



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

PLATTING APPLICATION

OFFICE USE ONLY

Case No: 20-06

Date Received: 06/26/2020

Receipt No: 2020-0881

60 Day Date: 08/25/2020

Filing Fee: \$275 + \$2 each lot
 Escrow Amount: \$600 (1-2 lots)
 \$1,600 (3 or more lots)
 Total Fees: \$ 879.00

CONTACT INFORMATION

Name of Applicant: _____
 Address of Applicant: Dakota County CDA
1228 Town Centre Drive, Eagan MN 55123

Phone # 651-675-4477 (Kari Gill)
 Email: kgill@dakotacda.state.mn.us

Name of Owner: Dakota County CDA
 Address of Owner: 1228 Town Centre Drive
Eagan MN 55123

Phone # 651-675-4477 (Kari Gill)
 Email: kgill@dakotacda.state.mn.us

Name of Surveyor: Bolton & Menk
 Address of Surveyor: 12224 Nicollet Avenue
Burnsville MN 55337

Phone # 952-890-0509 ext 2509 Eric Wilfahrt
 Email: eric.wilfahrt@bolton-menk.com

Name of Engineer: HB Corporation
 Address of Engineer: 701 Washington Avenue North, Suite 200
Minneapolis MN 55401

Phone # 612-766-2849 (Adam Besse)
 Email: adam.besse@lhbcorp.com

PLAT INFORMATION

Legal/PID # of the Property Involved: 424810001010, 1020, 1030, 1031, 1040, 1052, 1060, 1080, 1090, 1100, 1110

Total Acreage: 1.77 Proposed Number of Lots: 2 (two)

Proposed Name of Plat: Gateway Place Apartments

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.

<i>Kari R. Gill</i>	651-675-4477
Signature of Owner (Required)	Phone Number
	651-675-4477
Signature of Applicant (If different)	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

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.

**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 20-06 – Preliminary and Final Plat for two lots at the southwest corner of Robert St. and Annapolis St. – Dakota County Community Development Authority (CDA)

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: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **July 21, 2020**

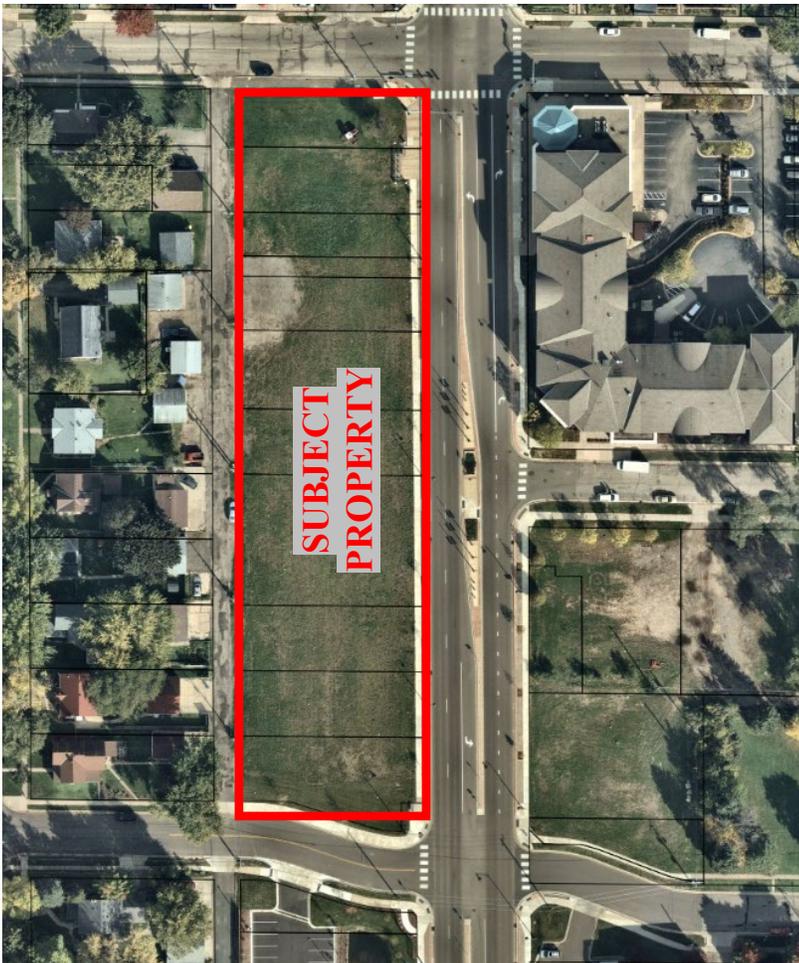
Preliminary and Final Plat Review for Two Lots at the SW Corner of Robert and Annapolis St. – Dakota County CDA

REQUEST:

The Dakota County Community Development Authority is requesting the review of a preliminary and final plat for two lots totaling to 1.77 acres at the southwest corner of Robert St. and Annapolis St.

ATTACHMENTS:

Application/Notice
MnDot Review
Plat



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Vacant Lot	B5 – North Gateway Mixed Use
Properties to North	City of St. Paul	City of St. Paul
Properties to East	Senior Living Apartments	B5 – North Gateway Mixed Use
Properties to South	Children’s Minnesota Clinic	B5 – North Gateway Mixed Use
Properties to West	Single Family Homes	R1 – Single Family

ANALYSIS:

Plat Summary

Gross Acres – 1.77 (77,101 sq. ft.)

Proposed Number of Lots – Two

Total Easement Sq. Ft. ~ 7,628

Easements and Right-of-way

The proposed plat dedicates 10 feet of drainage and utility easements along Annapolis and Haskell St. As well as 5 feet along the alley way (western property line) and ranging between 2 to 4.5 feet along Robert St. These are the standard easements requested by the City. No additional right of way was requested for Robert St. by the City.

Existing Conditions

The site is currently comprised of 11 vacant lots that the CDA purchased several years ago with the intention to redevelop.

MNDOT REVIEW:

No additional right of way was requested by MNDOT. As a part of the review MnDot outlined items such as noise caused by state highways, transit connections, water, drainage, and permitting process. City Staff is recommending as a condition of approval that the applicant address the items outlined in the MnDot memo dated July 15, 2020.

ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and had no specific recommendations or requirements to add to this memo.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the PRELIMINARY AND FINAL PLAT for the two lots at the southwest corner of Robert and Annapolis St. subject to the following conditions:

1. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit, and
2. The applicant shall address the items outlined in the MnDot memo dated July 15, 2020.

Timeline

July 21 – PC Public Hearing

July 27 – CC Public Hearing

July 15, 2020

Melissa Sonnek
City Planner
City of West St. Paul
1616 Humboldt Avenue
West St. Paul, MN 55118

SUBJECT: MnDOT Review # **P20-041**
Gateway Place Apartments
SW Quad MN 952(S. Robert St.) & East Annapolis St.
West St. Paul, Dakota County

Dear Ms. Sonnek :

Thank you for the opportunity to review the **Gateway Place Apartments** development. MnDOT has reviewed the documents and has the following comments:

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

An equal opportunity employer

Transit:

There is a southbound bus stop on Robert St at Haskell St at the south end of the site. If construction will impact this stop, coordinate with Metro Transit to mitigate impacts. Metro Transit requests the developer contact them at:

Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us so they can work together to make sure to avoid possible impacts and disruptions to the stop as well making sure the stop is up to proper specifications when project is complete.

If you have any questions regarding this comment, please contact Jason Junge, Multimodal Planning, Jason.Junge@state.mn.us or 651-234-7878.

Water Resources:

A MnDOT drainage permit will be required to ensure that current drainage rates to MnDOT right-of-way will not be increased. The drainage permit application, including the information below, should be submitted online to: <https://dotapp7.dot.state.mn.us/OLPA>

The following information must be submitted with the drainage permit application:

- 1) A grading plan showing existing and proposed contours.
- 2) Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows.
- 3) Drainage computations for pre and post construction conditions during the 2, 10, 50 and 100 year rain events.
- 4) Time of concentration calculations.
- 4) An electronic copy of any computer modeling used for the drainage computations.
- 5) See also the attached Drainage Permits Checklist for more information.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please direct questions concerning drainage issues to Jason Swenson (651-234-7539) or Jason.Swenson@state.mn.us of MnDOT's Water Resources section.

Permits:

In addition to the drainage permit mentioned above, any use of, or work within or affecting, MnDOT right of way will require a permit.

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-234-7911 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

MnDOT Metropolitan District, Waters Edge Building, 1500 County Road B2 West, Roseville, MN 55113

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mailed or hand delivered documents in PDF format on a flash drive or CD-ROM to:
MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113
4. Printed documents via mail or hand delivery to the address above. Include one set of full-size plans.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Chris Chatfield, Water Resources
Molly Kline, Area Engineer
Almin Ramic, Traffic
Casey Crisp, Surveys
Mackenzie Turner Barga, Multimodal
Jason Junge, Transit
Russell Owen, Metropolitan Council

Lance Schowalter, Design
Jason Swenson, Water Resources
Mohamoud Mire, Area Coordinator
Natalie Ries, Noise
Benjamin Klismith, Right-of-Way
Jesse Thorsen, Multimodal
MnDOT ADA Office