



City Hall
 1616 Humboldt Avenue
 West St. Paul, MN 55118
 651-552-4100
 FAX 651-552-4190
www.wspmn.gov

SITE PLAN APPLICATION

Filing Fee: \$275.00
 Escrow Amount: \$1,300.00
 Total Fees: \$ 1,575

OFFICE USE ONLY	
Case No:	<u>PC 20-04</u>
Date Received:	<u>03/27/2020</u>
Receipt No:	<u>2020-0128</u>
60 Day Date:	<u>05/26/2020</u>
	<u>Extended - 07/25/2020</u>

Street Address of Parcel: 16XX Oakdale Avenue West St Paul, MN 55118

Name of Applicant: More Space LLC Phone # 651-338-8785
 Address of Applicant: 4813 Blaine Avenue Email: Koland911@gmail.com
Inver Grove Heights, MN 55076

Name of Owner: DJJ HOLDINGS LLC Phone # 612-850-6261
 Address of Owner: 2910 Waters Rd Ste 170 Email: djake@midwestamericom.com
Eagan, MN 55121

SITE INFORMATION

Legal/PID # of the Property Involved: 42-02000-78-060

Present Zoning: I-1 - Light Industrial

Proposed Use of Parcel: Self-Storage building with interior drive aisle for loading and unloading

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: There will be very minimal anticipated traffic conditions and no anticipated parking facilities on adjacent streets.

EXHIBITS REQUIRED

An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:

- a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
- b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
 - i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
 - ii. Building elevations, including finishes on all buildings on all sides,
 - iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
 - iv. Curb type and location on site, and
 - v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.
- c. Stormwater Management information, including:
 - i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
 - ii. Existing and proposed drainage area maps,
 - iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
 - iv. Site grading plan,
 - v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
 - vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff
 - vii. If creating more than an acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

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.

Dean Jakubowicz
Signature of Owner (Required)

612-850-6261
Phone Number

[Signature]
Signature of Applicant (If different)

651-775-7589
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 SITE PLAN: An approved site plan 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 a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

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.



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PLATTING APPLICATION

Filing Fee: \$275 + \$2 each lot
 Escrow Amount: \$600 (1-2 lots)
 \$1,600 (3 or more lots)
 Total Fees: \$ 877

OFFICE USE ONLY	
Case No:	<u>PC 20-04</u>
Date Received:	<u>04/03/2020</u>
Receipt No:	<u>20-0590</u>
60 Day Date:	<u>06/02/2020</u>
	<u>Extended - 08/01/2020</u>

CONTACT INFORMATION

Name of Applicant: MORE SPACE, LLC
 Address of Applicant: Equitably Acquired Properties, LLC
4813 BLAINE AVE
1641, MN 55076

Phone # 651-338-8765
 Email: KOLAND911@GMAIL.COM

Name of Owner: DJJ Holdings LLC
 Address of Owner: 2910 Waters Road
Eagan, MN 55121

Phone # 612-850-6261
 Email: djake@midwestamericom.com

Name of Surveyor: Greg Gentz- Rehder & Associates
 Address of Surveyor: 3440 Federal Drive, Suite 110
Eagan, MN 55122

Phone # 651-337-6726
 Email: ggentz@rehder.com

Name of Engineer: Benton Ford- Rehder & Associates
 Address of Engineer: 3440 Federal Drive, Suite 110
Eagan, MN 55122

Phone # 651-337-6730
 Email: bford@rehder.com

PLAT INFORMATION

Legal/PID # of the Property Involved: 42-02000-78-060
 Total Acreage: 2.31 Proposed Number of Lots: 1
 Proposed Name of Plat: MORE SPACE SELF STORAGE

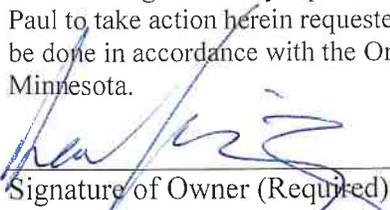
Plat meets all minimum subdivision requirements. If not, explain: _____

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets.

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)

612-850-6261

Phone Number



Signature of Applicant (If different)

651-338-8785

Phone Number

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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

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**CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING**

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, May 19, 2020 at 7:00 pm and a Public Hearing at the City Council Meeting Tuesday, May 26, 2020 at 6:30 pm:

**PC Case 20-04 – Site Plan, Preliminary and Final Plat Review to Allow a
Climate Controlled Storage Building at 1665 Oakdale Ave – More Space LLC**

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

For Informational Purposes Only – Not for Publication

Shirley R Buecksler
City Clerk

Published: May 3, 2020
Twin Cities Pioneer Press

Posted: May 1, 2020
City of West St. Paul

More Space Self-Storage

1777 Oakdale Avenue
West St. Paul, MN

Planning Review Summary

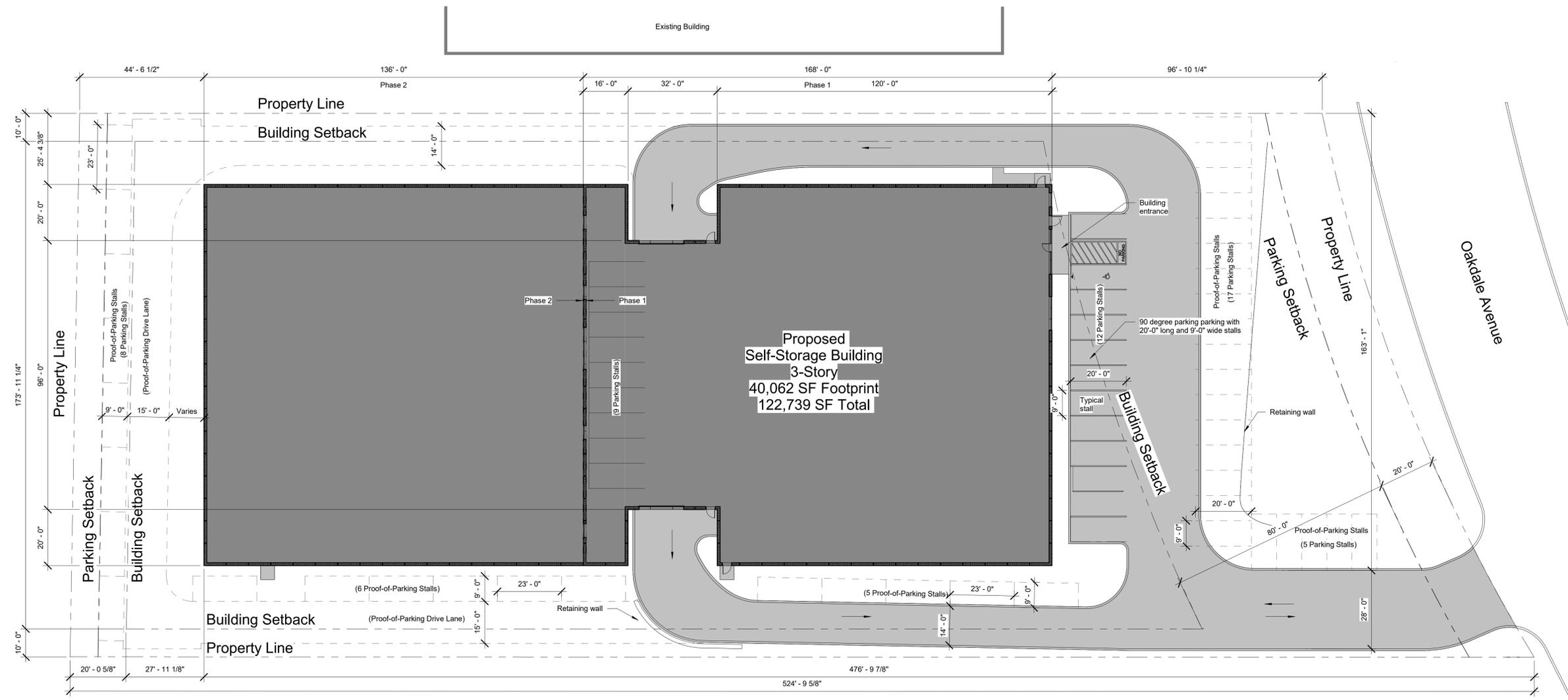
Site Statistics:
 Site Area 92,853 SF
 2.13 Acre
 Property Zoned I-1 - Light Industrial
 Allowed Use Storage
 Proposed Use Storage (Climate Controlled Self-Storage)

Setback Statistics:
 Building Setback - Street Right of Way (Oakdale Ave) 100 Feet
 Building Setback - Side Yard 10 Feet
 Building Setback - Rear Yard 20 Feet
 Parking Setback - Street Right of Way (Oakdale Ave) 10 Feet

Building Area Statistics:
 Proposed Building Footprint 40,062 SF
 Proposed Building Total Gross Floor Area (GFA) 122,739 SF
 Proposed Building Area Percentage 43.1%
 Maximum Allowed Building Area Percentage 50.0%

Lot Coverage Statistics:
 Total Site Impervious Area - Parking / Sidewalk 17,791 SF
 Total Proposed Building Area 40,062 SF
 Total Proposed Landscape Coverage 35,000 SF
 Total Proposed Landscape Percentage 38%

Parking Statistics:
 Parking Proposed (Self-Service Storage) 1 stall per 2,000 SF GFA 122,739 GFA / 2000 = 61
 Parking Provided
 Exterior 12 Stalls
 Exterior Proof of Parking 41 Stalls
 Interior (Parking Along one-way Aisle) 9 Stalls
 Total Stalls Provided 62 Stalls



HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT REGISTERED UNDER THE LAWS OF THE STATE OF MINNESOTA.
 PRINT NAME: Quinn S. Hulston
 SIGNATURE: *Quinn S. Hulston*
 DATE: 5/6/20
 LIC. NO.: 21234

CNH NO.: 19122
 DATE: 5/6/2020
 REVISIONS:

More Space - West St. Paul
 1777 Oakdale Avenue
 West St. Paul, MN
 Site Plan

CS01

NOT FOR CONSTRUCTION

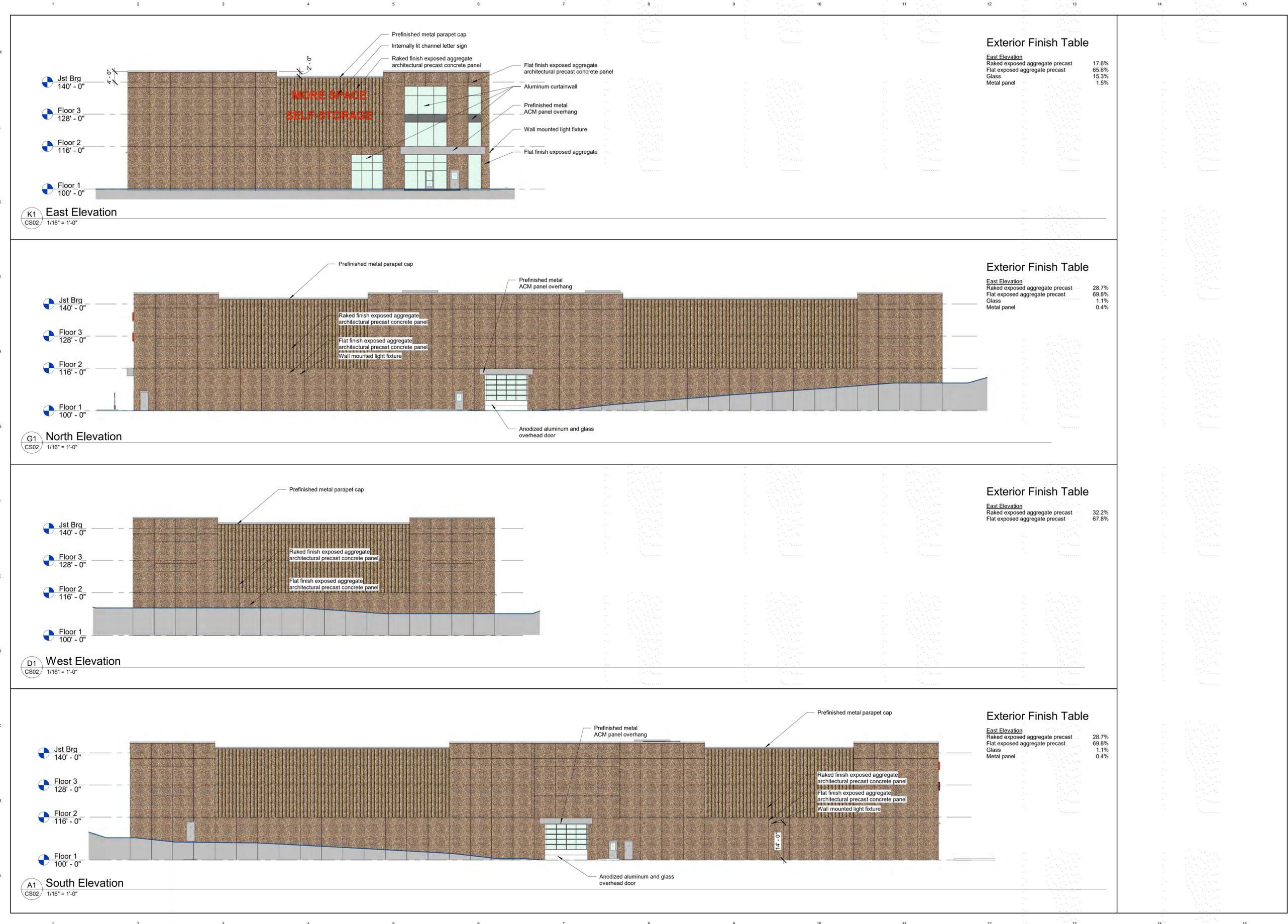
HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA.
 PRINT NAME: **Quinn S. Hulson**
 SIGNATURE: *Quinn S. Hulson*
 DATE: 5/5/20 U.C. NO.: 21234

CNH NO.: 19122
 DATE: 5/6/2020
 REVISIONS:

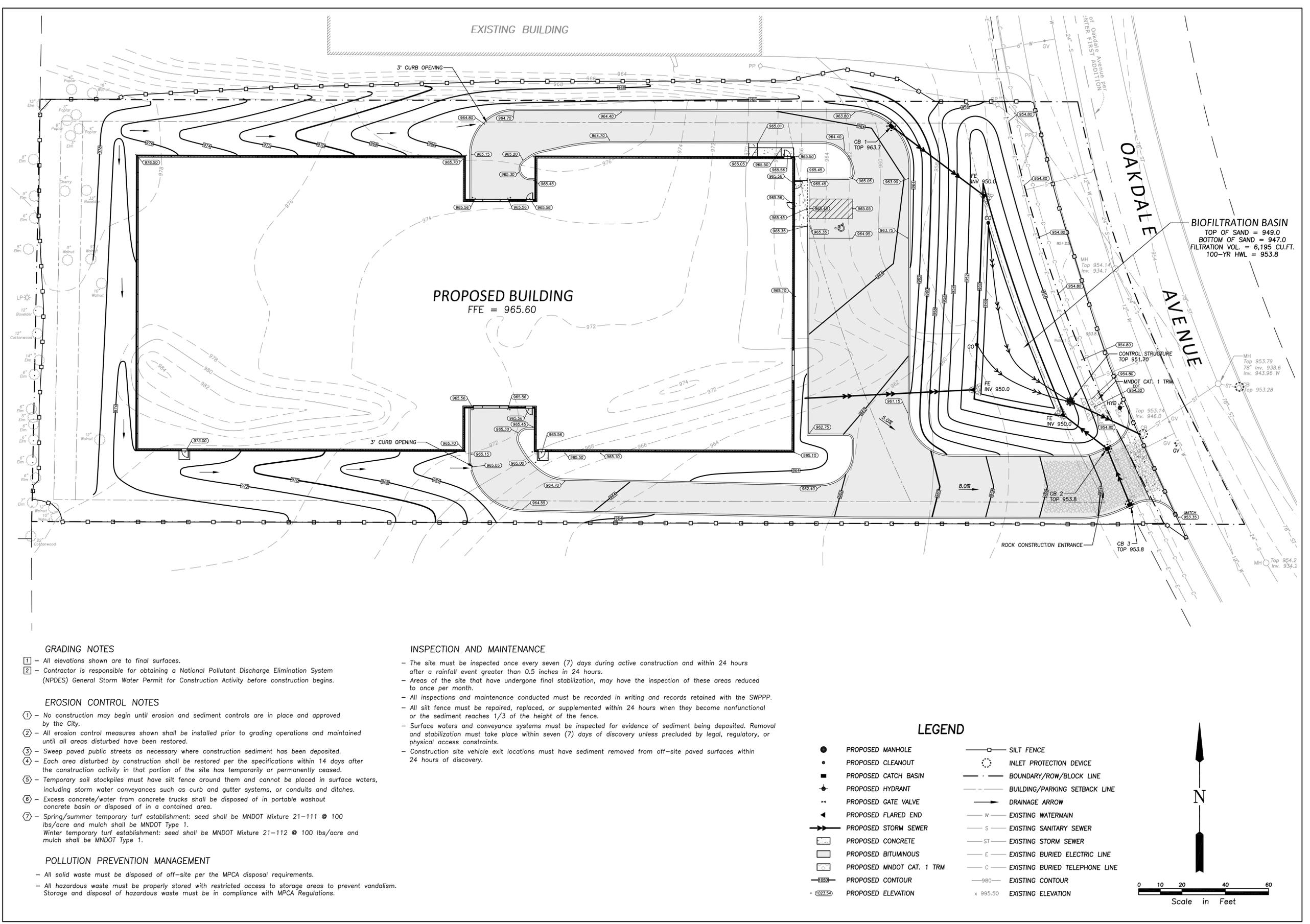
More Space - West St. Paul
 1777 Oakdale Avenue
 West St. Paul, MN

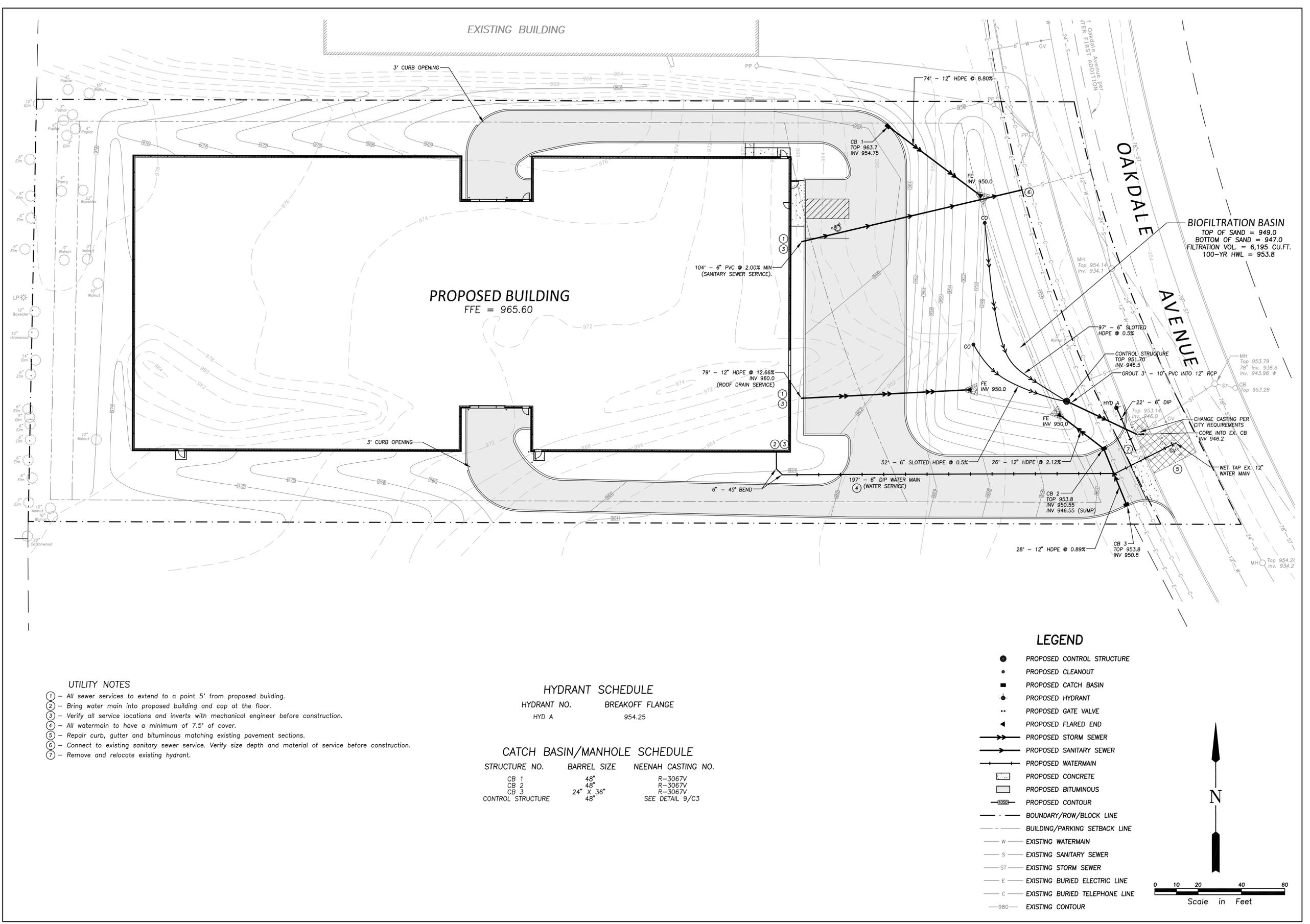
Exterior Elevations

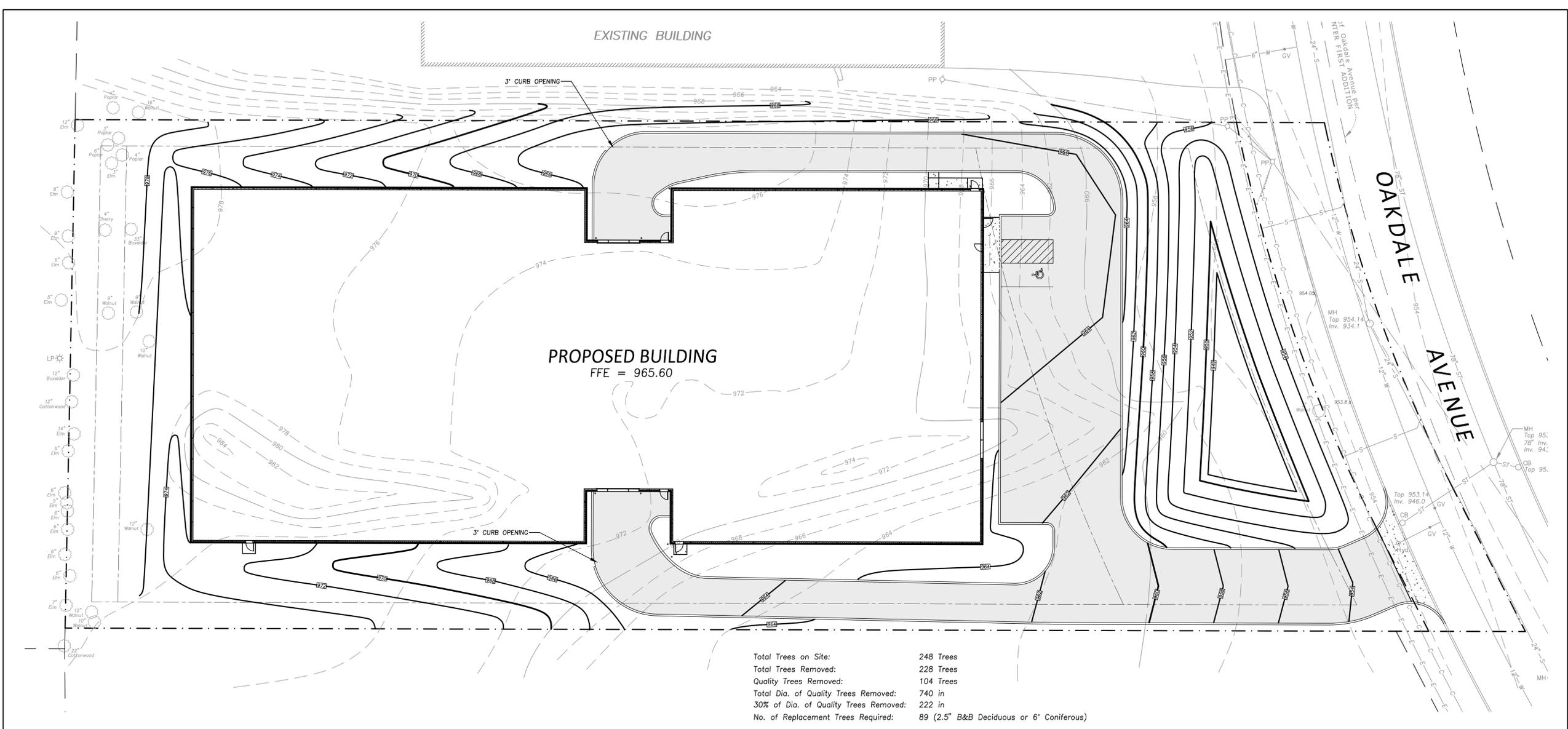
CS02



NOT FOR CONSTRUCTION





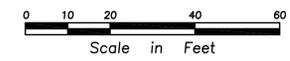


Total Trees on Site: 248 Trees
 Total Trees Removed: 228 Trees
 Quality Trees Removed: 104 Trees
 Total Dia. of Quality Trees Removed: 740 in
 30% of Dia. of Quality Trees Removed: 222 in
 No. of Replacement Trees Required: 89 (2.5" B&B Deciduous or 6" Coniferous)

Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save					
1032	Walnut	1	3	Save	1078	Cherry	1	3	Remove	1135	Box	1	7	Remove	1207	Walnut	1	9	Save	1250	Box	1	30	Remove	1280	Box	1	8	Remove	1312	Box	1	3	Remove	1344	Cherry	1	4	Remove	1383	Box	1	8	Remove					
1033	Elm	5	5	Remove	1079	Cherry	1	3	Remove	1136	Box	1	6	Remove	1208	Walnut	1	10	Save	1251	Box	1	5	Remove	1281	Cherry	1	3	Remove	1313	Box	1	4	Remove	1345	Cherry	1	3	Remove	1384	Cherry	1	4	Remove					
1034	Elm	5	6	Remove	1080	Elm	5	5	Remove	1137	Box	1	5	Remove	1209	Box	1	11	Remove	1252	Box	1	4	Remove	1282	Walnut	1	10	Remove	1314	Box	1	5	Remove	1346	Walnut	1	11	Remove	1385	Poplar	1	10	Remove					
1035	Elm	5	5	Remove	1082	Walnut	1	4	Remove	1138	Box	1	5	Remove	1210	Walnut	1	8	Remove	1253	Walnut	1	3	Remove	1283	Elm	1	6	Remove	1315	Box	1	6	Remove	1347	Cherry	1	4	Remove	1387	Elm	1	12	Save					
1036	Elm	1	3	Remove	1083	Walnut	1	17	Remove	1139	Box	1	5	Remove	1211	Walnut	1	5	Remove	1254	Walnut	1	10	Remove	1284	Walnut	1	8	Remove	1316	Elm	1	5	Remove	1348	Cherry	1	3	Remove	1394	Poplar	1	3	Save					
1051	Box	1	4	Remove	1084	Walnut	1	16	Remove	1140	Box	1	5	Remove	1212	Walnut	1	12	Save	1255	Walnut	1	15	Remove	1285	Box	1	9	Remove	1318	Box	1	6	Remove	1349	Box	1	5	Remove	1395	Poplar	1	6	Save					
1052	Walnut	1	9	Remove	1086	Walnut	1	15	Remove	1141	Box	1	5	Remove	1214	Walnut	1	10	Save	1256	Elm	1	5	Remove	1286	Box	1	10	Remove	1319	Box	1	3	Remove	1352	Walnut	1	6	Remove	1396	Elm	1	3	Save					
1053	Elm	1	5	Remove	1088	Cherry	1	5	Remove	1142	Box	1	5	Remove	1215	Walnut	1	12	Save	1257	Elm	1	4	Remove	1287	Box	1	12	Remove	1320	Box	1	4	Remove	1353	Elm	1	7	Remove	1397	Poplar	1	4	Save					
1054	Elm	1	5	Remove	1091	Box	1	12	Remove	1143	Cherry	1	3	Remove	1217	Elm	1	7	Save	1258	Elm	1	4	Remove	1288	Box	1	8	Remove	1321	Box	1	4	Remove	1354	Box	1	6	Remove	1398	Poplar	1	4	Remove					
1055	Cherry	1	12	Remove	1110	Walnut	1	9	Remove	1144	Walnut	1	5	Remove	1218	Elm	1	3	Save	1259	Walnut	1	8	Remove	1289	Walnut	1	10	Remove	1322	Cherry	1	3	Remove	1360	Cherry	1	4	Save	1399	Poplar	1	6	Remove					
1056	Cherry	1	4	Remove	1111	Elm	1	3	Remove	1145	Box	1	5	Remove	1220	Elm	1	6	Save	1260	Cherry	1	3	Remove	1290	Walnut	1	8	Remove	1323	Box	1	4	Remove	1362	Box	1	33	Save	1400	Poplar	1	5	Remove					
1057	Elm	1	5	Remove	1112	Walnut	1	3	Remove	1146	Box	1	6	Remove	1221	Elm	1	6	Save	1261	Elm	1	7	Remove	1291	Elm	1	6	Remove	1324	Elm	1	5	Remove	1363	Box	1	14	Remove	1401	Poplar	1	4	Remove					
1058	Walnut	1	14	Remove	1113	Walnut	1	8	Remove	1147	Walnut	1	15	Remove	1226	Elm	1	14	Save	1262	Elm	1	5	Remove	1292	Elm	1	4	Remove	1325	Cherry	1	2.5	Remove	1364	Box	1	6	Remove	1402	Poplar	1	8	Remove					
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1061	Elm	1	13	Remove	1117	Walnut	2	14	Remove	1154	Box	5	10	Remove	1232	Elm	1	6	Remove	1265	Box	1	8	Remove	1296	Box	1	8	Remove	1328	Elm	1	2.5	Remove	1367	Walnut	1	12	Remove										
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1067	Walnut	1	9	Remove	1122	Cherry	1	3	Remove	1159	Walnut	1	9	Remove	1237	Box	1	5	Remove	1270	Box	1	8	Remove	1302	Cherry	1	2.5	Remove	1333	Cherry	1	4	Remove	1372	Walnut	1	11	Remove										
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1071	Walnut	1	4	Remove	1127	Walnut	1	4	Remove	1163	Box	1	7	Remove	1242	Elm	1	3	Remove	1274	Box	1	2.5	Remove	1306	Box	1	9	Remove	1337	Cherry	1	4	Remove	1376	Cherry	1	2.5	Remove										
1073	Oak	1	37	Remove	1128	Walnut	1	12	Remove	1164	Box	1	5	Remove	1243	Cherry	1	3	Remove	1275	Box	1	4	Remove	1307	Ash	1	7	Remove	1339	Box	1	5	Remove	1377	Cherry	1	3	Remove										
1074	Cherry	1	3	Remove	1129	Box	1	5	Remove	1165	Box	1	13	Remove	1244	Elm	1	3	Remove	1276	Box	1	8	Remove	1308	Ash	1	8	Remove	1340	Cherry	1	3	Remove	1378	Box	1	12	Remove										
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1076	Cherry	1	4	Remove	1131	Walnut	1	4	Remove	1167	Walnut	1	14	Remove	1247	Box	1	5	Remove	1278	Box	1	10	Remove	1310	Box	1	7	Remove	1342	Cherry	1	3	Remove	1380	Walnut	1	14	Remove										
1077	Cherry	1	4	Remove	1133	Walnut	1	6	Remove	1206	Walnut	1	9	Save	1249	Elm	1	10	Remove	1279	Box	1	5	Remove	1311	Box	1	5	Remove	1343	Cherry	1	2.5	Remove	1381	Cherry	1	3	Remove										

