

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

RESOLUTION NO. 19-

**RESOLUTION APPROVING THE SITE PLAN FOR
1720 LIVINGSTON AVE. (SOLA SALON STUDIOS)**

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

LOT 1, BLOCK 1 of ROBERT STREET RILEY SECOND ADDITION

WHEREAS, a public hearing concerning the Site Plan was held before the West St. Paul Planning Commission on May 21, 2019; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Site Plan.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul City Council that the Site Plan for 1720 Livingston Ave. requested by Patrick Elgin is hereby approved subject to the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The applicant shall designate the 1720 Livingston Ave parking lot as customer only parking, and require that employees park in the shared parking spaces,
3. The applicant shall install a bike rack on site,
4. The applicant shall reduce the width of the drive aisle to 22.7 ft, and increase the parking stall depths to 20 ft,
5. The applicant shall increase the size of the two proposed matador maple trees from 2 caliper inches to 2.5 caliper inches,
6. The applicant shall include specific measurements and percentages in the building permit plans to ensure that the proposed building meets the minimum requirements pertaining to construction design requirements (section 153.032(F)),
7. All rooftop mechanicals shall be property screened as outlined per Section 153.032(F) of the zoning ordinance,
8. All signage must comply with section 153 of the zoning ordinance,
9. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated May 14, 2019,
10. The applicant shall adhere to the recommendation of the engineering consulting per the attached memo dated May 13, 2019,
11. The applicant shall re-route the sanitary sewer hookup to the southwest corner of the property,

12. The approval of the site plan is contingent upon the approval of the requested variances,
13. The applicant shall work with City Staff to incorporate additional landscaping and/or screening for the trash enclosure, and
14. The applicant will work with City Staff to ensure pedestrian continuity on site as well as in connection with the new Livingston Ave sidewalk.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 28th day of May 2019.

Attest:

David J. Napier, Mayor

Shirley R Buecksler, City Clerk