

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

**RESOLUTION NO. 21-**

**RESOLUTION APPROVING A SITE PLAN FOR THE  
CONSTRUCTION OF A NEW TWO-STORY COMMERCIAL  
BUILDING CONTAINING MINOR AUTOMOTIVE REPAIR, A  
MOTOR FUEL STATION, AND CAR WASH AT 1820 ROBERT STREET –  
BOBBY AND STEVE’S AUTO WORLD**

**WHEREAS**, a Site Plan application has been submitted to the City for the property currently legally described as:

**CURRENT:** The South 270 feet of the West 228 feet of the Southeast Quarter of the Southwest Quarter of Section 20, Township 28, Range 22, subject to 40 foot right-of-way on Robert Street and 70 foot right-of-way on Marie Avenue, Dakota County, Minnesota, and except that portion conveyed to the City of West St. Paul by deed recorded in Book 294 of Deeds page 34, and **EXCEPT** the parcel described as follows:

That part of the South 270 feet of the West 228 feet of the Southeast Quarter of the Southwest Quarter of Section 20, Township 28 North, Range 22 West, Dakota County, Minnesota described as beginning at the intersection of the east line of the West 40.00 feet and the north line of the South 70.00 feet of said property; thence northerly along said east line of the West 40.00 feet a distance of 126.80 feet; thence southerly deflecting to the right 177 degrees 15 minutes 20 seconds, 32.55 feet; thence southerly deflecting to the left 00 degrees 58 minutes 41 seconds 68.43 feet; thence southeasterly deflecting to the left 41 degrees 59 minutes 53 seconds 36.86 feet to said north line of the South 70.00 feet; thence westerly along said north line of the South 70.00 feet to the point of beginning.

**WHEREAS**, a Public Hearing concerning the Site Plan was held before the West St. Paul Planning Commission on December 15, 2020;

**WHEREAS**, the West St. Paul Planning Commission recommended the City Council approve the Site Plan; and

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the Site Plan for 1820 Robert Street requested by SRa, on behalf of Bobby and Steve’s Auto World, is hereby approved subject to the submitted plans and following conditions:

1. Approval of the Site Plan is contingent on the corresponding conditional use permit, preliminary and final plat applications,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. All signage must comply with section 153 of the zoning ordinance,
4. The applicant shall work with City Staff to ensure that both the Robert Street and Marie Avenue sidewalks have appropriate lighting,

5. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated December 8, 2020,
6. The trash enclosure screening shall comply with section 153.032 (F)6 of the zoning code and be comprised of materials that are complementary to the building materials or be screened with a decorative fence, masonry wall, and or a hedge,
7. The north elevation, specifically the second story, shall be revised to incorporate a 40% minimum window coverage per section 153.032(F)3 of the zoning code,
8. The north and east elevations shall be revised to comply with minimum visual relief requirements per section 153.032(F)4 of the zoning code,
9. The applicant shall ensure that all rooftop mechanicals are property screened per zoning code section 153.032(F)5,
10. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated December 7, 2020, and
11. The applicant shall construct a sidewalk along the south side of the site along Marie Avenue.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 11<sup>th</sup> day of January 2021.

Attest:

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David J. Napier, Mayor

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Shirley R Buecksler, City Clerk