

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
**Jim Hartshorn, Comm. Dev. Dir.**  
From: **Melissa Sonnek, City Planner**  
Date: **July 27, 2020**

**CUP, Site Plan, Rezoning, and Plat for 1201 Robert St #50 and 100 Signal Hills Ave**

**BACKGROUND INFORMATION:**

Dominium Development and Acquisitions is requesting the review of multiple applications for the redevelopment of the K-Mart and Signal Bank on the northern portion of the Signal Hills mall campus.

Applications for Review:

- Conditional Use Permit – Structures above 35ft in height & Structures with 16+ dwelling units
- Site Plan – Construction of two apartment buildings (senior – 247 units and family 146 units)
- Rezoning from B4 – Shopping Center to PMD – Planned Mixed-Use Development, with R4-Multi-Family Residential and B4 – Shopping Center underlying zoning
- Preliminary and Final Plat – creation of three lots, dedicated right of way and easements

The proposal includes the demolition of the existing K-Mart and Signal Bank buildings, for two apartment buildings totaling to 393 units.



### *Family Building*

The western four-story building will contain 146 units that would be non-age restricted. This building would be a mix of one, two, and three bedroom units. The western building will contain amenities such as a community/party room with a kitchen, an indoor children play room, a fitness center, an outdoor patio with seating, a pool, a bocce ball/bags court, shared dog park, and outdoor playground.

### *Senior Building*

The eastern five-story building will contain 247 units that will be restricted to ages 55+. This building will also be a mix of one, two, and three bedroom units. The senior building will contain similar indoor amenities such as the communal party room and fitness center, but instead of a child play area, it will have a salon, card playing/craft room, movie theater, and salon. The outdoor area will have a smaller court yard area more suitable for walking and bench seating as well as a shared dog park.

For detailed information on the proposed project, please refer to the attached Planning Commission report.

### **Attachments:**

*Applications/Public Notice*

*Planning Commission Report*

*Environmental Commission, WSB Engineering, WSP Engineering, Dakota Co, and MnDot Memos*

*Letters from Residents*

*Traffic Study*

*Submitted Plans*

*Resolutions*

### **PLANNING COMMISSION/PUBLIC HEARING:**

The Planning Commission met in regular session on July 21, 2020 and held a public hearing. A number of residents attended the meeting or called in to voice their opinions and concerns about the project.

A brief list of items discussed by both the public and the Planning Commission include:

- 1) Increase in traffic/safety concerns – particularly at the Butler and Robert intersection and children walking to and from nearby schools,
- 2) Realignment of Livingston Avenue and the affects to adjacent property owners and traffic,
- 3) Options for less parking, specifically on the western “family” building,
- 4) Options to make the project more environmentally friendly – green-roof vs. white-roof,
- 5) Screening and landscaping - especially along west property line,
- 6) Site amenities, security, and design/layout – possibilities to partner with the City/community to host public events, and
- 7) Pedestrian and public transportation options – Metro Transit has 10 bus stops adjacent to the site (see bottom of page 6 of Planning Commission memo) that serve three bus routes. Upon completion of the project, City Staff will reach out to Metro Transit to facilitate a review of the existing shelters.

### **PLANNING COMMISSION VOTE:**

- 1) Conditional Use Permit – Planning Commission voted 7-0 to recommend approval subject to the conditions recommended by City Staff as listed below.

- 2) Site Plan - Planning Commission voted 7-0 to recommend approval subject to the listed conditions below (conditions 13-23 were added by the Planning Commission).
- 3) Rezoning from B4 to PMD - Planning Commission voted 7-0 to recommend approval subject to the conditions recommended by City Staff as listed below.
- 4) Preliminary/Final Plat – Planning Commission voted 7-0 to recommend approval subject to the conditions recommended by City Staff as listed below.

**STAFF RECOMMENDATION:**

Staff recommends that the Council hold the public hearing and approve the CUP, site plan, preliminary/final plat, and the first reading of the proposed rezoning.

**Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow structures above 35 ft. in height and structures with 16+ dwelling units in a R4 – Multiple Family Residential District subject to the following condition:**

1. Council approval of the corresponding site plan, rezoning, and plat applications.

**Staff recommends APPROVAL of the SITE PLAN to allow for the construction of two apartment buildings at 1201 Robert St. #50 and 100 Signal Hills Ave. subject to the submitted plans and the following conditions (Items 13-23 were added by the Planning Commission):**

1. Council approval of the corresponding conditional use permit, rezoning and plat applications,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall 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 shall ensure that any/all screening complies with section 153.032 (E)4 of the zoning ordinance,
5. The applicant shall ensure that an irrigation plan is submitted upon application of a building permit,
6. The applicant shall ensure that all siding be factory painted rather than field painted,
7. All signage must comply with section 153 of the zoning ordinance,
8. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated July 15, 2020,
9. The applicant shall consider the recommendations outlined in the West St. Paul Engineering memo dated July 9, 2020,
10. The applicant shall adhere to/address all items outlined in the WSB Engineering memo dated July 14, 2020,
11. The applicant shall adhere to the items outlined in the Dakota County Plat Commission memo dated July 9, 2020,
12. The applicant shall adhere to the items outlined in the MNDot memo dated July 15, 2020,

13. The applicant shall connect all internal sidewalks to the existing sidewalks and surrounding streets, specifically Butler Avenue and Livingston Avenue as well as the Signal Hills Shopping Center,
14. The applicant shall incorporate designated pedestrian crosswalk areas within the site and work with City Staff to create an east-west pedestrian crossing across Livingston Avenue at the northeast corner of the site to connect to the adjacent businesses,
15. The applicant shall work with City Staff to provide a more clear description of the possible re-alignment of Livingston Avenue, additionally, if said re-alignment is formalized, the Planning Commission requests that the City Council allow the Commission an additional review of the site plan,
16. The applicant shall maintain all mature trees as well as install a maintenance free privacy fence along the western property line area to ensure as much privacy and screening as possible,
17. The applicant shall add traffic control signage (stop or yield sign) to the four-way intersection just south of the Butler Avenue access,
18. The applicant shall partner with Metro Transit to explore options for improved public transit options surrounding the site, such as an improved shelter and/or trash/recycling receptacles,
19. The applicant shall install a new fence along the northern property line along Butler Avenue,
20. The applicant shall work with City Staff to explore the option of reducing parking, particularly for the family (west) building, to offer additional landscaping and/or amenities, while still offering proof-of-parking if needed in the future,
21. Recommend that the applicant close the western access to Butler Avenue at the northwest corner of the site,
22. The applicant shall incorporate outdoor bike racks on site, and
23. The applicant shall work with City Staff to ensure the property and associated landscaping along the western side is maintained.

**Staff recommends APPROVAL of the REZONING of 1201 Robert St. and 100 Signal Hills Ave. from B4 – Shopping Center to PMD, Planned Mixed-Use Development with R4 – Multi-Family and B4 – Shopping Center underlying zoning subject to the following condition:**

1. Council approval of the corresponding Conditional Use Permit, Site Plan, and Plat applications.

**Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1201 Robert St. and 100 Signal Hills Ave. subject to the submitted plat drawings and the following conditions:**

1. Council approval of the corresponding conditional use permit, site plan, and rezoning applications,
2. The applicant shall revise the final plat per the recommendations outlined in the attached memos from the West St. Paul Engineering, Dakota County Plat Commission and MNDot,
3. Upon submittal of the final plat, the applicant shall include 10 foot drainage/utility easements along the property lines that abut a roadway, and a 5 foot drainage/utility easement along property lines that abut another lot, and
4. The final plat shall be recorded within one year of approval and prior to application of a building permit.