROBERT STREET & FOUNDATION PLANTING

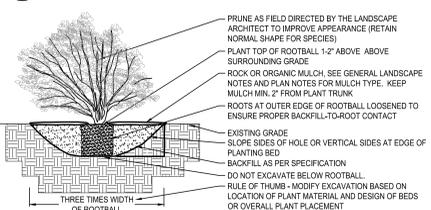


**5** WENTWORTH STREET & FOUNDATION PLANTING

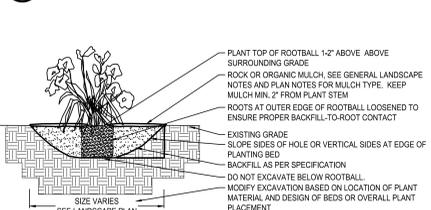
**1** AGGREGATE MAINTENANCE STRIP  
NTS



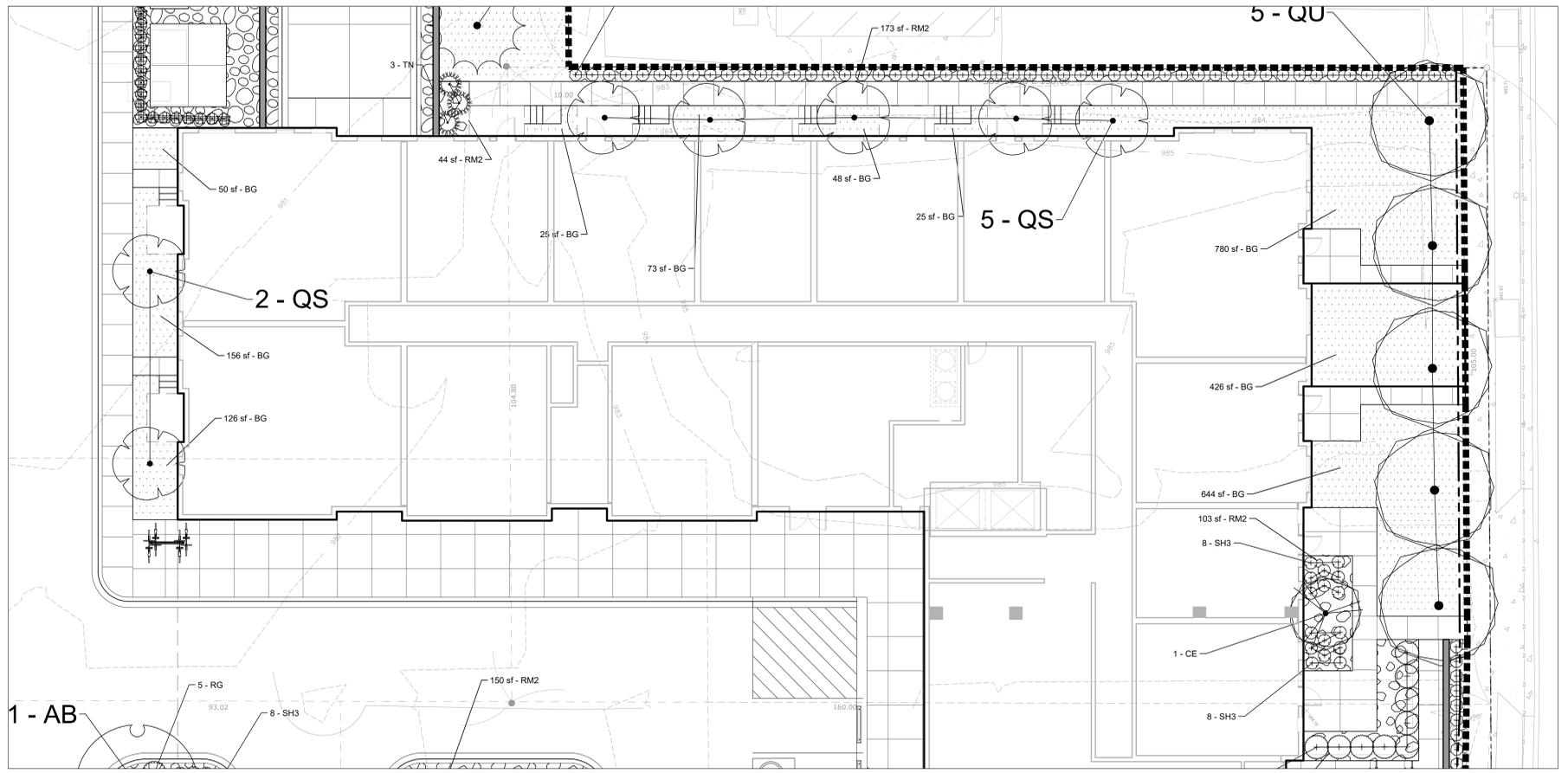
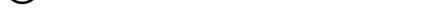
**2** DECIDUOUS & CONIFEROUS TREE PLANTING  
NTS



**3** DECIDUOUS & CONIFEROUS SHRUB PLANTING  
NTS



**4** PERENNIAL BED PLANTING  
NTS



**6** NORTH WING & FOUNDATION PLANTING





# ROBERT STREET & WENTWORTH AVENUE

NOT FOR CONSTRUCTION

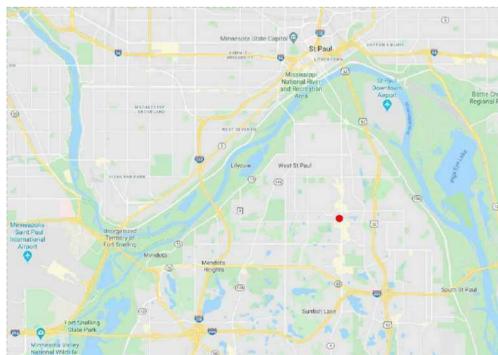


## 1571 ROBERT STREET WEST ST PAUL, MINNESOTA

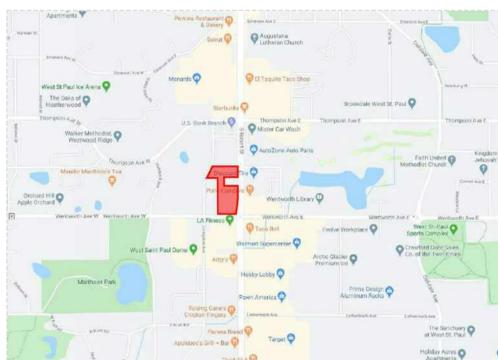
### DRAWING INDEX

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	•

### 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	City	WEST SAINT PAUL	
Address	1571 ROBERT STREET		
City	WEST SAINT PAUL		

Use	Name	Elevation	Gross Area			Departments							Parking					
			Project GSF	Residential GSF	Residential Efficiency	Residential	Amenity	Common / Circulation	Service	Retail	Parking	Terrace	Exterior	n/a	Vehicle	Bicycle		
LEVEL 5		145.0	34,907	32,822	79%	27,279	1,595	-	4,248	2,490	-	-	-	-	-	-	0	0
LEVEL 4		134.3	35,815	34,324	84%	30,061	-	-	4,243	1,490	-	-	780	-	-	-	0	0
LEVEL 3		123.7	35,895	34,324	84%	30,061	-	-	4,243	1,490	-	-	-	-	-	-	0	0
LEVEL 2		113.0	35,895	34,324	84%	30,061	-	-	4,243	1,490	-	-	-	-	-	-	0	0
LEVEL 1		100.0	35,635	25,042	49%	17,388	7,697	-	4,103	1,699	5,268	-	1,978	-	-	-	101	54
LOWER LEVEL		88.5	60,302	647	0%	-	-	647	1,438	-	-	-	-	-	-	-	164	66
<b>Totals</b>			<b>237,786</b>	<b>156,621</b>	<b>59%</b>	<b>134,893</b>	<b>8,682</b>	<b>21,818</b>	<b>9,099</b>	<b>5,268</b>	<b>18,117</b>	<b>2,764</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>265</b>	<b>120</b>

Summary / Calculations	
237,786	Total Project GSF
134,893	Total Residential SF
265	Parking Spaces
187	Units
1372	Project GSF / Unit
723	Residential SF / Unit
1.30	Parking Ratio / Beds
1.42	Parking Ratio / Units
0.55	Bicycle Ratio / Beds
0.64	Bicycle Ratio / Unit

Level	Unit Name					
	1 BED	1 BED + DEN	2 BED	STUDIO		
	Beds/Unit	1	1	2	1	
	Baths/Unit	1	1.5	2	1	
	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'		9'-0" X 15'	
		STANDARD	ACCESSIBLE	STANDARD	COMPACT
LEVEL 5		0	0	0	0
LEVEL 4		0	0	0	0
LEVEL 3		0	0	0	0
LEVEL 2		0	0	0	0
LEVEL 1		155	97	4	54
LOWER LEVEL		230	92	4	66
	Total Stalls/Type	189	8	120	66
	% of total Stalls	49.1%	2.1%	31.2%	17.1%

### 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

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 architect under the laws of the State of Minnesota.

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR CONSTRUCTION**



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

**SITE PLAN REVIEW**  
07/24/2020

ORIGINAL ISSUE:  
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AJ DRAWN BY LE CHECKED BY

KEY PLAN



S Robert & Wentworth

EXISTING CONDITIONS

**A0-0**

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**SITE PLAN REVIEW**  
07/24/2020

ORIGINAL ISSUE:  
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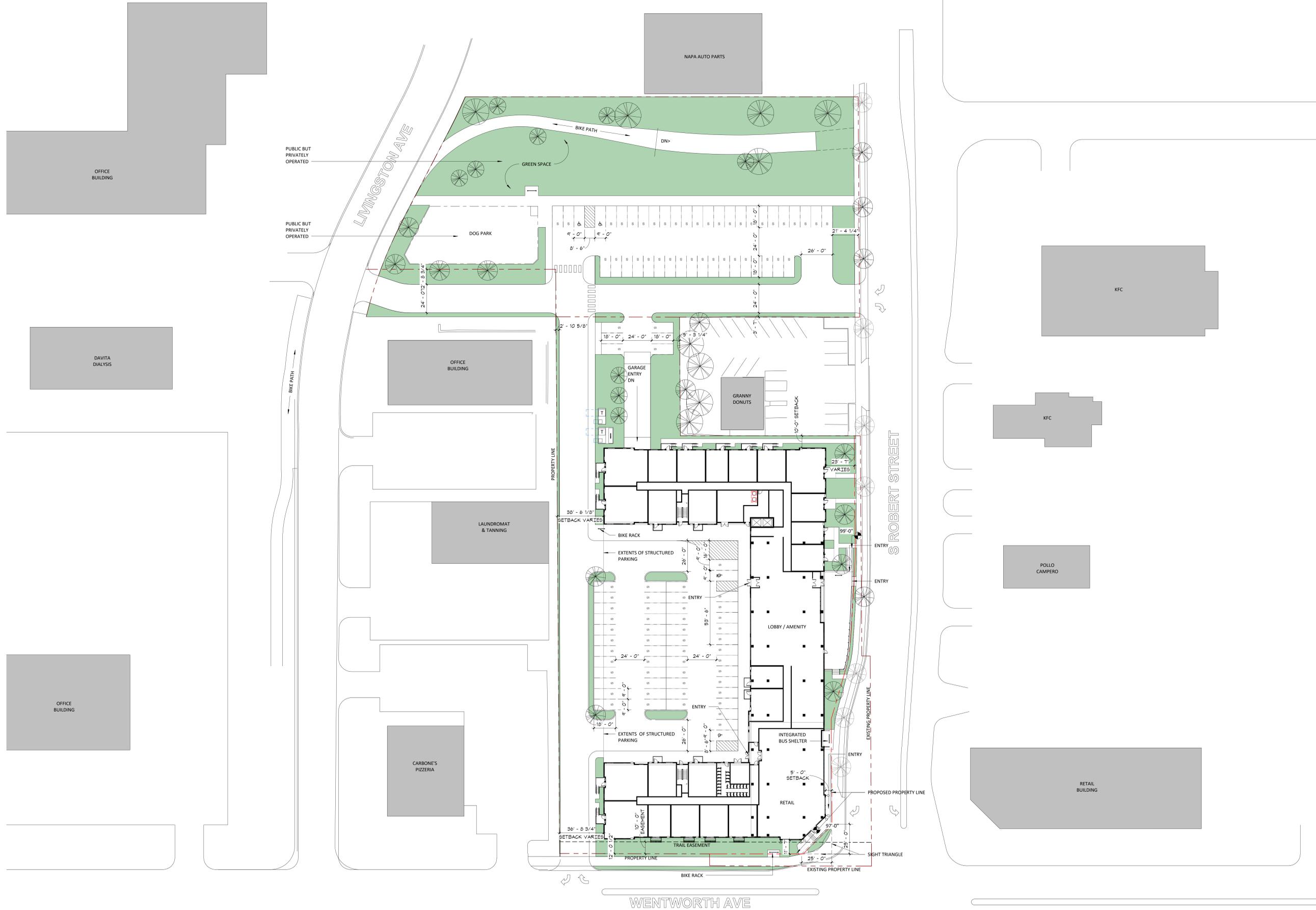
KEY PLAN

S Robert & Wentworth

EXISTING CONDITIONS

**A0-0b**

**NOT FOR CONSTRUCTION**



**SITE PLAN REVIEW**  
07/24/2020

ORIGINAL ISSUE:  
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PROJECT NUMBER

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KEY PLAN



S Robert & Wentworth

SITE PLAN

**A0-1**



**NOT FOR CONSTRUCTION**

**SITE PLAN REVIEW**  
07/24/2020

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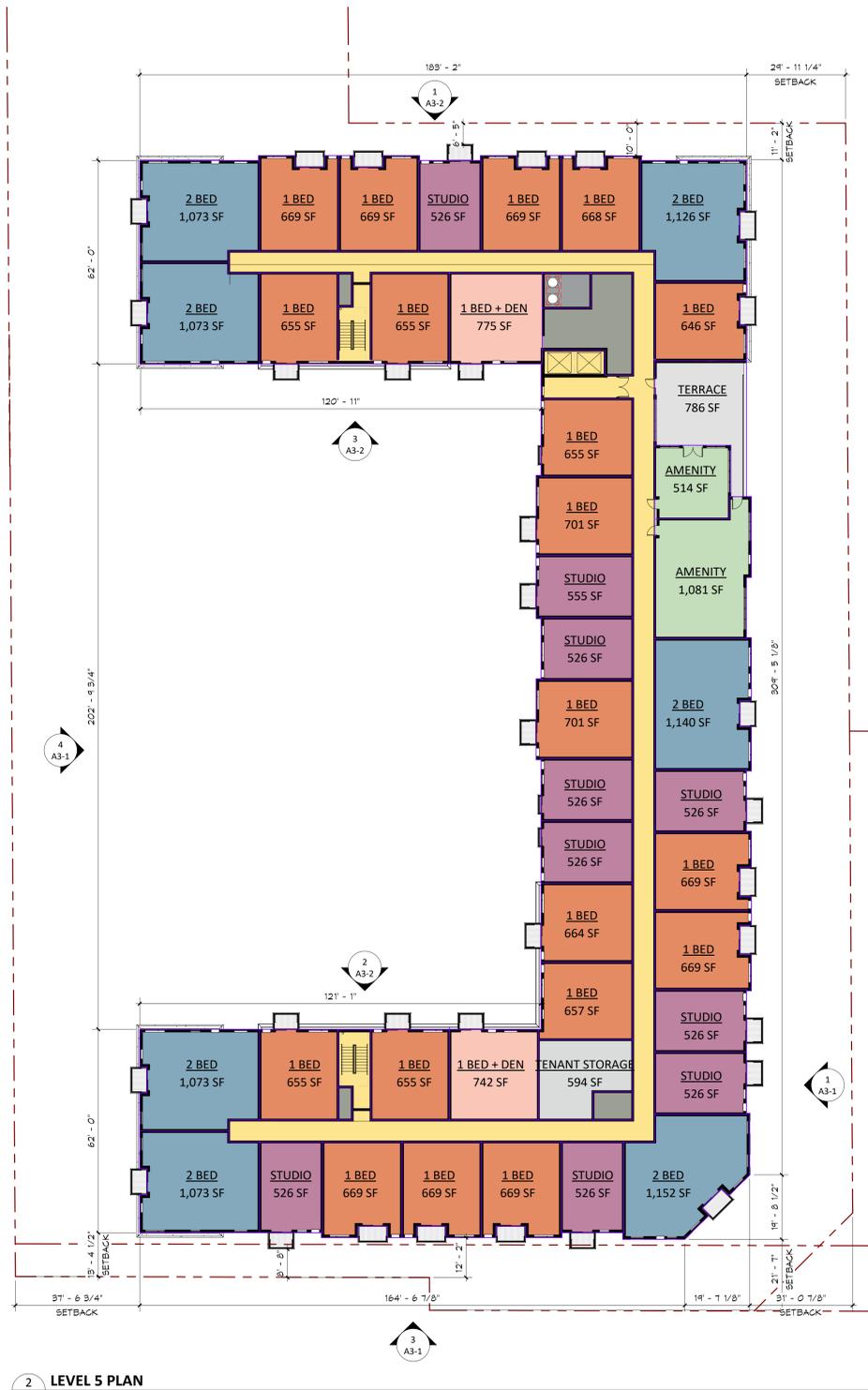
Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

S Robert & Wentworth

FLOOR PLANS

**A1-2**



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 architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



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

SITE PLAN REVIEW  
07/24/2020

ORIGINAL ISSUE:  
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220515  
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KEY PLAN

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DESIGN PERSPECTIVES  
**A0-2**

**NOT FOR CONSTRUCTION**

**SITE PLAN REVIEW**  
07/24/2020

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PROJECT NUMBER

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Checker  
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KEY PLAN

S Robert & Wentworth

EXTERIOR ELEVATIONS  
**A3-1**

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

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



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



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

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 architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



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



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



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

**NOT FOR CONSTRUCTION**

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AJ DRAWN BY  
CHECKER BY

KEY PLAN

S Robert & Wentworth

EXTERIOR ELEVATIONS

**A3-2**

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## Planning “To Do” List

- Review parking numbers, city wide
  - o Review/Update Parking Stall Dimensions
    - Consider incorporating compact car numbers?
- Update Zoning Code residential density numbers to match 2040 Comp Plan (R3/R4)
  - o Current says 12 units per acre, Comp plan says 25-40
- Review design and construction material requirements, specifically multi-family
  - o Additional primary materials? Have seen, CMUs, lap and panel siding
  - o R3 and R4 allows 35ft+ as CUP, change to permitted?
- Establish Pollinator/Naturalist Plantings ordinance
  - o Bloomington, Burnsville, and Minneapolis
- Incorporate the subdivision ordinance into City Code
  - o Allow for administrative review of lot splits, consolidations, and line alterations
- Review recent development landscape numbers
  - o Both the 30% replacement rule and
  - o The one tree per 20-40 lineal feet requirements
    - How often/closely are these being met?
- Missing/New Uses
  - o Self-storage?