LEGEND

TREE TO BE REMOVED
 TREE TO REMAIN

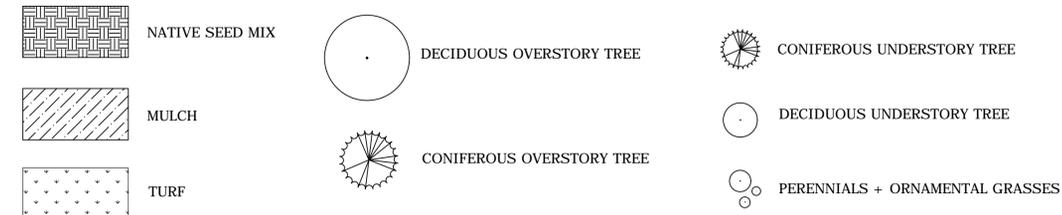


NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	CONT.	SPACING	NOTES
EVERGREEN TREES + SHRUBS						
TOT	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	6	6' BB	12' OC	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	14	6' BB	10' OC	30'H x 20'W
DECIDUOUS TREES + SHRUBS						
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	12	3" BB		50-60' H x 40-50'W
CO	HACKBERRY	CELTIS OCCIDENTALIS	7	3" BB	40' OC	50-75'H x 50'W
AR	ARMSTRONG GOLD MAPLE	ACER RUBRUM 'JFS-KW78'	3	3" BB	15' OC	40'H x 12'W
GT	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2	3" BB		30-35'H x 30-35'W
CC	FIRESPIRE AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'J.N. UPRIGHT'	6	3" BB	20' OC	20'H x 10'W
DS	BUTTERFLY BUSH HONEYSUCKLE	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	18	#5 CONT	4' OC	3-5'H x 3-4'W
HA	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	12	#5 CONT	3' OC	4-5'H x 3-5'W
PERENNIALS + ORNAMENTAL GRASSES						
NF	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKERS LOW'	70	#1 CONT	2' OC	24-30"H x 30"W
SS	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	61	#1 CONT	2' OC	42"H

LEGEND

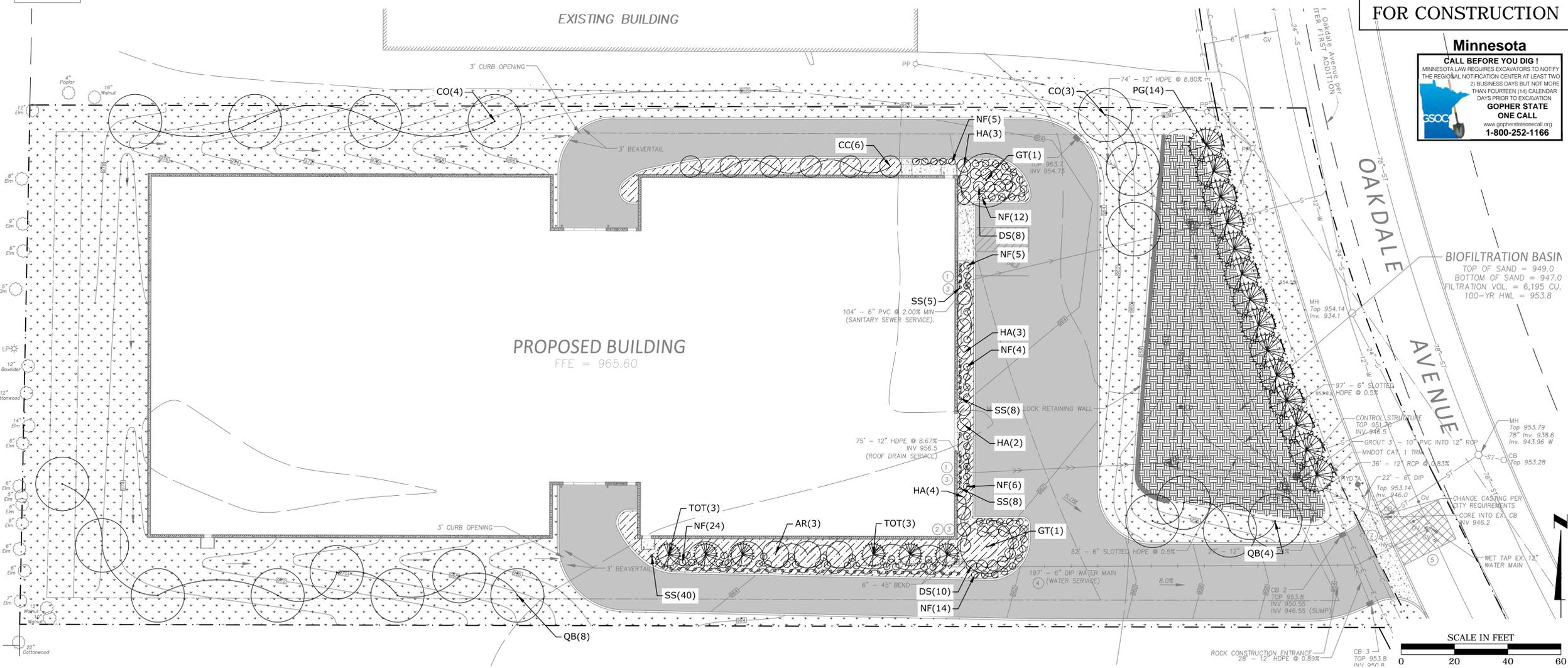


CODE REQUIREMENTS

CODE REQUIREMENTS FOR I-1 LIGHT INDUSTRIAL DISTRICT	TOTAL REQUIRED	TOTAL PROVIDED
LANDSCAPING REQUIREMENTS PER CODE 153.032(E)(2) AND (3)		
WITHIN PROTECTIVE BUFFER AREA : 1 'QUALITY' TREE PER 20 LINEAL FEET OF PROPERTY (STREET FRONTAGE = 208.9'. 208.9' / 20' = 10.4)	11	14 PROVIDED + 1 EXISTING
WITHIN CURBED ISLANDS : 1 'QUALITY' TREE PER CURBED ISLAND	2	2
TREE REMOVAL REQUIREMENTS PER CODE 153.032 (E)(7)		
PROVIDE 30% OF TOTAL CALIPER INCHES OF 'QUALITY' TREES REMOVED	213 CALIPER INCHES	190 CALIPER INCHES
SCREENING REQUIREMENTS PER CODE 153.032(E)(4) : INDUSTRIAL USE ACROSS FROM R USE		
LANDSCAPE SCREEN SHALL BE 6- FEET IN HEIGHT AND 95% OPAQUE SCREENING ALONG OAKDALE AVENUE		EVERGREEN TREE SCREENING ALONG OAKDALE AVENUE

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS & THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- MAINTAIN (30) INCHES CLEARANCE AROUND PARKING STALLS TO ALLOW OVERHANG OF PARKED CARS.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES IN TURF AREA.
- APPLY PRE-EMERGENT TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. APPLICATION RATE TO BE PER MANUFACTURER'S RECOMMENDATIONS. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPE CONTRACTOR TO REMOVE ALL WEEDS AT NO ADDITIONAL COST.
- PLANTING SOIL FOR LANDSCAPED AREAS SHALL BE MINIMUM SIX (6) INCHES IN DEPTH. PLANTING SOIL SHALL BE WELL-GRADED SOIL, FRIABLE AND FERTILE, FREE OF HARDPACK SUBSOIL, STONES AND NOXIOUS WEEDS, AND HAVE A PH BETWEEN 6.5 AND 7.5. PLANTING SOIL TO BE A MIXTURE OF SELECTED TOPSOIL BORROW (MNDOT 3877 TYPE B) PEAT MOSS OR COMPOSTED YARD WASTE AND FERTILIZER. MIXING PROPORTIONS SHALL BE ACCORDING TO LOOSE VOLUME RATIO AND HAVE A COMPOSITE ORGANIC CONTENT AT NO LESS THAN 15% AND NO GREATER THAN 20%. FERTILIZER SHALL BE SLOW RELEASE COMMERCIAL FERTILIZER AND ADDED IN SUFFICIENT QUANTITY TO PROVIDE 0.05 POUND OF TOTAL NITROGEN PER CUBIC YARD OF PLANTING SOIL.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS AND SOD IN HEALTHY CONDITION THROUGHOUT ONE YEAR WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BEGIN UPON INSPECTION AND ACCEPTANCE BY CITY STAFF.
- FOR EROSION AND SEDIMENT CONTROL, REFER TO CIVIL PLANS.



PRELIMINARY - NOT FOR CONSTRUCTION

Minnesota
CALL BEFORE YOU DIG!
 MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION.
GOPHER STATE ONE CALL
 www.gopherstateonecall.org
1-800-252-1166

BIOFILTRATION BASIN
 TOP OF SAND = 949.0
 BOTTOM OF SAND = 947.0
 FILTRATION VOL. = 6,195 CU.
 100-YR HWL = 953.8

CONTROL STRUCTURE
 TOP 951.20
 INV. 946.5
 GROUT 3' - 10" PVC INTO 12" RCP
 MNDOT CAT 1 TRM
 36' - 12" RCP @ 1.83%
 22' - 6" DIP
 Top 953.14
 Inv. 946.0
 51' OV
 CHANGE CASTING PER CITY REQUIREMENTS
 CORE INTO EX. CB INV 946.2

WET TAP EX. 12" WATER MAIN
 MH Top 953.79
 78" Inv. 938.6
 Inv. 943.96 W
 57' CB Top 953.28

ROCK CONSTRUCTION ENTRANCE
 28' - 12" HDPE @ 0.89%
 CB 2 TOP 953.8
 INV 950.55
 INV 946.55 (SLUMP)



F:\02010\20-004 - More Space Sell Storage\CAD\DWG\PLANS\PLANSHEET\CIVIL\20-004_LAN-PLAN.dwg
 DATE PLOTTED: 05/05/2020

Engineering - Surveying
 Landscape Architecture
Hansen Thorp Pellinen Olson, Inc.
 7510 Market Plaza Drive • Eden Prairie, MN 55344
 952.429.0700 • 952.429.7806 fax
 COMM: 19122
 DATE: 5/5/20

REVISIONS:
 More Space - West St. Paul
 Oakdale Avenue
 West St. Paul, MN
 Landscape Plan

Preliminary Plat of: MORE SPACE SELF STORAGE

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Owner:
JOHN & SUZANNE CARL

EXISTING BUILDING

Owner:
WENTWORTH INVESTORS LLC

Owner:
US WEST, INC.

