

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

RESOLUTION NO. 22-

**RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT
OF 58 NEW TOWNHOMES AT 1555 OAKDALE AVENUE
(M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC)**

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

LOTS 1-59, BLOCK 1, THOMPSON SQUARE

WHEREAS, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on June 21, 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 1555 Oakdale Avenue, submitted by M/I Homes of Minneapolis/St. Paul, LLC, is hereby approved subject to the submitted plans and following conditions:

1. The site plan approval shall be contingent upon the following approvals,
 - a. City Council approval of the corresponding rezoning and platting applications,
 - b. City Council approval of the development agreement,
 - c. Economic Development Authority approval of the purchase agreement, and
 - d. Metropolitan Council's approval of the Land Use Amendment for the creation and designation of the property from "Mixed-Use" to "Medium Density Residential".
2. 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,
3. The applicant shall update the plans to incorporate a minimum of nine additional stalls in the common lot areas within the site to be used as visitor parking,
4. The applicant shall consider the recommendations made by the Environmental Committee as stated in the memo dated June 15, 2022,

5. The applicant shall revise the landscape plans to include additional trees as approved by city staff,
6. The applicant shall provide the city with an irrigation plan upon the submittal of a building permit,
7. All fencing shall be maintenance free and complement the adjacent buildings and surrounding environment,
8. The applicant shall revise the elevations for the Park Home series buildings to include additional brick and/or stone components to offer enhanced visual appeal,
9. The applicant shall pay the City fees for the following items, prior to the issuance of a building permit,
 - a. Park Land Dedication Fee - \$49,733.89,
 - b. Construction costs for their portion of the added left turn lanes on Oakdale and the re-construction of the trail along the west side of Oakdale Avenue,
10. The applicant shall adhere to the recommendations as outlined in the attached memos provided by the West St. Paul Engineering Technician, WSB Engineering, and the Dakota County Plat Commission.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 11th day of July, 2022.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk

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

RESOLUTION NO. 22-

**RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT
FOR THE PARCELS AT THE SOUTHWEST CORNER OF
THOMPSON AND OAKDALE AVENUES
(M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC)**

WHEREAS, a preliminary and final plat application has been submitted to the City for the property to be platted and legally described as:

LOTS 1-59, BLOCK 1, THOMPSON SQUARE

WHEREAS, a public hearing concerning the preliminary and final plat was held before the West St. Paul Planning Commission on June 21, 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 preliminary and final plat for Thompson Square, submitted by M/I Homes of Minneapolis/St. Paul, LLC, is hereby approved subject to the submitted plans and following conditions:

1. The preliminary and final plat approval shall be contingent upon the following approvals,
 - a. City Council approval of the corresponding site plan and rezoning applications,
 - b. City Council approval of the development agreement,
 - c. Economic Development Authority approval of the purchase agreement, and
 - d. Metropolitan Council's approval of the Land Use Amendment for the creation and designation of the property from "Mixed-Use" to "Medium Density Residential", as well as the development of the property,
2. The applicant shall comply with all items outlined in the memos provided by the Dakota County Plat Commission and the West St. Paul Engineering Department, which are dated June 13, 2022 and June 15, 2022 respectively,
3. The final plat shall be recorded within one year of approval and prior to the application of a building permit.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 11th day of July, 2022.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk

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

ORDINANCE NO. 22-

**AN ORDINANCE REZONING A PARCEL NEAR THE SOUTHWEST
CORNER OF THOMPSON AND OAKDALE AVENUES FROM
B6 – MIXED USE TO PLANNED RESIDENTIAL
DEVELOPMENT (PRD) WITH R3 – TOWNHOME
RESIDENTIAL UNDERLYING ZONING**

The City Council of West St. Paul does ordain:

SECTION 1. AMENDMENT. The Zoning Map of the City of West St. Paul is hereby amended by rezoning a parcel nearby the southwest corner of Thompson and Oakdale Avenues from B6 – Mixed-Use to Planning Residential Development (PRD) with R3 – Townhome Residential underlying zoning for the property identified as:

CURRENT:
OUTLOT A, WEST SAINT PAUL APARTMENTS

PROPOSED PLAT:
LOTS 1-59, BLOCK 1, THOMPSON SQUARE

SECTION 2. CONDITIONS. The following conditions shall be added:

1. The rezoning approval shall be subject to the following approvals,
 - a. City Council approval of the corresponding site plan and platting applications,
 - b. City Council approval of the development agreement,
 - c. Economic Development Authority approval of the purchase agreement, and
 - d. Metropolitan Council’s approval of the Land Use Amendment for the creation and designation of the property from “Mixed-Use” to “Medium Density Residential”, as well as the development of the property.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this 11th day of July, 2022.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk