

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

**RESOLUTION NO. 20-**

**RESOLUTION APPROVING A SITE PLAN FOR  
THE CONSTRUCTUON OF A FIVE STORY MIXED USE  
BUILDING AT 1571 ROBERT ST. (ROERS COMPANIES)**

**WHEREAS**, a site plan application has been submitted to the City of West St. Paul for properties proposed to be identified as:

PROPOSED: Lot 1, Block 1, Robert and Wentworth Redevelopment

**WHEREAS**, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on August 18, 2020; and

**WHEREAS**, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the site plan.

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the Site Plan for 1571 Robert St., requested by ESG Architects on behalf of Roers Companies, is hereby approved 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,
9. The applicant shall address the items outlined in the MnDot memo dated August 11, 2020,
10. The proposed dog park as shown on the submitted plans shall not to be used in the future for additional surface parking and/or proof-of-parking, and

11. The applicant shall revise the site plan to remove the few parking stalls on the northern most portion of the site that abut Robert St.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 31<sup>st</sup> day of August 2020.

Attest:

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David J. Napier, Mayor

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Shirley R Buecksler, City Clerk