COMMON INTEREST COMMUNITY NUMBER 577
ROTH OAKDALE COMMERCIAL CONDOMINIUM

OWNER
DJJ Holdings, LLC
2910 Waters Road
Suite 170
Eagan, Minnesota 55121

DEVELOPER
Equitably Acquired Properties, Inc.
4813 Blaine Avenue
Inver Grove Heights, Minnesota 55076
Phone: 651-338-8785
Attention: Larry Koland

ARCHITECT
CNH Architects
7300 West 147th Street
Suite 504
Apple Valley, Minnesota 55124
Phone: 952-997-4583
Attention: Quinn Hutson

SURVEYOR/ENGINEER
Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Phone: 651-452-5051
Attention: Ben Ford

Owner:
PRIME DESIGN REAL ESTATE LLC

NOTES

- * Bearings shown are based on the Dakota County Coordinate System.
- * Utilities shown are from information furnished by the City of West St. Paul and respective utility companies in response to Gopher State One Call Ticket No. 200570854 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Areas: Total Area = 99,775 square feet (2.29 acres).
Lot 1 = 92,872 square feet (2.13 acres).
- * Zoning: I-1 (Light Industrial).
- * This property is located in Flood Zone X (area of minimal flood hazard) per Flood Zone Map No. 27037C0036E dated December 2, 2011.
- * Matters of record taken from Old Republic National Title Insurance Company Commitment Number 604743 dated January 31, 2020.

LEGEND

- Iron Monument Found
- Iron Monument Set
- S Sanitary Sewer
- ST Storm Sewer
- W Watermain
- Hyd. ⚡ Hydrant
- GV Gate Valve
- MH Manhole
- LP Light Pole
- CB Catch Basin
- Inv. Invert Elevation
- PP Power Pole
- Light Pole
- Communications Pedestal
- Concrete Surface
- Bituminous Surface
- Buried Communications
- Buried Electric
- Guy Wire

PROPERTY DESCRIPTION

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, lying Westerly of the center line of Oakdale Avenue, described as follows:

Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20, thence South 1°00' West a distance of 439.0 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet, thence along the curve a distance of 281.03 feet to the point of tangent, thence along the tangent 303.0 feet to the beginning of a curve to the South central angle 26°38' tangent 226.14 feet, radius 955.37 feet, thence along the curve a distance of 444.09 feet to the point of tangent. Point of tangent being 94.83 feet South of the Southeast corner of said NW1/4 of the SE1/4, Section 20 being the East line of said NW1/4 of the SE1/4; Beginning at a point 750.94 feet West of the NE corner of the said NW1/4 of the SE1/4 of Section 20, thence South 1°00' West a distance of 570.0 feet, being the point of beginning, thence South 1°00' West a distance of 194.0 feet, thence East to the center line of Oakdale Avenue a distance of 559.82 feet, thence North 27°04' West 60.36 feet to the beginning of a curve to the right, radius 573.69 feet thence along the curve 149.19 feet, thence West 479.09 feet to the point of beginning.

and also described as:

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, Dakota County, Minnesota, lying Westerly of the center line of Oakdale Avenue, said center line being described as follows:
Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20; thence South 1°00' West a distance of 439.0 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet; thence along the curve a distance of 281.03 feet to the point of tangent; thence along the tangent 303.0 feet to the beginning of a curve to the south, central angle 26°38', tangent 226.14 feet, radius 955.37 feet; thence along the curve 444.09 feet to the point of tangent, point of tangent being 94.83 feet South of the Southeast corner of the said NW1/4 of the SE1/4, Section 20, being the East line of said NW1/4 of the SE1/4 and said center line there terminating.
Said property being described as commencing at the NE corner of said NW1/4 of the SE1/4; thence on an assumed bearing of West, along the North line of said NW1/4 of the SE1/4 a distance of 750.94 feet; thence South 1°00' West a distance of 570.0 feet to the point of beginning; thence continue South 1°00' West a distance of 194.0 feet; thence East to the center line of Oakdale Avenue a distance of 559.82 feet; thence North 27°04' West along the center line, 60.36 feet to the beginning of a curve to the right, radius 573.69 feet; thence along the curve, also being along said center line, 149.19 feet; thence West 479.09 feet to the point of beginning.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 3rd day of April, 2020

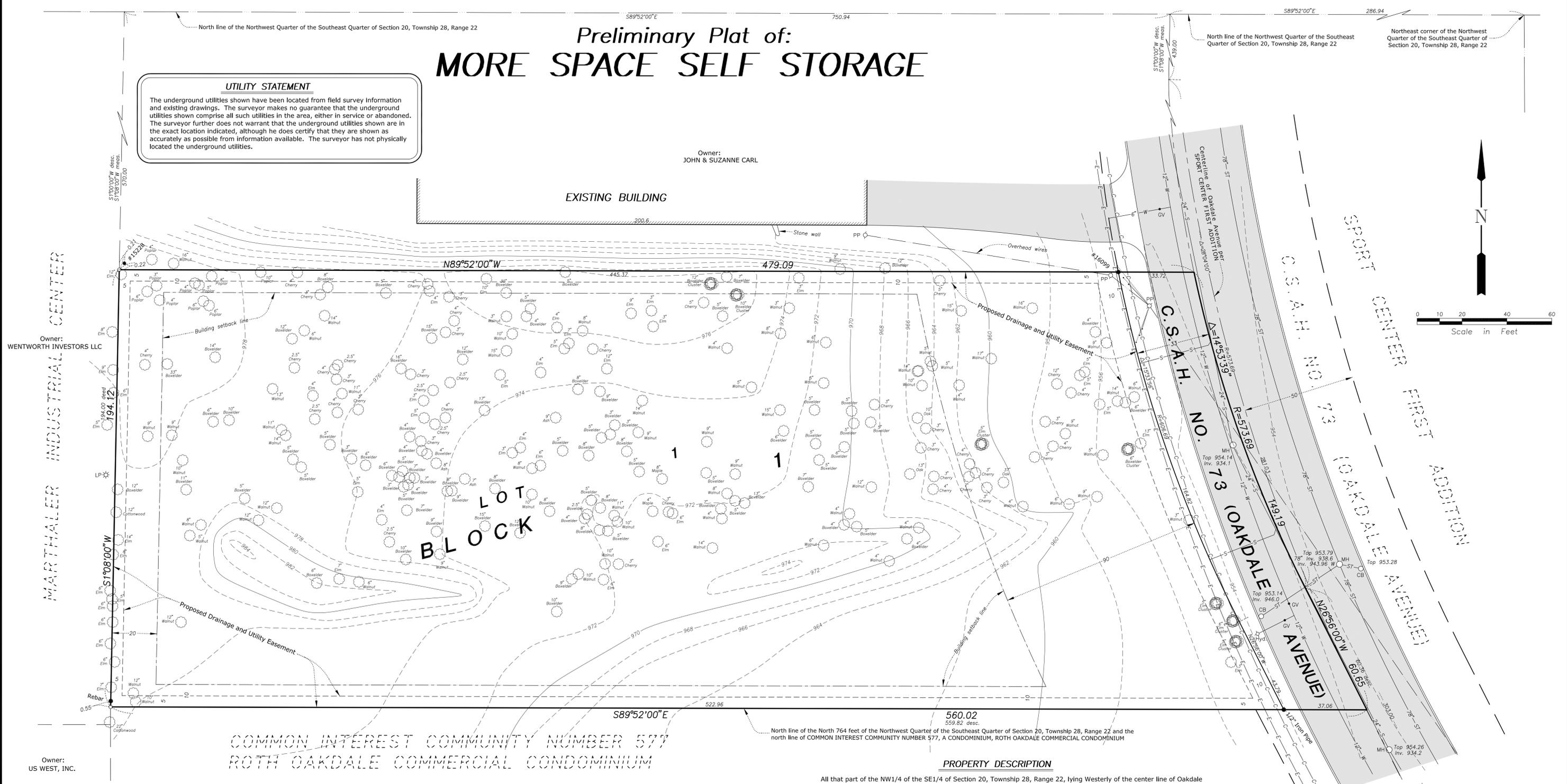
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

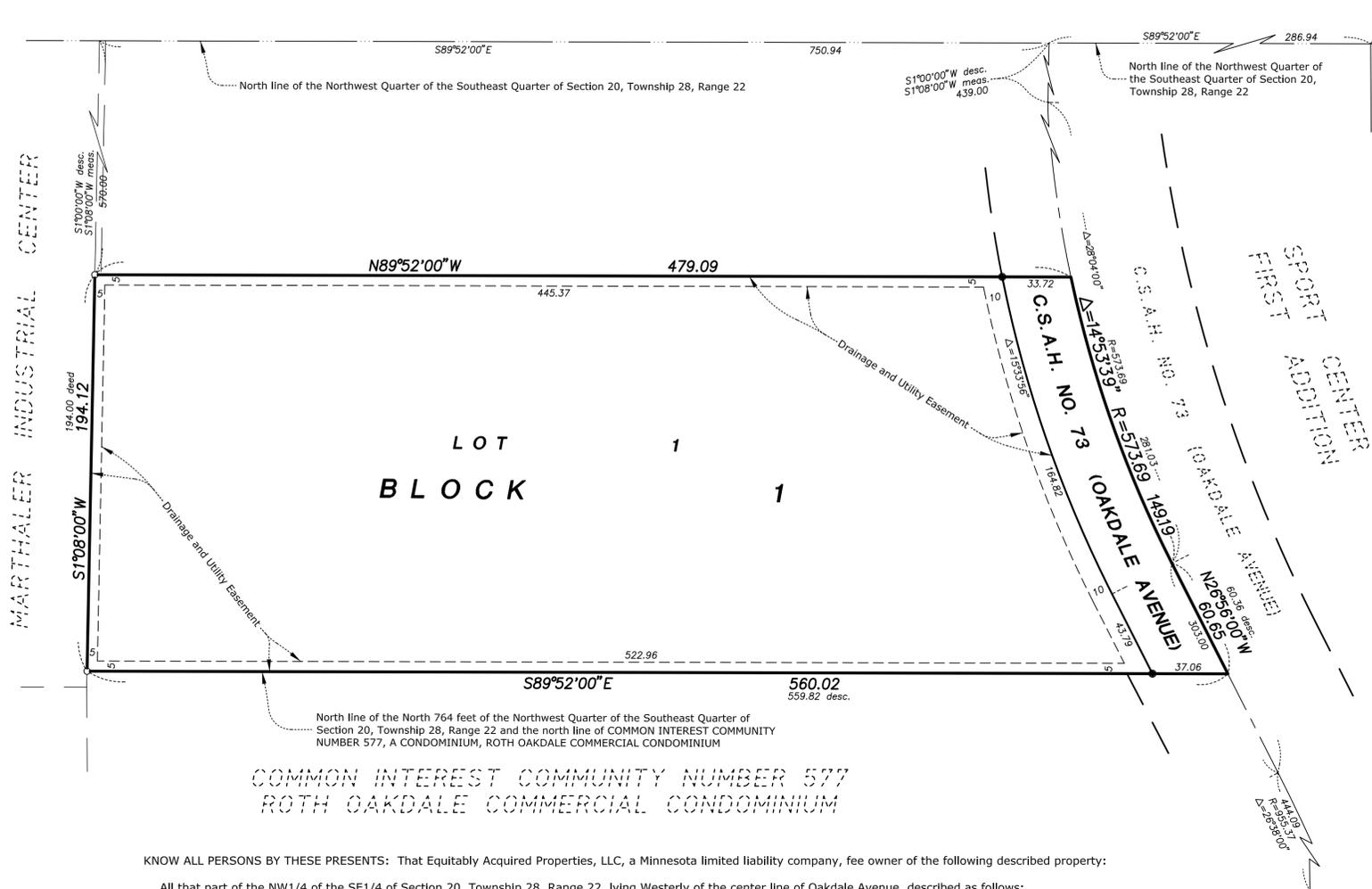
Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

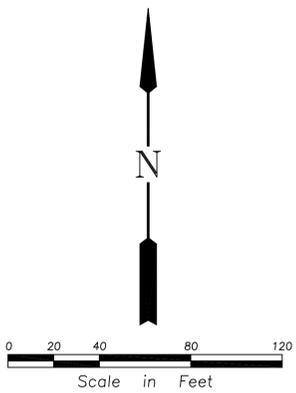
JOB: 204-1671.028



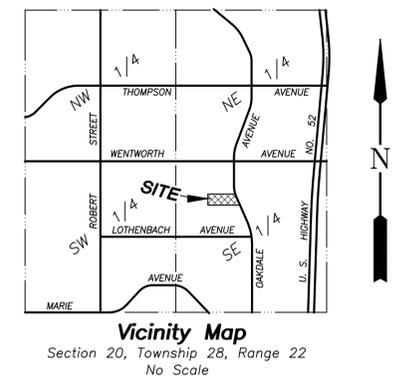
MORE SPACE SELF STORAGE



Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 28, Range 22



The North line of the Southeast Quarter has a bearing of S89°52'00"E.
 ● Denotes found iron monument.
 ○ Denotes 1/2 inch by 14 inch iron monument set and marked by Minnesota License No. 22036.



COMMON INTEREST COMMUNITY NUMBER 577
 ROTH OAKDALE COMMERCIAL CONDOMINIUM

KNOW ALL PERSONS BY THESE PRESENTS: That Equitably Acquired Properties, LLC, a Minnesota limited liability company, fee owner of the following described property:

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, lying Westerly of the center line of Oakdale Avenue, described as follows:
 Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20, thence South 1°00' West a distance 439.0 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet, thence along the curve a distance of 281.03 feet to the point of tangent, thence along the tangent 303.0 feet to the beginning of a curve to the South central angle 26°38' tangent 226.14 feet, radius 955.37 feet, thence along the curve a distance of 444.09 feet to the point of tangent. Point of tangent being 94.83 feet South of the Southeast corner of said NW1/4 of the SE1/4, Section 20 being the East line of said NW1/4 of the SE1/4; Beginning at a point 750.94 feet west of the NE corner of the said NW1/4 of the SE1/4 of Section 20, thence South 1°00' West a distance of 570.0 feet, being the point of beginning, thence South 1°00' West a distance of 194.0 feet, thence East to the center line of Oakdale Avenue a distance of 559.82 feet, thence North 27°04' West 60.36 feet to the beginning of a curve to the right, radius 573.69 feet thence along the curve 149.19 feet, thence West 479.09 feet to the point of beginning.
 and also described as:
 All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, Dakota County, Minnesota, lying Westerly of the center line of Oakdale Avenue, said center line being described as follows:
 Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20; thence South 1°00' West a distance of 439.00 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet; thence along the curve a distance of 281.03 feet to the point of tangent; thence along the tangent 303.0 feet to the beginning of a curve to the south, central angle 26°38', tangent 226.14 feet, radius 955.37 feet; thence along the curve 444.09 feet to the point of tangent, point of tangent being 94.83 feet South of the Southeast corner of the said NW1/4 of the SE1/4, Section 20, being the East line of said NW1/4 of the SE1/4 and said center line there terminating,
 Said property being described as commencing at the NE corner of said NW1/4 of the SE1/4; thence on an assumed bearing of West, along the North line of said NW1/4 of the SE1/4 a distance of 750.94 feet; thence South 1°00' West a distance of 570.00 feet to the point of beginning; thence continue South 1°00' West a distance of 194.00 feet; thence East to the center line of Oakdale Avenue a distance of 559.82 feet; thence North 27°04' West along the center line, 60.36 feet to the beginning of a curve to the right, radius 573.69 feet; thence along the curve, also being along said center line, 149.19 feet; thence West 479.09 feet to the point of beginning.

Has caused the same to be surveyed and platted as MORE SPACE SELF STORAGE and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.
 In witness whereof said Equitably Acquired Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 2020.

Equitably Acquired Properties, LLC

 Lawrence M. Koland, Chief Manager

State of Minnesota
 County of _____

This instrument was acknowledged before me on _____, 2020, by Lawrence M. Koland, Chief Manager of Equitably Acquired Properties, LLC, a Minnesota limited liability company, on behalf of the company.

Signature _____
 Printed _____
 Notary Public, _____ County, Minnesota
 My Commission Expires _____

I, Gary C. Huber do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2020.

 Gary C. Huber, Licensed Land Surveyor
 Minnesota License No. 22036

STATE OF MINNESOTA
 COUNTY OF DAKOTA

This instrument was acknowledged before me on _____, 2020, by Gary C. Huber.

Signature _____
 Printed _____
 Notary Public, _____ County, Minnesota
 My Commission Expires _____

CITY COUNCIL, CITY OF WEST ST. PAUL, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat was approved by the City Council of West St. Paul, Minnesota, this ____ day of _____, 2020 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Mayor
 By _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2020.

 Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 27th day of March, 2018, the Board of Commissioners of Dakota County, Minnesota, approved this plat of MORE SPACE SELF STORAGE, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

 Chair County Board
 Attest: _____
 Dakota County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2020.

 Amy A. Koethe
 Director Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of MORE SPACE SELF STORAGE was filed in the office of the County Recorder for public record on this ____ day of _____, 2020 at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

 Amy A. Koethe
 County Recorder

TO: City Planner
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: April 13, 2020



SUBJECT:

CASE #20-04 – Site Plan Review for the Construction of a Climate Controlled Storage Building at 1665 Oakdale Ave – More Space Self Storage.

BACKGROUND INFORMATION:

Due to the current CoVid-19 crisis, the Environmental Committee (EC) meetings are suspended until further notice. That being said, the EC is still reviewing the landscaping for any submitted site plan remotely.

Members recently reviewed the Site Plan submitted by Larry Koland, for the construction of a three story, 120,186 sq. ft. climate controlled storage building in the industrial district just north of Midwest Plastics and Prime Design and west of the West St. Paul Sports Complex. Four of the seven Committee members submitted their comments regarding the plans.

Overall, Members liked the stormwater plan and the addition of the bio-retention pond, as well as the variety and selection of plantings. Members did not like the great loss of mature trees on the site and the fact that full required replacements are not being met, but understand there is limited space for new trees. Other comments by Members included the addition of Dark Sky compliant lighting, a green or white roof, and additional screening along Oakdale due to the destination park across the street.

Members are recommending approval of the plans with the following recommendations:

- They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”,
- The addition of a green roof to treat stormwater onsite or white roof to reduce urban heat island effect, and
- Strongly encourage all exterior lighting to be Dark Sky compliant.

RECOMMENDATION:

Environmental Committee members approve the Construction of a Climate Controlled Storage Building at 1665 Oakdale Ave, with the recommendations listed above.

Memorandum

To: Ross Beckwith, PE
Melissa Sonnek

From: Kendra Fallon, EIT

Date: May 12, 2020

Re: More Space Self Storage Stormwater Review
WSB Project No. 013770-000

The following documents were submitted May 6, 2020 by Rehder and Associates and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- More Space – Revised City Submittal 5-6-20
- Soil Borings GME Report
- Storm Water Management Report_5-6-20

The project will disturb over an acre and creates more than one acre of new impervious which requires a NPDES permit and triggers water quality, volume control and rate control requirements. The following comments should be addressed as the project moves forward:

General

1. Because a NPDES permit is required due to the project disturbing more than one acre, a SWPPP must be provided.
2. Because the project disturbs more than one acre, LMRWMO water quality rules are triggered. Applicant shall submit water quality modeling to confirm 50% TP removal requirement is being met. It is recommended the applicant use the MPCA MIDS program to show removal requirements are being met.
3. A maintenance agreement including an operations and maintenance plan for the biofiltration basin should be included in future submittals.

Plans

1. A callout should be added to the proposed pipe connecting into the catch basin along Oakdale Avenue to confirm its size, slope and material.
2. A sump should be added to CB 1 to provide pretreatment.
3. The elevation and location of the emergency overflow for the biofiltration basin should be added to the plan.
4. The corners of the bottom contours in the biofiltration basin should be smoothed out to make them constructible.
5. It is recommended additional storm sewer be added to pick up the runoff from the swales and route it to the biofiltration basin to reduce the amount of runoff running in the gutters.

We request the applicant respond with how each comment above has been addressed. Please reach out with any questions concerning the comments provided in this memo.

To: **Planning Commission**
Through: **Melissa Sonnek, Asst. Comm. Dev. Director**
From: **Cody Joos, Engineering Tech. II**
Date: **March 31st, 2020**

Site Plan Review – More Space Self-Storage; Oakdale Avenue

REVIEW:

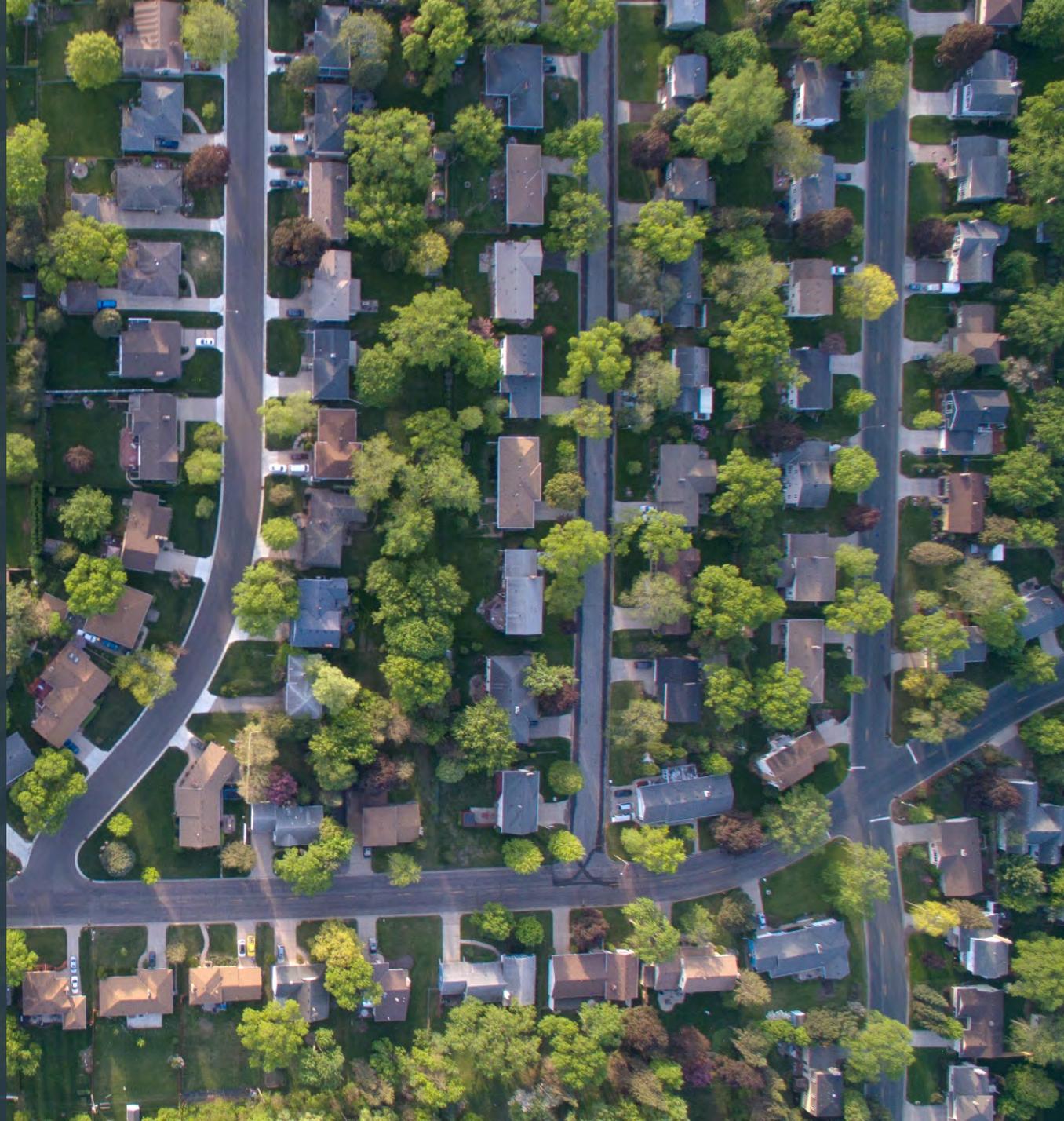
Cody Joos reviewing environmental site plans.

STAFF RECOMMENDATION:

- 1; This project will require a NPDES permit. I would request a note indicating that a co-inspection with a city employee be performed every two-weeks.
- 2; This project will trigger a need for a maintenance agreement for their storm water pond with the city.

PLANNING COMMISSION – May 19th, 2020

Site plan, preliminary, and final plat
review for climate controlled storage
at 1665 Oakdale Avenue –
More Space LLC





Proposal

122,739 sq. ft. climate controlled storage building in the I1 – Light Industrial District



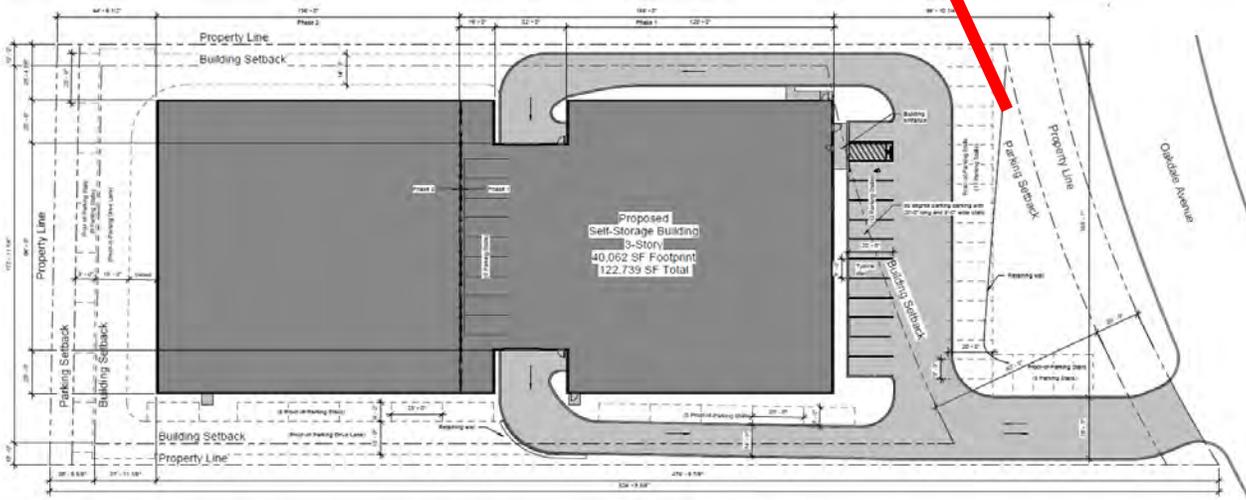
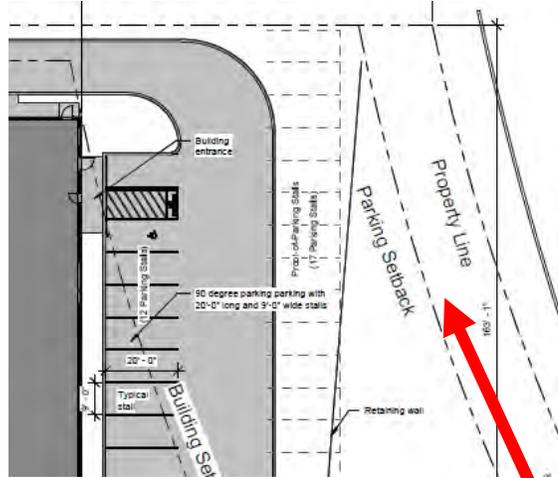


Existing Land Use and Zoning

- Surrounding properties to the north, south, and west are all zoned **I1 – Light Industrial**
- With the exception of the property to the east, which is **R4 – Multi - Family Residential**

Site Plan Analysis

Setbacks



Building Setbacks	Code Setbacks	Proposed Setbacks
Front	100 ft. min	134 ft. (average)
Rear	20 ft. min	44 ft.
Side (north)	10 ft. min	25 ft.
Side (south)	10 ft. min	32 ft.



Parking Setbacks	Code Setbacks	Proposed Setbacks
Front	10 ft. min	61.5 ft. (average) Proof - 25 ft.
Rear	10 ft. min	N/A Proof - 10 ft.
Side (north)	0 ft.	N/A Proof - N/A
Side (south)	0 ft.	N/A Proof - 14 ft.



Site Plan Analysis

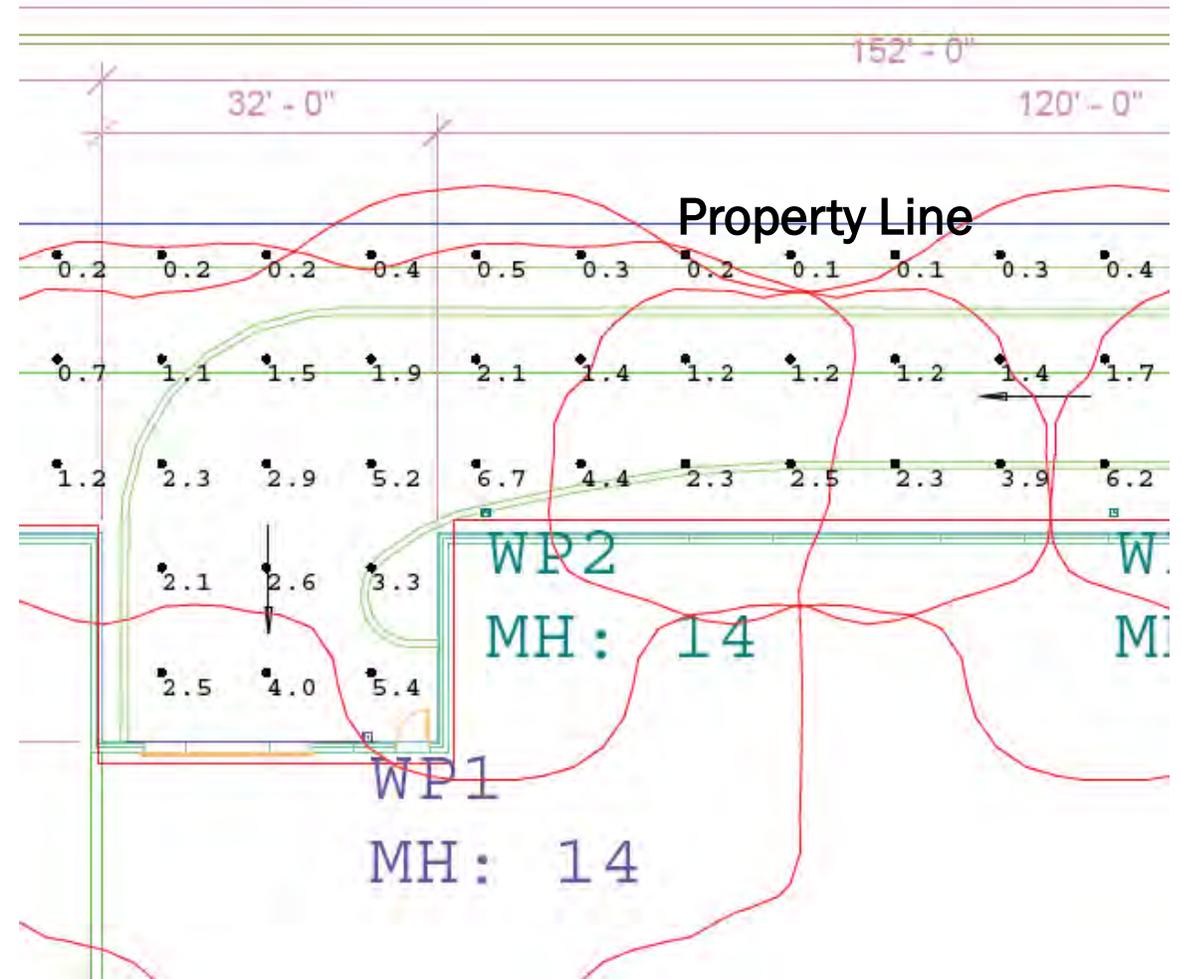
Lighting and Signage

Lighting

- The submitted lighting plans do show a small amount of light at the property line
 - City Staff is recommending the lighting plan be revised so lighting levels do not exceed zero foot candles at property lines

Signage

- The submitted plans do not include detail on signage for the property
 - City Staff is recommending that all signage comply with section 153 of the zoning ordinance



Site Plan Analysis

Landscaping

- Removing 104 trees (740 inches)
 - Replacement Minimum 30% - 89 trees (222 inches)
- Property Perimeter ~ 1,400 ft.
 - 1 tree/20 lineal ft. - 70 trees
- Applicant is proposing:
 - 50 trees, but of much larger size

PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY.	NOTES
EVERGREEN TREES + SHRUBS			
TOT	TECHNY ARBORVITAE	6	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	14	30'H x 20'W



.....

Site Plan Analysis

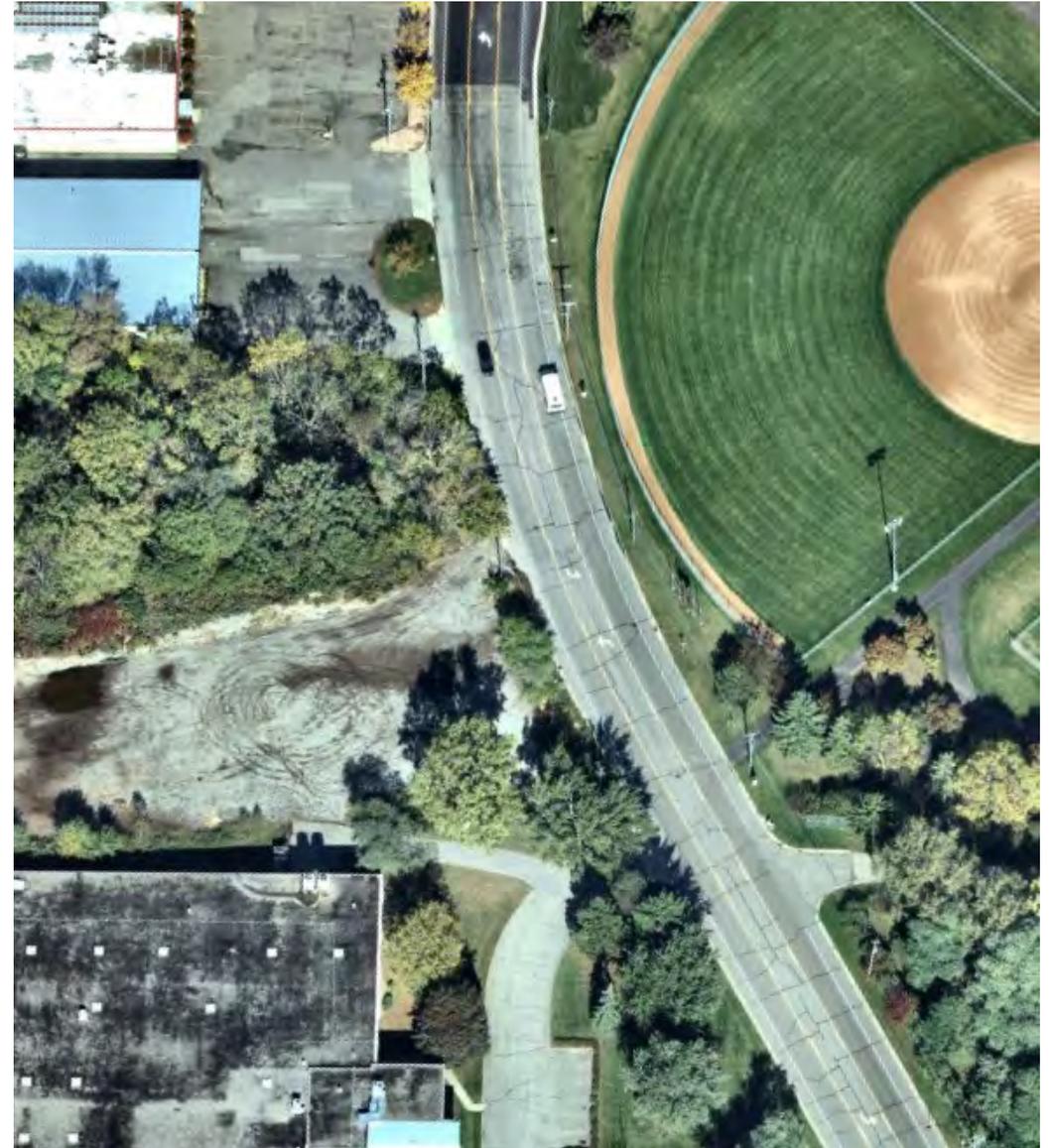
Screening

When an industrial development is across from a residential use, additional screening is necessary

- Applicant is proposing to install 14 evergreens measuring 30 ft. tall along the east property line

PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY.	NOTES
EVERGREEN TREES + SHRUBS			
TOT	TECHNY ARBORVITAE	6	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	14	30'H x 20'W



.....

Environmental Committee Review

The Environmental Committee performed in informal review of the plans, and the following comments were made:

- Satisfied with the number and placement of trees
- Encouraged by the on-site stormwater treatment

Recommended approval with the following additions for consideration:

- Use of pollinator friendly native plants that are not treated with neonicotinoids,
- Creation of a green roof for added stormwater treatment,
- Implement dark sky compliant lighting

Staff is recommending as a condition of approval:

- The applicant consider the site plan additions recommended by the environmental committee in the April 13th memo



.....

Site Plan Analysis

Construction Materials

Code Requirements:

- Minimum of 60% Primary Materials
- Maximum of 40% Secondary Materials

Applicant is proposing the following materials:

- 18% - Raked aggregate (*primary material*),
- 65% - Flat aggregate (*primary material*),
- 15% - Glass (*primary material*), and
- 2% - Metal panels (*secondary material*)



.....

Site Plan Analysis

Trash Enclosure

The site plans do not show detail on trash enclosure for the site

- City Staff is recommending that trash enclosure(s) comply with section 153.032 (F)6 of the zoning ordinance



Engineering/Stormwater Review

The submitted plans were reviewed by an engineering consultant,

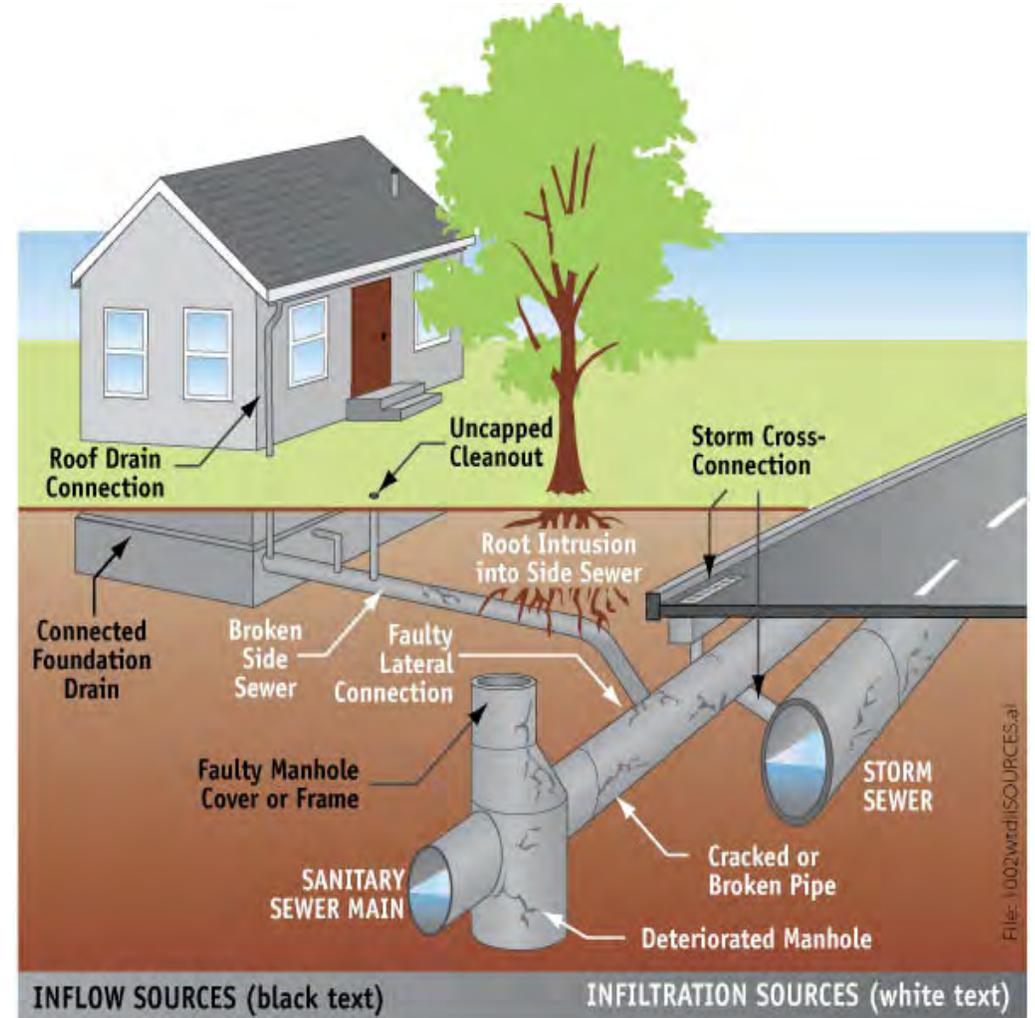
- All development disturbing more than one acre of land must submit a stormwater management plan.

The engineering consultant recommended a number of conditions pertaining to:

- Obtaining proper permits,
- Drainage calculations, and
- Water filtration specifics

Staff is requiring as conditions of approval that:

- The applicant adhere to all items outlined in the engineering memo May 12, 2020, and
- That the applicant enter into a stormwater management agreement with the city for the proposed stormwater filtration basin, prior to obtaining a building permit.



Preliminary/Final Plat Review

The site is not currently platted,

- The applicant has applied for a preliminary and final plat review
- City requested 5ft easements along interior property lines and 10 ft along Oakdale Ave.

Staff sees no issue with the proposed plat.

- Staff is recommending that the plat be recorded with the within one year and prior to submittal of a building permit.



.....

Dakota County Plat Commission

Review

The Dakota Co. Plat Commission reviewed the preliminary plat application and requested the following:

- Total of 50 ft of ROW
- Reduce the curb cuts on site to one

Staff is recommending as a condition of approval,

- That the applicant adhere to the items outlined in the memo dated April 16th, 2020.



Dakota County Surveyor's Office

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Staff Recommendation - Site Plan

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a climate controlled self-storage facility at 1665 Oakdale Ave. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding preliminary and final plat application,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall revise the lighting plan to ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant revise plans to either increase the number of trees or increase the caliper inches of the proposed trees to meet the 222 caliper inches minimum requirement,
5. Any/all trash enclosures comply with section 153.032 (F)6 of the zoning ordinance,
6. All signage must comply with section 153 of the zoning ordinance,
7. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated April 13, 2020,
8. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020,
9. The applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020, and
10. The applicant shall enter into a stormwater management agreement prior to the application of a building permit.

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Staff Recommendation

Preliminary and Final Plat

Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1665 Oakdale Ave. subject to the submitted plat drawings and the following conditions:

1. Council approval of the corresponding site plan application,
2. The applicant shall adhere to all items outlined in the Dakota County Plat Commission memo dated March 16, 2020, and
3. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit