

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

**RESOLUTION NO. 21-**

**RESOLUTION APPROVING A SITE PLAN FOR A  
FAST FOOD RESTAURANT AND DRIVE-THROUGH AT  
1650 ROBERT STREET SOUTH (CAVE ENTERPRISES)**

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

CURRENT: LOT 1, BLOCK 1, EX PT TO CITY, K-MART NO 3445 ADDITION

**WHEREAS**, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on March 16, 2021;

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

**WHEREAS**, a public hearing concerning the site plan was held before the West St. Paul City Council on March 22, 2021;

**WHEREAS**, the West St. Paul City Staff 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 1650 Robert Street, requested by Cave Enterprises, is hereby approved subject to the submitted plans and following conditions:

1. The approval of the site plan is contingent upon the approval of the corresponding conditional use permit application,
2. The site plan shall be revised to remove the five parking stalls located west of the front building line, requiring the addition of four stalls elsewhere on the site or a shared parking agreement for a minimum of four stalls within 150 feet of the subject property,
3. The site plan shall include at least three parking stalls on the northern side of the site for queueing vehicles to pull off to the side and park while waiting for orders to allow additional stacking room if/when it is needed,
4. The building elevations shall be revised so that the south elevation, listed as main entrance on the submitted plans, be comprised of at least 60% primary materials and no more than 40% secondary materials,
5. The lighting plan be revised so that the lighting levels do not exceed zero footcandles at all abutting property lines,
6. All necessary signage components shall be included in the building permit plan submittals and wall signage shall not occupy more than 10% of the building façade,

7. The applicant shall replace the Norway maple with a non-invasive species, incorporate native plantings as well as annuals and perennials that are pollinator friendly and not treated with neonicotinoids, and consider additional stormwater treatment measures and/or the reduction of impervious surface as detailed in the Environmental Committee memo dated March 10, 2021,
8. The applicant shall adhere to all items outlined in the WSB Engineering memo dated March 4, 2021,
9. The applicant shall adhere to the items outlined in the MnDot memo dated February 12, 2021, with the exception of condition recommending the closure of the Robert Street access, and
10. The applicant shall work with City Staff to ensure appropriate signage will be incorporated into the site to ensure safe and proper traffic flow throughout the site.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 22<sup>nd</sup> day of March, 2021.

Attest:

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David J. Napier, Mayor

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Shirley R Buecksler, City Clerk