

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 4, 2018
6:15 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Trisha Hamm, Commission Vice-Chair
Tom Sonnek, Commission City Council Liaison
Chris Bathurst, Commissioner
Rick Gelbmann, Commissioner
Michael Stahlmann, Commissioner
John Wahl, Commissioner
Allan Worm, Commissioner

STAFF

Breanne Rothstein, WSB & Associates
Karin Derauf, Commission Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

Approve the September 5, 2018 regular meeting minutes.

V. MEETING OPEN TO THE PUBLIC

Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

VI. PUBLIC HEARINGS

A. Anchor Block: Planned Unit Development, Preliminary Plat and Right-of-Way Vacation

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

VIII. REPORTS FROM STAFF

IX. REPORTS FROM COMMISSIONERS

Update from City Council Liaison

X. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, November 1, 2018 at 6:15 p.m.

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 5, 2018
6:15 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:17 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Trisha Hamm, Commission Vice-Chair

ABSENT

Tom Sonnek, Commission City Council Liaison

Chris Bathurst, Commissioner

ABSENT

Michael Stahlmann, Commissioner

Rick Gelbmann, Commissioner

John Wahl, Commissioner

Allan Worm, Commissioner

STAFF

Erin Perdu, City Planner

Karin Derauf, Commission Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Stahlmann, and seconded by Commissioner Gelbmann, with all present voting aye (5-0). Motion carried to adopt the September 5, 2018 Agenda.

IV. APPROVAL OF MINUTES

Motion to approve Minutes by Commissioner Stahlmann, and seconded by Commissioner Wahl, with all present voting aye (5-0). Motion carried to approve the August 2, 2018 regular meeting minutes as submitted.

V. MEETING OPEN TO THE PUBLIC

Resident, John Schmahl, asked if an IUP Hearing would be required to list all possible conflicting ordinances. Chair Barton responded by indicating this is part of the discussion for this evening and it is not particular to the one IUP the City has issued thus far.

VI. PUBLIC HEARINGS

None

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Discussion of draft IUP ordinance amendment

Planner Perdu gave a brief summary of a City Council topic that was discussed during a regular meeting, regarding conditions of an IUP, that may present conflict with some of the provisions in the Ordinance. The Council directed staff to bring this discussion to the Planning Commission for a possible amendment that would clarify the conditions of an IUP in general, should it be in conflict with the Ordinance. The IUP would take precedence over provisions of the Ordinance. A draft Ordinance was created for review by the Planning Commission.

Planner Perdu cited an example, that if someone were to apply for an IUP which included parking and loading provisions needing to take place in the driveway, but the provision in the Ordinance states that parking and loading of those vehicles cannot take place in the driveway, this poses a direct conflict. The conditions of the IUP would take precedence and the holder of the IUP should adhere to the conditions of the IUP for compliance. She also mentioned that whenever an IUP or CUP is in conflict with the Ordinance, that should illicit a discussion to clarify the terminology.

Chair Barton asked if this would be in relation to the standard terminology, because there are standards that the City Ordinance is designed to uphold. Chair Barton indicated she is referring to overall permits, not just the particular IUP the City issued. Planner Perdu stated yes, it would refer to any permits issued. The objective would then be to revisit the Ordinance and make a determination of whether or not a text amendment would be justified to change the standard terminology within the Ordinance.

Chair Barton was expressing concern because the Code already indicates, that in the event of conflicting provisions, the stricter provision applies. City Council Liaison Sonnek stated that if the language is kept more general rather than specific, there should be no conflicts, and yes, the stricter provision should apply if a conflict arises.

Planner Perdue indicated that the discussion pertaining to the specific IUP that the City issued is in direct conflict, and we need to remedy this specific problem, however, we should be discussing this topic as it relates to IUP's and CUP's in general.

Chair Barton also indicated that the City needs a processes and procedures follow up plan for the permits that are issued. This would verify that conditions are being met, as well as a follow through if there is non-compliance of the issued permit.

Fire Chief, Scott Duddeck, commented about the specific IUP in regards to the truck and trailer in question and when it becomes a commercial-use vehicle. If the truck and trailer are connected, it is considered a commercial use vehicle based on weight restrictions, if they are separated, it is no longer considered commercial.

Planner Perdu directed the Commission on the discussion and that it is in regards to the text amendment on the Code. She indicated that she can solicit the help of the City Attorney for comments and bring those suggestions back to the Planning Commission for further discussion regarding the Code in general and then specifically as it applies to the issued IUP.

Chief Duddeck commented again about the specific IUP, and addressed the issue of weight restrictions. When the truck and trailer are connected, the weight exceeds the 12,000 lb. minimum for residential use and shifts the use into commercial status. The IUP indicates that the IUP holder must park in his driveway rather than the street. When the IUP holder parks on the driveway, there are setbacks in the Code that put him in direct conflict with the standards of the Ordinance. The Ordinance states that the setback is 25 feet. He is following the IUP conditions, but the IUP condition is in direct conflict with the Code. He can park on the street with the vehicles connected as commercial status, but the Code states he can park there for no more than 2 hours. Residential vehicles, including trailers, can be parked on the street for no more than 12 hours and must be moved.

Again, Planner Perdu reminded the Commission, that the discussion tonight is regarding IUP's and CUP's as they relate to Code standards, and not this specific IUP.

Chair Barton indicated that the Commission has time to review this further, as there is no time frame on IUP's so they don't have to make a recommendation on this topic tonight. Commissioner Wahl indicated that he would like to discuss the idea of a time period relating to IUP's and CUP's for example an annual review. Chief Duddeck stated that they will present the processes and procedures later in the meeting and potential change for annual reviews and follow up on IUP's and CUP's as it relates to code enforcement.

Commissioner Wahl stated that language can be included to govern the timeframe of the IUP or CUP in terms of compliance. Commissioner Gelbmann indicated that residents are counting on the consistency of the Code as permits are issued and enforcement is followed up on. Chair Barton agreed, that it is the City's duty to ensure the equitability of the Code and that the idea of an IUP or a CUP is not to provide relief from the standard of the Code, but rather, to add further provisions based on the particular situation and logistics of the permit application.

Liaison Sonnek stated that, other than this specific IUP, the City has no other IUP's in place, and the current language on the proposed Ordinance does not seem to be specific to the situation, but to all IUP conflicts that may arise in the future. The language in the presented potential Code provides some direction for the City, Code Enforcement, and the IUP holder. Chair Barton agrees with this as long as it is not providing relief through the IUP to deviate from the standard of the Code.

Planner Perdu suggested that more information from the City Attorney is necessary to continue the conversation on this proposed Ordinance. She will follow up with the City Attorney regarding the issues as well as direction on a formal review interval or timeframe that can be administered to IUP and CUP conditions.

Planner Perdu summarized the discussion of the Commission to state that the proposed Ordinance be reviewed further, for rewriting, to reflect that if the conditions of the IUP or CUP are in conflict with the standards of the Code, the conditions of the IUP or CUP will govern until the next review interval with the Planning Commission. She will also talk to the City Attorney in terms of the conflict presenting relief from the Code and how the Commission should address those issues if they arise. Planner Perdu will also ask the City Attorney where this Code should be placed; under administration of IUP, other draft IUP amendments that have been previously discussed, as Council Policy, or another location in the Code?

Commissioner Stahlmann suggested that Planner Perdu also bring up the issue of the term "variance" to the City Attorney, to receive further direction on the language and understanding

of these special permits and the thought process of the Planning Commission as it relates to variances.

Chief Duddeck posed the question of how does the City deal with these outcomes in terms of a timeline on particular conflicts, for example, the specific IUP that was discussed? Chair Barton indicated that this is an internal process and not a requirement for Code compliance at this time. However, for this particular situation, it looks like October will be the earliest to address this specific IUP. The indication is to take the time to update any Codes properly.

VIII. REPORTS FROM STAFF

A. Code Enforcement Process

Fire Chief, Scott Duddeck, and Code Enforcement Officer, Ron Koehnle, presented information regarding the code enforcement process that they have in place.

Chief Duddeck discussed the Sharepoint software program and some of its functions. He specifically discussed how the Code Enforcement team uses Sharepoint to track code compliance issues in the following manner:

1. A call is received.
2. The date and property address of concern are entered into the Sharepoint system.
3. The manner in which the complaint is received is documented, for example, it was a walk-in complaint, or a phone call complaint, or even when Code Compliance Officers are on patrol as a proactive measure.
4. The complaint or concern of issue is documented; for example, trash and debris, tall grass/weeds, snow removal, etc.
5. The property type is documented; for example, single family home, vacant property, multi-family building, etc.
6. The status of the case is documented in one of three ways; open, incomplete, or closed.
7. A compliance due date is issued.
8. A date of closing the case is issued.
9. Staff members are assigned to the case and the Sharepoint system automatically sends an email to the assigned staff member with the complaint information.
10. An indication of “yes” or “no” is documented to indicate if there were Code violations.
11. A narrative paragraph is documented to indicate which particular Codes were violated. All narratives are automatically time stamped and dated, as well as, who wrote the narrative.
12. A narrative paragraph is documented containing the Code Compliance Officer’s notes and tasks that were completed to lead to a resolution. All narratives are automatically time stamped and dated, as well as, who wrote the narrative.
13. The property owner’s name, address, phone number, and email address are documented.
14. The complainant’s information is documented for follow up notification.

Chief Duddeck indicated that the Sharepoint software system has the capability of producing reports based on the above categories for tracking purposes. For example, criteria can be entered to run a report on locations of violations based on zones. If a particular zone within the City has more reports of violations, the City has the necessary information to become proactively

involved in addressing and potentially determining why that may be. This can ultimately lead to a program or activity being developed by the City to encourage the resident to become more involved in caring for their property.

The Sharepoint system can also track multiple violations on any specific property to better understand the owner's reluctance to comply with the City Codes. The Code Compliance Officers visit these sites in a proactive manner to give the owner a chance to bring their property up to Code. The objective is not to fault the owner, but rather encourage them or assist them in a self-help manner to understand their ownership responsibilities as it pertains to the City Code. Voluntary Compliance is the ultimate goal.

Chief Duddeck indicated that he would like to create a full and uniform process for Code Compliance follow up issues based on the Planning Commission and Council expectations. He also indicated that he would like this process to include CUP's and IUP's.

Chair Barton asked if we have a database of CUP's for example to start with. Commission Secretary, Karin Derauf, stated that the summary list of all Planning Commission activity, is documented on a spreadsheet and presented to Council annually at year-end, so the CUP's, for example, have been captured in this list. Commission Secretary Derauf offered to create a list of all the CUP's indicated on the summary spreadsheet for the next meeting.

Chief Duddeck indicated the Code Compliance Officer could look at what the conditions of the CUP were, and go take a look at the property to ensure those conditions are still being met as well as look at any other common complaints that might not be addressed with the CUP conditions follow up. They could start at the beginning of 2016, for example, and work forward from there. Timeframe would be based on the suggestion of the Planning Commission and Council.

Chair Barton asked if there is a process for the complainant who wants follow through information reported back to them. Chief Duddeck stated that there is a space on the Sharepoint data entry page that allows for complainant name, phone, email, etc. to account for follow up.

Commissioner Stahlmann inquired about the Building Permit expiration process and Chief Duddeck stated that is an issue currently being addressed in terms of Code language and what is allowable based on permit expiration dates. The Code currently states that the permittee has 180 days before a permit expires, however as long as there is continued progress, the permit will not expire. The Code needs review and revision, because hammering one nail can be interpreted as "progress", depending on who is interpreting the Code.

Discussion revolved around the complaint process in regards to electronic complaints. Chief Duddeck stated that we have a complainant process already online that can also be accessed as part of this process. He then explained the process and indicated that the complainant has a chance to indicate that they would like to be contacted regarding their complaint.

Liaison Sonnek asked what the City staff needs to achieve voluntary compliance to the Codes? Some items that he thought should be included are clear accessible Codes, clear communication, and regular reminders or updates. He asked if those processes can be set up online. He also asked what a Code violation citation looks like. Chief Duddeck indicated that it is a County Citation and it resembles a speeding ticket. He also indicated that there are fines associated with this citation. If the case goes to court, there is a minimum of approximately \$120 to \$130 in fines. Liaison Sonnek asked if the citation process is online to give a clear step-by-step process

of what happens. Chief Duddeck said it currently is not, however, language could be drafted and that can be added to the website. Liaison Sonnek stated that it might be helpful to the resident to understand all this information and how the process works.

Commissioner Gelbmann suggested the best avenue is to simply talk to your neighbor for building relationships and building better neighborhoods. He wonders if there is a way to promote this idea. Chief Duddeck stated that the staff makes an effort to encourage the complainant to speak to their neighbor first. This generally poses a challenge because often the resident wants to remain anonymous in their complaint.

Chair Barton stated that a few items to note might include updating the website in regards to ease of use and understanding for the residents when they access this information online. Using a visual representation for Code compliance violations, or layman's translation of the Codes may be helpful. Also, changing some of the terminology can seem less threatening for the resident. For example, using the word "report" in place of "complaint" might be perceived as less confrontational to the resident. Chief Duddeck indicated that his department has been very mindful of the terminology they use when dealing with a resident in terms of any complaints they receive. For example, his form shows "property address of concern" instead of "property address of violation" and they use the word "compliance" instead of "enforcement".

Commissioner Wahl commented that he appreciates all the efforts the Code Enforcement team is making to improve the City.

B. Comprehensive Plan Update

Planner Perdu provided a matrix that shows all the edits to the Comprehensive Plan and gives account for all the comments that have been generated by the Planning Commission. She will have a revised draft, potentially by November. There have been no comments from adjacent cities. The document will be submitted to the Metropolitan Council after all the adjacent communities have finalized their review. It will be submitted to the Metropolitan Council after all the local community comments are returned.

C. Census Complete Count Roundtable

This is a roundtable discussion regarding the upcoming 2020 Census. The Planning Commission was designated as the group to participate in the Complete Count Committee and all Commission members received an email regarding this designation forwarded from Debra Gustafson, Strategic Operations Director, via Planner Perdu. It appears as though the former City Manager designated the Planning Commission as the participants in this roundtable discussion. Planner Perdu indicated that this is an advisory role and participation is optional. Staff has already worked on LUCA (Locate Update Census Address), to ensure that addresses have been updated and maps are current.

IX. REPORTS FROM COMMISSIONERS

City Council Liaison reported that the Volunteer Ice Cream Social is planned and the Commission should have received their invitations this year. The Commission discussed having a "Taco Fiesta" instead of Ice Cream in November.

The Richardson Elementary Site Plan passed at the last City Council meeting.

There has been some discussion to develop the old City Hall site location. Anchor Block developments are moving forward with a Purchase Agreement that has been delivered to the City, as well as a Letter of Intent. Planner Perdu indicated that she has received a pre-application from the developer for the south end of the parcel, and that the Applicant wants to be on the Agenda as soon as possible, potentially in October. The pre-proposal is for upscale townhomes. There is also potential for a possible storage unit north of the Gateway Trail on the eastern portion of the same Anchor Block site. This has the potential to create a buffer between T. A. Shifsky's and any other businesses or dwellings on the northwest portion of the property.

Kyle Mestead, Doctoral Candidate from Hamline University, has been working with the City Manager, Craig Waldron and City staff, to create a performance metric for the City. This is information that may be helpful to the citizens of North St. Paul as well as facilitate decisions the Council or other Commissions may face. Liaison Sonnek feels that the components of data/information, knowledge/wisdom, and action are important in the transparency of Government functions, both internally and externally.

There is a mid-September launch of Community Engagement Platform. There will be additional information to follow on this topic when it becomes available.

There is also a new intern that will be joining the City to offer assistance and gain an understanding of economic development on the local level.

Chair Barton asked about the Downtown Plan and any updates on that. Planner Perdu indicated that the landscape architect staff has completed work on it. Planner Perdu will review the status and potentially bring it to the October meeting.

Commissioner Gelbmann reported that the Silver Lake Wine Tasting event is scheduled to take place on Friday, September 7, 2018 at 6:30 p.m. to 8:30 p.m.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Gelbmann, and seconded by Commissioner Wahl, with all present voting aye (7-0). Motion carried to adjourn the meeting at 8:07 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, October 4, 2018 at 6:15 p.m.

Members, please notify any planned absences to:

Karin Derauf
Planning Commission Secretary
651-747-2400
karin.derauf@northstpaul.org

MEMORANDUM

Date: 9/27/2018
To: Planning Commission Members
From: Erin Perdu, AICP, City Planner
CC: Craig Waldron, Interim City Manager
Paul Ammerman, Community Development Director
Re: Planned Unit Development, Preliminary Plat and Alley Right-of Way Vacation for
Anchor Block Development

BACKGROUND

The applicants are requesting a Planned Unit Development, Preliminary Plat and Alley Right-of-Way Vacation in support of the redevelopment of property located roughly north of South Avenue E., south of the Gateway trail between McKnight Road and 3rd Street N., more commonly known as the southern portion of the “Anchor Block” site.

The proposal includes 100 owner-occupied townhome units and ten single-family homes. The project would be constructed in two phases:

- Phase 1 would include mass grading of the sides, construction of approximately 48 of the townhomes on the eastern portion of the site and the 10 single family homes along 3rd Street North. This phase would begin in Spring 2019 and be complete by Fall 2019.
- Phase 2 would include construction of the remaining 52 townhomes and associated road and utility improvements. This phase would begin in Spring 2020 and be complete by Fall 2020.

This project will require Planned Unit Development approval, approval of a preliminary plat, and approval for vacation of a public right of way for a request to vacate part of the undeveloped alley right of way at 3rd St. N. and the southern end of the subject property.



Figure 1: Area Map

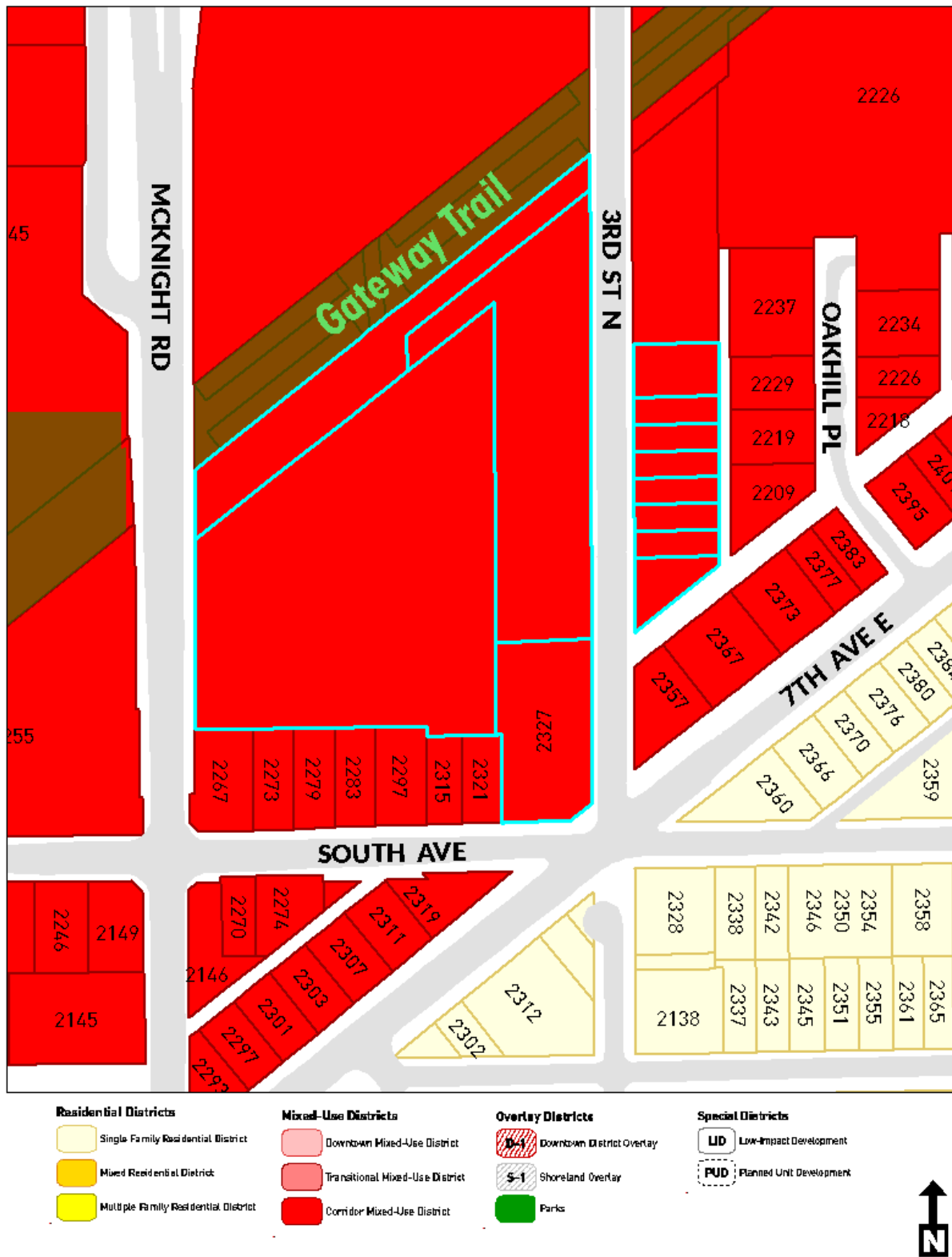


Figure 2: Zoning Map

FINDINGS

Planned Unit Development and Site Plan Review:

The purpose of a Planned Unit Development (PUD) is to provide for development that is an integrated, coordinated unit and to introduce flexibility in site design and architecture for the conservation of land and open space through clustering of buildings and activities. PUDs are intended to encourage the efficient use of land and public utilities while encouraging innovation in the planning and building of all types of development. Allowing for a mixture of residential units in an integrated and well-planned area and providing for a variety of housing types are just a couple of the public benefits that can be derived from the use of the PUD.

PUD Requirements and Standards:

1. *Joint Ownership.* The application must be filed by the landowner or jointly by all landowners of the property included in a project. In this case, the land is jointly owned by the City of North St. Paul and Anchor Crossing LLC. The application has been filed jointly.
2. *Consistency with Comprehensive Plan.* The 2030 Comprehensive Plan and the draft 2040 Comprehensive Plan have this area planned for Corridor Mixed Use. The uses proposed in this PUD (multi-family and single-family residential) are consistent with this future land use designation. Further, the proposed redevelopment of this key, City-owned property is an important goal of the City's Redevelopment Master Plan.
3. *Permitted uses.* All permitted, conditional, and interim uses contained in the underlying zoning district shall be treated as permitted, conditional, and interim uses in the PUD Overlay District. The site is currently zoned MU-3 Corridor Mixed Use. Planned Unit Developments (which can include Planned Residential Districts at a mixture of densities) and Townhouse Dwellings are permitted uses in the MU-3 district.
4. *Density.* Increased density shall be permitted to encourage the preservation of natural topography and geological features. The city may, but shall not be required to, provide concessions in setbacks, density, or lot size to protect waterways or water bodies, steep slopes or other areas which would normally not be developable. The city will consider allowing an increase in the allowable density upon proof by the applicant that some of the following features are being provided as part of the proposed development:
 - i. Preservation of natural site features, wetlands, lowlands, wooded areas, and the like, protected by the Minnesota Department of Natural Resources, by the city and/or Ramsey County ordinances.
 - ii. Creation of conservation easements due to steep slopes, wooded areas and/or environmentally sensitive areas, as identified in the Comprehensive Plan.
 - iii. Creation of park/public areas for active and passive park uses beyond required standards or other public purposes such as schools, public buildings, greenways, and the like which meet the intent of the Park and Recreation goals of the Comprehensive Plan and are consistent with the public dedication requirements for the proposed development.
 - iv. Installation of public improvements designed to serve areas beyond the project boundary.
 - v. The city may consider increased density for housing projects which provide affordable housing options, consistent with the Comprehensive Plan.

The proposed density on the site is 110 residential sites on 10.05 gross acres, or 10.94 units per acre. More specifically, the townhouse portion of the site is proposed to be developed at a density of 100 units on 8.6 acres (or 11.6 units per acre) and the single-family portion is proposed to be developed at 10 units on 1.43 acres (or 6.99 units per acre. The R-3 Multiple-Family Residential District requires a minimum lot area of 1,980 sf. per dwelling unit, or a maximum density of 22 units per acre. The R-1 single family residential requires a minimum lot area of 7,920 sf. per dwelling unit, or a maximum density of 5.5 units per acre. The proposed density and minimum lot size deviations are summarized as follows:

Density and Lot Area	Allowed	Proposed
Townhome Area (based on R-3 requirements)	1,980 sf. / unit 22 units / acre	1,376 sf. smallest lot 11.6 units / acre
Single Family Area (based on R-1 requirements)	7,920 sf. / unit 5.5 units / acre	4,900 sf. smallest lot 6.99 units / acre
TOTAL	194 units 19.32 units / acre	110 units 10.94 units / acre

Increased density is only proposed on the single-family portion of the site; the multi-family density proposed is much less than what is permitted on the site. Thus, the overall residential density being developed on the site (10.94 units / acre) is less than what would be permitted in a mixed multi/single-family Planned Residential Density district on this site (19.32 units / acre if the underlying residential zoning densities are applied).

5. *Minimum lot size.* The minimum lot size requirements of other sections of this chapter do not apply to a PUD except that the minimum lot size requirements of the underlying zone shall serve as a guideline to determine the maximum dwelling unit density of a total development. The maximum dwelling unit density shall be determined by the area remaining after appropriate space for street right-of-ways and any other public dedications have been determined and subtracted from the total PUD area. If the property involved in the PUD includes land in more than one zoning district, the number of dwelling units or the square footage of commercial, residential or industrial uses in the PUD shall be proportional to the amount that would be allowed separately on the parcels located in each of the underlying zoning districts.

In this case, the development is proposed to have all private roads. Therefore, no public rights-of-way are proposed to be dedicated. There are also no public open spaces proposed in the development.

The deviations from minimum lot size are pointed out in the table in #4 above. However, the overall density is still below what would be allowed if the property were to be developed by-right in the MU-3 district. Therefore, staff finds the deviations from minimum lot size in the proposed PUD to be appropriate.

6. *Relationship of PUD site to adjacent areas.* The design of a PUD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PUD shall be so designed as to minimize undesirable impact of the PUD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PUD.

Surrounding land uses include the following:

- North: Gateway Trail
- East: Single-Family Residential
- South: South Avenue and Single-Family Residential
- West: McKnight Road, gas station, and vacant property



Figure 3: Aerial Photo

The proposed development is designed with open space buffers around the south side (bordering single-family residences), as well as east and west sides (bordering McKnight Road and 3rd Street respectively). Rather than a dense buffer or berm, the development opens up to the Gateway Trail, including one row of townhomes is designed with front doors and stoops facing the trail. On the south side of the townhomes, the only side where there is no public street separating the proposed multi-family development from existing single-

family homes, there is a private road and an approximately 20-foot-deep open space buffer to further lessen the impact of the development.

7. *Utility requirements.* Utilities, including telephone and electrical systems, installed within a PUD shall be placed underground. Utility appurtenances which can be effectively screened may be exempt from this requirement if the city finds that such exemption will be consistent with the objective of this section and the character of the proposed PUD.

Underground utilities will be made a condition of PUD approval.

8. *Parking.* Off-street parking and loading space shall be provided in each PUD in the same ratios for types of buildings and uses as required in the underlying zoning district.

The following parking is required in the townhome and single-family portions of the development:

Parking	Required	Proposed
Townhome Area (based on R-3 requirements)	2 per dwelling unit	2-car garage each unit 20-23-foot driveway each unit
Single Family Area (based on R-1 requirements)		18 visitor off-street parking spaces

The parking provided exceeds the off-street parking standards for the underlying zoning district.

9. *Street width.* The streets here are proposed to be private, 22-24 feet wide, two-way streets with curb and gutter. Additional comments are provided by the City Engineer below
10. *Circulation.* Interior circulation must not create congestion, dangers, and provide adequate access to and from public rights-of-way. The site plan provides a logical looped interior circulation pattern with two accesses onto 3rd Street North. Three of the streets (labeled “Street C”, “Street D”, and “Street E” on Sheet 5 of the Site Plan) are proposed to be stub streets with no turn around, cul de sac or hammerhead. The City Fire Chief has reviewed the site plan and has no concerns about the city’s ability to provide fire protection to all structures within the development. The streets will be required to be posted for no on-street parking, other than the dedicated visitor parking stalls, based on proposed street widths.
11. *Landscaping.* In any PUD, the developer shall prepare and submit a landscaping plan as a part of the Final Plan, which shall include a detailed planting list with sizes and species indicated to be approved by the City Council. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the PUD plan.

The proposed landscaping plan includes a total of 114 trees spread throughout both the townhouse and single-family areas. Tree plantings are shown evenly along Third St. and

McKnight Road as well as the Gateway Trail. There is also a buffer of Black Hills Spruce shown on the southern portion of the site between the townhomes and the single-family homes fronting South Ave. Tree requirements are one tree per dwelling unit for multi-family uses and one tree per parcel for single-family uses, or in this case a total of 110 trees. Thus, the tree plantings exceed the ordinance requirements for this development.

The landscaping plan includes a diversified mix of deciduous and evergreen (30) trees. The MU-3 district is required to have 2% of the site area covered in diversified landscaping. The proposed site plan includes approximately 2 acres of landscaped area of the total 10.94-acre site, or approximately 18% diversified landscaping.

12. *Public services.* The proposed project shall be served by the city water and sewer system and fire hydrants shall be installed at such locations as required by the City Engineer or the Fire Chief to provide fire protection.

Existing capacities for sanitary sewer and water were evaluated, and can accommodate the proposed development.

13. *Building height.* Height limitations shall be the same as imposed in the respective zoning districts. The maximum building height in the MU-3 district is three stories or 35 feet. The proposed townhomes are 2 ½ stories and the single-family homes are two stories. The specific heights of the units will be verified to be in conformance with the zoning district requirements at the time of building permit application.
14. *Development agreement.* Prior to the issuance of a building permit as part of the PUD, the permit applicant, builder, or developer shall execute and deliver to the City Council a development agreement for the PUD. This will be made a condition of PUD approval.
15. *Open space.* The zoning ordinance defines “usable open space” as space that is “intended and maintained for active and/or passive recreation, available and accessible to and usable by all persons”. The ordinance specifically requires 500 sf. of usable open space per townhouse unit; for this development that equals 50,000 square feet. The development includes 123,134 sf. of open space, with nearly all of it being used for stormwater management purposes. However, the ordinance also allows public parks or plazas within 300 feet of the site to be used to meet the usable open space requirement as well.

A map of all parcels within 300 feet of the site is included in Figure 4 on the next page. The Environmental Learning Center (over 24 acres) is approximately 60 feet beyond this buffer (or 360 feet away from the site) and is easily accessible via pedestrian / bicycle link along the Gateway Trail.

Attached is also a copy of the parks and trails map from the 2040 Comprehensive Plan of the city for more context. The subject site is connected to the City’s park and trail network (and the downtown area) via the Gateway Trail and 7th Avenue.

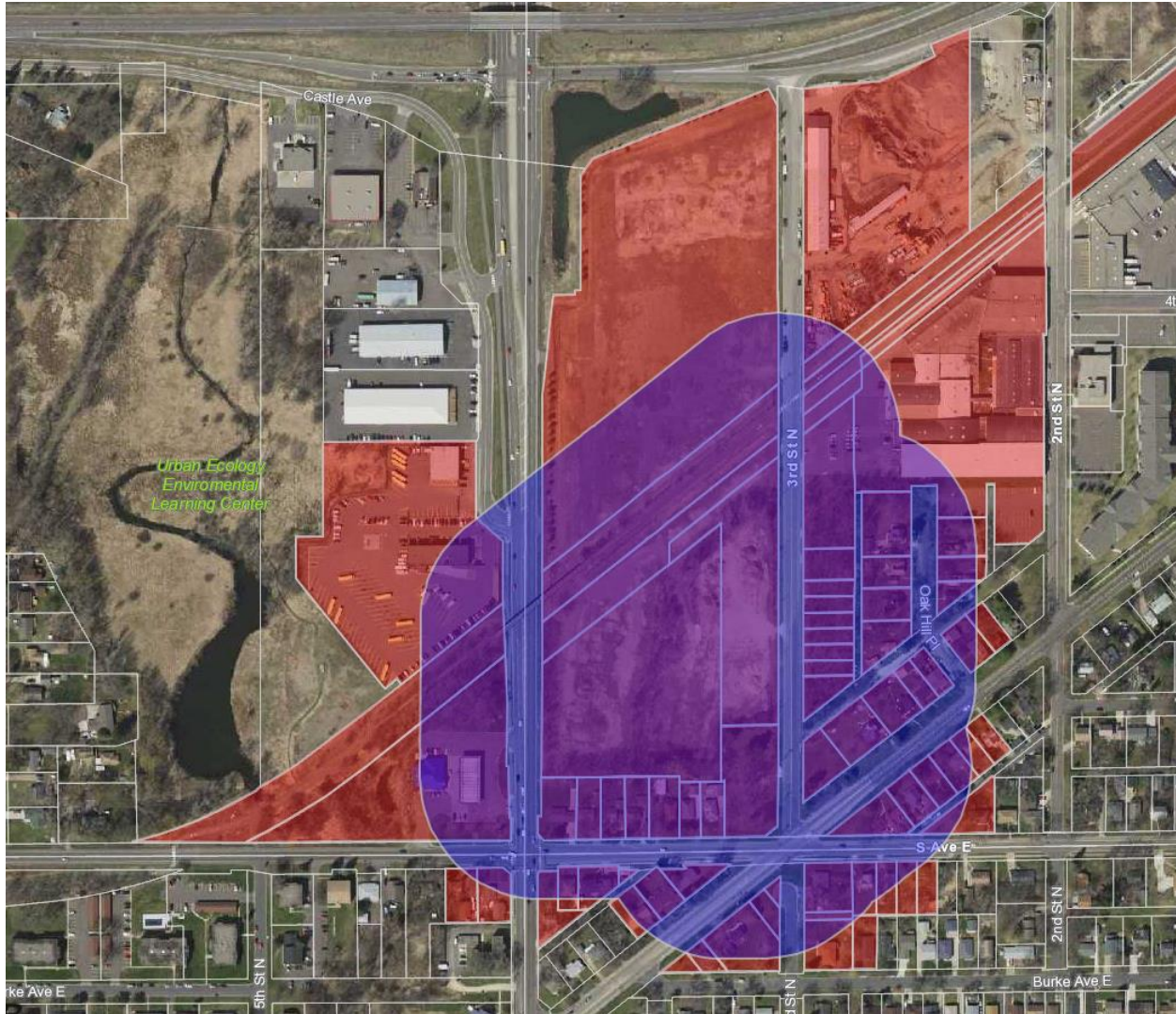


Figure 4: 300 foot buffer and parcels within 300 feet of the subject site

16. *Architectural Design.* The architectural design must be visually compatible with the surrounding area. The uses surrounding this site are a mixture of single-family homes to the south and east, recreation and vacant land to the north, and commercial to the west. The architecture proposed here is a high-quality, suburban style that staff anticipates will have a positive impact on property values in the area. The townhomes are somewhat similar in style to the Polar Ridge senior living development nearby.
17. *The proposal will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area.* Using rough estimates of persons-per-household, the City could expect to see approximately 225 additional residents as a result of this development. The site has been planned for high-intensity mixed use development in both the 2030 and 2040 (draft) comprehensive plans, and so City and regional infrastructure to serve the prospective development of the Anchor Block has been in place for some time.

Preliminary Plat Review:

The proposed development involves the combination of existing lots and replatting of the property to create 110 individually-owned residential lots (including individual lots for each townhome), one outlot and drainage and utility easements over all stormwater management areas.

All required information for preliminary plat review has been supplied.

Alley Right-of-Way Vacation Review:

One portion of the undeveloped Seppala Boulevard right-of-way is proposed to be vacated as a part of this application. This right of way is unused by the City for transportation purposes. The applicants wish to use their portion of the vacated right-of-way for additional open space and grading/stormwater management.

The vacation will be contingent on easements being granted back to the City for access to all utilities.

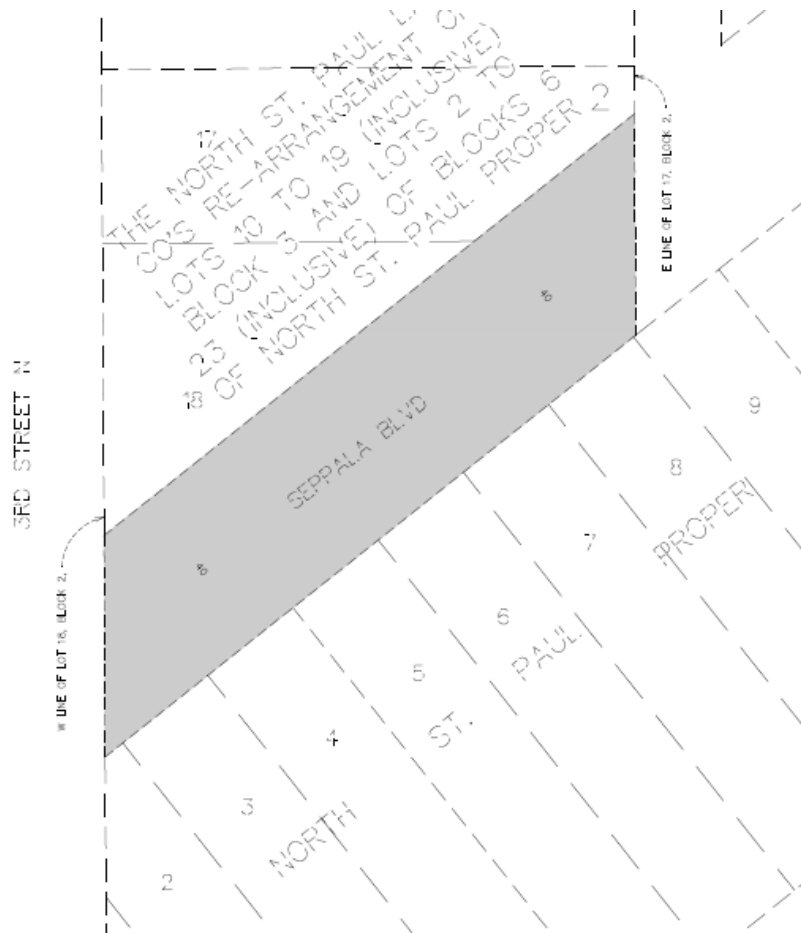


Figure 5: Right-of-way to be vacated

Engineering Comments:

General, Utilities, and Streets

1. A Developer's Agreement with the City will be required to be executed which will define public and private infrastructure ownership and maintenance responsibilities, as well as define required financial securities to be supplied by the developer, typically covering 125% of the estimated cost of the public and private improvements proposed within final approved development plan, and landscaping requirements, as determined by the City Engineer. For consideration by the City Engineer, the applicant shall submit an itemized engineer's estimate representing all work proposed to be completed as a part of the development proposal.
2. Public drainage and utility easements shall be dedicated on the final plat to the satisfaction of the City Engineer.
3. Sanitary sewer and watermain extension to serve the proposed units shall be public infrastructure maintained by the City. All sanitary sewer and water utilities shall be constructed by the applicant and at the applicant's cost, including all necessary sewer and water services to serve the proposed properties. Ownership and maintenance for sewer and water services shall be the responsibility of the property owner, per ordinance, from the main to the structure. City inspection of public utility installations by the developer, at the cost of the developer, shall be a condition of approval.
4. All stormwater management infrastructure shall be privately owned and maintained. It is staff's understanding that a Homeowner's Association (HOA) will be created to take on maintenance responsibilities of private infrastructure within the development.
5. All interior roads shall be privately owned and maintained and shall be posted for no on-street parking.
6. Final hydrant locations and private drive access configuration shall be approved by the Fire Chief.
7. A traffic control/detour plan for utility work on Third Street and a haul route plan shall be submitted for review and approval prior to permit issuance.
8. The applicant is responsible for and shall provide copy of all applicable permitting for the project prior to grading permit (mass grading) and/or building permit issuance, including but not limited to RWMWD and Minnesota Pollution Control Agency (MPCA) NPDES stormwater construction, MPCA/Metropolitan Council sanitary sewer extension, and Minnesota Department of Health watermain extension permits, as applicable.
9. Final plans shall show ADA accommodations as required within the development.

10. Building permits will not be issued until site grades and utility installations are verified to be in conformance with the approved overall development grading and utility plan through submittal and approval by the City Engineer of a certified grading and utility as-built record plan. Individual lot survey as-builts will also be required to be submitted and approved by the Building Official prior to release of Certificate of Occupancy for each lot.
11. City Standard Plates and General Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure.
12. Joint trench installation for City Electric, gas, telecom, and any other private utilities shall be coordinated by the developer. Separate installations by individual utility owners will not be allowed.
13. Ramsey County is currently reviewing. City final plat approval and development approvals are conditional on Ramsey County approval.
14. Additional engineering comments will be provided upon submission of revised plans and stormwater calculations for review by the applicant prior to City Council consideration of approval.

Stormwater Review

The following documents were submitted on September 11, 2018 and were reviewed for compliance with the City of North St. Paul (City), Ramsey Washington Metro Watershed District (RWMWD), and MPCA Engineering Guidelines:

- 00-118282-Complete Stormwater Management Summary; submitted by Pioneer Engineering, dated 09/14/18
- 118282 – McKnight Site – Preliminary Plan Set; submitted by Pioneer Engineering, dated 09/10/18
- 118282 VACATION SKETCH; submitted by Pioneer Engineering, dated 2015
- 118282 color map; submitted by Hans Hagen Homes, undated
- 118282 Pre Plat Application Memo; submitted by Pioneer Engineering, dated 09/11/18
- 118282 Vicinity Map-large scale; submitted by Hans Hagen Homes, undated
- Development Narrative – McKnight Road; no author listed, undated
- Legal Description – McKnight Road; submitted by Anchor Crossing LLC, undated
- Pre Plat Application – McKnight Road; submitted by Lauren Grouws, dated 09/06/18
- Property Owners list – McKnight Road; no author listed, undated

The following comments should be addressed as the project moves forward:

General

1. A NPDES General Construction Permit must be obtained prior to the start of construction.
2. A RWMWD Permit must be obtained prior to the start of construction.

3. A maintenance agreement with the City will be required for the operations and maintenance of the proposed stormwater management system.
4. Future submittals should include a SWPPP, erosion control plans, and grading plans. Grading plans must include grading within the proposed infiltration basins to confirm area inputs into HydroCAD are correct.
5. Storm sewer sizing calculations should be included with future submittals to confirm storm sewer is properly sized to accommodate the 10-year runoff event.
6. Soil borings should be provided with future submittals:
 - a. Soil borings will be used to confirm there is at least three feet of separation between the bottoms of the proposed infiltration basins and the top of bedrock and the groundwater table.
 - b. Soil borings should reflect what is shown in the soil survey provided in the Stormwater Management Summary or the infiltration rate and/or runoff rates should be updated to be consistent with the soil borings.
 - c. The soil survey shows A soils throughout most of the property. However, the cross section of the infiltration basin on the storm sewer utility plan shows amended soils 18 inches below the surface. Applicant should consider leaving soils in situ if the soil borings confirm A soils are present at the location of the proposed infiltration basins. Update the design infiltration rate if applicable.

Proposed Infiltration Basins

1. Water quality credit can only be received for the volume below the primary outlet (8-inch orifice), and not for the maximum amount that can be infiltrated in 48 hours for a specific infiltration rate.
2. In the HydroCAD model, exfiltration starts at an elevation two feet higher than the bottom contour for both proposed infiltration basins included in the model. Applicant should provide a reasoning for why the exfiltration is being modeled this way.
3. Pretreatment is required prior to discharging into infiltration basins. Applicant should provide a narrative for how pretreatment is being provided.

Northeast Discharge Point

1. The current storm sewer utility plan shows the 18-inch outlet pipe from the northeast infiltration basin being routed into a 12-inch RCP outside of the property boundary. Applicant should reduce the size of the outlet pipe from the proposed infiltration basin to a 12-inch RCP so a larger pipe is not being routed into a smaller pipe. Applicant should confirm there is adequate capacity in the 12-inch RCP in 3rd Street to take the drainage from the basin outlet.
2. Applicant should add the invert elevation at Ex. STMH-64B for the outlet pipe from the northeast infiltration basin.

East Discharge Point

1. Applicant is proposing an increase in rates to the east discharge point for the 2-, 10-, and 100-year storm events. This increase in rates to the east discharge point will be evaluated by the City prior to City Council approval.
2. With the current plans, there is 0.71 acres of untreated new impervious being routed offsite at the east discharge point. Applicant should consider catching this new

impervious and treating it before it is routed offsite or explain why this untreated impervious should be allowed.

Plans

1. The outlet control structure (OCS) detail shown on the storm sewer utility plan sheet should be updated to represent what will be installed at the two infiltration basins. Either two details should be provided—one for each proposed OCS—or a table with specific elevations/pipe sizes/MH size should be provided with the appropriate information for each proposed OCS.
2. The proposed low floor elevation (LFE) and low opening elevation (LOE) for each proposed structure and adjacent existing structures should be added to the plans to confirm freeboard requirements are being met.
3. The emergency overflow (EOF) locations and elevations for the two proposed infiltration basins should be added to the storm sewer utility plan sheet and/or the grading plan sheet.
4. Pipe lengths and slopes should be added to the storm sewer utility plan.
5. The invert elevation for the existing flared end section outside the property lines in the northwest corner should be added to the storm sewer utility plan.
6. Riprap should be added to the storm sewer utility plan sheet at the flared end sections entering the infiltration basins.

Landscaping

1. Any proposed landscaping shall not conflict with stormwater management facilities, maintenance access, drainage swales, underground utilities, or emergency overflow routes, and shall be modified to accommodate the final approved stormwater management plan.

SWPPP and Erosion Control

1. Proposed temporary and permanent stabilization measures for exposed soils is not clear. Permanent seed mixes were identified, but proposed stabilizing covers (e.g., hydraulic mulch, sod, erosion control blanket, etc.) were not identified. Include the location and type of all proposed temporary and permanent stabilization BMPs for exposed soil areas. [MNR100001, Item 5.5]
2. Update estimated quantities to include all proposed temporary and permanent stabilization measures. [MNR100001, Item 5.7]

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends **approval** of the Planned Unit Development, Preliminary Plan and Right-of-Way Vacation requests for the Anchor Block redevelopment with the following conditions:

1. Execution of a Developer's Agreement with the City of North St. Paul.
2. All utilities (including electric and cable services) shall be installed underground
3. Conformance with building height requirements (2 ½ stories or 35 feet maximum) will be verified at the time of building permit application.

4. Prior to the issuance of a building permit, the permit applicant, builder, or developer shall execute and deliver to the City Council a development agreement for the PUD.
5. Fire hydrants shall be installed at such locations as required by the City Engineer or the Fire Chief to provide fire protection
6. The revised erosion control plan and SWPPP must be submitted for review and approval prior to the issuance of the building permit.
7. Revised plans including a response with how each engineering comment was addressed shall be submitted.
8. All comments and conditions included in this review shall be addressed prior to final plat and plan approval.



City of North St. Paul
2400 Margaret Street
North Saint Paul, MN 55109
Office: (651) 747.2407
www.northstpaul.org

Zoning & Land Use Application

Escrow: \$2500 min.
+ \$25 per lot
(code 0012044)

Application Fee:
\$500
(code 1.3290)

APPLICATION FOR PLANNED UNIT DEVELOPMENT

The planned unit development process must be scheduled through the Community Development Planning and Zoning Office. The lead-time for submittals shown below is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: Lauren Grouws
Company, if applicable: M/I Homes of Minneapolis/St. Paul, LLC
Address: 5354 Parkdale Drive #100
City, State, Zip: St. Louis Park, MN 55416
Phone Number: 763-586-7278
Email: lgrouws@mihomes.com

Are you the Owner of the Property: ☐ Yes ☒ No
(If not, property owner information is required)

Owner Name: Varies, see attached
Company, if applicable: Anchor Crossing LLC and City of North St. Paul
Address: _____
City, State, Zip: _____
Phone Number: _____
Email: _____

PROPERTY INFORMATION

Street Location of Property (Address): See attached
Parcel Identification Number (PID) (see Ramsey County website): See attached
Legal Description of Property: See attached
Present Zoning of Property (see City website): See attached
Size of Property (Acreage): See attached
Title Information: ☐ Abstract ☐ Torrens See attached
Property Description: ☐ Residential ☐ Commercial ☐ Industrial ☐ Institutional See attached

PROPOSAL INFORMATION

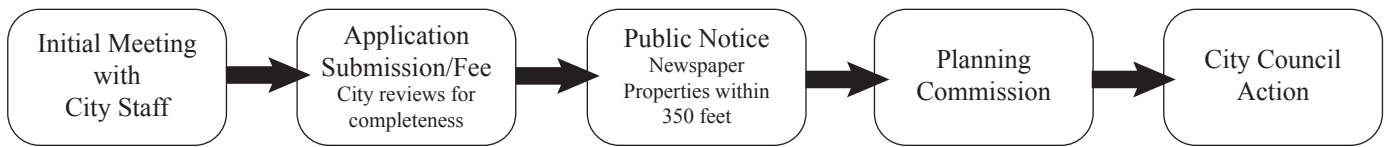
Application is hereby made for Planned Unit Development to conduct the following:
☒ Planned Residential District (PRD) ☐ Planned Commercial District (PCD)
☐ Planned Industrial District (PID) ☐ Planned Mixed-Use District (PMD)
☐ Concept PUD Plan ☒ Preliminary PUD Plan ☐ Final PUD Plan

On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a detailed project description.
2. Is the proposed PUD compatible with present and future land uses of the area?
3. Will the proposed PUD or appearance of the proposed PUD have an adverse affect on adjacent properties?
4. What effect will the proposed PUD have on:
 - the health, safety, and general welfare of the City?
 - the existing and anticipated traffic conditions?
 - parking facilities on adjacent streets and land?
 - values of properties in the surrounding area?
 - existing parks and schools?
 - existing streets and other public facilities?
 - existing public utilities which serve or are proposed to serve the area?
5. Is the proposed PUD in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan?

LAND USE PROCESS

Planned Unit Development Process City Code Section 154.008 (C)



	Month: September					Month: October				
Submittal		10								
Design Review				27						
EAC				24						
Parks and Recreation				26						
Planning Commission						4				
City Council								16		
	1	2	3	4	5	1	2	3	4	5
	Weeks									

Regular Scheduled Meetings

Planning Commission

1st Thursday of the month (6:15pm)

Design Review Commission

4th Thursday of the month (5:00pm)

Environmental Advisory Commission

4th Monday of the month (6:00pm)

Parks and Recreation Commission

4th Wednesday of the month (6:30pm)

Economic Development Authority

2nd Tuesday of every odd month (4:00pm)

City Council

1st and 3rd Tuesday of the month (6:30pm)

APPLICATION SUBMITTALS

Required Completed

- ☒ ☐ Completed Application: Fee \$500.00. Escrow: 2,500 minimum + \$25 per lot. (110 lots)
- ☐ ☐ **Concept Plan - Please submit drawings illustrating the following:**
Overall maximum PUD density range, Proposed general development and use, General Location of major streets, pedestrian walkways adjacent to the tract, and scale and tract boundaries and north point, General location and extent of public and/or common open space, areas to be preserved, significant topographical and physical features, Sketch illustrating the general location of residential and non-residential land uses with approximate intensities and development and any zoning change.
- ☒ ☐ **General Plan of Development - Please submit drawings illustrating the following:**
A vicinity map: property lines, streets, easements, existing zoning, graphic scale, north point, date of preparation, show the relationship of the proposed PUD to the Comprehensive Plan, to existing schools and other community facilities and services, and to the surrounding area. Abstractor's certified copy property certificate providing names and addresses of property owners within (350) feet of the outer boundaries of the property (one copy), Legal description of the property and lot size, Boundary survey prepared by a registered surveyor, including the property and two hundred feet beyond, which illustrates: Existing property lines and dimensions, Ownership of all parcels, Platting and easements, Street and railroad right-of-ways, Buildings, Utility lines and facilities, Public park and open space, Private land use, subdivisions, and private property, Natural features map(s) illustrating: Contour lines at no more than two foot intervals, Steep slopes of eighteen percent or more, Hydraulic information including drainage patterns, delineated wetlands and land subject to periodic flooding, floodplain, watercourses, Soil and subsoil conditions, Vegetation including classification of tree cover by species, A preliminary plan of the entire area in such detail as to show the land uses being requested, the densities being proposed, the proposed lots and blocks and the off-street parking system or preliminary plat, if applicable, A written statement explaining in detail, and with supporting documentation, the specifics of the development plan as it relates to the type of dwelling units proposed and the resulting population, the extent and nature of non-residential development and the resulting traffic generated and parking demands created, The proposed schedule and/or phasing for the development of the site, The location, shape, size, and character of public or private/common open space which is suitable for the PUD, in accordance with the City Code Ch. 153 requirements for park and open space dedication, The location and size of all utilities including telephone, electricity, gas, cable, water, sanitary sewer and storm sewer, Landscape Plan including a detailed planting list, Size and location of all street right-of-ways and proposed paved widths, and vehicular and pedestrian circulation, in conformance with the City Code Ch. 153, A statement setting forth the reasons why, in the opinion of the applicant, the PUD will be in the public interest and consistent with the objectives specified for PUD's, Financial capacity of the developer/owner and fiscal resources available including a FDIC insured letter of credit for 110% of the estimated cost of public improvements associated with the development, Market area of the project and demand trends within the area, Development Agreement.
- ☐ ☐ **Final Plan of Development - Please submit drawings illustrating the following: (See Zoning Code Section 154.008 (C)(7)(c).)**

NOTE TO APPLICANT

All completed application and accompanying materials are due (30) days prior to the scheduled Planning Commission meeting.

The purpose of this submittal requirement is to allow for:

Ten-day publication and notice requirements to adjacent property owners; required by City Code and State Statute.
Plan distribution to City Staff, consultants and applicable government entities, Project review time and generation of staff reports, Project meetings between City Staff and applicants, Meeting materials preparation and distribution.



NOTICE TO APPLICANT

The City of North St. Paul City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City Staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project reviews that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least (30) days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant Signature: Lauren Ginn

Date: 9/6/18

Owner Signature: Glen C Bolles

Date: 9/5/18

PROPOSED MEETING DATES:

Design Review Commission: 9/27/18

Planning Commission: 10/4/18

Environmental Advisory Commission: 9/24/18

City Council: 11/16/18

Park and Recreation Commission: 9/26/18

OFFICE USE ONLY

DATE SUBMITTED _____ DATE COMPLETE _____ IF INCOMPLETE, DATE LETTER SENT TO APPLICANT _____

DATE OF PUBLIC HEARING _____ PUBLICATION DATE _____ DATE NOTICE SENT TO ADJOINING PROPERTIES _____

AMOUNT FEE PAID _____ DATE FEE PAID _____ FILE # _____ RECEIPT # _____

PLANNING COMMISSION ACTION _____ RECOMMEND APPROVAL _____ RECOMMEND DENIAL _____

DATE APPLICANT/PROPERTY OWNER NOTIFIED OF PLANNING COMMISSION ACTION _____

CITY COUNCIL ACTION _____ RECOMMEND APPROVAL _____ RECOMMEND DENIAL _____

DATE APPLICANT/PROPERTY OWNER NOTIFIED OF CITY COUNCIL ACTION _____

DATE FILED WITH RAMSEY COUNTY RECORDER'S OFFICE _____



NORTH
ST. PAUL

MEMORANDUM

TO: Paul Ammerman, North St Paul Community Development Director

FROM: Nicholas Polta, Pioneer Engineering

DATE: September 11, 2018

REFERENCE: McKnight Site Preliminary plat Application for M/I Homes

The following is a summary of the Cities preliminary plat submission requirements and the status of each requirement in the attached submission package.

(b) **Preliminary PUD plan.** An application for approval of a preliminary PUD plan shall be filed with the Zoning Administrator by the owner(s) of title of property for which the PUD is proposed. A filing fee, as established from time to time by City Council ordinance, shall accompany the preliminary PUD application. The application and accompanying statements shall be submitted and shall include:

i. A vicinity map at a scale approved by the Zoning Administrator showing property lines, streets, easements, existing zoning, graphic scale, north point, date of preparation, and such other items as the Planning Commission may require to show the relationship of the proposed PUD to the Comprehensive Plan of the city, to existing schools and other community facilities and services, and to the surrounding area.

A vicinity map (118282 Vicinity Map) baes on a recent aerial photo reflecting the above information is attached for your review and comment.

ii. Abstractor's certified copy property certificate providing names and addresses of property owners within 350 feet of the outer boundaries of the property (one copy).
M/I Homes has prepared a list of property owners within 350' of the boundaries of the site, garnered from Ramsey County's GIS is attached. A certified copy from a title company can be prepared upon request.

iii. The legal description of the property and lot size.
The Legal Description can be found on the Preliminary Plat (Sheet 4 of the Preliminary Plat Plans) and a separate PDF. Let me know if a different format is required.

iv. Boundary survey prepared by a registered surveyor, including the property and 200 beyond, which illustrates:

- A. Existing property lines and dimensions.
- B. Ownership of all parcels.
- C. Platting and easements.
- D. Street and railroad right-of-ways.
- E. Buildings.
- F. Utility lines and facilities.
- G. Public park and open space.
- H. Private land use, subdivisions, and private property.

This information can be found on the Boundary Exhibit/Natural Features Map (Sheet 3)

v. Natural features map(s) illustrating:

- A. Contour lines at no more than two foot intervals
- B. Steep slopes of 18% or more.
- C. Hydraulic information including drainage patterns, delineated wetlands and land subject to periodic flooding, floodplain, watercourses..
- D. Soil and subsoil conditions.
- E. Vegetation including classification of tree cover by species.

This information can be found on the Boundary Exhibit/Natural Features Map (Sheet 3)

vi. A preliminary plan of the entire area in such detail as to show the land uses being requested, the densities being proposed, the proposed lots and blocks and the off-street parking system or preliminary plat, if applicable.

This information can be found on the Preliminary Plat (Sheet 4) and the Preliminary Site Plan (Sheet 5)

vii. A written statement explaining in detail, and with supporting documentation, the specifics of the development plan as it relates to the type of dwelling units proposed and the resulting population, the extent and nature of non-residential development and the resulting traffic generated and parking demands created.

A Development Narrative is attached with a response from M/I Homes.

viii. The proposed schedule and/or phasing for the development of the site.

The Schedule and Phasing of the development are discussed in the Development Narrative – attached.

ix. The location, shape, size, and character of public or private/common open space which is suitable for the PUD, in accordance with the City Code [Chapter 153](#) requirements for park and open space dedication.

This information can be found on the Open Space Plan (Sheet 7)

x. The location and size of all utilities including telephone, electricity, gas, cable, water, sanitary sewer and storm sewer.

This information can be found on the Preliminary Sanitary & Watermain Plan (Sheet 8) and Storm Sewer Plan (Sheet 9)

xi. Landscape plan including a detailed planting list.

This information can be found on the Landscape Plan (Sheet L1)

xii. Size and location of all street right-of-ways and proposed paved widths, and vehicular and pedestrian circulation, in conformance with the City Code [Chapter 153](#).

This information can be found on the Preliminary Plat (Sheet 4) and the Preliminary Site Plan (Sheet 5)

xiii. A statement setting forth the reasons why, in the opinion of the applicant, the PUD will be in the public interest and consistent with the objectives specified for PUD's.

A Development Narrative is attached with a response from M/I Homes.

xiv. Financial capacity of the developer/owner and fiscal resources available including a FDIC insured letter of credit for 110% of the estimated cost of public improvements associated with the development. **To be provided once public improvement costs are determined.**

xv. Market area of the project and demand trends within the area.

A Development Narrative is attached with a response from M/I Homes.

xvi. Other materials as requested by the Planning Commission or City Council.

To Be Determined

1. Provide a detailed project description.

Response: *The development proposes the construction of 100 townhomes and 10 single-family homes. The townhome neighborhood is bound on the north by the Gateway Trail, the east by 3rd Street North, the south by existing single family residential, and the west by McKnight Road North. The proposed single-family homes are bound on the east and south by existing single-family residences and on the west by 3rd Street North. The townhome neighborhood proposes the construction of private roads with public utilities. The single-family homes will connect to the existing utilities in 3rd Street North. The townhomes and the single-family homes will have an aesthetic that is cohesive and attractive.*

2. Is the proposed PUD compatible with present and future land uses of the area?

Response: *The area is currently zoned MU-3 (Corridor Mixed-Use District) which was established to encourage the development or redevelopment of mixed-use centers that combine new or existing retail developments with a variety of housing, offices, studios, live-work space, civic buildings, employment activities, research, limited industrial and other complementary uses which combine to create a lively environment consistent with the Comprehensive Plan. This neighborhood plan provides the variety of housing that was planned for this district.*

3. Will the proposed PUD or appearance of the proposed PUD have an adverse affect on adjacent properties?

Response: *The proposed development would improve the aesthetics of the neighborhood. The current site is an empty lot with overgrown trees and weeds. The proposed development would provide open space maintained by a homeowner's association along with sidewalks connecting the homes to the City and Gateway Trail. An area of enhanced landscaping would welcome guests to the community while having a positive impact on surrounding properties.*

4. What effect will the proposed PUD have on:

- the health, safety, and general welfare of the City?

Response: *The development will improve the general welfare of the City by improving a vacant commercial/industrial lot by building a vibrant new community.*

- the existing and anticipated traffic conditions?

Response: *The single-family homes will add 96 trips to day and the townhomes will add 581 trips per day with a total increase of 677 trips per day. Traffic from residential uses is far less than that of a commercial development.*

- parking facilities on adjacent streets and land?

Response: *Parking is proposed within the townhome development and 3rd Street North can accommodate parking on the frontage. There are 23 proposed parking stalls in the townhome neighborhood. Each townhome unit will have a two-car garage and a driveway large enough for the parking of two additional vehicles.*

- values of properties in the surrounding area?

Response: *The new single-family and townhomes in the neighborhood will be compatible with surrounding homes. Redeveloping this abandoned commercial property will have a positive impact on the value of properties in the neighborhood.*

- existing parks and schools?

Response: *Owners will utilize nearby parks like the Urban Ecology Environmental Learning Center, Eldridge Tot Lot and McKnight Park. The owners will also utilize the Gateway Trail to access other parks. The single-family homes will likely have school aged children. The townhomes will attract a diverse population, including young professionals, single people, older adults seeking maintenance free living, as well as some young families. The impacts on schools from the townhomes will be minor. .*

- existing streets and other public facilities?

Response: *The neighborhood will connect to existing public streets and utilities. Third Street North will be improved when the utilities are connected for the single-family lots. The roads within the townhome neighborhood are proposed to be private and maintained by the homeowner's association.*

- existing public utilities which serve or are proposed to serve the area?

Response: *The development will connect to existing public utilities in 3rd Street North with no adverse effects on the existing services.*

5. Is the proposed PUD in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan?

Response: *The neighborhood plan meets the general purpose and intent of the Zoning Code and the Comprehensive Plan by providing the variety of housing that is part of the MU-3 (Corridor Mixed Use) District. The single family and townhomes next to each other integrates two complementary and related uses in an aesthetically attractive and functional environment. The buildings and the site design are also both efficient and sustainable.*

Section 154.008 of the Zoning Ordinance provides specifying findings that the City Council must make when approving a PUD. Below is an explanation of how *North St. Paul* conforms to the purpose and intent of the City's PUD Ordinance.

PUD Review

Section 154.008 states, "It is intended to encourage the efficient use of land and resources, to promote greater efficiency in public utility services and encourage innovation in the planning and building of all types of development. Public benefits to be derived as a result of the PUD include, but are not limited to:

- (a) Permit and promote greater flexibility to allow more creativity and imaginative design, and to promote more efficient uses of the land while preserving existing landscape amenities and allowing harmonious development consistent with the Comprehensive Plan and preserving the health, safety and general welfare of the community.

Response: *The neighborhood proposes a mix of traditional single-family homes and townhomes. The development will improve the general welfare of the City by improving a vacant lot by building a vibrant new community. The development will create open space and provide landscaping that compliments the surrounding areas. The Comprehensive Plan includes a goal to improve the quality and mix of the City's housing and to consider new forms of housing in areas of redevelopment. This development would directly help the city work towards achieving this goal. The connectivity of the development to the Gateway Trail and open space will also contribute to the goal of the City to enhance access to community facilities and increasing open space.*

- (b) Ensure concentration of open space into more usable areas, and the preservation of the natural resources of the site including wetlands, woodlands, steep slopes and scenic areas.

Response: *Open space areas are concentrated at areas near the front doors of the homes. Concentrating the open space at the front of the homes will create a sense of place and provide more interaction among people. Connectivity to the adjacent regional Gateway Trail is also provided to promote access to other areas within the City and open spaces. There are no wetlands, woodlands, steep slopes or scenic areas within the project area.*

- (c) Facilitate the economical provision of streets and public utilities.

Response: *The streets internal to the townhome area of the neighborhood are proposed to be private roads that would be maintained by the Home Owner's Association (HOA). All public utilities within the townhome neighborhood will be new and constructed per the City's requirements. The frontage along the single-family homes on 3rd Street North would be improved when existing utilities are connected too. The improvements to 3rd Street North, the new public utilities and the private roads proposed in the development all make efficient use of existing City infrastructure.*

- (d) Encourage the preservation and enhancement of historic and natural resources while creating a positive environment with special development features.

Response: *The site currently does not have any historic or natural resources on site. The project proposes an enhanced area of landscaping at the intersection of 3rd Street North, 7th Avenue East and South Avenue East to provide a friendly and inviting entrance to the new neighborhood.*

- (e) Allow more than one principal building on a lot.

Response: *It is proposed to subdivide the larger tract of land into 100 townhome lots and 10 single family lots. The current project site is divided into 13 parcels.*

- (f) Allow for a mixture of residential units in an integrated and well-planned area and provide for a variety of housing types, consistent with the City's housing goals.

Response: *The current project proposes both townhome and single-family homes separated by 3rd Street North. Townhomes are a part of the approved uses in the current zoning district. This neighborhood brings a new housing to North St. Paul in an area that has not seen a residential development of this scale in many years.*

- (g) Promote energy conservation through the use of more efficient building designs, sites and clustering of land uses and buildings.

Response: *The land is all proposed to be residential and the townhomes are clustered to best work with the natural grade of the site. They are also clustered around open space while still providing circulation in the neighborhood. The single-family homes and townhomes will be built to meet and exceed required energy standards.*

Provide for mixed commercial and residential uses, where appropriate."

- vii. A written statement explaining in detail, and with supporting documentation, the specifics of the development plan as it relates to the type of dwelling units proposed and the resulting population, the extent and nature of non-residential development and the resulting traffic generated, and parking demands created.

Response: Both single family and townhomes are proposed within the neighborhood. The single-family homes will be located to the east of 3rd Street North and consist of slab on grade homes that range from 2,213 square feet to 2,363 square feet. **Image 1** is a representative rendering of a streetscape of the single-family homes proposed. The townhomes are proposed to the west of 3rd Street North and include both 4-unit and 6-unit townhomes ranging from 1,693 square feet to 2,090 square feet. **Image 2** is a representative photo of the proposed 6-unit townhome. The single-family homes are projected to increase the population by 2.5 people per home. Each townhome is project to increase the population by 2 people per unit. The total projected population growth from this development is 225 people.

Traffic generated from the development is minor in comparison to other approved uses on this site. The 10 single-family homes generate 96 trips per day and the 100 townhouses generate 581 trips per day totaling 677 trips per day coming from the development. The trip generation for the single-family homes and townhomes are summarized in **Table 1**. Parking is proposed within the townhouse portion of the development for guests. Twenty-three stalls are proposed. There is also parking along 3rd Street North that would be available to the single-family and townhomes along that street.

Image 1. Single-Family Streetscape Rendering



Image 2. 6-Unit Townhouse



Table 1. Trip Generation Rates - 8th Edition ITE Trip Generation Report

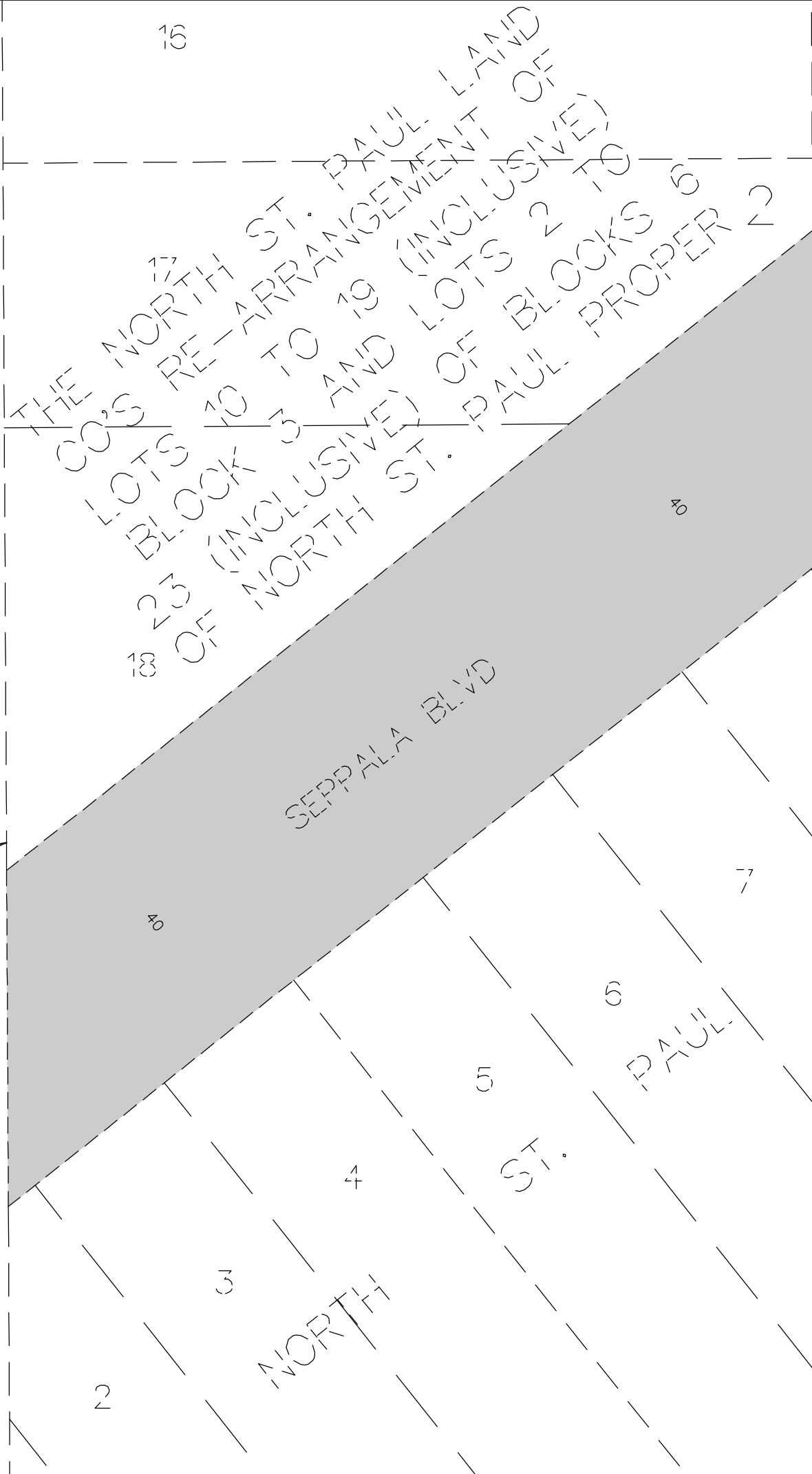
Description	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Units	Calculated Daily Trips	Total PM Peak Trips	PM In	PM Out
Single Family Homes	DU	9.57	1.01	63%	37%	10	96	10	6	4
Residential Townhouse	DU	5.81	0.52	37%	33%	100	581	52	35	17
Total						110	677	148	41	21

viii. The proposed schedule and/or phasing for the development site.

Response: The neighborhood will be oin two phases. Phase 1 would complete the mass grading of the sites, construction of approximately 48 townhomes on the eastern side of the site and the 10 single family homes along 3rd Street North and 7th Avenue East. It is proposed to start construction on Phase 1 in the Spring of 2019, with Phase 1 completed by the Fall of 2019. Phase 2 would construct the remaining 52 townhome units and associated road and utility improvements and is proposed to start in the Spring of 2020. Completion of the entire development is expected by the Fall of 2020.

3RD STREET N

W LINE OF LOT 18, BLOCK 2,



E LINE OF LOT 17, BLOCK 2,

PROPER

PROPOSED DESCRIPTION TO VACATE PART SEPPALA BOULEVARD

All that part of Seppala Boulevard, as delineated and dedicated on NORTH ST PAUL PROPER, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of the southerly extension of the west line of Lot 18, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCKS 6 OF NORTH ST. PAUL PROPER and west of the southerly extension of the east line of Lot 17, Block 2, said THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCKS 6 OF NORTH ST. PAUL PROPER.

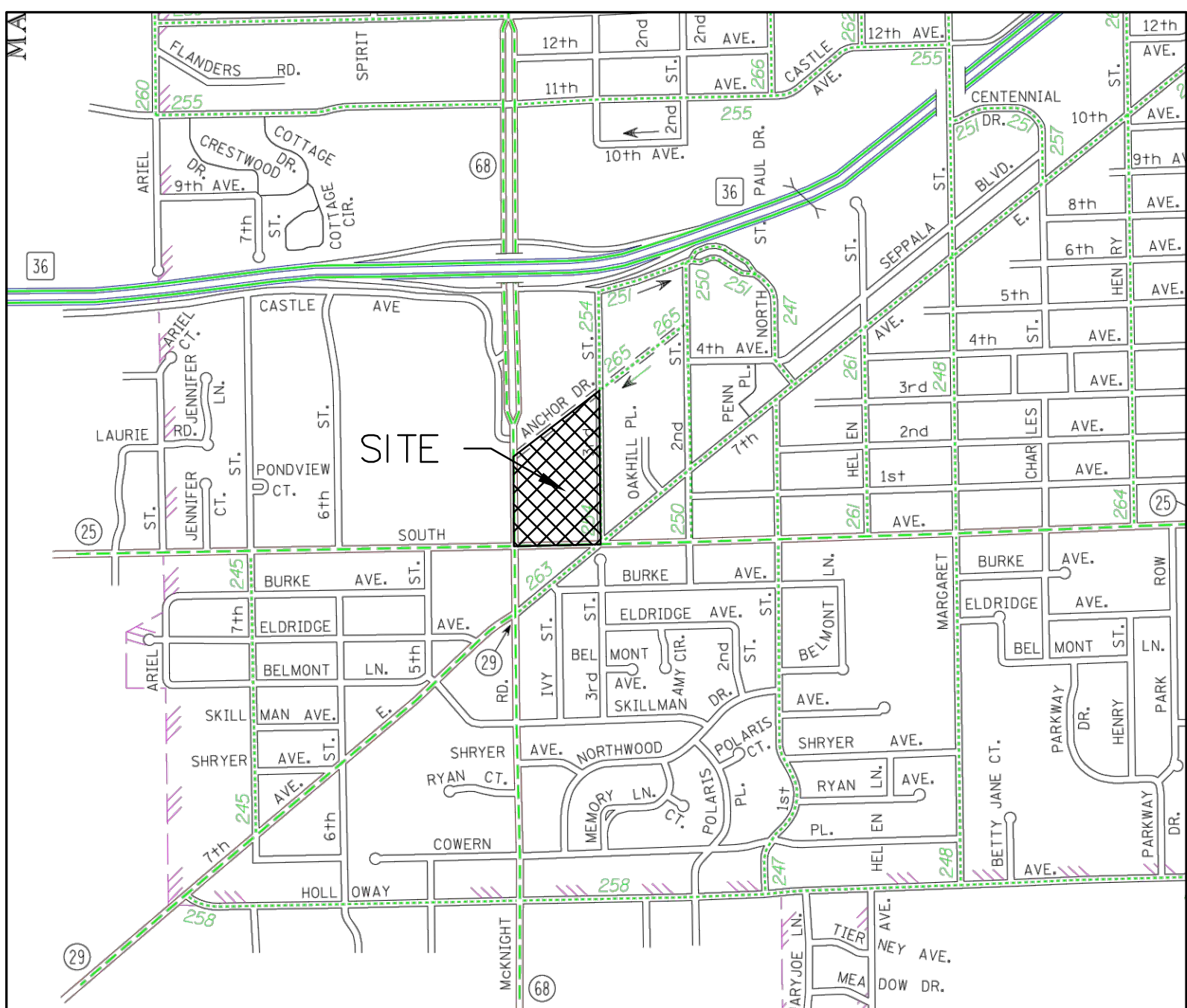
* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.



Denotes proposed vacated easement

Not to Scale

McKNIGHT ROAD PROPERTY PRELIMINARY PLAT NORTH SAINT PAUL, MINNESOTA



LOCATION MAP

- SHEET INDEX
1. COVER SHEET
 2. LEGEND SHEET
 3. BOUNDARY EXHIBIT/NATURAL FEATURES MAP
 4. PRELIMINARY PLAT
 5. PRELIMINARY SITE PLAN
 6. SITE DETAILS
 7. OPEN SPACE PLAN
 8. PRELIMINARY SANITARY & WATERMAIN PLAN
 9. PRELIMINARY STORM SEWER PLAN
 - L1. PRELIMINARY LANDSCAPE PLAN

PREPARED BY PIONEER ENGINEERING, P.A.

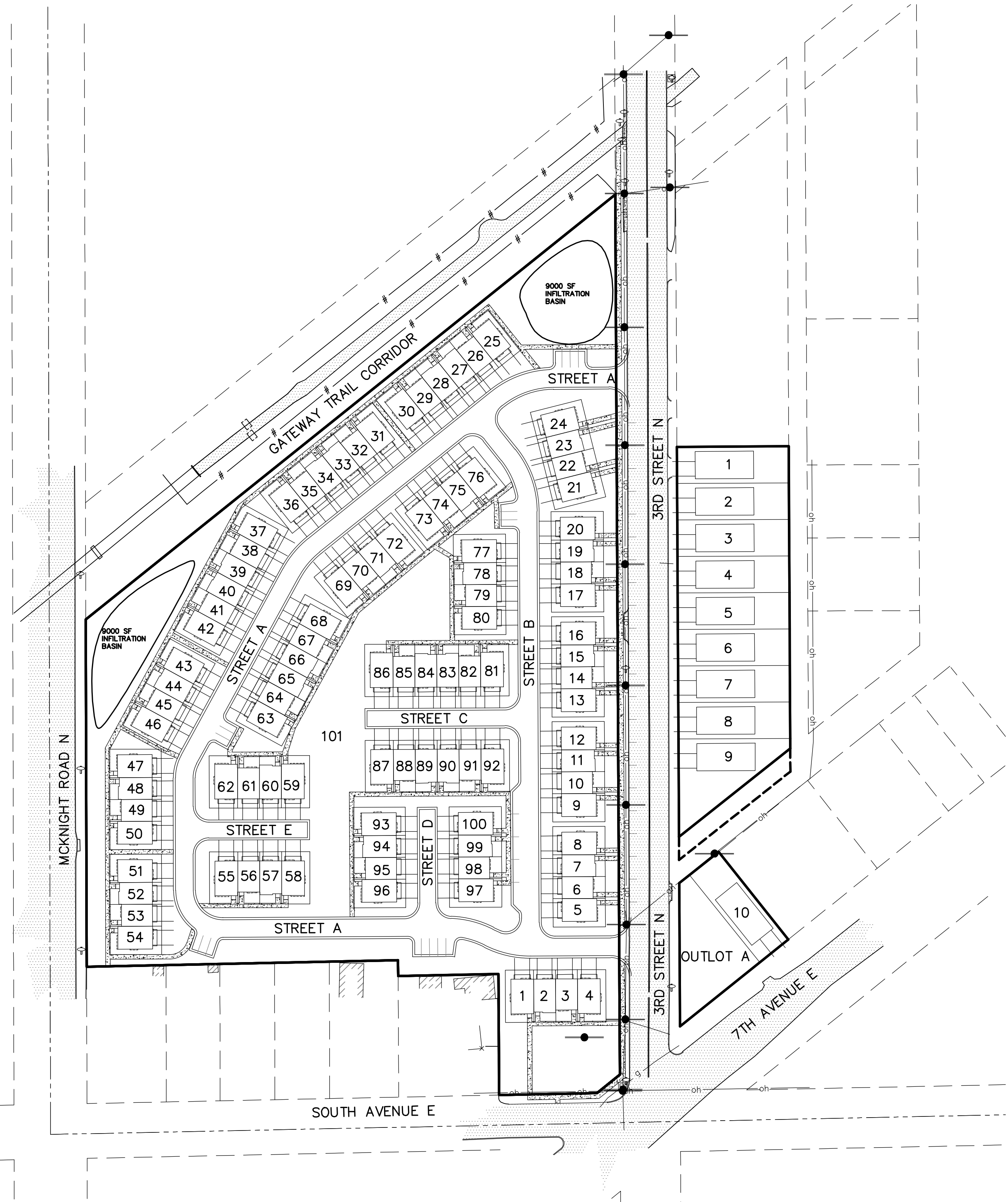
BRIAN N. MOLINARO
REGISTERED PROFESSIONAL CIVIL ENGINEER
47504
REG. NO.

PETER J. HAWKINSON
REGISTERED PROFESSIONAL LAND SURVEYOR

42299
REG. NO.

DEVELOPER

M/I HOMES
941 HILLWIND ROAD NE SUITE 300
FRIDLEY, MINNESOTA 55432



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name
Brian N. Molinaro
Reg. No.
Date 09-10-2018

Revisions

Date 09-10-2018
Designed NAP
Drawn NCR

COVER

M/I HOMES
5354 PARKDALE DRIVE, SUITE 100
ST. LOUIS PARK, MINNESOTA 55416

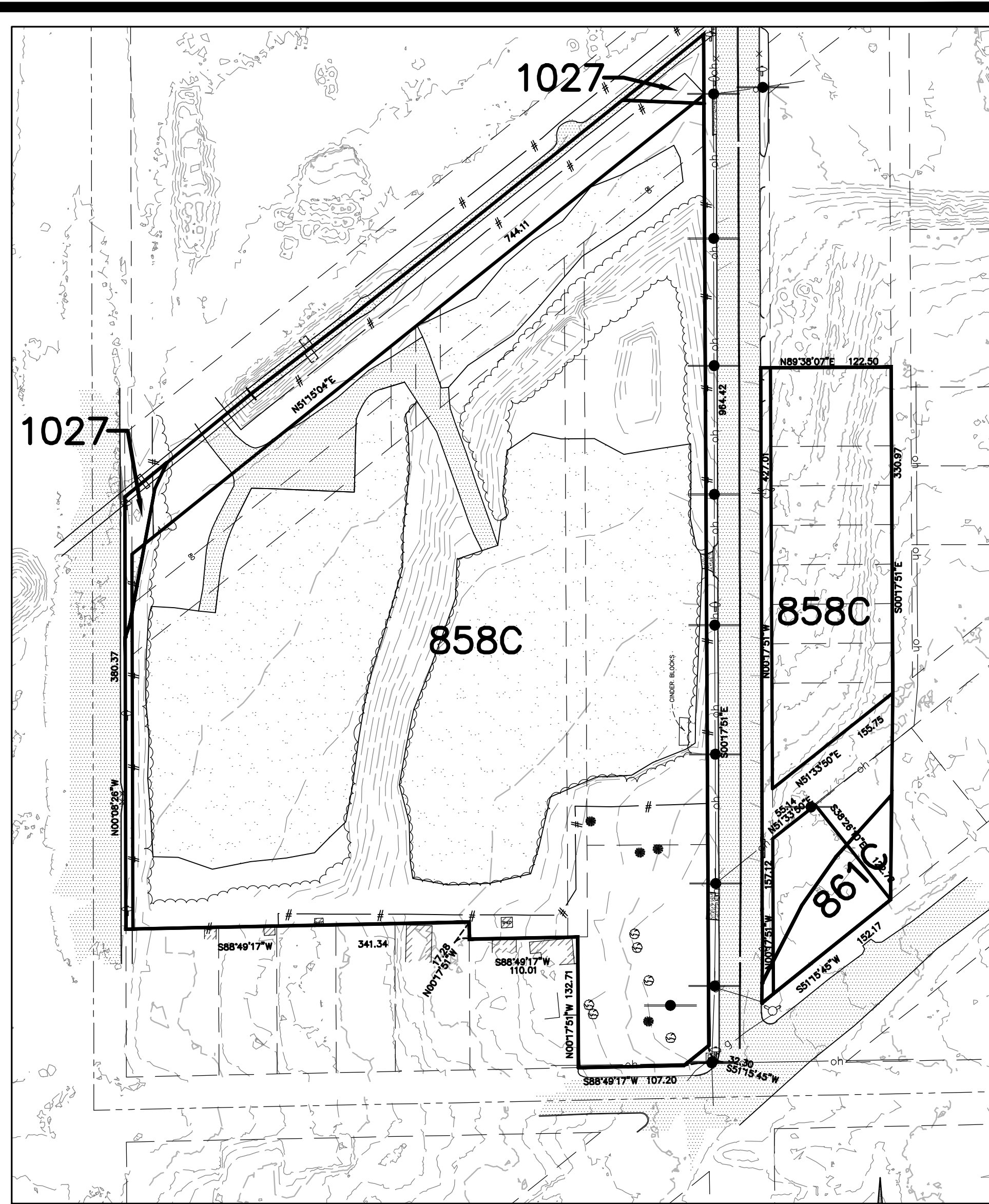
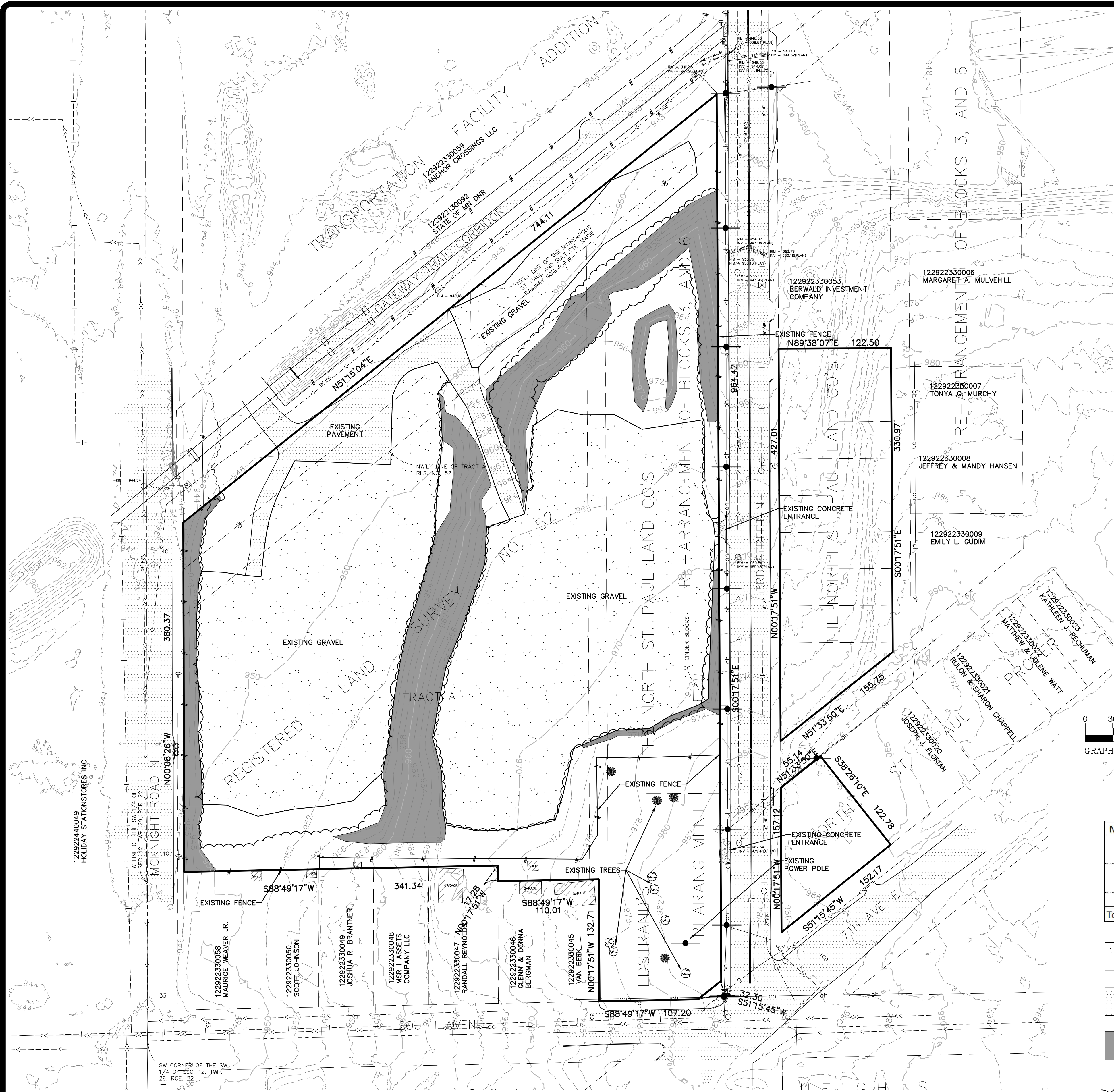
McKNIGHT ROAD PROPERTY
NORTH SAINT PAUL, MN

1 OF 9

LEGEND			
UTILITY LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
SITE LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B--STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
SURVEY LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH
EROSION & SEDIMENT CONTROL	
	STANDARD EROSION CONTROL
	HEAVY--DUTY EROSION CONTROL
	SECONDARY EROSION CONTROL FENCE
	EROSION CONTROL AT BACK OF CURB
	TREE FENCE
	TEMPORARY DIVERSION DITCH
	CATCH BASIN INLET PROTECTION
	STRAW BIO ROLLS
	ROCK BERM
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
	DISCHARGE LOCATION
	GRAVEL CONSTRUCTION ENTRANCE
	TEMPORARY OUTLET FLOATING SKIMMER
	MAINTAINENCE VEHICLE ACCESS 10% SLOPE MAX.
	STABILIZED EMERGENCY OVERFLOW
	STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE
CURB LEGEND	
	= TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB
	= TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB (TIP OUT GUTTER)
	= TOP OF CURB ELEVATION FOR B618 CURB
	= TOP OF CURB ELEVATION FOR B618 CURB (TIP OUT GUTTER)
	= BITUMINOUS ELEVATION

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B--B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
CL	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F--F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT
LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	



SOIL & SUBSOIL CONDITIONS

MAP UNIT SYMBOL	MAP UNIT NAME	RATING	COMPONENT NAME (PERCENT)	ACRES IN AOI	PERCENT OF AOI
858C	Urban land - Chetek complex, 3 to 15 percent slopes	Not rated	Urban land (65%)	11.0	96.9%
861C	Urban land - Kingsley complex, 3 to 15 percent slopes	Not rated	Urban land (60%)	0.2	2.0%
1027	Udorthents, wet substratum	Not rated	Udorthents, wet substratum (90%)	0.1	1.1%
Totals for Area of Interest				11.3	100.0%

- EXISTING GRAVEL
- EXISTING BITUMINOUS PAVEMENT
- STEEP SLOPES OF 18% OR MORE
- EXISTING TREE LINE

TOTAL GROSS AREA	10.0522 ACRES
TOTAL LOT AREA	4.8160 ACRES
TOTAL LOT COMMON AREA	5.0573 ACRES
TOTAL NUMBER OF LOTS	110
TOTAL NUMBER OF TOWNHOME LOTS	100
TOTAL NUMBER OF SINGLE FAMILY LOTS	10
LARGEST TOWNHOME LOT	1,777 SQ. FT.
SMALLEST TOWNHOME LOT	1,376 SQ. FT.
AVERAGE TOWNHOME LOT	1,552 SQ. FT.
LARGEST SINGLE FAMILY LOT	10,333 SQ. FT.
SMALLEST SINGLE FAMILY LOT	4,900 SQ. FT.
AVERAGE SINGLE FAMILY LOT	5,449 SQ. FT.
NUMBER OF OUTLOTS	1
TOTAL OUTLOT AREA	0.1789 ACRES
TOTAL RIGHT OF WAY AREA	0 ACRES
ZONING	P.U.D.

PARCEL 2

Lots 1 and 20, Block 3, North 81. Paul Proper, except that part of said Lot 1 taken for McKnight Road widening.

Those parts of Lots 2, 3, 4, 21 and 22, Block 3, North St. Paul Proper, lying Northerly and Northwestly of Tract A, Registered Land Survey No. 52, except that part of Lot 4 taken for McKnight Road widening.

Those parts of Lots 1, 2, 3 and 4, Block 1, North St. Paul Land Company's Re-arrangement of Lot 10 through 19, inclusive, of Block 3, and Lots 2 through 23, inclusive, of Block 6, North 81. Paul Proper, lying Northerly and Northwestly of Tract A, Registered Land Survey No. 52.

Those parts of Lots 20, 36, 37 and 38, Block 1, North 81. Paul Land Company's Re-arrangement of Lots 10 through 19, inclusive, of Block 3 and Lots 2 through 23, inclusive, of Block 6, North 81. Paul Proper, lying Northerly and Northwestly of a line running parallel with and distant 80 feet Southeasterly of the Southeasterly line of Minneapolis, St. Paul and Sault Ste. Marie Railway Company's right-of-way, said Southeasterly line being a line running Northeasterly at an angle of 51 degrees 23 minutes 30 seconds to the West line of Section 12, Township 29, Range 22, from a point on said West line distant 532.16 feet North of the Southwest corner of said Section 12.

Except that part of Lots 1 and 4, Block 3, North St. Paul Property, as shown in Parcel 349 on Minnesota Department of Transportation Right of Way Plat No. 62-36 as the same is on file and of record in the office of the Registrar of Titles for Ramsey County, together with all right of access as shown on said plat by the access control symbol.

Ramsey County, Minnesota
Torrens Property

PARCEL 3:

Tract A, Registered Land Survey No. 52, except that part lying South of the extended North line of Tracts B, C, D and E, Registered Land Survey No. 52 and West of a line drawn parallel to and 100 feet West of the most Easterly line of Tract A.

Except that part of Tract A, Registered Land Survey No. 52, shown as Parcel 349 on Minnesota Department of Transportation Right of Way Plats Numbered 62-36, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota, together with all right of access as shown on said plat by the access control symbol.

Ramsey County, Minnesota
Torrens Property

PARCEL 5:

Lot 20, except that part thereof embraced within the plat of Edstrand's Rearrangement, and Lots Twenty-three {23} to Thirty-eight (38), inclusive, in Block One (1) of the North St. Paul Land Company's Rearrangement of Lots 10 to 19, inclusive, of Block 3 and Lots 2 to 23, inclusive, of Block 6, of North St. Paul Proper, Ramsey County, Minnesota, except that part of Lot 20 and Lots 36, 37 and 38 in said Block 1, lying Northerly and Westerly of a line drawn parallel to and distant 60 feet from the center line of the right of way of the Minneapolis and St. Paul Suburban Railroad Company and Southeast thereof, same being 2 strips of land each 40 feet in width along the right of way and adjacent thereto, all measurements being made at right angles to said right of way, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

Ramsey County, Minnesota
Abstract Property

PARCEL 6:

Lots 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, the North St. Paul Land Company's Rearrangement of Lots 10 to 19, inclusive, of Block 3 and Lots 2 to 23, inclusive, of Block 6, of North St. Paul Proper, Ramsey County, Minnesota.

Abstract Property

PARCEL 7:

Lots 9 and 10, Block 2, the North St. Paul Land Company's Rearrangement of Lots 10 to 19, inclusive, of Block 3, and Lots 2 to 23, inclusive, of Block 6, of North St. Paul Proper, Ramsey County, Minnesota.

Abstract Property

PARCEL 8:

Lots 1, 2, 3, and 4, Block 5, North St. Paul Proper, Ramsey County, Minnesota

Abstract Property

PARCEL9:

Lots 1 and 2, Edstrand's Rearrangement, Ramsey County, Minnesota, together with that part of the vacated alley accruing thereto by reason of the vacation thereof;

AND

Lot 22, Block 1, The North St. Paul Land Company's Re-arrangement of Lots 10 to 19 (inclusive) of Block 3 and Lots 2 to 23 (inclusive) of Block 6 of North St. Paul Proper, Ramsey County, together with that part of the vacated alley accruing thereto by reason of the vacation thereof.

Ramsey County, Minnesota
Abstract Property

SITE DATA:

PROPOSED ZONING: PUD
PROPOSED LAND USE: MU-3

PROPOSED PUD MINIMUM STANDARDS: TOWNHOMES

20ft to Right of way on 3rd Street North measure to stoop
30ft to Right of way on McKnight Road North measure to stoop
15ft to Right of way on Trail Corridor measure to stoop
24ft back of curb to back of curb on through roads
22ft back of curb to back of curb on finger streets
23ft driveways measure to garage door
15ft side yard building to building and to private drives measure to cant
10ft from parking to building (15ft from parallel parking in front to building)

PROPOSED UNITS

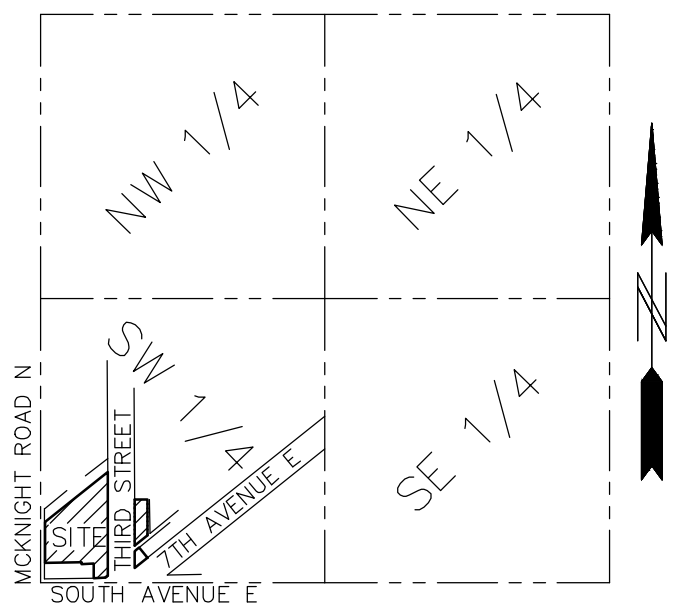
100 Townhome Units
10 Single Family Units

PROPOSED PARKING STALLS

23 stalls-9ft wide x 20ft deep

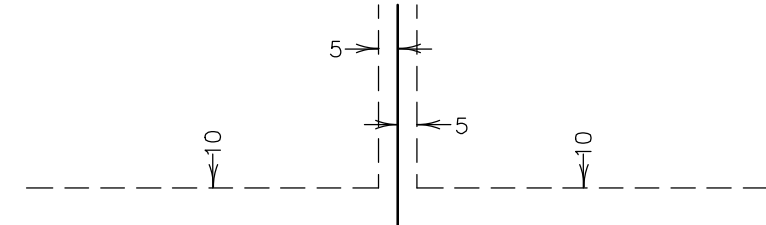
PROPOSED PUD MINIMUM STANDARDS: SINGLE FAMILY

FRONT: 20ft
SIDE: 5ft
REAR: 30ft

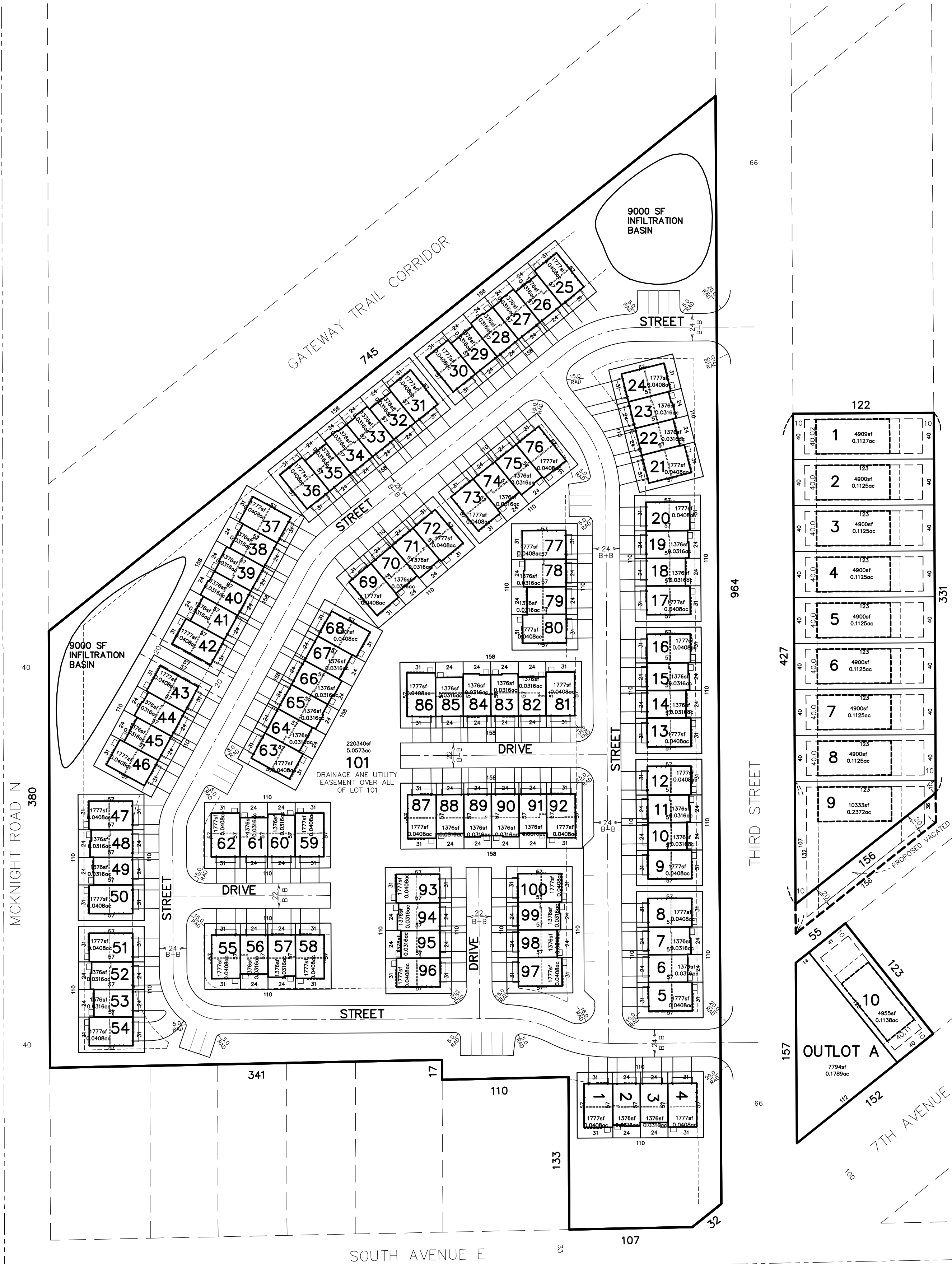


LOCATION MAP
NO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



TOWN HOME SETBACKS	
FRONT	23'
SIDE	15'
CORNER @ ROW	15'
REAR	15'
MCKNIGHT ROAD N	30'
3RD STREET N	20'
LOW OPENING	2' + HWL
	1' + EOF
LOW FLOOR	2' + HWL
	2' + EST.
	GROUND HWL

SINGLE FAMILY SETBACKS	
FRONT	20'
SIDE	5'
REAR	30'
LOW OPENING	2' + HWL
	1' + EOF
LOW FLOOR	2' + HWL
	2' + EST.
	GROUND HWL

PARKING SUMMARY
REQUIRED

100 UNITS x 2 PARKING SPOTS EACH

TOTAL
200 SPOTS

PROPOSED

100 UNITS x 2 GARAGE SPOTS/UNIT
2 DRIVEWAY SPOTS/UNIT
+ 23 OFFSTREET PARKING SPOTS
21 3RD STREET PARKING SPOTS

444 SPOTS

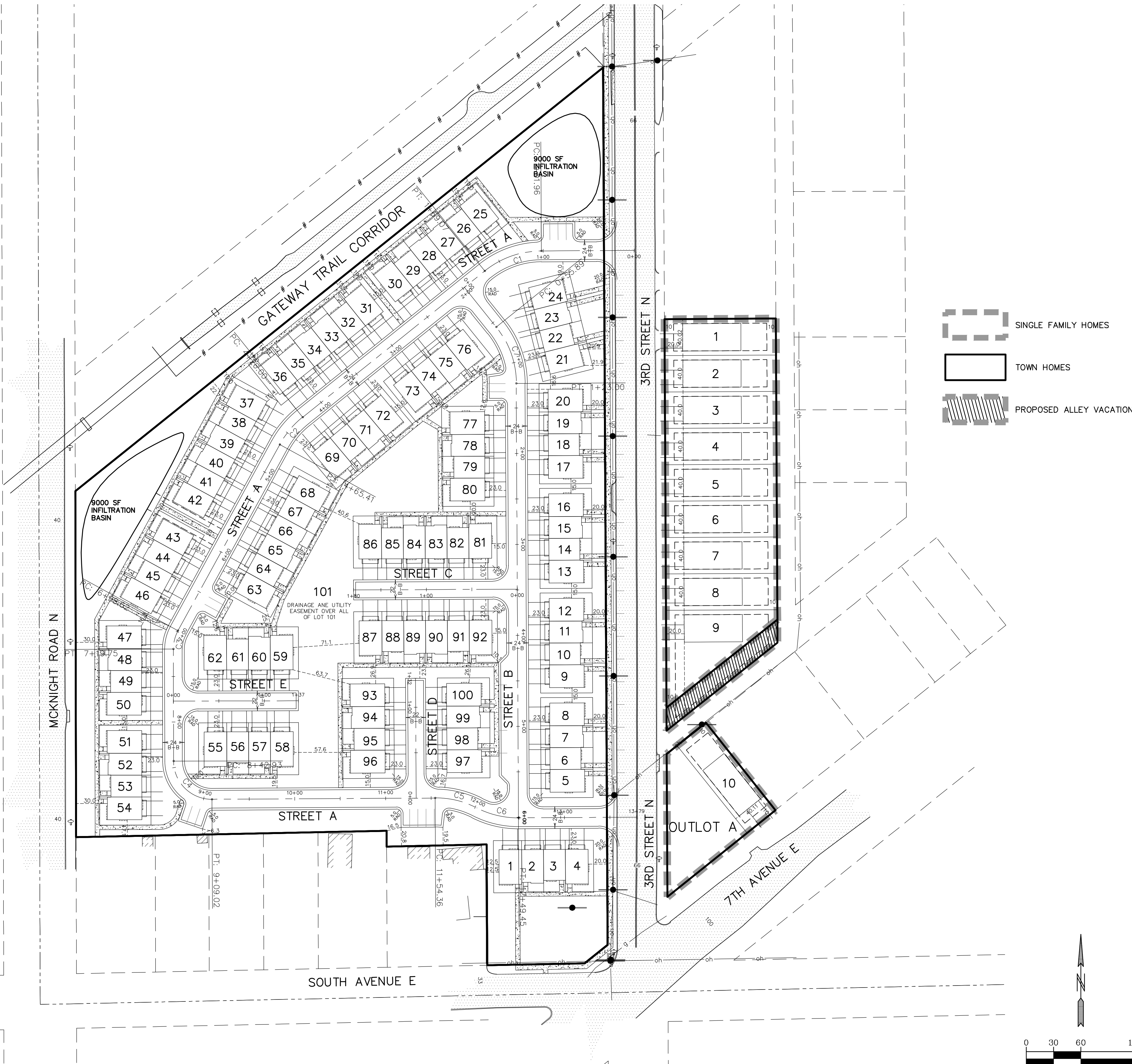
DENSITY SUMMARY

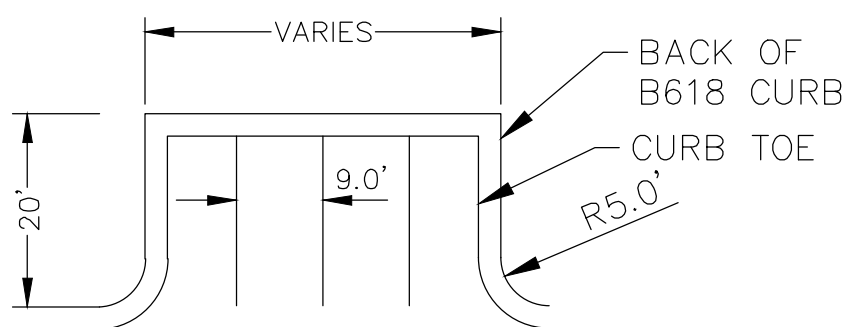
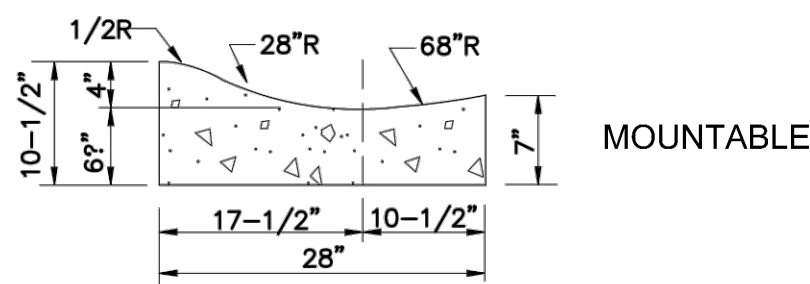
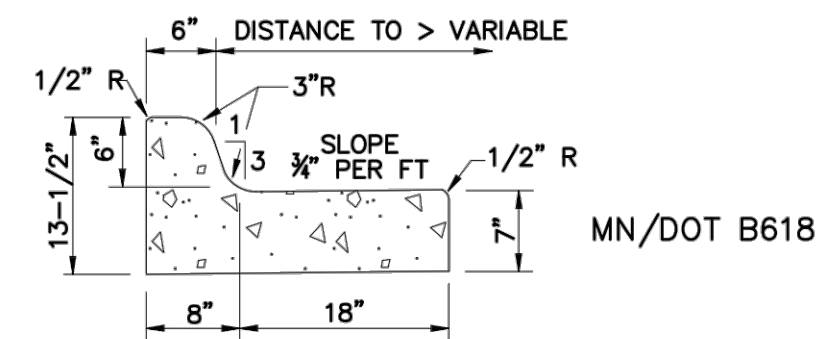
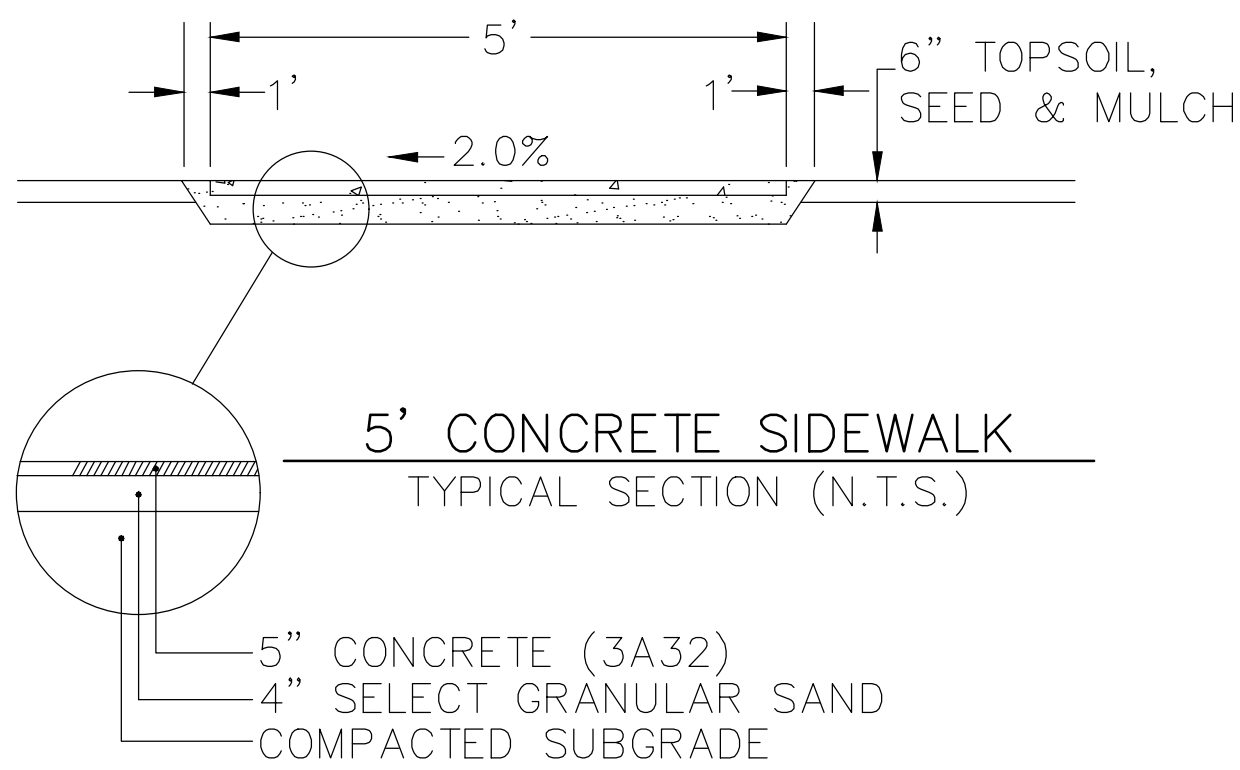
TOWN HOMES:

GROSS AREA 375,584 S.F. (8.62 AC)
UNITS/TOTAL AREA 11.60 UNITS/AC

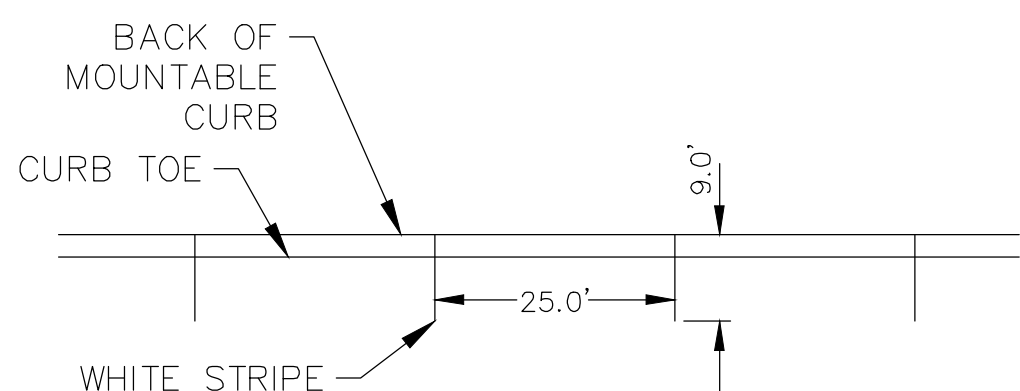
SINGLE FAMILY HOMES:

GROSS AREA 62,291 S.F. (1.43 AC)
UNITS/TOTAL AREA 6.99 UNITS/AC

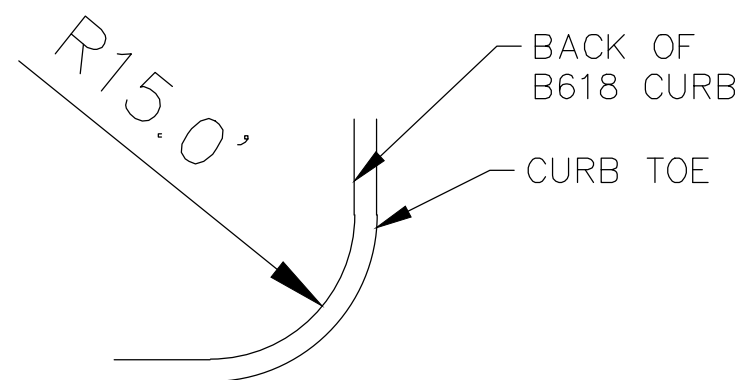




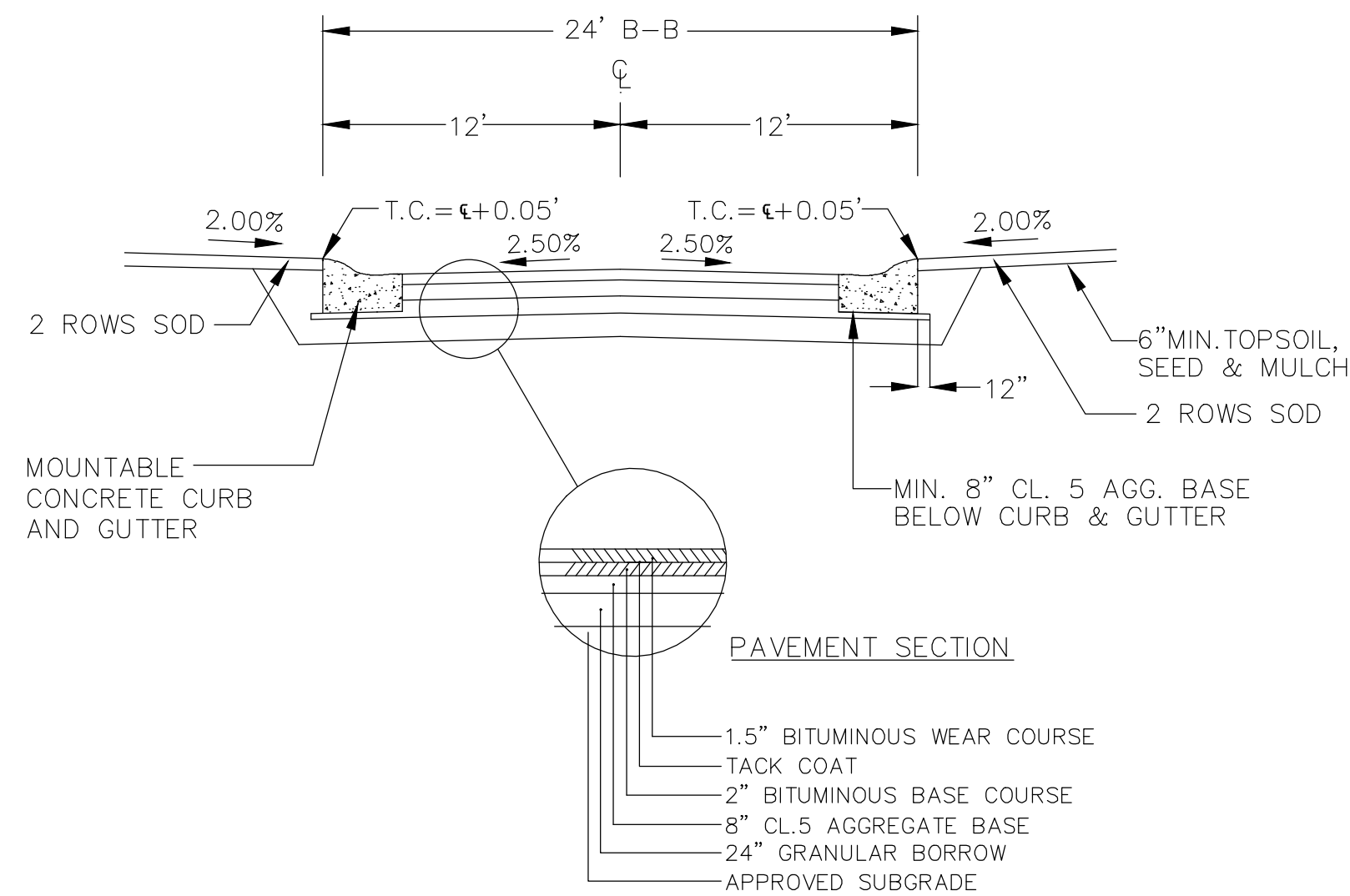
PARKING LOT DETAIL
TYPICAL SECTION (N.T.S.)



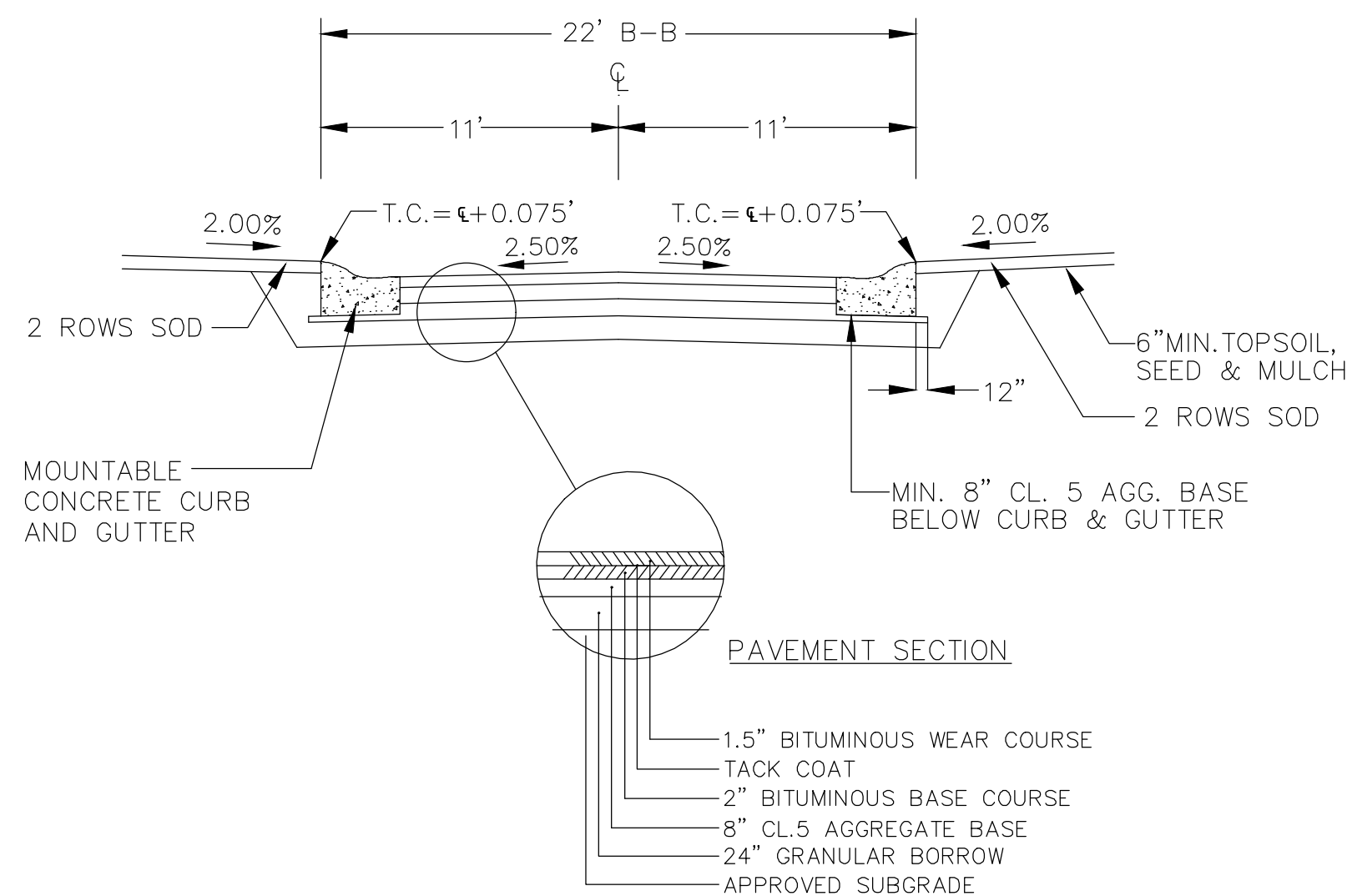
PARALLEL PARKING DETAIL
TYPICAL SECTION (N.T.S.)



RADIUS DETAIL
TYPICAL SECTION (N.T.S.)

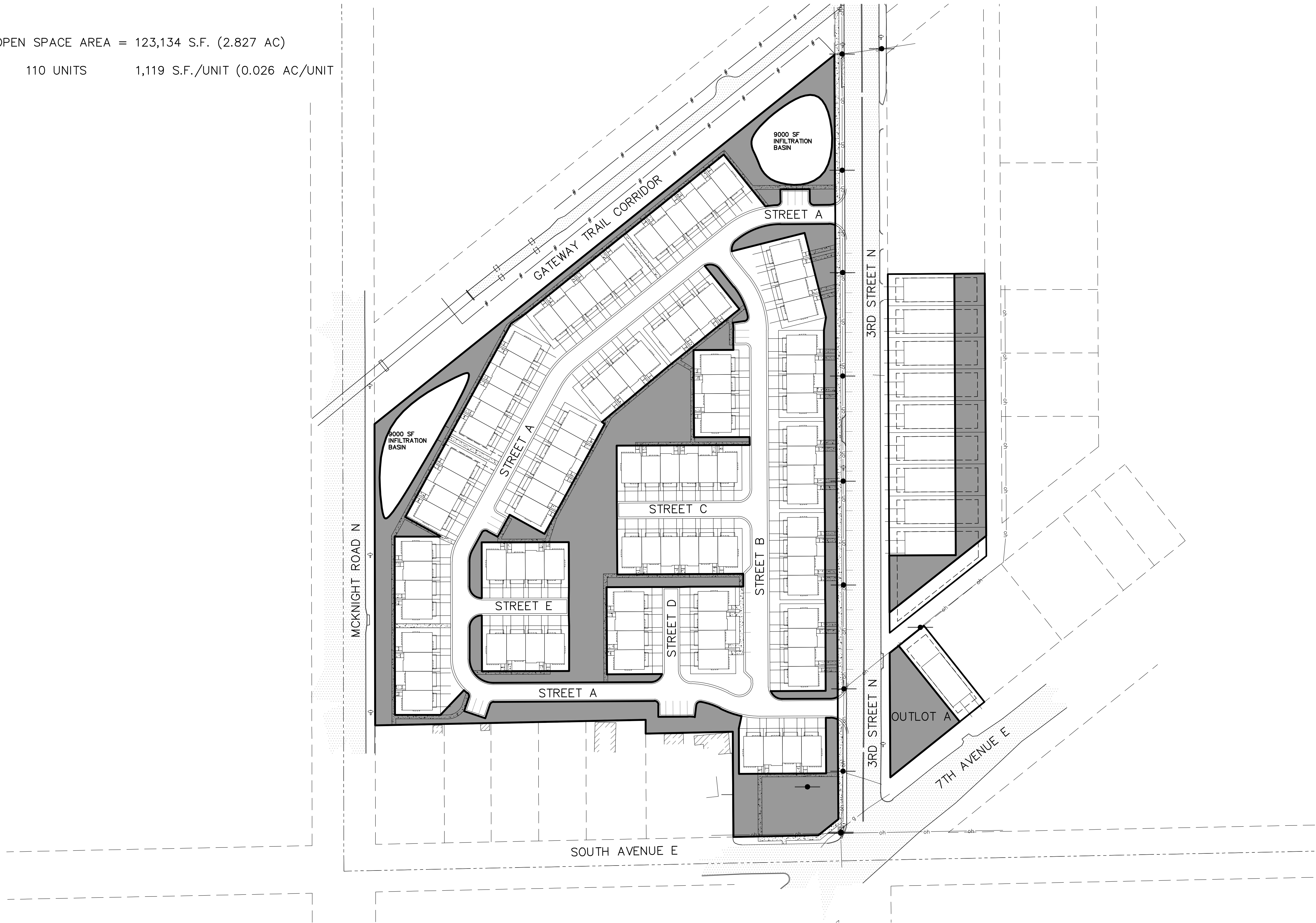


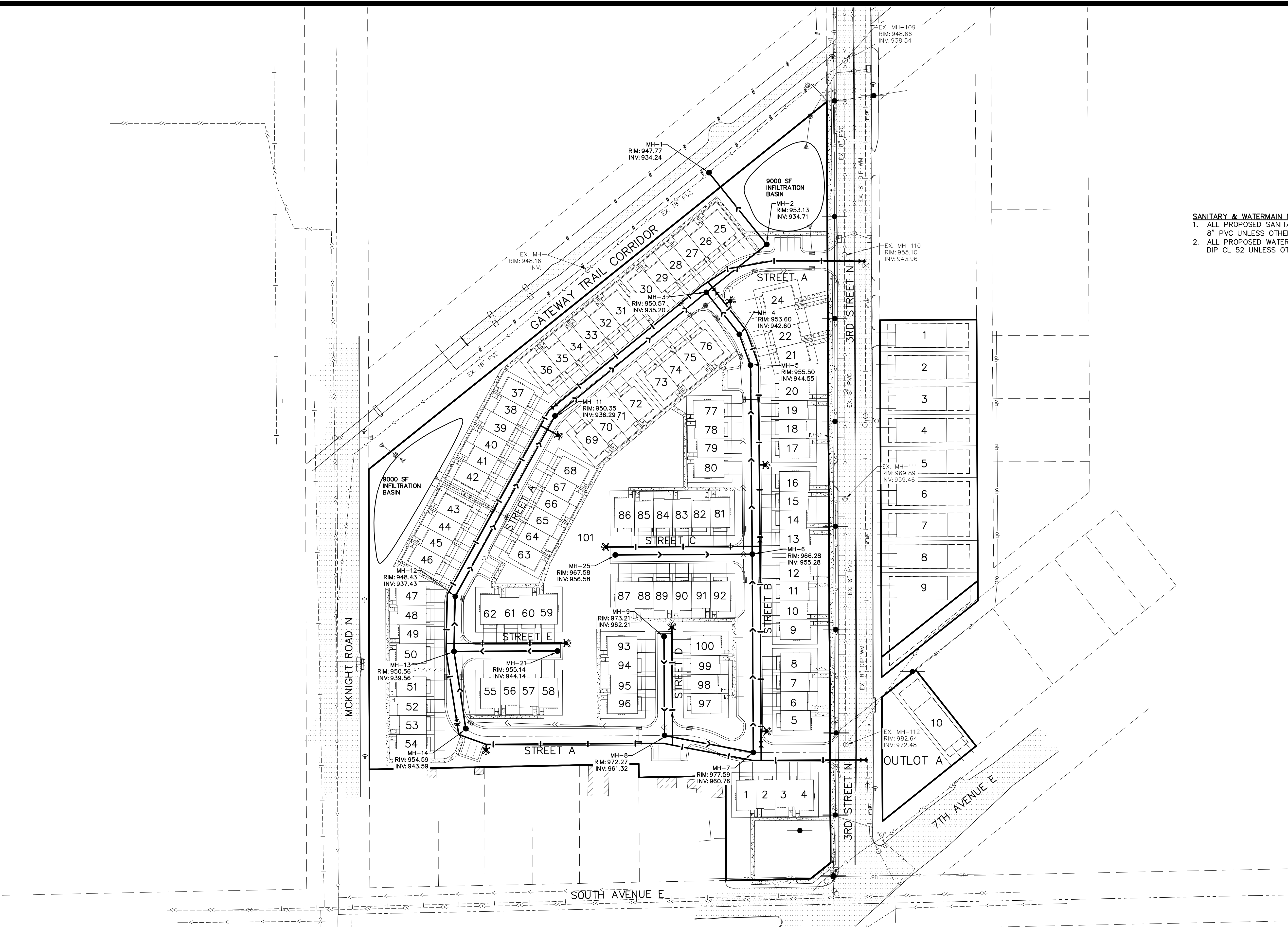
24' B-B STREET
TYPICAL SECTION (N.T.S.)



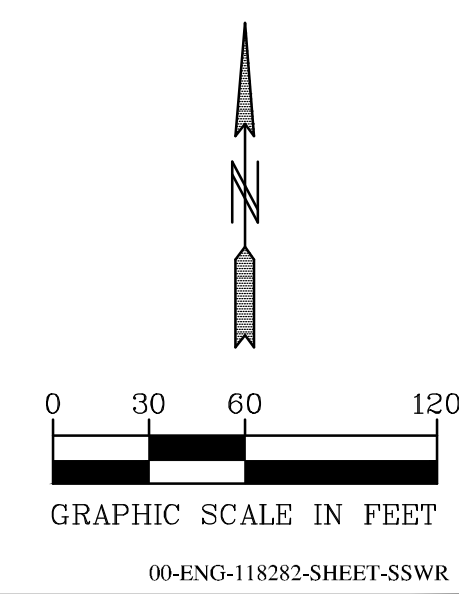
22' B-B STREET
TYPICAL SECTION (N.T.S.)

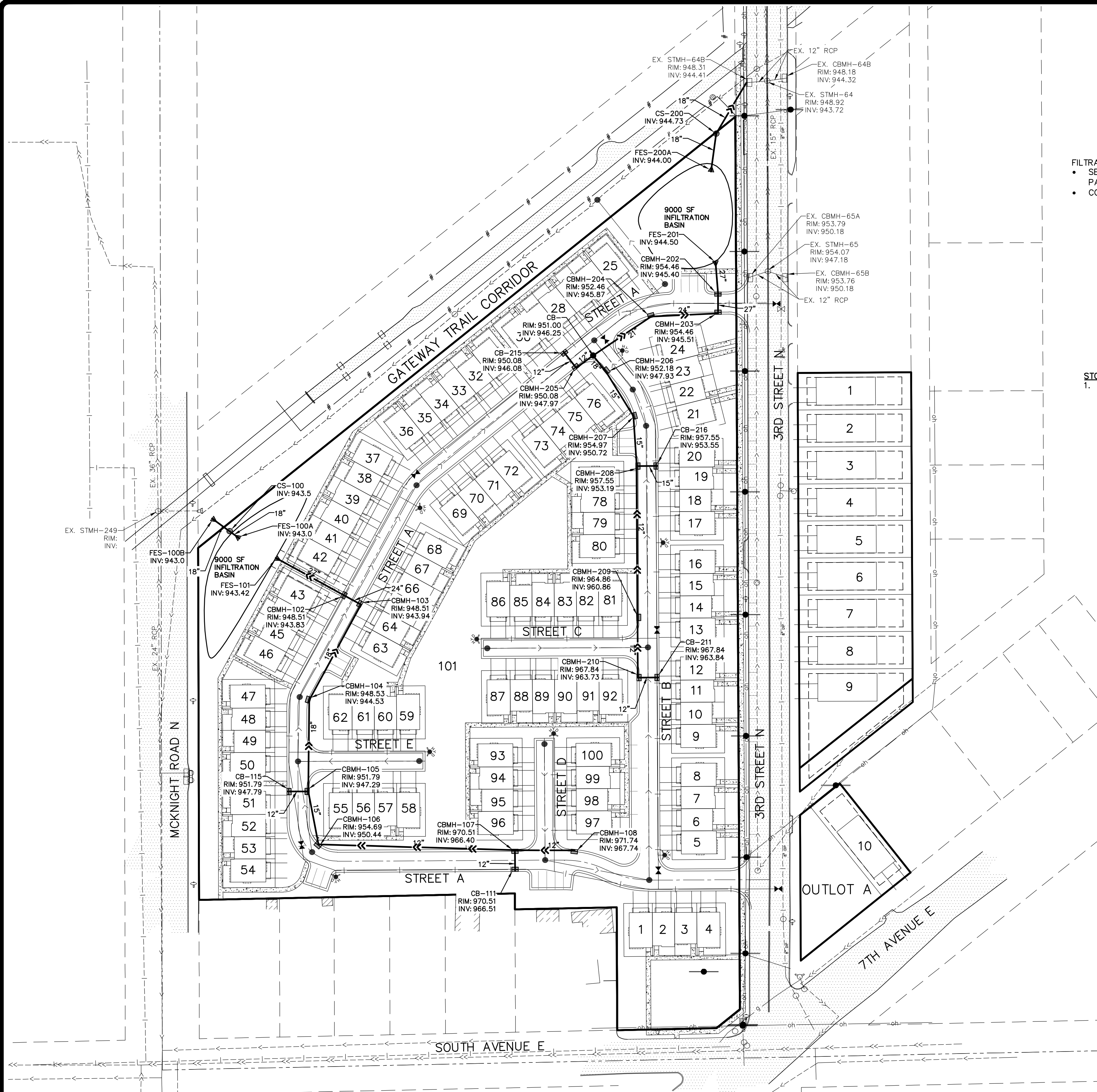
OPEN SPACE AREA = 123,134 S.F. (2.827 AC)
110 UNITS 1,119 S.F./UNIT (0.026 AC/UNIT)





- SANITARY & WATERMAIN NOTES:**
1. ALL PROPOSED SANITARY SEWER PIPE IS 8" PVC UNLESS OTHERWISE NOTED
 2. ALL PROPOSED WATERMAIN PIPE IS 8" DIP CL 52 UNLESS OTHERWISE NOTED

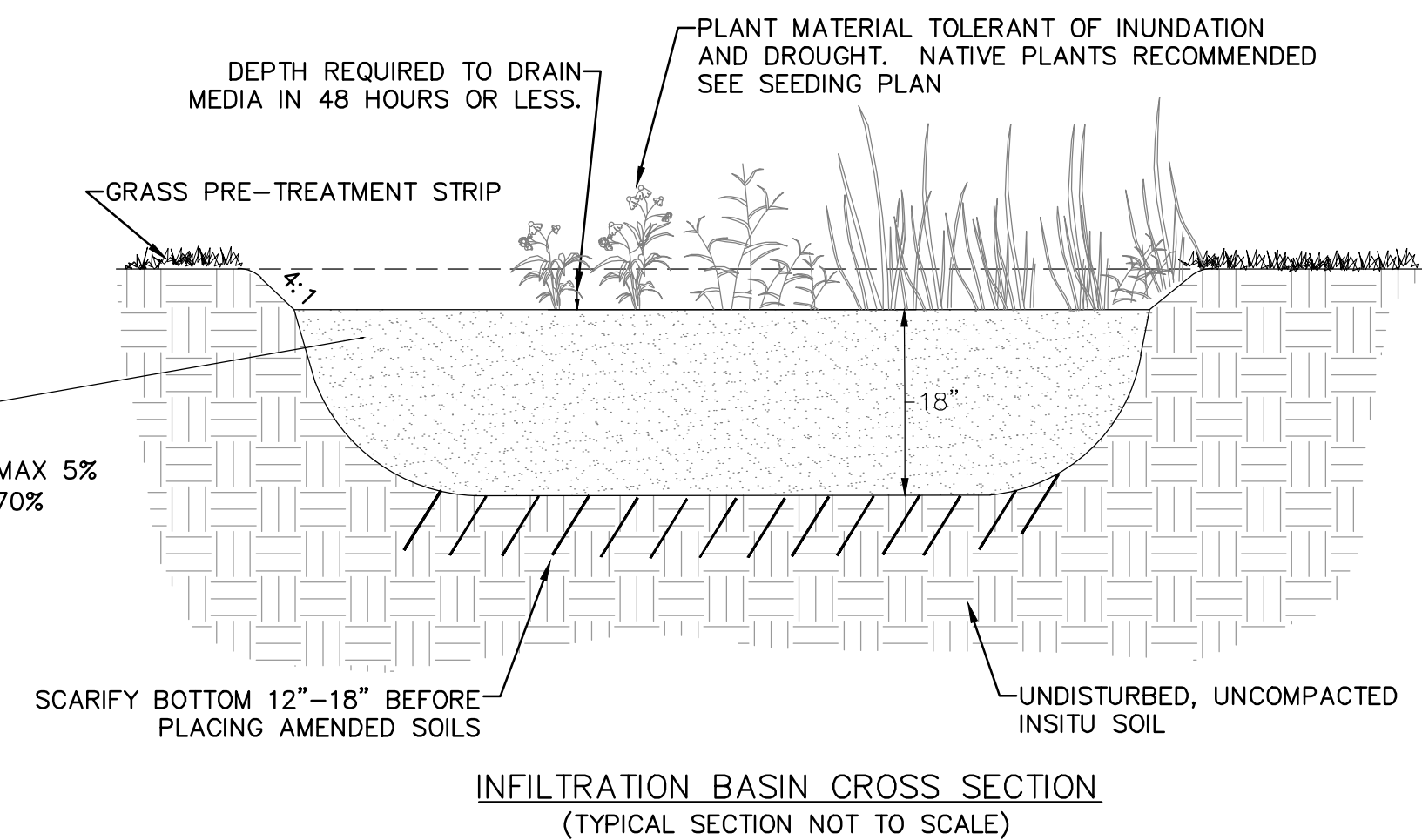




- FILTRATION MEDIA MIX
- SELECT GRANULAR BACKFILL MODIFIED FOR MAX 5% PASSING NO.200 SIEVE (MnDOT 3149 D.3): 70%
 - COMPOST (MnDOT GRADE 2): 30 PERCENT

STORM SEWER NOTES:

1. ALL PROPOSED STORM SEWER R.C.P. UNLESS OTHERWISE NOTED



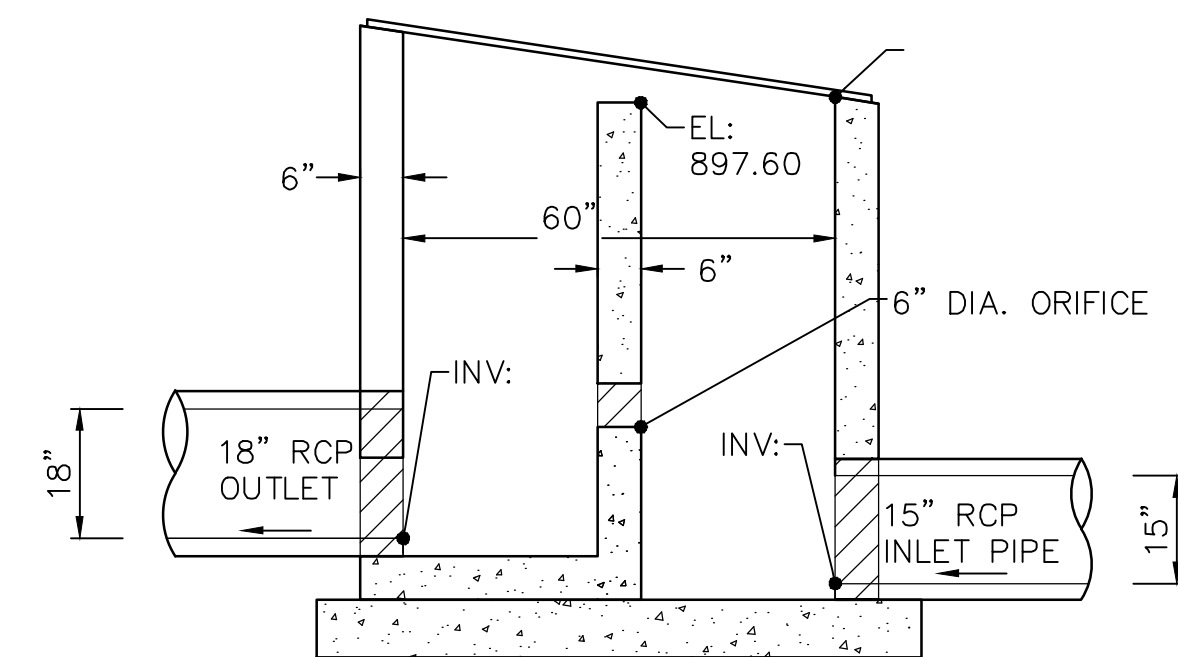
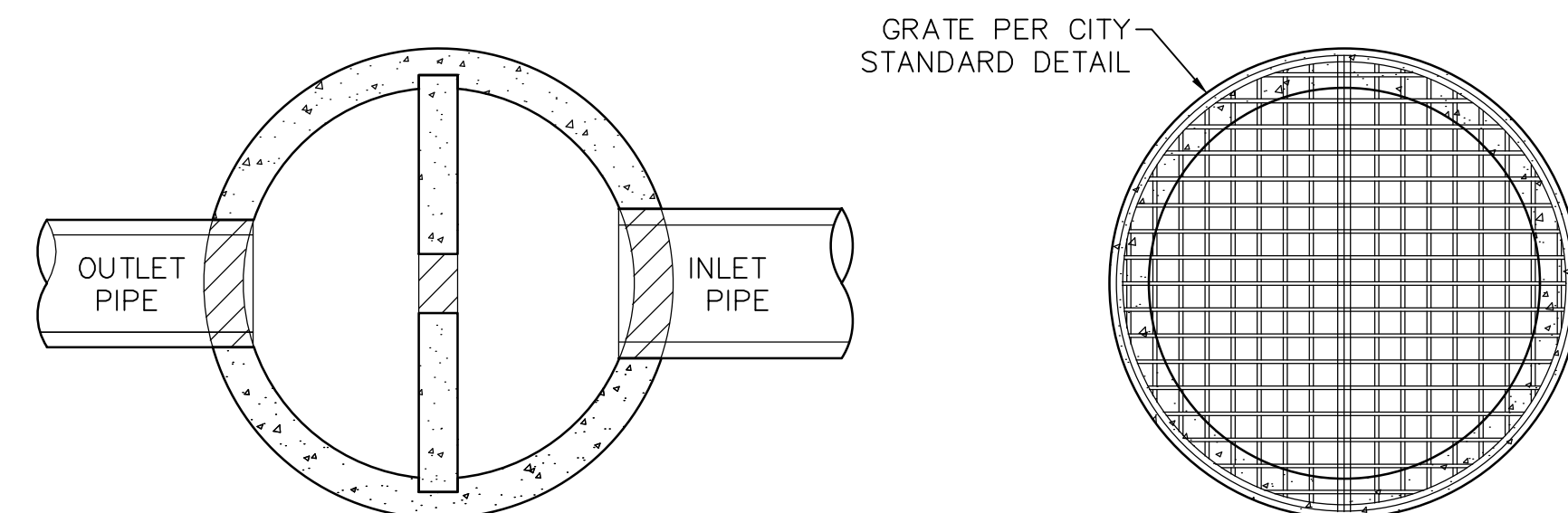
INFILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

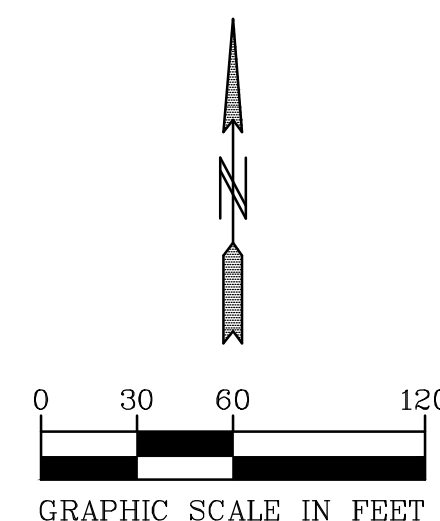
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

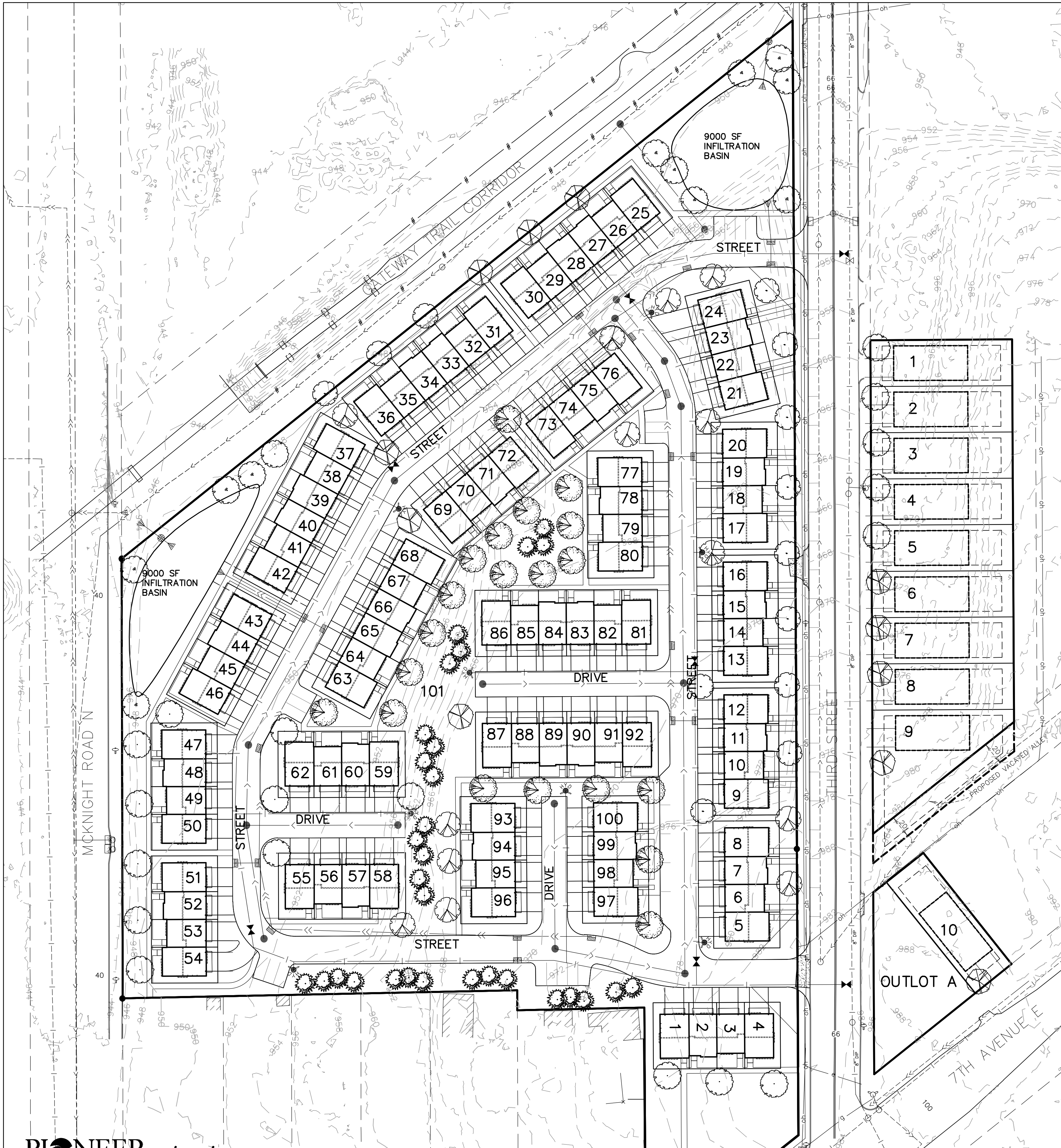
GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIOTENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



PRECAST CONCRETE SLAB BASE
SEE CITY STANDARD CONTROL STRUCTURE
DETAIL FOR CONSTRUCTION REQUIREMENTS
**POND OUTLET CONTROL STRUCTURE
OCS**
(NOT TO SCALE)





PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	NORTHWOOD MAPLE/Acer rubrum 'Northwood'	2.5" B&B	20	
	RIVER BIRCH/Betula nigra 'Heritage'	8-10' B&B	11	Clump
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	13	
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	2.5" B&B	11	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	13	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna Glen'	2.5" B&B	19	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	30	

LANDSCAPE NOTES:

TREE REQUIREMENTS: 1 TREE/TOWNHOME UNIT OR SINGLE FAMILY LOT

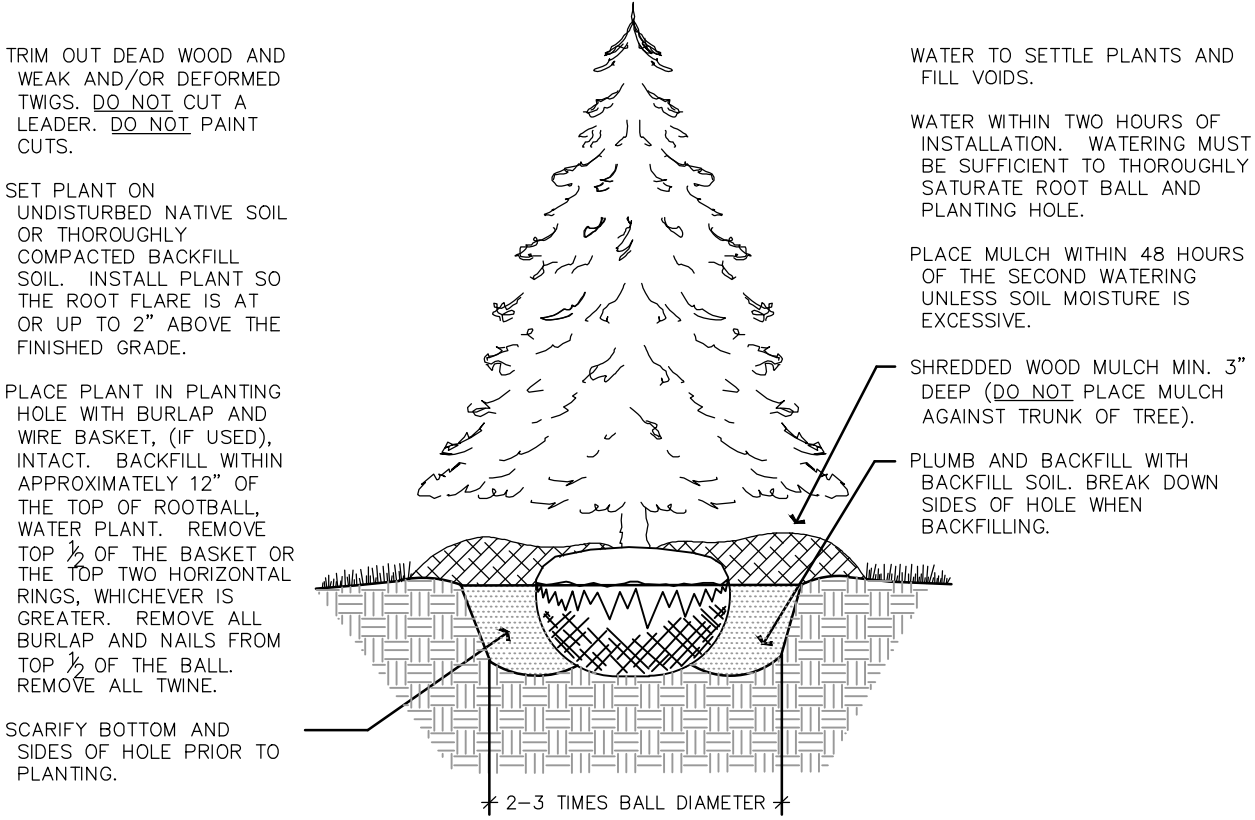
TOWNHOME UNITS: 100
REQUIRED TREES FOR TOWNHOMES: 100
PROPOSED TREES: 104

SINGLE FAMILY LOTS: 10
REQUIRED TREES FOR SINGLE FAMILY: 10
PROPOSED TREES: 10

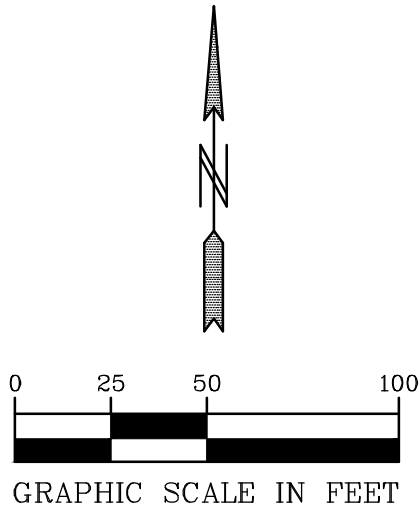
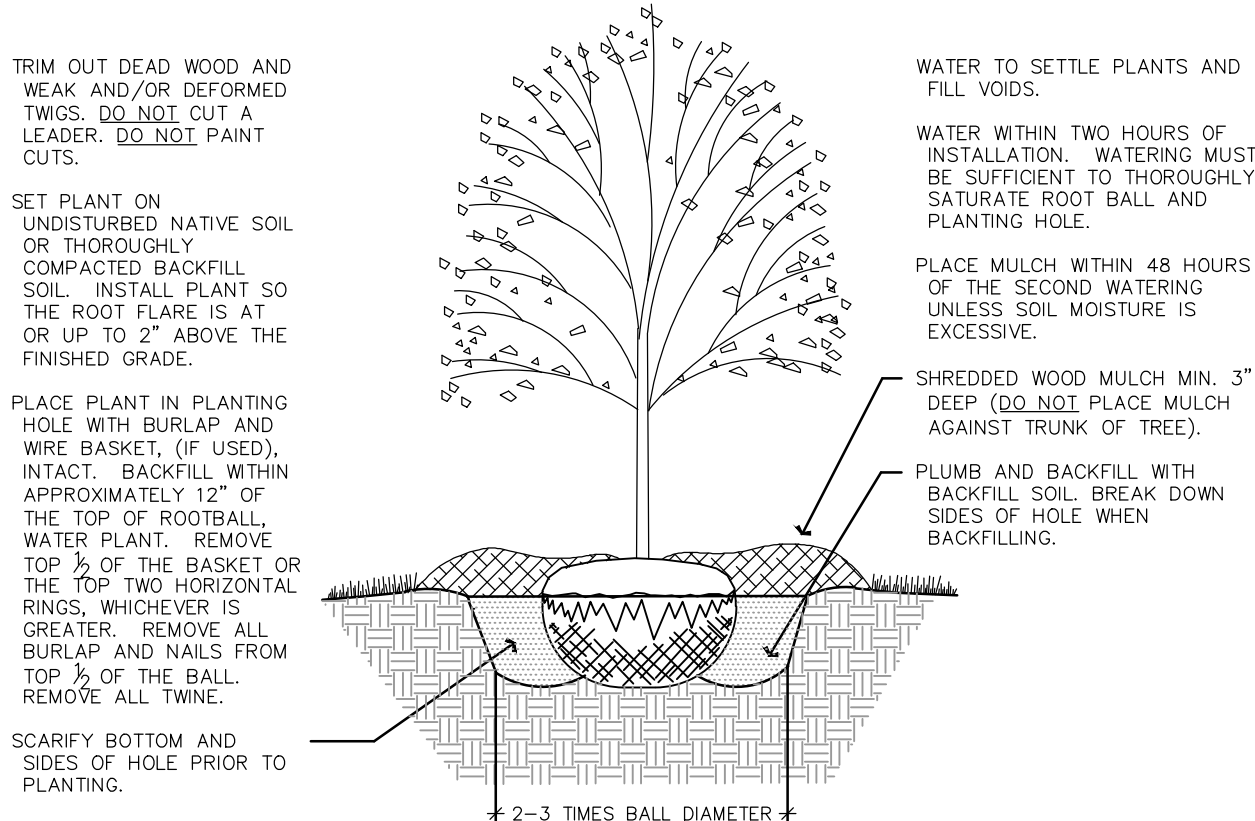
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSEYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DESOREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name
Jennifer L. Thompson
Reg. No. 44763 Date __/__/__

Revisions

Date 9-10-18
Designed JLT
Drawn JLT

LANDSCAPE PLAN

M/I HOMES
5354 PARKDALE DRIVE SUITE 100
ST. LOUIS PARK, MINNESOTA 55416

MCKNIGHT ROAD SITE
NORTH SAINT PAUL, MINNESOTA

1 OF 1