

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 20-

**RESOLUTION APPROVING A SITE PLAN FOR
THE CONSTRUCTUON OF TWO APARTMENT BUILDINGS
AT 1201 ROBERT ST S #50 AND 100 SIGNAL HILLS AVE (DOMINIUM)**

WHEREAS, a site plan Application has been submitted to the City of West St. Paul for properties proposed to be identified as:

PROPOSED: Lots 1 and 2, Block 1, WSP Leased Housing

WHEREAS, a public hearing concerning the Site Plan was held before the West St. Paul Planning Commission on July 21, 2020; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Site Plan.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul City Council that the Site Plan for 1201 Robert St S #50 and 100 Signal Hills Ave, requested by Dominion Development and Acquisitions, is hereby approved subject to the submitted plans and the following conditions:

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.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 27th day of July 2020.

Attest:

David J. Napier, Mayor

Shirley R Buecksler, City Clerk