



City Hall  
1616 Humboldt Avenue  
West St. Paul, MN 55118  
651-552-4190  
[www.wspmn.gov](http://www.wspmn.gov)

## CONDITIONAL USE PERMIT APPLICATION

Filing Fee: \$275  
Escrow Amount: \$400 (Residential)  
\$800 (Commercial)  
TOTAL FEES: \$ 1075

| Office Use Only |                   |
|-----------------|-------------------|
| Case No:        | <u>20-09</u>      |
| Date Received:  | <u>07/24/2020</u> |
| Receipt #       | <u>2020-0974</u>  |
| 60 Day Date:    | <u>09/22/2020</u> |

Street Address of Parcel: Robert St S and Wentworth Ave E (nearest is AAMCO at 1571 Robert St)

Name of Applicant: Laura Eder, ESG Architects

Phone # 612-373-4697

Address of Applicant: 500 Washington Ave S Suite 1080

Email: laura.eder@esgarch.com

Minneapolis, MN 55415

Name of Owner Contact: Shane LaFave

Name of Owner: Roers West St. Paul Apartments Owner LLC

Phone # 763-300-1861

Address of Owner: 110 Chesire Lane, Ste 120

Email: Shane@roerscompanies.com

Minnetonka, MN 55305

Legal/PID # See attached

Present Zoning: B-6 Town Center Mixed Use District, Density Code B-Medium Density

Proposed Use of Parcel: multi-family apartment housing, retail, structured and surface parking

Zoning Section Authorizing CUP: Sec. 153.221

What will be the effect of the proposed use on the health, safety, and welfare of the occupants of the surrounding parcels? There is not anticipated to be a negative effect on the health, safety, and welfare of the occupants of the surrounding

parcels due to the proposed redevelopment of this site. The goals of the Comprehensive Plan, in fact, will be greater achieved with this redevelopment.

What will be the effect on existing and anticipated traffic conditions, including parking facilities and adjacent streets? A traffic study is to be submitted to the City. There are 187 dwelling units, approximately 5000 SF of Retail

and approximately 101 surface and 164 structured parking stalls within this proposed mixed-use redevelopment.

What will be the effect of the proposed use on the Comprehensive Plan? The proposed uses will help bring  
to fruition the Comprehensive Plan's future land use type & density guidance of 'Mixed Use, 25-40 units/acre' for this site.

The CUP would allow for the Comp Plan goals to be accomplished by providing (1) more housing in general to assist with the City's growth outlook (by allowing dwelling units as a land use) and (2) a well arranged mix of uses in this future land use designation of 'Mixed Use, 25-40 units/acre' (in conjunction with the Rezoning Application to allow for a reduced number of parking spaces and relief from some of the building and parking setback minimums).

**EXHIBITS REQUIRED**

A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.

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

- a. Proposed and existing topography and drainage.
- b. A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
  - i. The parking layout, access provisions, structure locations, landscaping, drainage, trees, and shrubbery including types, locations, and sizes,
  - ii. Any fences, walls, or other screening, including height and type of material,
  - iii. All lighting provisions 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.

**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.

Shane Lafave  
Signature of Owner (Required)

763-300-1861  
Phone Number

Ram Eder  
Signature of Applicant (If different)

612-373-4697  
Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page.**

The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

**LAPSE OF CONDITIONAL USE PERMIT:**

An approved Conditional Use Permit shall lapse and become null and void six months following the date on which the Conditional Use Permit 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, or a Certificate of Occupancy is issued by the Building Official. A Conditional Use Permit 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 City Planner 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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## SITE PLAN APPLICATION

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

| OFFICE USE ONLY |                   |
|-----------------|-------------------|
| Case No:        | <u>20-09</u>      |
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| 60 Day Date:    | <u>09/22/2020</u> |

Street Address of Parcel: Robert St S and Wentworth Ave E (nearest is AAMCO at 1571 Robert St)

Name of Applicant: Laura Eder, ESG Architects Phone # 612-373-4697

Address of Applicant: 500 Washington Ave S  
Suite 1080 / Minneapolis, MN 55415 Email: laura.eder@esgarch.com

Name of Owner Contact: Shane LaFave Phone # 763-300-1861  
 Name of Owner: Roers West St. Paul Apartments Owner LLC

Address of Owner: 110 Cheshire Lane, Ste 120  
Minnetonka, MN 55305 Email: Shane@roerscompanies.com

### SITE INFORMATION

Legal/PID # of the Property Involved: See attached

Present Zoning: B-6 Town Center Mixed Use District, Density Code B-Medium Density

Proposed Use of Parcel: multi-family apartment housing, retail, structured and surface parking

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: A traffic study will be submitted to the City. There are 187 dwelling units, approximately 5000 SF of Retail and approximately 101 surface and 164 structured parking stalls within this proposed mixed-use redevelopment.

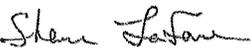
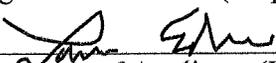
**EXHIBITS REQUIRED**

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.

|   |              |
|---|--------------|
|  | 763-300-1861 |
| Signature of Owner (Required)   | Phone Number |
|  | 612-373-4697 |
| 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 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.
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## REZONING/TEXT AMENDMENT APPLICATION

| OFFICE USE ONLY                  |  |
|----------------------------------|--|
| Case No: <u>20-09</u>            |  |
| Date Received: <u>07/24/2020</u> |  |
| Receipt No: <u>2020-0974</u>     |  |
| 60 Day Date: <u>09/22/2020</u>   |  |

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

Street Address of Property: Robert St S and Wentworth Ave E (nearest is AAMCO

Name of Applicant Contact: Laura Eder Address, cont'd: (...at 1571 Robert St)  
 Name of Applicant: ESG Architects Phone # 612-373-4697  
 Address of Applicant: 500 Washington Ave S Email: laura.eder@esgarch.com  
Suite 1080 / Minneapolis, MN 55415

Name of Owner Contact: Shane LaFave  
 Name of Owner: Roers West St. Paul Apartments Owner LLC Phone # 763-300-1861  
 Address of Owner: 110 Chesire Lane, Ste 120 Email: Shane@roerscompanies.com  
Minnetonka, MN 55305

Legal/PID # See attached

Present Zoning: B-6 Proposed Zoning: PMD

Present Use: automotive painting & repair bldg & surface parking. Proposed Use: multi-family apartment housing, retail,  
 Present Use, cont'd: (...AAMCO vehicle transmission repair bldg + surface parking, Batteries+Bulbs bldg + surface parking, misc. access drives, vacant lot with storage in certain areas) Proposed Use, cont'd: (...structured and surface parking)

What changed or changing condition(s) made the passage of this amendment necessary? \_\_\_\_\_

The growth outlook for the City per the Comp Plan is calling for more dwelling units within West St. Paul. More dwelling units and a mix of uses brought to this particular site and its irregular shape prove difficult to meet all existing zoning code regulations for B-6 building and parking setbacks as well as regulations for number of parking spaces to be provided.

What is the effect of the proposed amendment? The proposed amendment would allow for the

Comp Plan goals to be accomplished by providing (1) more housing in general to assist with the City's growth outlook and (2) a well arranged mix of uses in this future land use designation of 'Mixed Use, 25-40 units/acre' (by allowing for a reduced number of parking spaces and relief from some of the building and parking setback minimums).

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

N/A

What other circumstances justify the amendment? More density brought to this particular site and its irregular shape prove difficult to meet all existing zoning code regulations for B-6 building and parking setbacks as well as regulations for number of parking spaces to be provided.

**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**

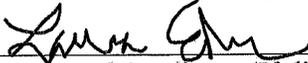
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St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



763-300-1861

Signature of Owner (Required)

Phone Number



612-373-4697

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.**

---

**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 the Planning Commission. Fees shall include the application fee, filing fees, consultants, legal, planning, and engineering fees.
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## PLATTING APPLICATION

| OFFICE USE ONLY                  |  |
|----------------------------------|--|
| Case No: <u>20-09</u>            |  |
| Date Received: <u>07/24/2020</u> |  |
| Receipt No: <u>2020-0974</u>     |  |
| 60 Day Date: <u>09/22/2020</u>   |  |

Filing Fee: \$275 + \$2 each lot  
 Escrow Amount: \$600 (1-2 lots)  
                   \$1,600 (3 or more lots)  
 Total Fees: \$ 277+600 = \$877 (1 proposed lot)

### CONTACT INFORMATION

Name of Applicant: Laura Eder, ESG Architects Phone # 612-373-4697  
 Address of Applicant: 500 Washington Ave S Email: laura.eder@esgarch.com  
Suite 1080 / Minneapolis, MN 55415

Name of Owner Contact: Shane LaFave Phone # 763-300-1861  
 Name of Owner: Roers West St. Paul Apartments Owner LLC Email: Shane@roerscompanies.com  
 Address of Owner: 110 Cheshire Lane, Ste 120  
Minnetonka, MN 55305

Name of Surveyor: Rory L. Synsteliien, Civil Site Group Phone # 612-615-0060  
 Address of Surveyor: 4931 W 35th St Suite 200 Email: c/o David Knaeble (Dknaeble@civilsitegroup.com)  
St. Louis Park, MN 55416

Name of Engineer: David Knaeble Phone # 763-234-7523  
 Address of Engineer: 4931 W 35th St Suite 200 Email: Dknaeble@civilsitegroup.com  
St. Louis Park, MN 55416

### PLAT INFORMATION

Legal/PID # of the Property Involved: See attached  
 Total Acreage: 3.920 Proposed Number of Lots: 1 Lot, 1 Outlot  
 Proposed Name of Plat: ROBERT & WENTWORTH REDEVELOPMENT

Plat meets all minimum subdivision requirements. If not, explain: Yes  
 \_\_\_\_\_  
 \_\_\_\_\_

**EXHIBITS REQUIRED**

An electronic copy, as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets and folded plans, showing information as follows:

- a. Statement of the proposed use of lots, stating type of residential building(s) with proposed dwelling units; type of business/industry,
- b. Subdivision name, lot and block layout, numbers, area and dimensions.
- c. A survey, dated, scaled and dimensioned, showing pertinent existing conditions such as boundary lines, acreage and square footage, prepared and signed by a registered surveyor,
- d. Location, width, and names of all proposed, existing and/or previously platted streets showing types, width and condition of improvements, if any, utility right-of-ways and/or easements, parks and other public open spaces, permanent buildings/structures within the tract and to a distance of 350 feet beyond the tract,
  - i. Names of streets shall not be duplicated in the St. Paul postal zone director, unless a new street is a continuation of or in alignment with the existing or platted street,
- e. Topographical data, including contours, proposed grading and drainage at intervals of not more than two feet. All elevation, topography, and vertical control data. Water courses, marshes, wooded areas, power poles and lines, and other significant features.

**ACKNOWLEDGE AND SIGNATURE**

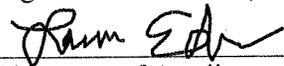
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St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



Signature of Owner (Required)

763-300-1861

Phone Number



Signature of Applicant (If different)

612-373-4697

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

**FEEES**

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.
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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, August 18, 2020 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, August 31, 2020 at 6:30 p.m.:

**PC Case 20-09 – Multiple applications for the redevelopment of 1571 Robert Street South and the construction of a five story mixed use building offering 187-unit market rate apartment and 5,000 square feet of retail. – Roers Companies**

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

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For Informational Purposes Only – Not for Publication

Shirley Buecksler  
City Clerk

Published: Friday, August 7, 2020  
St. Paul Pioneer Press

Posted: Friday, August 7, 2020  
Municipal Center

To: **Planning Commission and City Council**  
Through: **Melissa Sonnek, City Planner**  
From: **Dave Schletty, Asst. Parks & Recreation Dir.**  
Date: **August 7<sup>th</sup>, 2020**

## **Case 20-09 – Plan Review for Town Center One Redevelopment**

### **BACKGROUND INFORMATION:**

At the August 5<sup>th</sup>, 2020 regular meeting, the Environmental Committee (EC) reviewed the landscape plans submitted by Roers Companies for the redevelopment of the northwest corner of Robert Street and Wentworth Avenue. The proposed redevelopment is for a five-story building containing 187 apartment units, roughly 5,000 square feet of retail, underground parking, and an underwater storage and filtration system.

Overall, committee members liked the plans, especially that there was storm water management addressed, that the full tree replacement requirement was met with a good mix of trees, and that a public dog park was included with the development. Even though they liked the nice variety and selection of plantings, they would like to see more native pollinator varieties.

### **COMMITTEE RECOMMENDATION:**

The Environmental Committee recommends the approval of the proposed landscape plan, subject to the recommendations below,

1. Strongly encourage the use of “pollinator friendly” native plants that are not treated with “neonicotinoids”, and
2. Encourage a better mix of Minnesota native plant species.

## Memorandum

To: Ross Beckwith, PE  
Melissa Sonnek

From: Kendra Fallon, EIT  
Jake Newhall, PE

Date: August 12, 2020

Re: Wentworth Apartments Stormwater Review  
WSB Project No. 013770-000

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The following documents were submitted on July 27, 2020 by Civil Engineering Group and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- CSG – WEST ST. PAUL APARTMENTS – CITY SUBMITTAL 7-24-20
- CSG WSP APTS. STORMWATER REPORT 7-24-20
- FINAL PLAT-Dakota\_7-22-2020

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.
2. A maintenance agreement including an operations and maintenance plan for the underground filtration basin should be included in future submittals.
3. The drainage report notes that P8 modeling was used to confirm TP removal requirement was being met and the results of the P8 model were included. Applicant should submit P8 inputs to confirm modeling.
  - a. Applicant should confirm that the entire site is being modeled in the P8 model including area that doesn't drain to the underground system.
4. The stormwater narrative notes a geotechnical report is on file at the office of the engineer. The geotechnical report should be submitted to confirm soils are not conducive for infiltration and to confirm separation to groundwater.
5. There is a wetland shown in the northwest corner of the site on the survey. Applicant should confirm all requirement wetland permitting has been completed.

### Plans

1. 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.
  - a. Applicant should confirm additional catch basins aren't needed in the main parking lot in the center of the site. If more than 3 cfs is shown to drain to an inlet in the 10-year storm event the applicant should consider adding another inlet or may be required to show how much spread is anticipated.
2. The low floor and low opening elevations for the proposed building should be added to the plans to confirm freeboard requirements.

3. It is recommended the applicant consider adding more rows to the underground system and shortening the length of the filtration system.
  - a. The draitile within the underground filtration basin should be sloped to drain to the outlet so the draitile doesn't sit with water for extended periods of time.
  - b. Applicant should confirm the underground system can be constructed within the construction limits shown. Currently there is ~4.5 feet between the western edge of the underground system and the construction limits.
4. Applicant may want to consider constructing a new manhole over the 60" storm sewer pipe at the proposed connection on Wentworth Avenue rather than directly connecting into the pipe. Applicant should consult with the City and County on their preference.
5. It is assumed the 12" storm sewer stubs are proposed to account for the roof drainage. Applicant should confirm that this is the case. If it is not, applicant should include information on where the roof drainage will be discharged.
6. Applicant should confirm the trench drain is sized to handle the drainage from the ramp at the garage entrance.
7. Any proposed drainage and utility easements should be shown on the plans.
8. RCP is recommended under all driving surfaces.

**Modeling**

1. The 10-day snowmelt event should be modeled, and the results should be included in future submittals.
2. Applicant should confirm area from the parcels directly adjacent to the west don't drain to the site. If they do, they should be included in both existing and proposed conditions.

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

August 7, 2020

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

Re: ROBERT AND WENTWORTH

The Dakota County Plat Commission met on August 5, 2020, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 8 (Wentworth Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed apartment building site is located at the northwest quadrant of CSAH 8 (Wentworth Ave) and Robert Street. The right-of-way needs are 60 feet of half right of way along CSAH 8 for a future 3-lane roadway. As discussed, with existing buildings and right of way in the area, the Plat Commission may require only 40 feet of half right of way with a 10-foot trail, drainage and utility easement. The access spacing guidelines along CSAH 8 are 1/8-mile (660 feet) for a full access location. The proposed site is showing one access location on CSAH 8, immediately east of the existing Carbone's access. The Plat Commission would prefer the accesses to be a shared access; however, this will not work at this time. However, the Plat Commission will require a private cross access easement to the Carbone's site, which would allow for a future shared access with the proposed site access. The triggers to become a shared access include redevelopment of the Carbone's site or if there are safety concerns along Wentworth. The private access/cross easement should be recorded with the plat. Also, a cross access easement should be given to the Granny's Donuts site for the similar concerns.

The distance between Robert Street and Livingston Avenue is only about 450 feet. Due to the limited access spacing and safety, the existing median on CSAH 8 should be extended to Livingston Avenue to prevent full access movements along CSAH 8 (Wentworth Avenue). As discussed, the median should be extended to Livingston Avenue prior to allowing the proposed access to Wentworth Avenue. There should be further discussion with the City, County and developer to plan for extension and construction of the median in 2021.

The County will provide the proper language for the 10-foot Trail, Drainage, and Utility Easement. A quit claim deed is required to Dakota County for the restricted access at the time of recording the plat mylars.

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 8 are 8,000 ADT and are anticipated to be 9,600 ADT by the year 2030. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded



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](http://www.co.dakota.mn.us)

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 at the top.

Todd B. Tollefson  
Secretary, Plat Commission

c: Shane LaFave; Dave Knaeble; Alyssa Jagdfeld; Laura Eder; [Bob Loken](#)

August 11, 2020

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

**SUBJECT: MnDOT Review # P20-052**  
**Roers West St. Paul Apartments**  
NW Quad US 952A (South Robert Street) and Wentworth Avenue  
West St. Paul, Dakota County

Dear Ms.Sonnek:

Thank you for the opportunity to review the **Roers West St. Paul 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 [Natalie.Ries@state.mn.us](mailto:Natalie.Ries@state.mn.us) or 651-234-7681.

An equal opportunity employer

***Transit:***

There is a southbound bus stop on Robert St at Wentworth Ave 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](mailto:Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us) so they can work together to ensure avoiding possible impacts and disruptions to the stop as well as making sure the stop is up to proper specifications when the project is complete.

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

***Bicycle/Pedestrian:***

MnDOT Standard Plan 5-297.254 (<https://www.dot.state.mn.us/ada/pdf/driveway-sidewalk-details.pdf>) should be used for driveways off of US 952A (South Robert St) and are recommended for other driveways off of public right-of-way into/out of the development.

Wave/rolling bike racks are not optimal for bicycles because they do not provide two points of contact with the bicycle frame and often place bikes too close to each other. The applicant should instead consider u-racks, post and ring racks, or a similar type of rack that provides two points of contact and space for a u-lock to be secured. Guidance for bike racks can be found in the Association for Pedestrian and Bicycle Professionals Essentials of Bike Parking Guide [https://www.apbp.org/assets/docs/EssentialsofBikeParking\\_FINA.pdf](https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf).

Coordinate with the City of West St Paul for hi-visibility crosswalk treatments where the River to River Greenway Trail crosses Livingston Ave.

For questions regards the above comments, contact Jesse Thorsen, Metro Multimodal, at [Jesse.Thorsen@state.mn.us](mailto:Jesse.Thorsen@state.mn.us) or 651-234-7788.

***Traffic:***

MnDOT recommends an entrance/exit on the west side of the Granny's Donuts parking lot for the north side street as opposed to maintaining access with S Robert Street. It will create less confusion for drivers, pedestrians and bikes regarding vehicles in the right turn for either the side street and access to Granny's Donuts.

Questions regarding this recommendation should be directed to Mathias Dall of MnDOT's Traffic Engineering Section at [mathias.dall@state.mn.us](mailto:mathias.dall@state.mn.us) or 651-234-7841.

***Americans With Disabilities Act Office (ADA):***

ADA office comments are attached above as file CSG- West St. Paul Apartments – City Submittal. The comments are shown in red on the second page.

For questions regards these comments, contact Todd Grugel, MnDOT ADA Office, at [todd.grugel@state.mn.us](mailto:todd.grugel@state.mn.us) or 651-366-3531.

***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 of MnDOT's Water Resources section at [Jason.Swenson@state.mn.us](mailto:Jason.Swenson@state.mn.us) or 651-234-7539.

***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 [Buck.Craig@state.mn.us](mailto:Buck.Craig@state.mn.us) or 651-234-7911.

***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:

1. Email documents and plans in PDF format to [metrodevreviews.dot@state.mn.us](mailto: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](mailto: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 Bargaen, 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  
Todd Grugel, ADA

# PLANNING COMMISSION – August 18<sup>th</sup>, 2020

Multiple Applications for the  
redevelopment of Town Center One –  
Roers Companies





## Proposal

Roers is proposing a five story mixed-use building at the northwest corner of Robert and Wentworth

- 1) 187 market rate apartment units
- 2) 5,000 sq. ft. of retail

## Project Proposal

- Demolition of existing buildings
- Apartments
  - Market Rate – 187 Units
- Mix of studio, one-bedroom, one-bedroom + den, and two-bedroom units
- 5,000 sq ft of Retail at the Corner

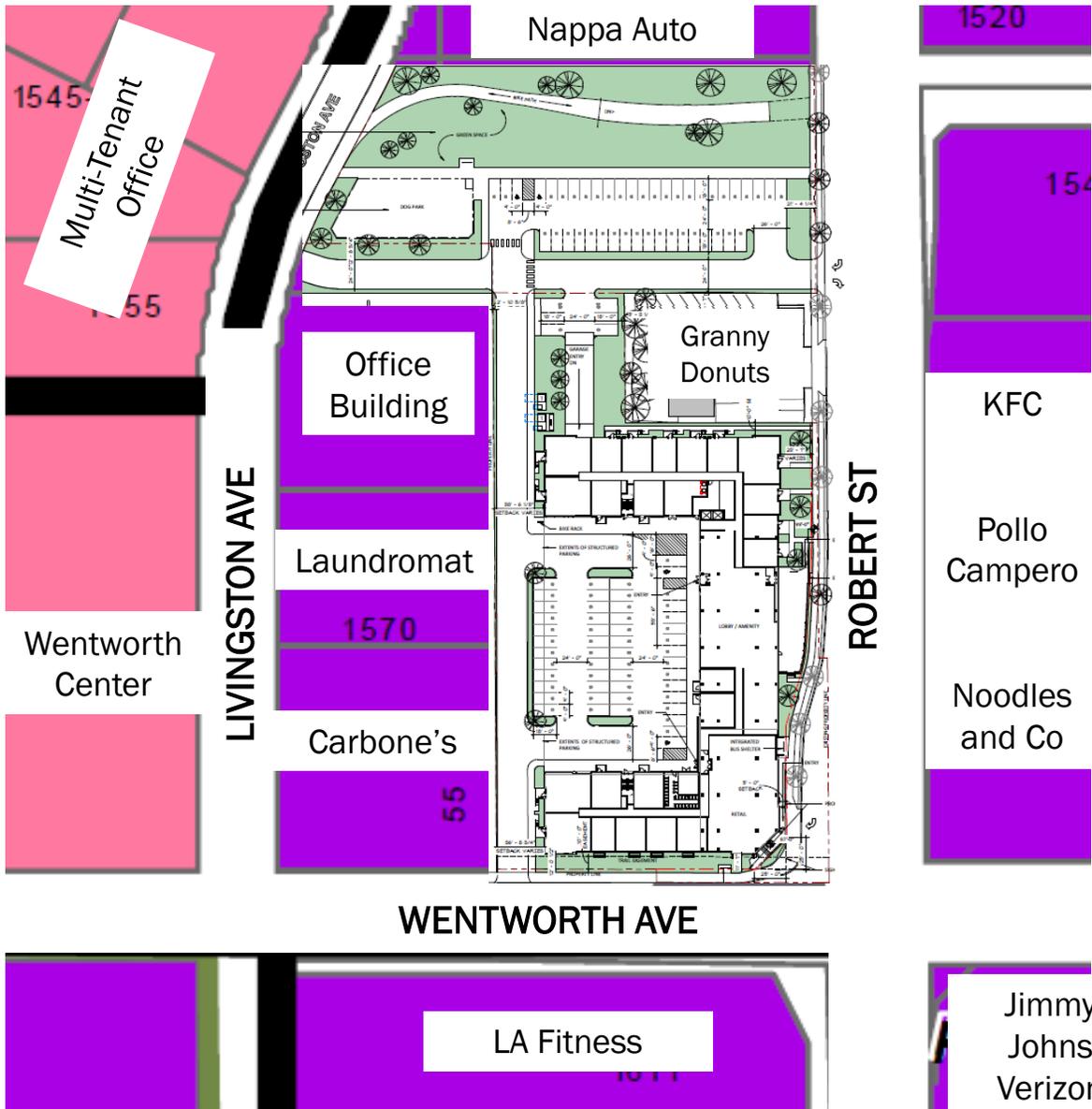


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# Application Review

1. **Conditional Use Permit** – Structure with a mix of commercial/residential uses and structure with 16+ units
2. **Site Plan** – Demolition and Construction
3. **Rezoning** - PMD – Planned Mixed-Use Development, with B6
4. **Preliminary and Final Plat** – creation of one lot, dedicated right of way and easements





## Existing Uses and Zoning

|                         | Use  | Zoning                                    |
|-------------------------|--|---|
| <b>Subject Property</b> | Commercial –<br>Aamco, Batteries Plus                                  | B6 - Town Center                          |
| <b>North</b>            | Commercial –<br>Nappa Auto   | B6 - Town Center                          |
| <b>East</b>             | Commercial –<br>Noodles, Pollo Campero, KFC                            | B6 - Town Center                          |
| <b>South</b>            | Commercial –<br>LA Fitness   | B6 - Town Center                          |
| <b>West</b>             | Commercial –<br>Carbone's, Laundrymat,<br>Multi-tenant office building | B6 - Town Center<br>B3 – General Business |

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# 1) Conditional Use Permit Application

## Request

- To allow a structure with mix of commercial/residential uses
- Structure with 16+ dwelling units



CITY OF  
**WEST ST. PAUL**

City Hall  
1616 Humboldt Avenue  
West St. Paul, MN 55118  
651-552-4190  
[www.wspmn.gov](http://www.wspmn.gov)

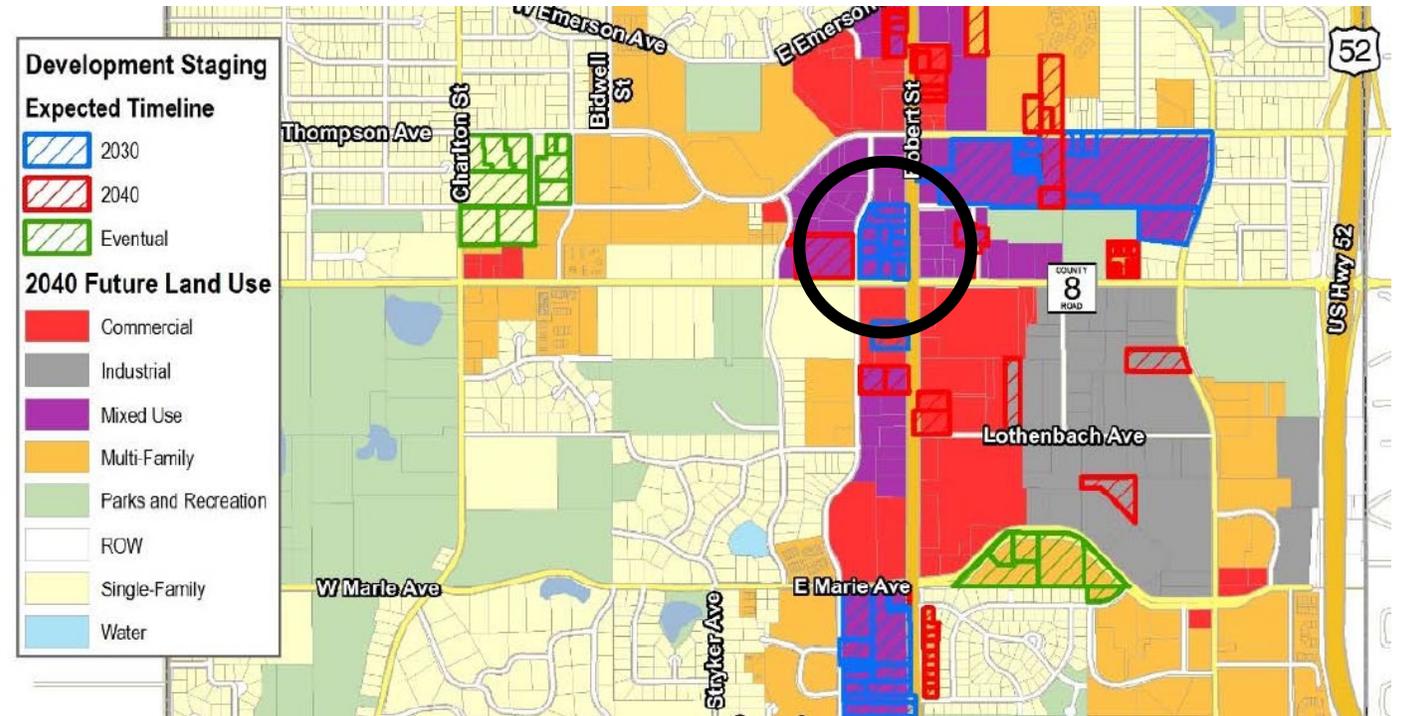
### CONDITIONAL USE PERMIT APPLICATION

|                           |   |   |       |
|---------------------------|---|---|-------|
| Filing Fee:               | \$275                                     | <b>Office Use Only</b><br>Case No: _____<br>Date Received: _____<br>Receipt # _____<br>60 Day Date: _____ |       |
| Escrow Amount:            | \$400 (Residential)<br>\$800 (Commercial) |   |       |
| TOTAL FEES:               | \$ _____                                  |   |       |
| Street Address of Parcel: | _____                                     |   |       |
| Name of Applicant:        | _____                                     | Phone #   | _____ |
| Address of Applicant:     | _____                                     | Email:  | _____ |

# 1) Conditional Use Permit Plan Consistency

## Planning Document Review:

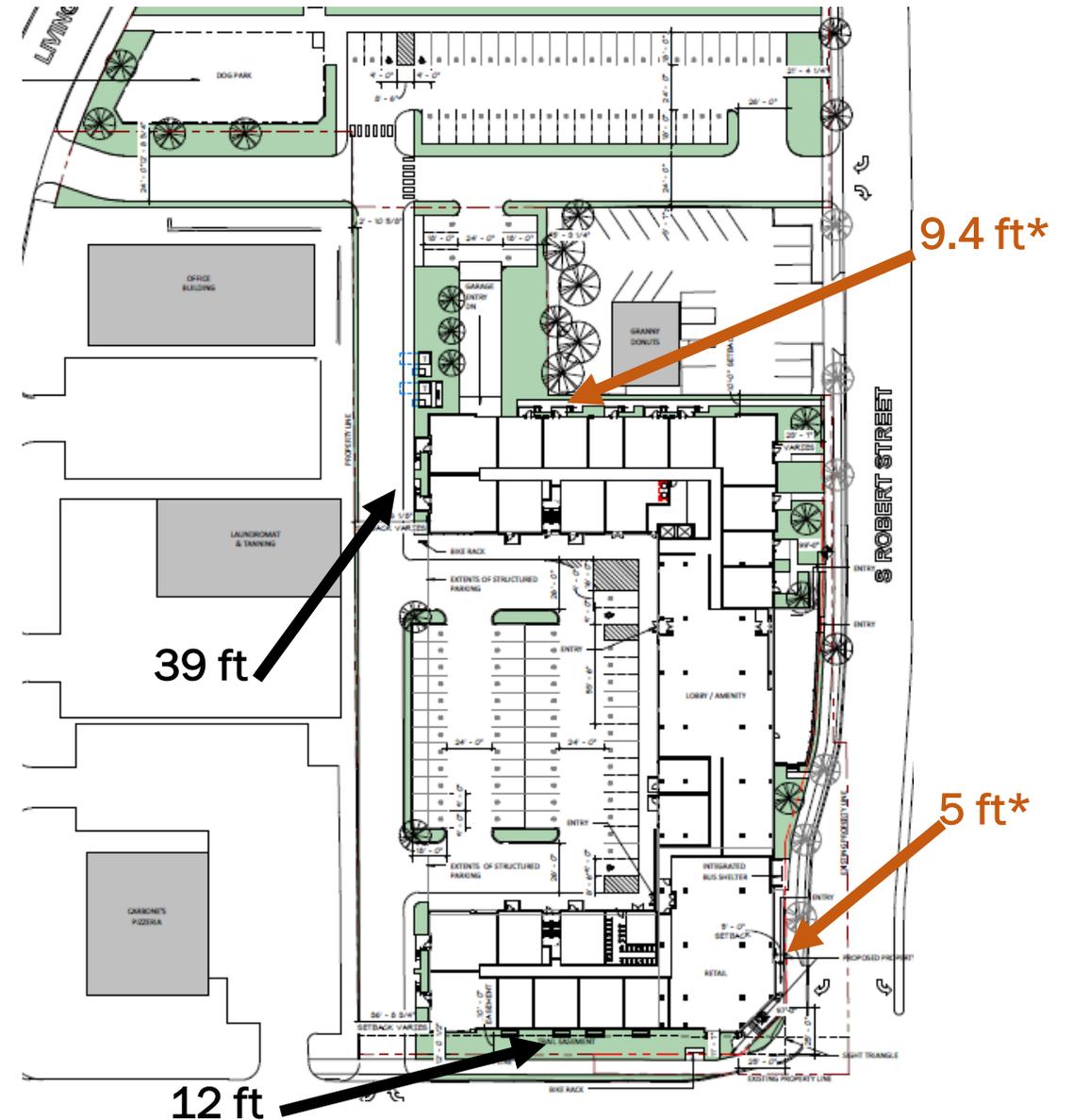
- 2040 Comp Plan listed TC1 as likely to redevelop by 2030,
- Guided for mixed-use with 20-40 units/acre
  - Proposing 58.9 units/acre
- Demand for additional housing.
  - Offers the option for “filtering-up”
  - Consistent with Met Council 2040 Housing Plan and Dakota County Housing Needs Assessment.



## 2) Site Plan Analysis

### Setbacks – Parking

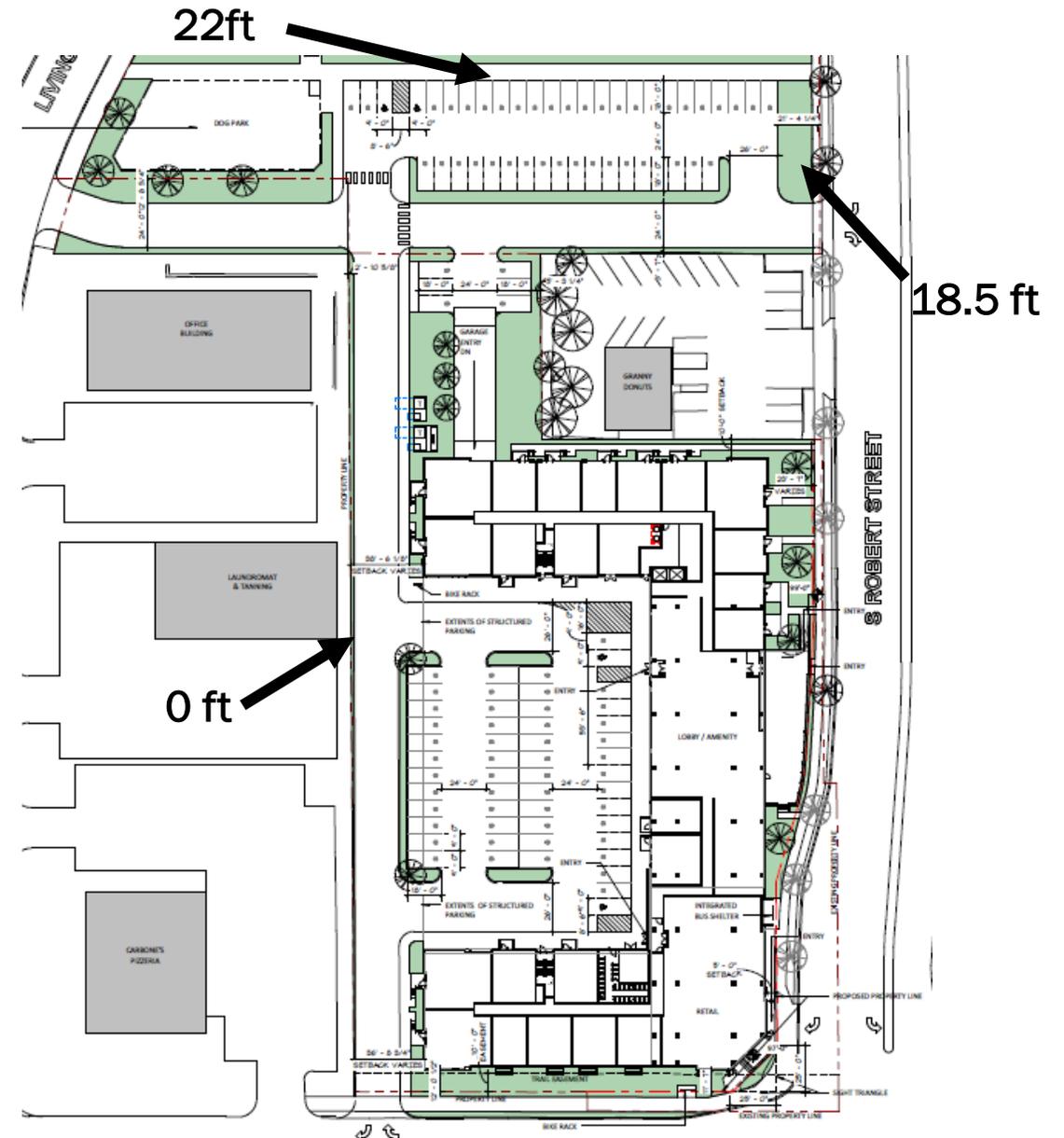
| Building Setbacks       | Code      | Proposed |
|-------------------------|-----------|----------|
| Front<br>(Wentworth)    | 10 – 40ft | 12ft     |
| Rear<br>(north)         | 20ft min. | 9.4 ft*  |
| Side<br>(Adj to Street) | 10 – 30ft | 5 ft*    |
| Side<br>(west)          | 0ft       | 39ft     |



## 2) Site Plan Analysis

### Setbacks – Parking

| Parking Setbacks        | Code     | Proposed |
|-------------------------|----------|----------|
| Front<br>(Wentworth)    | NP       | N/A      |
| Rear<br>(north)         | 10ft min | 22ft     |
| Side<br>(Adj to Street) | 10ft min | 18.5ft   |
| Side<br>(west)          | 0ft      | 0ft      |



## 2) Site Plan Analysis

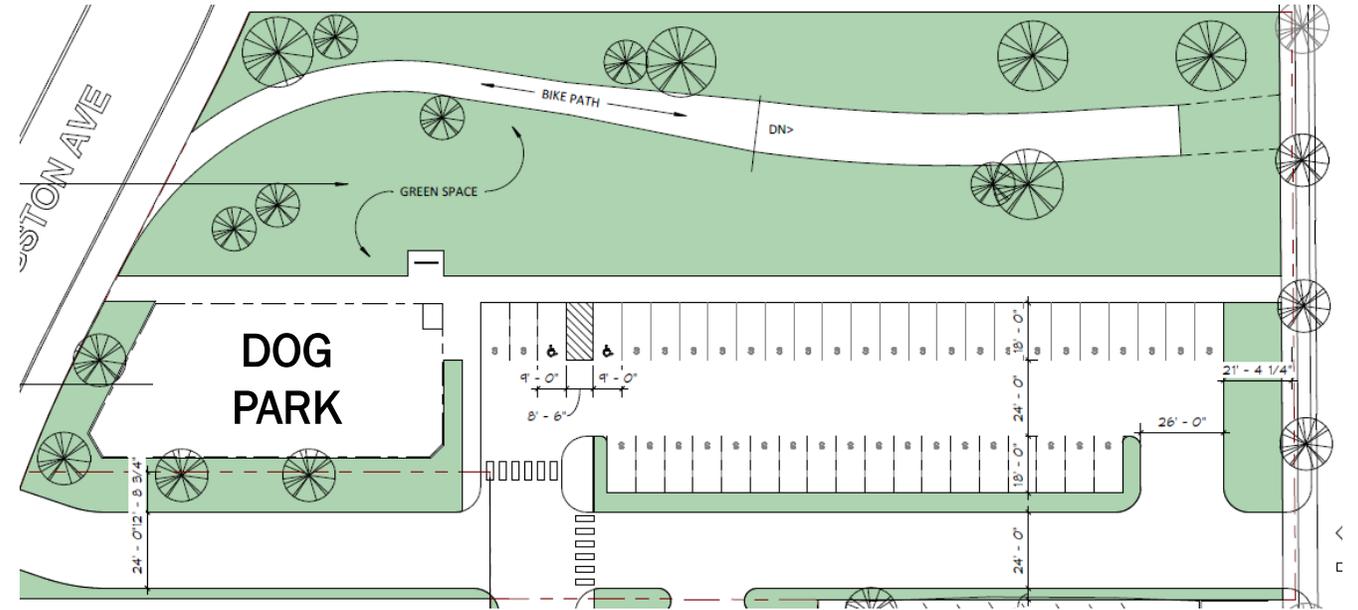
### Parking Counts

Code requires 2 stalls/unit

- 187 Units = 374 Stalls

Applicant is proposing 265 stalls total:

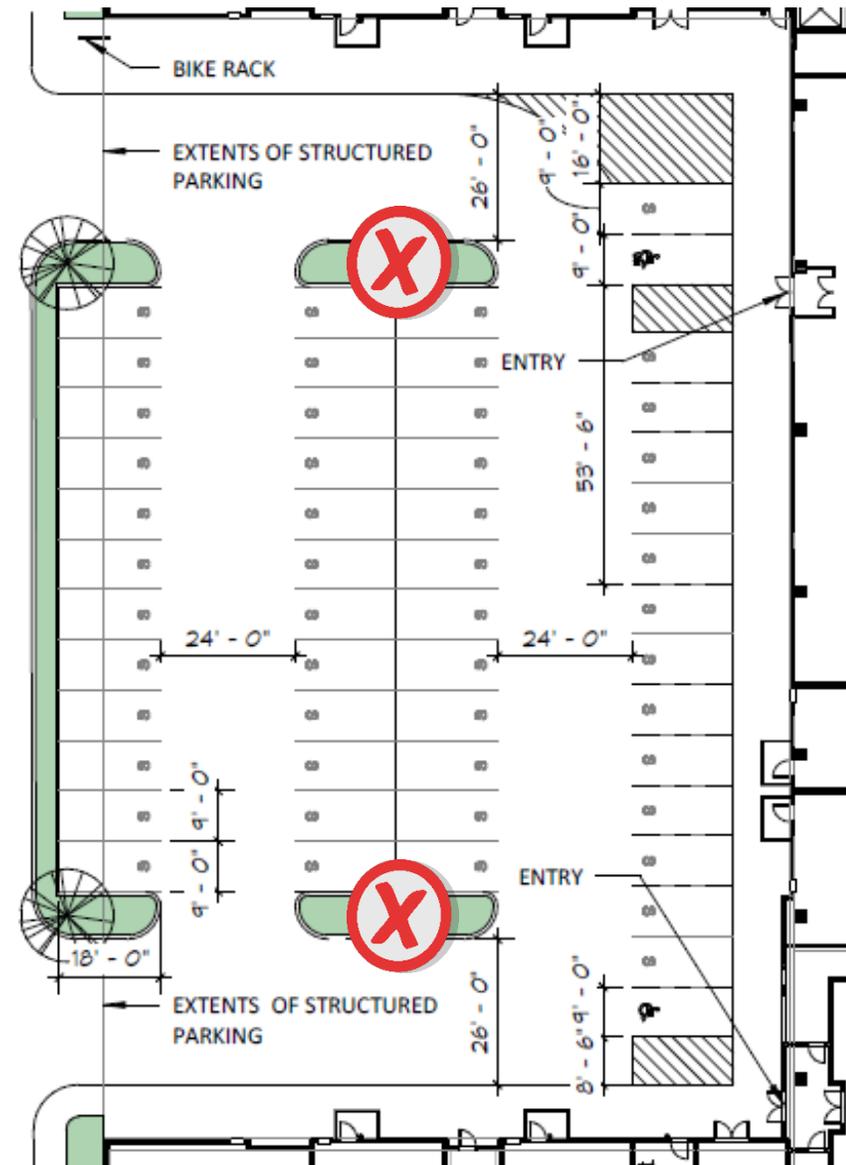
- 101 surface stalls
- 164 underground parking stalls
- 1.42 stalls per 1 unit
- A few stalls dedicated to public dog park



## 2) Site Plan Analysis

### Drive Aisles & Stall Dimensions

- Drive aisles (24 – 26ft) – Meets code ✓
- Parking stall width (9ft) – Meets code ✓
- **Parking stall depth 18ft – Code (20ft)\***
  - Majority of stalls on site are 18ft deep
  - Site offers 2 compact stalls at 16ft deep
- All curbing will be B-6-12 – Meets code ✓
- Curbed islands have trees
  - With the exception of the middle islands in the central parking lot – directly above parking garage



## 2) Site Plan Analysis

### Access – Wentworth Ave

- Wentworth Ave is a county road, therefore Dakota County controls access.
- Dakota County Review:
  - Requiring the number of access points down to one,
  - With the extension of the median to Livingston Ave,
  - 40ft of ROW and 10ft trail easement,
  - Allow future shared access for Carbone's

Staff is recommending as a condition of approval that the applicant adhere to the County recommendations and requirements as outlined in the memo dated August 7, 2020.



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## 2) Site Plan Analysis

### Access – Robert St

- Robert St. is a MnDot road
  - Similar to the County, less is more for access
- MnDot Review:
  - Limiting access points down to one,
    - Granny Donuts entrance will remain
- Staff is recommending as a condition of approval that the applicant adhere to the MnDot recommendations and requirements as outlined in the memo dated August 11, 2020.

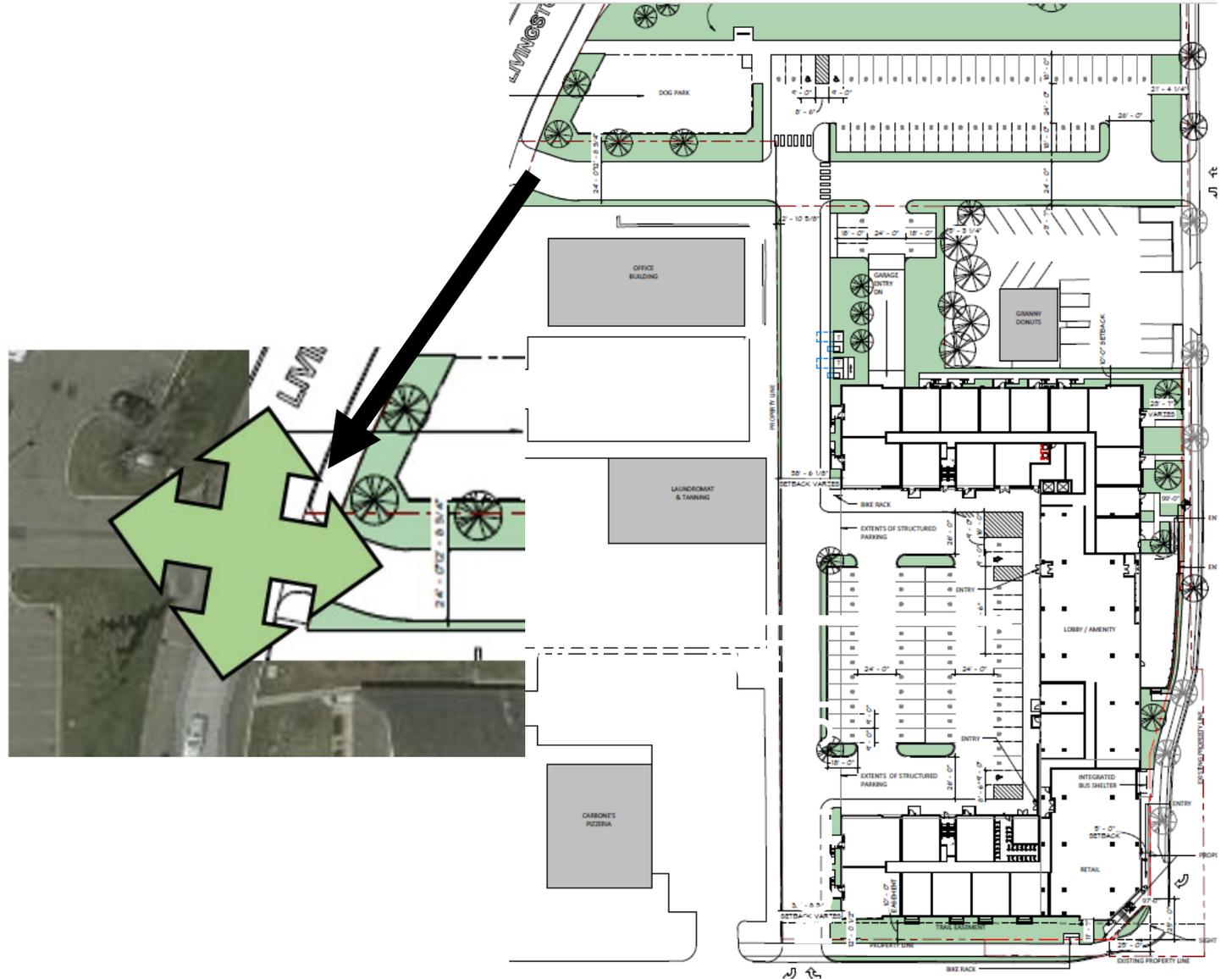


## 2) Site Plan Analysis

### Access – Livingston Ave

#### Livingston Ave

- Will provide full access
  - Not just right-in or right-out
  - Full access is needed for emergency services as well as site functionality



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## 2) Site Plan Analysis

### Traffic Demand Management

- Parking demand and traffic study was performed
  - Scenarios were calculated as a “no-build” scenario and a project build scenario
- Findings include the following:
  - Necessary parking
    - 164 stalls for apartments and 53 stalls for retail use
      - Proposal is for 265 parking stalls
  - Increase in daily trips - 206
  - Expected traffic impacts will allow surrounding roads to operate at current level of service
    - For year 2022 (expected construction completion)

|                             | <b>Level of Service</b><br><i>(No Build Scenario)</i> | <b>Level of Service</b><br><i>(Project Build Scenario)</i> |
|-----------------------------|---|--|
| <b>Robert/Thompson</b>      | B   | B  |
| <b>Thompson/Livingston</b>  | A   | A  |
| <b>Wentworth/Livingston</b> | A   | A  |

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## 2) Site Plan Analysis

### Lighting and Signage

The submitted plans do not include detail on lighting

- As this is required by code,
- City Staff is requiring as a condition of approval that all lighting levels must not exceed zero foot-candles at all abutting property lines

The submitted plans do not include details on signage.

- Staff is recommending a condition of approval that all signage meet the requirements of section 153 of the zoning code.



## 2) Site Plan Analysis

### Landscaping

#### Tree Replacement

- 30% replacement of quality trees removed
  - Removing 80 caliper inches (6 trees)
    - Re-plant 24 caliper inches (10 trees @ 2.5)

#### Buffer Trees

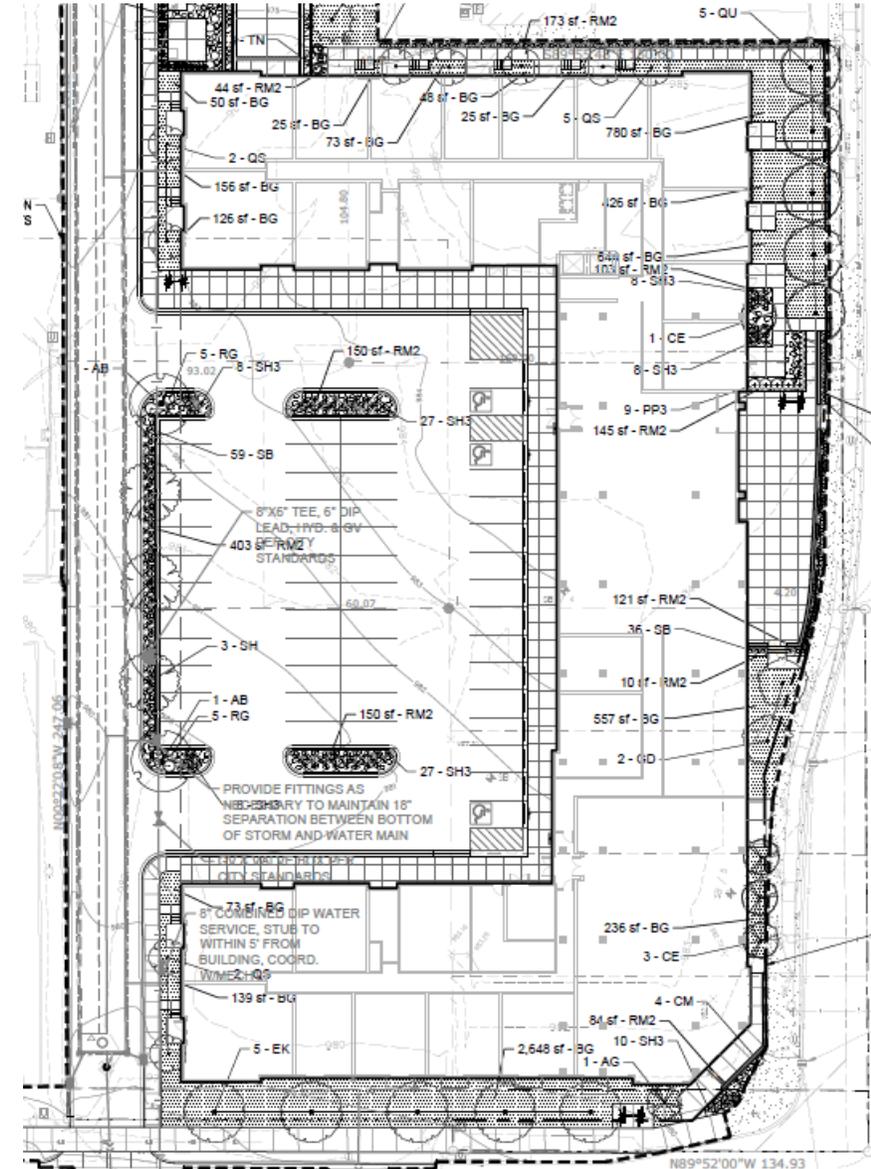
- 1 tree per 40ft of property line
  - Equates to 56 trees

#### Proposed Landscaping

- 46 deciduous trees
- 20 evergreen trees,
- 5 ornamental trees,
- 121 shrubs

#### Irrigation

- No irrigation plans submitted
- City Staff is recommending as a condition of approval that an irrigation plan be submitted with the building permit



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## 2) Site Plan Analysis

### Environmental Committee Review

The Environmental Committee reviewed the submitted plans at their August 5<sup>th</sup> meeting

Provided the following additions and recommendations:

- Use “pollinator friendly” native plants not treated with “neonicotinoids”, and
- Implement a better mix of Minnesota native plant species.

Staff is recommending a condition of approval that the applicant consider the recommendations from the Environmental Committee as outlined in the memo dated August 7, 2020.



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## 2) Site Plan Analysis

### Construction Materials

- Code requires all building be comprised of siding, stucco, brick, glass, or comparable materials.
  - 60% Primary materials and 40% Secondary materials
- The applicant is proposing brick (p), glass (p), fiber cement panels (p), corrugated metal (s), and composite wood (s).
  - The proposed materials comply with code ✓



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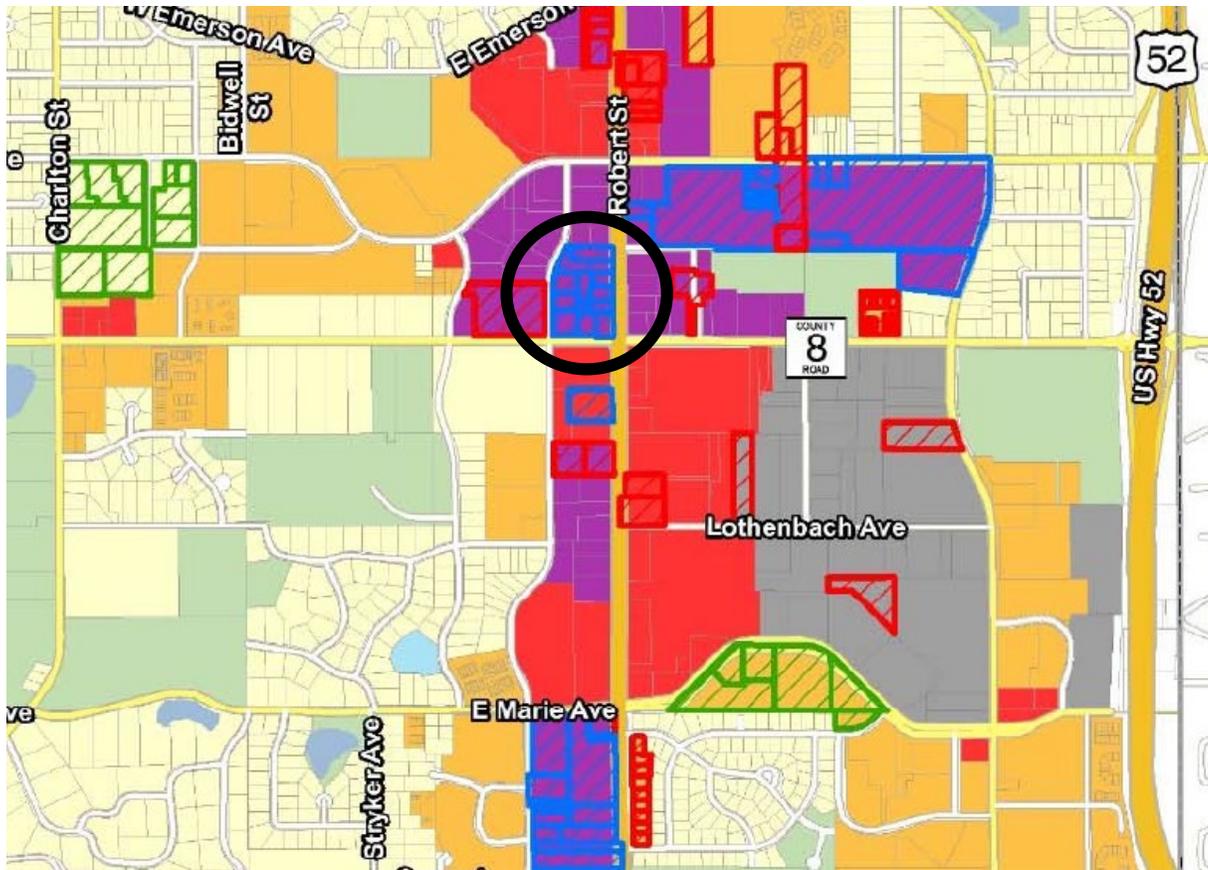
## 2) Site Plan Analysis

### Engineering/Stormwater Review

The City's engineering consultant, WSB, reviewed the proposed plans and provided a memo outlining needed revisions.

- Staff is recommending a condition of approval requiring that the applicant adhere to all items outlined in the WSB memo dated August 12, 2020.





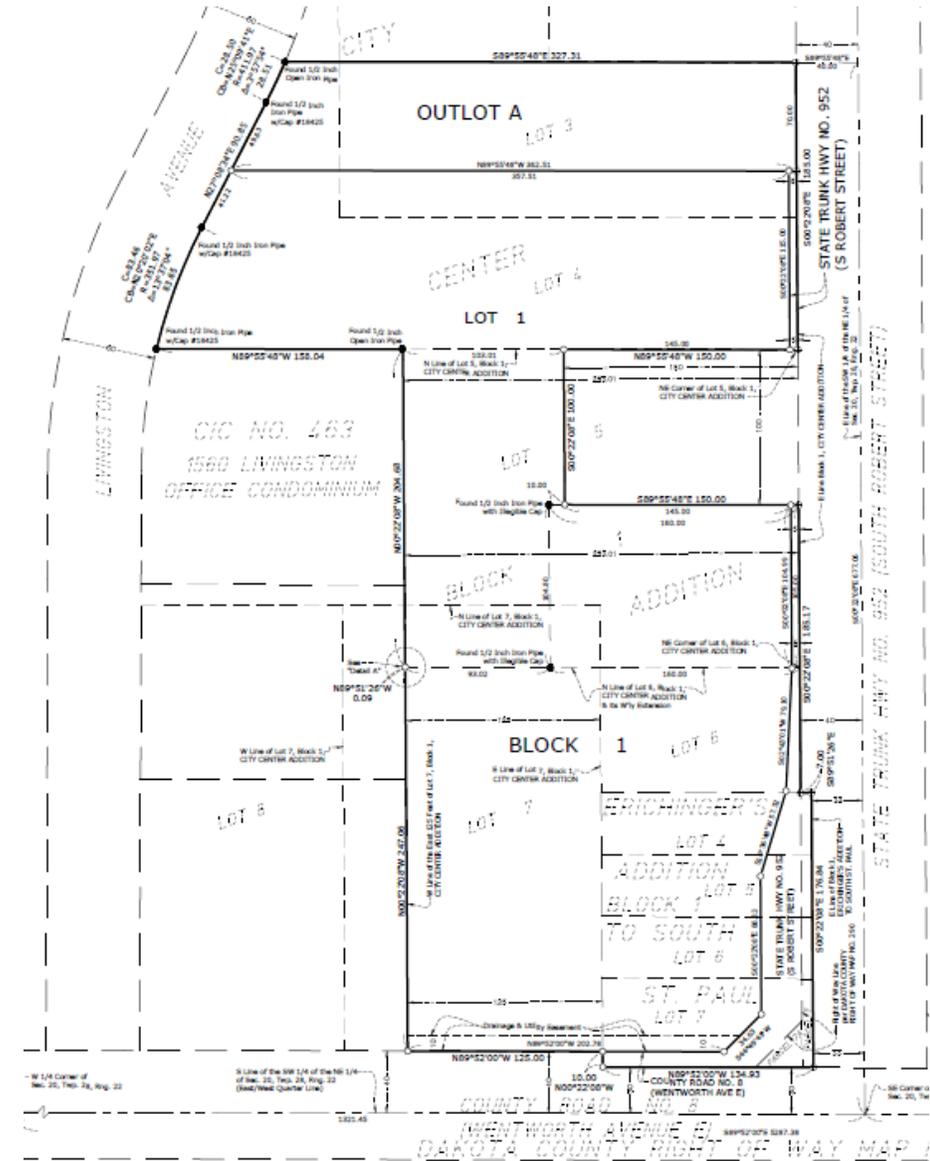
### 3) Rezoning Analysis Application

- Rezone to PMD (Planned Mixed-Use Development), with B6 – Town Center Mixed-Use underlying zoning.
- 2040 Comp Plan guides the property for Mixed-use development.
  - Application is consistent with the Comp Plan



## 4) Preliminary/Final Plat Analysis

- The subject property is 3.174
  - Previously platted in 1887
- Proposed plat includes:
  - 1 lot and 1 outlot for the R2R Trail.
  - City Staff is recommending as a condition of approval that the plat be recorded at the County within one year of approval and prior to the submittal of a building permit.



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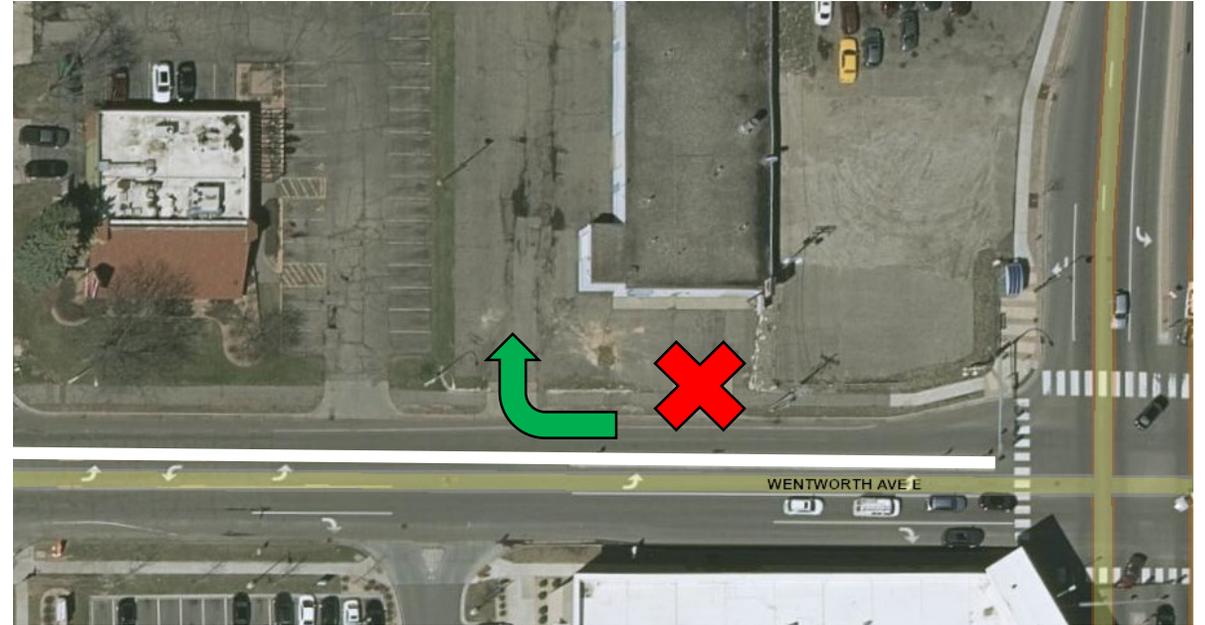
## 4) Preliminary/Final Plat

### Dakota County Plat Commission

Dakota County Plat Commission reviewed the plat at their August 5<sup>th</sup> meeting and recommended the following:

- Closure of the eastern Wentworth access,
- Can retain western Wentworth access, if the median is extended west to Livingston,
- Allow for a shared access easement for Carbone's entrance
  - In case of future redevelopment
- 10ft wide trail easement along the south property line,
- 40ft half right-of-way.

Staff is recommending a condition of approval that the applicant adhere to the items outlined in the Dakota County Plat Commission memo dated August July 9, 2020



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## 4) Preliminary/Final Plat

### MnDot Review

MnDot also reviewed the plat and had the following comments:

- Noise concerns
  - As the development is adjacent to both county and state highways,
- Transit on site
  - Work with Metro Transit to coordinate how the existing infrastructure will be affected,
- Site access,
  - Would prefer one shared access between Granny's and this site,
- Proper permitting,
  - Drainage and right-of-way as necessary

City Staff is recommending as a condition of approval that the applicant adhere to the items outlined in the MnDot memo dated August 11, 2020.



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# Staff Recommendation

## 1) Conditional Use Permit

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a structure with mixed uses of commercial/residential and a structure with 16+ dwelling units in the B6 – Town Center Mixed-Use District subject to the following condition:

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

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# Staff Recommendation

## 2) Site Plan

Staff recommends **APPROVAL** of the **SITE PLAN** to allow for the construction of a five-story mixed use building at 1571 Robert St. 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 submit an irrigation plan with the building permit application,
5. All signage must comply with section 153 of the zoning ordinance,

.....

# Staff Recommendation

## 2) Site Plan Cont.

Staff recommends **APPROVAL** of the **SITE PLAN** to allow for the construction of a five-story mixed-use building at 1571 Robert St. subject to the submitted plans and the following conditions:

6. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated August 7, 2020,
7. The applicant shall adhere to/address all items outlined in the WSB Engineering memo dated August 12, 2020,
8. The applicant shall adhere to the items outlined in the Dakota County Plat Commission memo dated August 7, 2020, and
9. The applicant shall address the items outlined in the MnDot memo dated August 11, 2020.

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# Staff Recommendation

## 3) Rezoning

Staff recommends APPROVAL of the REZONING of 1571 Robert St. from B6 – Town Center Mixed-Use to Planned Mixed-Use Development (PMD) B6 – Town Center Mixed-Use underlying zoning subject to the following condition:

1. Council approval of the corresponding conditional use permit, site plan, and plat applications.

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## Staff Recommendation

### 4) Preliminary and Final Plat

Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1571 Robert St. 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 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.