



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>20-07</u>
Date Received:	<u>06/26/2020</u>
Receipt No:	<u>2020-0882</u>
60 Day Date:	<u>08/25/2020</u>

Street Address of Parcel: 50 Signal Hills Center West St. Paul, MN 55118

Name of Applicant: Dominium Development and Acquisitions, LLC
 Address of Applicant: 2905 Northwest Blvd
Suite 150 Plymouth, MN 55441

Phone # 763-354-5638
 Email: nandersen@dominiuminc.com

Name of Owner: RPS Legacy Desoto, LLC
 Address of Owner: 2935 County Drive, Suite 100

Phone # 651-587-4070
 Email: david@rpslegacy.com

SITE INFORMATION

Legal/PID # of the Property Involved: 420170055060, 420170055051 & 420170050012

Present Zoning: B-4 Shopping Center

Proposed Use of Parcel: The proposed use is for 393 units of Family and Senior Housing

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: The proposed use will have enough parking so all residents will be able to park on site.
A traffic study was conducted, and the new use will have a minimal impact on traffic compared to
the existing shopping center and bank when they were occupied.

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.

Judy S. Dorel
Signature of Owner (Required)

651.484.0070
Phone Number

[Signature]
Signature of Applicant (If different)

763-354-5638
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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REZONING/TEXT AMENDMENT APPLICATION

Filing Fee: \$325
 Escrow Amount: \$800
 Total Fees: \$1,125

OFFICE USE ONLY	
Case No: <u>20-07</u>	
Date Received: <u>06/26/2020</u>	
Receipt No: <u>2020-0882</u>	
60 Day Date: <u>08/25/2020</u>	

Street Address of Property: 50 Signal Hills Center West St. Paul, MN 55118

Name of Applicant: Dominium Development and Acquisitions, LLC
 Address of Applicant: 2905 Northwest Blvd
Suite 150 Plymouth, MN 55441

Phone # 763-354-5638
 Email: nandersen@dominiuminc.com

Name of Owner: RPS Legacy Desoto, LLC
 Address of Owner: 2935 County Drive, Suite 100
Little Canada, MN 55117

Phone # 651-587-4030
 Email: david@rpslegacy.com

Legal/PID # 420170055060, 420170055051 & 420170050012

Present Zoning: B-4 Shopping Center
 Present Use: Shopping Center

Proposed Zoning: PMD with B4 + R4
 Proposed Use: Multifamily / Commercial

What changed or changing condition(s) made the passage of this amendment necessary? _____
The existing site has a vacant shopping center and bank building.

What is the effect of the proposed amendment? _____
The proposed zoning will allow for 393 units of housing

What error, if any, in the existing ordinance would be corrected by the proposed amendment? _____

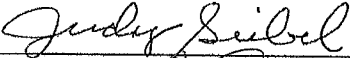
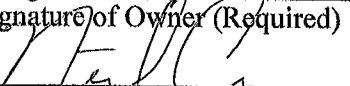
What other circumstances justify the amendment? The 2040 comprehensive plan guides the property
for mixed-use which allows for multi-family development with densities of 20-40 units per acre.

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, of a map or plat showing the lands proposed to be rezoned and all lands within 350 feet of the boundaries of the property proposed to be rezoned.
2. Written proof of ownership or legally recognized financial interest of the property on which the rezoning is requested.

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)	<u>651.484.0070</u> _____ Phone Number
 _____ Signature of Applicant (If different)	<u>763-354-5638</u> _____ 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.

FEES

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PLATTING APPLICATION

OFFICE USE ONLY	
Case No: <u>20-07</u>	
Date Received: <u>06/26/2020</u>	
Receipt No: <u>2020-0882</u>	
60 Day Date: <u>08/25/2020</u>	

Filing Fee: \$275 + \$2 each lot
 Escrow Amount: \$600 (1-2 lots)
 \$1,600 (3 or more lots)
 Total Fees: \$ 1,600 + \$275 + \$6 =
 \$1,881

CONTACT INFORMATION

Name of Applicant: Dominium Development and Acquisitions, LLC Phone # 763-354-5654
 Address of Applicant: 2905 Northwest Blvd Suite 150 Email: eric.omdahl@Dominiuminc.com
Plymouth, MN 55441

Name of Owner: RPSLegacyDesoto, LLC Phone # 651-587-4030
 Address of Owner: 2935 County Drive, Suite 100 Email: david@rpslegacy.com
Little Canada, MN 55117

Name of Surveyor: Loucks Phone # 763.496.6762
 Address of Surveyor: 7200 Hemlock Lane Suite 300 Email: Mstanislawski@loucksinc.com
Maple Grove, MN 55369

Name of Engineer: Loucks Phone # 763.496.6751
 Address of Engineer: 7200 Hemlock Lane Suite 300 Email: strebesch@loucksinc.com
Maple Grove, MN 55369

PLAT INFORMATION

Legal/PID # of the Property Involved: 420170055060, 420170055051 & 420170050012
 Total Acreage: 29.00 Proposed Number of Lots: 3
 Proposed Name of Plat: WSP LEASED HOUSING

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

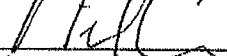
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St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



Signature of Owner (Required)

651.484.0070

Phone Number



Signature of Applicant (If different)

763-354-5038

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

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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, July 21, 2020 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, July 27, 2020 at 6:30 p.m.:

PC Case 20-07 – Multiple applications for the construction of two apartment buildings totaling to 393 units at 1201 Robert St. #50 (K-Mart Site) and 100 Signal Hills Ave (Signal Bank Site) – Dominion Development

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 Buecksler
City Clerk

Published: July 12, 2020
St. Paul Pioneer Press

Posted: July 7, 2020
Municipal Center

TO: City Planner
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: July 15, 2020



SUBJECT:

Case 20-07 – Site Plan Review for the Construction of Two Apartment Buildings

BACKGROUND INFORMATION:

Due to the current COVID-19 crisis, the Environmental Committee (EC) did not meet in July. That being said, the EC is still reviewing the landscaping for any submitted site plan remotely. Members recently reviewed the Site Plan submitted by Dominion Development for the construction of two affordable apartment buildings located at the current K-Mart and Signal Bank Buildings. The total number of units is 393 units, 247 units within an independent senior building and 146 units within a non-age restricted affordable apartment building.

Four of the seven Committee members submitted their comments regarding the plans. Overall, Members liked that there was some stormwater management addressed, but would like to see more done and perhaps reduce impervious surface area. They were very happy to see the numbers required trees was actually exceeded and that the landscaping was very thorough and complete, with a nice variety and selection of plantings. Other comments by Members included the addition of Dark Sky compliant lighting, a green or white roof, recycling of stormwater, and guarantee that landscape plan is actually followed. 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.
- Strongly encourage all exterior lighting to be Dark Sky compliant

RECOMMENDATION:

Environmental Committee members approve the Construction of two apartment complexes on the Signal Hills site, with the recommendations listed above.

COMMISSIONER COMMENTS:

1. How wonderful to hear that this area will finally be redeveloped. I would follow the suggestions we always seem to give about native plants and pollinator friendly.
2. My concern is that the landscape plan will be pared down once the project is in place. Hence, I would recommend that before any Certificate of Occupancy for the development is issued, an inspection of the property must be completed to ensure the landscape plan was completed as presented to, and approved by, the Council and Environmental Committee.
3. The plan looks good. I'm glad they are adding so many trees. I am wondering about the amount of parking I see in the plan- is that much blacktop necessary or is this code? This site used to be a wetland and it would be great to add a water feature of some kind- pond, etc. Reducing blacktop would also be my recommendation.
4. Would it be possible to implement some rainwater recycling on the site for both of these projects for the irrigation like the Minnesota Twins do? Instead of completely relying on water supply from the City for irrigation and getting rid of excessive rainwater, would it be possible to explore rainwater recycling for at least a part of the water needs for the landscape?

Dark Sky lighting

White roofs, green roofs,

Rain gardens to assist with rain capture

Use native plants whenever possible that are neonic-free

Energy-efficient lighting

Non-toxic building materials

Water-saving features, if possible

Love that so many trees and other vegetation that will be in the final design

To: **Planning Commission and City Council**
Through: **Melissa Sonnek, City Planner**
From: **Cody Joos, Engineering Tech II**
Date: **July 9th, 2020**

Dominium Plat Review

REVIEW:

The Engineering Department has completed a review of the above listed plat.

STAFF RECOMMENDATION:

1. Request that the applicant realign Livingston Avenue along the northeast NE corner of the property, to square up the Livingston and Butler intersection,
2. Request an 8ft wide trail along Butler Avenue as well as a 5ft wide sidewalk along Livingston, as is outlined in the West St. Paul Pedestrian & Bicycle Plan, and
3. Request a minimum of 10ft wide utility and drainage easements along property lines that abut public streets and 5ft easements for interior property lines.

