

**February 5, 2026
6:30 PM**

The Planning Commission Meeting will be conducted on **February 5, 2026** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: <https://tinyurl.com/NSPYouTube>

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blee, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr. Commissioner

Elizabeth Gadbois, Commissioner

Cameron Muhic, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Ken Roberts, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of January 8, 2026 Meeting Minutes

V. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Public Hearings

A. Variance Request - 2718 16th Ave E

B. Zoning Ordinance Text Amendments

VII. Commission Business, Action Items & Recommendations

A. Conditional Use Permit Amendment and Site Plan Review — 2275 Anchor Dr

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is March 5, 2026.



To	Date
Planning Commissioners	February 5, 2026

Agenda Placement # IV.A
Approval of Minutes

Subject
Approval of January 8, 2026 Meeting Minutes

Background/Facts
N/A

Recommended Action
Staff recommend approval of the January 8, 2026 Planning Commission Meeting Minutes.

Attachments
1. PC Minutes 01-08-2026

Respectfully submitted,
Chris Cherne, Community Development Administrative Assistant



**Planning Commission
Regular Meeting Minutes
January 8, 2026
6:30 PM**

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

I. CALL TO ORDER

Vice-Chair Wise called the meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blee, Chair	Absent
Andrew Wise, Vice-Chair	
Arthur Alvarez, Jr., Commissioner	
Stephanie Kane-Burback, Commissioner	Absent
Elizabeth Gadbois, Commissioner	
Cameron Muhic, Commissioner	

STAFF/LIAISONS

Jason Nordby, City Council Member	Absent
Ken Roberts, Community Development Director	

III. ADOPT AGENDA

Wise asked for a motion to adopt the January 8, 2026, meeting agenda.
M/Gadbois, S/Muhic.
Motion carried 4-0.

IV. APPROVAL OF MINUTES

A. Approval of December 4, 2025, Meeting Minutes

Blee asked for a motion to approve the December 4, 2025, Meeting Minutes.
M/Muhic, S/Alvarez.
Motion carried 4-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Election of Chair and Vice-Chair

Vice-Chair Wise called for nominations for Chair.

Wise nominated Blee for Chair.

There were no other nominations.

On motion by Gadbois, seconded by Alvarez, with all present voting aye (4-0), motion carried to elect Patrick Blee as the 2026 Chair of the Planning Commission.

Vice-Chair Wise called for nominations for Vice-Chair.

Alvarez nominated Wise for Vice-Chair.

There were no other nominations.

On motion by Wise, seconded by Muhic, with all present voting aye (4-0), motion carried to elect Andrew Wise as the 2026 Vice-Chair of the Planning Commission.

B. Better Ordinances and Ongoing Streamlined Transformation Summary

Roberts presented the Better Ordinances and Ongoing Streamlined Transformation (BOOST) Summary item to the Planning Commission. The BOOST Initiative aims to update selected portions of the City Code Land Use regulations. Over the next few months, staff will bring forward several code amendment packages intended to improve clarity, eliminate redundancies, and ensure the code reflects current practices and expectations in North St. Paul.

Over time, incremental changes to the zoning and subdivision regulations have resulted in inconsistencies, overlapping procedures, and sections that no longer align seamlessly with one another. Staff will review to modernize the organization of many of the land use-related code sections to improve clarity and readability, strengthen internal consistency, enhance administrative efficiency, and support predictable development review.

For each Planning Commission meeting, as time allows, staff will prepare a staff report and an outline of the proposed Amendment Package, with an overview of themes and organizational improvements and draft ordinance language for initial discussion.

On motion by Muhic, seconded by Alvarez, with all present voting aye (4-0), motion carried to support the proposed Better Ordinances and Ongoing Streamlined Transformation (BOOST) initiative.

C. Zoning Ordinance Text Amendments

Roberts presented the Zoning Ordinance Text Amendments item to the Planning Commission. City staff have prepared three sets of zoning ordinance text amendments for consideration by the Planning Commission.

City staff propose an amendment to the zoning code definition for Limited Production and Processing. The change to the definition will help clarify the types of uses the city will allow with this designation. Wise stated that he agrees with the language as presented.

City staff also propose an amendment to Table 3 of the zoning ordinance. Table 3 lists all possible land uses in the city, in what zoning district it is possible to locate a use as a permitted, conditional or interim use, and if there are special provisions for the use. Staff propose to add deli and bakery as permitted uses, add clarifying language to several uses, and revise descriptions of

several uses as they relate to motor vehicles, fuel sales, and convenience stores. Staff also propose to delete manufactured housing as a permitted use in the R-1 zoning district and hospitals as a permitted use in the MU-3: zoning district. The Commission discussed and agreed to adding into Table 3 the following language: “Motor vehicle station with fuel sales or charging station with or without retail convenience store.”

Muhic stated that under Manufactured Housing (Home Parks) that there are some very attractive manufactured homes out there and it should be spelled out a little bit more so that manufactured housing is allowed, but home parks are not. Alvarez stated that there is a difference between modular and manufactured housing. Gadbois clarified that individual manufactured housing would still be allowed in the R-1 district, but not the home park. The Commission reached a consensus to clarify the language to be separate: Home Park (not allowed in the R-1 district) and Manufactured Housing (permitted in the R-1 district).

City staff also propose several amendments to §154.008 Overlay Districts- the Downtown Overlay District. The proposed zoning code amendments are based on language in the current Downtown Design Manual with a few sections from the St. Paul zoning ordinance. The goal of the proposed changes is to help ensure readers, property owners, and potential developers of property in the Downtown Overlay District are aware of the primary applicable design standards for those properties. The Commission discussed whether architectural details should be repaired if possible before proceeding with replacement. The Commission agreed that architectural details shall be repaired or replaced with like-kind design and materials with similar architectural features.

Wise indicated that the section indicating “All publicly visible facades should be 100 percent brick including side walls adjacent to pedestrian walkways...” is restrictive. The Commission agreed to change 100 percent to 75 percent in this language, and that the material may be brick or stone veneer. The Planning Commission reached a consensus to proceed with the recommended changes. This item will be brought back to the Planning Commission in a future meeting for recommendation.

D. 2026 Planning Commission Work Plan

Roberts provided an overview of the 2026 Planning Commission Work Plan. The work plan has been revised based on previous Planning Commission comments and feedback. Wise stated he would like to see off-street parking regulations as an upcoming priority for the Planning Commission to review.

VIII. REPORTS

Muhic stated that he saw online that the History Cruzer Car Show will move from weekly to biweekly. Part of their given reason was difficulties dealing with both the crowds and the city. There were a lot of people in the comments stating how hard it is to work with the city these days. Muhic wondered if there needs to be a committee of residents to determine whether the city is making things more difficult for people.

Roberts described the special event permit process and insurance requirements of the city. Roberts stated at the next Planning Commission meeting there will be two public hearings. One public hearing will be for a proposed second car wash at Kwik Trip, and the other public hearing will be for a variance request to allow a 6’ height fence in a residential front yard.



There is a vacancy on the Planning Commission. The City has received two applications. Staff will work to get those interviews scheduled in the coming weeks.

IX. ADJOURNMENT

Wise asked for a motion to adjourn the meeting at 7:51 PM.

M/Alvarez, S/Muhic.

Motion carried 4-0.

The next regularly scheduled Planning Commission Meeting is Thursday, February 5, 2026, at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



To	Date
Planning Commissioners	February 5, 2026

Agenda Placement # VI.A
Public Hearings

Subject
Variance Request - 2718 16th Ave E

Background/Facts
The City of North St. Paul received a variance request for the property located at 2718 16th Ave E. Please refer to the enclosed staff report and related attachments.

Recommended Action
Staff recommend a motion to request staff to prepare a resolution with findings of fact consistent with an approval of the variance request.

Attachments
1. Variance Request 2718 16th Ave E Staff Report (Combined)

Respectfully submitted,
Chris Cherne, Community Development Administrative Assistant
Ken Roberts, Community Development / Community Services Director

City of North St. Paul Planning Commission Report



From: Ken Roberts, Community Development Director
Chris Cherne, Community Development Administrative Assistant
Meeting Date: February 5, 2026
Agenda Item: **Variance Request at 2718 16th Ave E**

GENERAL INFORMATION

Applicant/Owner: Timothy Taylor (Applicant & Owner)
Subject Property: 2718 16th Ave E
Application Complete: December 15, 2025
60-Day: February 13, 2026
Variance Request: Allow a six-foot (6') tall fence in the front yard.

PROJECT OVERVIEW

The applicant is seeking a variance from the residential fence regulations to install a six foot (6') high fence along the easternmost lot line of his property within the front yard. Per §154.010(A)(11), fences and walls within the front yard of a residential property shall not exceed a height of four feet (4'). For the purpose of fencing, the front yard shall extend from the closest point of the principal structure toward the front property line, or shall extend from a 25-foot front setback line toward the front property line, whichever is the shorter distance. In the case of the property at 2718 16th Ave E, the closest point of the principal structure toward the front property line is 25 feet.

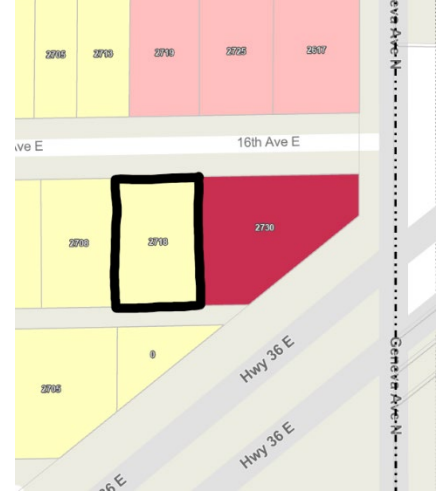


ZONING REVIEW

The subject site is zoned R-1: Single Family Residential. Adjacent uses to the property and their respective zoning districts are:

- North: Single Family Dwelling, MU-2: Transitional Mixed-Use
- South: Vacant, R-1: Single Family Residential
- West: Single Family Dwelling, R-1: Single Family Residential
- East: Drive-in Restaurant/Food Service Facility, MU-3: Corridor Mixed-Use
 - The address of the restaurant is 2730 16th Ave E

Existing Conditions: Zoning Districts



APPLICANT STATEMENT

The applicant for a variance has the burden of proof to show that all of the city criteria for a variance have been satisfied. The applicant’s responses to each criteria are listed below.

1. Explain how you wish to vary from the applicable provisions of the ordinance.
This [fence] would be 6’ instead of 4’ from easement to front corner of garage.
2. In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?
This is in harmony for the ordinance that requires DQ to provide screening.
3. In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?
It does not effect anyone and would be nice to stand in my driveway and not be blasted by the xenon lights from all the patrons that park on my property line and do not turn off their lights and the real problem in the drive through. It elevated about 3-4’ and would shine over a 4’ fence. It is bad!
4. In your opinion, does the proposal use the property in a reasonable manner? Why or why not?
It will provide screening which is required by ordinance by DQ and I am stepping up and installing it on my dime.
5. In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?
It will provide screening which is required by ordinance by DQ and I am stepping up and installing it on my dime.

VARIANCE REVIEW CRITERIA

Section §154.004(E) of the Zoning Ordinance allows the City to grant a variance to allow a modification or variation from the literal provisions of the chapter where it is determined that their strict enforcement would cause practical difficulties to a specific piece of property. The procedure for granting a variance is found in §154.004(E) of the Zoning Ordinance. As stated in that section, the City may grant a variance if the proposed request is compliant with the following findings.

1. The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this chapter;

The subject property is located in the R-1: Single Family Residential zoning district and has a use of single-family dwelling. The property to the east is located in the MU-3: Corridor Mixed-Use zoning district and has a use of restaurant/drive through. It is true that within §154.010(F)(4)(e) of the zoning ordinance that within the MU-3 zoning district “screening shall be provided and established to protect and screen abutting residential districts.” In §154.010(F)(7) of the zoning ordinance it is clear that “screening shall be provided along the side and rear of property boundaries between commercial, mixed-use, or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage six and one-half feet in height, except that within the front yard setback, screening shall not exceed three and one-half feet.” There is noted

discrepancy in the zoning ordinance between screening requirements and nonresidential fence requirements that do in fact allow up to eight (8) feet in height, regardless of location on the nonresidential lot with the intent to “block the view of non-residential site elements...from residential property.” Outside of this variance request, there is need for the city to resolve this discrepancy of nonresidential fence/screening height. Regardless, intent of the ordinance is clear- adequate screening should be provided between nonresidential and residential uses.

Code Compliance Staff have determined the restaurant at 2730 16th Ave is older than the adopted zoning regulations requiring screening and is therefore legally nonconforming to the required screening regulations of the zoning ordinance. Although the restaurant at 2730 16th Ave E is not legally required to install screening, any new commercial use operating on this site would require compliance and any major exterior landscape projects at this site would require the current property owner to bring the lot into compliance with the screening requirements. Staff interpret the homeowner at 2718 16th Ave E to be preemptively working around what would otherwise be required from the adjacent property owner in other circumstances on that site. In any other circumstance throughout the City, screening is required along the entire lot line between commercial and residential uses. If the adjacent property owner applied for the same exact type of fence permit, the city would approve the permit as the fence would be considered “non-residential.”

The intention of the variance request is therefore in harmony with the purpose and intent of the adopted plans of the City of North St. Paul although is not possible for the city to approve administratively given the residential property owner applied for a zoning/fence permit rather than the adjacent nonresidential property owner.

2. The variance will not adversely affect the health, safety, or general welfare of the city.

The proposal is unlikely to have any effects on the health, safety, or general welfare of the city.

3. The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located

The applicant states there is not a viable option to install a fence within the front yard unless it is six feet (6') in height. The Planning Commission should discuss whether a four-foot (4') tall fence in the front yard as allowed by the zoning ordinance would be sufficient for screening purposes including light from headlights on the adjacent restaurant.

4. The variance requested is the minimum variance necessary to alleviate the practical difficulty. Practical difficulties are caused from the strict application of the Zoning Code as outlined below:

- a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code.

Not applicable. The land use of the site is not proposed to change.

- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Unknown. Staff note through Google Street View imagery from 2018 that a screening fence used to be located along a portion of what is presumed to be the shared lot line, but it is unknown from historical city records who owned the fence and how or when it was taken down. This former fence would play a factor if the Dairy Queen owned the fence, thus the regulations detailed within the zoning ordinance requiring screening between commercial and residential uses would require enforcement. However, due to the unknown owner of the fence and the age of the Dairy Queen being older than the adopted zoning ordinance, enforcement of the screening requirement without this knowledge is not possible due to the potential of the lack of a fence being a legal nonconformity, per §154.009 and the Code Compliance Department.



Google Street View, 2018

- c. The variance, if granted, will not alter the essential character of the locality.

This question is subjective and should be considered by the full body of the Planning Commission. Consideration of the Planning Commission should be given to the difference in adjacent uses and zoning districts and the necessary level of front yard screening between commercial and residential uses.

- d. Economic considerations alone do not constitute practical difficulties.

Economic considerations are not listed as a practical difficulty per the applicant's statement.

- e. The variance is consistent with officially adopted city plans and overlays.

Refer to item 1, above.

RECOMMENDATION

Staff recommend the Planning Commission make a motion to request staff to prepare a resolution with findings of fact consistent with an approval of the variance request. Note that in approving a variance, the City Council may impose (with Planning Commission recommendation), conditions considered necessary to protect the public health, safety, and general welfare and which are directly related to and bear a rough proportionality to the impact created by the variance.




ATTACHMENTS

- Location Map
- Zoning Map
- Property Survey
- Aerial Map
- Variance Application ZVA-25-1
- Property Ownership
- Fence Location Plans
- Proposed Fence Specs
- Public Hearing Notice

Location Map - ZVA-25-1 (2718 16th Ave E)



1 in = 182 Ft

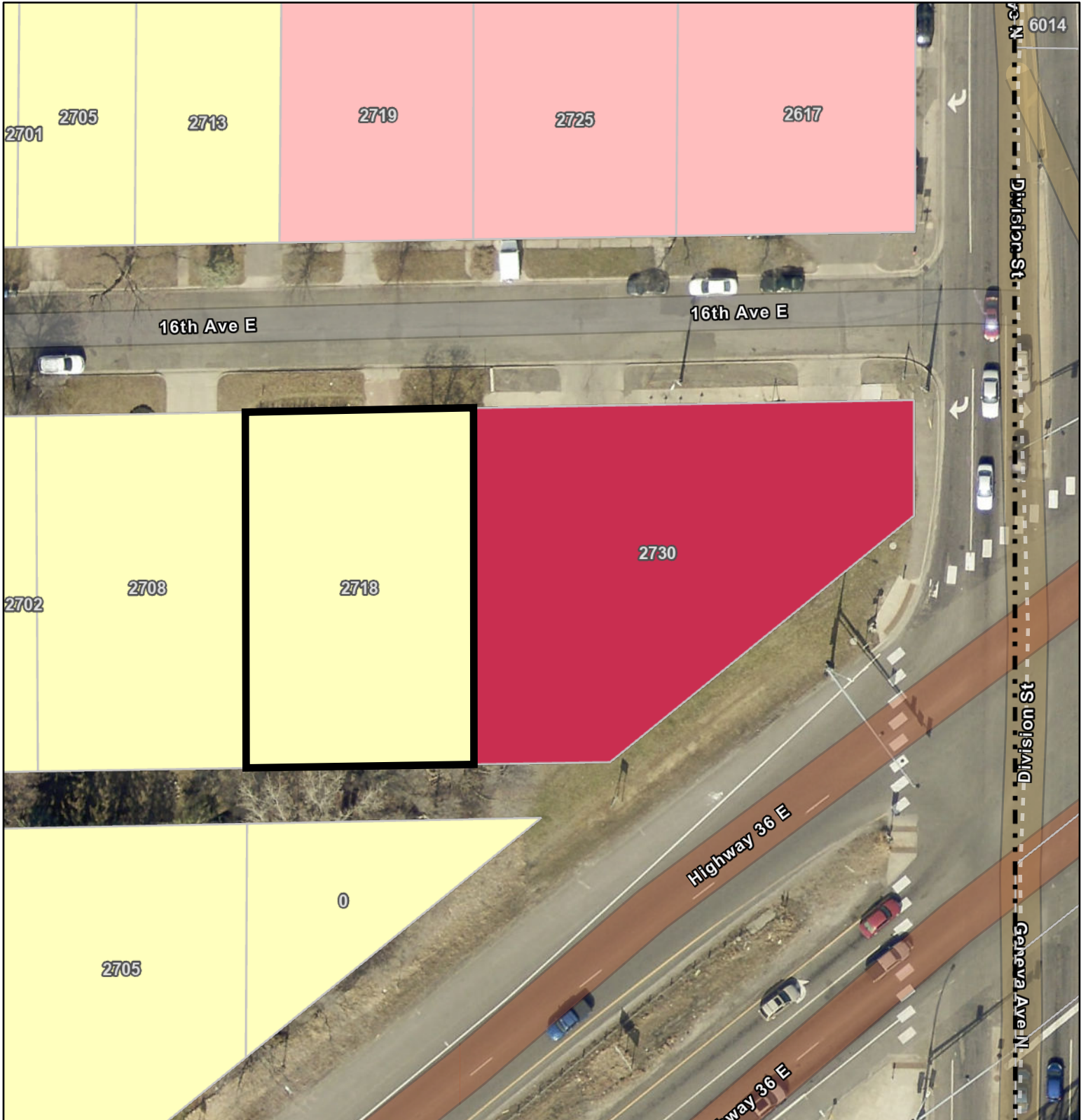
-  Municipal Boundary
-  Subject Property
-  Tax Parcels





N
↑
December 30, 2025
Map Powered By Datafi

The information on this map is from a digital database using the Datafi Geographic Information System. The map and associated data do not represent a survey. The City of North St. Paul makes no claims or guarantees about the accuracy or currency of the data depicted and expressly disclaims liability for errors and omissions in its contents. Each user of this map is responsible for determining its suitability for their intended use or purpose.

Zoning Map - ZVA-25-1 (2718 16th Ave E)



1 in = 67 Ft

-  Municipal Boundary
-  Subject Property
-  Tax Parcels
-  R1: Single Family Residential
-  MU2: Transistional Mixed-Use
-  MU3: Corridor Mixed-Use



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SITE & GRADING PLAN

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

SPLIT LEVEL WALKOUT

FIRST FLOOR=1003.20
LANDING FLOOR=997.39
TOP OF BLOCK = 996.60
TOP OF BASEMENT SLAB=993.60

Made For:

Mr. Tim Taylor
8500 Goodhue St NE,
Blaine MN 55449



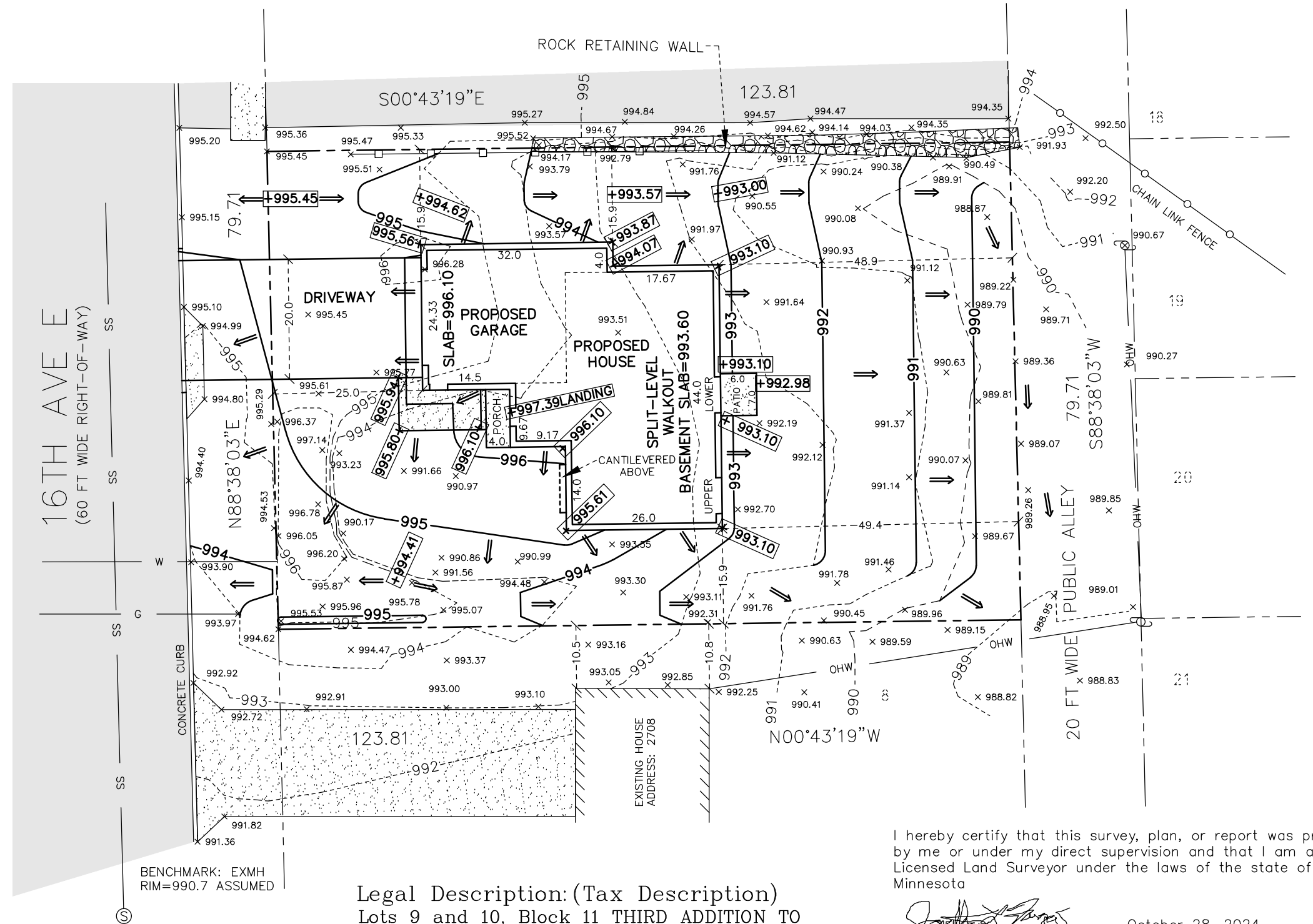
SCALE

1 inch = 20 ft.

SITE ADDRESS: 16TH AVE E, NORTH ST PAUL, MN 55109
BASIS OF BEARINGS: RAMSEY COUNTY
GROUND NAD 83 1986 (ADJ. 1991)

LEGEND

- x xxx.xx Denotes Existing Spot Elevation
- xxx-- Denotes Existing Contour
- +xxx.xx Denotes Proposed Spot Elevation
- xxx- Denotes Proposed Contours
- ← Denotes Proposed Drainage Direction
- ⊙ Denotes Sanitary Sewer Manhole
- Denotes Sign
- ⊕ Denotes Power Pole
- ⊕ Denotes Gas Meter
- ⊕ Denotes Electric Meter
- ⊕ Denotes Water Valve
- ss— Denotes Underground Sanitary Sewer
- w— Denotes Underground Water Service
- g— Denotes Underground Gas Line
- OHW— Denotes Overhead Utility wires
- o— Denotes Chain-link Fence
- █ Denotes Proposed Silt Fence or Bio Rolls
- ▨ Denotes Concrete Surface
- ▩ Denotes Bituminous Surface
- ▧ Denotes Brick Surface

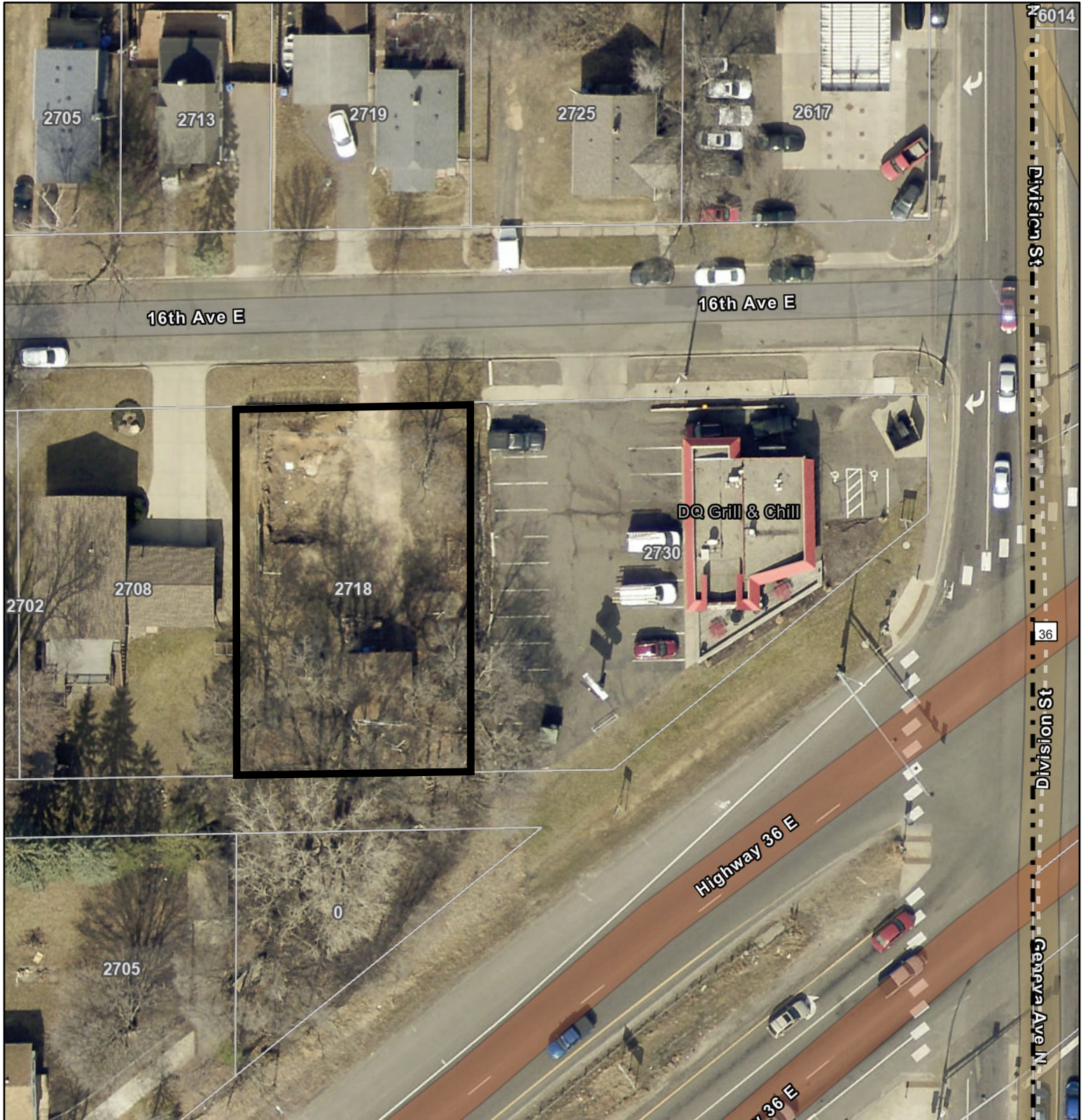





Legal Description: (Tax Description)
Lots 9 and 10, Block 11 THIRD ADDITION TO
NORTH ST. PAUL, Ramsey County, Minnesota.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota

Jonathan L. Faraci
October 28, 2024
Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464

Aerial Map - ZVA-25-1 (2718 16th Ave E)



-  Municipal Boundary
-  Subject Property*
-  Tax Parcels



*Latest available aerial image does not show new home constructed in 2025.

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Variance

ZVA-25-1

Submitted On: Nov 17, 2025

Applicant

Timothy Taylor
[Redacted] ext. [Redacted]
@ [Redacted]

Primary Location

2718 16TH AVE E
NORTH SAINT PAUL, MN 55109

Zoning Variance Application

The variance process is administered through the Community Development Department. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

Applicant Information

Applicant Address

1 [Redacted]

Applicant State

MN

Applicant Phone Number

[Redacted]

Are you the property owner?

Yes

Applicant First Name

Tim

Applicant Last Name

Taylor

Company Name (if applicable)

--

Applicant City

[Redacted]

Applicant Zip Code

[Redacted]

Applicant Email Address

[Redacted]

Property Information

Street location of property (address)

2718 16th Ave

Legal property description

THIRD ADDITION TO NORTH,ST. PA LOTS 9 AND LOT 10
BLK 11

Parcel Identification Number (PID)

122922110019

Zoning district

Mixed Use 3

Size of the property (acorage)

.23

Title Information

Abstract

Proposed Project

Description of Proposed Project

Install a 6' fence from easement to back edge of garage

Specify the section of the ordinance from which a variance is sought.

Fencing, 4' high from corner of house to road.

Explain how you wish to vary from the applicable provisions of the ordinance.

This would be 6' instead of 4' from easement to front corner of garage.

In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?

This is in harmony for the ordinance that requires DQ to provide screening.

In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?

It does not effect anyone and would be nice to stand in my driveway and not be blasted by the xenon lights from all the patrons that park on my property line and do not turn off their lights and the real problem in the drive through. It elevated about 3-4' and would shine over a 4' fence. It is bad!

In your opinion, does the proposal use the property in a reasonable manner? Why or why not?

It will provide screening which is required by ordinance by DQ and I am stepping up and installing it on my dime.

In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?

It will provide screening which is required by ordinance by DQ and I am stepping up and installing it on my dime.

Application Submittals

Applicants will be prompted to upload the following:

Site plan or accurate survey of the property

Proof of ownership of the property

Other submittals as required by specific zoning districts or additional information may be requested by the City.

Acknowledgement and Signature

Applicant 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 the 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 this request. All applications must be received by the deadline(s) posted

Applicant Signature

false

Owner Signature

true

online at northstpaul.org. 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.

Pay Property Tax

Pay Property Taxes

Online payment service is provided by CORE Business Technologies.

You can pay by check, credit card or debit card.

CORE Business Technologies charges a service fee which is applied directly to your payment.

- E-check: \$1 per transaction

- Credit card or debit card: 2.49% per transaction

For payment history, please see Tax Transaction History



Summary View

Parcel ID	122922110019
Parcel Status	Active
Property Address	2718 16TH AVE E NORTH ST PAUL MN 55109-2342
Sec/Twp/Rng	12/29/22
Brief Tax Description	THIRD ADDITION TO NORTH.ST. PA LOTS 9 AND LOT 10 BLK 11 (Note: Not to be used on legal documents)
Parcel Area	0.2296
Parcel Width	80 Feet
Parcel Depth	125 Feet (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification	1A/1B/4BB RESIDENTIAL SINGLE UNIT;
Homestead Status	Non homestead
Roll Type	Real Property
Municipality	NORTH ST PAUL
District Code	6926 For homestead vs non-homestead tax calc - use District code above - click here
School District	ISD #622
Watershed	METRO WATERSHED
TIF District	
Land Use Code	510 SINGLE FAMILY DWELLING, PLATTED LOT

* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.

* To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Timothy Clifton Taylor	1820 125th Ave NE Minneapolis MN 55449-3706

Fence Location: 1" in from property line and 60' long from easement.



Date: 11/30/2025 - 10:29 AM
Design Name: Fence Design
Design ID: 338552326256
Estimate ID: 53037
Estimated Price: \$1,223.55

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
FENCE

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Fence Designer
3. Recall your design by entering Design ID: 338552326256
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 338552326256 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Design

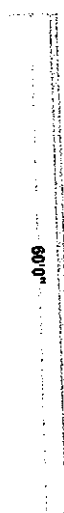


Illustration intended to show general fence size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

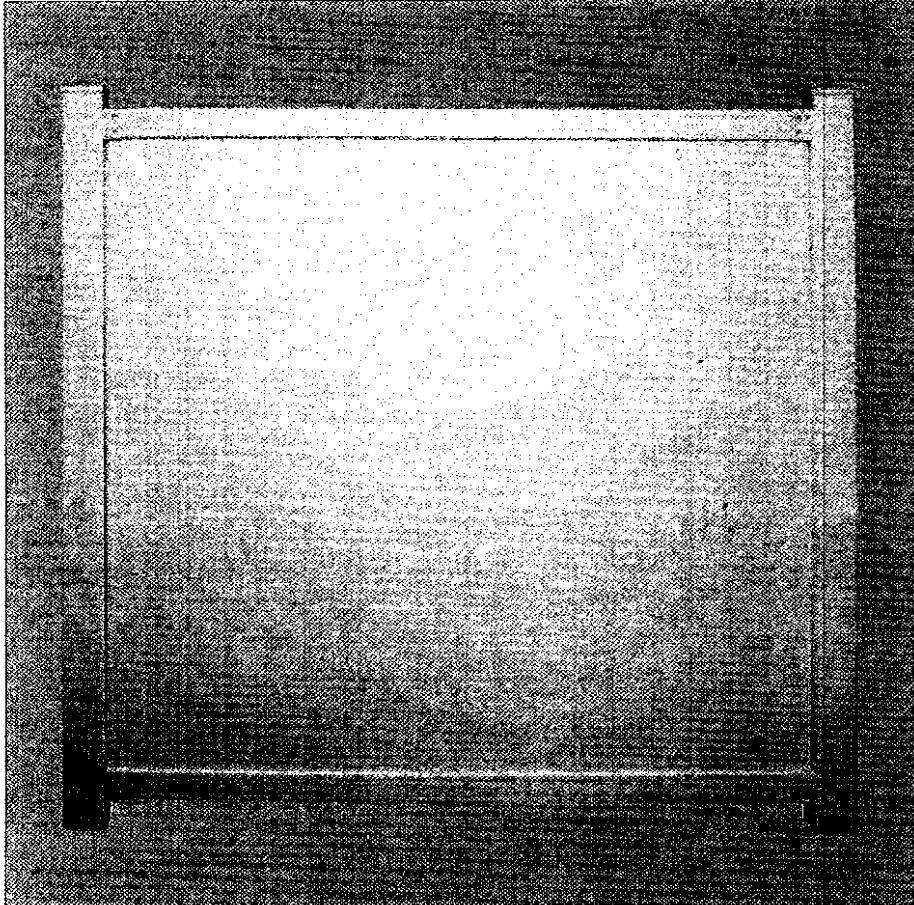
For other design systems search "Design & Buy" on Menards.com

Date: 11/30/2025 - 10:29 AM
Design Name: Fence Design
Design ID: 338552326256
Estimate ID: 53037
Estimated Price: \$1,223.55

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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FENCE

Fence Image



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Page 2 of 3

Page 24 of 75

Date: 11/30/2025 - 10:29 AM
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**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
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FENCE

Materials

Length: 60'0"

Type: Vinyl Panels

Fence: 6 x 6 White Belmont Panel

Post Footing: Fast Setting Concrete Mix - 50 lb

Top Glue: Vinyl Fence Cement

Post Kit: 4 x 4 x 8' White Vinyl Fence Post Kit

**CITY OF NORTH ST. PAUL
NOTICE OF PUBLIC HEARING
FOR VARIANCE REQUEST
AT 2718 16TH AVE E**

NOTICE IS HEREBY GIVEN that the North Saint Paul Planning Commission will hold a public hearing to consider a variance request to allow the installation of fencing six feet in height within the required front yard of the property located at 2718 16th Ave E.

The public hearing will be conducted on Thursday, February 5, 2026, at approximately 6:30 p.m. The meeting will be held in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

Such persons that wish to be heard about this variance request will be given the opportunity to speak at the public hearing or they may submit public comment by emailing chris.cherne@northstpaul.org or calling (651) 747-2440 prior to the meeting.

PUBLISH: January 26, 2026

City of North St. Paul

Planning Commission Report



From: Ken Roberts, Community Development Director
Meeting Date: February 5, 2026
Agenda Item: **Zoning Ordinance Text Amendments – Public Hearing**

INTRODUCTION

City staff have prepared three sets of zoning ordinance text amendments for consideration by the Planning Commission.

BACKGROUND

On January 8, 2026, the Planning Commission reviewed three draft zoning ordinance text amendments. These included a revision to the definition of Limited Production and Processing, revisions to the uses listed in Table 3 and revisions to Section 154.008 (Overlay Districts). During this meeting staff and the Planning Commission discussed many of the changes proposed by staff. Through this review process the Planning Commission and City staff reached a consensus on the final version of the proposed ordinance language.

GENERAL INFORMATION – DISCUSSION

Zoning Ordinance Text Amendments – Definition of Limited Production and Processing

The attached zoning ordinance text amendment will update three sections of the zoning code. These are related to the definition of Limited Production and Processing, revisions to the uses listed in Table 3 and revisions to Section 154.008 (Overlay Districts). The proposed changes include:

1. Clarifies the definition of Limited Production and Processing.
2. Adding definitions for Bay and Fenestration.
3. Revisions to several of the permitted and conditional uses listed in Table 3.
4. Several amendments to Section 154.008 Subsection B – the Downtown Overlay District.

The proposed additions to the Code are shown with bold and underline in the attached ordinance. I have **highlighted in yellow** the parts of the proposed ordinance with additional words or revisions based on the discussion with the Planning Commission on January 8.

Ordinance Requirements

Per Section 154.004(D), the city may grant a zoning ordinance text amendment or a zoning map amendment (rezoning) if the proposed amendment is compliant with the following findings (items 1-5 below, with analysis follows):

1. The proposed amendment is consistent with the general purposes and intent of the Comprehensive Plan.

The proposed zoning ordinance text amendments would be consistent with the purposes and intent of the Comprehensive Plan.

2. The proposed amendment will not adversely affect the health, safety, or general welfare of the city.

The proposed zoning ordinance text amendments will not adversely affect the health, safety or welfare of the city. In fact, the proposed text amendments should help to better protect the health, safety and general welfare of the residents of North Saint Paul.

3. The proposed amendment is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city.

The proposed amendments are not directly applicable to any one property but are related to the overall needs of the City.

4. The proposed amendment is compatible with adjacent properties.

The proposed zoning ordinance text amendments are not directly related or applicable to any one property.

5. The proposed amendment can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems.

The proposed zoning ordinance text amendments can be adequately supported by the existing public services.

RECOMMENDATION

City staff are recommending the Planning Commission review the proposed Zoning Ordinance Text amendment. If the Commission is supportive of the proposed ordinance, staff recommends the Planning Commission make the following motion:

Motion by _____, Seconded by _____ to recommend to the City Council approval of Ordinance 2026 – XXX, an ordinance amending various sections of Chapter 154 of the zoning ordinance.

ATTACHMENT:

1. Draft Ordinance No. 2026 – XXX amending portions of Chapter 154 of the zoning ordinance

CITY OF NORTH SAINT PAUL
RAMSEY COUNTY, MINNESOTA

ORDINANCE NO. 2026 - XXX

AN ORDINANCE AMENDING PORTIONS OF CHAPTER 154 OF THE NORTH SAINT PAUL CITY CODE REGARDING ZONING CODE DEFINITIONS, REVISIONS TO THE USES LISTED IN TABLE 3 AND REVISIONS TO SECTION 154.008 (OVERLAY DISTRICTS)

THE CITY COUNCIL OF THE CITY OF NORTH SAINT PAUL ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENTS. The definitions of Bay and Fenestration are hereby added to the North Saint City Code and the definition of Limited Production and Processing all in Section 154.003 of the North Saint Paul City Code is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~strike through~~ language as follows:

BAY. A fundamental division or section of a structure, defined by vertical supports like columns, walls, or piers, creating distinct spaces for various functions or elements like windows. It can refer to the space *between* supports (the structural bay) or an *opening* like a window or door (the architectural bay), creating a rhythmic, organized framework for a building's interior or facade.

FENESTRATION. The design, arrangement, proportioning and placement of all openings in a building's exterior that allow light and air in, primarily windows, doors, and skylights, including their framing and shading devices.

LIMITED PRODUCTION AND PROCESSING. These uses produce minimal off-site impacts due to their limited nature and scale, are compatible with office, retail and service uses, and may include wholesale and off-premises sales, Small-scale assembly, disassembly, fabrication, manufacture, cleaning, servicing, packaging, sorting or other handling of goods or materials, either as an intermediate input for further production or processing, or for final sale, use or consumption.

SECTION 2. AMENDMENT. North St. Paul City Code Section 154.010, Table 3, Use Districts, is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

Table 3. Use Districts

<u>Residential - Household Living</u>	R- 1	R- 2	R- 3	MU- 1	MU- 2	MU- 3	Supplemental Regulations
Single Family Dwelling	P	P	P				
Two Family Dwelling	P	P	P				X
Multiple Family Dwelling			P			P	X
Townhouse Dwelling		P	P	P*	P	P	X
							* Subject to the restrictions within § 154.008 (B)
Live/Work Unit				C	C	C	
Manufactured Housing (Home Parks)	€	C	C				
Modular Building	P	P	P				
Cottage Development		P	P				X
Special Infill Housing	C	C	C				X
<u>Residential - Group Living</u>	R- 1	R- 2	R- 3	MU- 1	MU- 2	MU- 3	Supplemental Regulations
Lodging House			P		C	C	
Assisted Living and/or Memory Care Facility (serving six or fewer persons)	P	P	P			C	X
Assisted Living and/or Memory Care Facility (serving seven or more persons)			C			C	
Residential Unit over Nonresidential Use				P	P	P	
Senior Housing			C	C		C	X
Senior Housing with Services			C	C		C	X

State Licensed Residential Facility (serving six or fewer persons)	P	P	P	C	C	C	X
State Licensed Residential Facility (serving from seven to 16 persons)			P	C	C	C	
<u>Civic and Institutional</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Cemetery	C	C	C				
Day Care Facility (serving 12 or fewer persons) and Day Nursery (serving 14 or fewer children)	P	P	P	C	C	C	X
Day Care Facility (serving 13 or more persons) and Day Nursery (serving more than 14 children)	C	C	C	C	C	C	X
<u>Institutions (includes Churches and Places of Worship)</u>	C	C	C	C	C	C	X
Municipal Administrative Building, Fire Station or other Public Safety or Public Service Facilities	P	P	P	P		P	X
School, Elementary or Secondary	C	C	C	C	C	C	X
Public Park or Playground and Open Space	P	P	P	P	P	P	
Community Garden	I	I	I	I	I	I	
<u>Medical</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Clinic				P	P	P	
Hospital						P	X
Animal or Veterinary Hospital or Clinic						P	
Medical Cannabis Facility						C	
<u>Utility</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations

<u>Commercial - Lodging</u>	R- 1	R- 2	R- 3	MU- 1	MU- 2	MU- 3	Supplemental Regulations
Bed and Breakfast Establishment					P	P	X
Hotel or Motel					C	P	
<u>Commercial - Indoor Entertainment, Recreation, Food, and Beverage</u>	R- 1	R- 2	R- 3	MU- 1	MU- 2	MU- 3	Supplemental Regulations
Adult Uses						C	X
Brewery, Micro-Brewery, Micro-Distillery, Micro-Winery, or Tap Room				P	P	P	
Catering				C	P	P	
Club or Lodge				P	C	C	X
Coffee Shop or Tea House				P	P	P	X
Cultural Center				P	P	P	
Indoor Recreation				P	P	P	X
Restaurant, Deli				P	P	P	
Bakery				P	P	P	
<u>Commercial - Service or Workplace</u>	R- 1	R- 2	R- 3	MU- 1	MU- 2	MU- 3	Supplemental Regulations
Animal Boarding Facility						C	X
Animal Grooming				P	P	P	X
Artisan Studio/Makerspace/ Gallery				P	P	P	
Bank, Financial Institution				P	P	P	X
Body Art Establishment				P	P	P	X
Business Sales or Services				P	P	P	

Personal Services				P	P	P	
Educational Services				P	P	P	
Contractor's Business with Showroom or Workshop						P	
Drive-In or Self-Service Business				C	P	P	X
Lab, Research				P	P	P	
Funeral Home				C	C	C	
Office				P	P	P	X
<u>Commercial - Retail</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Farmer's Market				P	P	P	
Garden Material Sales				C	C	P	X
Grocery				P	P	P	
Liquor Store				P	P	P	
Retail Sales (includes, but is not limited to: bookstores, florists, hardware store, jewelry store, music store, office supply store, photographic and video supplies)				P	P	P	X
<u>Commercial - Outdoor Recreation</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Outdoor Recreation	C	C	C				X
Golf Course	C	C	C				X
<u>Commercial - Automobile, Parking, Transportation</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Automobile Motor Vehicle Service or Repair						C	X
Car Motor Vehicle Wash						C	X

Automobile Motor Vehicle Sales and Rental						C	X
Automobile Service Station/Convenience Store				€	€	€	X
Motor vehicle service station with fuel sales or EV Charging Stations with or without retail convenience store				C	C	C	X
Transit Station				P	P	P	
Parking Facility				P	P	P	
<u>Limited Production, Processing, Storage</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Limited Production and Processing (includes, but is not limited to: electronic components, assemblies and accessories, computers and accessories, film, video and audio production, precision dental, medical and optical goods, electric and neon signs and advertising displays)				P	P	P	X
Self-Service Storage Facility						C	
Warehousing						P	X
Wholesale Establishment				P	P	P	
<u>Other Uses</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations
Uses determined by the Community Development Department to be of similar scale, impact and character				P	P	P	
Planned Unit Development	P	P	P	P	P	P	See § 154.008(C)
<u>Accessory Uses and Structures</u>	R-1	R-2	R-3	MU-1	MU-2	MU-3	Supplemental Regulations

Accessory Buildings and Structures	P	P	P			P	X
Accessory Dwelling Unit	C	C	C				X
Dependency Living Arrangement	P	P	P				
Portable Storage Units	P	P	P				X
Temporary Buildings for storage of construction materials and equipment	P	P	P				X
Geothermal Energy Systems	P	P	P	P	P	P	
Solar Energy Systems	P	P	P	P	P	P	X
Wind Energy Systems	C	C	C	P	P	P	X
Wind Energy Systems (excess height)				C	C	C	X
Temporary Outdoor Events	P	P	P	P	P	P	X
Temporary Outdoor Events (greater than 45 days)				C	C	C	X
Composting (Residential Use only)	P	P	P				
Yard or Garage Sales	P	P	P	P	P	P	X
Day Care Facility (serving 12 or fewer persons)	P	P	P	P	P	P	
Day Care Facility (serving from 13 through 16 persons)	P	P	P	P	P	P	
Group Family Day Care (serving 14 or fewer children)	P	P	P	P	P	P	
Home Occupation	P/I	P/I	P/I	P	P	P	X
Rain Garden	P	P	P	P	P	P	X
Surface Parking	P	P	P	P	P	P	
Outdoor Storage				C	C	C	X
Bulk Storage (liquid)						P	X
Communication Structures	P	P	P	P	P	P	X
Outdoor Seating				P	P	P	X
Outdoor Display				P	P	P	X

Sport Court	P	P	P	P	
Residential Swimming Pools and Hot Tubs	P	P	P	P	X
Cannabis-Related					
Cannabis Retail Business				C	C X
Cannabis Industry Business				C	C X
Temporary Cannabis Event				P	P X

Permitted, conditional, and interim uses in the residential districts.

1. "P" means permitted in the districts where designated.
2. "C" means allowed as conditional uses in the districts where designated, in compliance with the applicable standards.
3. "I" means allowed as interim uses in the districts where designated, in compliance with the applicable standards.
4. "X" means there are specific requirements in Section 154.010 (D) associated with a use.

SECTION 3. AMENDMENT. Section 154.010 (D)(8) is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

8. ~~Automotive service station/convenience store.~~ **Motor vehicle service station with fuel sales or EV Charging Stations with or without retail convenience store.**

NOTE: Subsections 154.010(D)(8) (a-k) remain unchanged.

SECTION 4. AMENDMENT. Section 154.010 (D)(20) is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

20. ~~Hospital.~~

~~—(a) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.~~ **Reserved.**

SECTION 5. AMENDMENT. Section 154.008 (Overlay Districts) is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

§ 154.008 OVERLAY DISTRICTS. (with proposed edits – new language shown in **bold** and deleted language shown with ~~strikethrough~~)

(A) General provisions for overlay districts.

1. General statement of purpose. The requirements of the overlay districts shall apply to all zoning lots located in such districts in addition to all requirements in this code that apply to the primary zoning district classification of those zoning lots. In the event of a conflict between the provisions of any overlay district and the underlying primary zoning district, the provisions of the overlay district shall apply, except where otherwise specified.

(B) Downtown Overlay District (D-1).

1. Purpose. This district is established to:

(a) Preserve cultural aspects of the **Downtown** ~~Historic Commercial~~ District.

(b) Encourage the physical development of the city as intended by the city's Comprehensive Plan and Downtown Design Manual/Plans.

(c) Encourage the harmonious development and appearance of structures and property within the district.

(d) Maintain and improve property values of the **Downtown** district and throughout the city.

2. Lot requirements. In addition to the lot requirement standards, the following **standards also** shall ~~also~~ apply:

(a) Front & side yard setback.

i. ~~Infill buildings must meet a build to line which shall be built flush to the sidewalk and flush to adjacent buildings.~~ **New or infill buildings along commercial and mixed-use streets must be built flush to the sidewalk and must provide a continuous façade along the street. Where breaks occur, the site design must continue the street edge using fencing, low walls, landscaping and/or similar treatments. Civic and institutional uses are exempt from this requirement.**

ii. No side setbacks are allowed unless it is next to a public pedestrian way or residential district where setbacks are required.

(b) Rear yard height transition to residential districts. When rear yards in this district directly abut any residential district, the following rear setbacks are required:

i. Where no alley is present a setback of 15 feet is required.

ii. Where there is an alley present a setback of ten feet from the alley is required.

(c) Building height **and widths.**

i. Maximum building height is four stories or 50 feet, whichever is less.

ii. Minimum length of building may not be less than 22 feet along the front façade.

iii. No building may be greater than 24 feet higher than an adjacent building.

iv. A single building façade shall not be greater than 75 feet in width/length on Margaret Street North or on 7th Avenue East. If a building is greater than 25 feet in width, there must be bays or defined sections established every 25 feet and no two adjacent bays or sections may be blank walls.

3. Building orientation. (see FIGURE 20)

(a) Buildings on 7th Avenue shall have primary entrance onto 7th Avenue with design elements as indicated in the adopted Downtown Design Manual indicating entrance location.

(b) For businesses which occupy the "back" half of a building on 7th Avenue, the primary entrance may be on the rear access to the building. **Such an entrance must be clearly marked.**

(c) For businesses on corner lots, they are encouraged to provide dual access points **that are clearly marked** as indicated in the adopted Downtown Design Manual.

(d) Public rear entrances are allowed which meet the requirements of the adopted Downtown Design Manual. **Such entrances must be clearly marked.**

4. Design Requirements and Elements

(a) New construction and remodeling, additions, restoration or other alterations to existing buildings must be done in a manner that meets the Design Guidelines and Design Standards of the adopted Downton Design Manual.

(b) The removal of architectural features on historically designated buildings is not permitted. Deteriorated architectural details shall be repaired or replaced with like kind designs and materials to match the original architectural features. Distinctive stylistic features or examples of skilled craftsmanship characteristics are to be preserved. If changes in the use of a building are contemplated, the changes must be accomplished without alterations of facade and structure wherever possible.

(c) For new construction, except for fenestration, architectural detail, and trim work, the façade of new structures should be constructed primarily with brick. No more than 25 percent of the façade may include stone veneer. Trim and architectural detail should be constructed of natural stone, textured cast stone, anodized aluminum or similar metals. All publicly visible facades should be 100 percent brick and/or stone veneer including side walls adjacent to pedestrian walkways or rear approaches visible to a pedestrian.

(d) The base 25 feet of building sides facing the abutting public streets must include elements that relate to the human scale at grade. These elements include, doors, windows, projections, awnings, canopies, porches, stoops, etc.

(e) The following materials are not allowed in the Downtown Overlay District:

1. Unadorned plain or painted concrete block or masonry units.

2. Corrugated metal, unless used as a limited architectural element rather than for entire walls.

3. Reflective glass.

4. Vinyl, fiberglass, asphalt or fiberboard siding.

(f) Building renovations of historic structures should restore architectural details of cornices, lintels, parapets, area arches, chimneys, windows, doors, and iron work of the original building as appropriate and feasible. If there are false facade materials on the building, the renovation should seek to uncover and preserve the original building materials as feasible.

(g) All building renovation and restoration projects must be designed and constructed to be compatible with the original scale, massing, detailing, glazing and materials of the original building. Owners and contactors must retain and preserve original materials to the maximum extent possible.

(h) For building renovation or restoration projects, with the exception of fenestration, architectural detail, and trim work, all facades that are visible to the pedestrian shall be comprised of at least 50 percent brick material. A complimentary brick, block (but not concrete), painted wood, anodized metal or natural stone must be used as trim work, accent material, and/or architectural detail. If wood is used, it must be limited to trim and cornice work, weatherproofed and not subject to damage caused by heavy use or exposure to the elements.

(i) Roofs on infill buildings shall be flat or gently pitched and hidden behind flat parapet walls. Roof edges must be related in size and proportion to adjacent buildings. Infill buildings shall include extended parapets and architecturally detailed cornices to create a distinct edge when viewed against the sky. Buildings of two (2) or more stories must include a cornice, parapet or roof overhang in the area between the top floor and the highest point of the building.

(j) Door and window openings. Buildings must be comprised of at least 70 percent transparent window material on ground-level facades facing streets and there must be a minimum of 40 percent on second or third-story levels. The window must be made of glass and the glass must be clearly transparent. Colored, tinted, opaque, or smoked glass is not allowed, except in transom windows. Window shape, size and patterns must emphasize the intended organization of the facade and definition of the building.

(k) Interconnected street and alley network. The existing street and alley network must be preserved and extended as part of any new development or site redevelopment. The city discourages the development of new cul-de-sac streets in the Downtown District.

(l) Screening of equipment and service areas. If an outdoor trash, recycling, storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it must be screened from view in a manner that is compatible with the building and site design. The screening must be accomplished by using a decorative fence, wall or screen of plant material that is at least six (6) feet in height. Fences and walls must be decorative and architecturally compatible with the primary structure. If used for screening, a screen of plant material must be at least 90 percent opaque for the entire year.

(m) All rooftop equipment shall be designed to minimize undesirable views when viewing rooftops from higher elevations, abutting property; and public rights-of-way. Screening shall be accomplished using architectural elements and materials consistent with the building design

and architectural controls of the area. Painting equipment, building a fence, or using screening material inconsistent with the design and materials of the rest of the building is not allowed.

5. 4. Use. The allowed uses within the Downtown (D-1) overlay district are the same as the uses listed within the Downtown Mixed-Use (MU-1) zoning district in Table 3 except that townhouses are not allowed within the D-1 district.

NOTE: Subsections 154.008 C - Planned Unit Development District (PUD), D – Shoreland Overlay District (S-1) and E - Floodplain remain unchanged.

SECTION 6. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

This ordinance updates several sections of the North Saint Paul Zoning Code including definitions, the uses listed in Table 3, and additions to the standards in Section 154.008 (Overlay Districts).

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon its passage and publication as provided by law.

ADOPTED by the North St. Paul City Council this _____ day of _____, 2026.

Motion by Council Member _____

Second by Council Member _____

Voting: Aye: Council Member
 Council Member
 Council Member
 Council Member
 Mayor

Nay:
Abstain:
Absent:

John Monge, Mayor

Attest: _____
Brian Frandle, City Manager

City of North St. Paul

Planning Commission Report



From: Ken Roberts, Community Development Director
Meeting Date: February 5, 2026
Agenda Item: **Kwik Trip Expansion and Remodeling Project**
60-Day Deadline: March 1, 2026

INTRODUCTION - BACKGROUND

Mr. Zach Stackhouse, representing Kwik Trip, has submitted applications to the city for a Conditional Use Permit (CUP) amendment and for Site Plan approval to facilitate the addition of a second car wash bay to their existing facility located at 2275 Anchor Drive. The proposed project and improvements include adding a second carwash bay to the north side of the existing car wash. The project plans show the architectural elements of the addition will have full brick cladding and a standing seam metal roof to match the existing building. There also will be changes to the existing landscaping to accommodate the car wash addition.

Please see the attached maps, project narrative and proposed plans for more information about this proposal.

On November 17, 2020, the City Council adopted Resolution 2020-136. This resolution approved a conditional use permit as requested by Kwik Trip for the development of the site with a 10,950 square-foot convenience store with an integrated single-bay car wash, 10-dispenser main fueling canopy and a 2-lane side diesel fueling canopy. The City Council also approved Resolution 2020 –137 approving the project site and design plans for the new Kwik Trip, subject to six conditions of approval.

DISCUSSION

LAND USE AND ZONING REVIEW

Comprehensive Plan

The 2040 Comprehensive Plan guides the subject property as Corridor Mixed Use. According to the Comprehensive Plan, this land use designation is “established to encourage the development or redevelopment of mixed-use centers that combine retail development with a variety of housing, offices, live-work spaces, employment activities and other complementary uses.”

The existing Kwik Trip was part of a redevelopment of the site that would establish a combination of residential and commercial uses in the area known as the Anchor Block. The site was specially noted as being targeted for redevelopment in both the Comprehensive Plan and the

Redevelopment Master Plan. Accordingly, the City determined in 2020 the new Kwik Trip would be consistent with the vision and intent of the Comprehensive Plan for this area.

Zoning

The City has zoned the property MU-3, Corridor Mixed-Use District; automobile service station/convenience stores and car washes both require Conditional Use Permits in the zoning district. North Saint Paul also requires Site Plan Review for new commercial or industrial development projects and for major changes to existing site plans such as is proposed with this project.

Conditional Use Permit Amendment Review

Section 154.004 (F) of the Zoning Code lists the purpose and standards for conditional use permits in North Saint Paul. The standards for granting a conditional use permit (or an amendment) require the proposed use to be compliant with the following findings:

- i. The use is consistent with the general purposes and intent of the Comprehensive Plan;
- ii. The use will not adversely affect the health, safety, or general welfare of the city;
- 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;
- iv. The use or appearance of the use is 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 disposal and stormwater disposal systems;
- 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;
- vii. The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
- 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;
- ix. The use will not create an intrusion of excessive noise, glare, or general unsightliness; and
- x. If applicable, the proposed use is consistent with officially adopted city plans and overlays.

The project site is bounded by North Saint Paul Drive and Highway 36 on the north, an existing self-storage facility to the east, the Anchor View Apartments to the south across Anchor Drive and McKnight Road on the west. The City has zoned all the adjacent and nearby properties on all four sides MU-3, Corridor Mixed Use. The proposed expansion of the car wash on the Kwik Trip site is in a location that would blend in with the existing building and therefore, would be compatible with the existing building, site, and surrounding area. The proposed car wash

addition to the existing facility should not negatively impact the health, safety, or general welfare of the neighbors or the City.

In summary, the existing Kwik Trip facility and proposed car wash expansion use is allowed by conditional use in the MU-3 Zoning District. The proposed plan to expand the existing car wash and improve the on-site parking and traffic circulation meets the above-listed findings for approval. The proposal complies or could be conditioned upon demonstration of compliance with other applicable Ordinance requirements as noted herein.

Lot Area Requirements

Proposed Lot/Building Dimensional and Setback Requirements

The table below lists several development requirements of the MU-3 Zoning District and how the proposed car wash expansion project will meet the minimum standards:

- *154.007(C)(3) refers to Table 7 for the lot requirements within the mixed-use districts.*

Requirement	MU-3	Existing and Proposed
Minimum Lot Size	<i>35,000 sq. ft.</i>	3.41 ac. (148,540 Sq. Ft.)
Minimum Lot Width	<i>120 ft</i>	242.5 ft
Front Yard Setback	<i>25 ft</i>	250.1 ft
Rear Yard Setback	<i>0 ft</i>	134.8 ft. (North) Proposed - 116.3 ft.
Side Yard Setback	<i>0 ft</i>	60.7 ft (West), 112.1 ft (East)
Maximum Height	<i>Five (5) stories or 55 ft</i>	One (1) Story and <55ft.

The subject site was platted in December of 2019 under the Zoning and Subdivision ordinances that were in place at that time. Accordingly, the existing lot meets the size and width requirements for the MU-3 Zoning District. In 2020, the convenience store and car wash building met all front, rear, and side yard setback requirements, and it was within the maximum building height limit.

The proposed car wash addition will be on the north side of the existing car wash. As noted in the table above, the City Code does not have a minimum rear yard or side yard setback for buildings in the MU-3 Zoning District. As such, the proposed car wash addition meets the applicable City setback requirements.

SITE PLAN AND DESIGN REVIEW

Section 154.004 (H) of the Zoning Code lists the purpose and standards for site plan review in North Saint Paul. The standards for granting site plan approval require the proposed use to be compliant with the following:

- (a) The proposal is consistent with the general purposes and intent of the Comprehensive Plan;

- (b) The proposal will not adversely affect the health, safety, or general welfare of the city;
- (c) The proposal is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;
- (d) The proposal or appearance of the proposal is compatible with adjacent properties;
- (e) The proposal can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems;
- (f) 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;
- (g) The proposal will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
- (h) The proposal is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposal; and
- (i) If applicable, the proposal is consistent with officially adopted city plans and overlays.

As outlined below in this report, staff find the proposed site and design plans for the expansion and remodeling of the existing Kwik Trip to include another car wash bay will meet the City requirements and zoning ordinance standards for site plan approval, subject to several conditions of approval.

Access and Circulation

The applicants are proposing several changes to the rear of the existing building to accommodate the second car wash. These include reducing the size of landscape area on the north side of the existing car wash to add the second car wash. The proposed addition is about 18.5 feet in width. The addition will leave an eight-foot-wide strip of landscaping along the north side of the new car wash. They are not proposing any changes to the site or car wash access, the on-site traffic circulation or to the queue for the car wash with the proposed addition.

Landscaping

The proposed project demolition plan indicates four trees and 22 shrubs will be removed from the north side of the existing car wash to accommodate the car wash addition. The demolition plan also notes the contractor is to protect 2 trees near the proposed location of the on-site electric transformer. City staff are concerned these trees could be damaged by the placement of the transformer. The applicant should agree to move or replace the trees near the proposed location of the transformer. The proposed landscape plan specifies the planting of 4 trees and 45 shrubs in the area around the car wash addition. The mix and types of proposed trees and shrubs are generally acceptable.

Drainage/Natural Resources

There should be little if any impact on the existing grading and drainage with the proposed car wash addition and site changes. The Ramsey-Washington Metro Watershed District also has completed their initial review of the proposed project plans. They note in their comments the following:

Thanks for the opportunity to review. We issued and closed a permit for this site within the last few years; however, the impact of this size (project) would not trigger a new permit.

Lighting

Section 154.010(A)7 of the City Code has the City standards for outdoor lighting. It states:

All outdoor lighting shall be directed away from adjoining property and from the street unless globe lighting is used. Bare incandescent light bulbs shall not be permitted in view of adjacent property or the public right-of-way, except decorative holiday lights having 7.5 watts or less. No exterior lighting shall exceed 0.4-foot candles at the lot line. Yard lights shall not be closer than five feet from the property line, provided the direct source of light is not visible from the public right-of-way or adjacent residential property.

The demolition plan shows the removal of one free standing light pole adjacent to the existing north side of the existing car wash. All other existing exterior lighting on the site will remain. The project plans do not show the addition of any new free standing light poles or exterior wall pack lights on the property.

Staff recommend that as a condition of approval the City require the applicant provide City staff a detailed exterior photometric lighting plan for the part of the site affected by the addition for City approval. This plan should show the location and height of all proposed freestanding light poles, the type of proposed light fixtures on the poles and the style of the exterior light wall packs to ensure the exterior lighting will meeting all City standards. Specifically, staff recommend the revised plan provide enough lighting in and around the drive aisle on the north and west sides of the car wash to ensure adequate visibility and safety for pedestrians and vehicles.

Signs

The applicant is not proposing to change any existing signage with this project.

Electric Department Comments

City staff shared the proposed project plans with the City Electric Department. John Wick, the Department Director, provided the following comments:

"If they are requiring a transformer relocation, it will take some coordination. The current transformer is fed radial and would require a substantial power outage to relocate. We are talking a full day minimum. Not to mention we would need to meet with members of the Kwik Trip team to evaluate the site and where the new transformer would be located. The current site plans do not indicate a location from what I can tell, and the tree and shrub planting would eliminate many of the preferred locations. We would need to place a fairly large 3-phase cabinet on property to accommodate the new feed. I will need to put together a quote for the relocation as well, which will include materials, labor, and equipment charges.

I will need more information on whether they will have a new transfer cabinet for metering as well."

City Engineer Comments

The City Engineer provided City staff and the applicant the following project review comments:

Comments and conditions of approval for the proposed Kwik Trip car wash expansion, based on Engineering review of applicant submitted information at the time of this writing:

- It is the City's understanding that the applicant has verified by their own mechanical or civil engineer that existing water service sizing and sanitary sewer sizing is adequate to meet capacity requirements of the car wash expansion, including existing use and fire suppression requirements for the site, with no excavation in the right of way required for upsizing of existing sewer and water services to the site. If that change is determined to be required at a later date, a new permit or permit amendment as determined by the Zoning Administrator, and any work on service replacement will not occur until a new permit or amended permit is issued by the City of North St. Paul, following review and approval of revised plans illustrating service replacement work.
- Applicant to provide from Metropolitan Council Environmental Service to the City for review an updated SAC determination letter for the car wash expansion for the determination of additional MCES SAC, City SAC, and City WAC charges due at time of building permit. Rates current at the time of building permit applicant, for MCES and City SAC/WAC shall apply.
- Applicant to conform with all Ramsey Washington Metro Watershed District comments and requirements, including any necessary permitting, for the car wash expansion.
- The applicant shall satisfy any conditions and requirements set forth by the North St. Paul Electric Director.

Stormwater Management and Engineering

Utilities and Municipal Services

- *154.004(F)(2) Conditional Use Standards (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 disposal and stormwater disposal systems*
- *154.004(F)(2) Conditional Use Standards (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*
- *154.010(A) Development Standards (9) Utility installations. All on site utility installations shall be placed underground.*

The proposed car wash addition will not generate any additional demand on parks, schools, or other similar public facilities. The existing building is served by municipal water and sewer via underground connections. The car wash drives and bays are tied to the sanitary sewer systems per code.

Streets and Sidewalks

- *154.010(E)(3) General Architectural requirements (e) Pedestrian ways. Buildings shall be designed with proper provision and orientation for a pedestrian system to serve and link development.*

The proposed project will not affect any of the public streets and sidewalks on or adjacent to the property.

In summary, the proposed expansion and remodeling of Kwik Trip to add a second car wash should meet all City engineering-related standards and requirements.

Architectural Materials and Design

Section 154.010 (E) of the Zoning Code lists the architectural requirements for buildings and structures in North Saint Paul. The following is an analysis of the proposal to the relevant sections of the Code.

Architectural Control:

- *154.010(E)(4)(d)(iii) Design of street-facing facades. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.*

The proposed car wash addition will be constructed with a variety of materials including brick and a metal roof. Two brick colors are proposed that will match the existing two brick types and colors of the existing building and the metal roof will be Hemlock green to match the existing roof. The proposed addition includes design elements that are consistent with architectural requirements in Section 154.010(E)(4)(d)(iii) of the Zoning Ordinance and will be consistent with the existing Kwik Trip.

City staff find the proposed exterior design of the addition acceptable and consistent with the intent of the Architectural requirements in the Zoning Code.

STAFF FINDINGS AND RECOMMENDATION

Staff find the proposal to expand and remodel the existing Kwik Trip facility located at 2275 Anchor Drive meets the criteria for approval of a conditional use permit amendment and for site plan approval.

As such, staff recommend the Planning Commission to recommend to the City Council approval of the proposed conditional use permit amendment and the site plan for the expansion and remodeling of Kwik Trip located at 2275 Anchor Drive. These approvals shall be subject to the conditions of approval listed in each of the draft resolutions.




ATTACHMENTS

1. Location Map
2. Zoning Map
3. Aerial Photo Map
4. Project Narrative dated December 26, 2025
5. Project Plans dated November 3, 2025
6. Draft Resolution for Conditional Use Permit Amendment Approval
7. Draft Resolution for Site Plan Approval

Location Map - Kwik Trip Carwash Addition



1 in = 460 Ft

-  Municipal Boundary
-  Subject Property
-  Tax Parcels



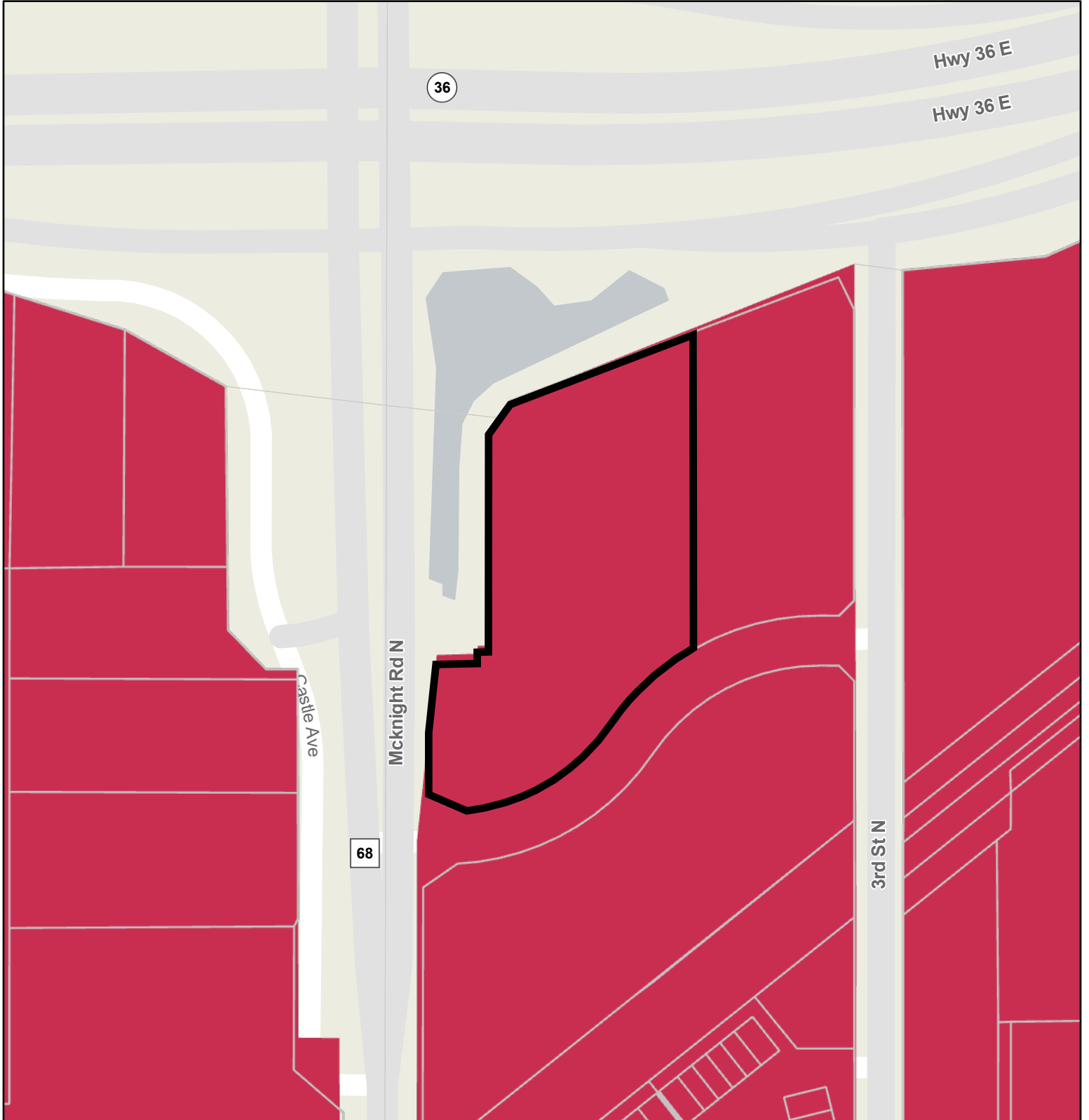
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December 30, 2025
Map Powered By Datafi






The information on this map is from a digital database using the Datafi Geographic Information System. The map and associated data do not represent a survey. The City of North St. Paul makes no claims or guarantees about the accuracy or currency of the data depicted and expressly disclaims liability for errors and omissions in its contents. Each user of this map is responsible for determining its suitability for their intended use or purpose.



Zoning Map - Kwik Trip Carwash Addition



1 in = 252 Ft

-  Municipal Boundary
-  Subject Property
-  Tax Parcels
-  R1: Single Family Residential
-  MU3: Corridor Mixed-Use






December 30, 2025
Map Powered By Datafi

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Aerial Map - Kwik Trip Carwash Addition



1 in = 140 Ft

-  Municipal Boundary
-  Subject Property
-  Tax Parcels



December 30, 2025
Map Powered By Datafi

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Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

www.kwiktrip.com

December 26, 2025

City of North Saint Paul
Community Development
2400 Margaret St.
North Saint Paul, MN 55109

RE: Kwik Trip Store #1169 – 2275 Anchor Dr. – Car Wash Addition

Dear Chris D. Cherne:

This letter is intended to accompany the submittal for our application to the City of North St. Paul for the requested Site Plan Review for our proposed remodel of our existing single bay carwash to a double bay carwash. Please accept this letter as our request to be placed on the next planning commission agenda as well as the any future approval requirements.

Kwik Trip Inc. is proposing the addition of a second carwash bay per the attached site plans and rendering. Included in the submittal is a set of civil plans, building elevations, floor plans, and signage plans.

The requested hours of operation will continue to be 24 hours. The carwash will consist of 2 automatic bays with the selection of either a soft touch or touchless type of wash. The architectural elements in this state-of-the-art building consist of a full brick cladding and standing seam metal roof to match existing conditions. Site features such as landscaping, signage and store water facilities will remain largely unchanged from previous construction.

Thank you

Zach Stackhouse
Store Engineering
zstackhouse@kwiktrip.com
507.459.2544

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

KWIK TRIP STORE #1169 CARWASH ADDITION

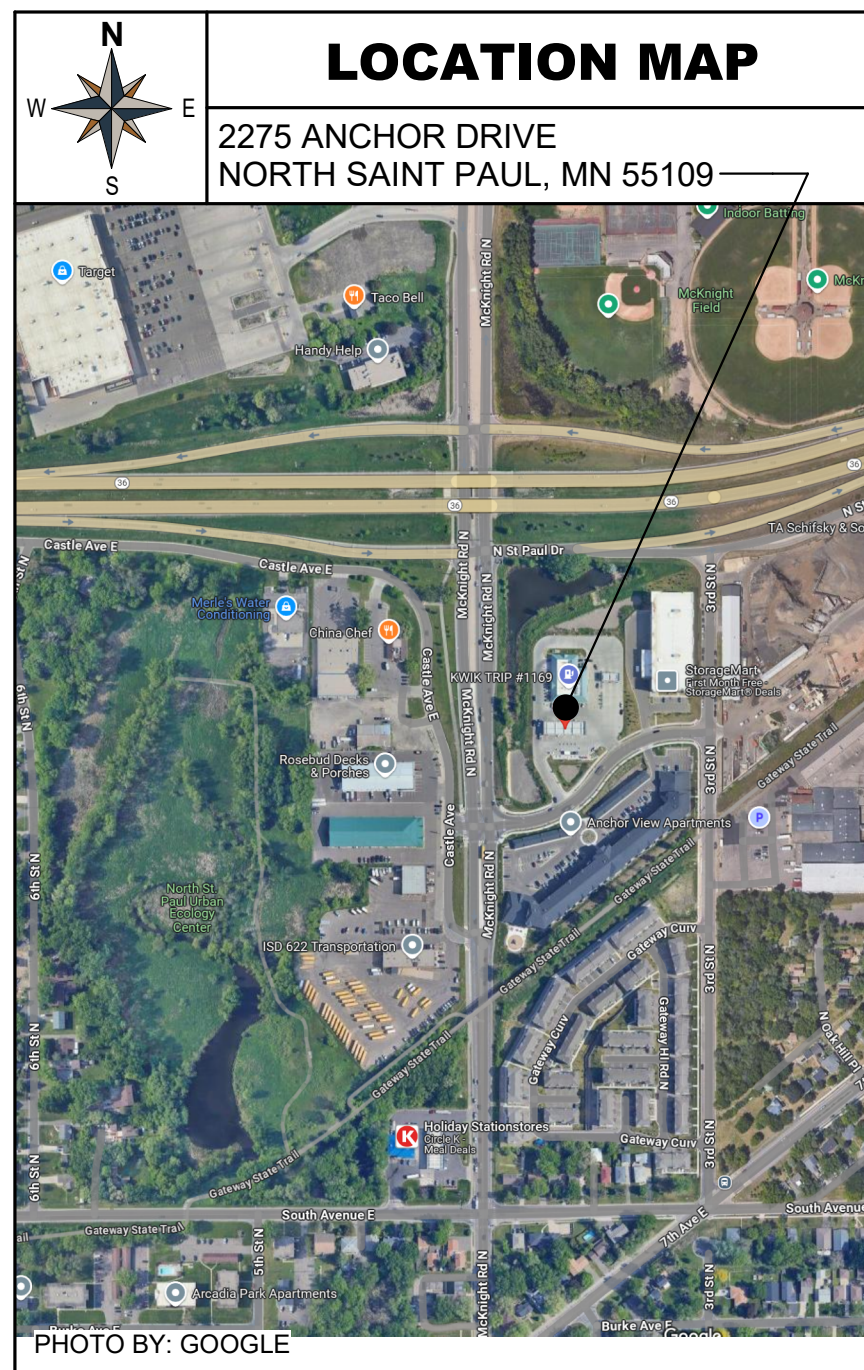
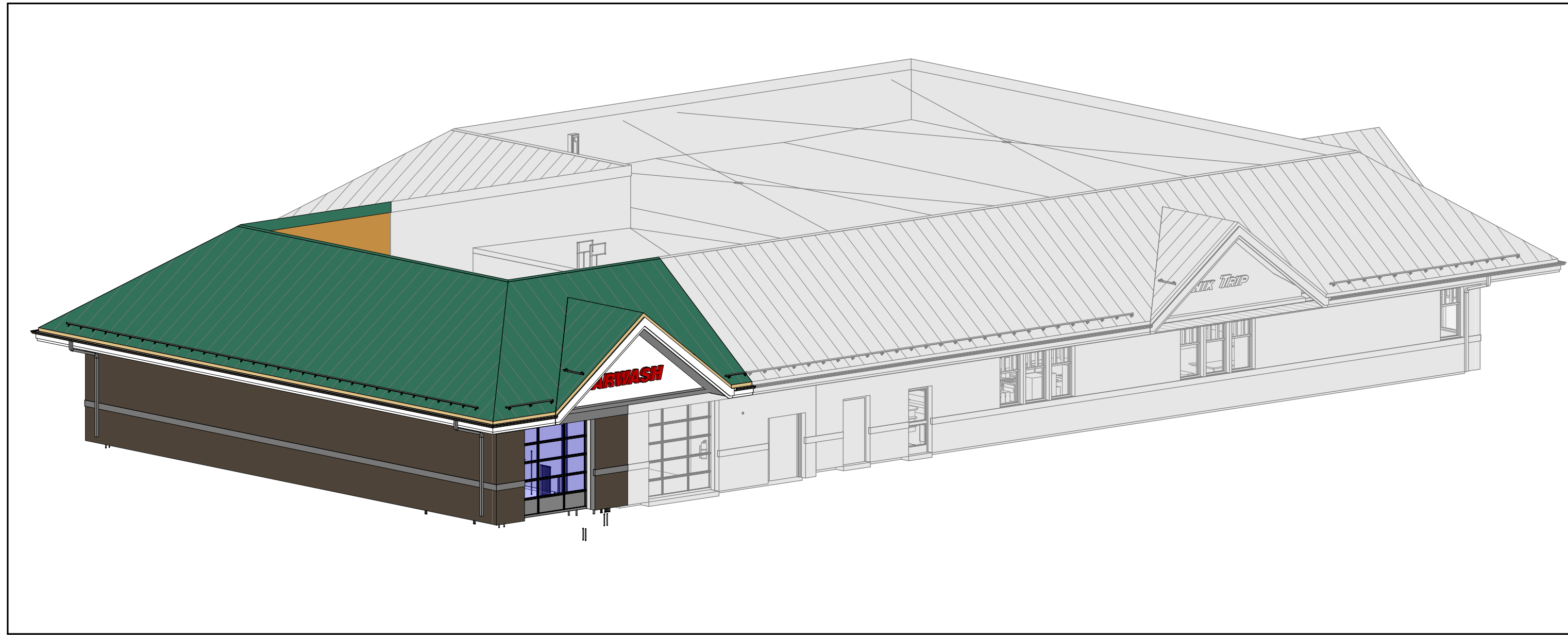
2275 ANCHOR DRIVE, NORTH SAINT PAUL, MN 55109



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Mark Paschke*
TYPED NAME: MARK PASCHKE
DATE: 08.15.2025
LICENSE NUMBER: 26728



CONTACT INFORMATION			
BUILDING OWNER	ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER
KWIK TRIP 1626 OAK STREET LA CROSSE, WI 54602-2107 CONTACT: ZACH STACKHOUSE PHONE: 608.793.4980 EMAIL: zstackhouse@kwiktrip.com	RIVER VALLEY ARCHITECTS 3300 BIRCH STREET SUITE 1A EAU CLAIRE, WI 54703 CONTACT: MARK PASCHKE PHONE: 715.492.9461 EMAIL: markp@rivervalleyarchitects.com	AYRES ASSOCIATES 3433 OAKWOOD HILLS PARKWAY EAU CLAIRE, WI 54701 CONTACT: JACOB ZANDER PHONE: 715.831.7572 EMAIL: JacobZ@AyresAssociates.com	AYRES ASSOCIATES 1700 HIGHWAY 36 WEST, SUITE 700 ST. PAUL, MN 55113 CONTACT: JOSUE GONZALEZ PHONE: 651.639.9606 EMAIL: GonzalezJ@AyresAssociates.com
PLUMBING	MECHANICAL	ELECTRICAL	REFRIGERATION
AYRES ASSOCIATES 1700 HIGHWAY 36 WEST, SUITE 700 ST. PAUL, MN 55113 CONTACT: LICIA OLIGMUELLER PHONE: 651.639.9606 EMAIL: OligmuellerL@AyresAssociates.com	AYRES ASSOCIATES 1700 HIGHWAY 36 WEST, SUITE 700 ST. PAUL, MN 55113 CONTACT: LICIA OLIGMUELLER PHONE: 651.639.9606	AYRES ASSOCIATES 1700 HIGHWAY 36 WEST, SUITE 700 ST. PAUL, MN 55113 CONTACT: AMANDA ELMS PHONE: 651.604.3112 EMAIL: ELMSA@AyresAssociates.com	NELSON - RUDIE 9100 49TH AVENUE NORTH MINNEAPOLIS, MN 55428 CONTACT: GREGORY LINDBERG, PE PHONE: 763.367.7624 EMAIL: Gregory.Lindberg@nelsonrudie.com

GENERAL NOTES	
1.	THE CONTRACTOR SHALL ACCEPT THE PROJECT SITE AS IT EXISTS. ALL EXISTING CONDITIONS WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE OWNER OR ARCHITECT.
2.	ALL WORK, PROCEDURES, AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS REQUIRED.
3.	ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING WORK.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL AT INTERVALS SUCH THAT EXCESSIVE AMOUNTS OF TRASH AND DEBRIS ARE NOT ALLOWED TO ACCUMULATE IN THE WORK AREAS OR ON THE SITE. CONTRACTOR SHALL FURNISH CONTAINERS FOR PROPER STORAGE AND REMOVAL OF TRASH.
5.	SECURITY: GENERAL CONTRACTOR IS RESPONSIBLE FOR PROJECT SECURITY.
6.	THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK SO AS TO MAINTAIN SOLE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SEQUENCES.
7.	GENERAL CONTRACTOR COORDINATE WITH ALL SUBCONTRACTORS ALL REQUIRED OPENINGS, NOT INDICATED HEREIN.
8.	ALL PARTIES SHALL UNDERSTAND THAT CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO BE A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT A BUILDING. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SITE SAFETY PRECAUTIONS ARE CUSTOMARILY ASSIGNED AS RESPONSIBILITIES OF THE CONTRACTOR TO GIVE THE CONTRACTOR FULL LATITUDE IN PREPARING BIDS AND CARRYING OUT THE CONSTRUCTION PHASE. THE CONTRACTOR DETERMINES THE ASSIGNMENT OF WORK TO SPECIFIC TRADES AND SUBCONTRACTORS. THE CONTRACTOR ALSO MANAGES LOGISTICAL MATTERS SUCH AS SEQUENCE OF OPERATIONS, SCHEDULING, DESIGN OF TEMPORARY SUPPORTS AND FACILITIES, SELECTION OF APPROPRIATE EQUIPMENT, AND PROJECT SAFETY.
9.	IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE SPECIFICATIONS (PROJECT MANUAL), THE ARCHITECT SHALL BE PROMPTLY NOTIFIED.

SHEET INDEX			
GENERAL INDEX		FIRE PROTECTION	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
G000	COVER SHEET	FP000	SYMBOLS, ABBREVIATIONS, AND NOTES - FIRE PROTECTION
G001	ABBREVIATIONS & SYMBOLS	FP241	CARWASH FLOOR PLAN - FIRE PROTECTION
G101	LIFE SAFETY - FIRST FLOOR		
CIVIL INDEX		PLUMBING INDEX	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
C020	DEMOLITION PLAN	P000	SYMBOLS ABBREVIATIONS, AND NOTES - PLUMBING
C100	SITE PLAN	PD241	CARWASH PLUMBING PLAN - DEMO
C200	GRADING AND UTILITY PLAN	P240	CARWASH UNDERFLOOR PLAN - PLUMBING
C500	SITE PLAN DETAILS	P241	CARWASH FLOOR PLAN - PLUMBING
C600	EROSION CONTROL PLAN	P242	CARWASH ROOF PLAN - PLUMBING
C601	EROSION CONTROL DETAILS	P304	CARWASH WASTE AND VENT ISOMETRIC - PLUMBING
C700	LANDSCAPE PLAN	P305	CARWASH DOMESTIC WATER ISOMETRIC - PLUMBING
C701	LANDSCAPE DETAILS	P800	DETAILS - PLUMBING
		P801	DETAILS - PLUMBING
		P900	SCHEDULES - PLUMBING
STRUCTURAL INDEX		TEMPERATURE CONTROLS INDEX	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
S000	STRUCTURAL NOTES	TC000	SYMBOLS AND ABBREVIATIONS - TEMPERATURE CONTROLS
S001	STRUCTURAL NOTES	TC001	DETAILS - TEMPERATURE CONTROLS
S100	FOUNDATION PLAN	TC201	CARWASH PLAN - TEMPERATURE CONTROLS
S105	FOUNDATION DETAILS	TC305	CARWASH CONTROL DIAGRAMS - TEMPERATURE CONTROLS
S115	SLAB-ON-GRADE DETAILS	TC900	SCHEDULES - TEMPERATURE CONTROLS
S142	CARWASH ROOF FRAMING PLAN	TC901	SCHEDULES - TEMPERATURE CONTROLS
S145	FRAMING DETAILS		
S146	FRAMING DETAILS		
S400	STRUCTURAL WALL SECTIONS		
ARCHITECTURAL INDEX		MECHANICAL INDEX	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
AD111	DEMO - FIRST FLOOR	H000	SYMBOLS AND ABBREVIATIONS - HVAC
AD131	DEMO - FIRST FLOOR CEILING PLAN	H240	CARWASH PLAN - HVAC
AD140	DEMO - ROOF PLAN	H800	DETAILS - HVAC
AD200	DEMO - EXTERIOR ELEVATIONS	H900	SCHEDULES - HVAC
A000	OVERALL FLOOR PLAN & THERMAL ENVELOPE INSULATION VALUES & NOTES	HD240	CARWASH DEMO FLOOR PLAN - HVAC
A111	FIRST FLOOR FRAMING PLAN		
A121	FIRST FLOOR EQUIPMENT PLAN		
A131	FIRST FLOOR CEILING PLAN		
A140	ROOF PLAN		
A145	ROOF PLAN DETAILS		
A146	ROOF PLAN DETAILS		
A200	EXTERIOR ELEVATIONS		
A302	BUILDING SECTIONS - CARWASH		
A314	WALL SECTIONS - CAR WASH		
A315	WALL SECTIONS - CAR WASH		
A320	FRAMING DETAILS		
A415	INTERIOR ELEVATIONS - CARWASH EXTRUTECH PANEL LAYOUT		
A500	DOOR SCHEDULES, FRAME TYPES & PANEL TYPES		
ELECTRICAL INDEX		DISCIPLINE DESIGNATOR	
SHEET NUMBER	SHEET NAME	SHEET GROUP AND TYPES	
E000	ELECTRICAL TITLE SHEET	000	GENERAL
E001	GENERAL NOTES		GENERAL NOTES
E002	GENERAL NOTES	100	HORIZONTAL VIEWS
ED200	ELECTRICAL DEMOLITION FLOOR PLAN		110 FRAMING FLOOR PLANS
ED201	SITE DEMOLITION FLOOR PLAN		120 EQUIPMENT FLOOR PLANS
E100	ELECTRICAL SITE PLAN		130 REFLECTED CEILING PLANS
E240	ELECTRICAL CARWASH LIGHTING FLOOR PLAN		140 ROOF PLANS
E241	ELECTRICAL CARWASH POWER FLOOR PLAN	200	VERTICAL VIEWS
E242	ELECTRICAL CARWASH POWER CONDUIT PLAN		200 EXTERIOR ELEVATIONS
E243	ELECTRICAL CARWASH SYSTEMS FLOOR PLAN		211 EXTERIOR MATERIAL ELEVATIONS
E244	ELECTRICAL ROOF PLAN		221 MOCK-UP ELEVATION PLANS
E245	ELECTRICAL CARWASH DETAILS	300	SECTIONS
E441	ELECTRICAL CARWASH ELEVATIONS AND SECTIONS		300 BUILDING SECTIONS
E442	ELECTRICAL CARWASH ELEVATIONS AND SECTIONS		310 WALL SECTIONS
E600	ELECTRICAL POWER ONE-LINE DIAGRAM		320 FRAMING/ STAIR DETAILS
E630	ELECTRICAL EQUIPMENT SCHEDULES	400	ENLARGED FLOOR PLANS
E640	ELECTRICAL CARWASH POWER PANEL SCHEDULES		400 ENLARGED FLOOR PLANS
E690	ELECTRICAL SCHEDULES - LIGHTING AND CONTROL		410 INTERIOR ELEVATIONS
			420 CASEWORK DETAILS
		500	SCHEDULES AND LEGENDS
			500 DOOR SCHEDULES, FRAME TYPES & PANEL TYPES
			510 DOOR AND WINDOW DETAILS
		600	INTERIOR DESIGN INFORMATION
			600 ROOM FINISH SCHEDULES
			611 FLOOR & WALL FINISH PLANS
			620 FINISH DETAILS
		700	ACCESSORY BUILDING INFORMATION
			700 CANOPY & DIESEL PLAN
			710 DUMPSTER ENCLOSURE
			720 GATOR SHED
		800	DETACHED CARWASH
			820 FLOOR PLAN
			830 EXTERIOR ELEVATIONS
			840 SECTIONS
			850 INTERIOR ELEVATIONS
			860 DOOR SCHEDULES, FRAME TYPES & PANEL TYPES

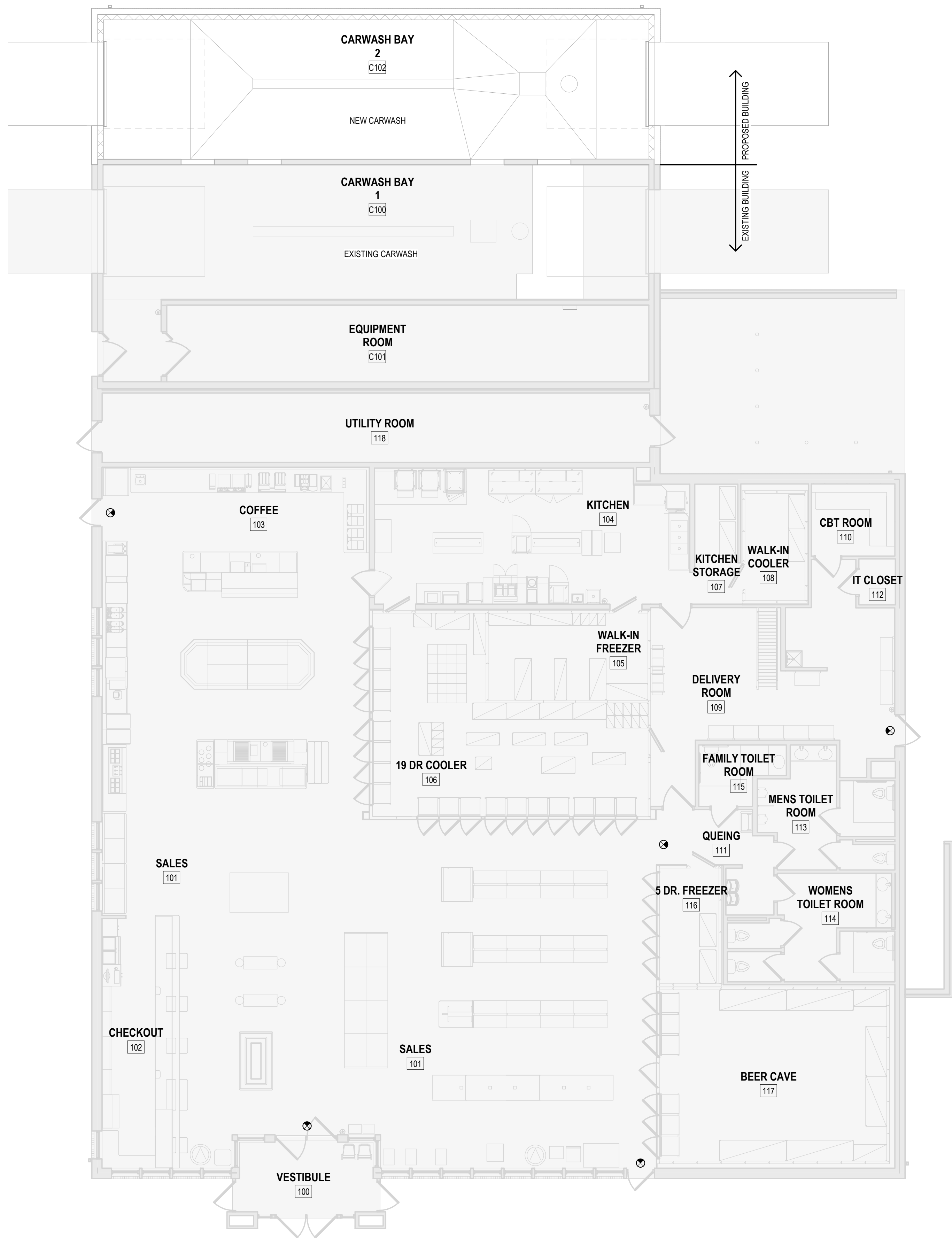
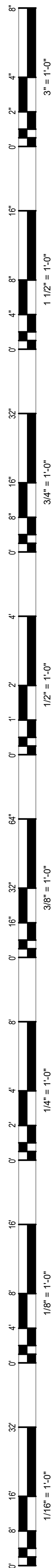
NO.	DATE	DESCRIPTION

ISSUED FOR CONSTRUCTION

DRAWN BY: RVA
PM: MP
JOB NO: 25-127
DATE: 11.03.2025

COVER SHEET

G000



1 LIFE SAFETY - FIRST FLOOR
SCALE: 1/8" = 1'-0"



LIFE SAFETY PLAN LEGEND	
	LIGHTED EXIT SIGN
	WALL HUNG FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	COMMON PATH OF EGRESS
	TRAVEL DISTANCE

NOTE-1:
THIS PLAN SHOWS AND LOCATES ALL WALL ASSEMBLIES THAT ARE REQUIRED BY CODE TO BE FIRE RATED. THERE MAY BE WALLS & PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

NOTE-2:
WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE-RESISTANCE RATING FOR SEPARATION & A FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATIONS) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE-RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS & THENCE TO THE WALL TYPES DESCRIBED ON SHEET A001

BUILDING CODE SUMMARY

APPLICABLE CODES AND REGULATIONS:

- 2020 MINNESOTA BUILDING CODE
- 2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS
- 2020 MINNESOTA ACCESSIBILITY CODE
- 2020 MINNESOTA STATE FIRE CODE

USE AND OCCUPANCY CLASSIFICATION:

MERCANTILE GROUP M (UNCHANGED)

CONSTRUCTION TYPE & REQUIREMENTS CHAPTER 6

PROPOSED BUILDING - TYPE VB (NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, IBC903.2.7)

A. FIRE-RESISTANCE RATING REQUIREMENTS	
EXTERIOR BEARING WALLS	(0) HRS
INTERIOR BEARING WALLS	(0) HRS
INTERIOR NON BEARING WALLS	(0) HRS
FLOOR CONSTRUCTION	(0) HRS
ROOF CONSTRUCTION	(0) HRS

GENERAL BUILDING HEIGHTS AND AREAS: CHAPTER 5

BUILDING HEIGHT TO REMAIN UNCHANGED
BUILDING STORIES TO REMAIN UNCHANGED (1 STORY)

EXISTING CONVENIENCE STORE FLOOR AREA	9,148 SF
EXISTING ATTACHED CARWASH FLOOR AREA	1,886 SF
PROPOSED CARWASH ADDITION	1,179 SF
TOTAL 1ST FLOOR BUILDING AREA	12,213 SF

BASIC ALLOWABLE BUILDING SQUARE FOOTAGE IS 9,000 SF PER TABLE 506.2
50% ALLOWABLE AREA INCREASE PER SECTION 506.3
TOTAL ALLOWABLE BUILDING SQUARE FOOTAGE WITH FRONTAGE INCREASE IS 13,500 SF

MEANS OF EGRESS

TOTAL TRAVEL DISTANCE	200 FT
COMMON PATH	75 FT

REQUIRED EGRESS WIDTH PER OCCUPANT = 0.2"

OCCUPANT LOADS

MAIN FLOOR			
MERCANTILE	60 GROSS	5,900 SF	99 OCC
STORAGE/STOCK/SHIPPING	300 GROSS	2,400 SF	8 OCC
OFFICE	100 GROSS	114 SF	2 OCC
KITCHEN	200 GROSS	734 SF	4 OCC
CARWASH	N/A	3,065 SF	N/A

TOTAL OCCUPANT LOAD = 113 OCCUPANTS

SANITARY FIXTURES

MERCANTILE

113 TOTAL OCCUPANTS = 57 MEN AND 57 WOMEN
USING FACTORS FOR 'M' OCCUPANCY FROM TABLE 2902.1:

	WATER CLOSET MALE	WATER CLOSET FEMALE	LAV MALE	LAV FEMALE
REQUIRED	1 PER 500 = 1	1 PER 500 = 1	1 PER 750 = 1	1 PER 750 = 1
PROVIDED	2 + 2 URINALS	3	2	2

* ONE ADDITIONAL UNISEX TOILET ROOM

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AVRES
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9100 49TH AVENUE NORTH
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LIBRARY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

Mark Paschke
SIGNATURE: Mark Paschke
TYPED NAME: MARK PASCHKE
DATE: 08.15.2025
LICENSE NUMBER: 26726

KWIK TRIP
STORE #1169 CARWASH ADDITION
2275 ANCHOR DRIVE, NORTH SAINT PAUL, MN 55109

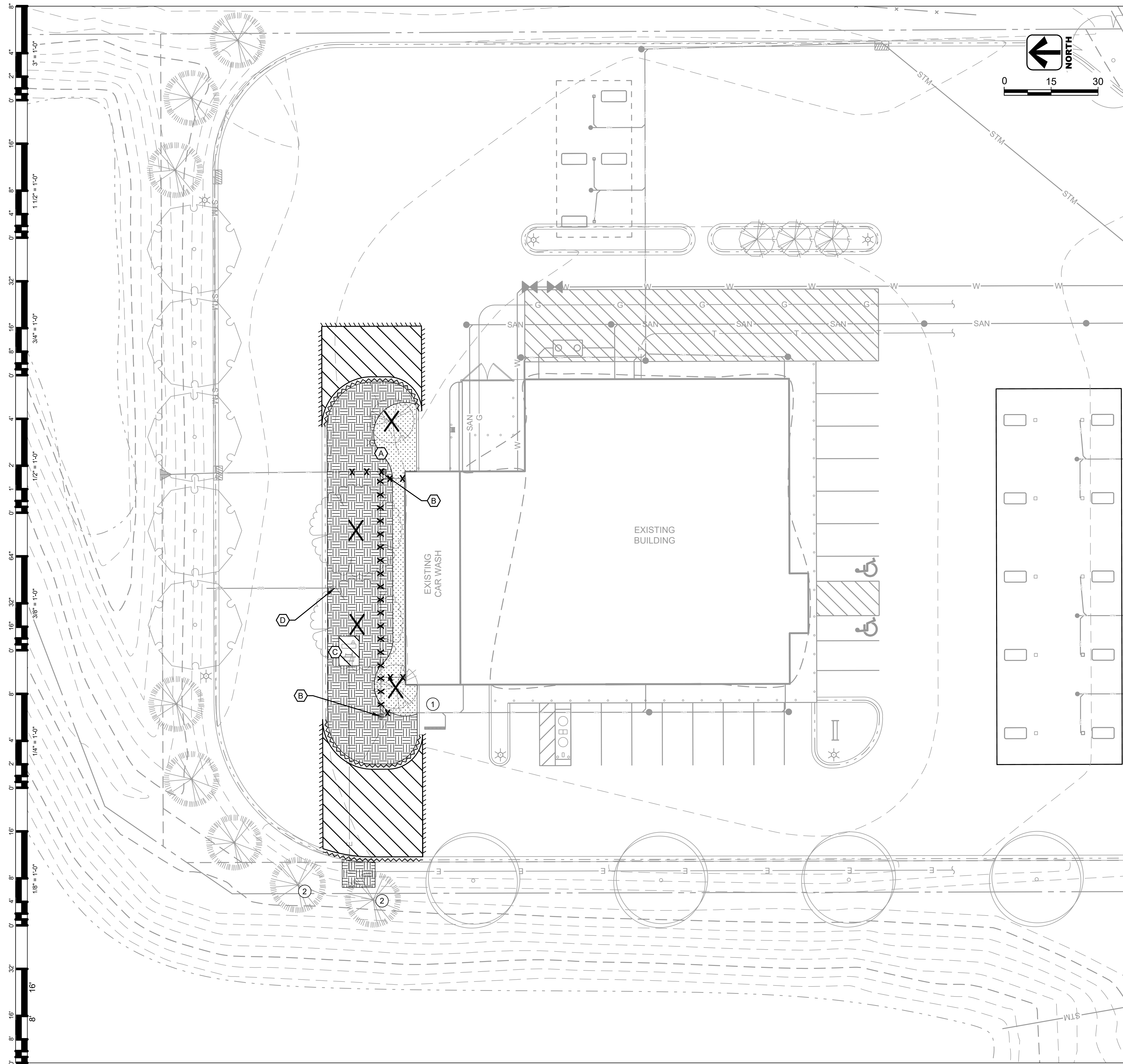
ISSUED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

DRAWN BY: AJ/SR
PM: MP
JOB NO: 25-127
DATE: 11.03.2025

LIFE SAFETY - FIRST FLOOR

G101



DEMOLITION LEGEND

- REMOVE CONCRETE PAVEMENT TO NEAREST JOINT
- REMOVE GRASS, SALVAGE TOPSOIL
- REMOVE ROCK MULCH AND PLANTINGS
- REMOVE CURB AND GUTTER TO NEAREST JOINT
- SAWCUT
- REMOVE PIPE
- TREE REMOVAL

DEMOLITION NOTES

- (A) REMOVE LIGHT POLE, SEE ELECTRICAL PLANS
- (B) REMOVE CLEANOUT
- (C) REMOVE ELECTRIC TRANSFORMER FOR RELOCATION, SEE ELECTRICAL PLAN
- (D) DEMO AND REINSTALL IRRIGATION

PROTECTION NOTES

PROTECT ALL UNDERGROUND UTILITIES AND UTILITY STRUCTURES THAT ARE NOT SHOWN AS REMOVED OR ABANDONED IN PLACE

PROTECT ALL REMAINING TREES AND MULCH AND SHALL NOT STORE EQUIPMENT OR MATERIALS WITHIN DRIP LINES OF REMAINING TREES

- ① PROTECT UNDERGROUND (UTILITY)
- ② PROTECT TREE

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KWIK TRIP
STORE #1169 CAR WASH ADDITION
2275 ANCHOR DRIVE, NORTH ST PAUL, MN 55109

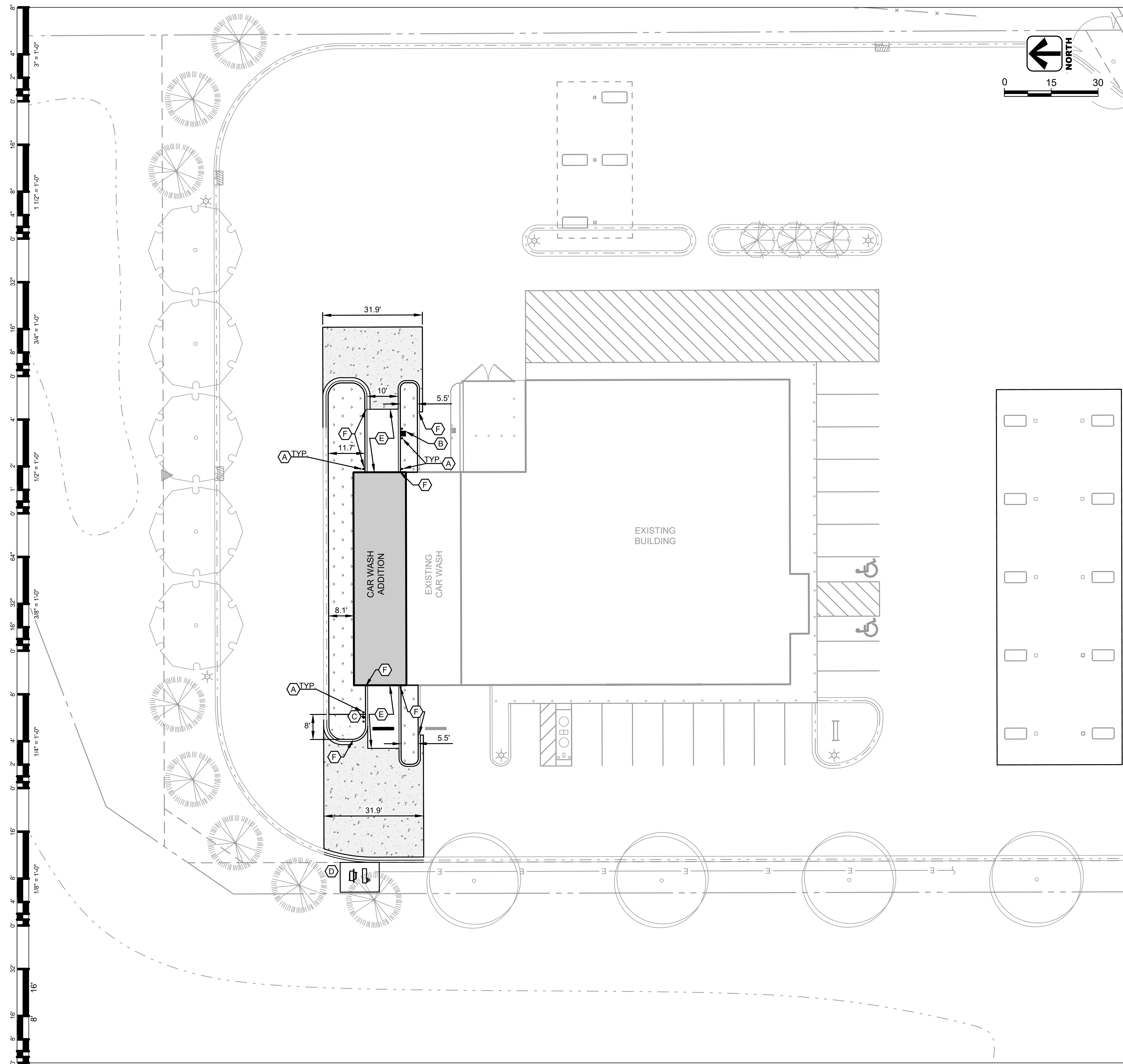
NO.	DATE	DESCRIPTION

DRAWN BY: AYRES
PM: JGG
JOB NO: 08-2046.00
DATE: 11.03.2025

DEMOLITION PLAN

C020

ISSUED FOR CONSTRUCTION



SITE MATERIALS LEGEND

CONCRETE SIDEWALK, SEE DETAIL 6/C500	
CONCRETE PAVEMENT, SEE DETAIL 1/C500	
LANDSCAPING AREA	
BUILDING ADDITION, SEE ARCHITECTURAL PLANS	
STANDARD CURB & GUTTER SEE DETAIL 2/C500	

SITE KEYNOTES

- A** PIPE GUARD POST, SEE DTL 3/C500
- B** CAR WASH KIOSK, PER OWNER
- C** CAR WASH DRYER TIMER, PER OWNER
- D** TRANSFORMER RELOCATION, SEE ELECTRICAL PLAN
- E** STRUCTURAL CONCRETE, SEE STRUCTURAL PLAN
- F** INTEGRAL CURB, SEE DTL 6/C500

SITE DATA

PARCEL ID:	122922320016	
ZONING:	COMMERCIAL	
PARCEL AREA:	3.412 AC.	
	EXISTING	PROPOSED
HARD SURFACE AREA		
BUILDING	0.251 AC.	0.277 AC.
PAVEMENT	1.796 AC.	1.810 AC.
TOTAL	2.047 AC.	2.087 AC.
PERVIOUS AREA	1.365 AC.	1.325 AC.
PERCENT PERVIOUS	40.0%	38.8%
BUILDING HEIGHTS	24.0 FT	24.0 FT

PARKING SUMMARY

	EXISTING	PROPOSED
STANDARD STALLS	18	18
HANDICAP STALLS	2	2
FUEL CANOPY STALLS	20	20
DIESEL CANOPY STALLS	2	2
TOTAL STALLS	42	42

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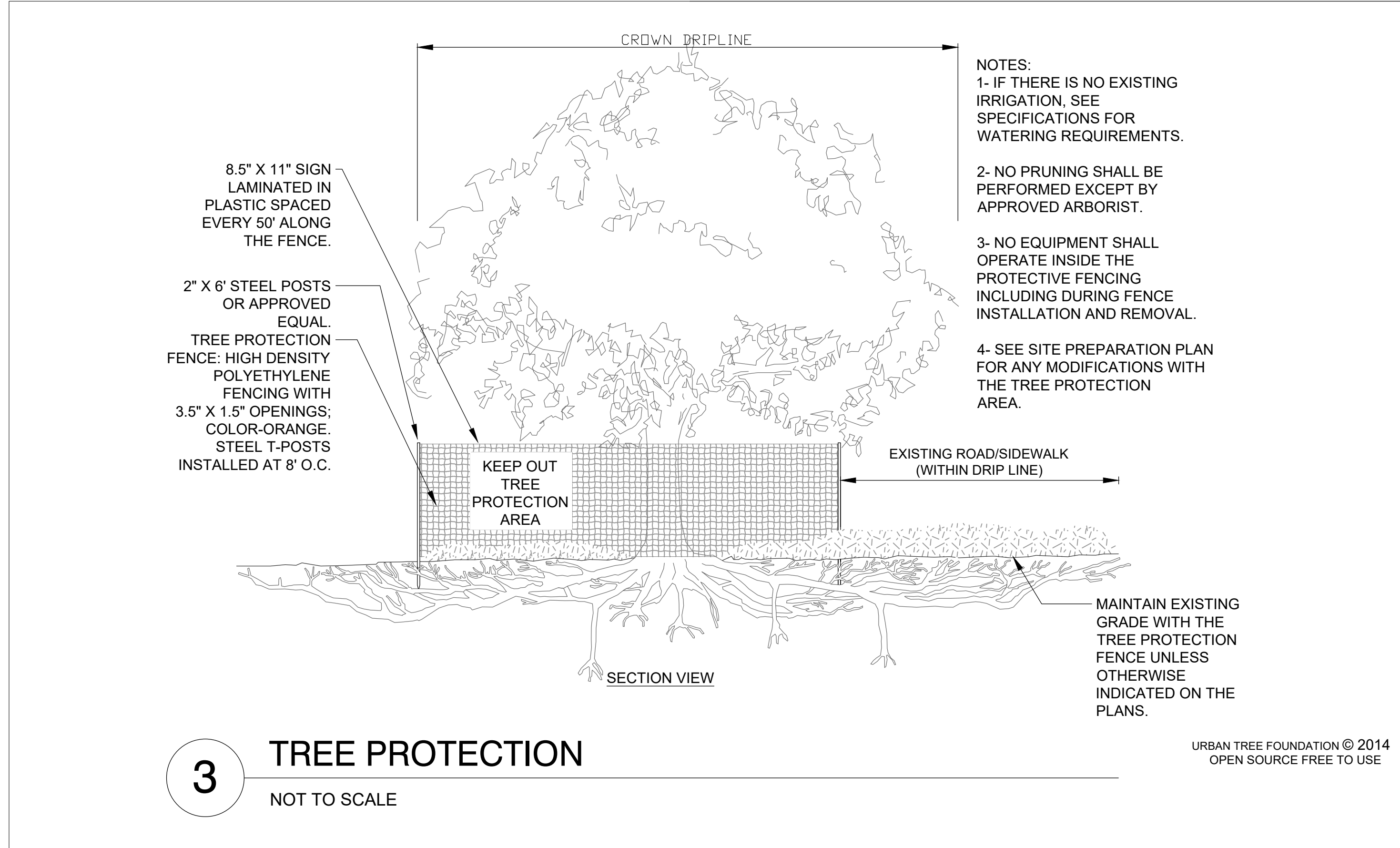
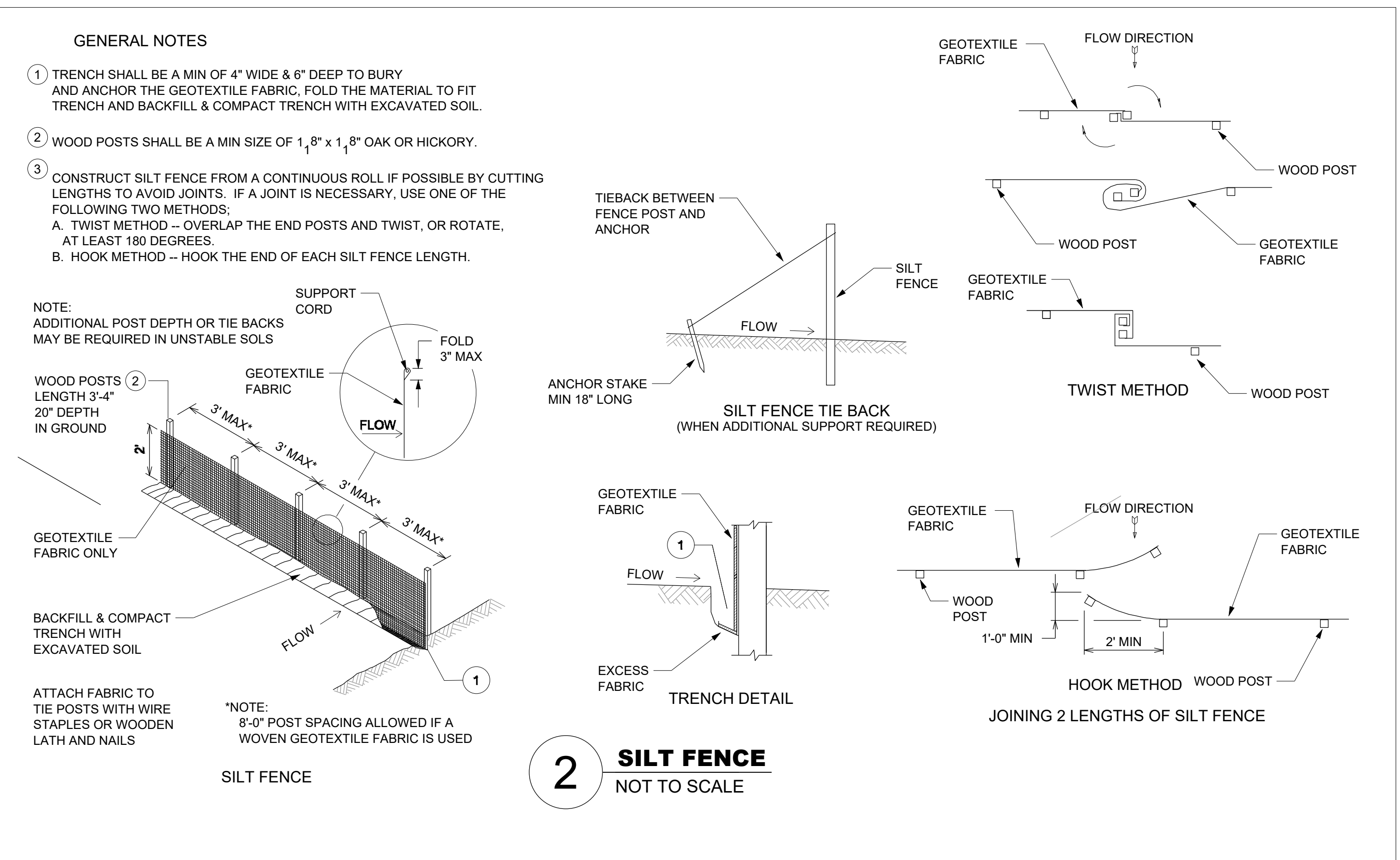
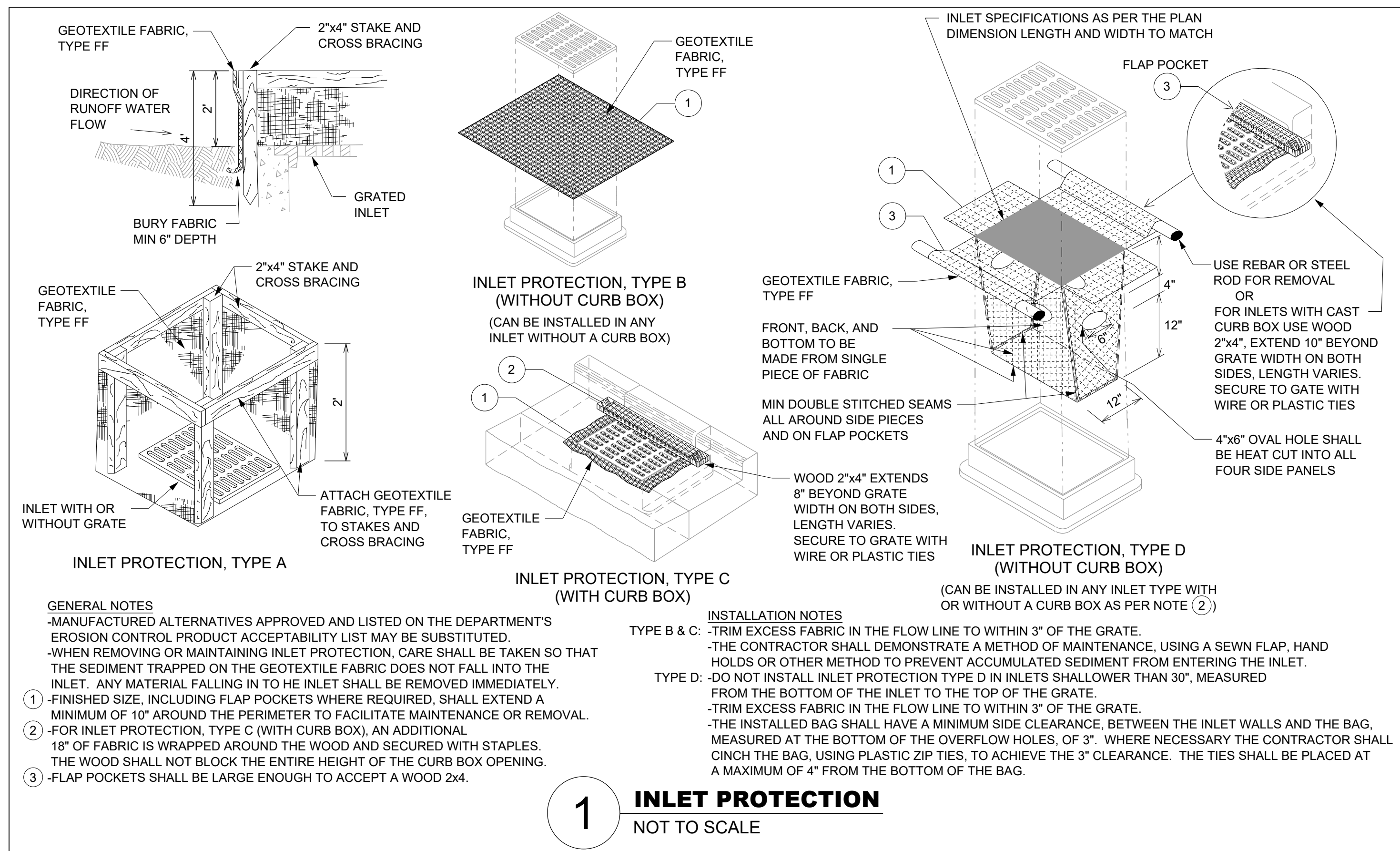
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DATE: 11.03.2025

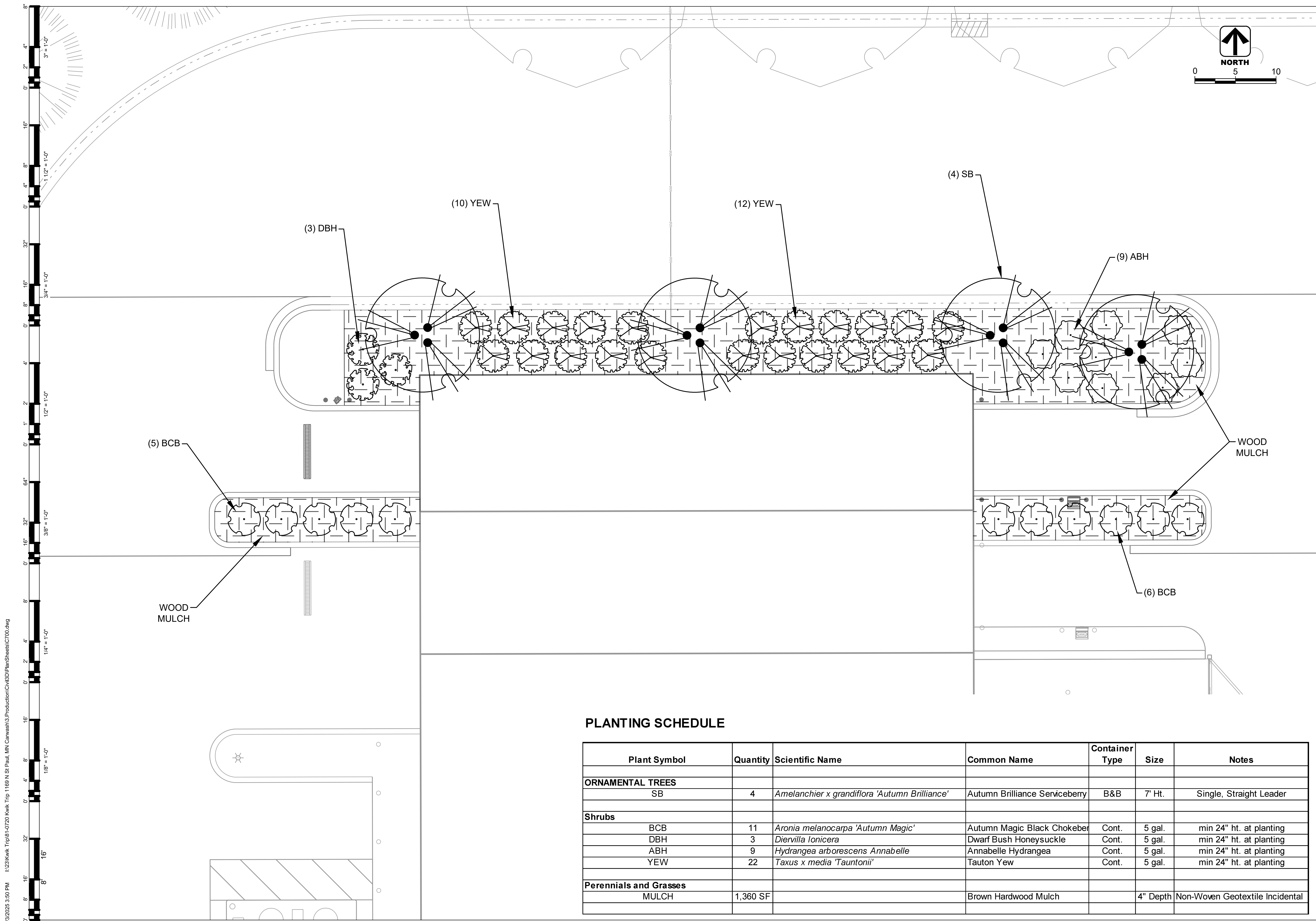
SITE PLAN

C100

NO.	DATE	DESCRIPTION

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JOB NO: 08-2046.00
DATE: 11.03.2025
EROSION CONTROL
DETAILS





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KWIK TRIP
STORE #1169 CAR WASH ADDITION
2275 ANCHOR DRIVE, NORTH ST PAUL, MN 55109

PLANTING SCHEDULE

Plant Symbol	Quantity	Scientific Name	Common Name	Container Type	Size	Notes
ORNAMENTAL TREES						
SB	4	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	B&B	7' Ht.	Single, Straight Leader
Shrubs						
BCB	11	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Black Chokeberry	Cont.	5 gal.	min 24" ht. at planting
DBH	3	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	Cont.	5 gal.	min 24" ht. at planting
ABH	9	<i>Hydrangea arborescens Annabelle</i>	Annabelle Hydrangea	Cont.	5 gal.	min 24" ht. at planting
YEW	22	<i>Taxus x media 'Tauntonii'</i>	Tauton Yew	Cont.	5 gal.	min 24" ht. at planting
Perennials and Grasses						
MULCH	1,360 SF		Brown Hardwood Mulch		4" Depth	Non-Woven Geotextile Incidental

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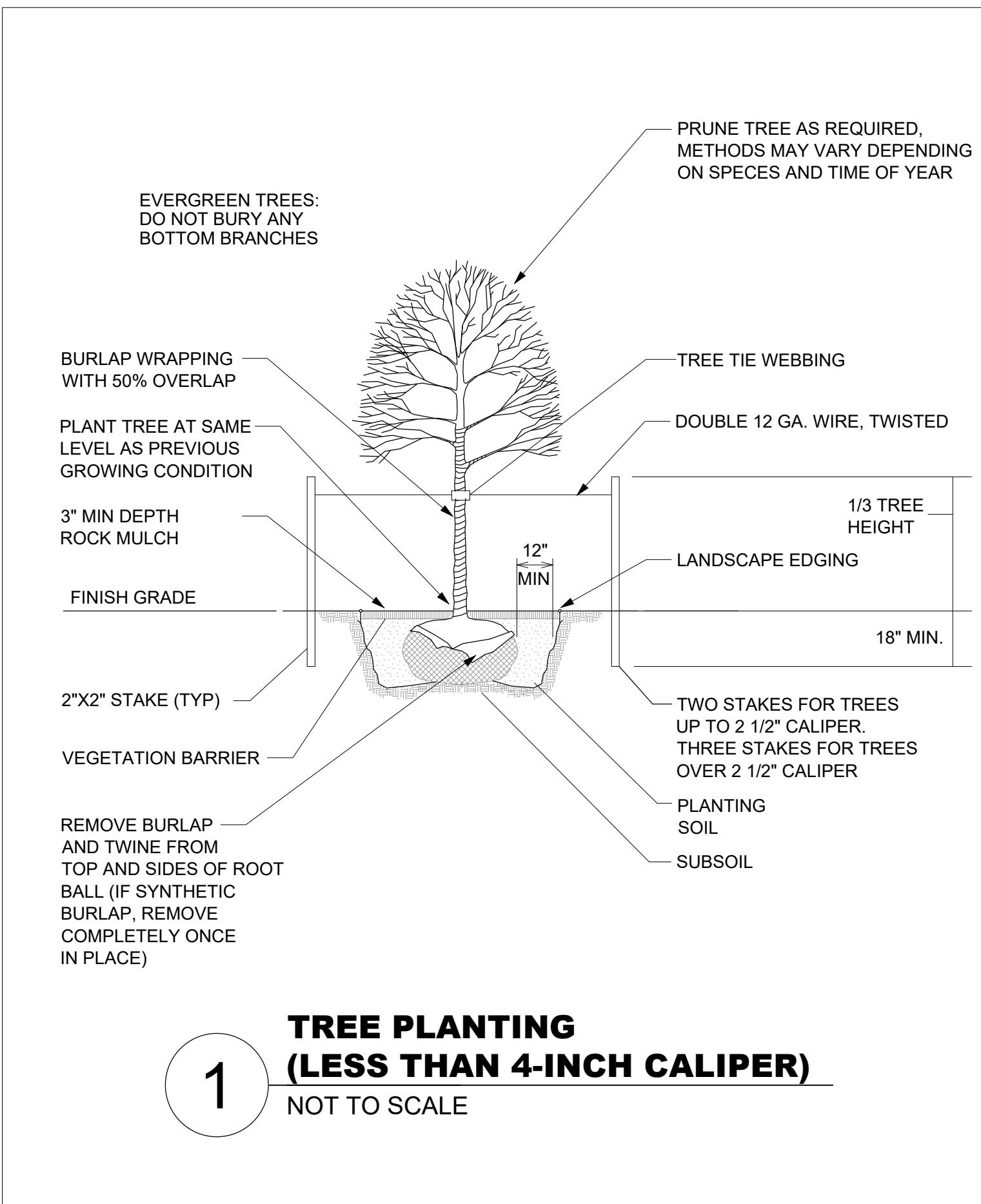
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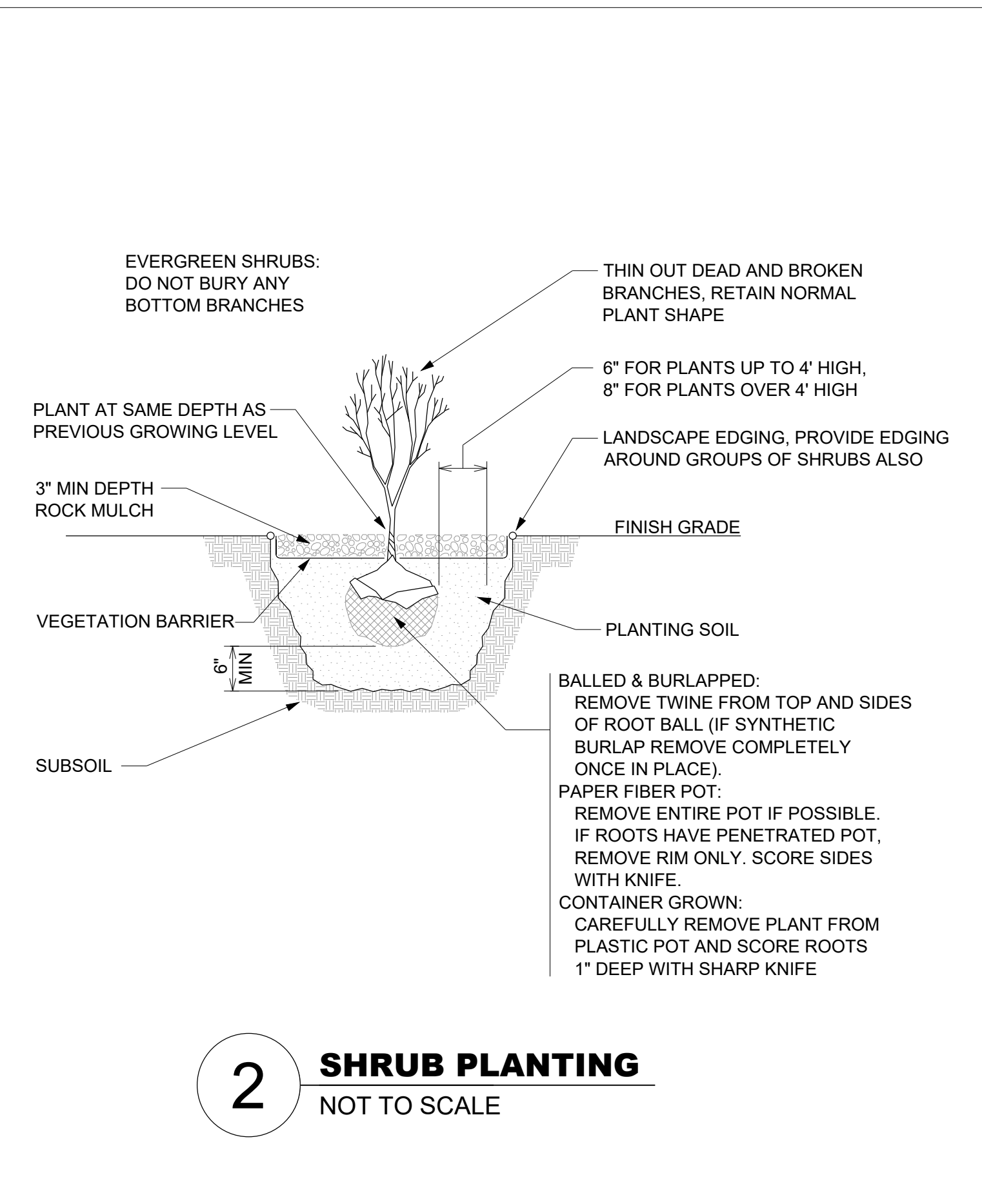
LANDSCAPE PLAN

C700

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1 TREE PLANTING (LESS THAN 4-INCH CALIPER)
NOT TO SCALE



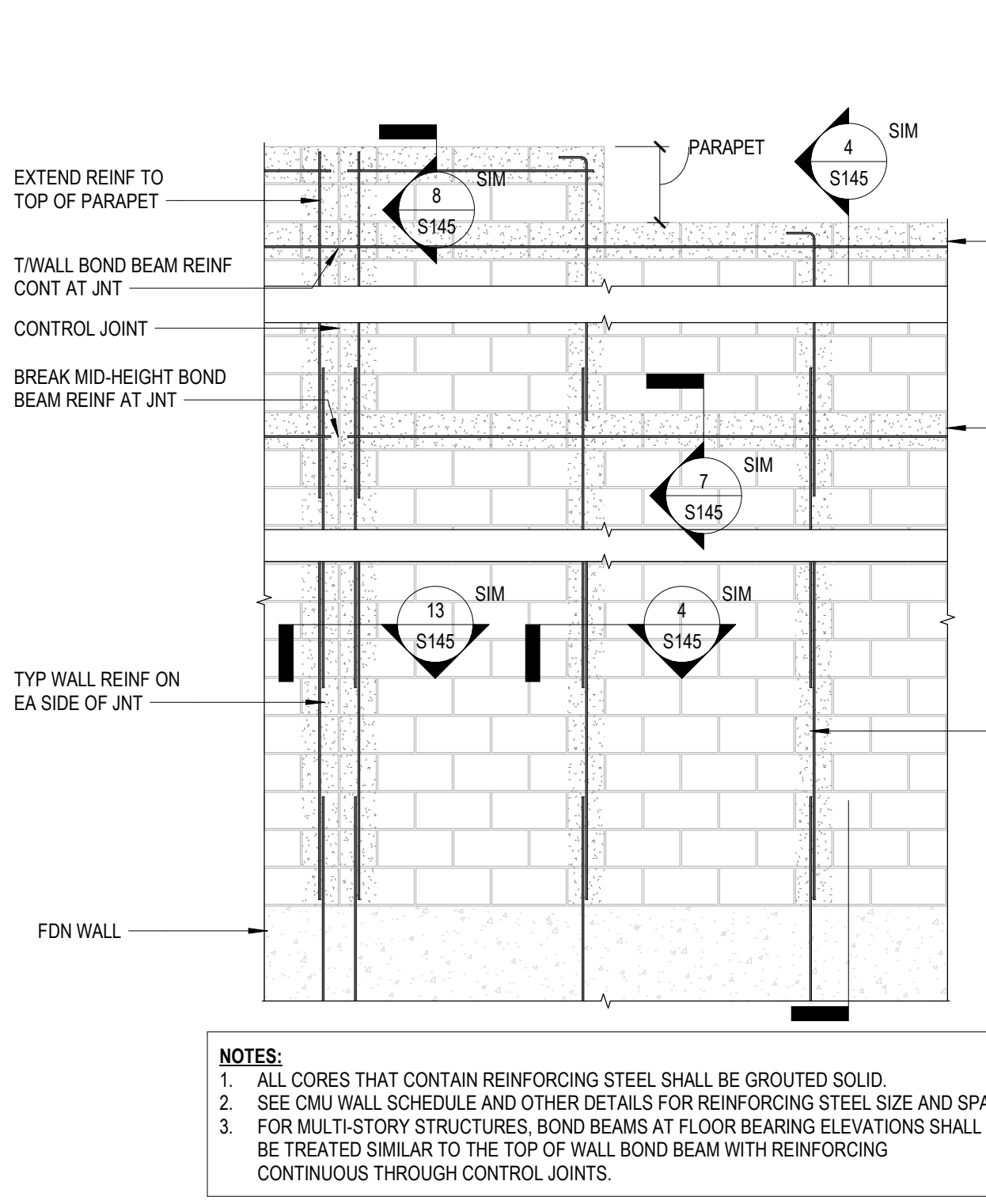
2 SHRUB PLANTING
NOT TO SCALE

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NO.	DATE	DESCRIPTION

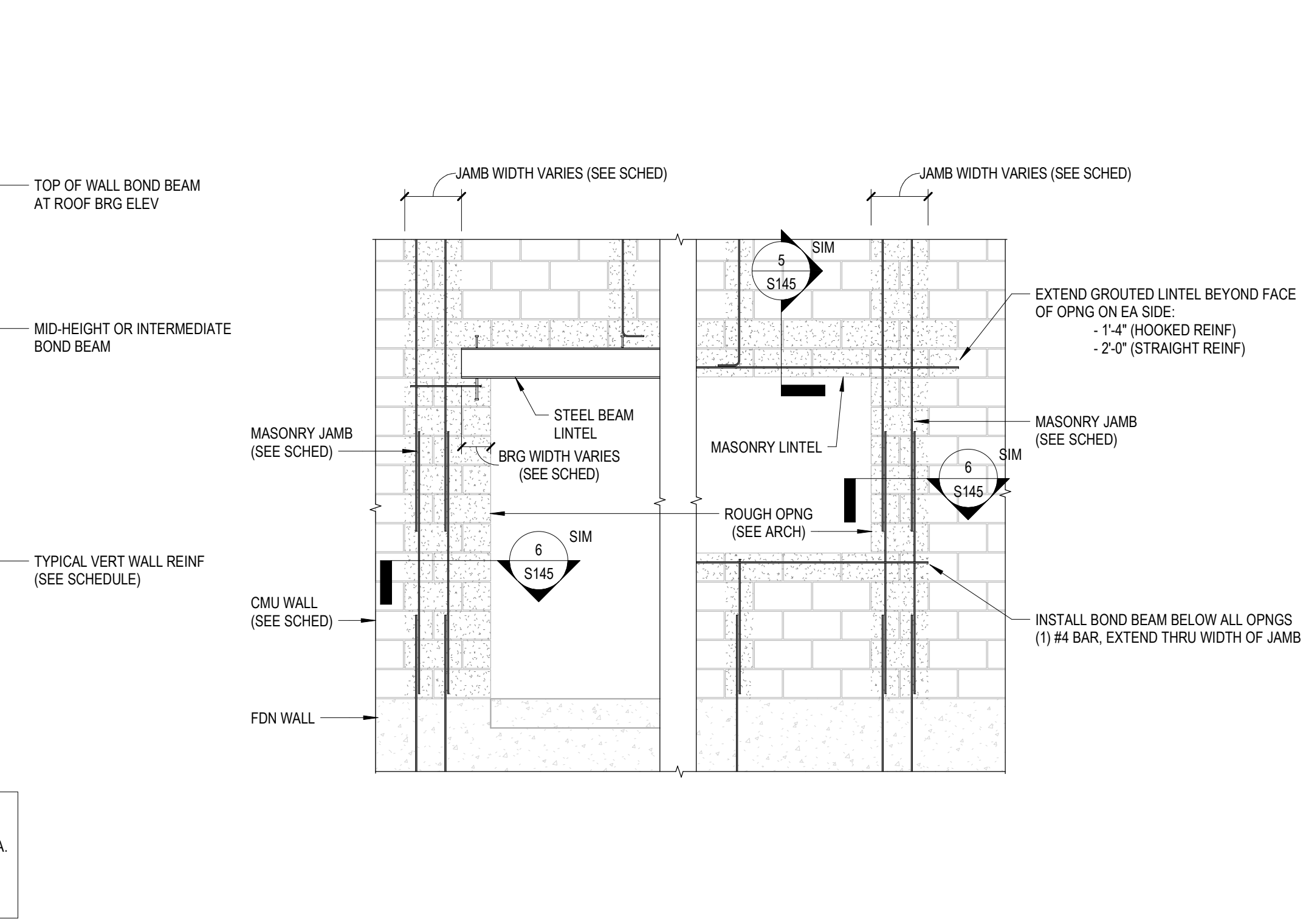
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DATE: 11.03.2025
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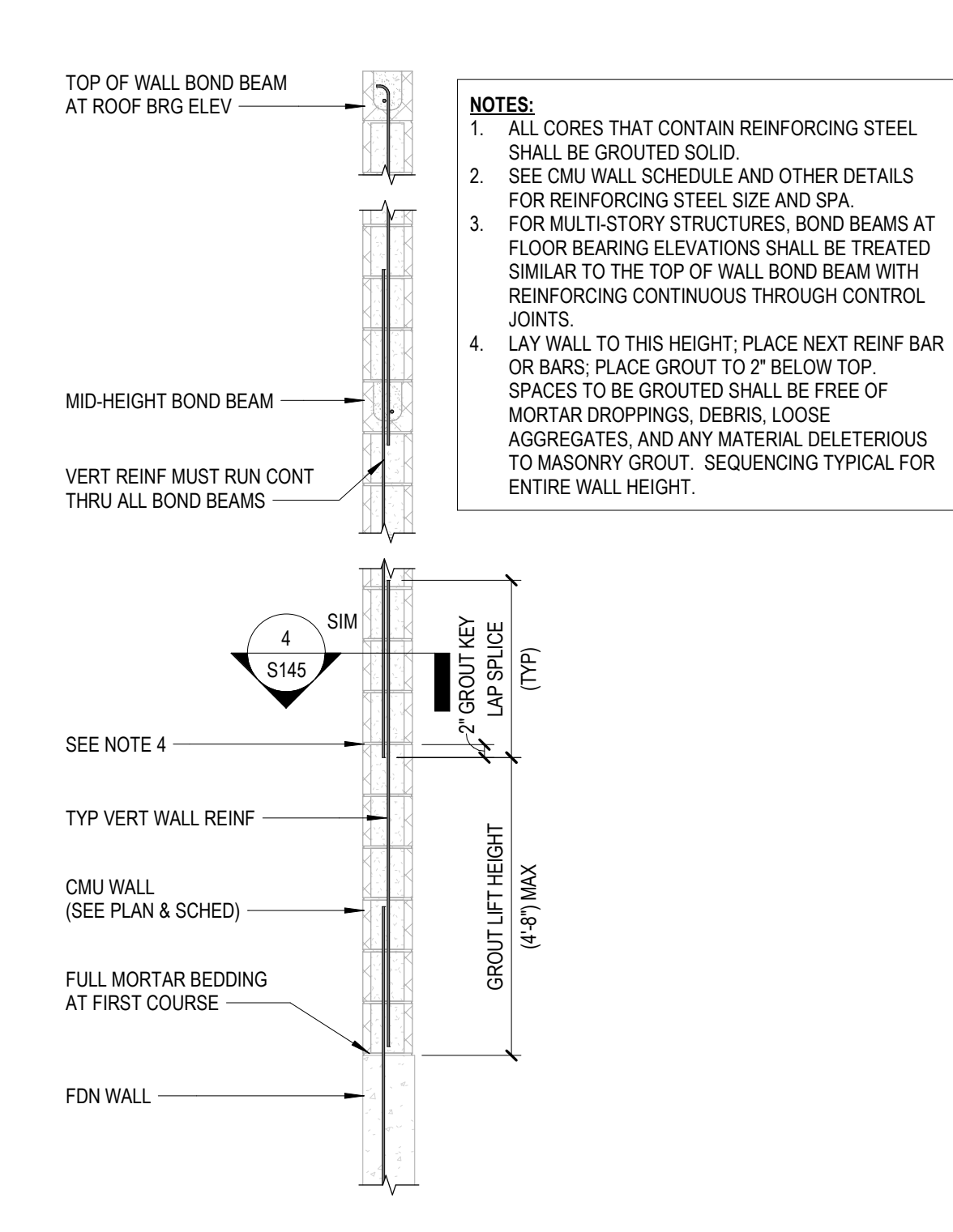


NOTES:
 1. ALL CORES THAT CONTAIN REINFORCING STEEL SHALL BE GROUTED SOLID.
 2. SEE CMU WALL SCHEDULE AND OTHER DETAILS FOR REINFORCING STEEL SIZE AND SPA.
 3. FOR MULTI-STORY STRUCTURES, BOND BEAMS AT FLOOR BEARING ELEVATIONS SHALL BE TREATED SIMILAR TO THE TOP OF WALL BOND BEAM WITH REINFORCING CONTINUOUS THROUGH CONTROL JOINTS.

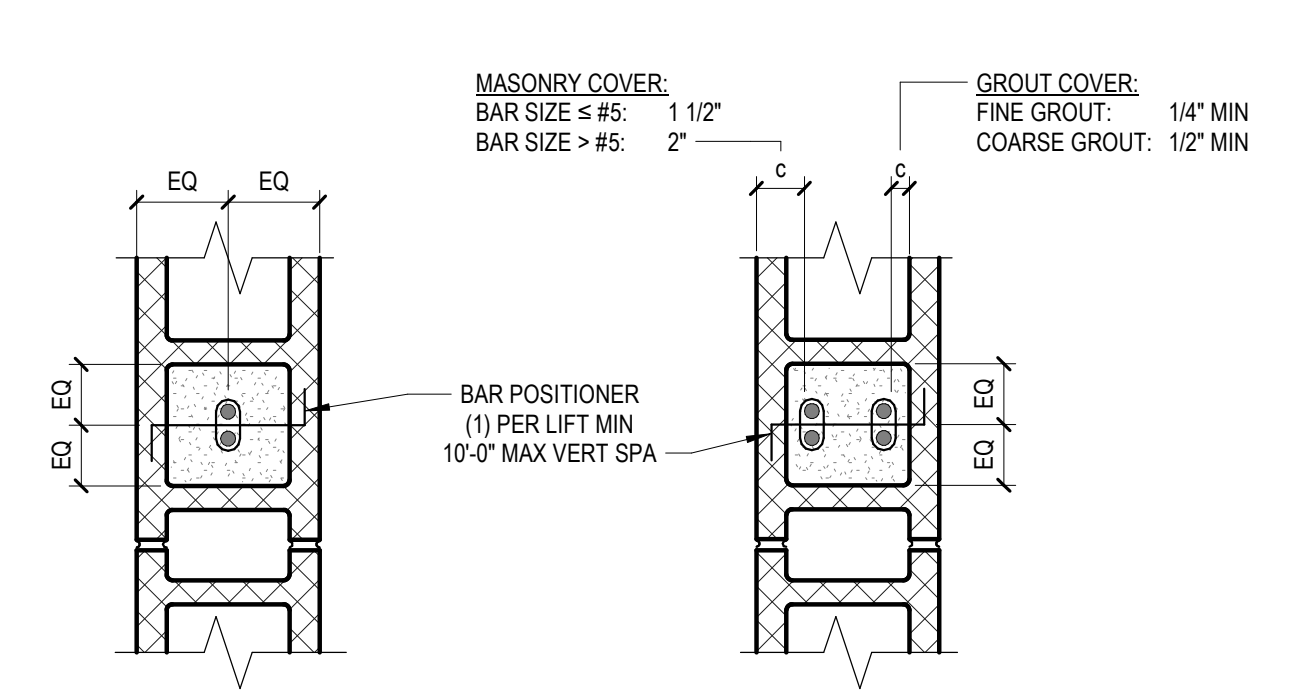
1 TYPICAL MASONRY WALL REINFORCING (ELEVATION) SCALE: N.T.S.



2 TYPICAL MASONRY WALL REINFORCING AT OPENING SCALE: N.T.S.



3 TYP MASONRY WALL REINF SECTION SCALE: N.T.S.

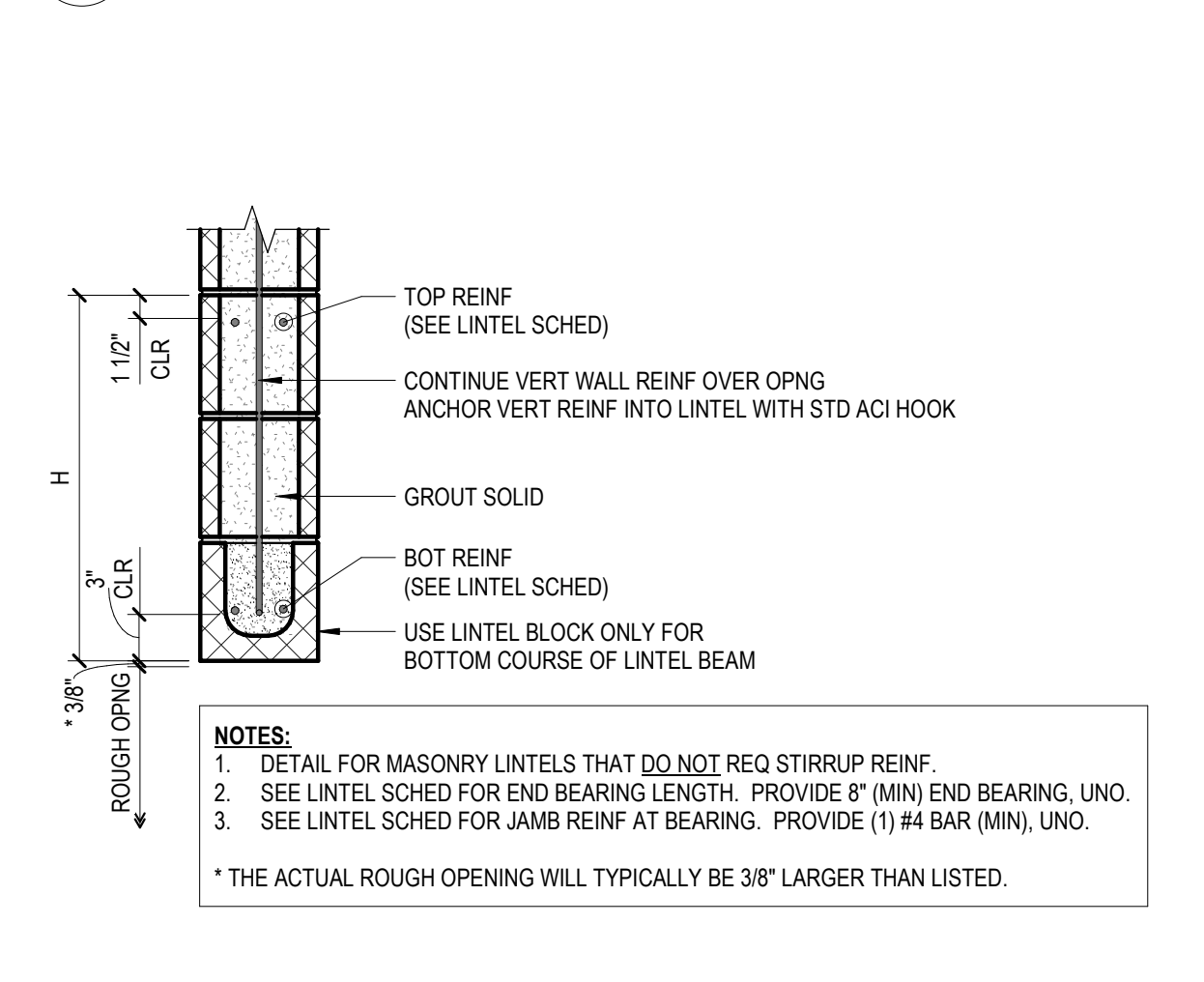


4 REBAR LAP AND PLACEMENT DETAIL SCALE: N.T.S.

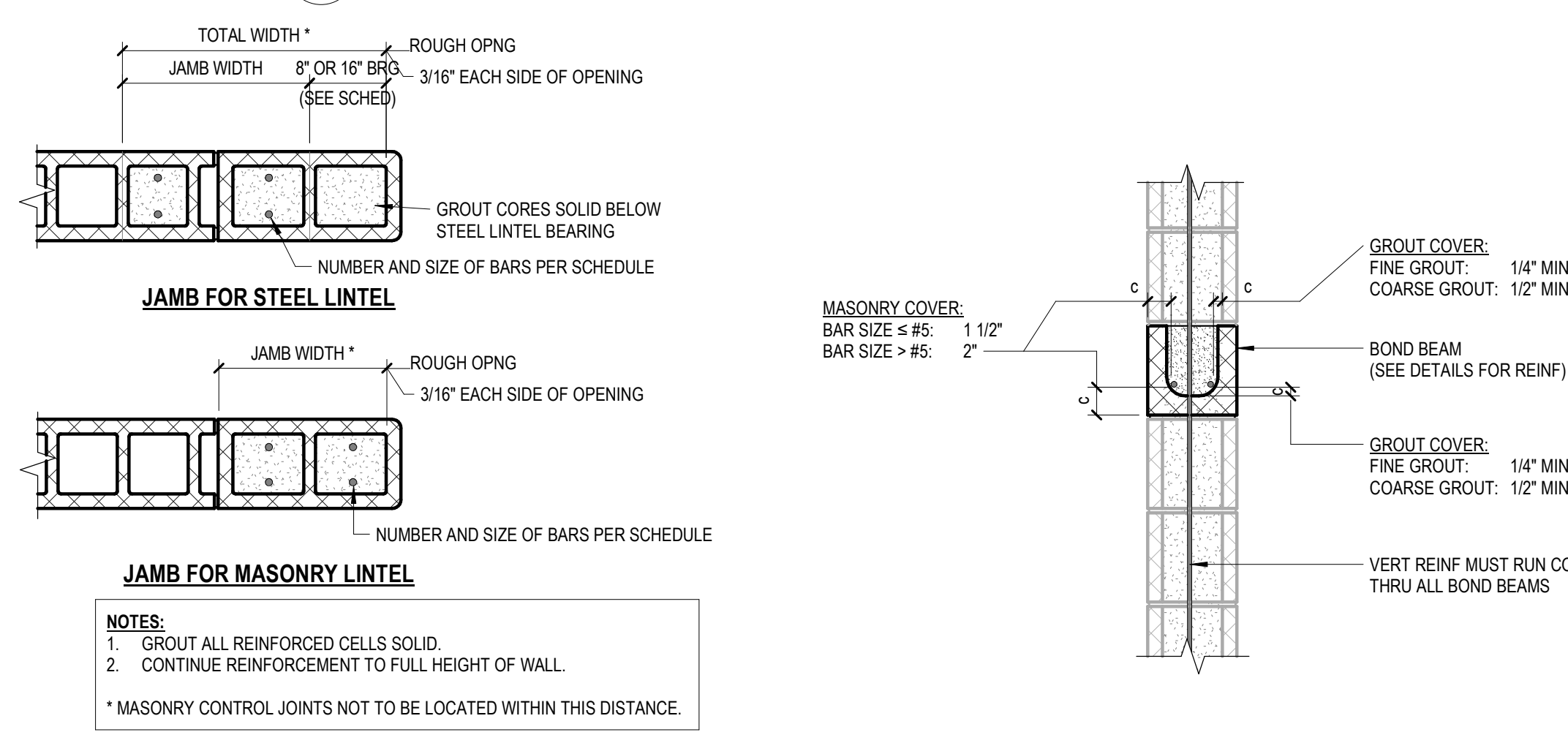
NOTES:
 1. SECURE VERTICAL REINFORCING WITH BAR POSITIONERS.
 2. LOCATE BAR POSITIONERS AT SPLICES, TOP AND BOTTOM OF WALLS, AND AT INTERVALS NOT EXCEEDING 10'-0".
 3. TOLERANCES FOR PLACEMENT OF REINFORCING BARS:
 A. PARALLEL TO WALL: ±1/2" (WALL SIZE ≤ 8" NOM), ±1" (WALL SIZE > 8" NOM)
 B. PERPENDICULAR TO WALL: ±1/2" (CENTERED BAR POSITION), +1/2" (EF BAR POSITION, TOWARD INSIDE), -1/4" (EF BAR POSITION, TOWARD OUTSIDE)

BAR SIZE	CENTERED BAR POSITION						EACH FACE BAR POSITION
	6" UNIT	8" UNIT	10" UNIT	12" UNIT	14" UNIT	16" UNIT	
#3	12"	12"	12"	12"	12"	12"	12"
#4	17"	12"	12"	12"	12"	12"	22"
#5	27"	19"	15"	12"	12"	12"	34"
#6	52"	37"	29"	23"	20"	19"	54"
#7	-	51"	40"	32"	27"	24"	63"
#8	-	72"	61"	49"	41"	36"	72"
#9	-	-	78"	63"	53"	46"	81"

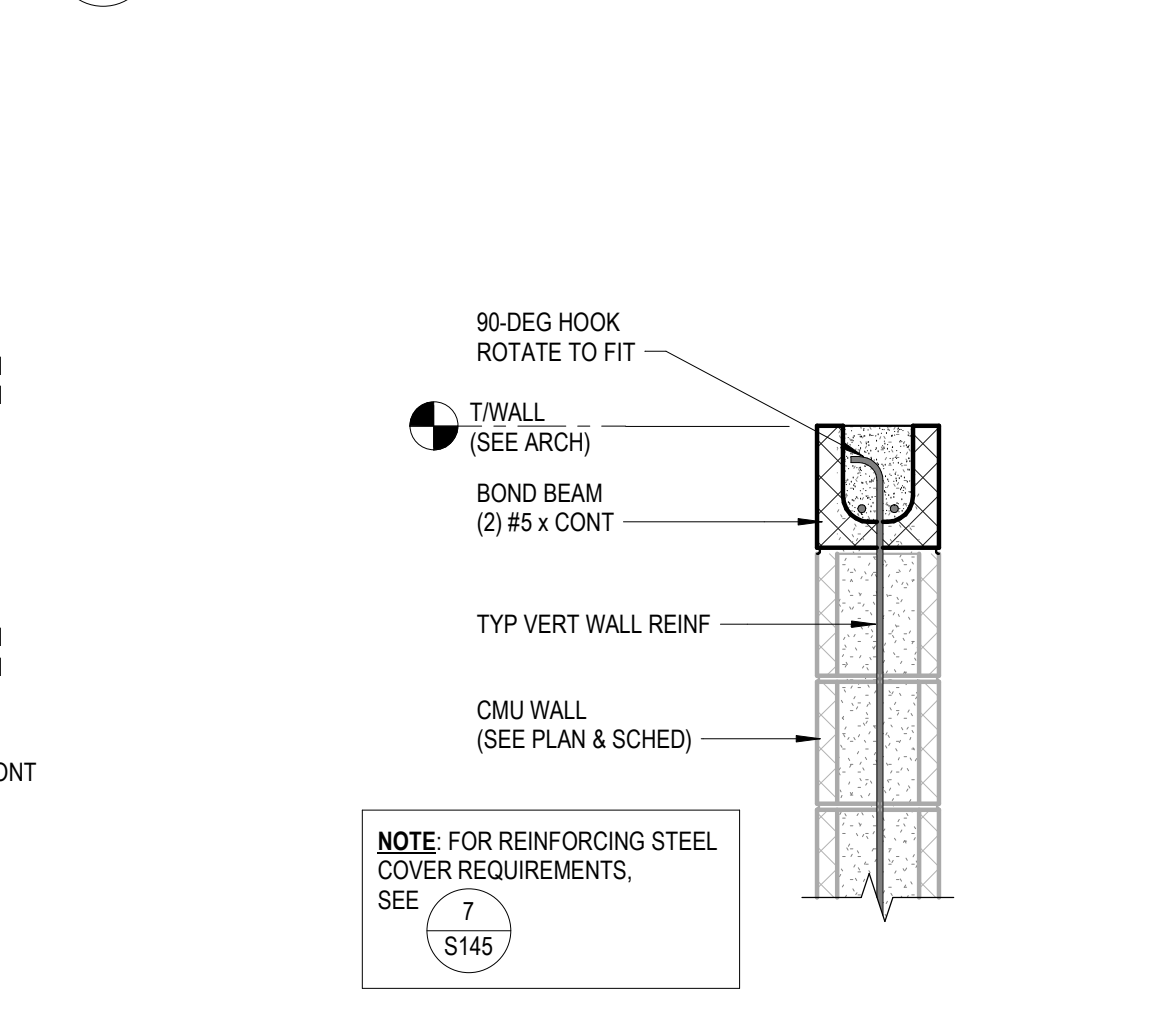
CMU DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE (f_u = 2,000 PSI)



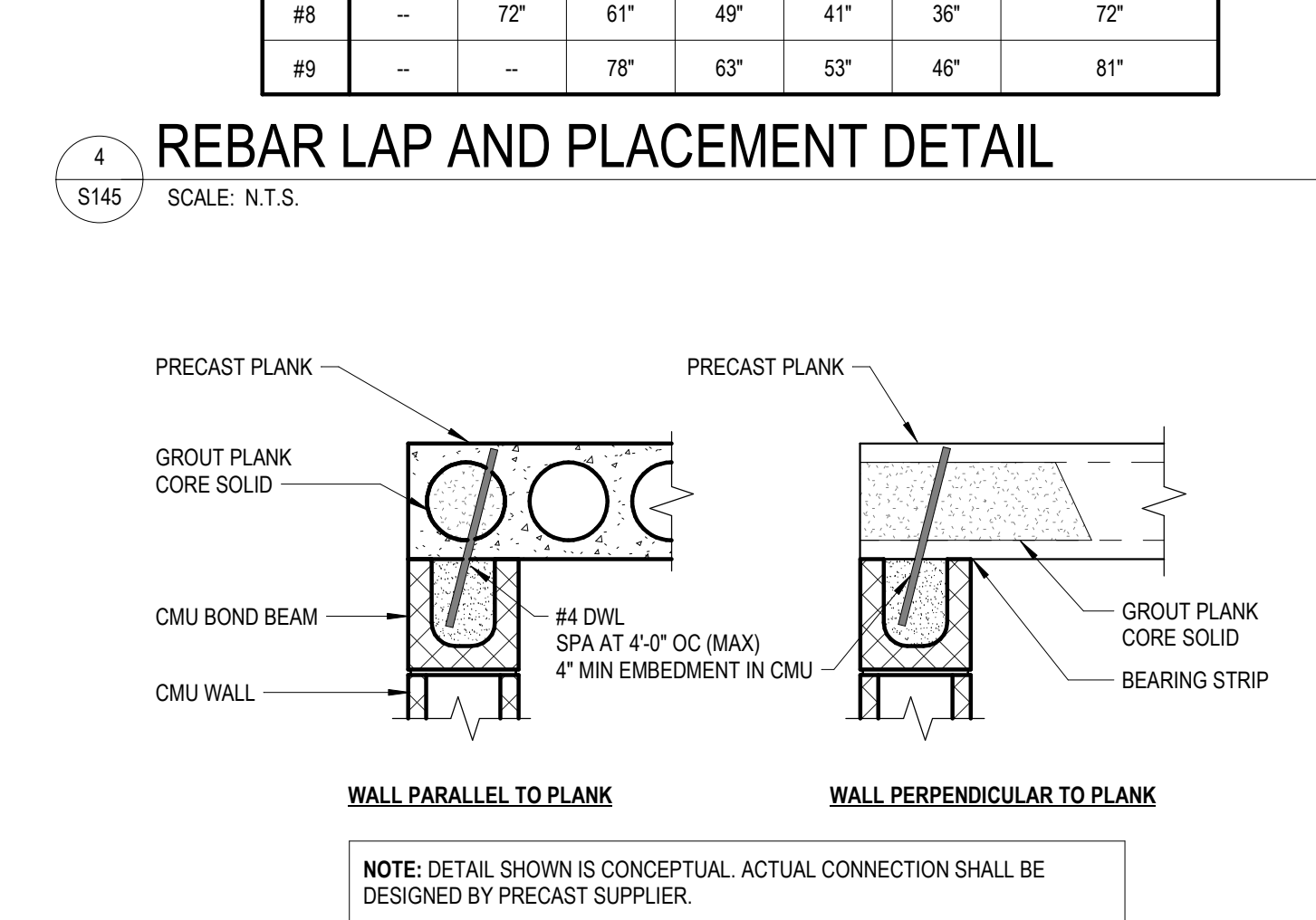
5 MASONRY LINTEL DETAIL SCALE: N.T.S.



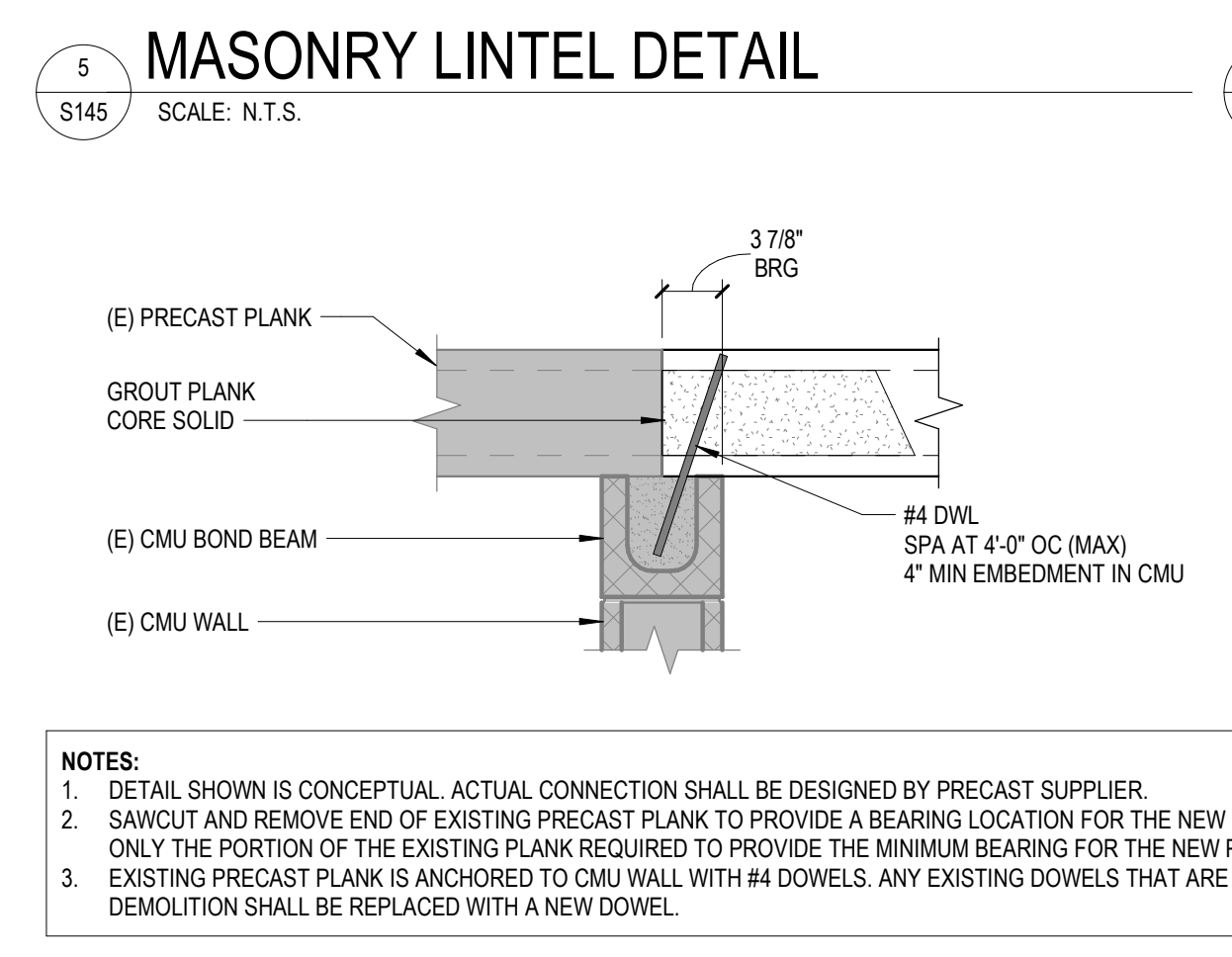
6 MASONRY WALL JAMB DETAIL SCALE: N.T.S.



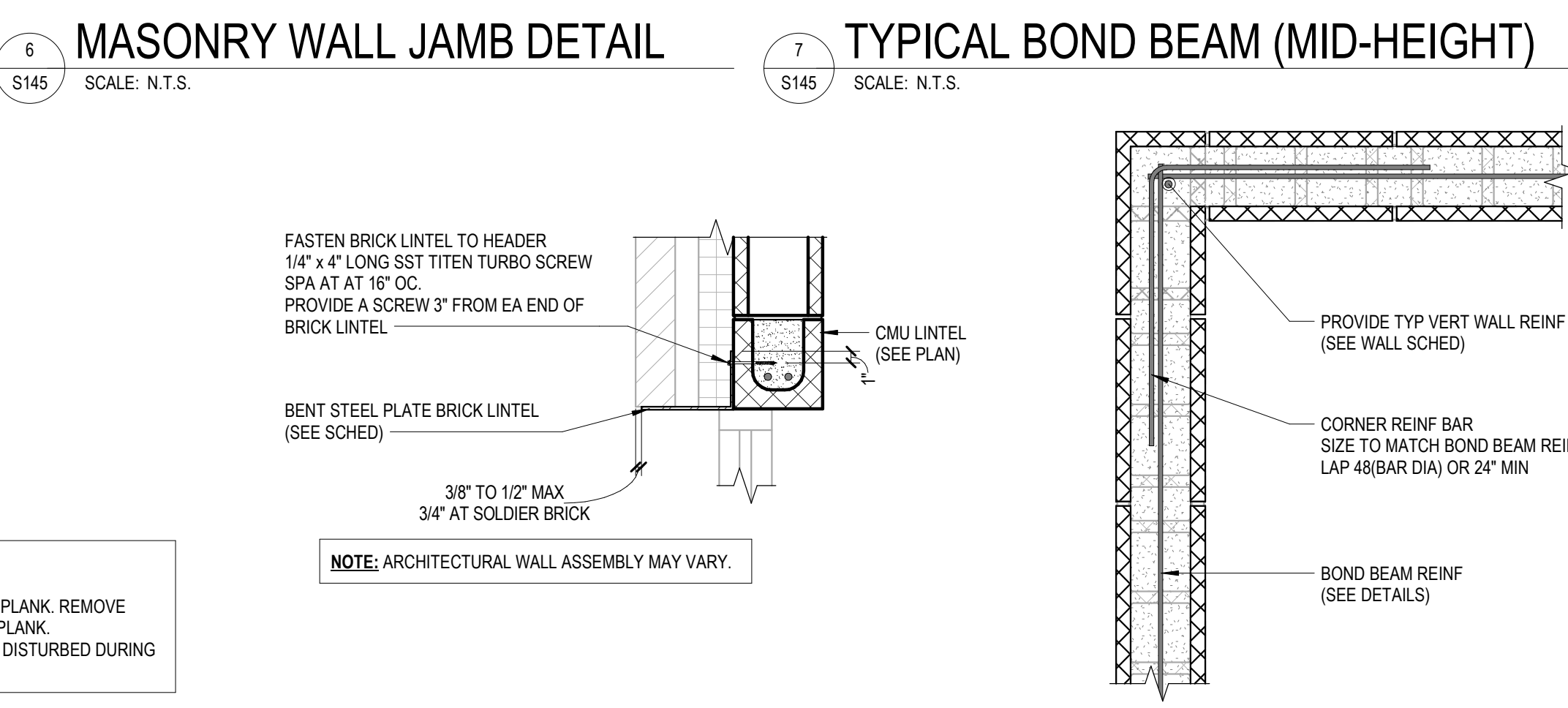
7 TYPICAL BOND BEAM (MID-HEIGHT) SCALE: N.T.S.



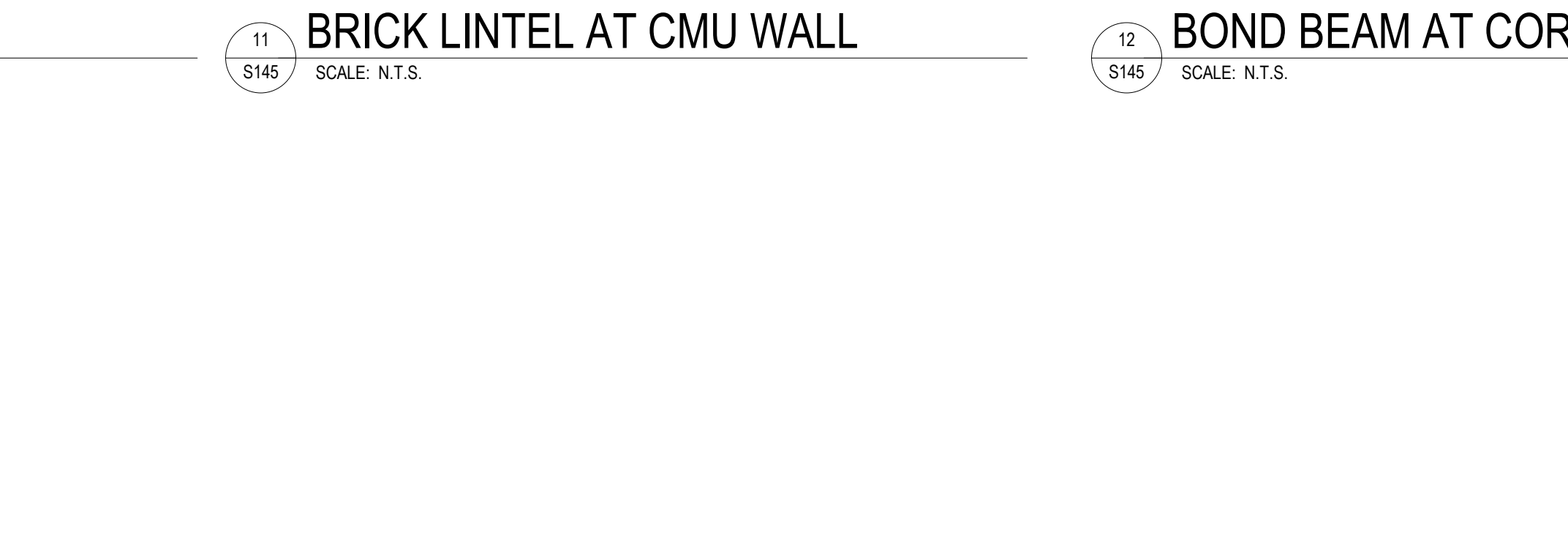
8 TYPICAL BOND BEAM (TOP OF WALL) SCALE: N.T.S.



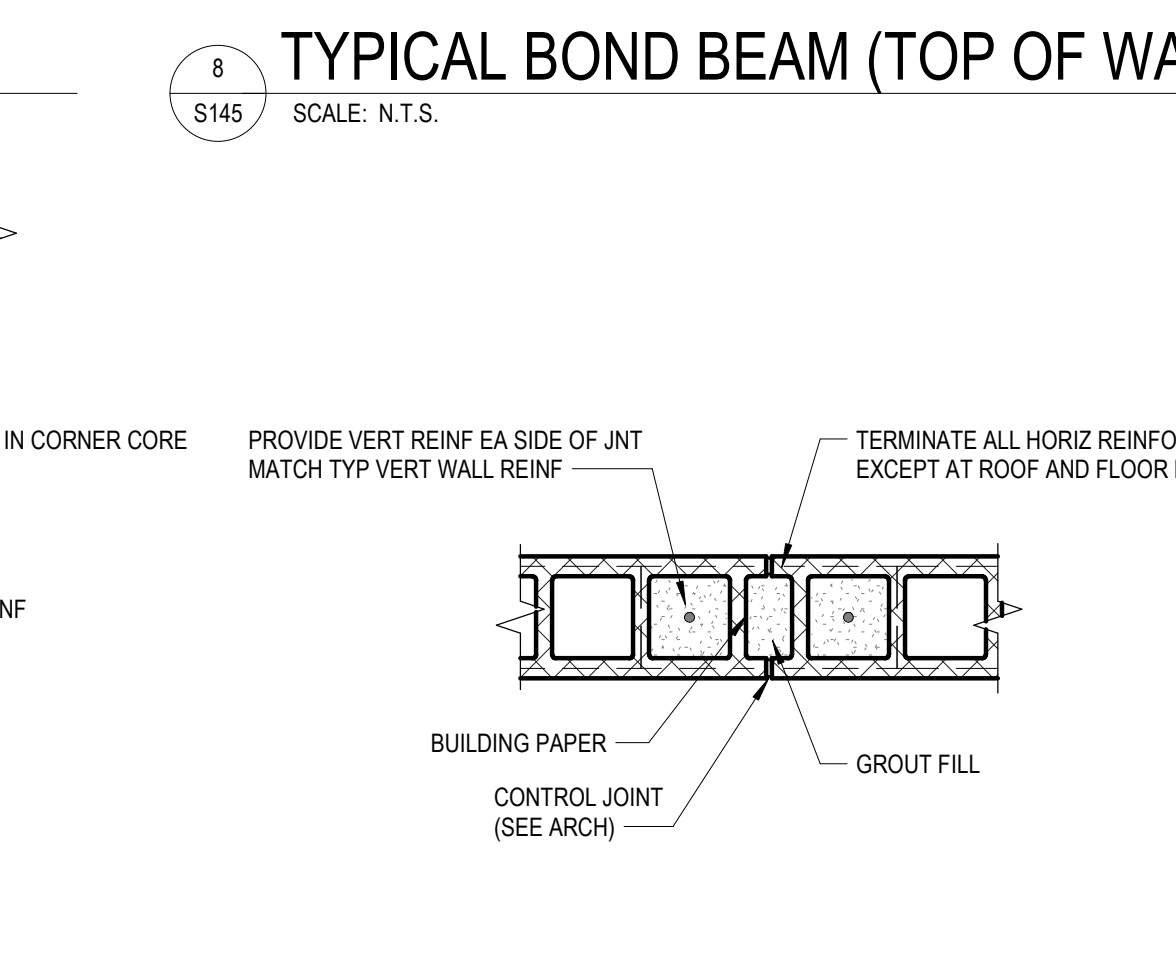
9 PRECAST PLANK TO CMU CONN SCALE: N.T.S.



10 PRECAST PLANK BRG AT (E) WALL SCALE: N.T.S.



11 BRICK LINTEL AT CMU WALL SCALE: N.T.S.



12 BOND BEAM AT CORNER SCALE: N.T.S.



13 TYPICAL MASONRY CONTROL JOINT SCALE: N.T.S.

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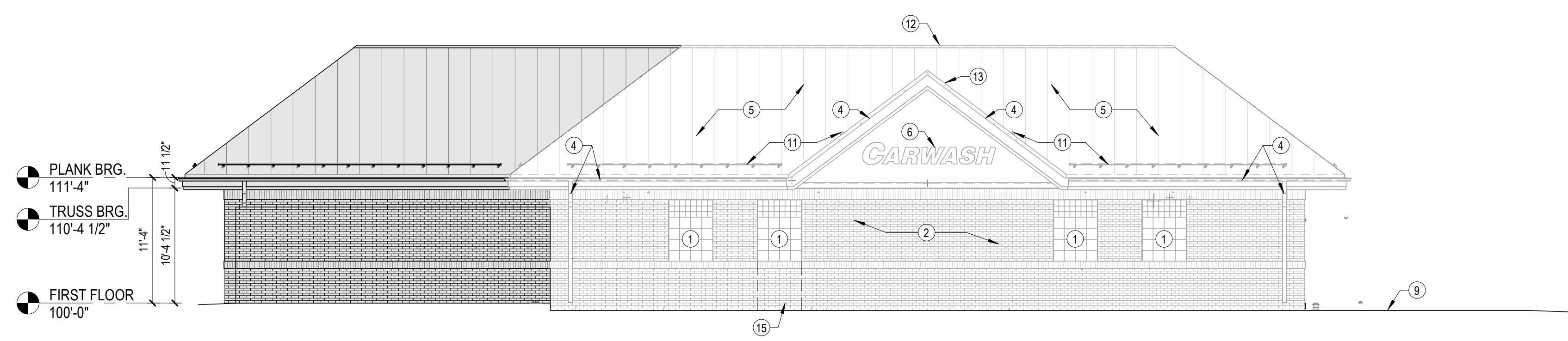
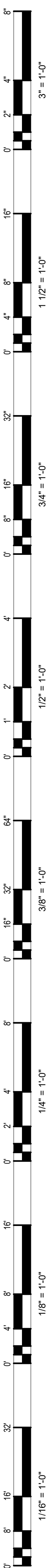
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NO.	DATE	DESCRIPTION

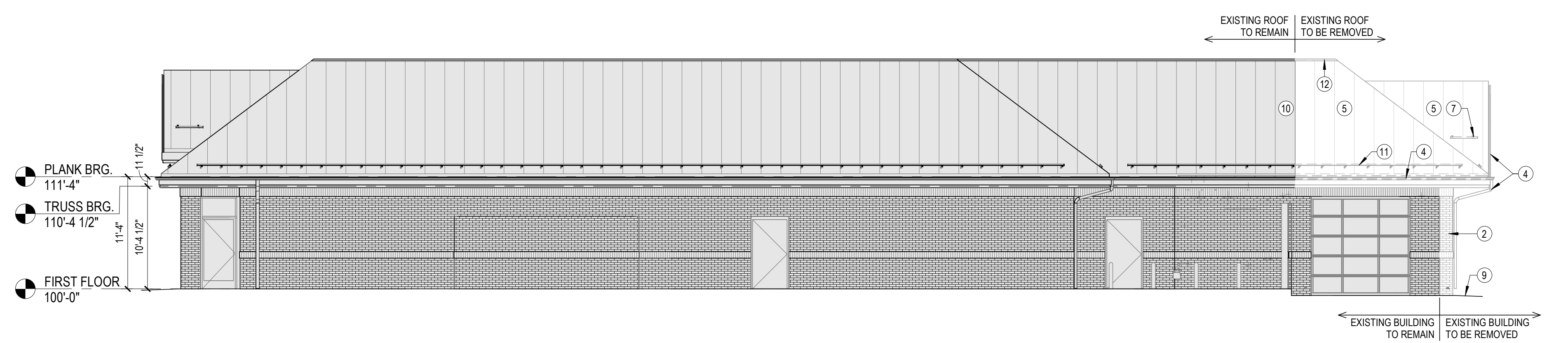
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 DATE: 11.03.2025
 FRAMING DETAILS

S145

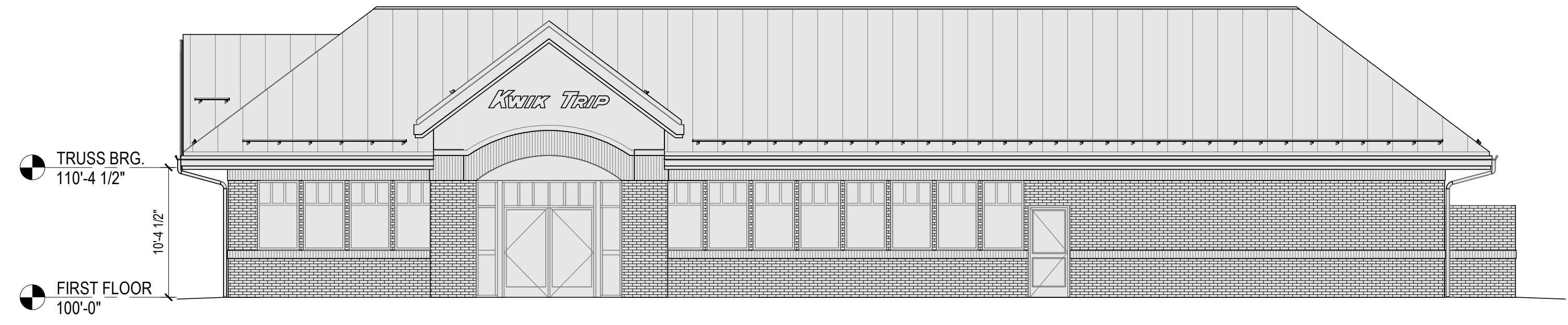
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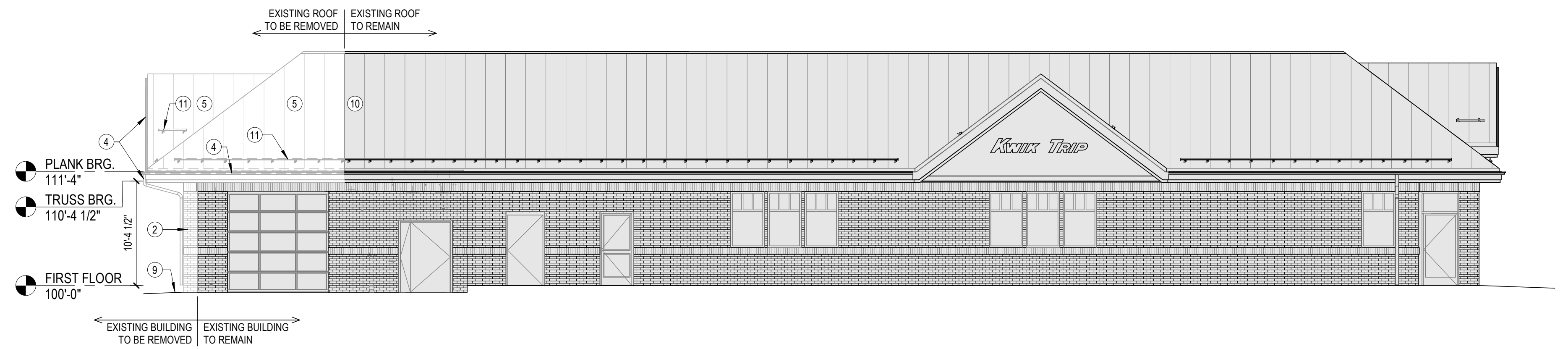
1 NORTH DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



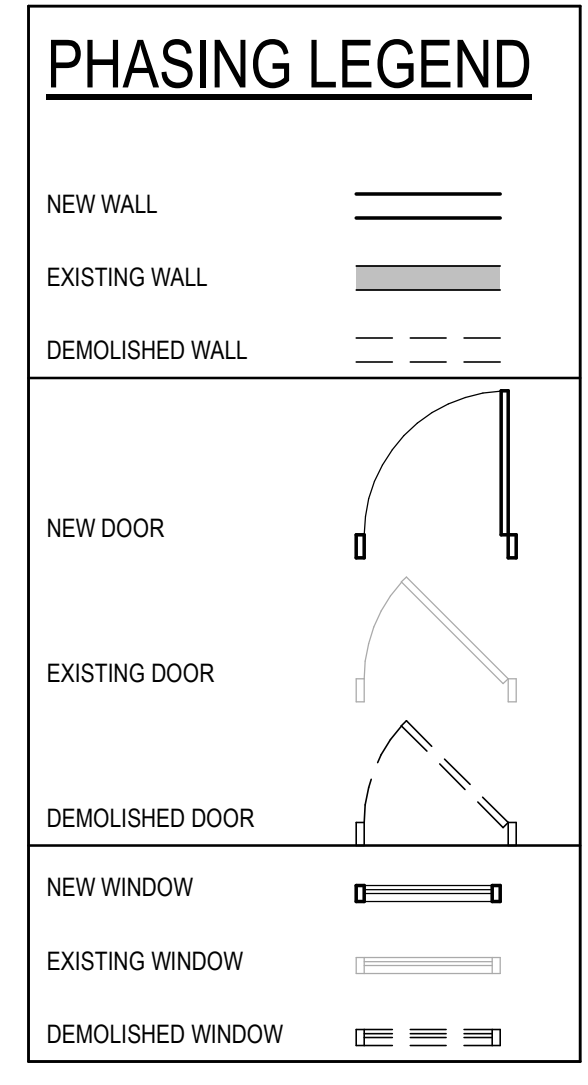
2 EAST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



- DEMOLITION GENERAL NOTES:**
- THIS DEMOLITION PLAN HAS BEEN PREPARED TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF DEMOLITION WORK TO BE INCLUDED IN THIS PROJECT. IT IS NOT INTENDED TO BE A COMPLETE INDICATION OF ALL THE DEMOLITION WORK REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR SHOULD REVIEW ALL DRAWINGS AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, IN ORDER TO DETERMINE THE SCOPE OF DEMOLITION WORK.
 - AFTER DEMOLITION WORK IS COMPLETE, PATCH AND PREPARE ALL SURFACES AS REQUIRED FOR NEW CONSTRUCTION AND / OR FINISHES.
 - EXISTING BUILDING ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
 - COORDINATE WITH OWNER WHAT ITEMS ARE TO BE SALVAGED.
 - CONTRACTOR TO COORDINATE ALL WORK. IF SUCH WORK CONFLICTS WITH DRAWING, CONTRACTOR SHALL INFORM THE ARCHITECT.
 - REFER TO STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE FOR KEEPING THE FACILITY IN OPERATION DURING CONSTRUCTION. THE ENCLOSURE SHALL BE A WALLED-IN, DUST BARRIER AND WATERPROOF WHERE EXPOSED TO THE EXTERIOR. MECHANICAL EQUIPMENT FOR THE WORK PROGRESS AND THE FACILITY TO REMAIN OPERATIONAL.

KEYNOTE-DEMOLITION PLAN

KN #	KEYNOTE DESCRIPTION
1	REMOVE EXISTING WINDOW AND FRAME, INCLUDING ALL HARDWARE AND ACCESSORIES.
2	REMOVE EXISTING VENEER DOWN TO BARE CLEAN CMU. PATCH SURFACES AS REQUIRED TO MATCH ADJACENT OR TO RECEIVE NEW FINISHES AS SHOWN ON PROPOSED PLANS
3	REMOVE EXISTING FLAT INTERLOCKING WALL LINER PANELS AT THIS WALL ONLY. PREPARE SURFACE TO ACCEPT NEW FINISH.
4	REMOVE EXISTING SOFFIT, DOWNSPOUT, GUTTERS, FASCIA, AND ASSOCIATED COMPONENTS AS REQUIRED FOR NEW WORK. COORDINATE WITH CIVIL FOR RELOCATED DOWNSPOUTS AS REQUIRED.
5	REMOVE PORTION OF EXISTING ROOF IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO TRUSSES, STANDING SEAM ROOFING, ROOF DECKING, FASCIA BOARDS AND TRIM
6	REMOVE EXISTING SIGNAGE / MONITOR AND RELATED CONTROLS. PATCH AND REPAIR SURFACES AS REQUIRED FOR NEW WORK.
7	PORTION OF EXISTING BUILDING TO REMAIN AS IS.
8	SEE MEP DRAWINGS FOR PROPOSED EQUIPMENT WORK. DEMO EXISTING FINISHES AND EQUIPMENT AS REQUIRED TO COMPLETE PROPOSED WORK. PREPARE ANY MODIFIED SURFACES FOR NEW FINISHES
9	SITE WORK, REFER TO CIVIL DRAWINGS FOR EXTENT OF DEMOLITION WORK
10	REMOVE EXISTING STANDING SEAM ROOFING AS REQUIRED FOR NEW CONSTRUCTION. PREP ROOF DECK FOR NEW WORK
11	REMOVE PORTION OF EXISTING SNOW GUARDS AS REQUIRED FOR NEW WORK
12	REMOVE PORTION OF HIGH EAVE VENT AS SHOWN ON THE ROOF PLAN
13	REMOVE EXISTING OVERFRAMED GABLED DORMER IN ITS ENTIRETY
14	EXISTING ROOF HATCH AND SAFETY RAIL SYSTEM TO REMAIN
15	REMOVE PORTION OF WALL FROM BASE OF WALL TO BOTTOM OF WINDOW SILL. PATCH AND REPAIR CMU FACE TO ACCEPT NEW FINISH.
16	SAW CUT & REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED TO ACCOMMODATE PROPOSED UNDERFLOOR WORK. COORDINATE WITH PLUMBING DRAWINGS.
18	REMOVE ROOF ACCESS PANEL, IF PANEL IS IN GOOD CONDITION, SALVAGE FOR REINSTALL AT NEW ROOF.

RVA
RIVER VALLEY ARCHITECTS
3300 BRCH STREET SUITE 1A
EAU CLAIRE, WI 54703

AVRES
3433 OAKWOOD HILLS PKWY
EAU CLAIRE, WI 54701

NR
NELSON-RUDIE
9100 48TH AVENUE NORTH
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Kwik TRIP

Kwik STAR

Kwik TRIP, Inc.
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PH. (608) 781-8988
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Signature: *Mark Paschke*
TYPED NAME: MARK PASCHKE
DATE: 08.15.2025
LICENSE NUMBER: 26726

KWIK TRIP
STORE #1169 CARWASH ADDITION
2275 ANCHOR DRIVE, NORTH SAINT PAUL, MN 55109

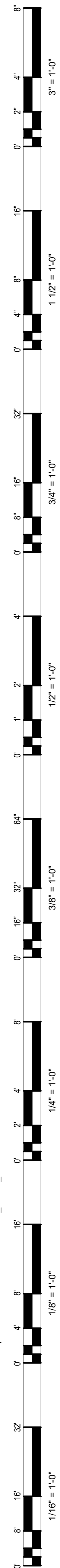
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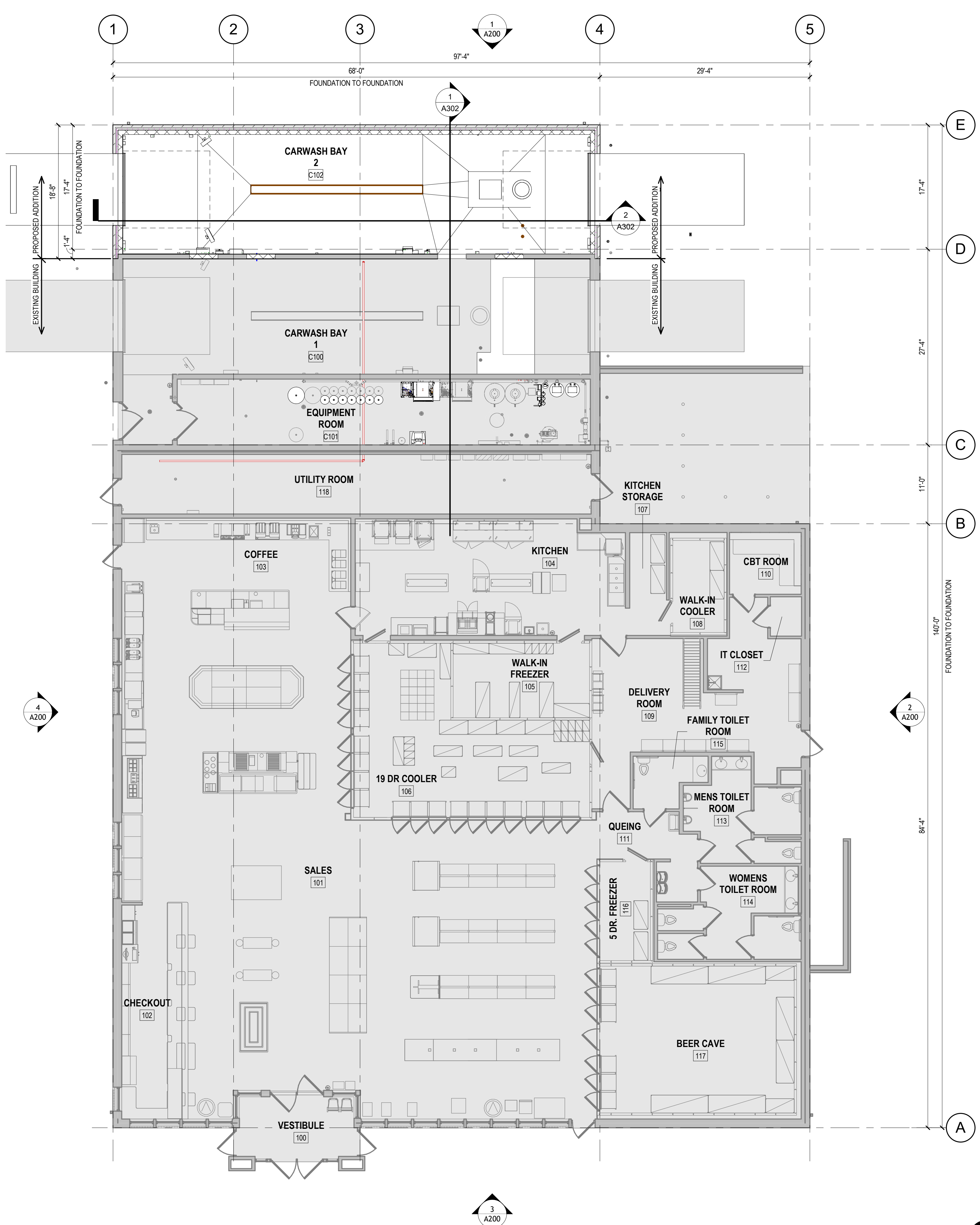
DRAWN BY: AJ/SR
PM: MP
JOB NO: 25-127
DATE: 11.03.2025

DEMO - EXTERIOR ELEVATIONS

AD200



1 A000 FIRST FLOOR - OVERALL
SCALE: 1/8" = 1'-0"



THERMAL ENVELOPE- INSULATION VALUES	
FOUNDATIONS	USE 2" R-10 MIN. FOAM BOARD INSULATION TO THE INSIDE OF FOUNDATION WALL. FOAM BOARD INSULATION SHALL EXTEND FROM TOP OF FOOTING TO TOP OF FOUNDATION. (SEE DETAILS)
EXTERIOR WALLS	USE 3" R-18.5 MIN. FOAM BOARD INSULATION TO EXTERIOR SIDE OF CMU EPOXY PAINT ALL INTERIOR CMU SURFACES
ROOF	SLOPED COLD ATTIC: USE R-50 MIN. BLOWN-IN FIBERGLASS INSULATION (17) FLAT ROOF: USE (2) LAYERS MIN. OF INSULATION, STAGGER JOINTS. PROVIDE AN AVERAGE OF R-30 MIN. (SEE ROOF PLAN FOR SLOPE). INSTALL SELF-ADHERED UNDERLAYMENT VAPOR RETARDER OVER TOP OF PRECAST PLANK PRECAST DECK: USE CONCRETE SEALANT AT ALL JOINTS AS REQUIRED
FIBERGLASS REINFORCED PANEL DOOR AND FRAME:	U= 0.500
OVERHEAD POLYCARBONATE DOORS:	U= 0.260 (INCLUDES VINYL AND AIR FILMS)

- THERMAL ENVELOPE GENERAL NOTES:**
- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
 - AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
 - AIR BARRIER IN DROPPED CEILINGS OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED.
 - ACCESS OPENING TO ATTIC SPACES SHALL BE SEALED.
 - THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED.
 - CAVITIES WITHIN CORNERS AND HEADERS OR FRAME WALLS SHALL BE INSULATED COMPLETELY FILLING THE CAVITY WITH MATERIAL HAVING A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-3 PER INCH.
 - EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
 - SPACE BETWEEN FRAMING AND SKYLIGHTS, AND JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.
 - THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
 - PENETRATIONS THROUGH CONCRETE FOUNDATION WALLS AND SLABS SHALL BE AIR SEALED.
 - DUCTS AND FLUE SHAFTS AND OTHER SIMILAR PENETRATIONS TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
 - INSULATION SHALL BE FITTED TIGHTLY AROUND UTILITIES PASSING THROUGH SHAFTS AND PENETRATIONS IN THE BUILDING THERMAL ENVELOPE TO MAINTAIN REQUIRED R-VALUE.
 - UTILITY PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED AND SHALL ALLOW FOR EXPANSION, CONTRACTION OF MATERIAL AND MECHANICAL VIBRATION.
 - NARROW CAVITIES OF 1" OR LESS THAT ARE NOT ABLE TO BE INSULATED SHALL BE AIR SEALED.
 - BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
 - RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED AND IC RATED AND SURROUNDED WITH INSULATION.
 - ALL HOLES CREATED BY WIRING, PLUMBING, OR OTHER OBSTRUCTIONS IN THE AIR BARRIER ASSEMBLY SHALL BE AIR SEALED.
 - INSULATION SHALL BE INSTALLED TO FILL AVAILABLE SPACE AROUND WIRING, PLUMBING OR OTHER OBSTRUCTIONS.
 - AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL BOXES AND OTHER COMMUNICATION BOXES. ALTERNATIVELY, AIR SEALED BOXES SHALL BE INSTALLED TO MAINTAIN A CONSISTENT AIR BARRIER.
 - HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE THE THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.

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Kwik Trip

Kwik Star

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Mark Paschke
SIGNATURE: *Mark Paschke*
TYPED NAME: MARK PASCHKE
DATE: 08.15.2025
LICENSE NUMBER: 26726

KWIK TRIP
STORE #1169 CARWASH ADDITION
2275 ANCHOR DRIVE, NORTH SAINT PAUL, MN 55109

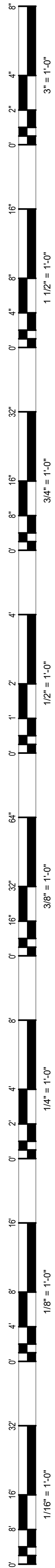
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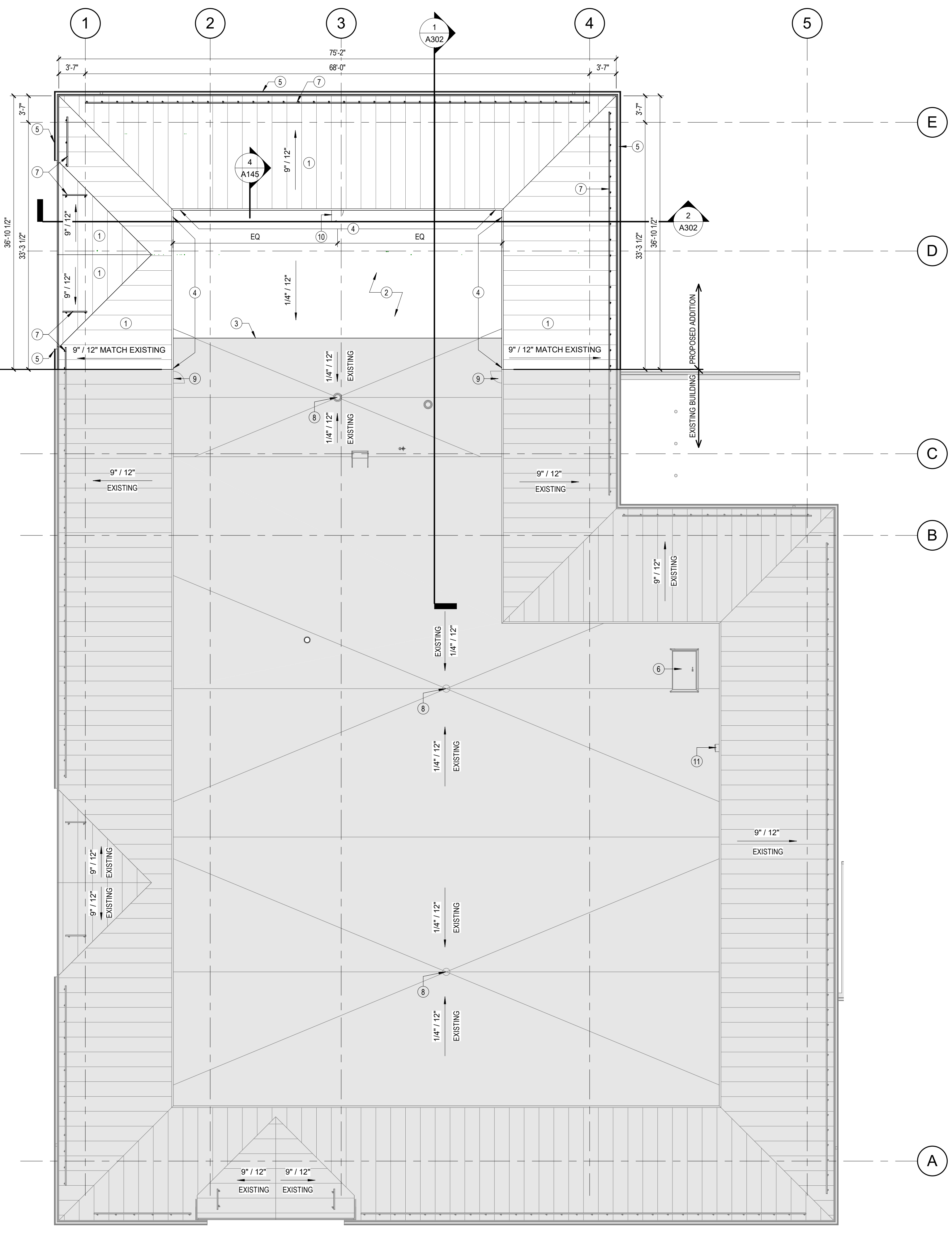
DRAWN BY: AJ/SR
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OVERALL FLOOR PLAN & THERMAL ENVELOPE INSULATION VALUES & NOTES

A000



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



- ROOF PLAN GENERAL NOTES:**
- ALL EXPOSED VENTS, PIPES AND OTHER ITEMS TO BE PAINTED TO MATCH ROOF.
 - VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE CURBS, FLASHING AND CRICKETS AS REQUIRED. REFER TO MEP DRAWINGS FOR ADDITIONAL PENETRATIONS.
 - (PER IBC 1203.2.1) THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT NOT LESS THAN 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - GENERAL CONTRACTOR TO COORDINATE GUTTER AND DOWNSPOUT SIZE AND LOCATIONS WITH GUTTER AND DOWNSPOUT INSTALLER.
 - ALL ROOF PENETRATIONS SHALL BE PROPERLY FLASHED TO DIRECT PRECIPITATION TO GUTTERS, ROOF DRAINS OR SCUPPERS IN CONFORMANCE WITH DETAILS AND CURRENT "SMACNA" PUBLISHED STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ITEMS NOT DETAILED.

KEYNOTE-ROOF PLAN	
KEYNOTE #	KEYNOTE DESCRIPTION
1	NEW PRE-FINISHED STANDING SEAM METAL ROOF TO MATCH EXISTING
2	NEW TPO MEMBRANE ROOFING
3	RUN ROOF MEMBRANE CONTINUOUS FROM EXISTING TO PROPOSED ROOF. SEAL TO EXISTING MEMBRANE PER MANUFACTURER REQUIREMENTS.
4	NEW CONTINUOUS HIGH EAVE VENT TO MATCH EXISTING
5	NEW PRE-FINISHED METAL GUTTER AND DOWNSPOUT TO MATCH EXISTING. TIE DOWNSPOUTS INTO STORM (SEE CIVIL DRAWINGS).
6	EXISTING 30" X 54" ROOF HATCH AND SAFETY RAIL SYSTEM TO REMAIN
7	NEW SNOW GUARD TO MATCH EXISTING (INSTALL 1'-0" FROM EDGE, TYP.)
8	EXISTING ROOF DRAINS (VERIFY LOCATIONS AS REQUIRED)
9	EXISTING METAL ATTIC ACCESS PANEL TO REMAIN
10	NEW 20"X30" METAL ATTIC ACCESS PANEL TO MATCH EXISTING
11	EXISTING FIRE EXTINGUISHER CABINET TO REMAIN

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DATE: 08.15.2025
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KWIK TRIP
STORE #1169 CARWASH ADDITION
2275 ANCHOR DRIVE, NORTH SAINT PAUL, MN 55109

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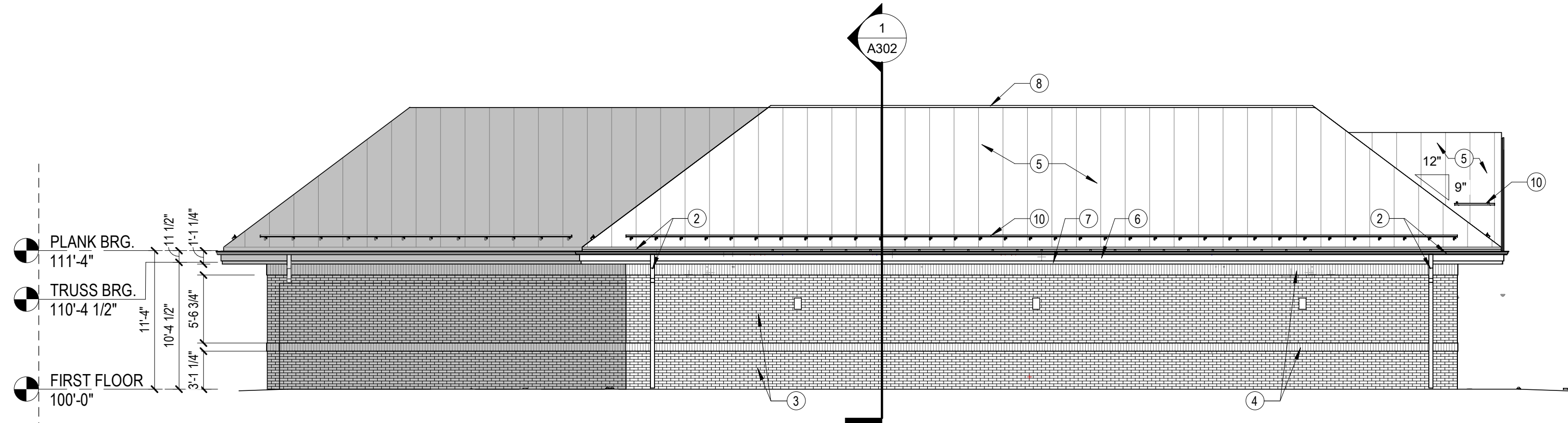
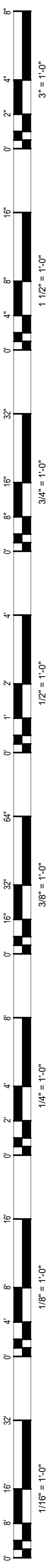
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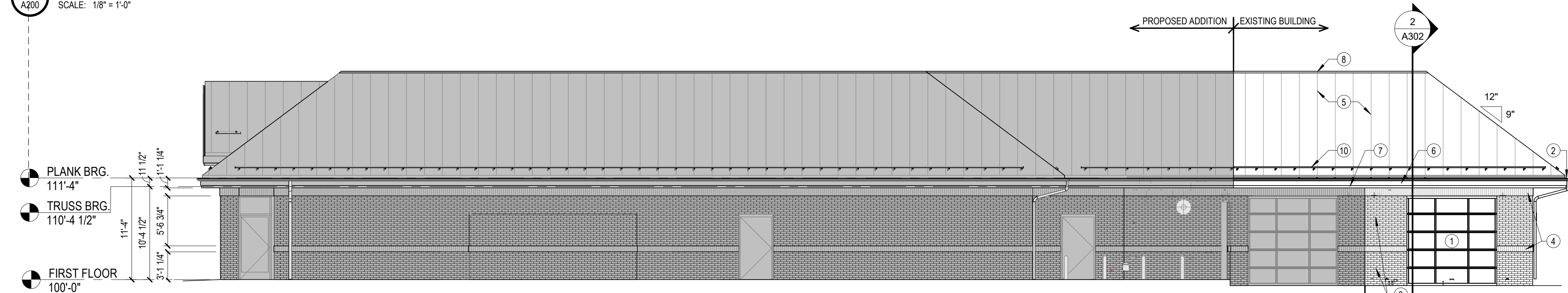
ROOF PLAN

A140

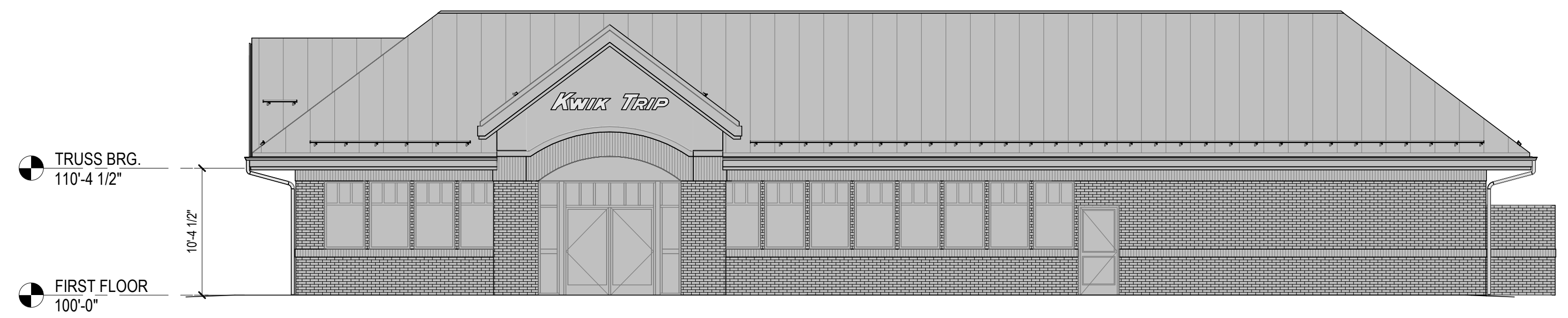
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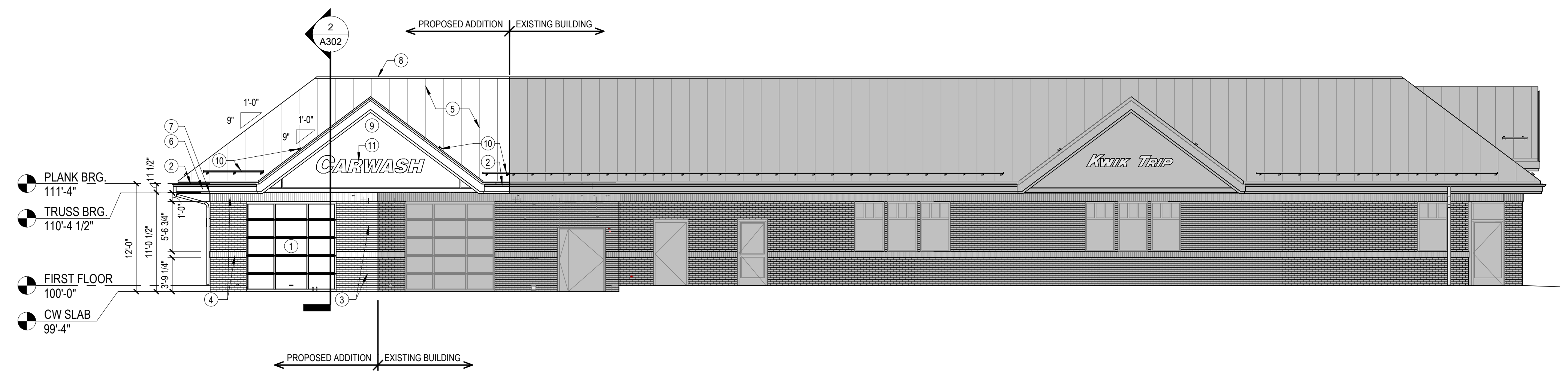
1 EAST ELEVATION
A200 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A200 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A200 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES:
1. NEW MATERIAL FINISHES AND COLORS TO MATCH EXISTING. CONTRACTOR TO USE PROVIDED EXTERIOR COLOR SCHEDULE FOR REFERENCE. COORDINATE DISCREPANCIES WITH OWNER.

KEYNOTE-EXTERIOR ELEVATION	
KEYNOTE #	KEYNOTE DESCRIPTION
1	NEW OVERHEAD DOOR ASSEMBLY
2	NEW GUTTER AND DOWNSPOUT SYSTEM, MATCH EXISTING
3	BRICK NO.01, MATCH EXISTING
4	BRICK NO.02 SOLDIER COURSE, MATCH EXISTING
5	NEW METAL ROOF
6	METAL FASCIA NO.01
7	METAL FASCIA NO.02
8	HIGH EAVE VENT
9	EIFS OVER EXTERIOR WALL SHEATHING, MATCH EXISTING
10	SNOW GUARD (1'-0" FROM EDGE), MATCH EXISTING
11	NEW EXTERIOR SIGNAGE, PER OWNER

EXTERIOR COLOR SCHEDULE

BRICK					
MATERIAL IDENTIFIER	MANUFACTURER	UNIT TYPE	COLOR	SEALANT	SEALANT COLOR
BRICK NO.01	LEGENDARY	STANDARD	CABERNET BURGUNDY	TREMCO DYMONIC 100	REDWOOD TAN
BRICK NO.02	LEGENDARY	STANDARD	CLEAR BUFF	TREMCO DYMONIC 100	LIMESTONE

WALL PANEL					
MATERIAL IDENTIFIER	MANUFACTURER	COLOR	SPECIFIC PRODUCT	NOTES	
EIFS CLADDING SYSTEM	TOTAL WALL		DIRTY MARTINI, SWIRL TEXTURE		MATCH EXISTING

METALS					
MATERIAL IDENTIFIER	MANUFACTURER	COLOR	SPECIFIC PRODUCT	THICKNESS	
HIGH EAVE VENT			ALMOND		24 GAUGE
COUNTER FLASHING	HOLCIM ELEVATE		UNA-CLAD		24 GAUGE
METAL FASCIA NO.01	HOLCIM ELEVATE	STONE WHITE	UNA-CLAD		24 GAUGE
METAL FASCIA NO.02	HOLCIM ELEVATE	REGAL RED	UNA-CLAD		24 GAUGE
GUTTER & DOWNSPOUTS			ALMOND		

ROOFING					
MATERIAL IDENTIFIER	MANUFACTURER	COLOR	SPECIFIC PRODUCT	NOTES	
METAL ROOF	HOLCIM ELEVATE	HEMLOCK GREEN			MATCH EXISTING

EXTERIOR IMPROVEMENTS					
MATERIAL IDENTIFIER	MANUFACTURER	COLOR			
BOLLARDS		GLOSS BLACK			

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Kwik Trip

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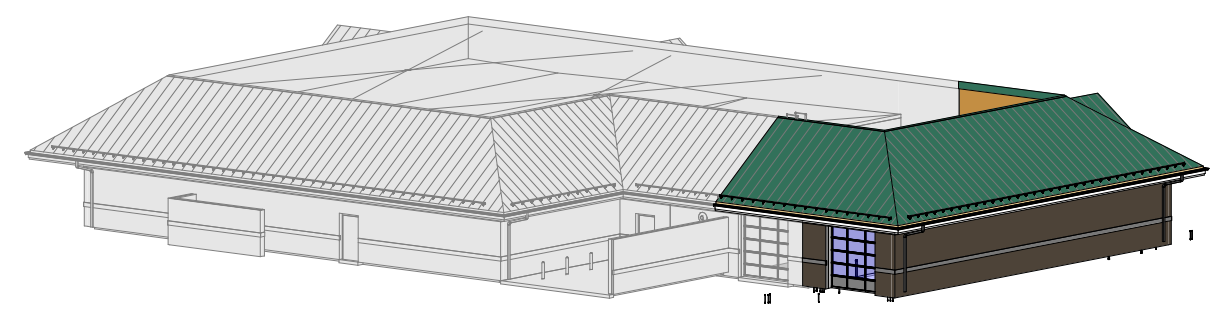
Kwik Trip, Inc.
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SOUTH EAST



SOUTH WEST

KWIK TRIP
STORE #1169 CARWASH ADDITION
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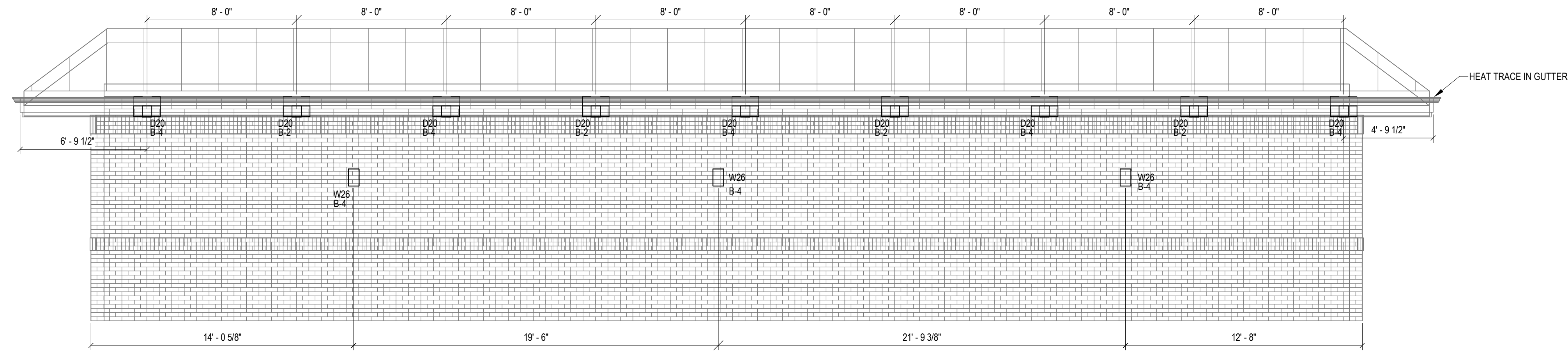
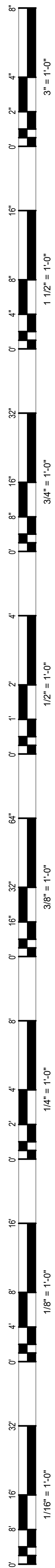
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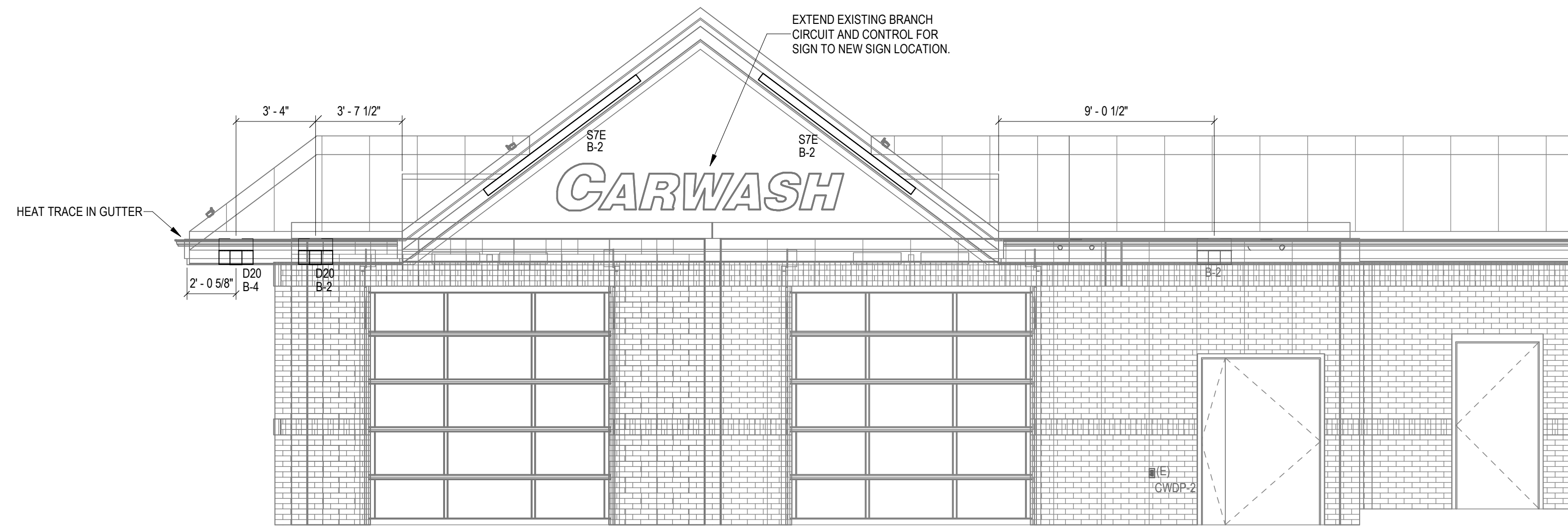
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EXTERIOR ELEVATIONS

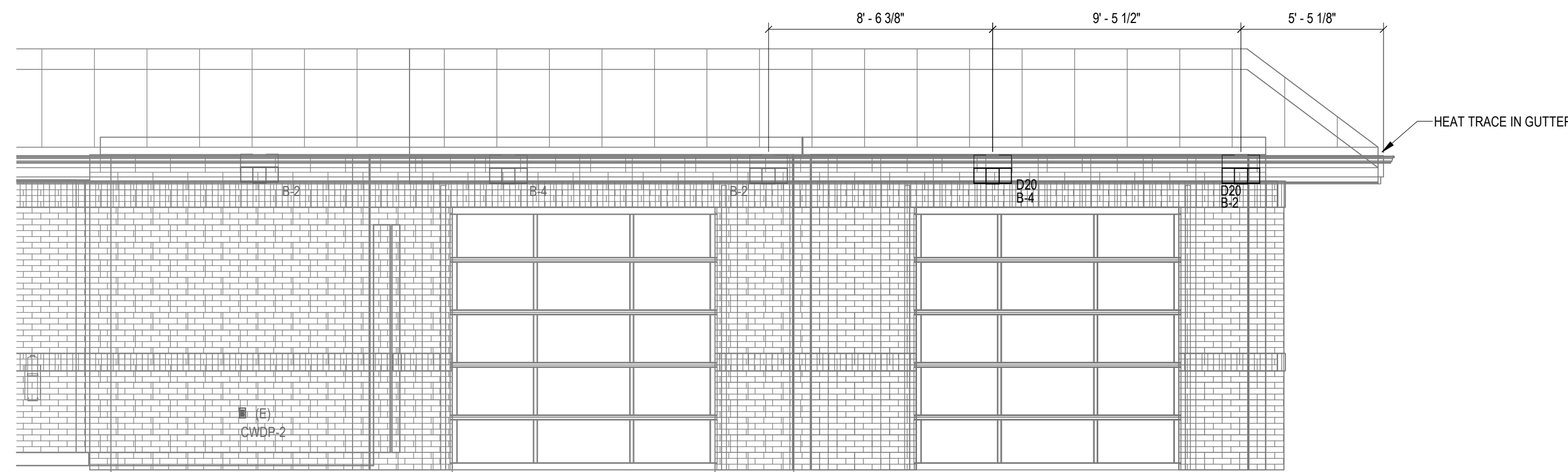
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1 EXTERIOR CAR WASH ELEVATION
1/4" = 1'-0"



2 CAR WASH EXTERIOR LOOKING AT GABLE
1/4" = 1'-0"



3 CAR WASH ENTRANCE EXTERIOR
1/4" = 1'-0"

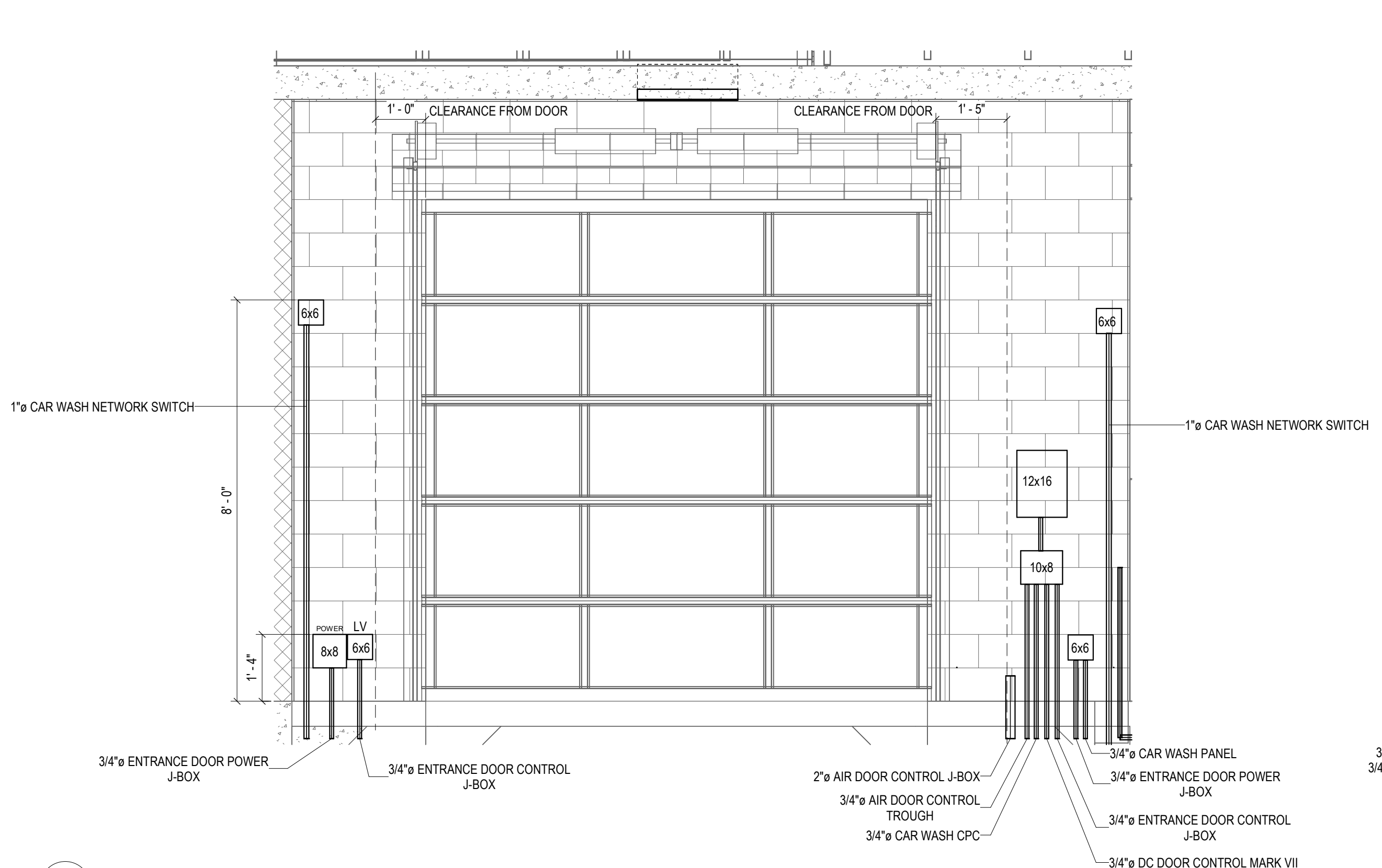
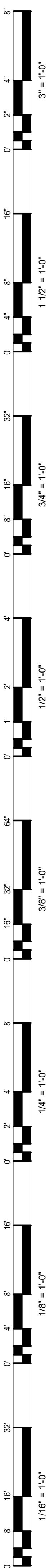
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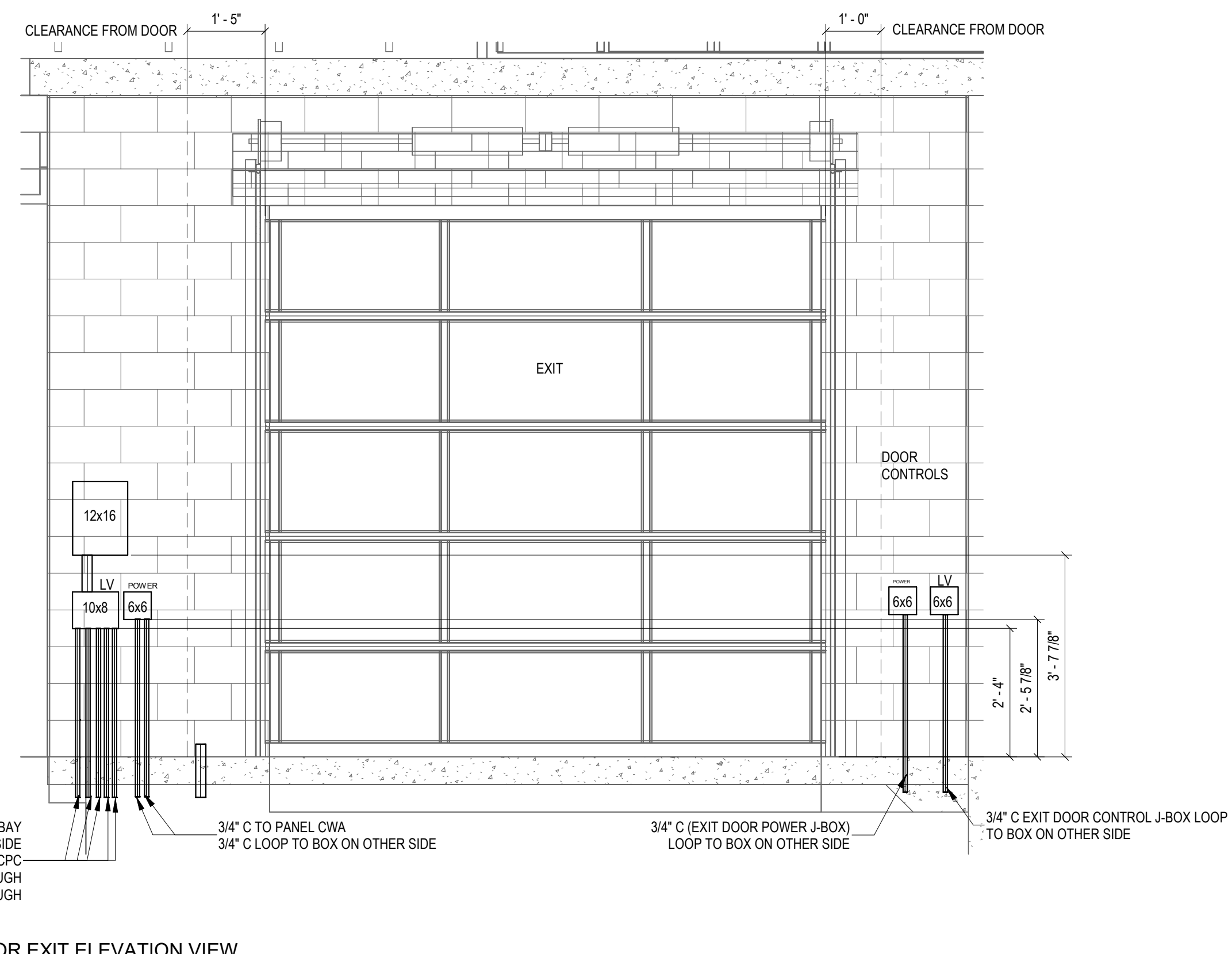
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PM: TBO
JOB NO: 81-0720
DATE: 11.03.2025

ELECTRICAL CAR WASH ELEVATIONS AND SECTIONS

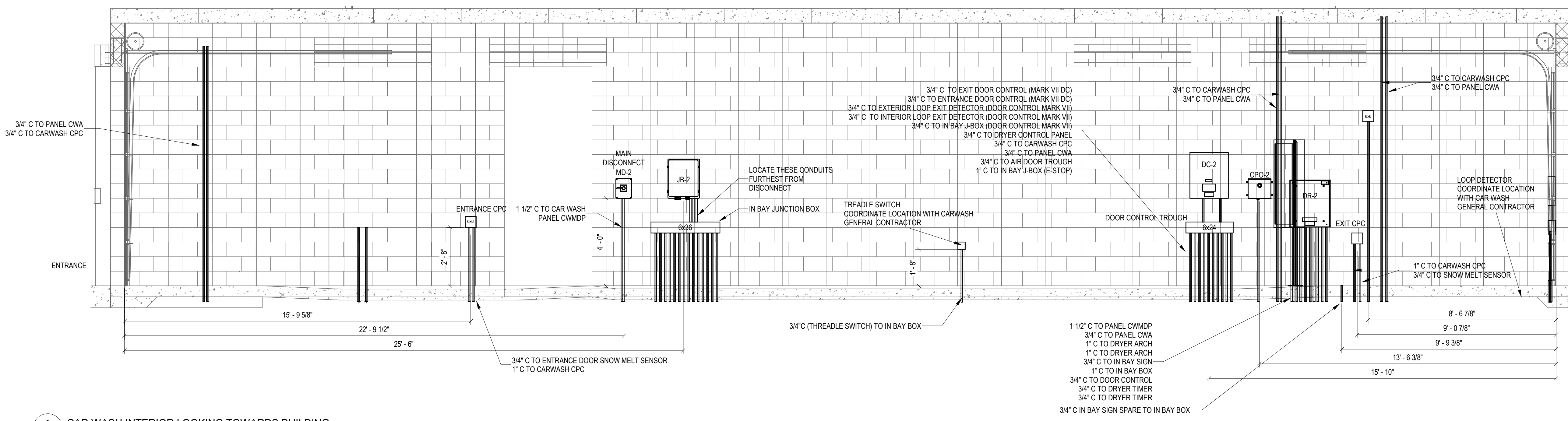
E441



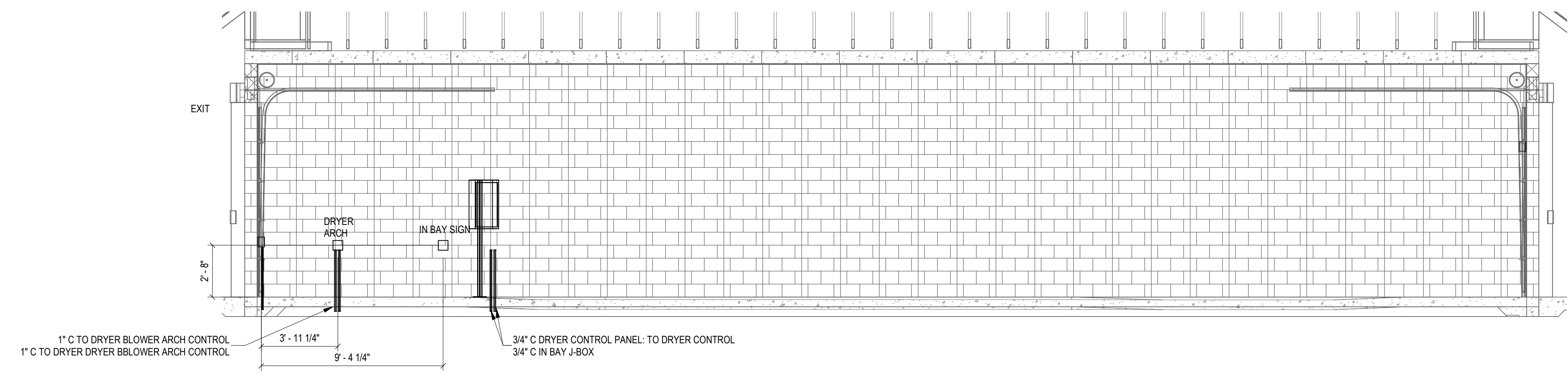
1 E442 CAR WASH INTERIOR ENTRANCE ELEVATION VIEW
1/2" = 1'-0"



2 E442 CAR WASH INTERIOR EXIT ELEVATION VIEW
1/2" = 1'-0"



3 E442 CAR WASH INTERIOR LOOKING TOWARDS BUILDING
3/8" = 1'-0"



4 E442 CAR WASH INTERIOR LOOKING TOWARDS OUTSIDE WALL
1/4" = 1'-0"

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KWIK TRIP
STORE #1169 CARWASH ADDITION
2275 ANCHOR DRIVE, NORTH ST. PAUL, MN 55109

ISSUED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

DRAWN BY: ALE
PM: TBO
JOB NO: 81-0720
DATE: 11.03.2025

ELECTRICAL CAR WASH ELEVATIONS AND SECTIONS

E442

**CITY OF NORTH ST. PAUL
RESOLUTION NO. 2026 - XXX**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT
AMENDMENT FOR THE REMODELING OF AN EXISTING GAS
STATION, CONVENIENCE STORE AND CAR WASH LOCATED
AT 2275 ANCHOR DRIVE**

WHEREAS, the City of North St. Paul (“City”) has received an application for a Conditional Use Permit Amendment to allow for the remodeling of an existing gas station, convenience store and car wash from Zach Stackhouse, Kwik Trip, 1626 Oak St., La Crosse, WI 54602 at the property located at 2275 Anchor Dr.; and,

WHEREAS, the applicant is requesting the Conditional Use Permit Amendment to allow for the remodeling and expansion of an existing gas station, car wash and convenience store with the addition of a second car wash to the existing facility; and,

WHEREAS, the property is legally described as follows:
Lot 2, Block 1 of Anchor Block Commons, Ramsey County, Minnesota; and,

WHEREAS, the Planning Commission reviewed this request on February 5, 2026, and recommends the City Council approve the proposed Conditional Use Permit Amendment.

WHEREAS, the City published a public notice for the proposed conditional use permit amendment in the newspaper dated February 7, 2026, and notified all property owners within 350 feet of the site about the public hearing; and,

WHEREAS, the North Saint Paul City Council held a public hearing on February 17, 2026, to consider and receive public input about this application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, the request for a Conditional Use Permit Amendment as described herein is hereby approved according to the plans reviewed by the Planning Commission and City Council.

ADOPTED this 17th day of February 2026.

Motion by Council Member _____

Second by Council Member _____

Voting: Ayes: Council Member _____
 Council Member _____
 Council Member _____
 Council Member _____
 Mayor Monge

Nays: None
Absent: None
Abstain: None

John Monge, Mayor

Attest:

Brian Frandle, City Manager/Clerk

**CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA**

RESOLUTION NO. 2026-XXX

**A RESOLUTION APPROVING THE SITE AND PROJECT PLANS
FOR THE EXPANSION AND REMODELING OF THE EXISTING KWIK TRIP GAS
STATION, CONVENIENCE STORE AND CAR WASH LOCATED AT 2275 ANCHOR
DRIVE**

WHEREAS, the City of North St. Paul (“City”) has received a Site Plan application to allow for the remodeling and expansion of an existing gas station, convenience store and car wash from Zach Stackhouse, Kwik Trip, 1626 Oak St., La Crosse, WI 54602 for the property located at 2275 Anchor Dr.; and,

WHEREAS, the property is legally described as follows:
Lot 2, Block 1 of Anchor Block Commons, Ramsey County, Minnesota; and,

WHEREAS, the proposed site and project plans considered by the City with this application are dated November 3, 2025; and

WHEREAS, the proposed site and project plans meet the requirements of City Code Chapter 154, Section 154.004 (H) and the MU-3 Corridor Mixed Use Zoning district; and,

WHEREAS, City staff have referred this application to the Planning Commission who reviewed the application and project plans and have made a recommendation to the City Council; and

WHEREAS, on February 5, 2026, the Planning Commission made a motion to the City Council recommending approval of the proposed site and project plans subject to the conditions outlined herein; and

WHEREAS, the City Council considered the Application at its February 17, 2026, meeting, receiving the recommendation of the Planning Commission, the report from City staff, and other information.

NOW, THEREFORE, BE IT RESOLVED, that the North St. Paul City Council hereby approves the site and design plans for the expansion and remodeling of the existing Kwik Trip gas station, convenience store and car wash located at 2275 Anchor Drive in accordance with the plans reviewed by the Planning Commission and the City Council.

NOW, THEREFORE, LET IT BE FURTHER RESOLVED BY THE NORTH SAINT PAUL CITY COUNCIL, the site and project plans are approved with the following conditions:

1.0 Approved Plans

- 1.01 Demolition, site, landscape, grading, erosion control, utility, electrical and plan details prepared by River Valley Architects, Ayres and Nelson-Rudie, Inc. dated November 3, 2025, and to be revised subsequently as noted below and to include the comments of City staff and the Planning Commission and as accepted by the Community Development Director.
- 1.02 The final project plans shall conform to those reviewed and conditionally approved as part of this application.
- 1.03 The contractor shall construct all the project improvements in accordance with the plans approved by the City with this Site Plan review.

2.0 Escrow Payments and Financial Guarantee

- 2.01 The applicant posted an escrow with the City to cover engineering, legal, and administrative costs incurred by the City. If this account becomes deficient, the applicant or property owner shall deposit with the City additional funds to cover existing and expected costs incurred by the City for reviewing and administering the project.
- 2.02 The applicant shall submit all required financial guarantees to the City for approval before the contractor starts any demolition, tree removal, grading or construction activity on the site.

3.0 Conditions to be Satisfied Prior to Starting any Grading or Site Work

- 3.01 Applicant shall submit plans for City approval showing:
 - 1. Final building elevations that clearly delineate all building materials and their colors and screening for roof top equipment, if necessary.
 - 2. The applicant shall submit a revised set of project plans to the city for approval before the City issues the building permit that addresses all comments provided to the city.
 - 3. All exterior lighting on a photometric plan showing the location and height of all existing and proposed freestanding light poles, the type of light fixtures on the poles and the exterior light wall packs for the area of the site in and around the car wash. This plan shall show the location of all exterior lighting and that there will be no more than 0.4-footcandles of light at the property lines.
- 3.02 Applicant shall revise the project plans as follows:
 - 3.02.1 Relocate the existing tree on the west side of the existing drive near the proposed location for the transformer to ensure it will not be harmed by the proposed construction as noted in the city staff report.
 - 3.02.2 To meet the requirements of the City Engineer, the City electric Utility and the Minnesota Pollution Control Agency (MPCA).
 - 3.02.3 The applicant shall submit a revised set of project plans to the city for approval before the City issues the building that addresses all comments provided to the city.

- 3.03 Sanitary sewer and water access charges shall be a condition of and required to be paid at time of building permit. The City will base these fees on submittal by the applicant of Metropolitan Council Environmental Service (MCES) SAC Determination letter, based on MCES review of the applicant's plans.
- 3.04 The City Engineer and Zoning Administrator must approve all utility construction, drainage, grading, landscaping and development plans before the contractor starts and site work and before the city issues the building permit.

4.0 General Conditions of Approval

- 4.01 Failure to adhere to any conditions listed herein shall be deemed a public nuisance.

ADOPTED this ____ day of _____, 2026.

Motion by
Second by

Voting; Aye:
Nays:
Absent:
Abstain:

John Monge, Mayor

Attest: _____
Brian Frandle, City Manager