

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 1, 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

Erin Perdu, City Planner
Karin Derauf, Commission Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

Approve the October 4, 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. 2736 20th Ave. E – Conditional Use Permit for Day Nursery

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

VIII. REPORTS FROM STAFF

A. Downtown Master Plan – Bailey Krause, WSB
B. IUP Ordinance update

IX. REPORTS FROM COMMISSIONERS

Update from City Council Liaison

X. ADJOURNMENT

The next regularly scheduled Planning Commission meeting is Thursday, December 6, 2018 at 6:15 p.m.

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
RREGULAR MEETING MINUTES
THURSDAY, OCTOBER 4, 2018
6:15 P.M.**

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

I. CALL TO ORDER

Vice-Chair Hamm called the meeting to order at 6:15 p.m.

II. ROLL CALL

COMMISSION

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

STAFF

Erin Perdu, City Planner
Karin Derauf, Commission Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Bathurst, and seconded by Commissioner Gelbmann, with all present voting aye (4-0). Motion carried to adopt the October 4, 2018 Agenda.

IV. APPROVAL OF MINUTES

Motion to approve Minutes by Commissioner Gelbmann, and seconded by Commissioner Worm, with all present voting aye (4-0). Motion carried to approve the September 5, 2018 regular meeting minutes as submitted.

V. MEETING OPEN TO THE PUBLIC

Resident, John Schmahl of 2750 Chisholm Avenue, asked a question regarding the previous Commission Meeting, regarding the IUP update issues and when that will go to Council for discussion. Council Liaison, Tom Sonnek indicated that the City Planner still needs to discuss the issue with the City Attorney for advisement on the language updates that will be presented to Council. Breanne Rothstein, from WSB, indicated she would follow up with Erin Perdu on any updates regarding IUP status.

VI. PUBLIC HEARINGS

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

Breanne Rothstein, WSB, presented the background on the Planned Unit Development, Preliminary Plat, and Right-of-Way Vacation for the redevelopment of the property known as the Anchor Block site, located at Highway 36 and McKnight Rd for the portion of the property south of the Gateway Trail between McKnight Road and 3rd St. N. The proposal includes 100 owner-occupied townhomes, and ten single family homes.

The project is proposed in two phases. Phase 1 is proposed to start in Spring of 2019 with the grading of land, and construction of 48 townhomes as well as 10 single family homes. Phase 2 would begin in Spring of 2020 include construction of the remaining 52 townhomes and associated road and utility improvements. The full project will be completed by Fall of 2020.

The property is zoned MU-3 and is consistent with the Comprehensive Plan, permitted uses, density. The proposed development is designed with open space buffers and meets parking requirements as well. All Streets, driveways, and pavement are proposed to be privately maintained by the homeowners association. Drainage and utility easements are proposed for City access. The City Fire Chief has reviewed the layout of the site plan and has no concerns about the access with regard to emergency protection.

The proposed landscaping plan included 114 trees spread throughout the development. The proposed tree plantings exceed the ordinance requirements.

There is a request for variance from the open space, as the zoning ordinance defines “usable open space” as space that “is intended and maintained for active and/or passive recreation...” The open space proposal on this site plan would be used for storm water drainage including ponding infiltration. So while it is green space, it is categorized differently than open space as per the ordinance.

The architectural design is visually compatible with the surrounding area and will not create any excessive burdens on existing parks, schools or other public facilities in the area.

There is also an Alley Right-of-Way Vacation application that has been submitted for an area that is unused by the City for transportation purposes. The applicants wish to utilize this area for open space and grading/storm water management. The vacation will be contingent on easements being granted back to the City for access to all utilities.

There is also a traffic study that has been ordered by the County that will be completed.

Liaison Sonnek asked for Breanne Rothstein to reiterate the “deviations” from the zoning ordinance. She explained that the only deviation from the MU-3 zoning district is the open space deviation. She stated that the open space requirement specifically discusses “usable” open space and specifies the 500 sq. ft. of usable open space per townhome unit or a total of 50,000 sq. ft. This definition excludes any open space for storm water management. The development includes 123,134 sq. ft. of green space, however, almost all of it is for storm water management which exempts it from being defined as “usable”. As the ordinance defines it, there is no usable open space. Liaison Sonnek asked if the space between the units is considered open space and what does “usable” mean. Breanne Rothstein indicated that it allows for adequate space between building, to allow for views, and to allow for true recreation areas. However, due to this site

being located next to a large recreation area such as the Gateway Trail, this can be viewed as the provided recreation area. This development would be well connected to the trails. Council Liaison clarified that what really needs to be accounted for is recreational space. Planner Rothstein indicated that based on the ordinance that is correct. Liaison Sonnek asked if the proposal was unusual in terms of the amount of open space for a townhome development of this size, basically, asking if the plan proposal is trying to “cram too many units into the property space”. Planner Rothstein indicated that it is not unusual based on the City’s ordinance.

Commissioner Worm asked about sidewalks, and Planner Rothstein indicated that there are sidewalks proposed on the west side of 3rd Street and will provide a critical connection with the Gateway Trail. This sidewalk maintenance will be deferred to the homeowner’s association.

The developers/applicants were invited to give a summary of the proposal for the Planning Commission and members of the audience. It was indicated that the proposal meets the Comprehensive Plan in terms of the urban street scape that the Comprehensive Plan was trying to achieve with 20 units per acre. This is a challenging site with changes in topography so the developers have slopes and retaining walls for added features to provide an aesthetic look. The units range in size from 1,650 to 2,000 sq. ft. and will be a price point of about \$280 to \$310K per unit with customization in terms of finishes on counters and flooring. There are 2 and 3 bedroom options. The size of this site will dictate about 3 to 4 years of work from start to full completion. On the east side of 3rd Street there will be single family homes. The green space does provide areas for small recreation, but that is not the specific designated use and the storm water requirements takes precedence over other landscape featured areas.

Commissioner Gelbmann asked a question regarding traffic flow and how will traffic flow in this area. M & I Development indicated that they met with the Ramsey County Transportation Department and City Engineer and it is noted that because of the area it will not cause an intersection failure, however, they will be conducting a study to find better ways to accommodate traffic in the form of timing changes of the traffic signal located at South Avenue and McKnight Avenue. The total County traffic count is 4,800 vehicles per day on South Avenue. So it is indicated that there will be approximately a 15% increase in traffic on South if all the traffic from the development left at the same time in the same direction.

Commissioner Worm asked about the demographics of who is purchasing townhomes. M & I Development indicated that it is hard to determine as the appeal is a lifestyle choice for someone who wants everything a single family home offers without the maintenance. The most common would be single parents, empty-nesters, and young professionals who don’t want the maintenance issue of caring for a single family home.

Commissioner Gelbmann asked about basements and the developer indicated that they have not determined yet whether they will build on slab or with basements. They do various types of townhome designs, and building with basements may help with grading issues, however, it has not been determined yet.

Council Liaison Sonnek asked about the units per acre. Planner Rothstein said the density is calculated by the total lot area being divided by the number of units. Because this is a Planned Unit Development and the MU-3 district allows for a wide range of flexibility and mix of densities, such as townhomes, this is well within the zoning ordinance requirements.

Council Liaison asked what the buffer will be along McKnight Road. The developer answered that the townhomes will be approximately 10 feet above McKnight along with a decorative

retaining wall. There is additional dedication of roadway along McKnight that is being given to the County for possible long-term sidewalk or trail being added to connect with the Gateway Trail. There will be an aesthetic separation from McKnight that will give added privacy to the residents of the townhome community.

Public Hearing opened at 7:11 p.m.

Members of the audience were invited to come forward with comments. The first resident was Jim Hanson, 2219 Oakhill Place. He stated that there has been a lack of information given to the residents regarding this development. He bought his house for the aesthetic of seeing a sunset and the line of trees as well as the seclusion the trees provide. He has concerns that this development will affect his view. He also has concerns that there will be noise from people in the development, noise from traffic, and he will no longer have the tree buffer to block noise from Highway 36. He also has concerns about how much of the hill will be cut away. He asked how big the retaining wall will be, and will it compromise his view.

Howard Rosta, Attorney for T.A. Shifsky, reminded the Commission and the developer/applicant that T.A. Shifsky's has a long standing history in North St. Paul and their trucks will continue to use the same roads they have always used along 3rd Street. The asphalt company will be operational as usual, with the crushing operation and with the same noise. He indicated that Shifsky's is not opposed to the development coming in to the area.

Stephanie Brantner, resident at 2279 South Ave., is new to the area and has concerns regarding the trees and what will be removed. She has a quiet and very private back yard. She asked what will happen to all the trees and how will that affect her privacy.

Planner Rothstein recommended to the Vice-Chair that questions being posed can be answered at the end if they are specific to the development proposal.

Tanya Ritchie, resident at 2222 Oakhill Ave., is a new resident and bought her house because of the backyard. She said the trees work as a sound barrier from Highway 36. She has concerns that she will hear all the noise. She has concerns of the retaining wall and taking out all the trees with taking out the roots and soil erosion. She has concerns for a sidewalk or trail and who will maintain that. She also asked about replacement for trees.

Glenn Bergman, resident at 2315 South Ave., was told that he has to vacate his shed from its present location. He stated that he has sought legal counsel. He asked if the land has been purchased from Anchor LLC. The developer confirmed that it has not been purchased yet. The resident reminded the Commission to be aware of that fact.

Ivan Beak, resident at 2321 South Ave., purchased his house because there was a vacant lot next to his that had no plans for any development. He has two young active boys and has enjoyed that vacant lot for free space for them to play. His garage is encroaching by 2 inches on to the property being sold and developed, and wants to know why the survey trumps his garage being built years ago. In the future, he may want to put up a fence, and what is the offset from the property line. If it is 2 or 3 feet, he will not have enough space to put up a fence. He is also concerned about water issues and drainage coming on to his property.

Council Liaison Sonnek commented to Planner Rothstein to contact the City Engineer to look at any drainage issues and garage encroachment. Planner Rothstein indicated she would pass the

information along to the City Engineer, and also that any drainage issues are part of the storm water management plan.

Joe Florian, resident at 2367 7th Ave., he has a concern regarding the trees and doesn't want to see the trees cut down. Cutting down the trees, this will affect the wild life. This area could be developed into a recreational area rather than a housing development.

John Schmahl, resident at 2750 Chisholm Ave., indicated that he could not find the information for the hearing on the website.

Public Hearing Closed at 7:36 p.m.

Council Liaison asked which parcels are City owned. Community Development Director, Paul Ammerman, indicated that the east and west corners on South Avenue at 3rd Street are City own properties. Public Works is determining alternate spaces for snow removal.

Commissioner Worm asked about the single family lots and what the sizes are. The developer indicated that the existing lots are 40 ft. x 125 ft. There is also a ROW that will not be vacated. The vacation is to the south of these lots. They will be some reconfiguring of the lots to account for an additional lot and work them into the overall plat.

Liaison Sonnek asked if the parcels on the east side of 3rd Street are all part of the same parcel. The developer indicated that they are all owned by Anchor Block LLC, and the parcel is being sold all together, including the lots on the east side of 3rd Street. Council Sonnek asked if there is a way to save some of the trees. The developer indicated that they are willing to look at a different variation of the plans being considered and see what can be worked out.

Council Liaison Sonnek indicated to the members of the audience that this property is zoned MU-3, and a residential area is one of the best possible scenarios for outcome of the development of this property. He also indicated that Anchor Block currently owns the property and could themselves remove all the trees as it is their right as the property owner. He reminded the audience that a new owner can be encouraged to spare trees, however, it is their right as well, to remove trees as the owner of the property.

Council Liaison asked Planner Rothstein if there are changes to the plat, is a new Public Hearing necessary. Planner Rothstein indicated that if there are substantial changes, such as new infrastructure requirements, or number of units, then yes, another Public Hearing would be required, however, if there recommendations that the Commission would like to indicate, then those can be added as contingencies to the motion.

Commissioner Gelbmann commented that he understands that the residents have some very genuine concerns and reminded the audience that good communication can go a long way between parties. He indicated he would like to see additional communication between the developers and the residents and feels the resident's concerns can be addressed. Council Liaison Sonnek suggested an Open House for the residents. Planner Rothstein indicated that all the information can be available on the website, and she would be happy to answer any questions after the meeting. Liaison Sonnek asked the developer if they would be available to present the large size drawings of the plans and provide that information to the residents. Planning Commission Secretary Derauf indicated that she offered to make copies of the proposal with maps prior to the meeting and if any resident's wanted copies, she would stay and make as many further copies as necessary.

Steve Schwanke, from Inland Developers who is working with M & I Developers and has the purchase agreement from Anchor Block LLC, suggested an Open House prior to the City Council Meeting and suggested Monday, October 8th, Tuesday, October 9th, or Thursday, October 11th of next week for the Open House.

Council Liaison Sonnek indicated that an Open House would be readily acceptable, and will solidify a date for the following week and make a means to notify the residents of the meeting date.

Commissioner Gelbmann made a motion, and seconded by Commissioner Worm, with all present voting aye (4-0). Motion carried to recommend to Council, the approval of the Planned Unit Development, Preliminary Plan and Right-of-Way Vacation request for the Anchor Block redevelopment along 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. Have an Open House for residents to review the visual plans.
5. Continue to work with the developer/builder in saving as much of the existing natural resources as possible.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

None

VIII. REPORTS FROM STAFF

None

IX. REPORTS FROM COMMISSIONERS

Council Liaison Sonnek reported that there are additional projects coming for North St. Paul. There are developers looking at the old City Hall site, as well as the dental site on the corner of Seppala and Margaret St. Also, the old Community Center building is being used by the volleyball school and they have made improvements on the building.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Bathurst, and seconded by Commissioner Worm, with all present voting aye (4-0). Motion carried to adjourn the meeting at 8:09 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, November 1, 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: 10/24/2018
To: Planning Commission Members
From: Erin Perdu, AICP, City Planner
CC: Craig Waldron, City Manager
Paul Ammerman, Community Development Director
Re: Conditional Use Permit – Day Nursery, 2736 20th Ave. E.

BACKGROUND

The applicant, Cheri Brown on behalf of Little Lights Childcare, is requesting a Conditional Use Permit to allow for the establishment of a Day Nursery (in-home daycare) in the existing home located at 2736 20th Ave. E. The facility would be licensed for up to 12 children. The property is in the R-1 Single Family Residential District.



Figure 1: Area Map

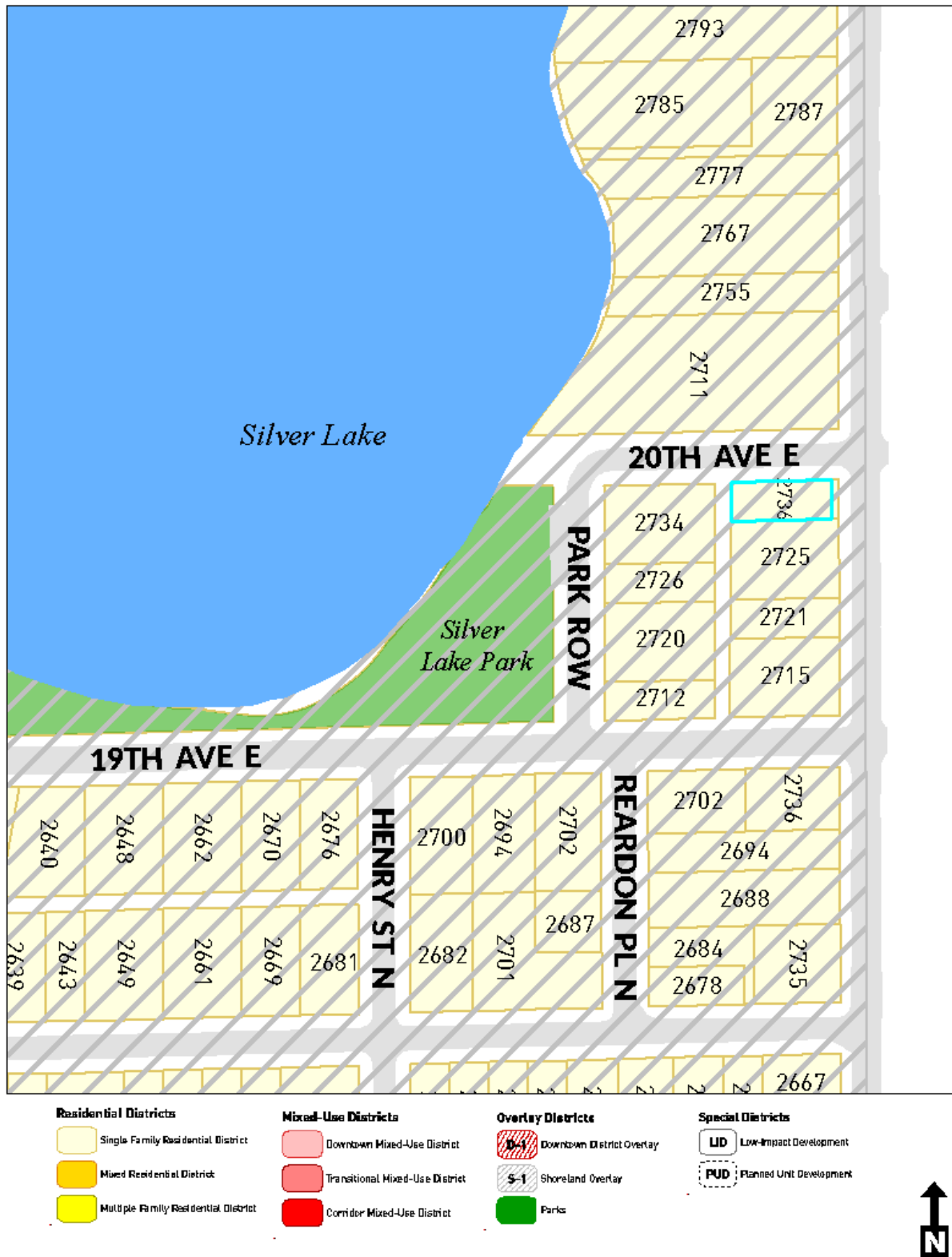


Figure 2: Zoning Map

FINDINGS

Standards for Conditional Use Permits

- i. *The use is consistent with the general purposes and intent of the Comprehensive Plan.*
The draft 2040 Comprehensive Plan designates the site for low-density residential use. This is the case for all R-1 Single Family Residential properties which allow for in-home daycare uses via the conditional use permit process. If the daycare use is designed to meet all CUP requirements, it will be consistent with the intent of this comprehensive plan district.
- ii. *The use will not adversely affect the health, safety, or general welfare of the City;*
The proposed daycare use will not create any adverse effects on the general health, safety or general welfare of the City based on the nature of its use or location.
- iii. *The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City;*
The R-1 Single Family Residential district allows for Day Nurseries (home daycares) as a Conditional Use presently within single family homes. The underlying single-family use of the property is not planned to change in the future. If the daycare use is designed to meet all CUP requirements, it will be compatible with present and future land uses.
- iv. *The use or appearance of the use is compatible with adjacent properties;*
The proposed daycare is compatible with the appearance and use of adjacent properties. The proposed addition of a fence will also be compatible with adjacent properties.
- v. *The use can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste and stormwater disposal systems;*
The proposed daycare will be adequately supported by the above listed public urban services.
- vi. *The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;*
The daycare proposes to utilize the nearby Silver Lake Park for occasional outdoor recreation. Otherwise there will be no impact on public facilities.
- vii. *The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;*
The proposed use will take place within an existing residential structure. No alterations to the structure are proposed, other than a privacy fence to protect children and provide additional screening for neighbors.
- viii. *The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use;*
The proposed use is compatible with the intended conditional uses in the R-1 district.

- ix. *The use will not create an intrusion of excessive noise, glare, or general unsightliness; and;*

Generally, the hours of a daycare operate during normal business hours and should not create an intrusion of excessive noise, glare or general unsightliness. The applicant has not specified hours of operation.

- x. *If applicable, the proposed use is consistent with officially adopted city plans and overlays.*

The proposed daycare does not impact any officially adopted city plans or overlays.

Specific Standards for Day Nurseries:

A fence of acceptable design not over six and one half (6 ½) feet in height may be required to be constructed along the property line when said use abuts property residentially used or in one (1) of the Residential Districts; said fence shall be adequately maintained.

The applicant has indicated that a fence will be installed around the perimeter of the property. Fencing is particularly important on this property due to its location on Century Ave. This will be made a condition of CUP approval.

State of Minnesota Requirements:

In addition to North St. Paul's requirements, the operation must be licensed by Ramsey County. The County enforces the State of Minnesota's standards for child care providers. Some of the relevant standards are provided below:

Outdoor play space. *There must be an outdoor play space of at least 50 square feet per child in attendance, adjacent to the residence, for regular use, or a park, playground, or play space within 1,500 feet of the residence. On-site supervision must be provided by a caregiver for children of less than school age when play space is not adjacent to the residence. Enclosure may be required by the agency to provide protection from rail, traffic, water, or machinery hazard. The area must be free of litter, rubbish, toxic materials, water hazards, machinery, unlocked vehicles, human or animal wastes, and sewage contaminants. MS9502.0425*

The applicant has indicated that they plan to utilize park and playground at Silver Lake Park which located less than 1,500 feet from the residence.



Figure 3: Approximate Distance to Silver Lake Park

Capacity limits. Family day care and group family day care providers shall comply with part [9502.0367](#), which limits the total number of children and the number of preschoolers, toddlers, and infants who may be in care at any one time, and provides for the number of adults who are required to be present. MS 9502.0365

The applicant is required to comply with capacity limits as defined by the State of Minnesota.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends **conditional approval** of the Conditional Use Permit with the following conditions:

1. Apply for and install a fence in the rear yard within 60 days of approval of the CUP.
2. The CUP will be reviewed annually by City Staff. If there are complaints regarding the operation by neighbors or any violations noted by Ramsey County, the City may re-evaluate the CUP for possible additional conditions or revocation.



City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow:
\$1,000 min.
(code 1.2044)

Application Fee:
\$500.00
(code 1.3290)

APPLICATION FOR CONDITIONAL USE PERMIT

The conditional use permit process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application 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: Cheri Brown
Company (if applicable): Little Lights Child Care
Address: 2736 20th Ave E
City, State, Zip: North St Paul, MN 55109
Phone Number: 651-468-6412
Email: Cheribrown@me.com
Are you the owner of the property? ☒ YES ☐ NO
(If no, you must supply property owner information)

Owner Name: Cheri Brown
Company (if applicable): _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Email: _____

PROPERTY INFORMATION

Street location of property (address): 2736 20th Ave E
Parcel Identification Number (PID) (see Ramsey County website): 012922440004
Legal description of property: EX E 10FT LOT 1 BLK 2 of CASTLE
Present zoning of property (see City website): Single Family Residential District
Size of property (acreage): .116
Title information: ☒ Abstract ☐ Torrens
Property Description: ☒ Residential ☐ Commercial ☐ Industrial ☐ Institutional

PROPOSAL INFORMATION

Application is hereby made for Conditional Use Permit to conduct the following: in home daycare
Applicable Zoning Code Section (reference Zoning Code, see City website): _____

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

1. Provide a project description.
2. Is the proposal consistent with the general purposes and intent of the Comprehensive Plan?
3. Will the proposal adversely affect the health, safety, or general welfare of the City?
4. Is the proposal compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City?
5. Is the proposal or appearance of the proposal compatible with adjacent properties?
6. Is the use adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and storm water disposal systems?
7. Will the proposal create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area?
8. Will the use be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land?
9. Is the use in harmony with the general purposes and intent of this Chapter and the zoning district in which the applicant intends to locate the proposed use?
10. Will the use create an intrusion of excessive noise, glare, or general unsightliness?
11. If applicable, is the proposed use consistent with officially adopted City plans and overlays?

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable 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 review 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 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 for 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: Cheri Brown Date: 10-5-18

Owner Signature: Cheri Brown Date: 10-5-18

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR 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: _____ Receipt #: _____ File #: _____

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: _____

1. Provide a project description.
~ Residential in home family daycare. Maximum capacity of 12 children.
2. Is the proposal consistent with the general purposes and intent of the Comprehensive Plan?
~Yes
3. Will the proposal adversely affect the health, safety, or general welfare of the City?
~No. I believe having an option for quality child care will be a benefit to the city and it's residents.
4. Is the proposal compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city.
~ Yes. Located in a family home near a city park and in an easily accessible location for residents this is a great option.
5. Is the proposal or appearance of the proposal compatible with adjacent properties.
~Yes. Adjacent properties include other single residence homes which will not be affected.
6. Is the use adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and storm water disposal systems?
~Yes. The property is connected to local utilities and has easy access to police and fire with a hydrant located nearby. The clientele base will mostly consist of those who provide their own transportation to and from the property, but there is also local bus access.
7. Will the proposal create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area?
~No. The local park has a large capacity and there is playground equipment located on the property to accommodate for busy times. Schools will not be affected and public facilities would only benefit from additional business brought in.
8. Will the use be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land.
~This is a residential home, with no obvious property signs of business.
9. Is the use in harmony with the general purposes and intent of this Chapter and the zoning district in which the applicant intends to locate the proposed use.
~Yes.
10. Will the use create an intrusion of excessive noise, glare, or general unsightliness?
~No.
11. If applicable, is the proposed use consistent with officially adopted City plans and overlays?
~Per city regulations there will be a fence added to the property for the safety of the children.

Certificate of Survey

FROM THE OFFICE OF

CHARLES O. GEORGI COMPANY

2215 West County Road B

Saint Paul, Minnesota 55113

REGISTERED CIVIL ENGINEER AND LAND SURVEYOR

I Heroby Certify that this plat shows a survey made by me of the property described on this plat, and that the corners are correctly placed as shown, and that all locations have been correctly shown.

Surveyed For Dick BraggDate April 1977Scale 1" = 40'

By Charles O. Georgi
REGISTERED LAND SURVEYOR

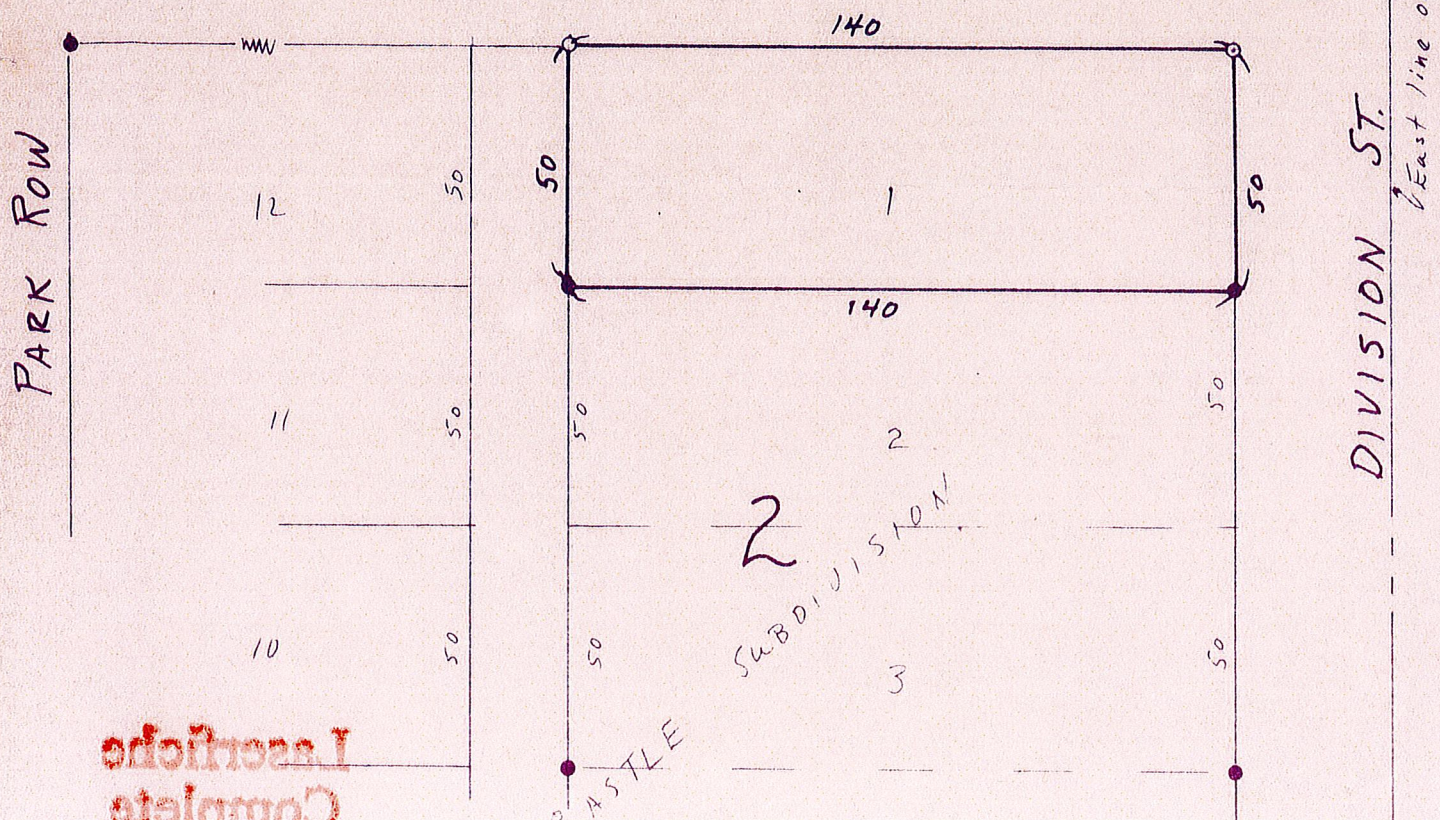
Description:

Lot 1, Block 2, Castle Subdivision

Ramsey County, Minnesota



- Denotes Iron Monument
- Denotes Iron Found & verified



Complete
Laserphoto

**CITY OF NORTH ST. PAUL
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT FOR
DAY NURSERY AT 2736 20TH AVE. E.**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of North St. Paul, Minnesota will hold a public hearing to accept public input on a request for a Conditional Use Permit from the owner of the property at 2736 20th Ave. E for the purpose of establishing a Day Nursery facility.

The above request is being made by Cheri Brown on behalf of Little Lights Child Care are being made to facilitate an in-home child day care center operation for up to 12 children. This area is zoned R-1 Single Family Residential Use District.

The public hearing will be conducted on Thursday, November 1, 2018 at approximately 6:15 p.m. or shortly thereafter at the City Council Chambers of City Hall, located at 2400 Margaret Street, North St. Paul.

Applicant/Address: Cheri Brown of Little Lights Child Care, 2736 20th Ave. E.

Such persons with desire to be heard with reference to this matter will be heard at this meeting. Written and oral comments will be considered. Persons who require this information in another format should contact City Hall at (651) 747-2403 at least 72 hours prior to the public hearing.

PUBLISH: October 24, 2018



7TH AVENUE NORTH ST. PAUL URBAN DESIGN

Downtown Revitalization Plan
North St. Paul, MN

October 2018

Downtown Revitalization Plan

7th Avenue North St. Paul Urban Design

October 2018

PREPARED FOR



City of North St. Paul, MN
2400 Margaret Street
North St. Paul, MN 55109

PREPARED BY



WSB & Associates

Acknowledgments

We gratefully acknowledge the participation and assistance of the following groups and individuals in the preparation of this document:

NORTH ST. PAUL CITY COUNCIL MEMBERS

Mike Kuehn, Mayor
Terry Furlong
Candy Petersen
Tom Sonnek
Jan Walczak

CITY STAFF AND OTHERS

Dr. Craig Waldron, Interim City Manager
Paul Ammerman, Community Development Director Morgan Dawley (WSB), City Engineer

WSB CONSULTANT TEAM

Robert Slipka, Senior Landscape Architect
Bailey Krause, Landscape Architectural Designer
Erin Perdu, City Planner

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Chapter One: Introduction

1.0 PURPOSE OF THE DOWNTOWN REVITALIZATION PLAN

The purpose of this Downtown Revitalization Plan (DRP) was to establish the visual quality and design preferences for the reconstruction of 7th Street, which travels through the core of North St. Paul extending from Division Street (Highway 120) to McKnight Road. The plan also included the segment of Margret Street, extending from the 7th Street intersection to the south edge of the bridge going over Highway 36. The planned project includes approximately 1.5 miles roadway within the city limits of North St. Paul, including the two blocks that make up North St. Paul's historic downtown. This plan focuses on the aesthetics of the new roadway. Though some assumptions were made, there will need to be further analysis of the existing conditions to determine the limits of replacement regarding utilities.

This DRP is written to document the design process to date, including important decisions about the project's overall planning and character as determined by the design team, City staff, City Council, and North St. Paul's residents. The DRP is also intended to be used as a reference document, meant to guide the stakeholders and professionals engaged in this project on how to proceed through final design and construction. The DRP serves two main purposes:

- To provide project background and context, as well as highlight the public decision-making process
- To identify minimum design requirements and objectives for the project associated with visual quality goals

This DRP has been created to be the guiding principal for professionals who are engaged in the final design and construction phase of this project, as well as a reference document for all stakeholders and project managers. The requirements and recommendations included in the DRP are primarily visual in nature. Therefore, the format of this document is based heavily on the graphic content that has been generated to communicate the design concepts and aesthetic character throughout the planning process.

1.1 PROJECT BACKGROUND

In early 2015, the City of North St. Paul started the discussion of improving its downtown core and how that would translate along the overall corridor to improve the existing conditions from Century Avenue (Highway 120) to McKnight Road. The City wanted to revamp their historic downtown to improve the number of visitors as well as create an interesting stopping area for those traveling on the Gateway State Trail. It was determined that the City would do an extensive community outreach initiative to determine the desired outcome for Downtown. Based on those results, templates would be developed followed by design concepts that the City would be able to provide feedback on.

Infrastructure Repair and Improvement

The City of North St. Paul is aware that the existing utilities in the project area could be close to or past the age of operation. The City will need to do a more in-depth assessment of the aging network of utilities to determine what may need to be replaced. The extent of these replacements will directly relate to the amount of funding that will be allocated toward the aesthetics during the revitalization process.

In September of 2016, the City of North St. Paul decided to work jointly with a consultant (WSB & Associates, Inc.), 7th Street businesses, and the surrounding residents to shape their common interests, concerns and ideas to develop a master plan for the project.

1.2 PROJECT GOALS

- Develop an implementable plan with phasing options
- Refresh and modernize the look and feel of Main Street
- Create a sense of place within the Downtown
- Create a pedestrian oriented environment
- Establish a unified look throughout the Downtown
- Support the business community in a unique and cooperative manner to enhance visibility and access
- Improve the ease of future state and local maintenance operations

Chapter Two: Preliminary Design Concepts

2.0 COMMUNITY INVOLVEMENT

The City of North St. Paul utilized community outreach to help develop the public's desires into visual concepts for the new image of downtown. The input was received via Visual Preference Survey, public meetings, bus tours, booths at the City's Friday Night Car Show, and online tools such as MySidewalk and Social Media. This variety of outreach allowed for different demographic groups to contribute to the design discussion.

Bus Tours – In the fall of 2015, the City hosted a group to tour two communities of similar population and size, Osseo and Anoka. The intent was to get people to express what they did and did not visually like in these communities, both of which have recently reconstructed their main street. The tour was attended by nine members of the public along with five City staff members and consultants. The tour began with visits to the two communities and concluded with a walkabout of downtown North St. Paul for comparative purposes.

Comments were organized into themes including Streets, Sidewalks, Streetscapes and Environment (feel and perception of the area). In some instances, a design element (such as pavers and stamped/colored concrete) received both positive and negative comment. The following feedback is based on the greater majority of the group.

Street Design Elements:

Likes

- Brick-defined crosswalks
- Narrow curb-cuts
- Depressed planting beds and/or cisterns under the roadway for irrigating planting beds and trees

Dislikes

- On-street parallel parking (Osseo)
- Wider, faster "main street" than North St. Paul (Anoka)
- No bike lanes (Anoka)
- Pavers in the street in Osseo (seen as very high maintenance and not friendly to handicapped individuals).

Sidewalk Elements:

Likes:

- Broom finish on concrete walks (Anoka)
- ADA access to businesses was generally handled via individual ramps (some of which were not up to code)
- Pervious pavers (Osseo) seen as both a good and bad thing – they do not look as well-maintained as regular pavers and also come with the texture issues associated with any paver; however, they do reduce runoff.
- Bollards with lighting
- Open areas for pedestrians to gather and rest
- Rain gardens

Dislikes:

- No bricks – just colored concrete (Osseo)
- Pavers/not giving trees ample room to grow in boulevard
- Planting too close to road (Osseo)
- Railing around trees
- Visible electric panels on trees
- Steps into entrances and significant locations (Anoka)

Streetscape Elements:

Likes:

- Uniformity and coordination of the streetscape elements in benches/trash receptacle/light poles (Anoka)
- Light poles with hanging baskets
- Clock at end of downtown district (Anoka)
- Historic panel at end of street (Anoka)
- Element that defines newspaper stands, etc. (Anoka)
- Art on pedestrian level
- Maintenance free plantings
- Bike racks are located downtown and are accompanied by trail maps/signs
- Old clock in the median
- Lighting on trees
- Historical marker

General Environment:

Likes:

- Monument/open space area in Osseo
- Have area for movies in the park
- Public area near river was beautiful (Anoka)
- Park/memorial on main street (Osseo)
- Off-street parking
- Stores “turn the corner” and continue down side streets
- Big box stores are located nearby, and yet the downtown businesses are still doing well
- All businesses embrace the theme (“Halloween Capitol”) with window displays, merchandise, etc.
- Multi-functional memorial park/gathering space across from City Hall in Osseo

Dislikes:

- Parking lots next to sidewalks (Osseo)
- Open space/pocket park in Osseo – the space was broken up with walk ways and furniture so there was not a lot of open spaces for people to sit on the lawn

Issues and Opportunities for North St. Paul:

Issues

- Uneven sidewalks
- Mismatched colored concrete
- Keeping the angled parking
- City landscaping not maintained
- Trees are not planted correctly
- No rain gardens
- Ensuring that the car show can continue through construction process
- Phase construction/get the project done as soon as possible

Opportunities:

- Downtown North St. Paul has enough seating, but all the seating should match
- Liked seating in bump-outs
- Have signage for parking in the back (Sepalla)
- The old city hall site could have a park

- Determine maintenance plan for landscaping
- Educational Kiosks – place one near Rotary Park and other locations along the downtown
- Add bus shelter at the stop by the dental office
- Bring more families downtown
- Keep open spaces for active uses – kids and families
- The street reconstruction will be a reason for people to venture downtown
- Create something unique that builds on the character of North St. Paul like the Snowman, car show, and concert in the park
- Place utilities underground
- Make the streetscape elements all uniform
- Develop a consistent look and feel
 - Pavement materials
 - Planting bed materials and shapes
 - Light fixtures
 - Benches
- Create less impervious surface and integrate stormwater management
- Follow the principals of the Living Streets Plan
- Look at the City of St. Paul for a model grants program for businesses that are affected by construction

Visual Preference Survey – Following the bus tour, a survey was generated to receive additional comments from a larger group of people. A visual preference survey attempts to get feedback on design alternatives by presenting various images to individuals and allowing them to rank their preferences. The goal of the survey was to contribute to community conversations and help the City identify a vision for what the people want and expect from the downtown area. A number of public engagement activities related to the 7th Avenue reconstruction and overall Downtown Revitalization Project have been completed, including:

- 4/9/15: Listening session with Revitalize Downtown North St. Paul, local businesses and the general public
- 5/28/15: Community Conversation with Revitalize Downtown NSP and local businesses
- 6/11, 6/18, and 6/25/15: Targeted meetings with businesses by geographic area
- 7/9/15: Community Conversation with businesses and general public regarding priorities for the Downtown
- 2015 and 2016: “Pop-Up” booth at two car shows
- 10/24/15: Bus/walking tour of Anoka and Osseo
- 2/23/16: Meeting and work session with representatives from the City of Hopkins
- 5/5/16: Open House to kick off Visual Preference Survey

The survey generated 283 total responses, 181 of which were submitted via an online SurveyMonkey portal and the remaining 102 responses being submitted via a paper survey. Images were shown in clusters of three for each given design category, representing the three different design options within that category, and were meant to be compared with each other. For each image, survey respondents were asked to

indicate their numerical preference ranging from 1 to 5, with 1 being least preferred and 5 being most preferred, or to select “no preference”. Respondents also had the option to leave the response blank for any given image.

Overall Category	Design Type	Average Score (1-5) *high being best
Pavement type	Concrete	2.35
	Decorative concrete	2.58
	Pavers	2.93
Concrete styles	Pattern	2.54
	Color	1.90
	Texture	3.23
Planters	Formal	2.20
	Raised planters	2.84
	Rain gardens	3.27
Site Amenities	Antique	3.20
	Modern	1.61
	Custom	2.00
Gathering spaces	Open lawn	2.64
	Pocket plaza	2.50
	Downtown plaza	2.83
Active vs. Passive Space	Active Play	2.31
	Active Water play	2.30
	Passive Park	2.92
Corridor Appearance	Simple	2.17
	Lightly decorative	2.60
	Parkesque	2.33

The compiled survey results indicated the following preferences in each design cluster, indicated by highest average score:

- Respondents via the online survey were 68% residents, 7% downtown business owners, 27% “person interested in Downtown North St Paul,” and 4% “other”.
- In general, the results indicate that respondents prefer a somewhat decorative downtown with antique style furnishings, textured walkways (either concrete or pavers), and landscaping that is native in style and that helps with stormwater management.
- As several participants noted in survey comments, design preferences should be balanced with budget considerations as the project moves into implementation.
- These results would be used to develop design concepts for the downtown area as the project moved forward.

Design Review Commission (DRC) and City Council Workshop Meetings – The consulting team attended two City Council Workshop Meetings and three DRC meetings throughout the development of the streetscape masterplan. The purpose of these meetings was to provide design updates based on past feedback from the public and provide and updated graphics based on their feedback.

The graphic templates that were delivered in the early meetings are shown in **Chapter 3, Figures 3.1** with the final graphics shown in **Figures 3.2-3.12**.

Chapter Three:

Corridor Master Plan Development Graphics

3.0 MASTER PLAN OVERVIEW

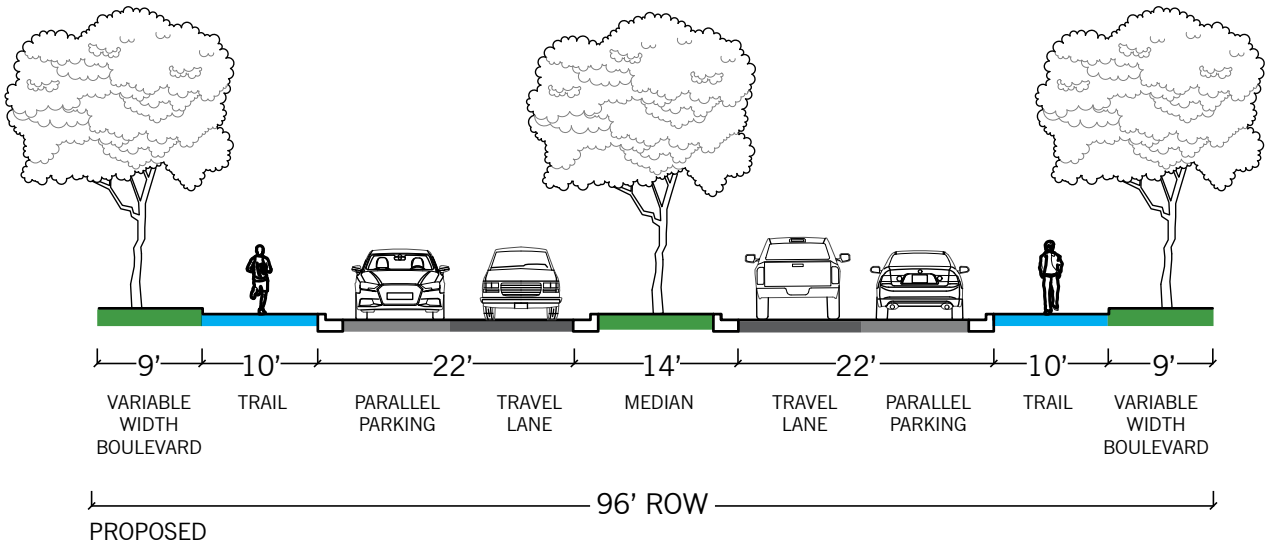
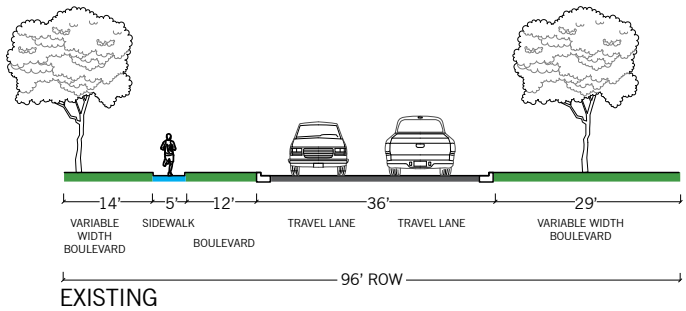
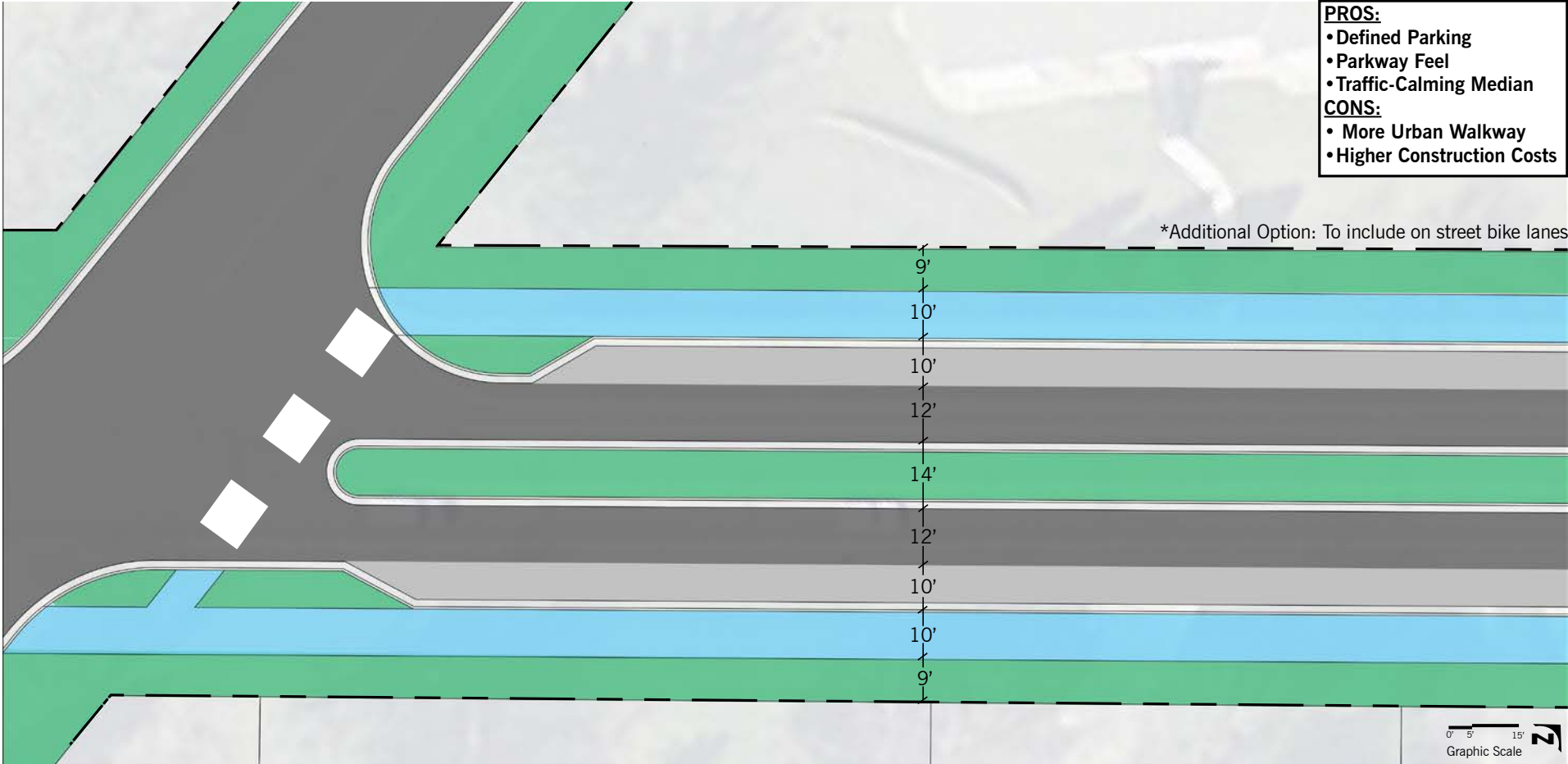
Once the public engagement process was complete and responses were tallied, the consulting team was able to develop corridor design templates which provided graphical examples of how specific districts along the corridor could be developed utilizing existing right-of-way limits (**Figure 3.1**). The corridor was broken up into three different zones: Residential, Historical Downtown, and Transitional (see Project Zoning Map on page 9). There were two options shown for each of the template areas, one with a center median and one without.

Following input from City staff, City Council, and the Design Review Commission (DRC), preferred templates were selected and used in developing the full streetscape master plan. A draft master plan was presented to staff, City Council, and the DRC for feedback. Using the feedback received, the final streetscape master plan and cost estimate was developed. Block by block enlargements of the final streetscape master plan are provided in **Figures 3.2-3.15**.



Template Option 1-Residential Area

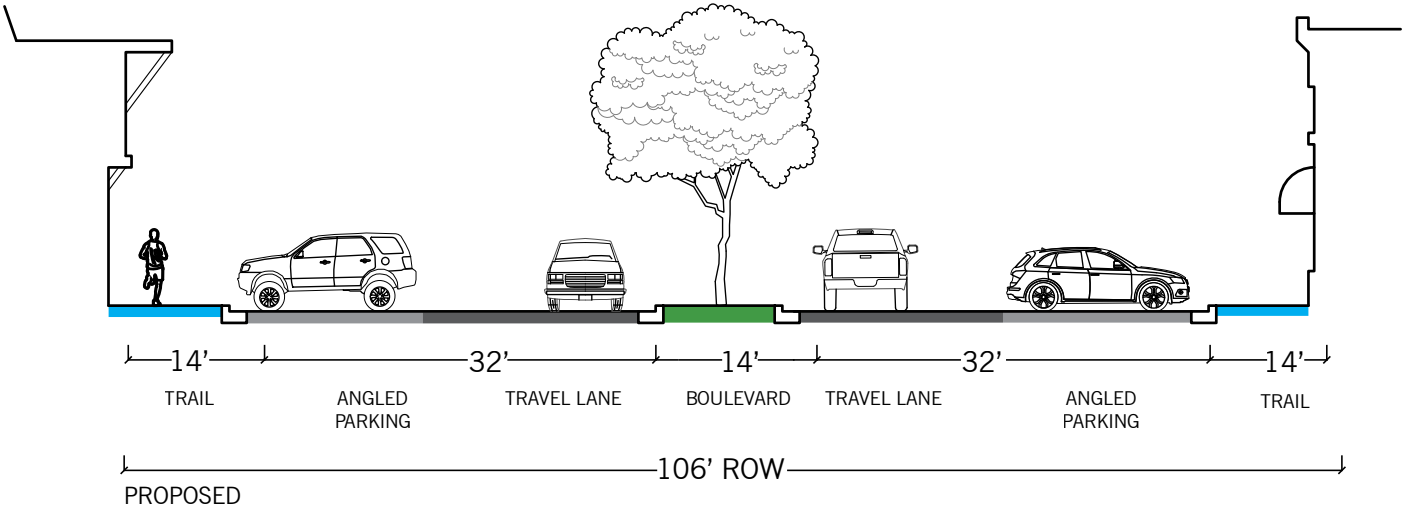
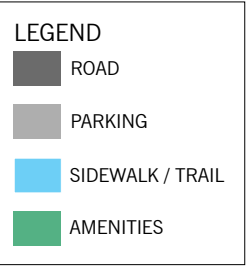
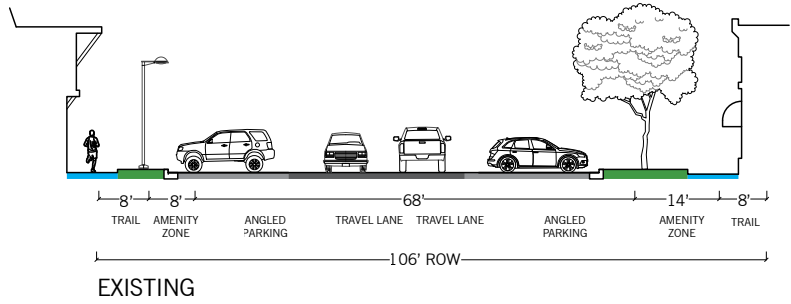
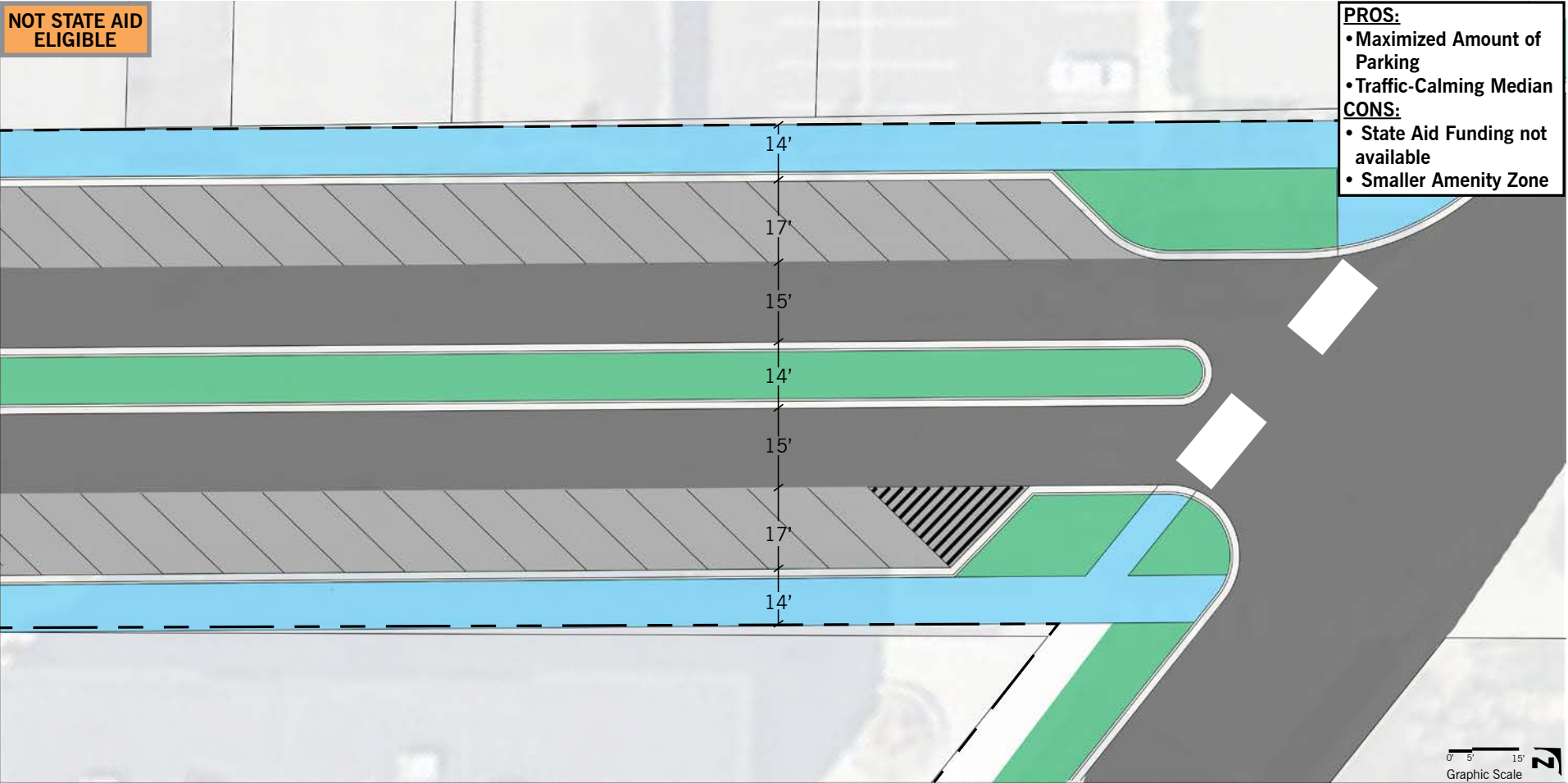
Plan



*Additional Option: To include on street bike lanes

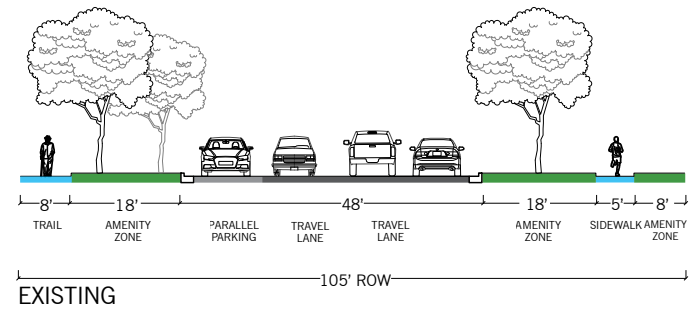
Template Option 1-Historic Downtown Area

Plan

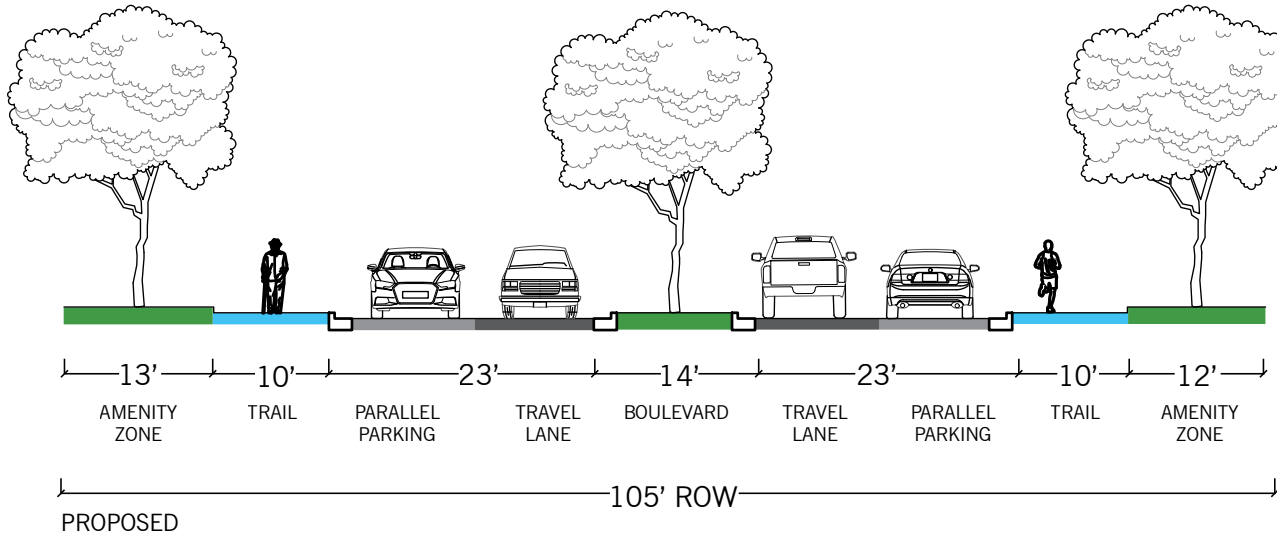


Template Option 1 -Transitional Area

Plan



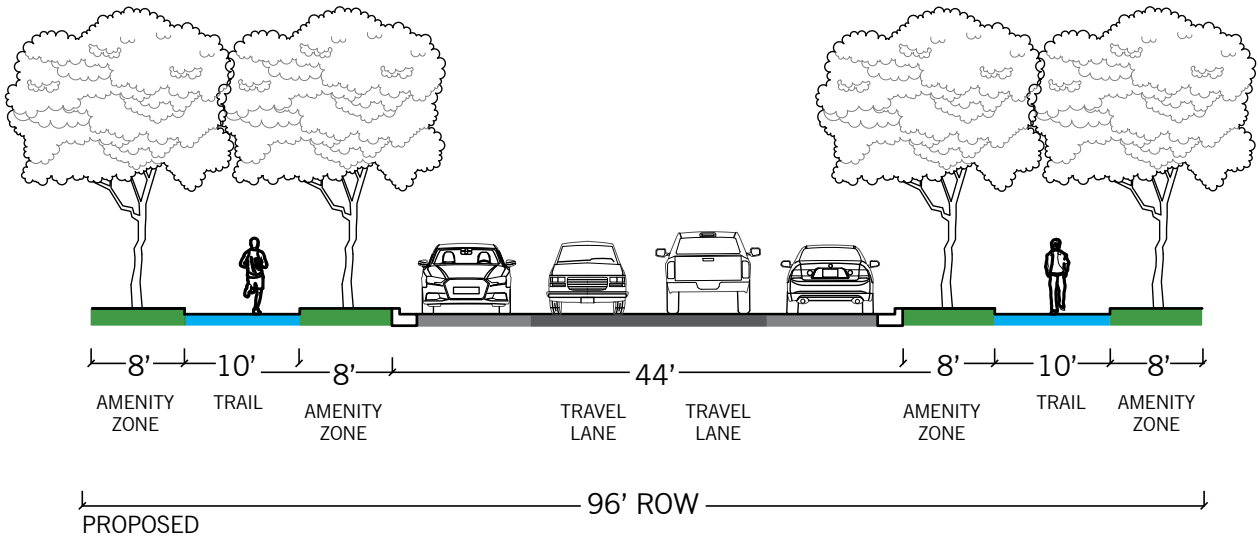
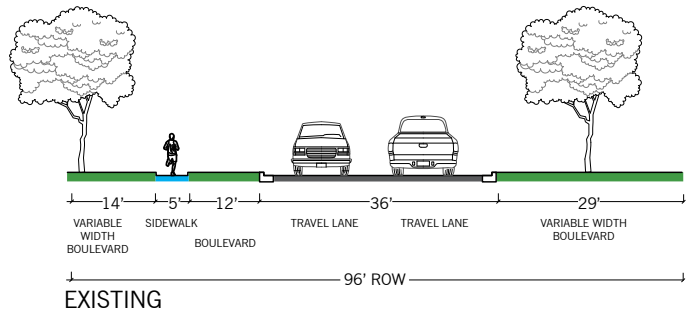
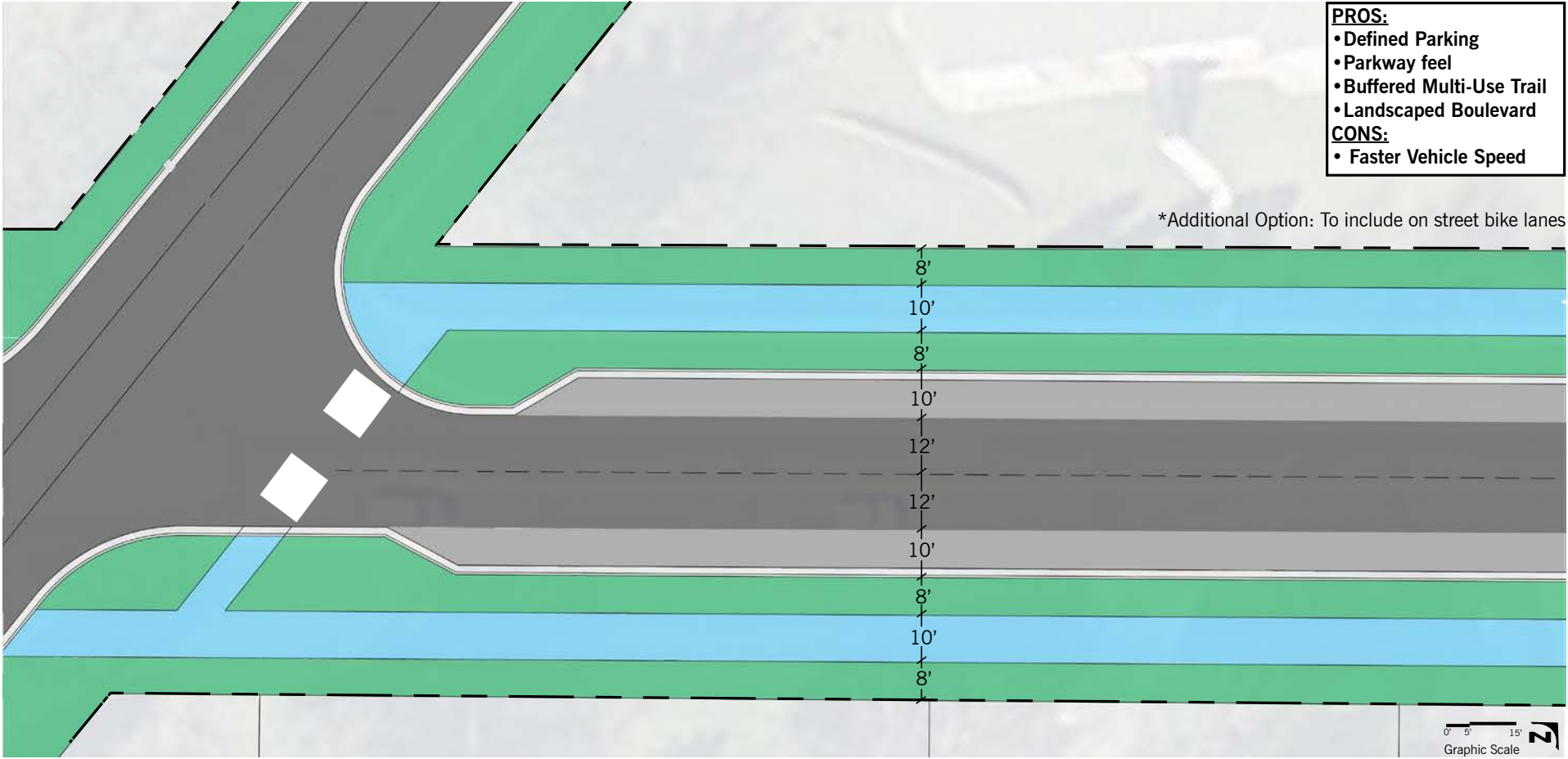
LEGEND	
	ROAD
	PARKING
	SIDEWALK / TRAIL
	AMENITIES



*Additional Option: To include on street bike lanes

Template Option 2 - Residential Area

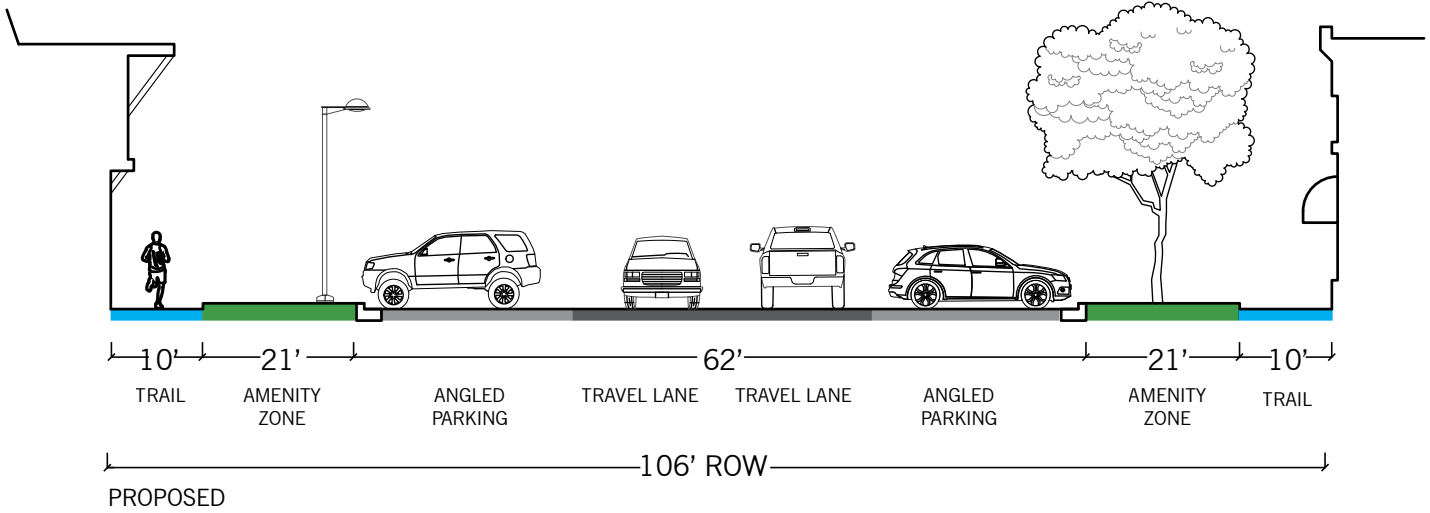
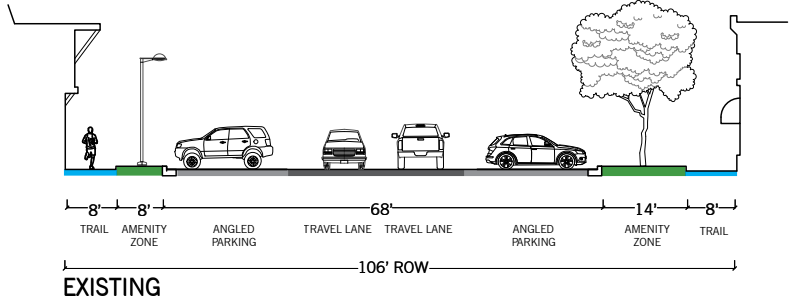
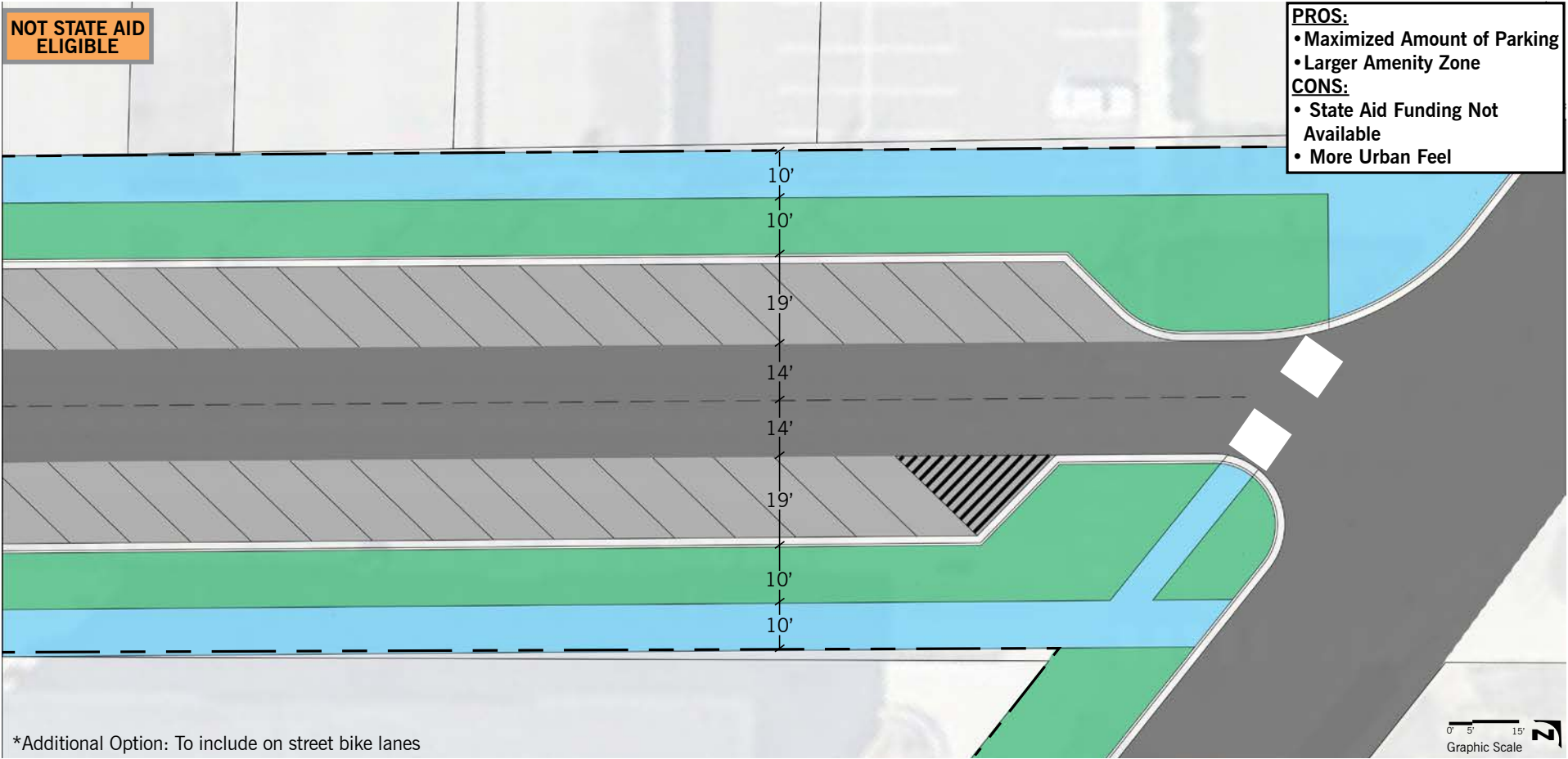
Plan



*Additional Option: To include on street bike lanes

Template Option 2 - Historic Downtown Area

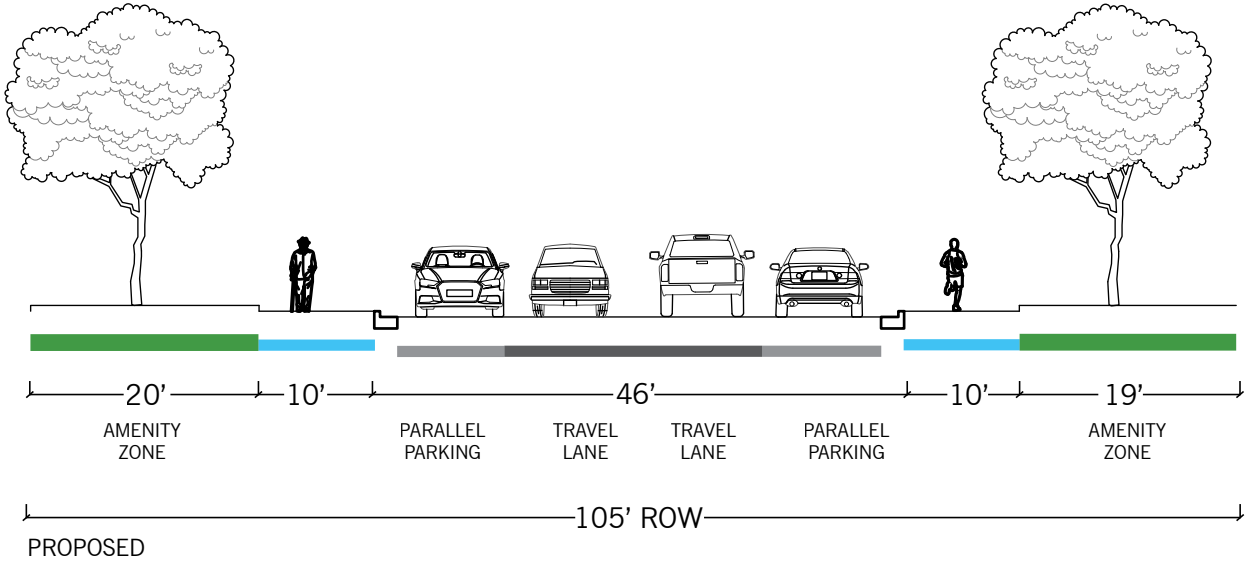
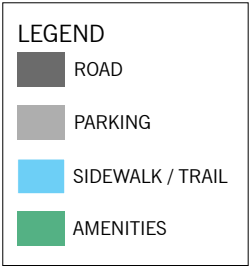
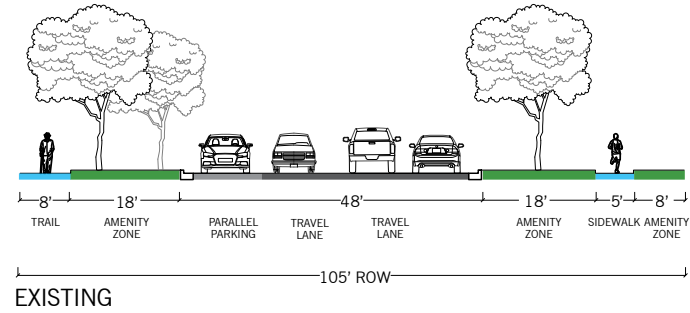
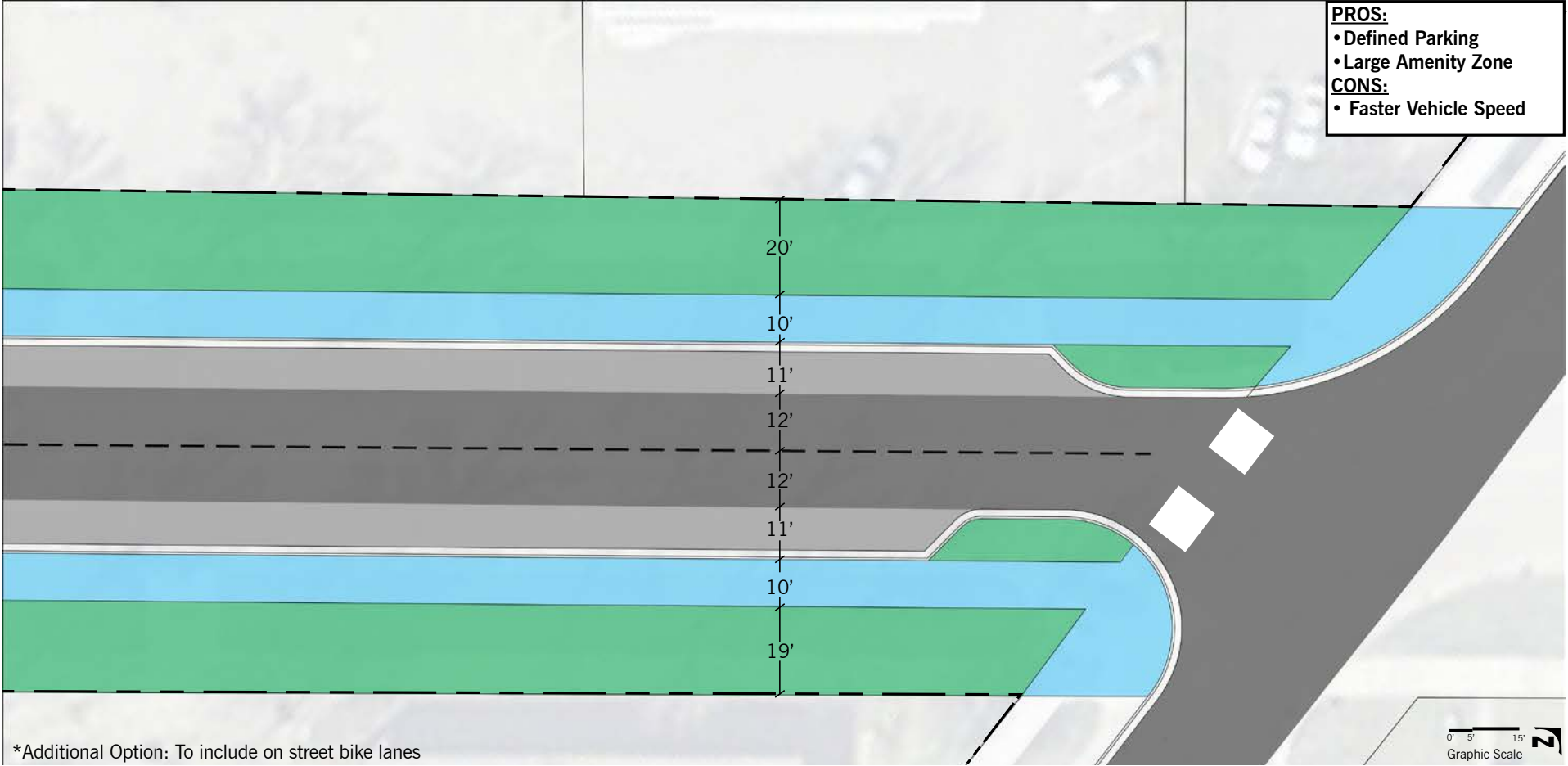
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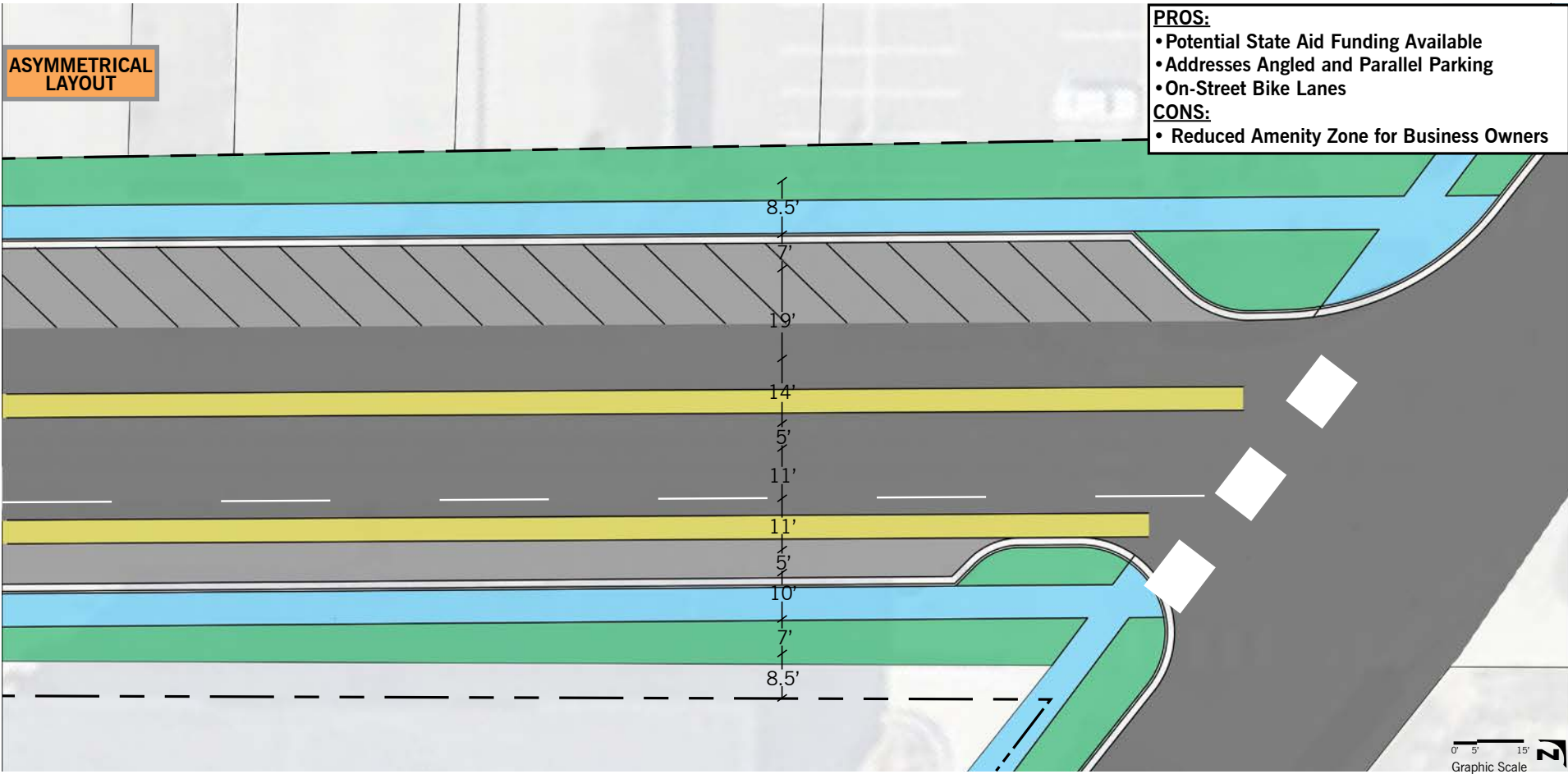
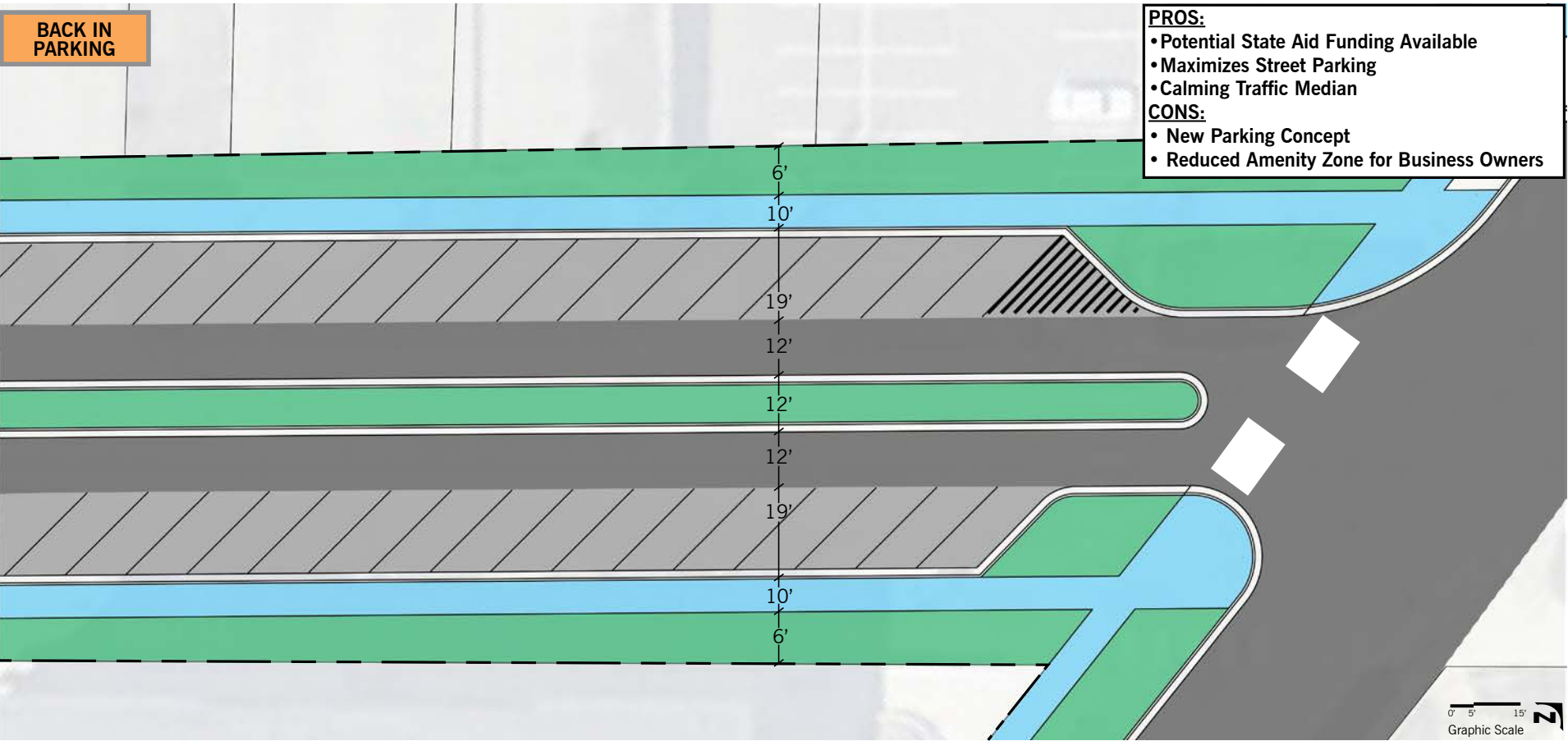
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Template Option 2 - Transitional Area

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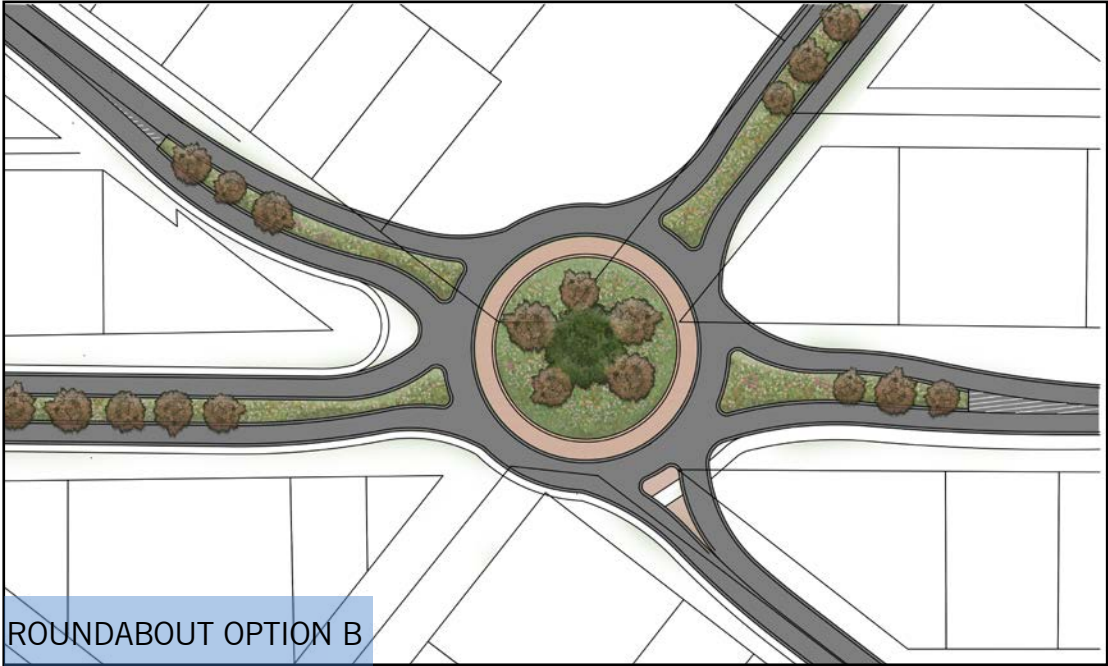
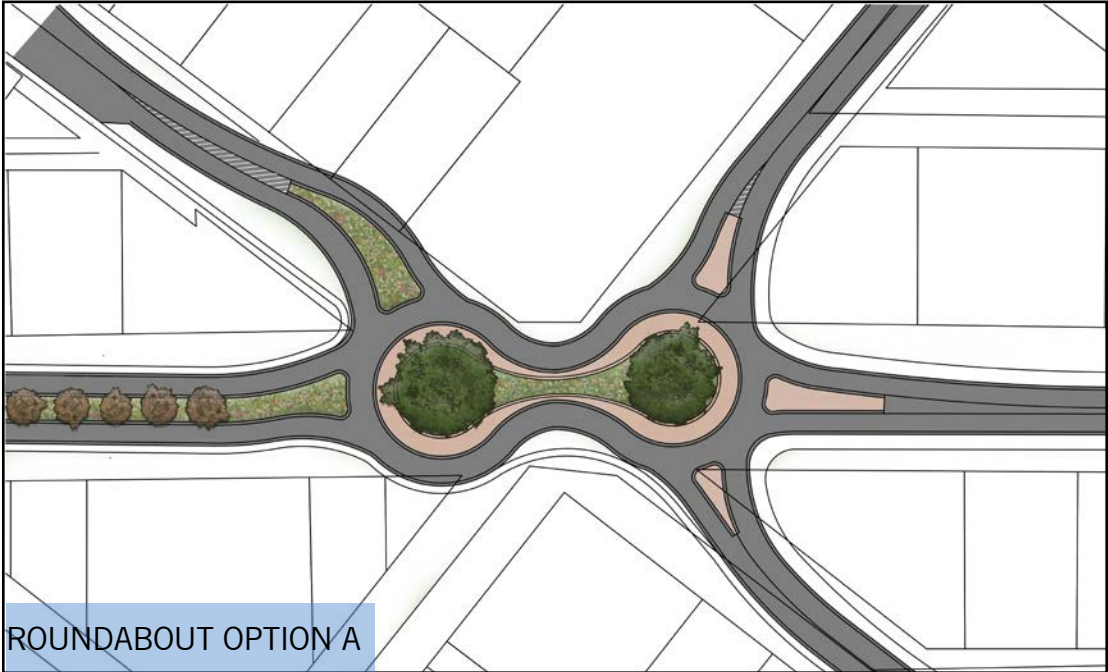


*Additional Option: To include on street bike lanes



Alternate Layouts -
Historic Downtown

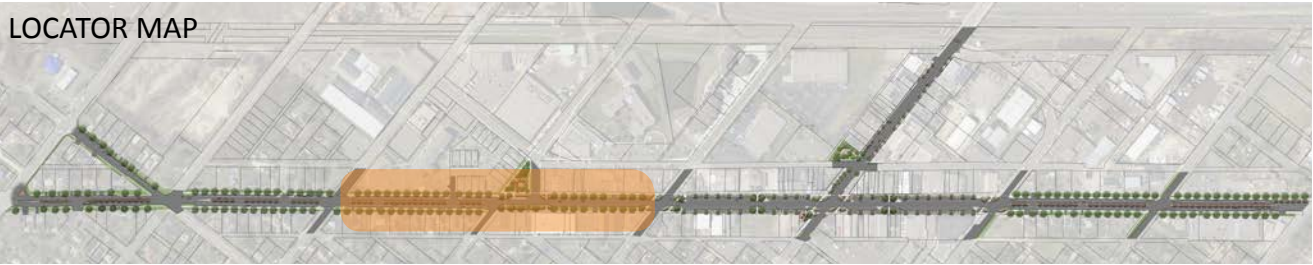
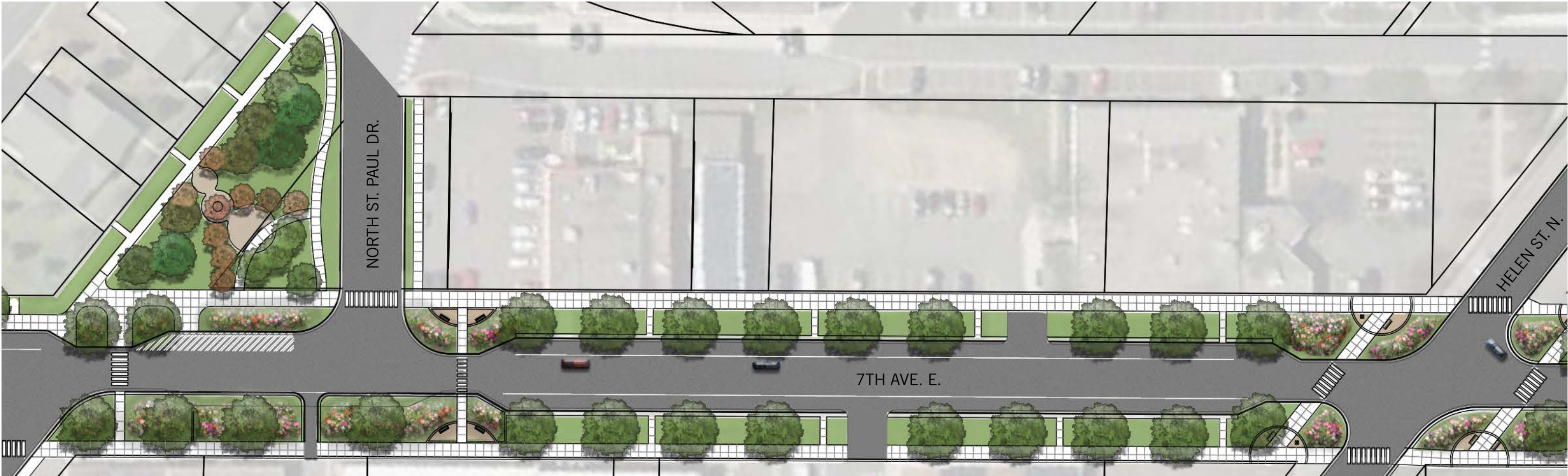


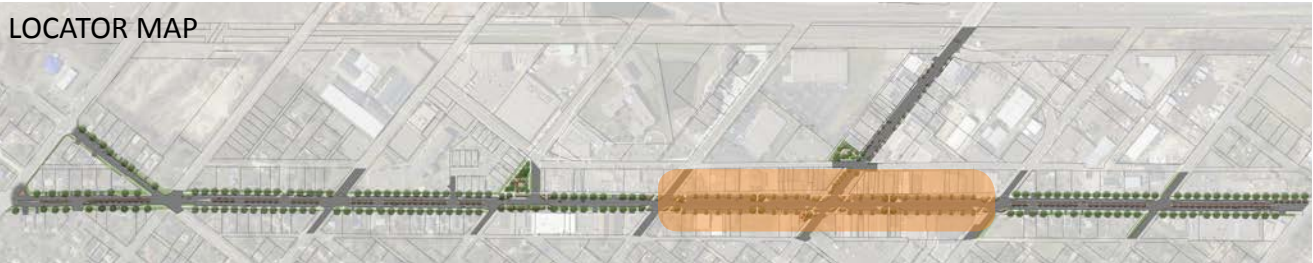


3.4 2nd Street N. - 1st Street N.



3.5 1st Street N. - Helen Street N.



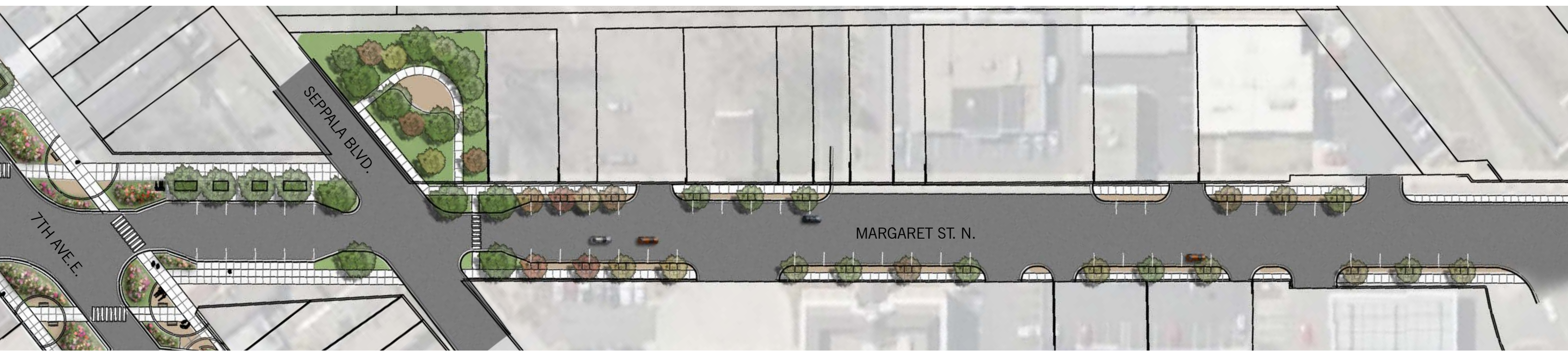


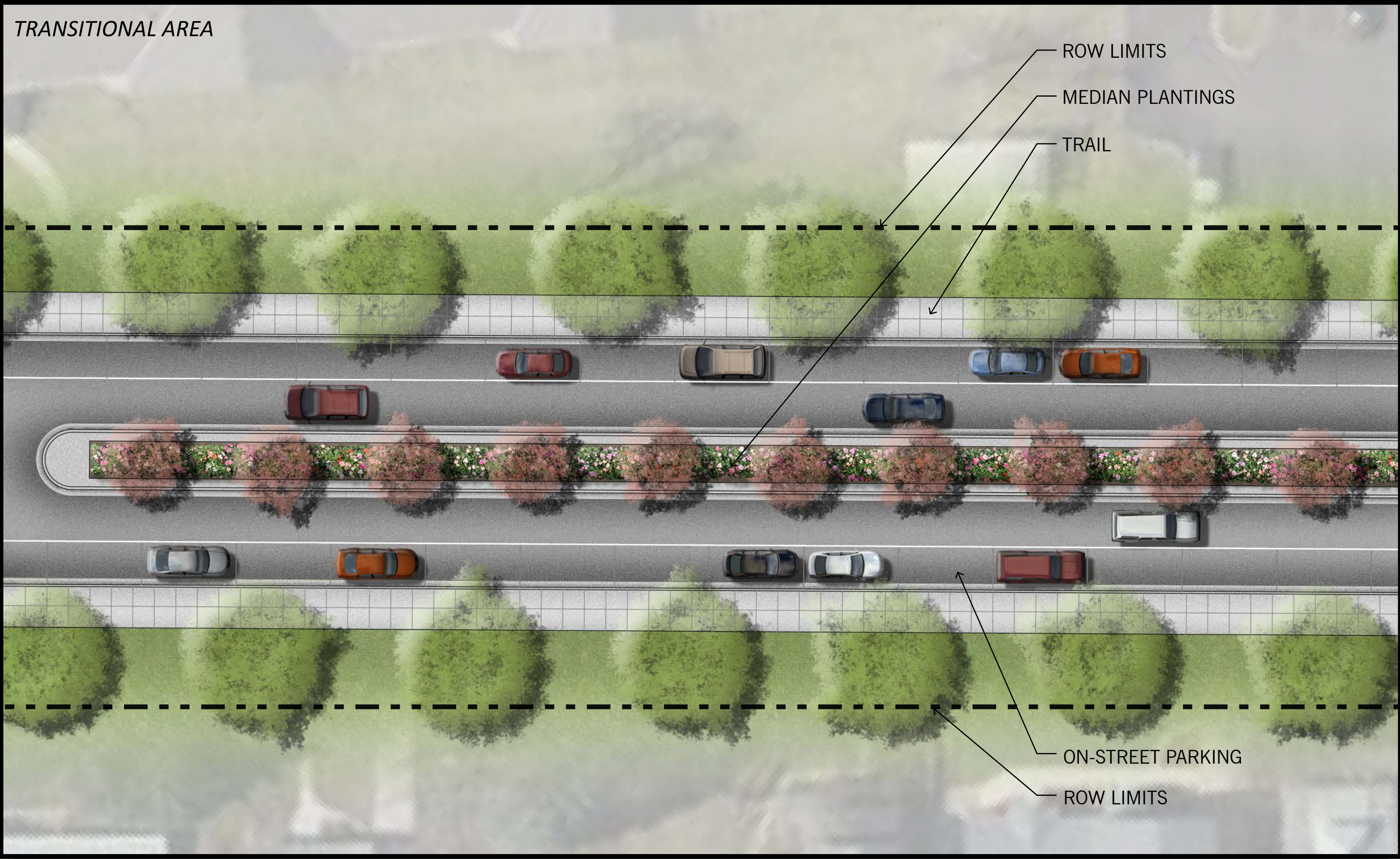
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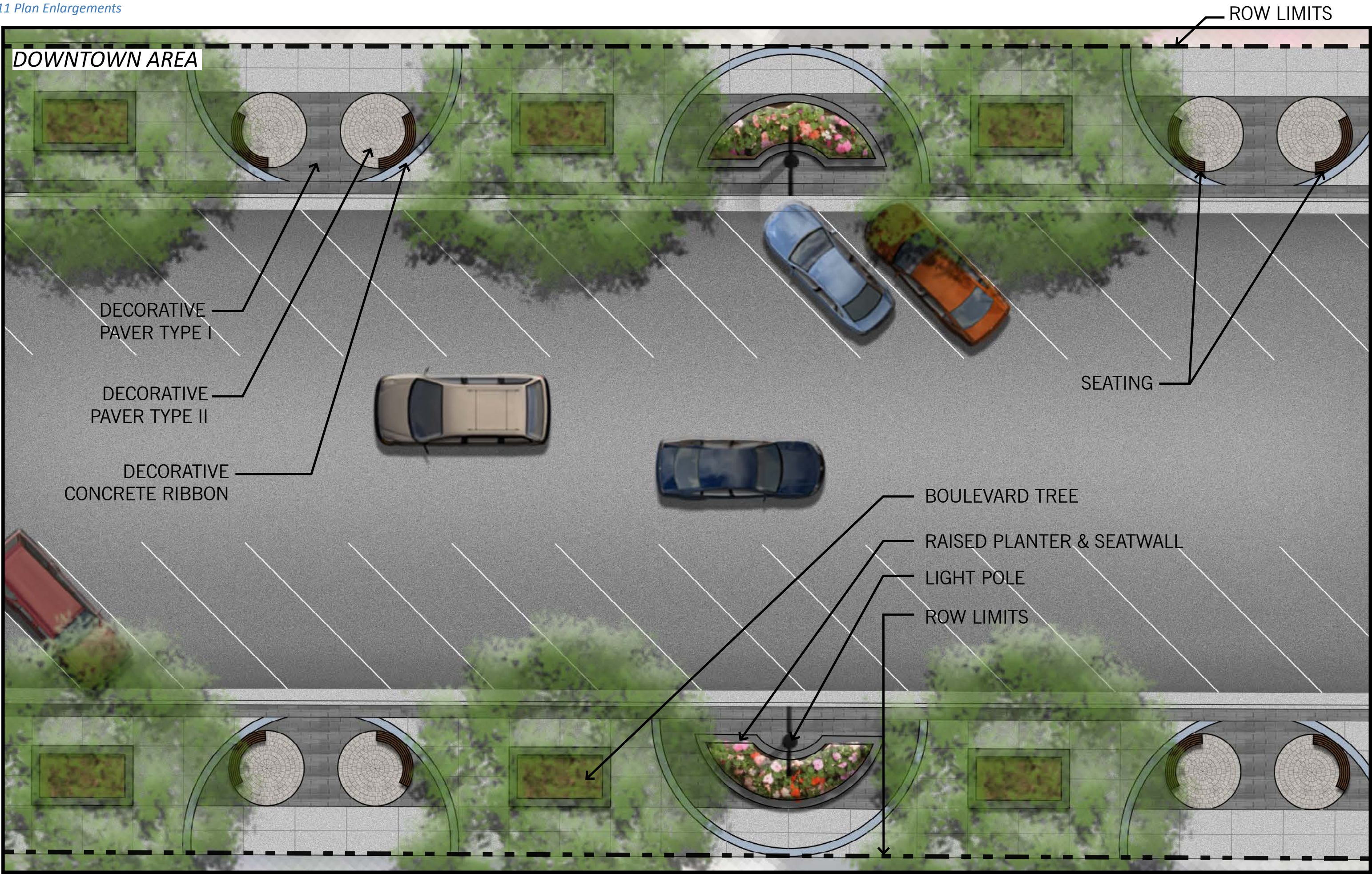


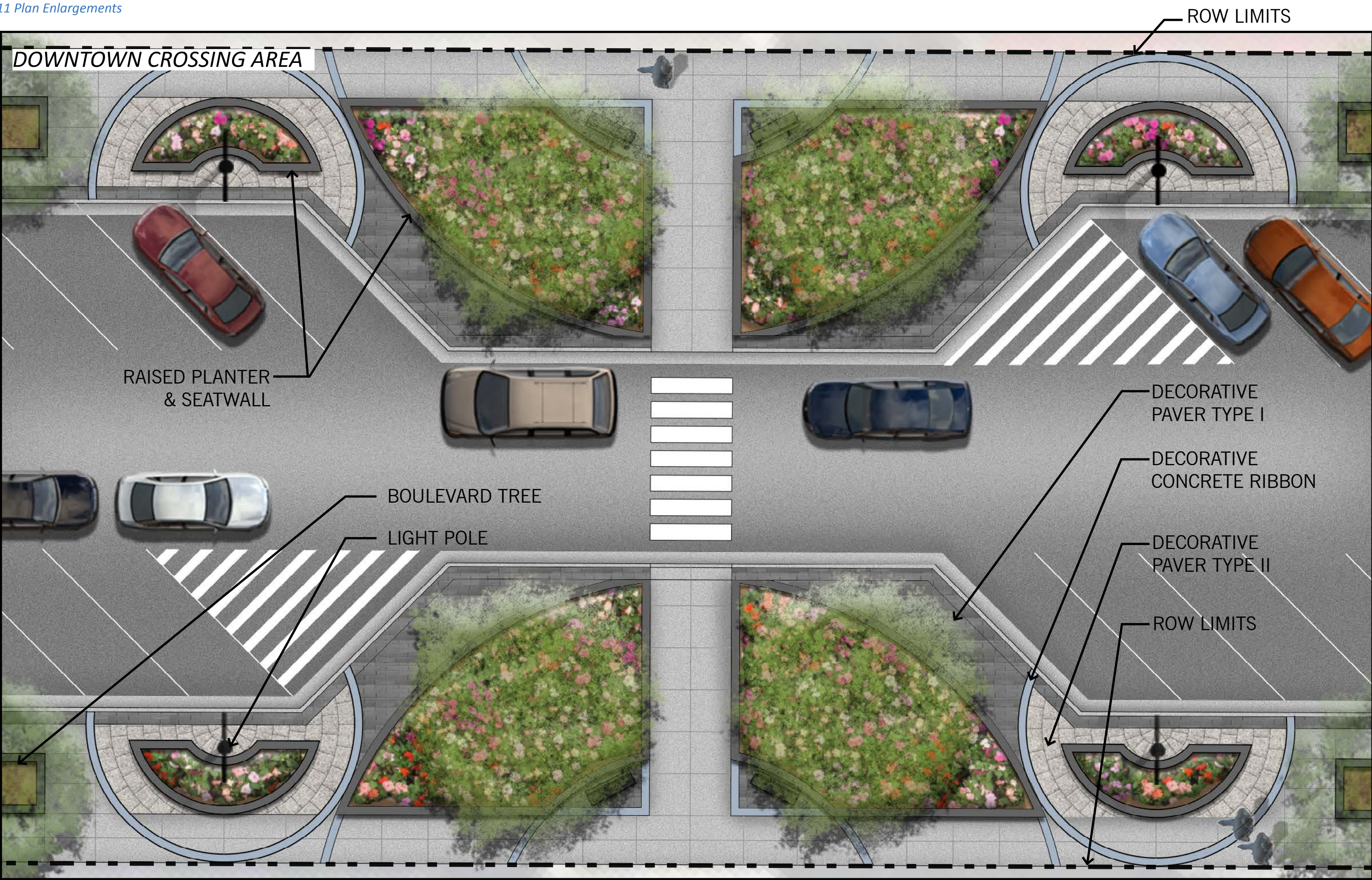
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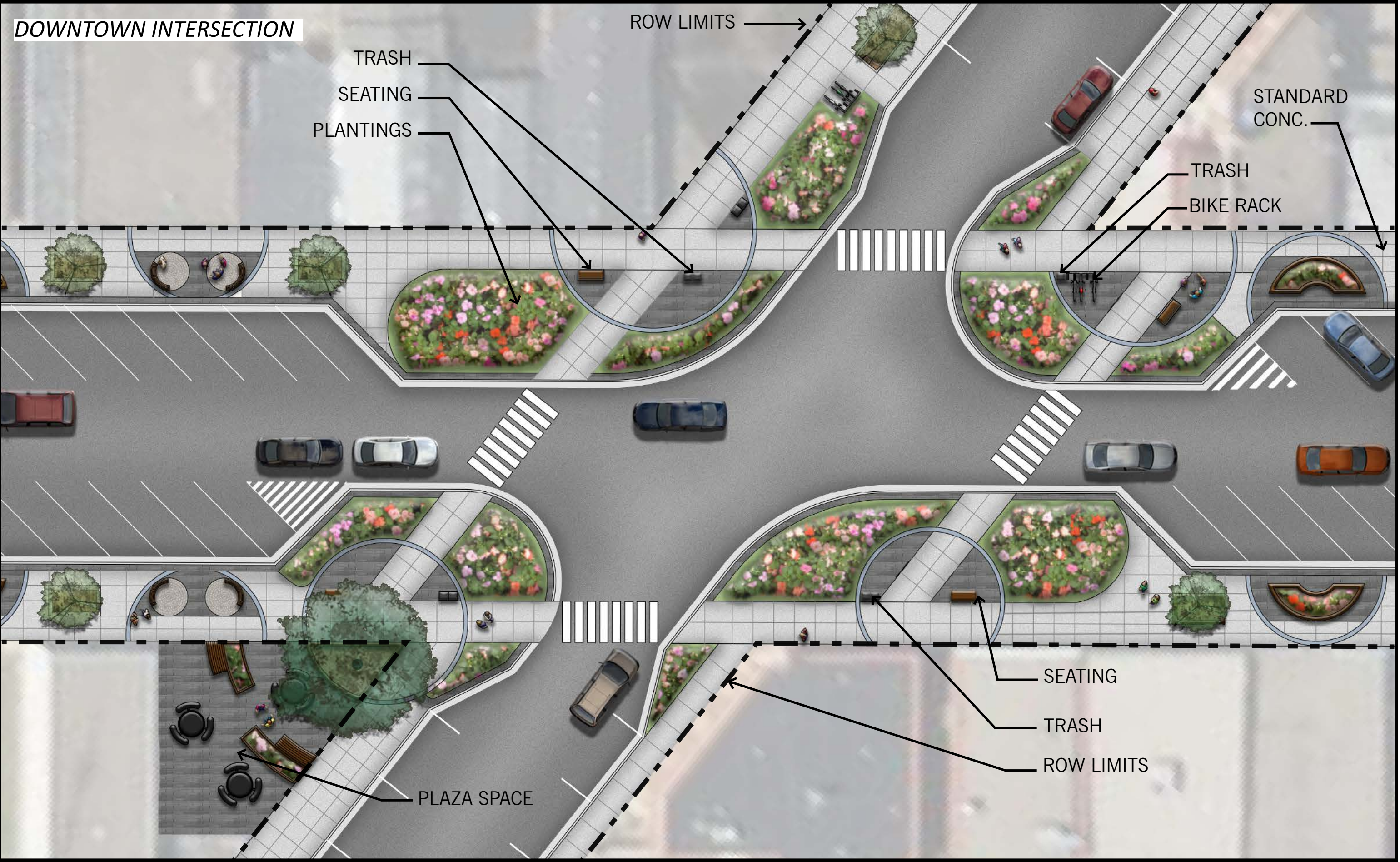














- DEFINED PARKING
- PARKWAY FEEL
- SIDEWALK OFF OF PARKING
- TRAFFIC-CALMING MEDIAN



- MAXIMIZED AMOUNT OF PARKING
- UNIFORMITY



- DEFINED PARKING
- PARKWAY FEEL
- SIDEWALK OFF OF PARKING
- SIMILAR TO EXISTING

McKnight Road- 3rd Street N. (North)	
<u>Removals</u>	<u>Proposed Elements</u>
• Curb & Gutter • Roadway • Walkways • Utilities	• Walkways & Trails • Landscaping
<u>Cost Range</u>	
LOW	HIGH
\$545,000	\$638,500

McKnight Road- 3rd Street N. (South)			
<u>Removals</u>		<u>Proposed Elements</u>	
• Curb & Gutter • Roadway • Walkways • Utilities		• Walkways & Trails • Landscaping • Vegetative Medians	
<u>Cost Range</u>			
LOW		HIGH	
\$814,500		\$962,500	

3rd Street N. - 2nd Street N.	
<u>Removals</u>	<u>Proposed Elements</u>
• Curb & Gutter • Roadway • Walkways • Utilities	• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities
<u>Cost Range</u>	
LOW	HIGH
\$877,500	\$1,037,000

2nd Street N. - 1st Street N.			
<u>Removals</u>		<u>Proposed Elements</u>	
• Curb & Gutter • Roadway • Walkways • Utilities		• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities	
<u>Cost Range</u>			
LOW		HIGH	
\$2,027,000		\$2,395,500	

1st Street N. - Helen Street N.			
<u>Removals</u>		<u>Proposed Elements</u>	
• Curb & Gutter • Roadway • Walkways • Utilities		• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities	
<u>Cost Range</u>			
LOW		HIGH	
\$3,340,500		\$3,947,500	

Helen Street N. - Margaret Street N.	
<u>Removals</u>	<u>Proposed Elements</u>
• Curb & Gutter • Roadway • Walkways • Utilities	• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities
<u>Cost Range</u>	
LOW	HIGH
\$4,055,500	\$4,701,500

Margaret Street N.	
<u>Removals</u>	<u>Proposed Elements</u>
• Curb & Gutter • Roadway • Walkways • Utilities	• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities
<u>Cost Range</u>	
LOW	HIGH
\$202,000	\$238,500

Margaret Street N. - Charles Street N.			
<u>Removals</u>		<u>Proposed Elements</u>	
• Curb & Gutter • Roadway • Walkways • Utilities • Intersection Signal		• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities • Intersection Signal	
<u>Cost Range</u>			
LOW		HIGH	
\$3,972,000		\$4,603,500	

Charles Street N. - Henry Street N.			
<u>Removals</u>		<u>Proposed Elements</u>	
• Curb & Gutter • Roadway • Walkways • Utilities		• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities	
<u>Cost Range</u>			
LOW		HIGH	
\$2,320,000		\$2,742,000	

Henry Street N. - Division/120	
<u>Removals</u>	<u>Proposed Elements</u>
• Curb & Gutter • Roadway • Walkways • Utilities	• Walkways & Trails • Landscaping • Vegetative Medians • Site Amenities
<u>Cost Range</u>	
LOW	HIGH
\$2,300,500	\$2,719,000

MEMORANDUM

Date: 10/24/18

To: Planning Commissioners

From: Erin Perdu, AICP, City Planner

CC: Soren Mattick, City Attorney

Craig Waldron, City Manager

Re: Ordinance Amendment Regarding Interim Use Permits

BACKGROUND

From October: The City Council discussed the 2115 Burke IUP at a recent meeting and the difficulty faced when property owners must comply with conditions that conflict with other portions of the zoning ordinance. At the conclusion of the discussion, the Council directed staff to draft language that would address this conflict and clarify that conditions of an IUP would take precedence over other conflicting provisions of the ordinance.

November Update: At last meeting your feedback was that the proposed amendment to have IUP conditions govern over conflicting provisions of the zoning ordinance was not advisable because the outcome was close to granting de facto variances to the code.

I've spoken with the City Attorney and our recommendation is to refocus our energy on tackling the crux of the current issue which is the parking ordinance and set aside the proposed amendment dealing with IUPs. The real conflicts we are trying to resolve relate to parking of trucks in private driveways, commercial vehicle parking in general, and parking in the right-of-way. Thus, we feel our time would be better spent revising the ordinance to address those issues.

PREVIOUSLY PROPOSED ORDINANCE CHANGE

154.004 ADMINISTRATION

(G) *Interim Use Permits*

6. Conflicts. To the extent the Interim Use Permit is inconsistent with a provision of the zoning ordinance, the conditions of the Interim Use Permit govern.

RECOMMENDED ACTION

Clarify conflicts within the existing ordinance that need to be addressed. Staff will bring back proposed ordinance language to address those conflicts at the December meeting.