

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

RESOLUTION NO. 22-

**RESOLUTION APPROVING A SITE PLAN FOR THE
RECONSTRUCTION OF A PARKING LOT AT
121 BUTLER AVENUE WEST (ISD 197)**

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

CURRENT: PT OF S 1/2 OF NE 1/4 COM CEN ARION & BIDWELL S 170 FT TO BEG E 420 FT S 120 FT E 160.05 FT S 456 FT TO S LINE W 1139.95 FT N 660 FT W 290 FT N 348 FT E TO PT 1036.69 FT E OF W LINE N 295.16 FT E 274.27 FT S 582.24 FT E TO CEN ARION & BIDWELL & BEG

WHEREAS, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on May 17, 2022;

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

WHEREAS, the West St. Paul City Staff recommended the City Council approve the site plan.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul City Council that the site plan for 121 Butler Avenue West, submitted by ICS Builds, on behalf of the Independent School District (ISD) 197, the City of West St. Paul, is hereby approved subject to the submitted plans and following conditions:

1. The applicant shall apply for an obtain all necessary permits, including those from the City of West St. Paul as well as those from the Dakota County right-of-way permitting office.
2. The site plan shall be amended to accomodate 20 feet deep parking stalls and 22 feet wide drive aisles,
3. The plans shall be amended to contain B-6-12 curbing throughout the site, unless otherwise approved by the City Engineer,
4. The site plan shall be amended to include curbed islands at the end of each row of parking, the curbed islands shall be irrigated and contain grass, ground cover, or shrubs,
5. The landscape plan shall be amended to include at least one 1.5 caliper inch tree measuring at least four feet above grade in each curbed island for the parking lot,
6. The plans shall be amended so that all lighting levels do not exceed zero foot-candles at abutting property lines,

7. The applicant shall comply with the conditions outlined in the West St. Paul Engineering memo dated April 5th, 2022,
8. The applicant shall comply with all items detailed in the WSB Engineering memo dated April 6th, 2022,
9. The applicant shall submit an application for a preliminary/final plat for the property prior to the issuance of a building permit for the project,
10. The applicant shall update the plans to remove the straight-out arrow to more clearly indicate that you cannot exit the loop and drive south onto Bellows Street, and
11. The applicant shall incorporate painted crosswalks that connect from the two curbed islands at the ends of the northern most row of parking.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 23rd day of May, 2022.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk