

To: **Environmental Committee**

Through: **Dave Schletty, Asst. Parks and Rec. Director**

From: **Melissa Sonnek, City Planner**

Date: **March 4, 2020**

## **Case 20-01 – Multiple Applications for Redevelopment of North Gateway Site**

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### **REQUEST:**

Review site plan and provide recommendations to the Planning Commission and City Council.

### **BACKGROUND:**

Dakota County Community Development Authority (CDA) has submitted multiple applications for the redevelopment of the several vacant parcels on the southwest corner of Robert and Annapolis St. to construct an affordable housing complex.

There will be no removal of any of the existing trees as the site only currently has trees along the boulevard. The applicant is proposing 26 trees for the first phase of redevelopment of the site. The proposed trees are:

- 12 deciduous trees measuring 2 caliper inches
  - City Staff has asked the applicant to increase these to a 2.5 caliper inches
- 7 coniferous trees measuring 5 feet in height with a #10 container size
- 7 deciduous trees from a #10 container size that are multi-stemmed, with each stem measuring approximately 1 caliper inch.

City Staff is currently working with the applicant to reduce the width of the parking lot drive aisle down to 20 feet in width, which will allow the site a small amount of more green space. Based on the narrow width and heavy elevation changes from north to south on the site, City Staff acknowledges that planting more and larger trees on site is difficult. As such, City Staff is requesting the committee review the proposed landscaping and provide any further recommendations to the Planning Commission and City Council.

### **ATTACHMENT:**

Plans

### **TIMELINE:**

March 17: Planning Commission public hearing  
March 23: City Council public hearing