

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
**Jim Hartshorn, Comm. Dev. Dir.**  
From: **Melissa Sonnek, City Planner**  
Date: **August 31, 2020**

**CUP, Site Plan, Rezoning, and Plat for 1571 Robert St – Town Center One**

**BACKGROUND INFORMATION:**

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 192 unit apartments with 1,700 square feet of retail/commercial on the first floor.

For detailed information on the proposed project, please refer to the attached Planning Commission report. Please note, the Planning Commission memo has been updated with the new proposed unit count and reduced square footage of retail.

**Attachments:**

*Applications/notice*

*Planning Commission Report – Updated with new unit count and retail sq. ft.*

*Memos from Environmental Comm., WSB Engineering, Dakota Co, and MnDot*

*Submitted plans*

*Resolutions/Ordinance*



## **PLANNING COMMISSION/PUBLIC HEARING DISCUSSION:**

The Planning Commission met in regular session on August 18, 2020 and held a public hearing. A number of residents attended the meeting or called in to voice their opinions and concerns about the project.

A brief list of items discussed by both the public and the Planning Commission include:

- 1) The building height, if this would be the first and only 5-story building in West St. Paul,
  - o The recently approved Dominion senior apartment building up by the Signal Hills shopping center, will be 5-stories in height.
- 2) Concern/upset about the loss in the square footage of retail, and how this could alter the look of the building,
- 3) Existing traffic patterns and effects of increased vehicles and trips, and
- 4) The number of parking stalls on site,
  - o The Commission agreed that it would be unfortunate to have the proposed dog park be paved over for additional parking stalls.
  - o With the conducted parking demand study demonstrating a lesser demand for parking, it would be preferable to remove some of the parking stalls that abut Robert St. as this is not allowed per code.
    - Both of these items are addressed in recommended added condition.

## **PLANNING COMMISSION VOTE:**

- 1) Conditional Use Permit – Planning Commission voted 6-0 to recommend approval subject to the conditions recommended by City Staff as listed below.
- 2) Site Plan - Planning Commission voted 6-0 to recommend approval subject to the conditions listed by City Staff, with the two additions in **red text**.
- 3) Rezoning from B4 to PMD - Planning Commission voted 6-0 to recommend approval subject to the conditions recommended by City Staff as listed below.
- 4) Preliminary/Final Plat – Planning Commission voted 6-0 to recommend approval subject to the conditions recommended by City Staff as listed below.

## **STAFF RECOMMENDATION:**

Staff recommends that the Council hold a public hearing and approve the CUP, site plan, preliminary/final plat applications, and the first reading of the proposed rezoning.

**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 with 192 Apartment Units and 1,700 square feet of retail 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,
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 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.**

**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.