



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

PLATTING APPLICATION

Filing Fee \$275.00 + \$2 each lot

(OFFICE USE ONLY)

Required Escrow: \$600.00 (1-2 Lots)
\$1600.00 (3 or more Lots)

CASE NO. PC CASE 19-06
DATE RECEIVED MAY 06 2019
RECEIPT # 2019-00000895
60 DAY DATE 7/5/19

TOTAL FEES \$1883.⁰⁰

CONTACT INFORMATION

1. NAME OF APPLICANT Joshua Kirchner Phone # 651-269-6112
2. ADDRESS OF APPLICANT 338 Curtice St W Email josh@mnhomes.com
St Paul MN 55107
4. NAME OF OWNER Mary Bakewell Phone # 612-701-7417
5. ADDRESS OF OWNER _____ Email lmmange@aol.com
6. NAME OF SURVEYOR Jonathan Faraci Phone # 651-776-6211
7. ADDRESS OF SURVEYOR 1700 Centre Point Cury Email jonfaraci@hotmail.com
Ste 275 Mandata Heights MN 55120
8. NAME OF ENGINEER _____ Phone # _____
9. ADDRESS OF ENGINEER _____ Email _____

PLAT INFORMATION

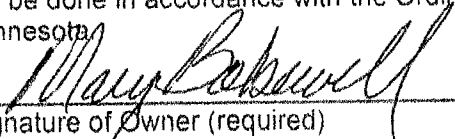
10. LEGAL/PID # OF PROPERTY INVOLVED 420300027011, 420300027013
11. TOTAL ACREAGE 2 acres 12. NUMBER OF PROPOSED LOTS 4
13. PROPOSED NAME OF PLAT Bakewell Addition

**PROMOTING AND PRESERVING A COMMUNITY OF EXCELLENCE
BY THE ETHICAL, RESPONSIVE, EFFICIENT AND INNOVATIVE PROVISION OF SERVICES**

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets
2. Plat meets all minimum subdivision requirements. If not, explain:

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



 Signature of Owner (required)

651-701-7017

 Phone Number



 Signature of Applicant (if different)

651-261-6117

 Phone Number

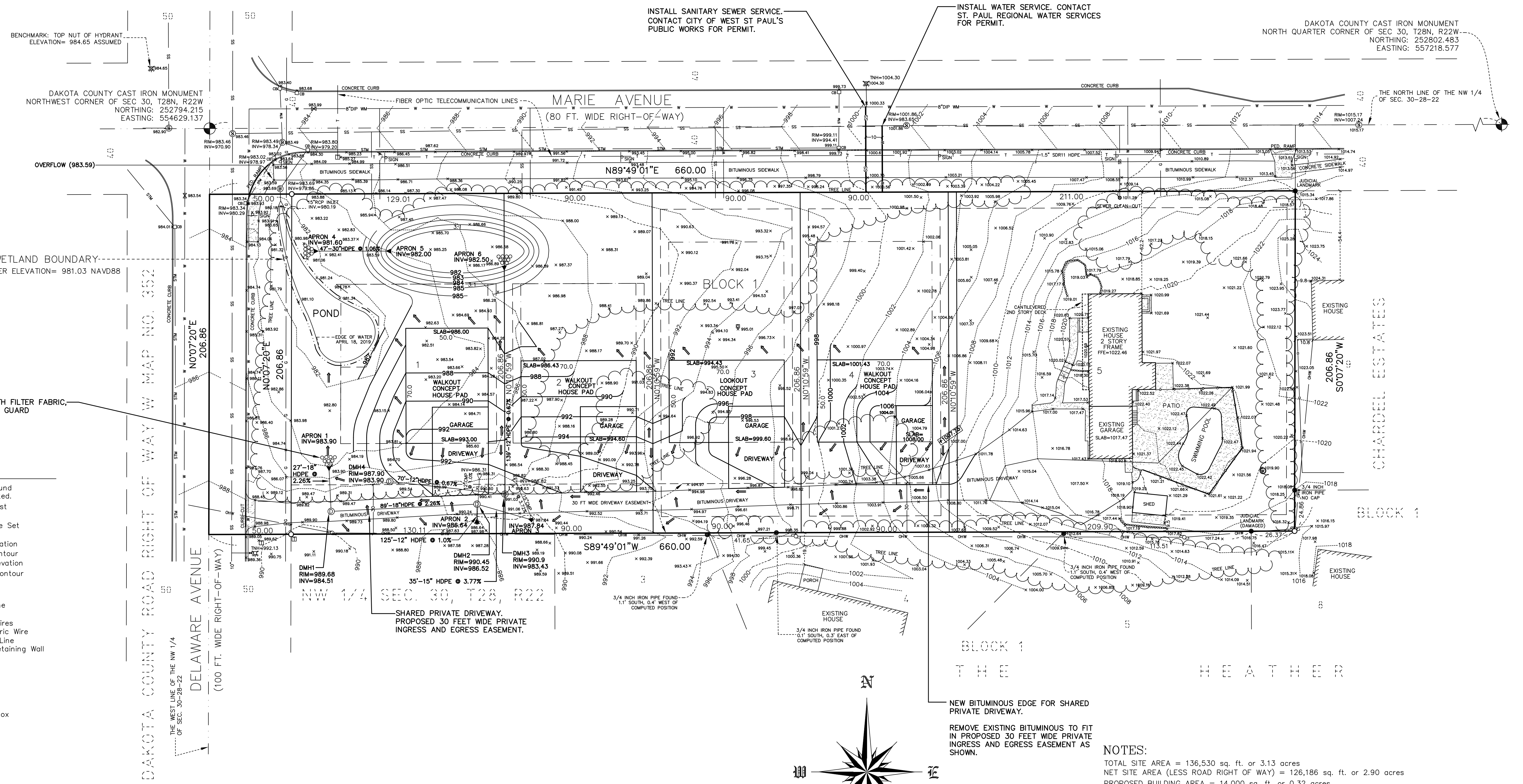
NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF PLAT: An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

PRELIMINARY PLAT: BAKEWELL'S ADDITION GRADING PLAN



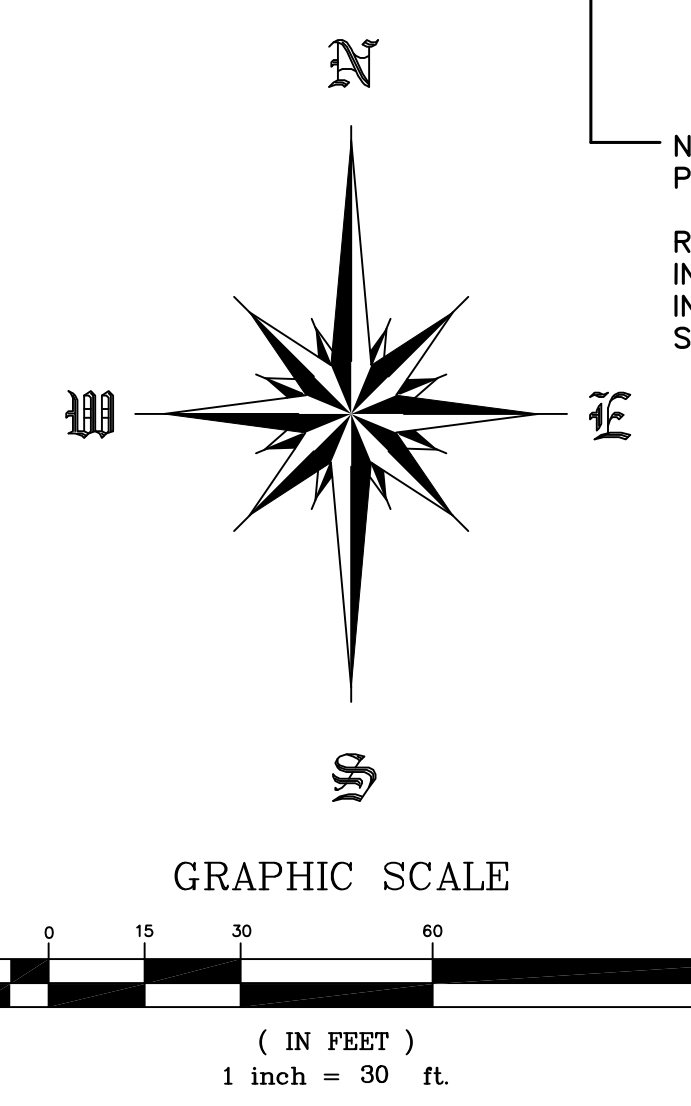
LEGEND

- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊙ Denotes Dakota County Cast Iron Monument found.
- Denotes 12" Common Spike Set capped RLS 16464
- ××××× Denotes Existing Spot Elevation
- ××××× Denotes Existing Grade Contour
- +××××× Denotes Proposed Spot Elevation
- ××××× Denotes Proposed Grade Contour
- Denotes Drainage Direction
- STM— Denotes Storm Sewer Line
- SS— Denotes Sanitary Sewer Line
- W— Denotes Water Line
- OHW— Denotes Overhead Utility Wires
- E— Denotes Underground Electric Wire
- G— Denotes Underground Gas Line
- Denotes Block or Stone Retaining Wall
- ⊙ Denotes Guy Anchor
- ⊙ Denotes Sign
- ⊙ Denotes Fire Hydrant
- ⊙ Denotes Water Valve
- ⊙ Denotes Utility Pole
- ⊙ Denotes Catch Basin
- ⊙ Denotes Electrical Outlet Box
- ⊙ Denotes Utility Pedestal
- ⊙ Denotes Gas Meter
- ⊙ Denotes Electric Meter
- ⊙ Denotes Storm Manhole
- ⊙ Denotes Water Well
- ⊙ Denotes Sewer Manhole
- ⊙ Denotes Concrete Surface

SETBACKS:
FRONT - 30 FEET ADJACENT TO STREET
REAR - 30 FEET
SIDE - 10 FEET
SIDE - ADJACENT TO STREET 30 FEET

MINIMUM LOT SIZE - 15,000 sq. ft.

MINIMUM FRONTAGE - 100 FT WITH 90% EXCEPTION OR 90 FT ALLOWED



NOTES:
TOTAL SITE AREA = 136,530 sq. ft. or 3.13 acres
NET SITE AREA (LESS ROAD RIGHT OF WAY) = 126,186 sq. ft. or 2.90 acres
PROPOSED BUILDING AREA = 14,000 sq. ft. or 0.32 acres
PROPOSED DRIVEWAY AREA = 3,608 sq. ft. or 0.08 acres
UTILITIES SHOWN ARE FIELD LOCATED, OR FROM RECORD DRAWINGS PROVIDED BY THE CITY OF WEST ST. PAUL

| | | | |
|--|--------------------------------|----------------------------|--|
| Client Ms. Mary Bakewell 1846 Delaware Avenue West St Paul, MN 55118 651-398-5601 (Blaine Kirchert) | Design by JF | Original date 11-15-18 | I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Engineer under the laws of the State of Minnesota. Jonathan L. Foraci Date 11-15-18 Minnesota Reg. No. 16464 |
| Drawn by JK,RP | Revisions 6-6-19 6-27-19 | Page title GRADING PLAN | |
| LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINT, SUITE 275 ST PAUL, MN. 55120 PHONE (651) 776-6211 | Survey book No. | S.A.P.number 2018.283 | Sheet number of |

To: **Planning Commission**
Through: **Ben Boike, Asst. Comm. Dev. Director/City Planner**
From: **Melissa Sonnek, Comm. Dev. Coordinator**
Date: **July 16, 2019**

Final Plat Application – Bakewell Addition

REQUEST:

Josh Kirchert is requesting a preliminary and final plat review for the subdivision of the southeast corner of Marie and Delaware. The proposed subdivision would create three new lots (five total) and allow for the construction of four new single-family homes (in addition to the existing single family home on the eastern most portion of the property).

For detailed information regarding the proposed subdivision, please refer to the attached Planning Commission Memo dated June 18, 2019.

ATTACHMENTS:

Planning Commission Memo – June 18, 2019
Application Package
Plat Drawings
Dakota County, Engineering/Stormwater, and Fire Memos



PREVIOUS DISCUSSION:

At the June 18, 2019 Planning Commission meeting, much discussion was centered on the driveway access points for the existing and planned new homes, the possible need for additional landscaping and/or screening, and stormwater drainage/management. Since not all information was available for these items, the Planning Commission approved the preliminary plat with conditions for additional information to be included in the final plat. At the June 24, 2019 City Council meeting, the Council opted to continue both the preliminary and final plat approval requesting further review by the Planning Commission.

DAKOTA COUNTY REVIEW:

Since the proposed plat abuts Delaware Ave, which is a County road, the Dakota County Plat Commission reviewed the proposed plat at their May 28, 2019 meeting. Initially the County recommended that the properties be accessed off Marie Ave; however, after reviewing a draft plan of the Marie Ave access (which created five curb cuts through a county trail), the County retracted their initial recommendation and agreed to the initial proposal to have all of the properties be accessed through the existing curb cut off Delaware Ave.

As a part of the review, the Dakota County Plat Commission is recommending the following:

1. File a quit claim for restricted access with Dakota County at the time of recording the plat with the County,
2. The residential portion of the development must have substantial building setbacks, buffer areas, and other noise mitigation elements incorporated into the plan,
3. No work shall commence in the county right-of-way until a permit is obtained from the County Transportation Department,
4. No permit will be issued until the plat has been filed with the County Recorder's Office, and
5. The applicant shall begin discussion with the Transportation Dept. early on to discuss the permitting process and design review.

City Staff is requiring as a condition of approval, that the applicant adhere to the items outlined in the Dakota County Plat Commission memo dated July 10, 2019.

ENGINEERING/STORMWATER REVIEW:

An engineering consultant reviewed the plat and drainage report and noted that the City's requirements for drainage rates are met.

As a condition of approval, City Staff is requiring that the applicant adhere to all the items outlined in the engineering memo dated July 8, 2019. These conditions include:

1. A minimum 20-foot wide drainage and utility easement centered over storm sewer within private property is required per the City's Local Surface Water Management Plan. Applicant should update the easement over the 12" HDPE running between lots 1 and 2 to meet this requirement,
2. An emergency overflow (EOF) should be added to the proposed ponding area a minimum of 1.5 feet below the lowest ground elevation of any adjacent structure per the City's Local Surface Water Management Plan. Applicant should confirm rate control requirements are still being met with the addition of the EOF,

3. Structure DMH3 should be moved off the edge of pavement since curb is not being proposed along the private driveway. Applicant should provide the casting information for all proposed storm structures and confirm DMH3 and DMH4 will be open grate manholes, and
4. The proposed storm sewer under the private driveway should be included in the limits of disturbance.

SOUTH METRO FIRE REIVEW:

The proposed plat was reviewed by the Fire Marshal, it was determined that the existing driveway meets the requirements for a fire apparatus access. However, based on the excessive weight of a fire truck compared to an average car, damage may occur if and when a fire truck uses the drive as a turn around.

Therefore, the South Metro Fire Department is requiring that all homeowners, current and future, agree to maintain the functionality of the driveway and absolve South Metro Fire of any liability in the event that the driveway is damaged. In addition, the existing driveway must retain proper sizing to allow for turnaround maneuvers.

City Staff is requiring that the applicant ensure the compliance of all items outlined in the South Metro Fire memo dated July 9, 2019.

SCREENING:

Staff believes that screening along the south property line is a reasonable condition of approval based on the layout of the four new single-family homes, all of which are proposed to have rear loading garages/driveways facing south (toward the back yards of existing single-family homes). As a result, Staff is including a condition of approval requiring appropriate screening, either in the form of maintenance free fencing or landscaping as approved by Staff.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the Final Plat for the Bakewell Addition at the southeast corner of Marie Avenue and Delaware Avenue, subject to the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul,
2. The applicant shall provide additional screening between the private drive and the properties to the south as approved by Staff,
3. The applicant shall ensure that all homes within the subdivision comply with setback requirements as detailed in section 153.083(B) of the zoning code,
4. The applicant shall comply with the requirements detailed in the County Plat Commission letter dated July 10, 2019, the engineering memo dated July 8, 2019, and the fire memo dated July 9, 2019.
5. The Final Plat shall be recorded with Dakota County within one year and prior to submittal of building permits.

TIMELINE:

July 16: Planning Commission Recommendation

July 22: City Council Review