Memorandum

To: Ross Beckwith, PE
Melissa Sonnek

From: Kendra Fallon, EIT
Jake Newhall, PE

Date: July 14, 2020

Re: Signal Hills Dominion Stormwater Review
WSB Project No. 013770-000

The following documents were submitted on June 29, 2020 by Loucks and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- Exhibit A – Family Site Plans
- Exhibit A – Senior Site Plans
- 05749D-DA-FPLAT-03-10-20
- 05749D-DA-PPLAT-03-10-20
- Exhibit C – Stormwater Management Plan

The project will disturb over an acre of land which requires a NPDES permit and triggers water quality and rate control requirements. The following comments should be addressed as the project moves forward:

General

1. A NPDES permit will be required prior to construction. Applicant should list existing impervious area on site within the drainage report or on the plans to confirm the net change in impervious.
 - a. Erosion control plans and a SWPPP should be submitted for review.
2. A maintenance agreement including an operations and maintenance plan for the underground filtration basins should be included in future submittals.
3. Rational method storm sewer sizing calculations and a catch basin drainage area map should be submitted to confirm storm sewer is being sized for the 10-year storm event.
4. The drainage report notes that MIDS modeling was used to confirm 50% TP removal requirement was being met. Applicant should submit MIDS inputs and results to confirm.

Plans

1. The plans note to see details for the Contech Stormfilter systems, however, there were no details provided.
2. There is a run of storm sewer south of the proposed Family Building which is not being routed to the underground filtration systems. Applicant should note why that storm sewer is bypassing the underground filtration systems (depth of storm sewer, etc.).
3. A sump should be added to CBMH 107 if sumps are intended to provide the required pretreatment for the underground filtration systems. If not, some other form of pretreatment prior to the underground filtration systems must be provided.
4. Applicant should confirm if a catch basin is needed on the southwest side of the road across from CBMH 113 at an apparent low point.

- a. Additionally, if the green space near the building will drain to the roadway applicant may consider removing CB 113A.
5. It is recommended that a catch basin be added to the curb line just north of the southeast garage entrance (on the storm sewer pipe from CB 140 to CBMH 141).
6. The EOF for low points within the parking lot should be called out on the plans.
7. There is a trench drain called out on sheet C4-2 near the northeast garage entrance, however, there is not a trench drain shown.
8. Connections to City storm sewer or any storm sewer within the City right-of-way should be updated to RCP. It is recommended RCP be used under all driving surfaces.
 - a. The pipe size for all existing storm sewer being connected into should be called out on the plans.

Modeling

1. The underground filtration systems should be modeled as ponds rather than reaches and should be representative of the details in the plans when provided.
 - a. Applicant should include information on the design rate through the filtration media in the Contech Stormfilter system to confirm modeling.
2. The 10-day snowmelt event should be modeled, and the results should be included in future submittals.
3. There is a portion of proposed drainage area E3 which appears to drain directly to Livingston Avenue. If that is correct the proposed drainage area map and HydroCAD model should be updated accordingly.

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.



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

July 9, 2020

City of West St. Paul
1616 Humboldt Ave.
West St. Paul, MN 55118

Re: **WSP FAMILY LEASED HOUSING**

The Dakota County Plat Commission met on July 8, 2020, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 4 (Butler Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The preliminary plat includes a redevelopment project of portions of the Signal Hills Mall site that proposes a senior building with 247 units and an apartment building with 146 units. The access spacing guidelines are 1/8-mile along CSAH 4 (Butler Avenue). The proposed plat includes two access locations to CSAH 4. As discussed, with inadequate access spacing, the Plat Commission will allow only the one access at Gorman Avenue. The right-of-way needs along CSAH 4 are 50-feet of half right of way. With the existing buildings and conditions in the area, the Plat Commission is requiring only 40-feet of half right way. The plat needs to dedicate an additional 10-feet of right of way to meet the 40-foot requirement.

As discussed, the Plat Commission highly recommends a new 8-foot trail with this proposed development to accommodate existing and future pedestrians and bikers along CSAH 4. This proposed development increases the need for a modern 8-foot trail, which also aligns with the Dakota County Pedestrian and Bike Trail Plan.

The Plat Commission also noted that with this larger redevelopment project, it would be good opportunity to realign the Livingston Avenue/CSAH 4 intersections. The southern portion of Livingston Avenue could realign with the northern portion of Livingston to increase the safety of traffic movements at these intersections.

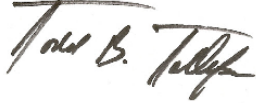
The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 4 are 4,900 ADT and are anticipated to be 5,200 ADT by the year 2030. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to

restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact Gordon McConnell regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson". The signature is written in a cursive style with a prominent horizontal line above the first name.

Todd B. Tollefson
Secretary, Plat Commission

c: Matt Hodges (Dominium Inc.)