

**CITY OF NORTH ST. PAUL PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 2ND, 2020
6:15 PM**

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

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Patrick Bles, Commissioner

Rick Gelbmann, Commissioner

Trisha Hamm, Commission Vice-Chair

John Monge, Commissioner

Tom Sonnek, Commission City Council Liaison

Michael Stahlmann, Commissioner

Allan Worm, Commissioner

STAFF

Erin Perdu, Planning Consultant

Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

A. Approval of February 27th, 2020 and March 5th 2020 regular meeting minutes.

V. MEETING OPEN TO THE PUBLIC

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

VI. PUBLIC HEARING

A. Final Planned Unit Development (Tveten 7th Street Townhomes)– 2242 7th St. N.

VII. OLD BUSINESS

A. 2020 Zoning Updates Discussion

VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

IX. REPORTS FROM STAFF

X. REPORTS FROM COMMISSIONERS

A. Update from City Council Liaison

XI. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, May 7th, 2020 at 6:15 p.m.

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, February 27, 2020
6:15 P.M.**

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

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:15 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Patrick Blees, Commissioner

Rick Gelbmann, Commissioner EXCUSED

Trisha Hamm, Commission Vice Chair

John Monge, Commissioner

Tom Sonnek, Commission City Council Liaison

Michael Stahlmann, Commissioner EXCUSED

Allan Worm, Commissioner

STAFF

Erin Perdu, City Planner

Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Hamm, and seconded by Commissioner Blees, with all present voting aye (5-0). Motion carried to adopt the February 27, 2020 Agenda.

IV. APPROVAL OF MINUTES

A. Approval of the February 6, 2020 regular meeting minutes

Commissioner Worm requested the following corrections to the February 6, 2020 minutes:

-Page 2, 1st paragraph, last line, delete “across from the Ecology Center”

-Page 5, 3rd paragraph, delete last sentence: “He noted there is an Ecology Center across the street.”

Chair Barton stated the sentence on Page 5, 3rd paragraph, reflects what was said by the developer. Planning Secretary Olivia Boerschinger stated the sentence could be changed to read, “He noted there is an Ecology Center nearby.” Commissioner Worm agreed.

Chair Barton stated Page 7, 1st paragraph, states: “Commissioner Worm stated City Code requires a 30-foot setback. Ms. Perdu confirmed this, adding the narrowest lot is 27 feet, and they range up to 38 feet.” Chair Barton asked whether this is correct. Ms. Perdu stated her comment was to clarify that a 30-foot setback is required for the lot width measurement.

Motion to approve Minutes by Commissioner Worm, and seconded by Commissioner Monge, with all present voting aye (5-0). Motion carried to approve the February 6, 2020 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

Rob Aurelius, 2271 7th Street N, stated the application for the public storage facility, “applications must be submitted 30 days before the public hearing.” He added the application is dated January 31, 2020, so has not been 30 days. He noted the City can have up to 60 days to review the application by State statute.

Mr. Aurelius stated the facility will be climate-controlled, but he questioned whether it is environmentally responsible to provide a place for storage of old appliances and household items. He added the proposed apartments to the south are not a good fit for this noisy, dusty area, and offices that would provide jobs might be better suited to the industrial area. He noted this type of structure, and adjacent parcels, would be prime candidates for solar and geothermal energy solutions, and could create a showpiece of forward-thinking ecological solutions. He stressed the importance of taking the time to consider green-energy readiness and not rush into this development.

VI. PUBLIC HEARING

A. Site Plan Review, Variance for Self-Storage Facility at 2300 McKnight Road N

City Planner Erin Perdu reviewed a site plan and variance request for a 3-story storage facility on an approximately 2-acre parcel in the recently approved Anchor Commons plat, at the southeast corner of Highway 36 and McKnight Road with frontage on 3rd Street and Anchor Drive. The property is zoned Corridor Mixed Use (MU-3).

Ms. Perdu stated the variance request relates to a requirement in City Ordinance that no greater than 60% of the facility can be used for storage. In this case, 73% of the facility will be used for storage, with the remaining area for common spaces and utilities.

Ms. Perdu stated the proposed site plan meets requirements for parking stalls; there is no loading dock proposed, but a location where people can pull up their vehicles to load and unload items.

Ms. Perdu stated City Staff is recommending modifications to the site plan with regard to landscape requirements. The developer has provided sufficient landscaped areas on the site, with the addition of 36 trees. City Code requires 101 trees be planted due to the multi-story nature of

the building. City Staff anticipates that it would be difficult to plant 101 trees on this site, but there may be some room for improvement and additional trees. A condition of approval is recommended that the developer should come as close to the required 101 trees as possible.

Ms. Perdu stated the northwest corner of the site is reserved for stormwater management. She added landscaped areas are proposed between the front property line and parking area to provide a buffer.

Ms. Perdu stated, with regard to parking, 25 stalls are required, and 11 stalls are proposed. No variance is being requested as the Ordinance provides the opportunity to reduce parking based on evidence of low parking demand. The applicant has provided estimates for required parking.

Ms. Perdu stated a variety of external materials are proposed that meet architectural standards, including metal veneer, brick and glass. The front of the facility facing Anchor Drive would have articulation and material changes, with 2nd and 3rd story glass panels.

Ms. Perdu stated the Engineer's Report included a few conditions. All utilities on the site are being installed by the City.

Ms. Perdu stated City Staff recommends approval of the requested variance based on the fact that Ordinance creates a practical difficulty for use of the property as a self-storage facility, which is a permitted use.

Ms. Perdu stated City Staff recommends conditional approval of the site plan, with additional details to be provided in the engineering and fire code reviews, as well as landscaping to be moved out of utility easements, signage, trees, minimum parking stall depth, and a lighting plan.

City Council Liaison Sonnek requested clarification regarding the 60% storage space requirement.

Chair Barton stated the 60% limit is appropriate in a facility where warehousing is not the primary use. She added, in this case, warehousing is the primary use. She noted there is a discrepancy in the Code, as "mini-storage" is not included in the definition as an allowed use.

Commissioner Worm asked what the setback is from 3rd Street, and whether there will be room for trees. Ms. Perdu stated the front setback requirement is 25 feet, and there is no rear setback requirement. She confirmed there are trees shown on the site plan along 3rd Street frontage.

Commissioner Blees asked where additional trees can be placed, if landscaping is not allowed in the easement. Ms. Perdu agreed that is an issue.

Max French, Adams French Properties, 7799 River Edge Lane, Indianapolis, IN, stated he is the Development Manager for this project. He added their company has been developing self-storage facilities as their primary focus for 20 years, and they are excited about this opportunity.

He noted the company has three other properties in the Twin Cities – Bloomington, Roseville and Crystal – which are concrete examples of the quality facilities they build.

Mr. French introduced other members of the development team: Architect Tim Mahagan and Engineer Rob Latta.

City Council Liaison Sonnek stated a resident spoke during the Public Open Forum about potential opportunities for green energy. He asked whether the development company has given these issues any consideration in the buildings that they develop.

Mr. French stated LED light bulbs are used throughout the facility in light fixtures that are set on motion sensors. He added these are large facilities and energy efficiency measures are considered for implementation and cost effectiveness. He noted they have not installed solar panels in the past but would be interested in a shared opportunity with the City.

Commissioner Monge asked whether the building will be climate-controlled throughout the year. He asked whether individual storage units can be set at their own temperature. Mr. French stated every unit is climate-controlled within a certain range, including humidity control, and units are open at the top, with security bars, to increase ventilation and keep temperatures consistent.

Chair Barton asked about access to the building and what hours it will be open.

Mr. French stated the facility's hours will be 7:00 a.m. -10:00 p.m., Monday through Saturday, and 9:00 a.m. – 8:00 p.m. on Sundays. He added customers will enter the building through climate-controlled drive-through spaces with separate gate codes that can accommodate up to four cars at a time. He noted there will be another loading bay to the north that is a pull in, pull out, that leads to an elevator bay.

Mr. French stated there will be managers on site during weekday hours, but the facility will not be staffed on Sundays, although emergency access will be available 24 hours a day.

Chair Barton asked whether any of the units will be accessible from the building's exterior. Mr. French confirmed there will be 8 drive-up units with outdoor accessibility. He added these units will be accessible at all times.

Chair Barton asked whether there will be auctions at the storage facility. Mr. Barton stated the third-party manager, Extra Space Storage, organizes auctions, but they are only done online. He added Adams French Properties has partnered with Extra Space Storage for over 12 years to manage their properties.

Chair Barton stated she noticed the Roseville facility had an auction on site. Mr. French stated there are two self-storage facilities in Roseville, and their Roseville location just opened. He added that auction would not have taken place at their Roseville location.

Commissioner Monge asked whether there will be a fence on the property. He asked whether there will be exterior video surveillance of the facility. Mr. French stated there will not be an exterior fence. He confirmed there will be exterior video surveillance.

Commissioner Worm asked about on-site staffing. Mr. French stated there will be two employees on site during business hours. He added the business office will be on the southwest corner of the facility.

Chair Barton opened the public hearing at 6:51 p.m.

Rob Aurelius stated there was discussion regarding the trees that will not fit on the property. He added the developer might consider donating the trees to the City. He noted the west façade of the building could be dressed up a little bit, maybe with another window.

Rob Latta, consulting civil engineer, 5320 Columbus Avenue, Minneapolis, stated the landscape architect has reviewed the landscape plan with regard to the insufficient number of trees, and was able to double the number of trees to approximately 63 trees, to fill up the site so that it almost meets the landscape requirement. He noted the trees were removed from the easement area.

Chair Barton closed the public hearing at 6:53 p.m.

Commissioner Blees asked whether a solution is proposed to satisfy the sidewalk accessibility requirement in the engineer's comments. Mr. Latta stated the sidewalk access would occur right outside the front door, with an ADA-accessible ramp and opposite curb to the sidewalk, which will connect to Anchor Drive.

Chair Barton stated she appreciates the detailed and thorough information provided in the applicant's proposal, which made it easier to review.

Commissioner Monge asked if there is a time frame for construction. Mr. French stated the building will take approximately 10-12 months to construct.

Motion by Commissioner Blees, and seconded by Commissioner Monge, with all present voting aye (5-0). Motion carried to recommend City Council approval of the requested variance for a self-storage facility at 2300 McKnight Road N. to allow for 73% of the building to be used for the purpose of self-storage.

Motion by Commissioner Hamm, and seconded by Commissioner Worm, with all present voting aye (5-0). Motion carried to recommend City Council approval of the proposed site plan for a self-storage facility at 2300 McKnight Road N. with conditions listed in the staff report.

Chair Barton stated this application will be reviewed by the City Council at their March 3, 2020 meeting.

VII. OLD BUSINESS

-None.

VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

-None.

IX. REPORTS FROM STAFF

Ms. Perdu stated she is unable to attend the March 3, 2020 City Council meeting, but Ryan Krzos will be available at the meeting to present a review of the apartment site plan for Anchor View Apartments.

Ms. Perdu stated City Staff has been working on amendments to the Zoning Code which will be available for review by the Planning Commission at their April 2020 meeting.

X. REPORTS FROM COMMISSIONERS

a. Update from City Council Liaison

City Council Liaison Sonnek stated, at the February 18, 2020 regular meeting, the City Council approved the R-2 zoning amendment and preliminary plat for the 7th Street townhome development.

Commissioner Worm asked how the solar panels at Maplewood City Hall are working out, and whether the City's turbine is working.

City Council Liaison Sonnek stated the turbine is only able to provide power to approximately 7 homes and is symbolic of alternative energy sources.

Mr. Duddeck stated the solar panels at Maplewood City Hall were removed when the building was reroofed, and the cost of replacing them was prohibitive. He added they have ground-level solar panels. He added City Staff can look into options for green energy ideas for new development.

Mr. Duddeck stated the wind turbine is not in use as its blades are being refurbished and re-installed. He added the expectation is that it will be functional by March 15, 2020.

Commissioner Hamm stated she is unable to attend the Planning Commission's March 5, 2020 meeting due to a work commitment.

XI. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Worm, and seconded by Commissioner Hamm, with all present voting aye (5-0). Motion carried to adjourn the meeting at 7:05 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, March 5, 2020 at 6:15 p.m.

Members, please notify any planned absences to: Olivia Boerschinger
Planning Commission Secretary
651-747-2400
Olivia.boerschinger@northstpaul.org

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MARCH 5, 2020
6:15 P.M.**

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

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:15 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Patrick Blees, Commissioner

Rick Gelbmann, Commissioner

Trisha Hamm, Commission Vice Chair EXCUSED

John Monge, Commissioner

Tom Sonnek, Commission City Council Liaison

Michael Stahlmann, Commissioner

Allan Worm, Commissioner

STAFF

Ryan Krzos, Planning Consultant

Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Stahlmann, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adopt the March 5, 2020 Agenda.

IV. APPROVAL OF MINUTES

-None.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARING

A. Variance Requests and Site Plan Review for Multi-Family Apartments (Anchor Commons) at McKnight Road and Anchor Drive.

City Planning Consultant Ryan Krzos reviewed a site plan review and variance requests to facilitate a multi-family residential development on Anchor Drive between McKnight Road and

3rd Street. The east perimeter of the property along 3rd Street would be classified as the street frontage to meet setback requirements. The Gateway Trail is located along the south perimeter of the 3.91-acre property, which is zoned MU-3 – Corridor Mixed Use.

Mr. Krzos stated the proposed 4-story building would include 126 residential units in a combination of studio, 1 and 2-bedroom apartments. The units would be a mix of market-rate and affordable apartments, with 2 detached garage structures and 27 parking spaces to the north of the proposed building. A variance is being requested for a reduction in the front yard setback to 22.2 feet where 25 feet is required, to accommodate the shape of the site and restrictions related to utility and drainage easements along the west property line. The proposed density of 32 units per acre is below what is prescribed in the Comprehensive Plan.

Mr. Krzos stated the proposed building complies with the 5-story or 55-foot height limit prescribed in this zoning district. The remaining variance requests are related to two detached accessory structures which are both in excess of 4,000 square feet. The Ordinance requires that one accessory structure must be no greater than 1,000 square feet, and the second no greater than 200 square feet. The detached structure on the west side of the building does not meet the required 20-foot corner side yard setback requirement. The placement of a wall along Anchor Drive at that location is important to define the corridor. City Staff finds that setbacks are acceptable in this multi-family context and is therefore a practical difficulty for an accessory structure to a permitted use.

Mr. Krzos stated there is a combination of internal and exterior parking with 94 covered stalls in the detached garages, “tuckunder” parking under the building. He added the proposed parking meets minimum parking requirements in this zoning district.

Mr. Krzos stated exterior finishes that are proposed include stone paneling, composite wood trim, windows and balconies, and architectural bump-outs to break up the mass of the façade and give vertical interest. A pitched asphalt shingle roof is proposed, in compliance with Design Guidelines, and the detached garage structures would be constructed with similar materials.

Mr. Krzos stated the proposal complies with minimum open space requirements and includes a tot lot on the southwest corner of the site, landscape islands, green space and trees around the perimeter of the building, and the site is within 300 feet from an open space. Residents of the development can access the Gateway Trail corridor by way of a sidewalk on 3rd Street. A total of 126 trees are required, but City Staff recognizes that this can be reduced to prevent overcrowding and potential tree removal in the future. This condition would be similar to that which was approved recently for the nearby self-storage facility.

Mr. Krzos stated City Staff proposed conditions related to tree counts; signage permits; and screening of exterior HVAC and rooftop equipment; no plantings in utility or drainage easements; visual clearance at the driveway’s intersection with McKnight Road; and engineering comments as listed in the staff report.

City Council Liaison Sonnek requested clarification regarding the front setback on 3rd Street. Mr. Krzos stated the front setback is defined by the corner setback that is the shortest length abutting a right of way. He added this site has 3 sides that abut a right of way, and the 3rd Street side is the shortest length. He noted the real front of the property is Anchor Drive.

City Council Liaison Sonnek stated it is a shortcoming in City Code that accessory buildings are included in a regulation related to this zoning district when it applies to single-family residential homes.

City Council Liaison Sonnek requested clarification regarding pervious space. Mr. Krzos stated pervious areas on the site meet the definition because they are landscaped islands and planted areas. He added pervious areas can be passive as well as recreational. He noted the stormwater management areas would not count as pervious space.

Mr. Krzos stated, from a land use planning standpoint, the proposed projects a logical transition between lower density residential homes to the south and commercial areas to the north. He added the architectural style of the apartments fits well with the McKnight Townhomes development.

Commissioner Gelbmann expressed concern that there is no planned access from this development to the Gateway Trail.

Chair Barton stated the staff report indicates that a walkway will be provided from a secondary building entrance.

Roger Fink, Trident Development, stated a secondary exit is planned from the main building onto 3rd Street, with a pedestrian walkway to connect to the Gateway Trail. He added this has yet to be designed.

Chair Barton stated the staff report referred to bicycle storage racks or spaces in the parking garage. She requested clarification from City Staff.

Mr. Krzos stated bicycle parking is covered under two City Ordinances: Off-Street Parking and Development Standards. He added, under Development Standards, interior bicycle storage is encouraged at one space per residential unit, while the Parking Ordinance requires that 10% of parking space be reserved for bicycle parking. He noted the Off-Street Parking section also requires that bicycle stalls are provided within 50 feet of the building's main entrance. He noted, in his opinion, at least some of the bicycle parking spaces should be provided at the exterior front of the building.

Roger Fink, Trident Development, thanked the Planning Commission, City Staff and WSB consultants for their guidance and support in the planning of this development. He added he came before the Planning Commission years ago requesting recommendation of approval for the

Polar Ridge Senior Living development. He introduced Chris Hogan, HMA Architects, and Carin Bzdok, Vice President, Trident Development.

Mr. Fink reviewed the history of Trident's association with the City of North St. Paul and the Anchor Block site, and the concept for a multi-unit residential development. He added Trident has partnered with Lyon Contracting and Carlson McCain Consulting for this project, with whom they are currently working on other residential developments. He noted Trident specializes in multi-family apartment and senior developments, and Trident staff is pleased to bring something new to North St. Paul.

Mr. Fink stated the objective of the Anchor Commons development is to provide a quality, contemporary work-force rental community with desirable amenities that will be affordable and accessible. It is anticipated that the development will create a transition in land use from the commercial properties to the north to low-density homes to the south. The development will focus on pedestrian connections in the area, and improved circulation with the new road and intersection.

Mr. Fink stated parking is proposed in surface lots and two separate accessory structures as well as at-grade "tuckunder" parking, providing a good balance of surface and covered parking. It will be the renter's choice if they want to pay extra for covered parking.

Mr. Fink stated a variance is being requested based on conflicting requirements related to frontage lot definition in the MU3 zoning district. The variance will resolve the minor conflicts related to setbacks.

Mr. Fink stated areas for both indoor and outdoor activities are planned, including open space, a play area for children, and indoor community spaces.

Chris Hogan, HMA Architects, reviewed the design of the project, including a focus on sensitivity to its position near Gateway Trail, and creating a backdrop for the trail as an important community amenity. The exterior design of the building will be a mixture of sidings, cultured and assimilated stone, brickwork, lap siding, and vertical board and batten. The mixture of textures and finishes create an aesthetically pleasing view for renter and residents approaching the building from the corridor.

Commissioner Gelbmann asked whether there is a perspective view from McKnight Road or Highway 36, as that will be the most prominent view.

Carin Bzdok, Trident Development, stated the development will provide quality, contemporary rental housing with 126 units in a mix of studio, 1 and 2-bedroom units and a variety of floor plans. Studio apartments will range from 548-580 square feet; one-bedroom apartments will range from 680-747 square feet; and two-bedroom apartments will range from 1009-1100 square feet.

Ms. Bzdok stated the units will feature many high-end finishes, including full Frigidaire appliances, in-unit laundry, granite countertops and windowsills, high-quality wood cabinetry, luxury vinyl plank flooring, and carpeting in the bedrooms. Some units will feature walk-in closets for ample storage space. Window treatments will be provided in each unit. LED high-efficiency lighting as well as television and internet access will be featured in every unit.

Ms. Bzdok stated the building will be access-controlled with a tenant call system, and exterior doors operated by individual key fobs. A 24/7 security surveillance system and management office will be located on the main level, with a large lobby, mailroom, and package handling system. A community room with game tables and kitchenette will be available for resident use, as well as a fitness center and storage lockers for rent on each floor. The building will be served by two elevators from the main entrance, and trash chutes on each floor leading to an enclosed trash room.

Ms. Bzdok stated outdoor amenities are planned to include a patio with grilling station, patio furniture and casual seating. A children's play area is also planned with dimensions still under consideration. A landscaped pathway will provide access to Gateway Trail, as well as the convenience store and nearby storage facility.

Mr. Fink stated this development project boasts an affordability factor which takes advantage of Tax Increment Financing, offering 20% of 126 units to families that have an income of 50% of the Area Median Income (AMI). He added rents will be adjusted accordingly.

Mr. Gelbmann asked whether there is an estimate of how many school-age children will live in the apartments. Mr. Fink stated, in his experience, the demographics of rental occupants is very mixed, with a wide variety of age groups, families, couples and singles who are choosing the apartment lifestyle. He added he expects that 40-50% of the units will have children between the ages of 3-16 years.

Commissioner Worm asked what size the indoor garage stalls will be. Mr. Hogan stated the indoor stalls will be 12 x 24 feet, and there will be ADA compliant stalls based on building Code requirements. He added the outdoor stalls will be 9 x 18 feet, based on zoning Code requirements, with ADA accessible stalls based on what is required.

Commissioner Gelbmann asked whether the proposed amount of closet space and its location is sufficient, based on the developer's experience with other projects. Mr. Fink stated unit floor plans are developed so that they are highly marketable, and he has not received feedback from other development managers that units do not have enough storage space or closets. He added onsite storage is available for rent if people need additional storage.

Commissioner Monge stated he is glad to hear there will be individual garage door openers. He added many rental buildings end up with satellite dishes installed on balconies, which is unsightly. Mr. Fink stated it is unlawful to prohibit renters from choosing to install satellite

equipment. However, more convenient and cost-effective options will be offered in the hopes that satellite dishes will not be something they want to install.

City Council Liaison Sonnek stated the first-floor community room layout appears to be small for a rental development with 126 units. Mr. Fink stated the community room is designed to size for the number of units in the development. He added the size of the room is appropriate for occasional use by residents.

City Council Liaison Sonnek asked whether there might be an opportunity to use the City's fiber optic service for this development.

City Council Liaison Sonnek asked about the use of Tax Increment Financing, and what it means to have 20% affordable units.

Mr. Fink stated Tax Increment Financing (TIF) can be applied to a housing district through two different affordability formulas: 20% of rental units occupied by residents making 50% or less of the Area Median Income (AMI), or 40% of rental units occupied by residents making 60% of the AMI. Upon analysis it was decided that the first option was the most appropriate for this development. Rents will not be restricted, and the management company completes an initial analysis, and subsequent annual verification, to ensure that renters qualify for these units. This ensures that rent does not exceed a percentage of the qualified renters' income.

City Council Liaison Sonnek asked whether the 28 proposed studio units are within the affordability range. Mr. Fink stated the threshold is adjusted by family size, so a mix of different units will be allocated.

Commissioner Stahlmann asked where the garbage will be collected, as he did not see a garbage collection area on the site plan. Mr. Fink stated trash chutes located on each floor of the building feed to trash collection spaces at either end of the building's first floor. He added these collection rooms are equipped with floor drains, wall treatments and an exhaust system, as well as a large access door for trucks to haul the trash away.

Commissioner Stahlmann asked whether residents will be able to recycle and compost. Mr. Fink stated residents are encouraged to bring their recycling directly to bins on the main level, to prevent larger items like boxes getting stuck in the chutes.

Commissioner Stahlmann asked whether something longer lasting than asphalt shingles could be considered. Mr. Fink stated the asphalt shingles that will be used are long-lasting fiberglass architectural shingles.

Commissioner Stahlmann asked whether solar power has been considered for the development. Mr. Fink stated solar energy has not been considered for this property.

Commissioner Monge asked whether HVAC and other utilities will be exposed on the exterior. Mr. Fink stated heating will be controlled in each individual unit by an automatic hydronic baseboard system. The units will be cooled by remote-controlled electric air conditioning units. The building's common spaces will be regulated by a forced air system.

Commissioner Gelbmann stated he appreciates that the catch basin has an organic shape and is not a square. He added this shows that the developers took the time and care to design it in a way that fits into the landscape.

Commissioner Gelbmann asked how residents will move their belongings in and out of the rental units. Mr. Fink stated the main entrance to the building will probably be used the most, as it has the widest doors and is closest to the elevators. He added the side entrances can also be used. He noted it depends upon the location of the unit.

Gelbmann asked whether there will be public transit options available for the residents of the development. He stated the #64 bus is fairly nearby, but perhaps Metro Transit could be contacted to see if a route could be modified to include the entrance to the Anchor Commons. He added, if that were a possibility, it would be necessary to determine where people could wait for transit on site.

Mr. Fink stated he would support any opportunity to get a bus stop near the development or on McKnight Road. He added providing a shelter might be complex.

Mr. Duddeck stated Metro Transit changed routes this past summer, and a shelter at a regular stop at 1st Street and 7th Avenue was removed due to reduced ridership. He added the increased development in the area may warrant a route change and an additional stop. He agreed to look into it.

Chair Barton asked whether ADA accessible units will they be located on the first floor. Mr. Fink stated the developer is required to make accessible units available throughout the building. Mr. Hogan agreed, adding building code requires 2% accessible units that are typically on the 1st floor, but can be located anywhere with elevator access.

Chair Barton asked whether the children's play area will have a solid accessible surface. Mr. Hogan stated the details of the playground design have not yet been determined. Mr. Fink stated the materials that are used will be accessible, and the property in general is very level.

Commissioner Worm stated the Planning Commission held a meeting at the Polar Ridge development after it opened. He added a similar meeting could be held at this development when it is finished.

Chair Barton opened the public hearing at 7:40 p.m.

Rob Aurelius, 2271 7th Street N, stated the developer could take 1 inch off of each unit, and they would not need the variance. He added it would be easier to get around the building and make more room for a potential bus shelter. He noted the east corner of the garage on the west side is a very blind corner.

Chair Barton closed the public hearing at 7:42 p.m.

Chair Barton stated, with regard to the City Code requirement for 20 bicycle parking spots, there is recommendation or requirement for their size. She added if exterior bicycle parking is provided within 50 feet of the building entrance and visible from the parking lot, it is uncertain whether an additional exterior 20 bicycle parking spaces are required.

Commissioner Blees stated it would be easy to put wall-hanging bicycle racks on the parking garage wall. Chair Barton stated she believes that is something that is already planned by the developer.

Mr. Fink stated bicycle owners tend to have expensive bikes that they do not want to store in public spaces. He added, in other developments, secure areas have been set aside within the residents' parking space upon demand, where they can store their bike. He noted he anticipates 5-10 bicycle storage spaces near the front entrance, and 5-10 spaces in each of the parking garages.

Commissioner Gelbmann stressed the importance of bike storage and security, with the proposed development located on the Gateway Trail.

Chair Barton stated there is a requirement for 20 exterior bicycle parking spaces within 50 feet of building entrance. Mr. Fink stated a condition of approval could be added that 20 bicycle racks would be provided at a location to be determined by City Staff in consultation with the developer.

Mr. Krzos stated the requirement states "bicycle parking facilities shall be located within 50 feet of the main building entrance and visible from the main parking area." He stated an agreement can be reached with the developer.

Commissioner Blees stated the preliminary site plan shows trees along the Gateway Trail. He added there is space between the building and the paved trail that is not on this property that would be a good place for trees. He added, however, there is a drainage and utility easement there. He noted more trees would be a good addition along the trail but cannot be placed on the easement.

Mr. Krzos agreed, adding the location of the easement and placement of the proposed building would preclude trees in that area.

Mr. Duddeck stated it is hoped that City Staff can work with the DNR to enhance the large green space near the Gateway Trail.

Mr. Fink stated the landscape architect could also participate in a potential landscape plan to improve the appearance of Gateway Trail access and provide screening for the chain link fence, as well as prepare landscape plans to address overcrowding and adequate planting quantities.

Mr. Duddeck stated it is hoped that the chain link fence along the Gateway Trail can be improved or replaced, as the fence was appropriate for the previous industrial use of the area, but its aesthetics no longer fit in a residential neighborhood.

Commissioner Blees stated the developer's landscape architect could work with City Staff and DNR representatives on a potential condition of approval to be added to the landscape plan that would address the chain link fence. Mr. Fink agreed.

Chair Barton asked about park dedication fees. Mr. Duddeck stated that will be addressed in the development agreement.

Commissioner Worm asked how long it will take to construct the building. Mr. Fink stated the project will take approximately 18 months to complete.

Motion by Commissioner Monge, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to recommend City Council approval of variance requests for multi-family apartments (Anchor Commons) at McKnight Road and Anchor Drive.

Motion by Commissioner Worm, and seconded by Commissioner Monge, with all present voting aye (6-0). Motion carried to recommend City Council approval of a proposed site plan for Anchor Commons with 12 conditions listed in the staff report and the following additional conditions:

- The applicant may pursue a discussion with the Minnesota Department of Natural Resources regarding trees and fencing near Gateway Trail in coordination with City Staff
- bike parking will be modified to provide a minimum of 20 stalls with location to be determined by City Staff, in a combination of interior and exterior spaces.

Chair Barton stated this item will be reviewed by the City Council at their March 17, 2020 meeting.

VII. OLD BUSINESS

-None.

VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Ordinance Text Amendment: Keeping of Chickens and Bees

Planning Secretary Olivia Boerschinger reviewed a proposed Ordinance amendment related to the keeping of chickens and bees. City Staff has requested that the Planning Commission review this issue and provide feedback and comment for recommendation to the City Council. She provided sample ordinances and licensing requirements from 16 metro area municipalities for comparison that are similar to North St. Paul.

Ms. Boerschinger stated a permit or license would be required and inspection to assure compliance with Code regulations. Notice of application would be mailed to all adjacent property owners. The Ordinance would have specific setback requirements, in the rear yard only, maintaining a 5-foot setback from property lines and 20 feet from principle buildings. Roosters would be prohibited, and a maximum number of 6 hens would be allowed.

Ms. Boerschinger stated the Ordinance related to the keeping of bees would have a similar structure, with notification to nearby properties, and a maximum number of 4 allowable bee colonies. She added City Staff can provide copies of the 16 sample ordinances as well as sample language for drafting licenses.

Commissioner Monge asked for clarification regarding the process if a nearby neighbor has a concern or complaint when notifications are sent.

Ms. Boerschinger stated a hearing could be held, and subsequent City Council review. She added a percentage of approval from neighbors could be a requirement.

Commissioner Monge stated some people might be allergic to bees. He asked whether a process would be necessary if there is a medical situation.

Ms. Boerschinger stated a “flyaway” barrier would be required if a beehive is within 20 feet of a property line. She added some municipalities provide a brochure or flyer with the permit that shows a depiction of what is required, either landscaping or a physical barrier, to help prevent “flyaway”.

City Council Liaison Sonnek stated he has an issue with sending a notification to nearby neighbors. He added the notification process can send a message that this is a potential safety hazard. He noted this should not be allowed if it is a rational fear and requires a safety notification. He noted other municipalities who have this type of Ordinance have almost no neighbor complaints. He stressed the importance of providing facts and information about keeping chickens or bees in an urban setting.

Chair Barton stated she agrees that a notice is not necessary, but not everyone wants to have farm animals next door to them, and they may have legitimate concerns. She added State public health officials have recommendations for Ordinance language related to distances from neighboring property; veterinary care; animal health; slaughter on site; waste disposal; and a training brochure.

Mr. Duddeck stated the neighbor notification process was recently removed from the City's kennel licensing application, for 3 or more animals.

City Council Liaison Sonnek stated he does not see anything in the documentation provided that indicates that the keeping of chickens is not safe. He added he is unsure about the keeping of bees and asked about a potential risk for people who get stung by bees.

Chair Barton stated there is a risk that residents can be exposed to zoonotic diseases when chickens are present. She added the Department of Public Health has recommendations for maintenance and sanitation of chicken coops and runs. She stressed the importance of educating people on these issues.

City Council Liaison Sonnek stated the distance requirements might make it impossible for some residents to have chickens or bees depending upon their size of their lot.

Chair Barton stated residents may not have a problem having chickens in their neighborhood, and very few people actually end up having chickens. She added she would prefer to use the word "hens" instead of "chickens", as roosters would be prohibited.

Commissioner Worm asked why only hens are allowed, and why they are limited to 6 hens.

Ms. Boerschinger stated, in researching this issue, the City of Minneapolis was the only municipality that allows roosters by special permit. She added the biggest complaint is related to roosters and noise. She noted the number of 6 chickens is based on a range of the number of chickens allowed in other municipalities, similar to North St. Paul, which has smaller, narrower property sizes.

Mr. Duddeck stated the setback requirement could be modeled after the required setback for yard waste composting, in terms of distance from property line. Chair Barton stated both composting and the keeping of chickens must be sanitary and based on specific data from health experts.

Commissioner Monge asked whether it is necessary to address both chickens and bees at the same time. Mr. Duddeck stated many residents have been interested in having chickens for the past few years, and spring is coming. He added the Planning Commission can take some time to review this issue.

City Council Liaison Sonnek stated the proposed Ordinance language is simple and straightforward, and only a few clarifications are required. He added the issue of "slaughter" should be addressed, and he does not support notification.

Commissioner Gelbmann expressed concern about the keeping of bees. City Council Liaison Sonnek stated he agrees that more information on bee keeping is necessary

Commissioner Blees stated an expert beekeeper could come and give a presentation. Mr. Duddeck agreed it would be a good idea to get experts from the University of Minnesota to provide feedback and comments. He added a local beekeeping expert, Bruce Fisher, would also be happy to provide additional information. He noted this can be reviewed again at the Planning Commission's April 3, 2020 meeting, and the City Council's meeting will be April 15, 2020.

Ms. Boerschinger stated the two Ordinance amendments can be addressed separately to provide additional clarification and resources. She added the keeping of chickens can be addressed first, to provide additional time to get information on the keeping of bees.

Mr. Duddeck stated the City's legal counsel strongly advised omission of neighbor notification when the City Council approved the dog kennel Ordinance amendment.

Chair Barton stated a newsletter could be drafted to provide information for the general public on the keeping of chickens and bees.

Mr. Duddeck stated he would try to get experts to present information at the Planning Commission's April 2020 meeting, but they might need to meet on a different night. The Planning Commission agreed.

Chair Barton stated public health officials have information from research and testing regarding requirements that should be included in this type of Ordinance amendment.

Commissioner Blees requested the following correction in the draft Ordinance amendment:

-Page 106, "Keeping of Bees", Item C.VIII, replace "gives" with "hives"

Chair Barton asked whether people will be able to sell eggs? Ms. Boerschinger stated that would be noted only if it is not permitted.

City Council Liaison Sonnek stressed the importance of consistency and clarity in the language related to setbacks. He added the setback for chickens is 20 feet, but the setback for bees is 10 feet from property lines and 25 feet from the principle structure. He noted both Ordinance amendments should clearly state consistent setback requirements. Ms. Boerschinger agreed.

Chair Barton stated the issues of waste and cleanliness are not addressed, including control and disposal of feces and uneaten food. She added that needs to be addressed.

Commissioner Stahlmann stated the Ordinance amendment should encourage composting as a solution.

Chair Barton stated "coups and runs" should be predator proof.

Commissioner Worm stated roosters do not cause noise problems.

Chair Barton stated, under Item 4.A, on page 104, the phrase “constitutes a nuisance” is problematic and vague. She added she would recommend leaving that sentence out. She added it should be clear that chickens will not be allowed inside a dwelling.

Mr. Duddeck stated the City does not have access to enter homes for regulation or inspection. He added it would be difficult to enforce.

Chair Barton asked whether there would be a height limit on structures. Mr. Duddeck stated it can be modeled on the Accessory Structure Ordinance, with a limit of 12 feet in height. Ms. Boerschinger agreed to add that to the Ordinance amendment.

Chair Barton stated the location of the entrance to a beehive should face away from adjacent properties. Ms. Boerschinger agreed to add that to the Ordinance amendment.

Commissioner Monge asked whether a limit on the number of bees will be regulated. Chair Barton stated she has obtained very helpful information from the University of Minnesota on this issue.

Ms. Boerschinger agreed to incorporate the Planning Commission’s comments into the draft document and provide the draft document via email before the April 15, 2020 meeting. She added she will also include links and information for the documentation that Chair Barton received from the University of Minnesota.

IX. REPORTS FROM STAFF

Mr. Duddeck thanked the Planning Commission for all their recent hard work and support on development issues in North St. Paul.

Mr. Duddeck stated City Staff hopes to have video imagery of the downtown area depicting redevelopment projects, similar to that which was provided by Trident Development, to be posted on the City website.

Mr. Duddeck stated spring road restrictions will be in place beginning on Friday, March 6, 2020.

Mr. Duddeck stated Ramsey County will be doing construction on McKnight Road south of 7th Avenue beginning in the spring.

X. REPORTS FROM COMMISSIONERS

a. Update from City Council Liaison

City Council Liaison Sonnek stated the City Council approved the variance request and site plan for the self-storage facility on McKnight Road at their March 3, 2020 meeting.

Mr. Duddeck stated the Suite Living development is progressing toward occupancy after receiving final approvals. He added an open house is planned but no date has been set.

Mr. Duddeck stated the Business Association will meet Tuesday, March 10, 2020 at 11:30 a.m. and will feature an electric utility consultant who will provide information on energy audits for local businesses. He added a direct mailing was done to all local businesses and Planning Commissioners.

XI. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Stahlmann, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adjourn the meeting at 9:10 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, April 2, 2020 at 6:15 p.m.

Members, please notify any planned absences to: Olivia Boerschinger
Planning Commission Secretary
651-747-2400
Olivia.boerschinger@northstpaul.org

MEMORANDUM

Date: 3/26/2020
To: Planning Commissioners
From: Erin Perdu, AICP, City Planner
Olivia Boerschinger, AICP Candidate, Community Development
CC: Scott Duddeck, City Manager
Debra Gustafson, Administrative and Community Services Director
Re: Final Planned Unit Development Review for 2242 7th Street N

BACKGROUND

Doug Andrus of Andrus Built LLC, on behalf of the property owner, K&T North St. Paul Investment LLC, is requesting approval of a Final Planned Unit Development to develop the subject property with 18 townhome units.

The subject site was approved for rezoning from R-1 Single-Family Residential to R-2 Mixed Residential District at the February 18, 2020 City Council meeting. The R-2 zoning district allows townhome dwellings as a permitted use. The Planned Unit Development Overlay approval for the townhome parcel is requested to provide flexibility from the dimensional standards of the Zoning Ordinance allowing redevelopment of the site for medium density residential land uses as envisioned by the Comprehensive Plan.

On February 18, 2020 the City Council granted conditional approval of the Preliminary PUD was. The applicant is returning with an application for Final PUD, having addressed the conditions of approval of the Preliminary PUD.

This report addresses conditions from the Preliminary PUD and additional ordinance standards for Final PUD approval.

GENERAL STAFF REVIEW

Exterior Lighting

- *154.010(A) Development Standards (7) Outdoor lighting. 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.*

Per conditional approval of the Preliminary PUD, if exterior lighting is proposed, a lighting plan demonstrating compliance with the applicable standards must be submitted with the Final PUD. No exterior lighting is proposed, therefore no lighting plan is required for the Final PUD.

Landscaping

- *154.008 (C)(4) PUD General Standards (j) Landscaping. In any PUD, the developer shall prepare and submit a landscaping plan as a part of the Final Plan, which shall include a detailed planting list with sizes and species indicated to be approved by the City Council. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the PUD plan.*
- *154.010(F)(3) Tree requirements. (a) Number of trees. Trees must be planted within the property lines and in a location as not to interfere with sight line visibility at maturity. The minimum number of trees of any given site shall be as follows: (i.) Single- and two-family uses. A minimum of one tree per parcel.*
- *154.010(F)(3) Tree requirements. (a) Number of trees. (ii.) Townhouse and multiple family uses. Residential structures containing two or more units shall contain as a minimum: one tree per dwelling unit.*
- *154.010(F) Landscaping Standards (9) Drainage, access & utility easements. No landscape material other than grass, or retaining walls, shall be placed within a drainage, access or utility easement. Rock or riprap may be allowed upon review and approval by the Zoning Administrator provided the proposed material does not interfere with drainage, access or utilities.*

The proposed 18 units of townhomes and three single family dwellings requires 18 trees (one tree per residential unit). The proposed landscaping plan shows 25 trees (3 of which are located on the single-family lots) of three species: River Birch, Hackberry, and Sienna Glen Maple. Eight of the proposed trees are located on either side of the proposed roadway serving the townhomes, and three along the west side of 6th Street N in front of the three single-family home sites. Clusters of proposed River Birch plantings are located around the sides of the two stormwater detention facilities.

A revised landscaping plan was included in the final PUD application submittal. In the Preliminary PUD landscape plan, new plantings were located within the utility and drainage easement. The revised landscape plan still shows several proposed plantings located within the utility and drainage easement. These plantings must be relocated on a revised landscaping plan as specified as a condition of approval for the Final PUD. The revised landscaping plan must also remove the trees on the single family lots, as these lots are not included in the PUD.

In addition to the revised landscaping plan, the applicant has included an overlay of the grading plan indicating all trees that are scheduled to be removed. The tree removal document shows 88 trees of a variety of species: Oak, Box Elder, Elm, Basswood, Cottonwood, Spruce, Silver Maple, and White Pine. A list recording the number and types of trees to be removed is also included. A tree protection fence will be installed to protect existing trees located in southern properties (Lots 12-18).

Screening

- *154.010 (A) Development Standards (12) Storage of trash. (a) Residential uses. There shall be no front yard storage of trash or trash containers except in the 24 hour period prior to a scheduled pickup in residential districts.*

- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (c) Projecting air conditioning and heating units. Air conditioning or heating units shall not project through exterior walls or windows unless located behind a balcony and screened from view.*
- *154.010(D)(45) Townhouse dwelling Supplemental Standards. (d) Transformers. If located outside, shall be screened from view.*
- *154.010(D)(27) Townhouse dwelling Supplemental Standards. (e) Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where allowed, be outside and entirely screened from off-site views. For new buildings, all utilities shall be underground.*
- *154.010(E)(3) General Architectural requirements. (b) Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where outside be entirely screened from off-site views. For new buildings, all utilities shall be underground.*

There are no transformers on the townhomes and no central refuse container. All homes will have their own garbage and recycling container that shall be stored in the garage when not in use, like that of neighboring homes. All gas and electric meters will be located on the side of each home, screened from the front by the two (2) foot bump out created by the den/guest room.

The townhomes will have furnaces located inside the basement. Air conditioning units will be ground units, not projecting from the home or windows. The A/C units will be located on the side of the townhomes, screened in the same fashion as the gas and electric meters.

Utilities and Municipal Services

- *154.008 (C)(4) PUD General Standards (g) Utility requirements. Utilities, including telephone and electrical systems, installed within a PUD shall be placed underground. Utility appurtenances which can be effectively screened may be exempt from this requirement if the city finds that such exemption will be consistent with the objective of this section and the character of the proposed PUD.*
- *154.010(A) Development Standards (9) Utility installations. All on site utility installations shall be placed underground.*

Revised utility plans were included in the applicant's submittal. Water, sewer, and storm sewer facilities are shown on the revised utility plan as located underground. Telephone and electrical systems were not identified on the utility plan. Any utilities not shown on the plan would have to be screened or located underground and would have to be shown on a revised utility plan and submitted for review prior to construction as they are not indicated on the final PUD plans.

Open Space

- *154.008 (C)(4) PUD General Standards (n) Open space. Common open space shall be either held in common ownership by all owners in the PUD or dedicated for public use with approval of the City Council. Whenever possible, common open space shall be linked to the open space areas of adjoining developments. Common open space shall be of such size, shape, character, and locations as to be useable for its proposed purpose.*
- *154.010(B)(1)(d) Residential Open Space. Townhouse. Each lot shall contain at least 500 square feet of usable open space for each unit.*

Each of the proposed townhome lots would have a yard area that would qualify as usable open space; each of these areas would exceed the minimum 500 square feet per townhome. The plan does not propose any common open space. However, the townhome style of development features yards for each of the individual units which provides needed area for recreational opportunities.

The total area of Lots 1-18 (the townhome lots) is 3.43 acres. The private drive, or Outlot A on the final plat is 0.26 acres of open space. The stormwater management detention ponds make up 0.19 acres, and by ordinance cannot be considered usable open space. The result is a total of 2.98 net acres of usable open space within the development.

Development Process and Timeframe/Phasing

- *154.008 (C)(4) PUD General Standards (m) Development agreement. Prior to the issuance of a building permit as part of the PUD, the permit applicant, builder, or developer shall execute and deliver to the City Council a development agreement for the PUD.*

A detailed schedule of construction was submitted with this application, indicating the anticipated beginning and completion date for each stage and the overall chronology of development. The timeline begins in Mid-May 2020 with removals and demolition and ends in October 2020 with the construction of the first model twin home unit. More twin homes will be constructed as they sell. A development agreement needs to be completed with the Final PUD approval.

Architectural Standards

- *154.010(E)(4) Architectural control. (b) Two-family dwelling, townhouse dwelling and modular housing:*
 - Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.*
 - Number of units. There shall be no more than five townhouse units attached in any one group or building. For unique designs involving special circumstances, a greater number may be allowed, provided views, windows (in at least three directions for each unit), privacy and line of sight are preserved in the design.*
 - Modulation, length. The building and units shall be modulated to provide interest.*
 - Diversity. Townhouse groupings shall provide diversity in terms of size, type and building orientation and form.*

- v. *Equipment. All building equipment shall be hidden from view. Building vents and chimneys shall consist of similar materials to the building roof and the sides of the building.*

The applicant has included architectural details and building elevations for review. The rendering shows a one-story pitched roof structure, multiple styles of siding, and stone accents. The height to roof peak is 21' 2", which is in compliance with the R-2 zoning district regulations (maximum 35'). Architectural asphalt shingles will be used for the roof and are a permitted material.

The siding of the townhomes consist of vinyl vertical siding and vinyl lap siding with cultured stone accent on the front of the homes. Both vinyl siding and stone are permitted architectural building materials.

The character of the proposed townhome structure is traditional in appearance and consistent with residences in the vicinity. The townhomes are in two-unit groupings, and all appear to be similar in terms of size, building orientation and form. Setbacks for lots 1-6 and 15-18 are nearly identical, but common for a single-family residential development. The cul-de-sac fronting the rest of the lots provides some variation in setback. Building and unit modulation is provided via the garage, front window and front door/porch variations. Gables over the garage and front windows also provide visual interest.

Engineering Comments:

1. A Developer's Agreement with the City will be required to be executed which will define public and private infrastructure ownership and maintenance responsibilities, as well as define required financial securities to be provided by the developer, typically covering 125% of the estimated cost of the public and private improvements proposed within the final approved development plan, and landscaping requirements, as determined by the City Engineer.
2. Sanitary sewer and watermain extensions shall be owned and maintained by the City and constructed by the applicant at the applicant's cost.
3. All storm water management infrastructure and the private road shall be privately owned and maintained. It is staff's understanding that a Homeowner's Association (HOA) will be created to take on maintenance responsibilities of private infrastructure within the development.
4. Final hydrant locations shall be approved by the Fire Chief. In the currently proposed configuration, the 24' width provided for the private access road will require posting for no on-street parking on one side to maintain emergency access.
5. A haul route plan and a traffic control/detour plan for utility work on 6th and 7th Streets shall be submitted for review and approval prior to permit issuance.
6. The applicant is responsible for and shall provide copies of all applicable permitting for the project prior to grading permit (mass grading) and/or building permit issuance, including but not limited to RWMWD and Minnesota Pollution Control Agency (MPCA) NPDES stormwater construction, MPCA/Metropolitan Council sanitary sewer extension, and Minnesota Department of Health watermain extension permits, as applicable.

7. Building permits will not be issued until site grades and utility installations are verified to be in conformance with the approved overall development grading and utility plan through submittal and approval by the City Engineer of a certified grading and utility as-built record plan. Individual lot survey as-builts will also be required to be submitted and approved by the Building Official prior to release of Certificate of Occupancy for each lot.
8. City Standard Plates and Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure.
9. Additional engineering comments will be provided upon submission of revised plans and stormwater calculations for review by the applicant prior to City Council consideration of approval.

Sheet C30:

1. Show sanitary and watermain in plan view (similar to storm on Sheet C40).

Sheet C40:

1. Does the angle between the water main and sanitary sewer main crossing meet MDH standards? Provide documentation when available.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends the following actions:

Conditional Approval of the proposed Final Residential Planned Unit Development (PUD) subject to the following conditions of approval:

- Plantings located within the utility and drainage easement must be relocated on a revised landscaping plan;
- Recording of final plat and PUD agreement. Within 30 days of the Zoning Administrator's notice of approval, the applicant shall record the final plat and PUD agreement, or such portions thereof as are appropriate, with the Office of the Ramsey County Recorder.
- The homeowner's association (if applicable) by-laws, covenants and deed restrictions must be approved by the City Attorney and officially recorded.
- Construction plans for proposed structures must be approved by the Building Official.
- All engineering comments in this staff report are addressed to the satisfaction of the City Engineer

TVETEN 7TH STREET TOWNHOMES

KNOW ALL PERSONS BY THESE PRESENTS: That K. & T. North St. Paul Investments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North St. Paul, County of Ramsey, State of Minnesota:

Lot 24, Castle Wood, except the East 1/4 thereof.
and
South 1/2 of the East 1/4 of Lot 24, Castle Wood.
and
Outlot B, SAUERS POND, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as TVETEN 7TH STREET TOWNHOMES and do hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said K. & T. North St. Paul Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this ____ day of _____, 20____.

Signed: K. & T. North St. Paul Investments, LLC

NAME / TITLE

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ and _____ of K. & T. North St. Paul Investments, LLC, a Minnesota limited liability company, on behalf of the company.

_____(sign)
_____(print)

Notary Public, _____ County, Minnesota

My Commission expires _____

I, Eric R. Vickaryous, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Eric R. Vickaryous, Licensed Land Surveyor
Minnesota License Number 44125

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Eric R. Vickaryous, a Professional Land Surveyor.

_____(print)
_____(sign)

Notary Public, _____ County, Minnesota

My Commission expires _____

City of North St. Paul

We do hereby certify that on the ____ day of _____, 20____, the City Council of North St. Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____, City Clerk/Administrator

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid.
Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

County Surveyor

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this ____ day of _____, 20____.

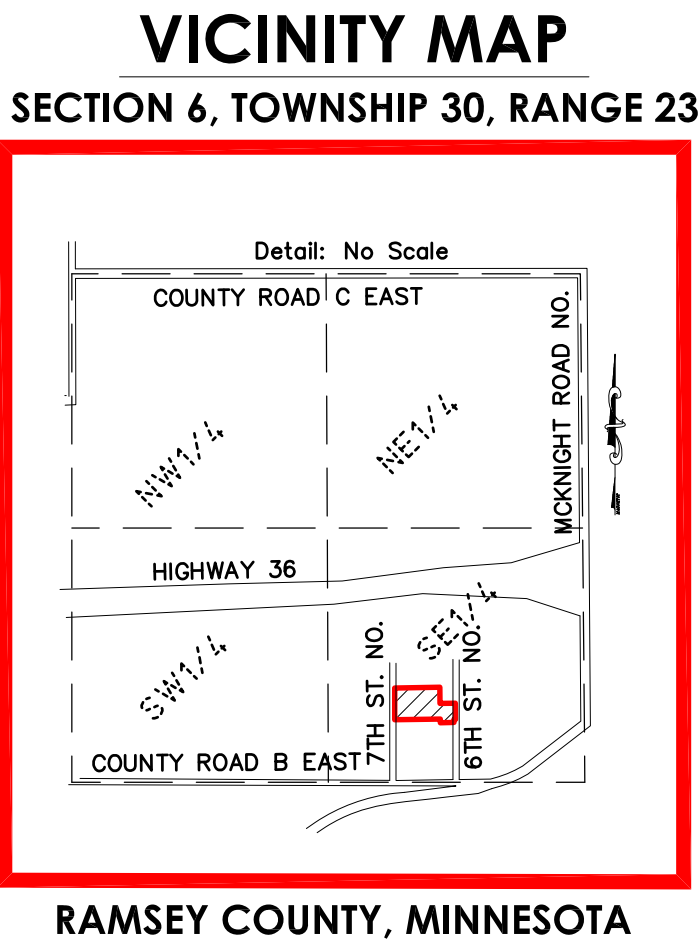
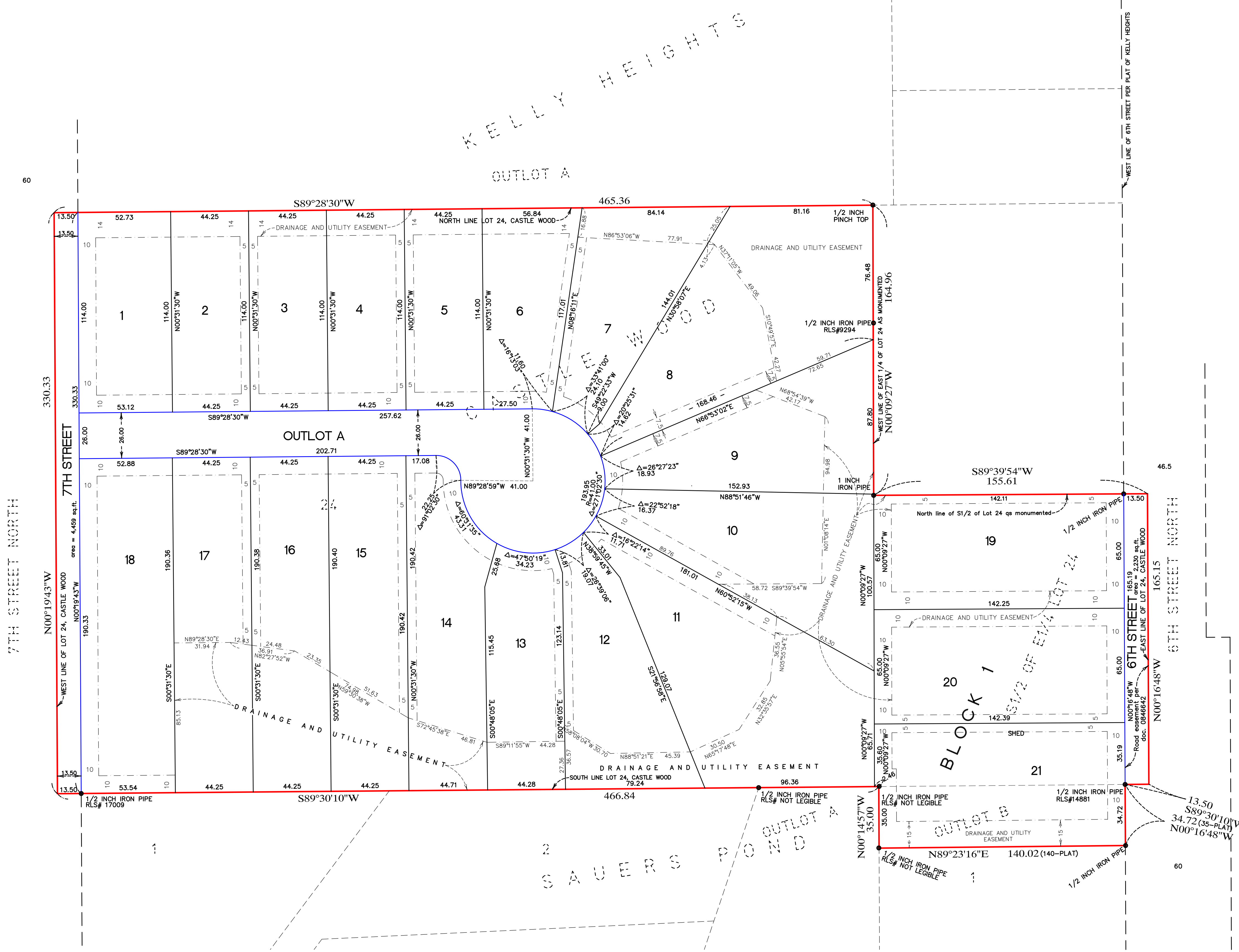
Daniel D. Baar, L.S.
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of TVETEN 7TH STREET TOWNHOMES was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock __M. and was duly filed in Book_ ____ of Plats, Pages _____ and _____, as Document Number _____.

Deputy Registrar of Titles

TVETEN 7TH STREET TOWNHOMES

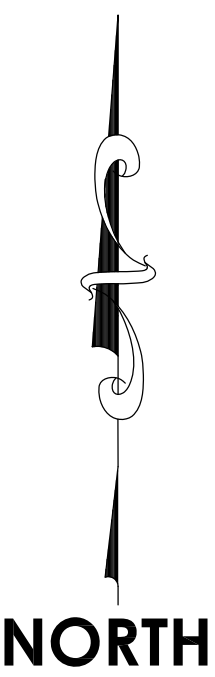


○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 44125.

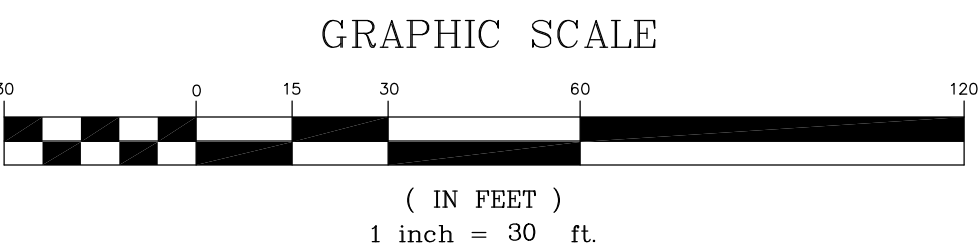
● Denotes found iron monument as specified

Any required interior monument location on this plat with no monument symbol shown, indicates an interior plat monument that will be set, and which shall be in place within one year after the recording of this plat and will be marked by a 1/2 inch by 14 inch iron pipe monument set and marked by License No. 44125.

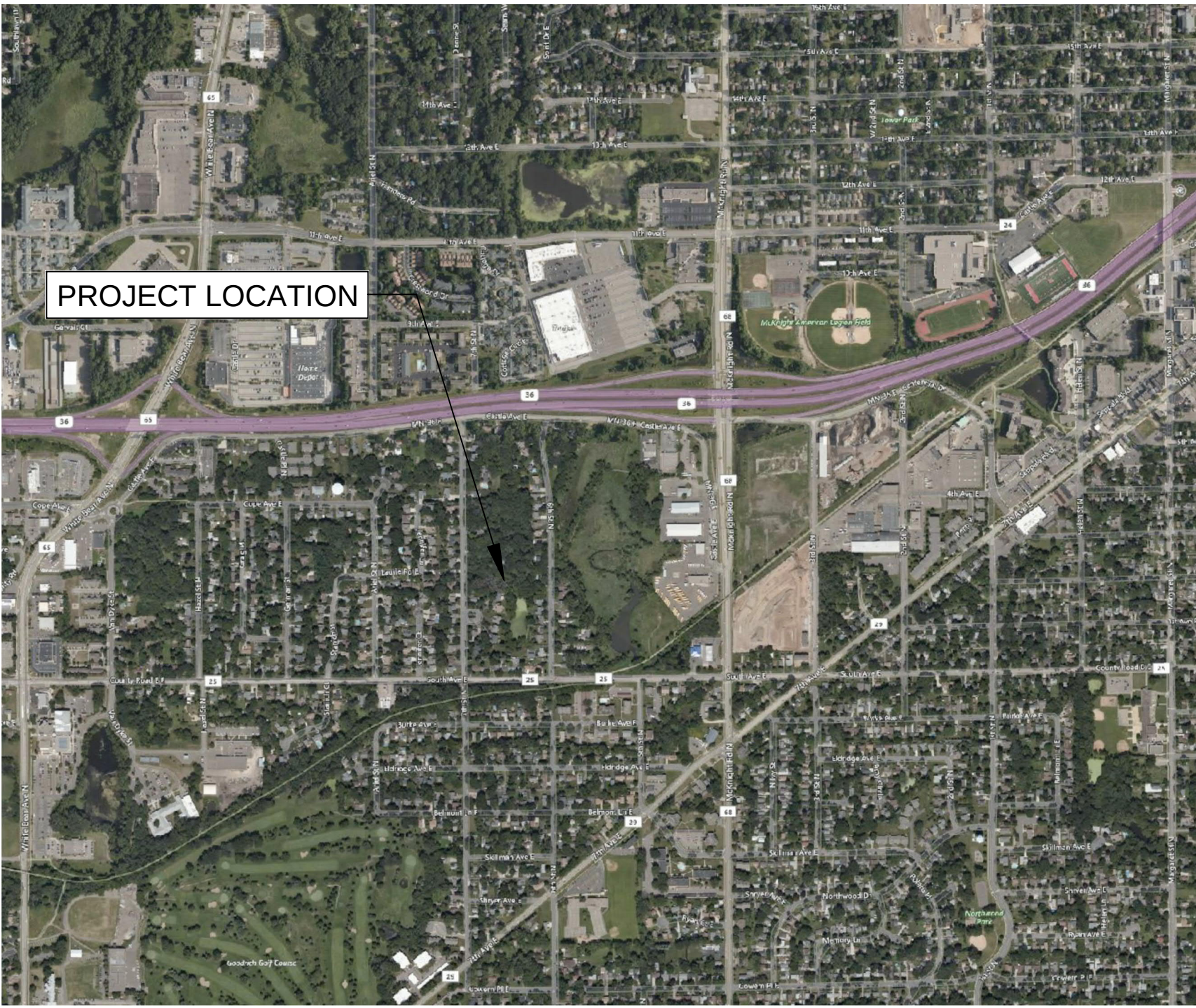
The orientation of this bearing system is based on the south line of Lot 24, CASTLEWOOD, which is assumed to bear S89°30'10"W.



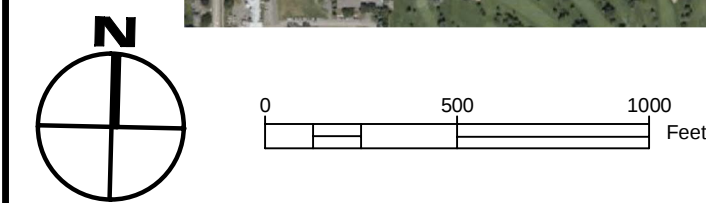
NORTH



03/16/2020, preliminary, not approved by county surveyor



PRELIMINARY PLANS FOR THE
7TH STREET TOWNHOMES
NORTH ST. PAUL, MN
JANUARY, 2020



VICINITY MAP		PROJECT TITLE	
CONTACTS		INDEX	CERTIFICATION
OWNER: Andrus Built, LLC 2440 Charles Street N, Ste 210 North St. Paul, MN 55109 Attn: Doug Andrus Ph: 651.777.0111 doug@andrusbuilt.com SURVEY: Acre Land Surveying, Inc. 9140 Baltimore St NE Ste 100 Blaine, MN 55449 Attn: Eric Vickaryous Ph: (763) 458-2997 acrelandsurvey@gmail.com CIVIL: Civil Methods, Inc. 1551 Livingston Avenue, Ste. 104 West St. Paul, MN 55118 Attn: Dave Poggi, PE Ph: 763.210.5713 dave.poggi@civilmethods.com CITY: City of North St. Paul 2400 Margaret Street North St. Paul, MN 55109 Ph: 651.747.2595 (P&Z) Morgan Dawley, City Engineer (WSB) Ph: 763.287.7173 mdawley@wsbeng.com WATERSHED DISTRICT: Ramsey Washington Metro WD 2665 Noel Dr Little Canada, MN 55117 Ph: 651.792.7950		SHEET INDEX T01 TITLE SHEET C01 PRELIMINARY PLAT C10 EXISTING CONDITION & REMOVALS C20 SITE GRADING C30 STREET & STORM SEWER C40 SANITARY & WATER MAIN C50 EROSION & SEDIMENT CONTROL C51 SWPPP C70 - C73 DETAILS L01 LANDSCAPING	THE EXISTING UTILITY INFORMATION SHOWN IN THIS PLAN HAS BEEN SURVEYED BY OTHERS; THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY 811 OR GOPHER STATE ONE CALL (1.800.252.1166). THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." 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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. DAVID M POGGI LICENSE: 44573DATE: 03-09-2020
		PLAN REFERENCES: 1. MINNESOTA DEPT. OF TRANSPORTATION - STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018 (XXXX) OR Mn/DOT XXXX. 2. CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS 2013 EDITION. 3. UNREINFORCED CONCRETE PER ACI 330R-08 AND ACI 330.1-03	

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o: 763.210.5713 | www.civilmethods.com



DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
01-17-2020 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
01-29-2020 Preliminary - Revised per RWMWD Comments. NOT FOR CONSTRUCTION
03-03-2020 Preliminary - Revised per City comments. NOT FOR CONSTRUCTION
03-09-2020 Preliminary - Revised per City comments. NOT FOR CONSTRUCTION

OWNER:

ANDRUS BUILT, LLC
2440 CHARLES STREET N, #210
NORTH ST. PAUL, MN 55109

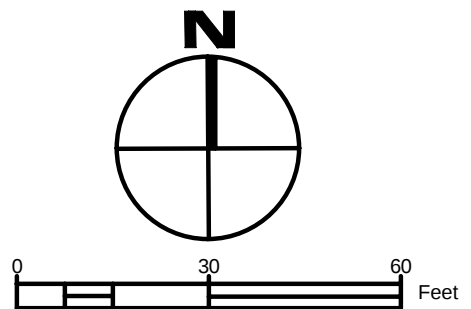
TITLE:

TITLE
7TH STREET TOWNHOMES
2242 7TH STREET, NORTH ST. PAUL, MN

SHEET NO:

T01

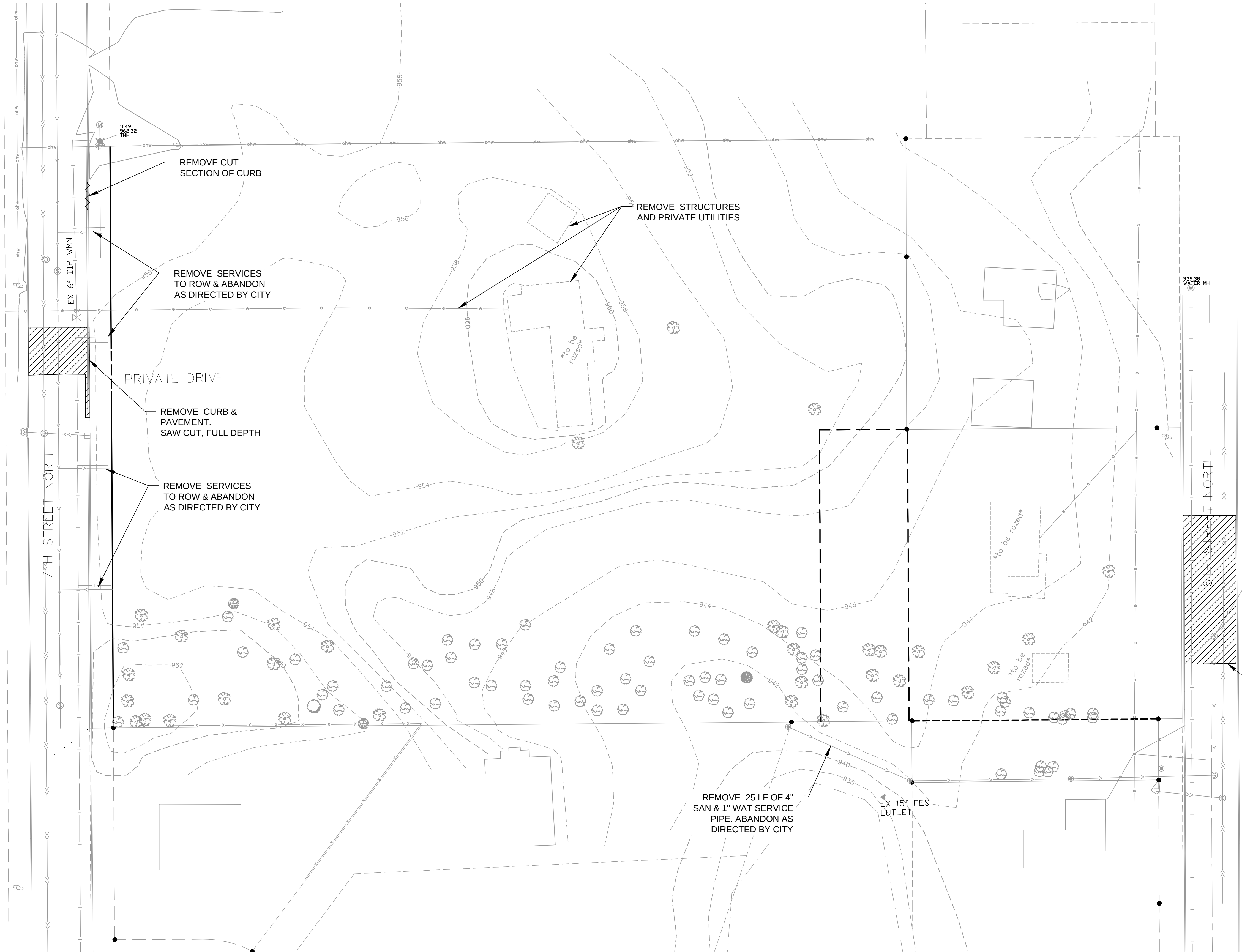
BENCHMARK
Hydrant at NW corner of property (7th Street)
TNH = 962.32



LEGEND:

PROPERTY LINE	
PAVEMENT REMOVAL	
REMOVE	

- GENERAL NOTES:
- The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CII/ASCE 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
 - Perimeter sediment controls shall be installed prior to beginning site disturbance operations.
 - Existing pavement shall be cut full-depth to provide a clean, uniform face for new connection.
 - Items shall be removed and disposed of offsite as necessary.
 - Protect light poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner. If drain tile is encountered, Engineer shall be notified immediately; reconnection or rerouting will be required.
 - Damaged items or property shall be repaired or replaced at Contractor's expense.



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DAVID M. POGGI

DATE: 03-09-2020

UIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
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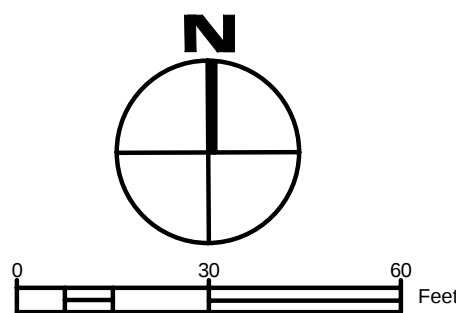
OWNER:

ANDRUS BUILT, LLC
2440 CHARLES STREET N, #210
NORTH ST. PAUL, MN 55109

TITLE: EXISTING CONDITION & REMOVALS
7TH STREET TOWNHOMES
2242 7TH STREET, NORTH ST. PAUL, MN

SHEET NO:
C10

BENCHMARK
Hydrant at NW corner of property (7th Street)
TNH = 962.32



LEGEND:

PROPERTY LINE	---
EASEMENT	- - - -
CONTOUR	---○---
STORMWATER BMP	[Symbol]
SPOT ELEVATION, FINAL GRADE	[Symbol]
DRAINAGE DIRECTION W/ SLOPE	[Symbol]
PERFORATED UNDERDRAIN	[Symbol]
TREE PROTECTION FENCE	[Symbol]
RETAINING WALL	[Symbol]
DETAIL NO. / SHEET NO.	[Symbol]

GENERAL NOTES:

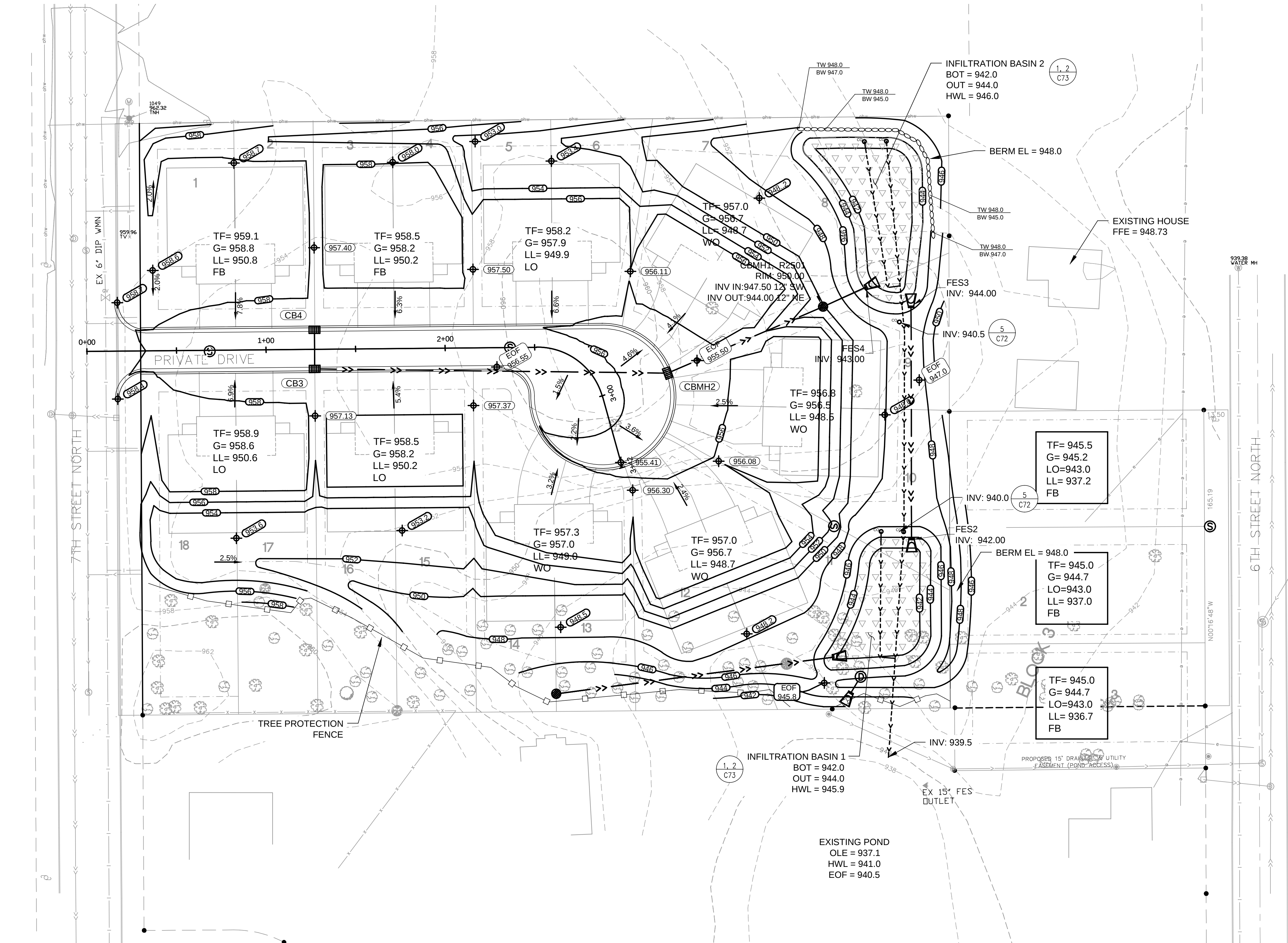
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- See Preliminary Plat for proposed parcel nomenclature and easements.
- Offsite pond to the south HWL and EOF information provided by the RWMWD and City, respectively.
- Contractor is responsible for locating utilities prior to digging.
- Construction shall comply with all applicable governing codes.
- Contractor is solely responsible for jobsite conditions, including safety of all persons and property throughout the duration of the project (not limited to working hours).
- Maximum permissible slope is 3:1. Swales shall maintain a minimum of 2.0% grade, and street curb gutter shall have a minimum grade of 0.5%.
- Final grade shall be 0.5' below top of foundation elevation around building; all drainage shall be directed away from buildings.
- Damaged items or property not identified for removal shall be repaired or replaced at Contractor's expense; no extra compensation will be allowed for repair or replacement not indicated on plans or agreed upon with prior written authorization from the Owner.
- Contours shown to finished grade.
- Point elevations shown at flow line, unless otherwise noted.

INFILTRATION BASIN NOTES:

- Notify Nicole Soderholm (651.792.7976) at Ramsey Washington Metro Watershed District 48 hours prior to beginning construction of infiltration basin.
- Excavate infiltration basin to subgrade with light-weight equipment or from outside the basin footprint to minimize compaction.
- The native topsoil in the basin bottom shall be subcut a minimum of 12" and replaced with a loamy sand-topsoil mix with minimal clay content. 50-60% coarse sand is ideal. Onsite borrow may be suitable, but care must be taken to ensure minimal compaction (infiltration shall be verified after construction to ensure adequate drawdown; if basin does not draw down within 48 hrs it will be reworked at Contractor's expense).
- After final grading and prior to seeding, the basin bottom shall be decompacted by tilling or ripping 12-18" deep (min.).
- Prevent sheet flow from disturbed unvegetated areas from entering the graded basin directly; install sediment control log around top of basin (to remain in place until upslope area is completely vegetated and homes constructed).
- Plant native prairie grass seed and blanket / hydromulch bottom and sideslopes (to overflow) of infiltration basin.



Know what's Below.
Call before you dig.



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DAVID M POGGI
DATE: 03-09-2020
LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

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OWNER:

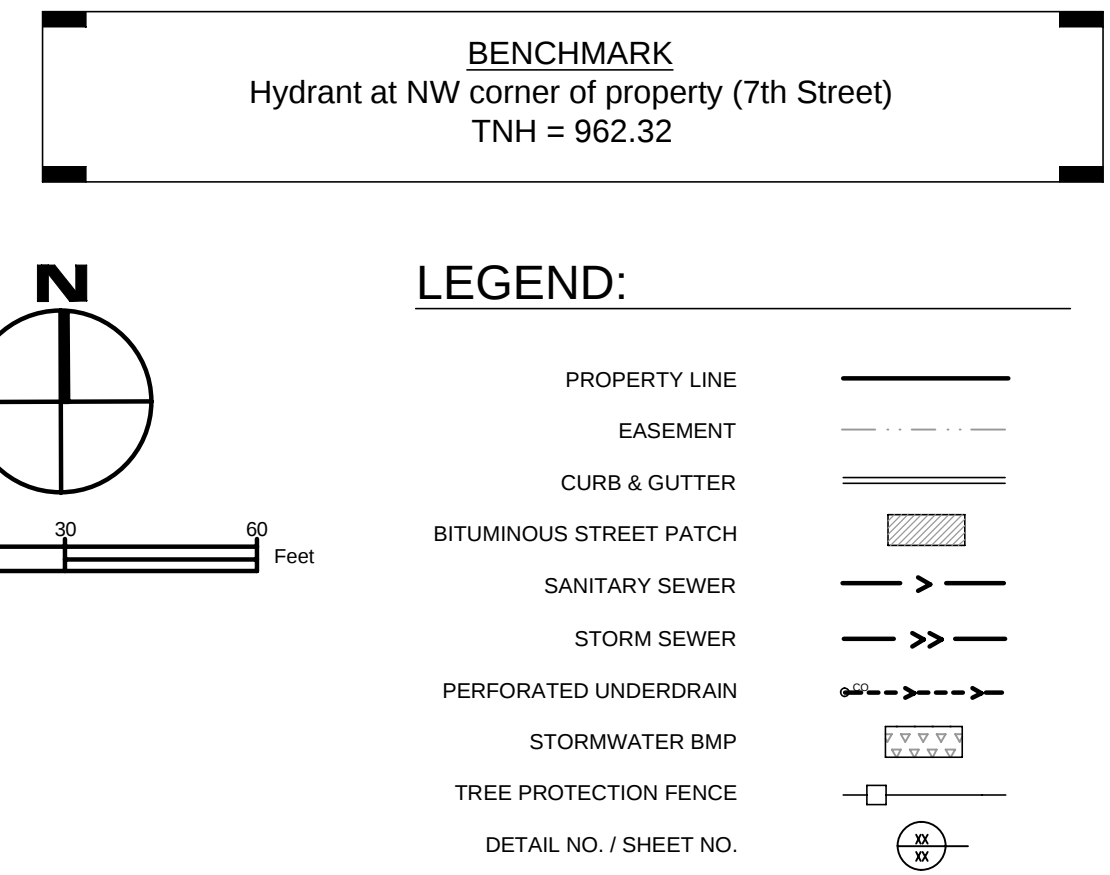
ANDRUS BUILT, LLC
2440 CHARLES STREET N, #210
NORTH ST. PAUL, MN 55109

TITLE:

SITE GRADING
7TH STREET TOWNHOMES
2242 7TH STREET, NORTH ST. PAUL, MN

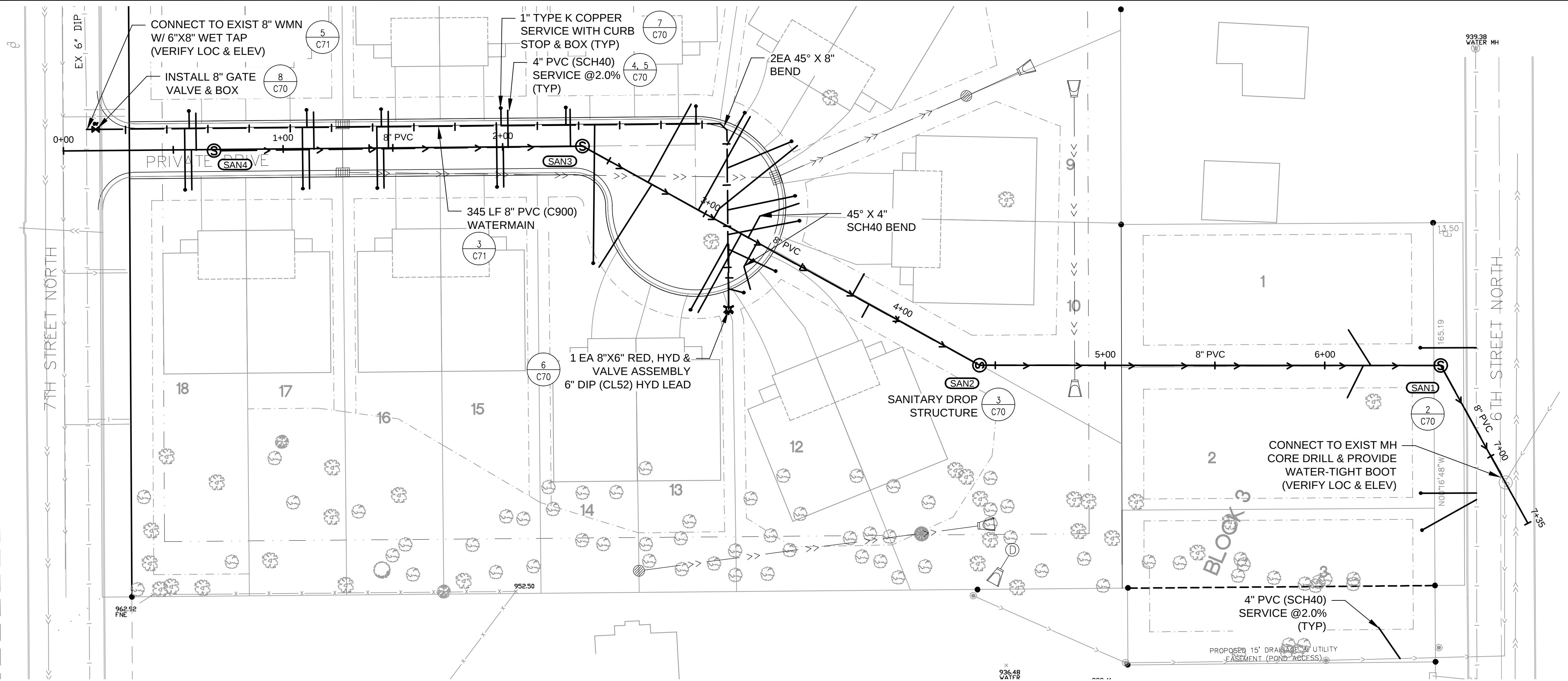
SHEET NO:

C20



-
- Profile view of a road section showing vertical alignment, elevations, and stationing.
- Key data points and labels:
- Grade Break STA = 0+16.50, ELEV = 958.500
 - PVI STA: 0+90.88, PVI ELEV: 956.15, K: 27.28, LVC: 100.00
 - LOW PT. STA: 1+27.24, LOW PT ELEV: 956.36
 - BVCS: 0+40.88, BVCE: 957.73
 - EVCS: 1+40.88, EVCE: 956.40
 - 0.50% grade
 - PVI STA: 2+51.82, PVI ELEV: 956.95, K: 64.76, LVC: 90.00
 - HIGH PT. STA: 2+39.20, HIGH PT ELEV: 956.81
 - BVCS: 2+06.82, BVCE: 956.73
 - EVCS: 2+06.82, EVCE: 956.55
 - 0.89% grade
 - Grade Break STA = 3+35.73, ELEV = 956.204
 - CB3, R3067, RIM: 956.05, INV IN: 952.50 12" N, INV OUT: 952.50 12" E
 - 197' - 12" RCP @ 0.76%
 - CBMH2, R3067, RIM: 954.81, INV IN: 951.00 12" W, INV OUT: 951.00 12" NE, SUMP: 948.00
- Vertical axis (Elevation): 954.00, 956.00, 958.00
- Horizontal axis (Stationing): 0+00, 1+00, 2+00, 3+00



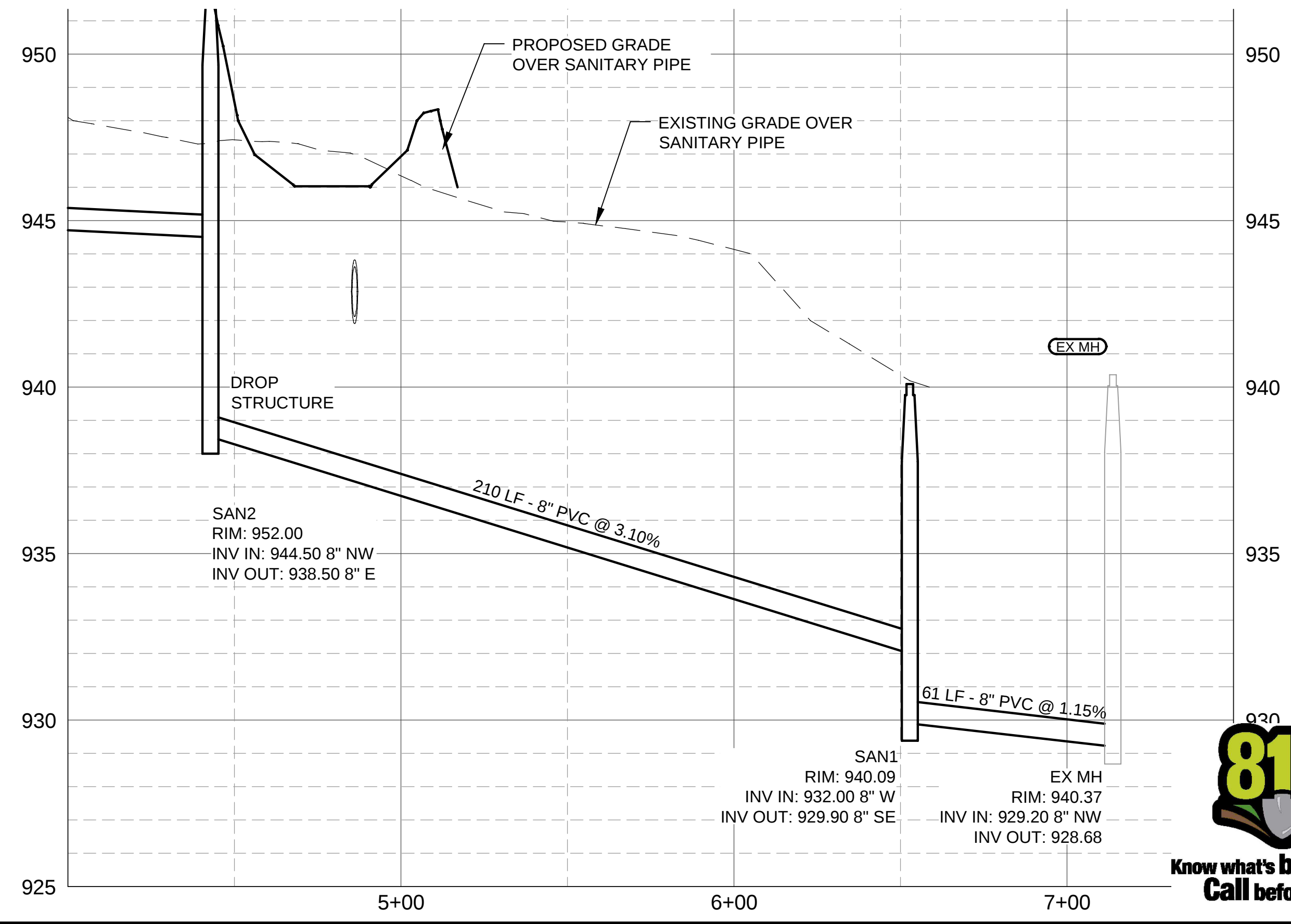
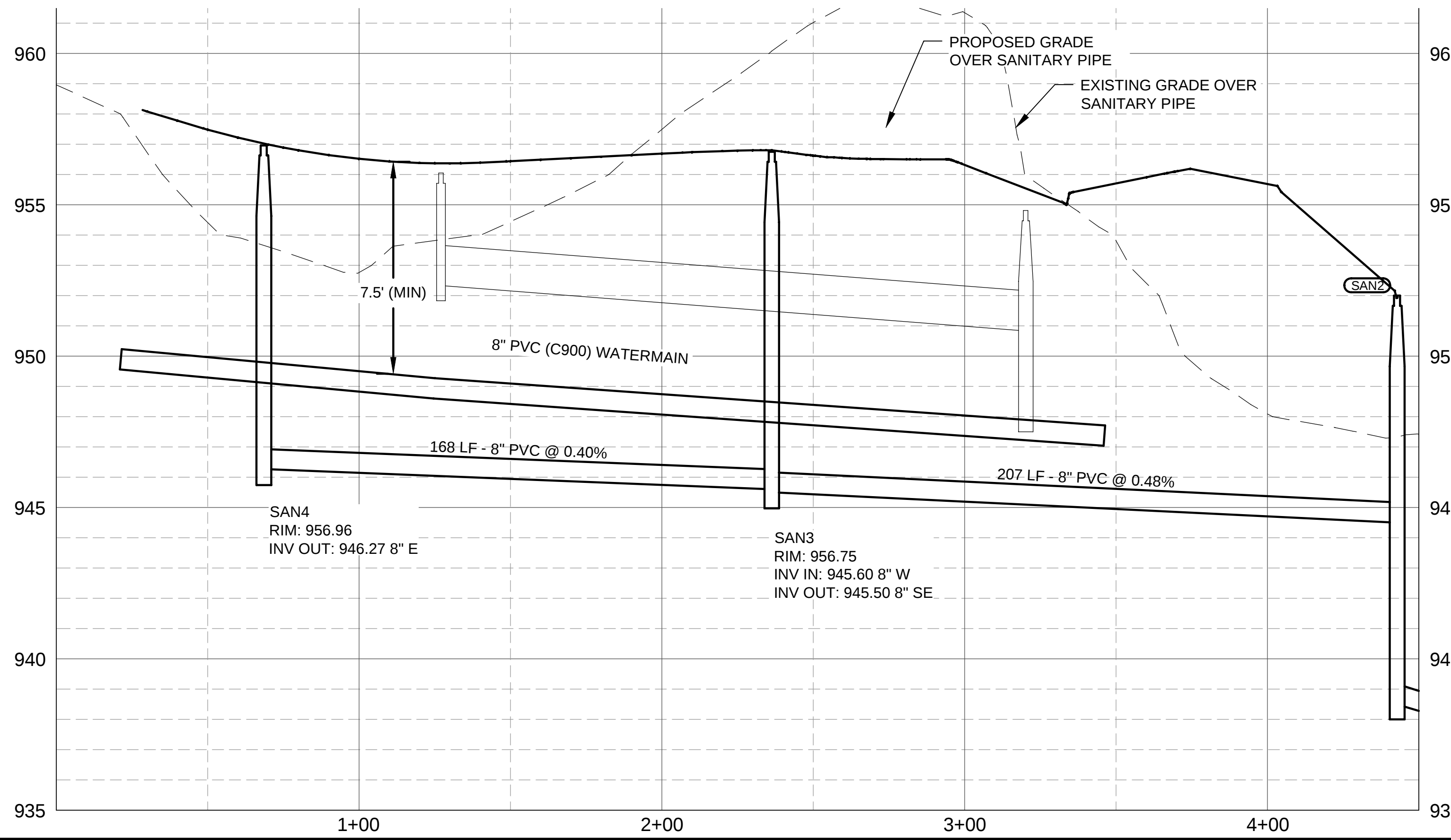


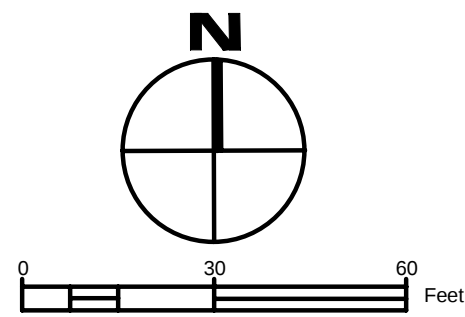
BENCHMARK
Hydrant at NW corner of property (7th Street)
TNH = 962.32

LEGEND:

- PROPERTY LINE
- EASEMENT
- SANITARY SEWER
- WATERMAIN
- SANITARY CLEANOUT
- SANITARY MANHOLE
- DETAIL NO. / SHEET NO.

- GENERAL NOTES:**
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 - Contractor shall coordinate utility connections and street disturbance with City; traffic control requirements as directed by City.
 - Protect light poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner.
 - Damaged items or property shall be repaired or replaced at Contractor's expense.
 - Watermain pipe shall be PVC, C900 pressure pipe; maintain 18" separation (min.) at crossings (less than 18" separation requires insulation).
 - Water service pipe shall be 1" copper, Type K, with curb stop.
 - Sanitary sewer shall be 8" PVC (SDR 35).
 - Service laterals shall be PVC (Sch40) extended to 5.0' past the lot line, plugged with a gasketed plug, and marked with a steel post with top 2" painted green.
 - Sanitary 4" PVC services not be laid flatter than 2.0%.
 - Sanitary service bend > 45° requires cleanout, per MN Plumbing Code.
 - All sanitary and water pipe and services shall have a minimum of 7.5' cover.
 - Maximum spacing of sanitary cleanouts shall be 100'.
 - Sanitary and water mains to be tested per City requirements.





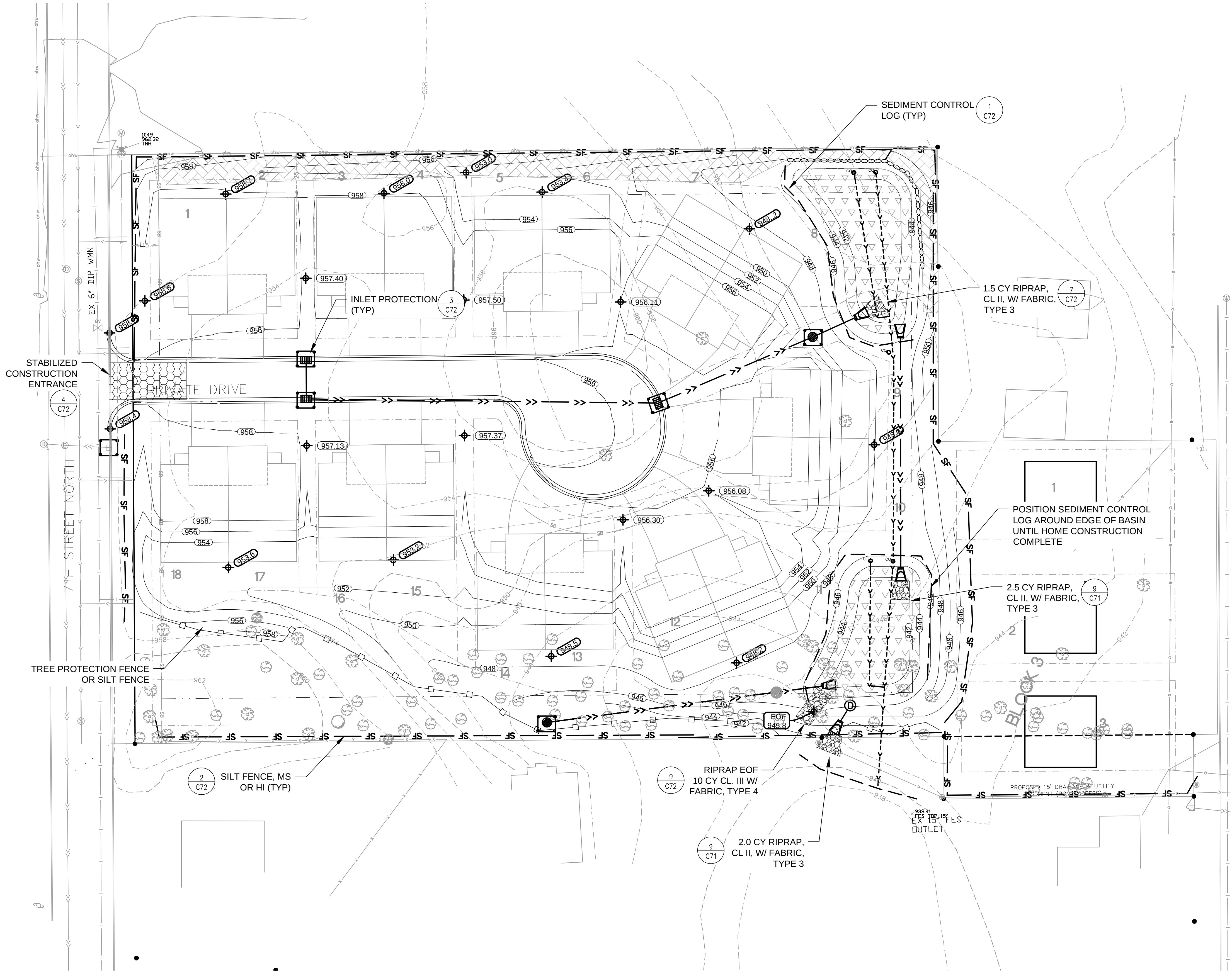
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Hydrant at NW corner of property (7th Street)
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LEGEND:

PROPERTY LINE	---
EASEMENT	- - -
CONTOUR	---
INFILTRATION BASIN PLANTINGS / SEED	XXXX
ROCK RIPRAP, RANDOM CRUSHED	XXXX
STABILIZED CONST. ENTRANCE	XXXX
EROSION CONTROL BLANKET	XXXX
SILT FENCE	SF
SEDIMENT CONTROL LOG	---
INLET PROTECTION	□
DETAIL ID: NO. / SHEET	X

EROSION CONTROL NOTES:

- Notify Nicole Soderholm (651.792.7976) at Ramsey Washington Metro Watershed District prior to beginning construction activity.
- See SWPPP sheet for additional information; Contractor is responsible for obtaining MPCA NPDES Construction Stormwater Permit prior to disturbance.
- Install construction entrance and perimeter controls prior to beginning grading operations. Additional stabilized entrances may be used; all construction traffic must enter and exit site through stabilized entrance.
- Topsoil and erosion control items shall conform to Mn/DOT 2574-2575.
- A minimum of 4" of topsoil shall be placed in all green space.
- Erosion control blanket, Mn/DOT Cat.3 (3885) shall be installed as indicated.
- Inlet sediment control shall be in place during all phases of construction and until site is seeded and mulched. Type shall be as appropriate depending on construction phase.
- Sod or seed areas to be mowed / maintained with low-maintenance turf, Mn/DOT Mix 25-131 (3876) or as directed by Owner.
- Seed infiltration basin bottom and sides with native wet & dry-tolerant seed, Mn/DOT Mix 33-261. Alternatively, "rain garden" plant plugs may be installed for immediate establishment of vegetation.
- Seed natural areas with general roadside Mn/DOT Mix 25-141 or alternate prairie mix.
- All seeded areas, including infiltration basin shall be seeded (or planted) and covered with hydraulic mulch matrix (3884.B2) or blanket (Cat. 0), unless noted otherwise.
- Sediment control logs shall be minimum 6" diameter and installed as indicated. Logs may be straw, wood, or fiber (no compost) (3897).
- Install sediment control log around top of infiltration basin on side adjacent to construction after final grading; remove after vegetation established on all disturbed areas.
- Random crushed riprap per Mn/DOT 3601 shall be of class and quantity as indicated, and shall include geotextile fabric (3733).
- Erosion discovered during construction shall be repaired immediately by the Contractor.
- Contractor is responsible for preventing sediment transport from site; sediment tracked onto adjacent streets will be swept immediately upon discovery (incidental).



ALL CONSTRUCTION ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MPCA'S **GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES/SDS PROGRAM (MNR100001)**. All sheets of this planset, as well as the related Project SWMP, are hereby referenced as part of this SWPPP; any related pages shall be revised as appropriate for differing site conditions. Specific reference permit sections included in parentheses throughout.

SITE AND CONSTRUCTION DESCRIPTION:

This project includes site grading for a new residential subdivision in North St. Paul, MN (Lat: 45.008668, Long: -93.011371).

The site work will include disturbance of approximately 4.0 acres for the construction of a 24' wide private drive, sanitary sewer, watermain, and stormwater management. Approximately 15,000 CY of material will be moved onsite for road and home construction, and all areas will be stabilized and restored as indicated in the plans. Riprap will be installed at all storm sewer and culvert pipe outlets.

The existing site is a an existing residential area and no groundwater or soil contamination is anticipated (16.15).

The Contractor shall sign the MPCA NPDES Construction Stormwater Permit application as "Operator" and be solely responsible for meeting the erosion and sediment control requirements of the permit.

Disturbed Area: 4.0 acres
Pre-Construction Impervious Area: 0.25 acres
Post-Construction Impervious Area: 1.61 acres
Newly Created Impervious Area: 1.36 acres
Permanent Stormwater Treatment Required (If >1.0 acre): YES

PERMANENT STORMWATER MANAGEMENT:

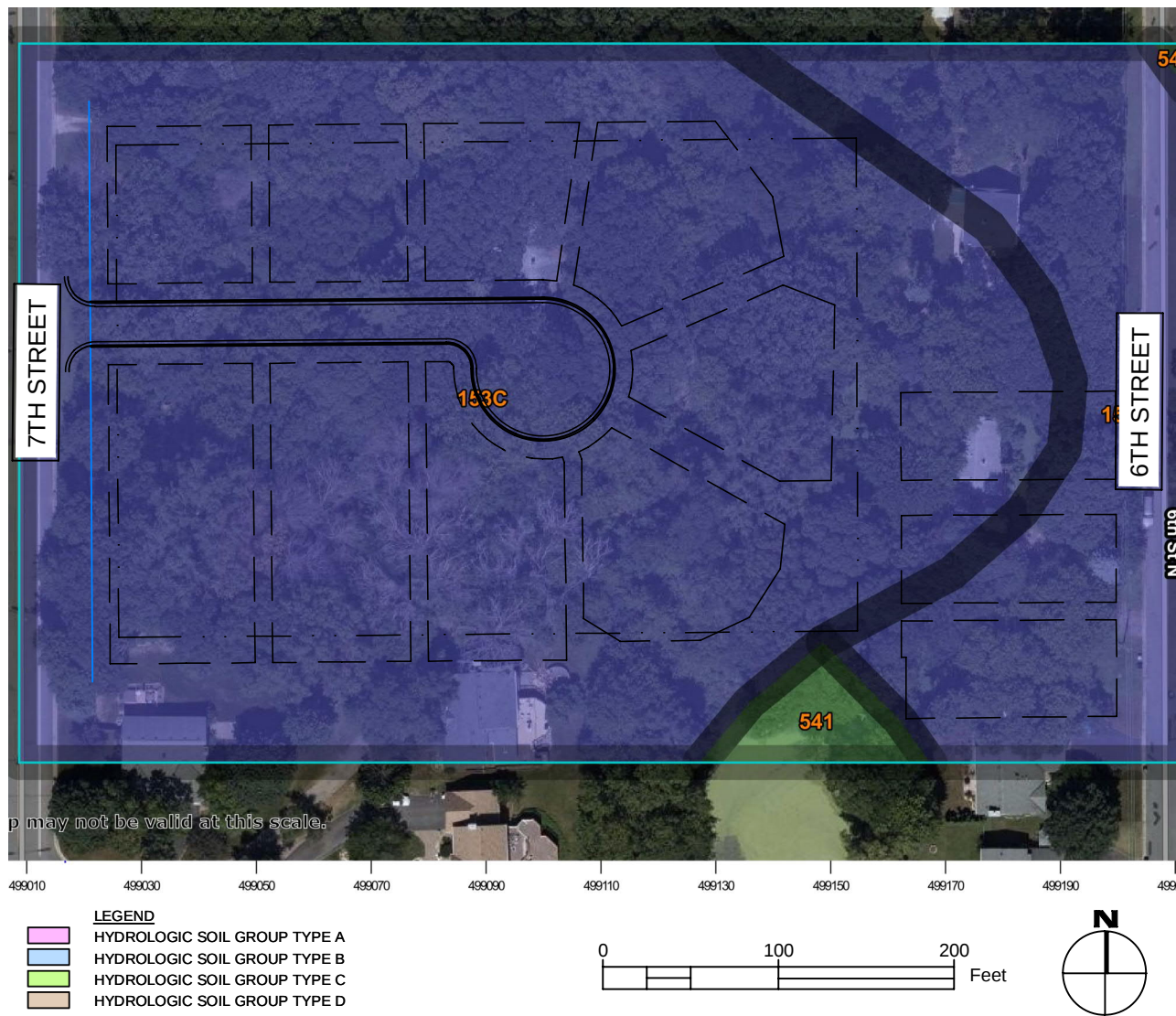
Permanent stormwater management is required by the MPCA, the Ramsey Washington Metro Watershed District, and the City of North St. Paul, and is described in detail in the project Stormwater Management Plan (SWMP) document. In summary, the site has been designed to infiltrate a WQV of 1.1" from the site impervious area, as well as not exceed existing discharge rates in the post-construction condition.

Soils at the site are silt-loams per the available soil mapping information. These soils are considered Hydrologic Soil Group Type B soils of moderate infiltration capacity. However, borings have been recovered in the area of the proposed stormwater management basin indicating the presence of clay soils (Type D); therefore, infiltration is not practical on the property. Biofiltration basins have been designed to treat site stormwater runoff and meet regulatory requirements.

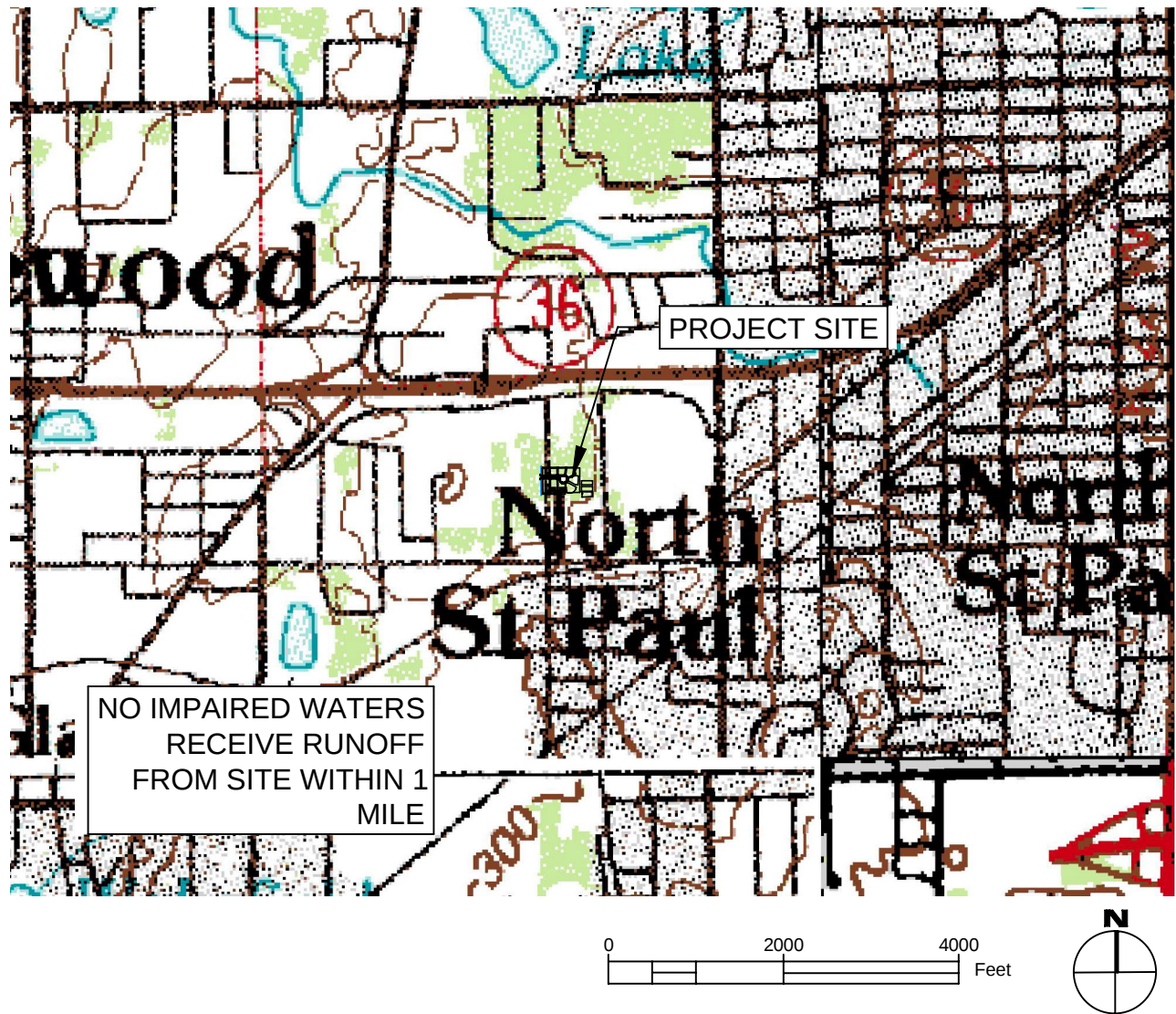
The majority of the site drains to an existing wet pond on the adjacent property to the south, which also receives runoff from the surrounding area. A portion of the property drains to the residential lots to the east and ultimately to 6th Street. All site runoff reaches the storm sewer in 6th Street.

The project site does not discharge to an Impaired Water within 1 mile, as defined by the State's Impaired Waters List.

SOILS MAP



DOWNSTREAM SURFACE WATERS AND WETLANDS



EROSION & SEDIMENT CONTROL QUANTITIES

EROSION & SEDIMENT CONTROL

- The contractor shall use phased construction whenever practical to minimize disturbed area at any one time.
- A 50' natural buffer shall be preserved within surface waters adjacent to construction. If not feasible, redundant (double) perimeter sediment controls separated by 5.0' are required. Special Waters require 100' buffer.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than **7 days** after the construction activity in that portion of the site has temporarily or permanently ceased.
- The following shall be installed within **24 hours** of connection to surface water or property edge:
 - Energy dissipation (riprap) at all outlet aprons
 - Stabilization of temporary or permanent drainage swales within 200' of property boundary or connection to surface water (e.g., storm sewer inlet, drainage swale, etc.)
- A vehicle tracking BMP must be installed at the site entrance where haul vehicles are entering and exiting the site, including: rock pad, slash mulch, wash rack, etc. Streets must be swept within 24 hours of discovery of offsite tracking.
- Temporary stockpiles must have silt fence or other applicable sediment control device around the base of the pile.
- The Contractor shall be responsible to control sediment-laden surface water from leaving site. All mobilized sediment that has left the construction zone shall be collected by the contractor and properly disposed of at no additional cost to the owner.
- Any fines levied due to inadequate erosion or sediment control practices, sediment discharging from the site, etc., shall be the responsibility of the Contractor.**
- Inlets shall be protected from sediment at all times, with appropriate protection installed for each phase of development.
- Infiltration / filtration basins shall not be excavated to final grade until contributing drainage area has been fully stabilized, unless rigorous are incorporated to keep sediment from draining to the basins (16.4).
- When excavating to within 3' of final grade of infiltration / filtration system, areas shall be staked to ensure vehicles and equipment do not compact the soil.
- Adjacent roads must be inspected and kept clear of sediment; roads to be swept within 24 hours of tracked sediment discovery.
- Additional temporary BMPs may be required to reduce the potential for sediment transport during construction. If deemed necessary by onsite personnel, Engineer or Owner shall be contacted immediately for approval or guidance, if available. Otherwise best judgment shall be used to provide rapid stabilization or sediment controls as necessary to minimize potential pollutant discharge.

CONSTRUCTION IMPLEMENTATION SCHEDULE & PHASING

- Install perimeter silt fence / sediment logs, and construction entrance as shown prior to site disturbance.
- Complete soil stripping and rough grading of site.
- Rough grade infiltration basin.
- Install pipes and pavements.
- Replace topsoil and establish vegetative cover outside house pad areas.
- Leave sediment control log around perimeter of basin until home construction complete.
- Complete site restoration and final stabilization measures (remove temporary controls after construction activity has ceased and vegetation is established).
- Submit Notice of Termination (NOT) to MPCA within 30 days.

DEWATERING & BASIN DRAINING

- Dewatering water, if necessary, must be discharged to a temporary or permanent sediment basin when feasible; if not feasible, appropriate BMPs must be used to prevent sediment-laden water from discharging downstream.
- Use appropriate energy dissipation measures on all discharges to prevent erosion at discharge outlet. Discharge must not cause nuisance or erosive conditions to downstream properties or receiving channels. Excessive inundation of downstream wetlands is not permitted (if applicable).
- If filters with backwash water are used, all backwash water must be hauled offsite for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner not causing erosion.

INSPECTIONS & MAINTENANCE

- The contractor must routinely inspect the construction site once every 7 days during construction, and within 24 hrs of receiving more than ½" of rain in 24 hrs. Rainfall amounts must be measured by a properly installed rain gage onsite, or from a weather station within 1 mile of the project, or from a weather reporting system with site specific radar rainfall summaries (11.11).
- All inspections and rainfalls > ½" must be recorded and retained onsite with the SWPPP. Inspections shall include: date/time, name of individual, date & amount of rainfall, findings, corrective actions, observed discharge/location/description, any proposed SWPPP amendments.
- Inspections may be suspended when work is stopped due to frozen conditions. The Contractor's inspector must resume inspections within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first.
- Silt fence (or related perimeter control device) must be maintained when accumulated sediment reaches ½ the height of the device, or if device becomes ineffective (by the end of the next business day following discovery).
- Permanent and temporary sediment basins, if applicable, shall be drained and cleaned when sediment depth reaches ½ of original storage volume; complete within 72 hrs of discovery. Must be cleaned prior to project completion.
- Non-functional BMPs must be repaired or replaced by the end of the next business day following discovery.
- Inspect downstream ditch / drainage system for signs of erosion or sediment buildup during each inspection; stabilize within 7 days.
- Inspect vehicle exit locations and adjacent streets; remove sediment from surfaces within 1 day.

POLLUTION PREVENTION

- All solid waste generated at the site must be disposed of in accordance with all applicable federal and state regulations.
- All hazardous materials must be properly stored/contained to prevent spills or leaks; materials must be properly disposed of per applicable regulations, including Minn. Rule Ch. 7045. Restricted access storage areas must be provided to prevent vandalism.
- Vehicle or equipment washing must be confined to a defined area (minimum of 100' from pond or drainage ditch); runoff containing any hazardous materials must be collected and properly disposed of. Defined area must be delineated with heavy-duty silt fence (incidental); no engine degreasing is allowed on-site.
- Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover to prevent pollutant discharge, or protected by similar means to minimize potential contact with stormwater.
- Concrete and other washout waste must be effectively contained - solid and liquid washout waste must not contact ground and must be disposed of properly in compliance with MPCA rules. A sign must be installed at washout area requiring personnel to utilize the proper facilities for disposal of concrete and other wastes.
- The contractor is solely responsible for monitoring air pollution and ensuring that it does not exceed levels set by any agency or LGU. This includes dust created by work performed at the site; air pollution and dust control measures are incidental to the contract. The engineer may require additional dust control measures to be implemented, as necessary.
- Adequate temporary restroom facilities shall be present onsite in a stable and secure location during construction operations, and shall be maintained in an adequate functioning condition.

FINAL STABILIZATION

- The Contractor must ensure final site stabilization meets the Permit requirements, and submit the NOT within 30 days.
- Final stabilization includes uniform perennial vegetative cover of at least 70% of the expected final growth density over the entire pervious surface area, or other equivalent cover to prevent soil erosion.
- All temporary synthetic and structural BMPs must be removed as part of final stabilization.

RECORD RETENTION

- The SWPPP, all revisions to it, and inspection & maintenance records are the responsibility of the Contractor and must remain at the site during construction hours. The materials may be kept in a field office, onsite vehicle, or "SWPPP Mailbox".
- Training documentation shall be provided by Contractor as outlined below and required.
- The SWPPP, project permits, inspection/maintenance logs, stormwater maintenance agreements, and stormwater management design calculations must be retained for 3 years after submittal of permit NOT. Contractor shall provide Owner or Engineer copies of inspection and maintenance logs prior to final payment.

TRAINING REQUIREMENTS

- The permittees must comply with the training requirements as outlined in Section 21 of the Permit. The Contractor shall have a trained individual performing BMP installations and inspections, as required.
- Training table (below) to be completed prior to construction, as appropriate.

RESPONSIBLE PARTIES & TRAINING SUMMARY

	COMPANY	CONTACT	PHONE	TRAINING DATE	COURSE / ENTITY	CONTENT
OWNER:	ANDRUS BUILT, LLC	DOUG ANDRUS	651.777.0111	NA	NA	NA
SWPPP PREPARER:	CIVIL METHODS, INC.		763.210.5713	8/31/2018	CMi EDU SERIES	SWPPP PREP FOR 2018 NPDES PERMIT
GENERAL CONTRACTOR / INSPECTOR:						
EROSION & SEDIMENT CONTROL INSTALLER:						
PERMANENT BMP OPERATOR / MAINTAINER:				NA	NA	NA

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West St. Paul, MN 55118
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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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 03-09-2020

DAVID M POGGI

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

DATE / REVISION:

01-17-2020 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

01-29-2020 Preliminary - Revised per RWMWD Comments. NOT FOR CONSTRUCTION

03-03-2020 Preliminary - Revised per City comments. NOT FOR CONSTRUCTION

03-09-2020 Preliminary - Revised per City comments. NOT FOR CONSTRUCTION

OWNER:

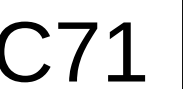
ANDRUS BUILT, LLC
2440 CHARLES STREET N, #210
NORTH ST. PAUL, MN 55109

TITLE:

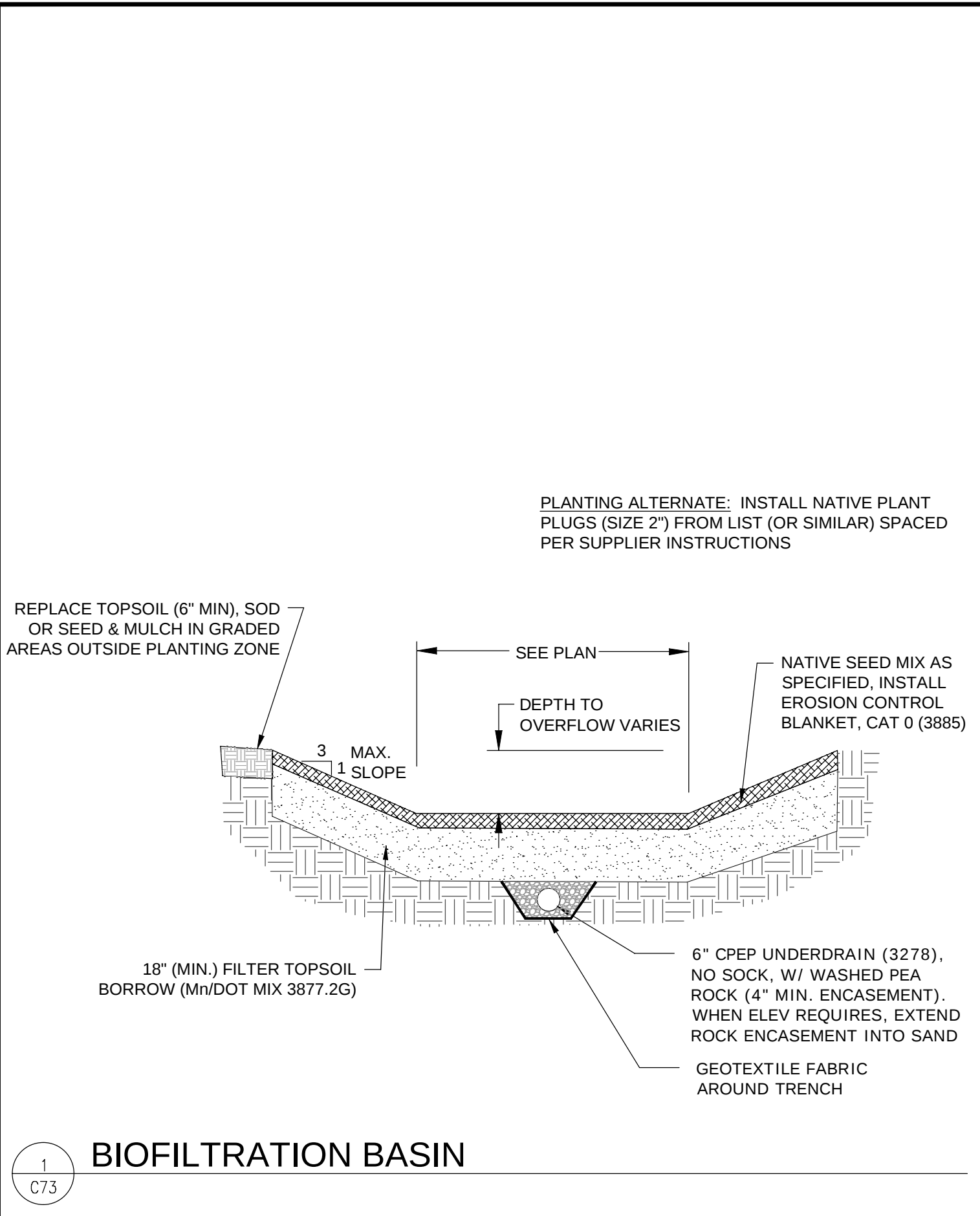
SWPPP
7TH STREET TOWNHOMES
2242 7TH STREET, NORTH ST. PAUL, MN

SHEET NO:

C51



Print Date: 3/9/2020 3:19 PM
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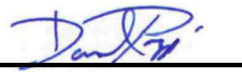


1 BIOFILTRATION BASIN

Common Name	Height	Location	Color	Bloom Time
<u>Wildflowers</u>				
Black-Eyed Susan	1.0 - 3.0	Side	Yellow	Jun-Aug
Yellow/Greenhd Coneflower	3.0 - 8.0	Bot	Yellow	Jul-Sept
Sneezeweed	2.0 - 5.0	Bot	Yellow	Aug-Oct
Ironweed	3.0 - 6.0	Bot	Purple	Jul-Sept
Marsh Milkweed	3.0 - 5.0	Bot	Pink/white	Jun-Aug
Joe-Pye Weed	4.0-6.0	Bot	Purple	Jul-Sept
Ox-eye Sunflower	2.0 - 4.0	Bot	Yellow	Jun-Sept
Blue Flag Iris	2.0 - 3.0	Bot	Blue	May-Jul
Great Blue Lobelia	1.0 - 2.5	Bot/Side	Blue	Aug-Sept
Smooth Phlox	2.0 - 3.0	Bot/Side	Pink/Purp	May-Jun
Autumn Joy Sedum	1.5 - 2.0	Side	Pink	Aug-Oct
Compass Plant	5.0 - 8.0	Bot	Yellow	Jul-Sept
Culver's Root	3.0 - 5.0	Bot	White	Jul-Aug
Prairie Blazingstar	2.0-4.0	Bot/side	purple	Jul-Aug
<u>Grasses</u>				
Karl Foerster's Feather Reed	1.0-2.0	Bot/side		
Nodding Sedge	2.0 - 4.0	Bot		
Palm Sedge	1.0-2.0	Bot/side		
Tussock Sedge	1.0 - 3.0	Bot		
Fox Sedge	1.0 - 2.5	Bot/side		
Soft Rush	1.0 - 2.0	Bot		
big bluestem	2.0 - 6.0	Bot		
<u>NOTE:</u> This is a partial list; other wet-tolerant, full-sun, native plants may be suitable.				

2 WET-TOLERANT PLANT LIST

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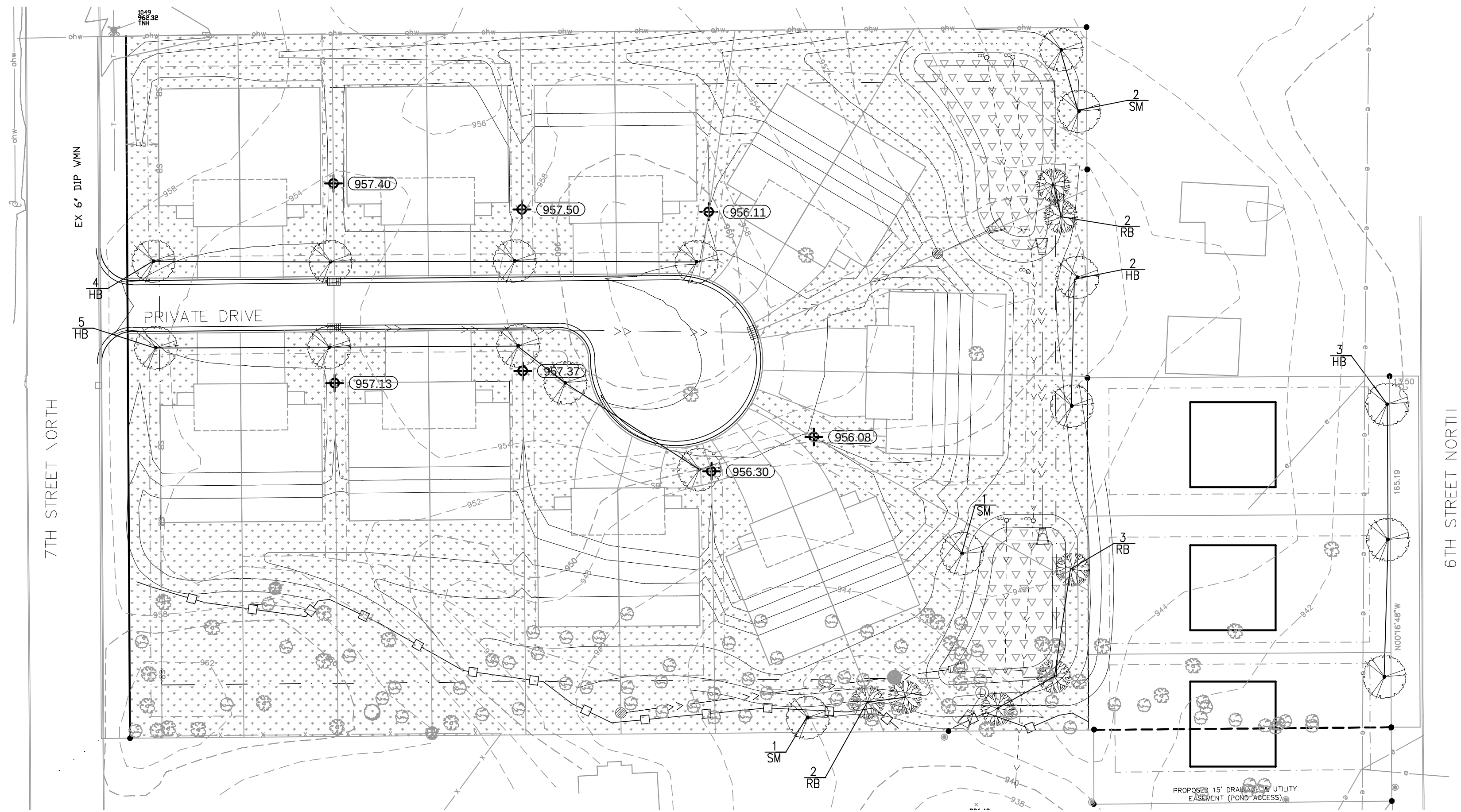
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DETAILS
7TH STREET TOWNHOMES
2242 7TH STREET, NORTH ST. PAUL, MN

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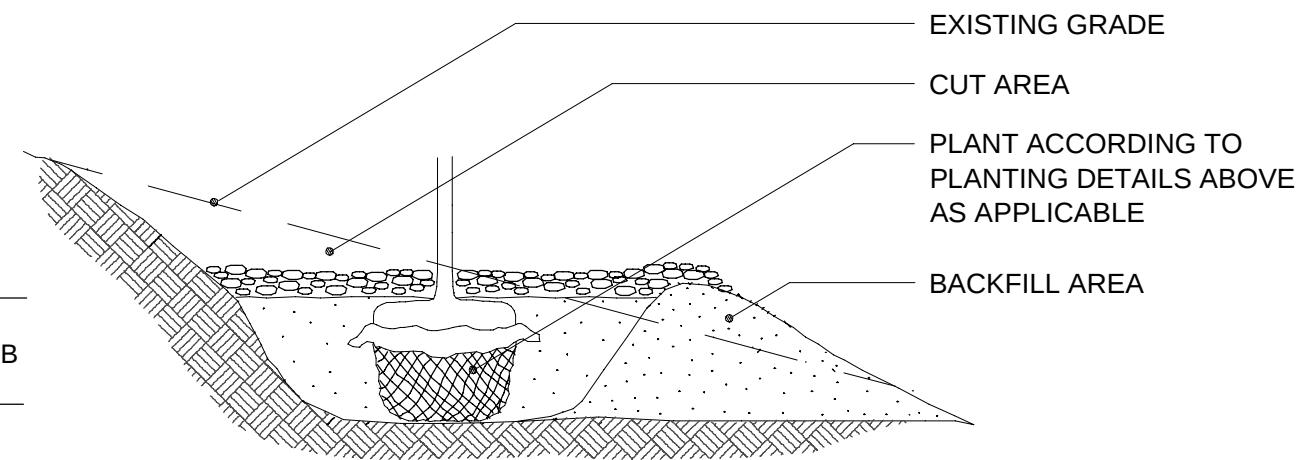
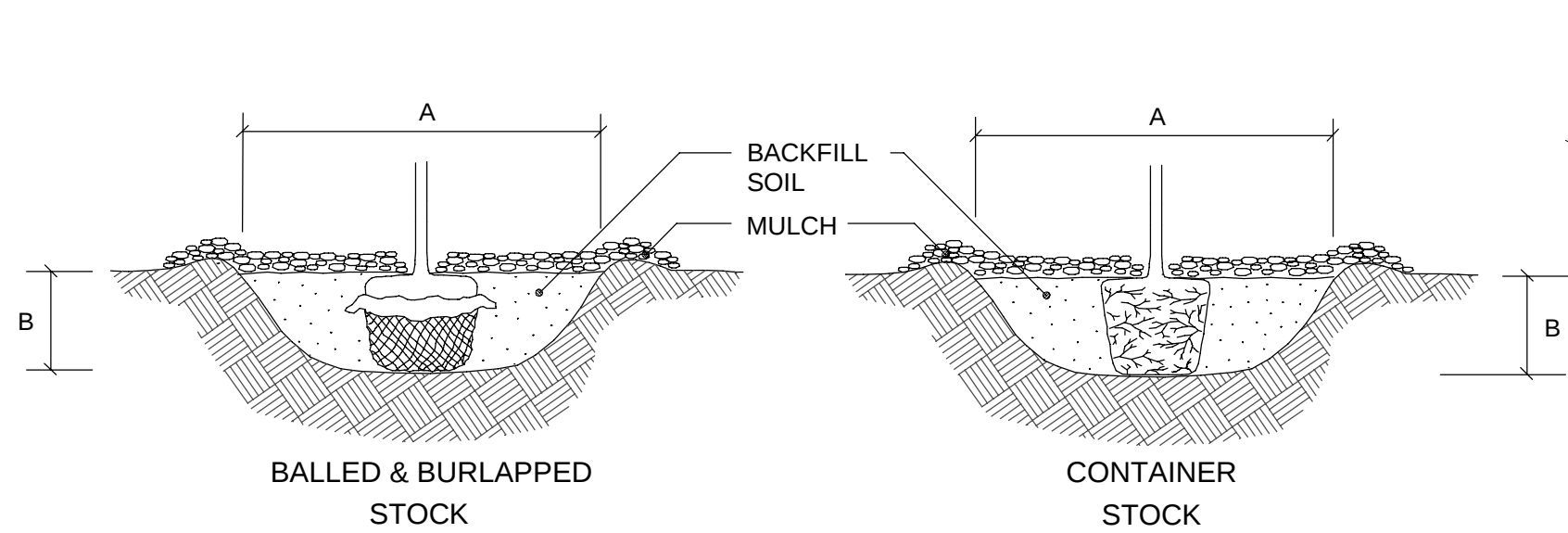
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NOTES:

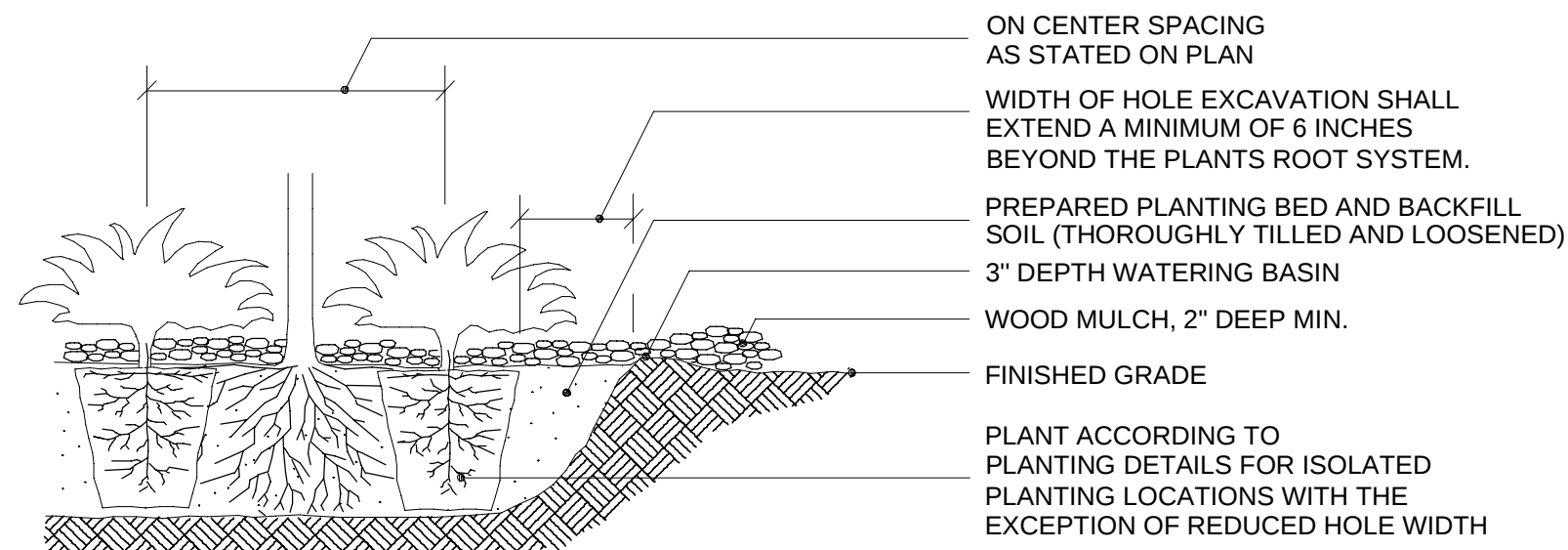
- ALL TREES SHALL BE 2.5" CALIPER AND SHRUBS SHALL BE #5, MINIMUM, UPON INSTALLATION.
- TREES AND SHRUBS SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER INSTALLATION. DEAD OR DISEASED PLANTS WITHIN THIS PERIOD SHALL BE REPLACED AT CONTRACTOR EXPENSE.
- THE PLANTING DETAILS REPRESENT ADEQUATELY DRAINED SOIL CONDITIONS. THE CONTRACTOR SHOULD EXERCISE DISCRETION IN SETTING PLANTS 1"-3" HIGHER IN POORLY DRAINED SOILS.
- ON 2:1 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.
- ON WET, POORLY DRAINED SOILS, DO NOT CONSTRUCT WATERING BASIN.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE IN HEAVY POORLY DRAINED OR IMPERVIOUS SOILS.
- PLANTS SHOULD BE SET AT THE PROPER DEPTH WHEREBY THE BEGINNING TAPER OF THE ROOT FLARE IS AT THE SAME ELEVATION AS THE FINISHED SOIL GRADE. THIS SHOULD BE THE SAME DEPTH AS THE PLANTS WERE GROWN AT IN THE NURSERY. NOTE THAT THE ROOTS OF BALLED AND BURLAPPED PLANTS ARE UNACCEPTABLE WHEN THEY ARE COVERED BY MORE THAN 4" OF SOIL IN THE TOP OF THE BALL.
- DELAY MULCH PLACEMENT IF NECESSARY TO ALLOW MORE TIME FOR EXCESS SOIL MOISTURE TO EVAPORATE FROM PLANTING AREAS BEFORE PLACING MULCH.
- ALL OTHER AREAS TO BE SEEDED OR SOD PER EROSION CONTROL PLAN.



NOTE:

- EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

FOR STEEP SLOPES



MASS PLANTING BEDS

LANDSCAPING SUMMARY:

ZONE: R-1 / R-2

R-1: 1 TREE PER PARCEL

REQUIRED: 3 LOTS = 3 TREES

PROVIDED: 3 TREES

R-2: 1 TREE PER UNIT

REQUIRED: 20 UNITS = 20 TREES

PROVIDED: 20 TREES

TOTAL:

REQUIRED: 23 TREES

PROVIDED: 25 TREES

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CAL/SIZE
SM	4	Sienna Glen Maple	Acer freemanii 'Sienna Glen'	B&B	2.5"
HB	14	Hackberry	Celtis occidentalis	B&B	2.5"
RB	7	River Birch	Betula Nigra	B&B	2.5"

BALLED & BURLAPPED STOCK

- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
- SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
- PLANT SHALL BE PLACED IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, IF USED, INTACT. ONCE IN PLACE, THE PLANT SHALL BE BACKFILLED TO WITHIN 12" OF THE TOP OF THE ROOTBALL AND WATERED. THE TOP LOOPS OF THE WIRE BASKETS SHALL BE REMOVED AND THE BURLAP SHALL BE FOLDED OR CUT BACK.
- PLUMB AND BACKFILL WITH THE BACKFILL SOIL SPECIFIED.
- APPLY WATER TO SETTLE PLANTS AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
- WATER THOROUGHLY WITHIN 2 HOURS.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- BIODEGRADABLE TWINE MAY BE LEFT ON AS SUPPORT BETWEEN THE ROOT BALL AND ROOT COLLAR UNTIL THE END OF THE PLANT ESTABLISHMENT PERIOD AT WHICH TIME IT MUST BE CUT AND TOTALLY REMOVED FROM THE ROOT COLLAR, THE TWINE MUST BE TIED OR RETIED TO MID-LEVEL LOOPS OR POINTS ON THE BASKET. USE OF NONBIODEGRADABLE TWINE SHALL NOT BE PERMITTED.

CONTAINER STOCK

- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
- REMOVE CONTAINER AND SCORE OR PRUNE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS AS NECESSARY.
- SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
- APPLY WATER TO SETTLE PLANTS AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
- WATER THOROUGHLY WITHIN 2 HOURS.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

PLANTING HOLE DIMENSIONS

(MINIMUM WIDTH DOES NOT APPLY IN MASS PLANTING BEDS)

PLANT TYPE	PLANT SIZE (UP TO AND INCLUDING)	MINIMUM HOLE WIDTH (INCHES)	APPROXIMATE HOLE DEPTH (INCHES)
		A	B
CONIFEROUS TREES	3' B.B.	42	11
	4' B.B.	51	13
	5' B.B.	60	13
	6' B.B.	66	15
	7' B.B.	72	16
	8' B.B.	81	18
CONTAINER GROWN PLANTS	9' B.B.	90	20
	10' B.B.	102	21
	#1 cont.	18	6
	#2 cont.	23	7.5
	#3 cont.	29	8.5
	#5 cont.	30	11
NOTE: AT LEAST 2/3 OF ALL CONIFER BRANCHES WILL CONTAIN TERMINAL BUDS	#7 cont.	37	11
	#10 cont.	44	14
	#15 cont.	45	15
	#20 cont.	60	17
	#25 cont.	72	16

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TITLE:

LANDSCAPING

7TH STREET TOWNHOMES

2242 7TH STREET, NORTH ST. PAUL, MN

SHEET NO:

L01

SHOWING POND AREA FOR
PROPOSED "TVETEN 7TH STREET
TOWNHOMES" HOUSING DEVELOPMENT



A horizontal number line is shown, starting at 0 on the left and ending at 40 on the right. The line is divided into 40 equal segments by vertical tick marks. Each segment is represented by a square. The squares alternate between black and white in a checkerboard pattern, starting with a black square at the first segment (0 to 10). There are 20 black squares and 20 white squares in total.

(IN FEET)
1 inch = 40ft.

Drawing Name: 19242pp6

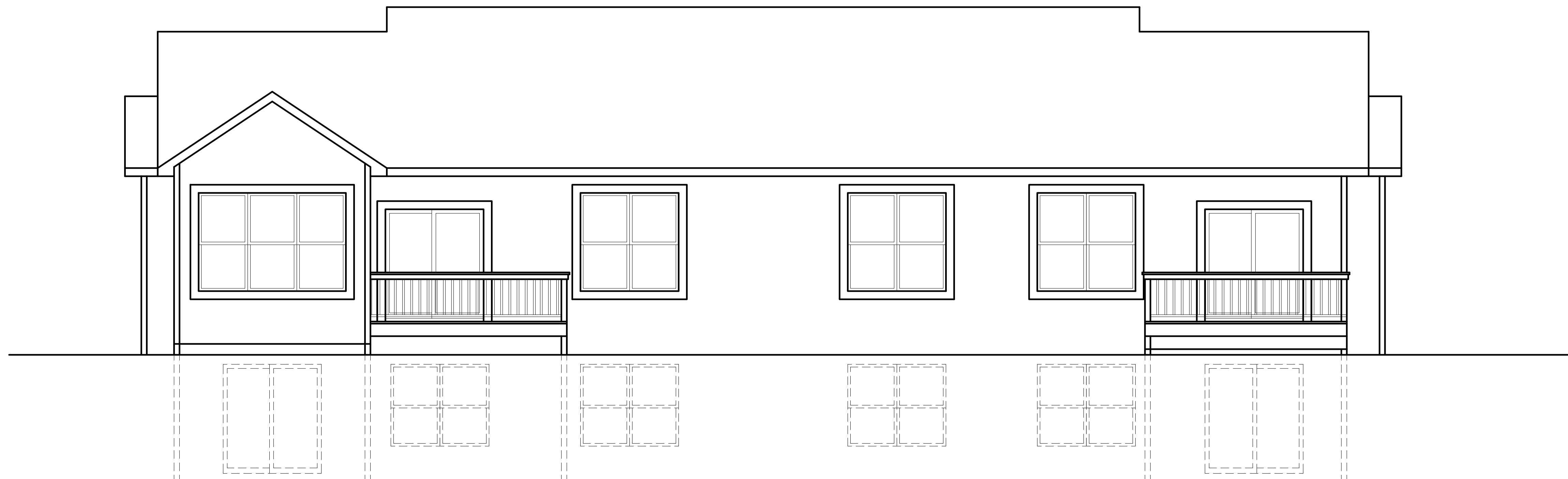
Project Name: 19242 pp Andrus St Paul

Project Path: C:\Users\ericj\OneDrive\CAD-1D\19242 pp Andrus St Paul\

Username: ericj

Number	Raw Desc
3023	OAK20
3024	OAK11
3025	OAK38
3026	OAK13
3027	BE6
3029	BE6
3031	OAK16
3032	OAK30
3033	BE6
3034	BE10
3035	BE7
3036	BE4
3037	OAK24
3038	BE7
3039	OAK25&16
3040	OAK28
3041	BE5
3042	ELM22
3043	BE9
3045	BE12
3046	BE13
3047	BE8
3048	BE4
3049	BE10
3050	BE12
3051	BE11
3052	OAK47
3054	OAK47
3055	OAK42
3056	BE8
3059	BE10
3060	BE7
3067	BE9
3070	BE11
3071	BE9
3072	BE4
3073	BE8
3074	BE8
3075	BE6
3076	BE6
3084	BE8
3085	BE5
3200	OAK14
3201	OAK12
3202	OAK13
3206	OAK27
3207	OAK15
3208	OAK32
3210	BASSWOOD24-4STEMS
3211	OAK22
3213	OAK14
3214	OAK31
3217	OAK30
3218	OAK12-4STEMS
3219	BOXELDER29
3220	BOXELDER18
3221	BOXELDER15
3222	BOXELDER22
3223	BOXELDER19
3224	COTTONWOOD48
3225	COTTONWOOD27

Number	Raw Desc
3226	SPRUCE14
3238	OAK37
3239	OAK35
3240	BOXELDER15-2STEMS
3241	BOXELDER19
3242	SILVERMAPLE20-5STEMS
3243	SILVERMAPLE28
3244	OAK27
3245	OAK24
3246	OAK24
3247	OAK30
3248	OAK26
3249	OAK20
3250	BOXELDER15
3251	OAK36-3STEMS
3253	MAPLE15
3254	BOXELDER17
3255	BOXELDER24
3256	OAK21
3257	OAK24-3STEMS
3258	OAK28
3259	OAK33
3260	OAK27
3261	OAK29
3262	OAK37
3263	WHITEPINE31
3264	OAK40

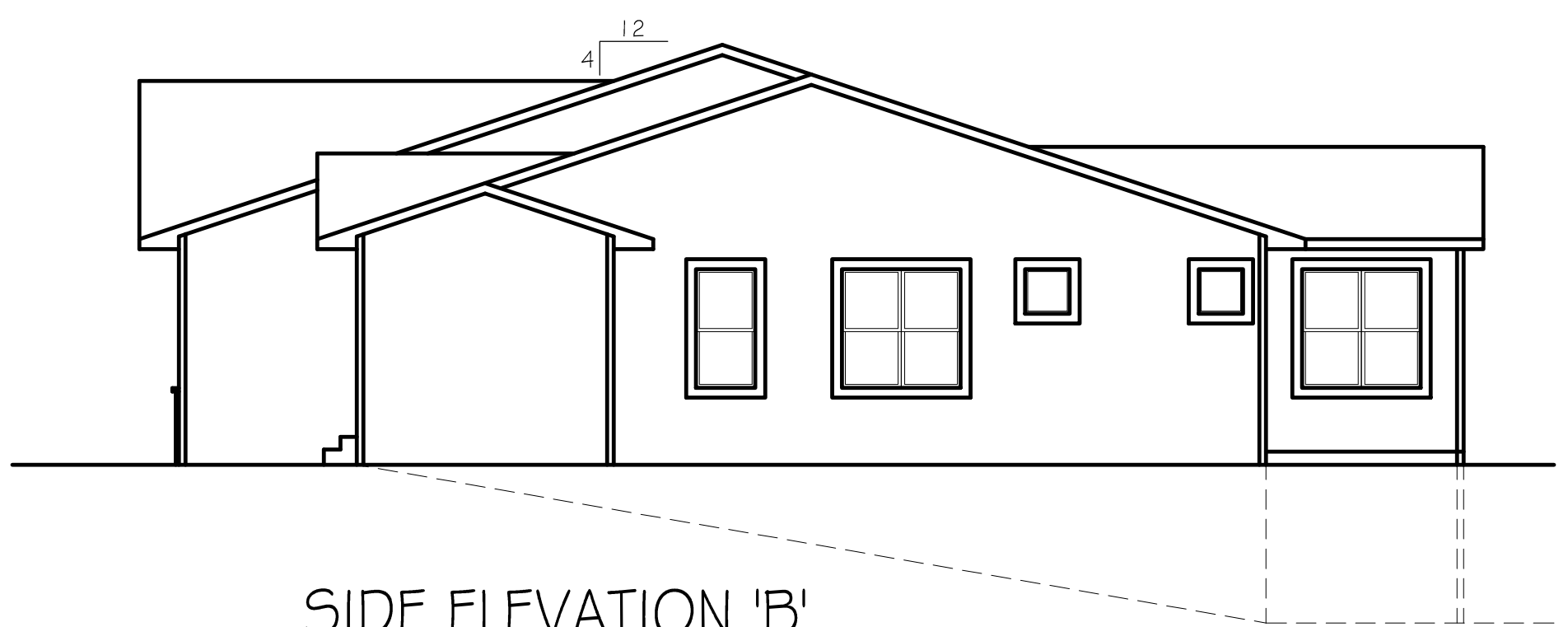


REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"

REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"

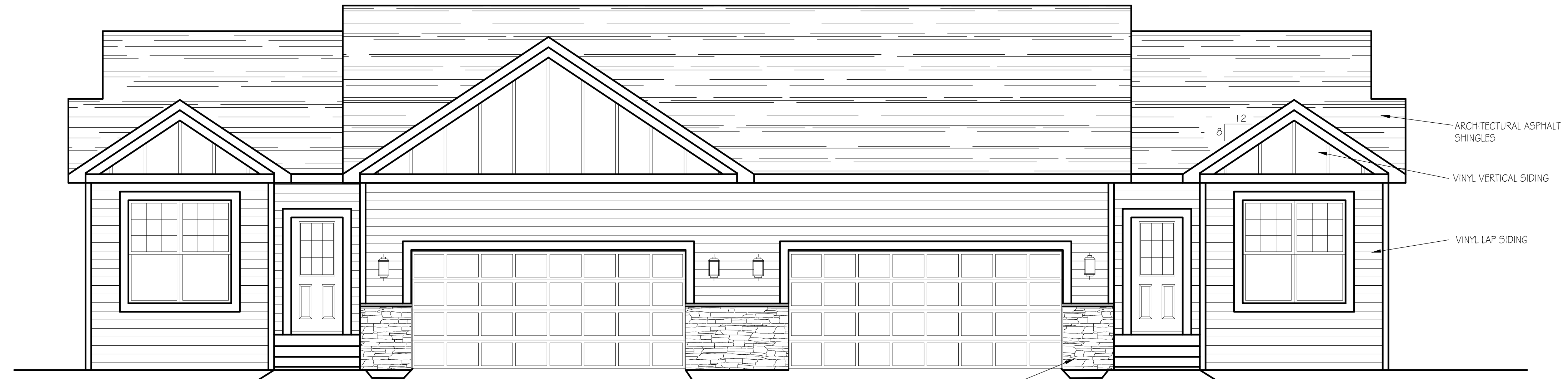


SIDE ELEVATION 'A'
SCALE: 1/8" = 1'-0"



SIDE ELEVATION 'B'
SCALE: 1/8" = 1'-0"

2'1'-2"



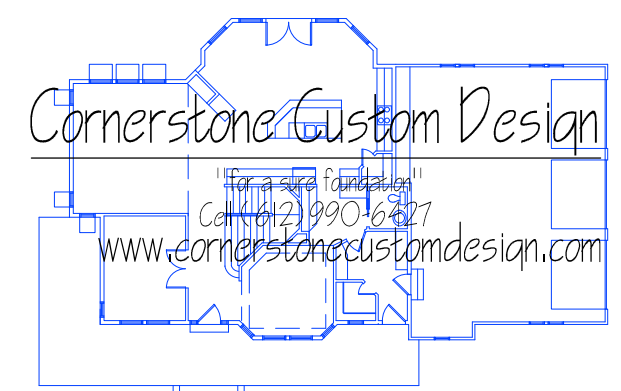
FRONT ELEVATION 'A-3'
SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'B-3'
SCALE: 1/4" = 1'-0"

ARCHITECTURAL ASPHALT SHINGLES
VINYL VERTICAL SIDING
VINYL LAP SIDING

CULTURED STONE

ANDRUS BUILT
Custom Built Homes and Remodeling



CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: SEE PLAN DATE: 1-9-20	APPROVED BY:	DRAWN BY: L.D. JOHNSON ELEVATIONS
TOWNHOUSE BID DRAWINGS		
PLAN #200109		PG 10F5

NOTE
EXTERIOR FOUNDATION INSULATION SYSTEM SHALL BE WATER RESISTANT MATERIALS MANUFACTURED FOR ITS INTENDED USE AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. (COMPLYING WITH EITHER ASTM C578, C612, OR C1029) WITH RIGID, OPAQUE AND WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT THE DEGRADATION OF THE INSULATION'S THERMAL PERFORMANCE. THE PROTECTIVE COVERING SHALL COVER THE EXPOSED EXTERIOR INSULATION AND EXTEND A MINIMUM OF SIX INCHES BELOW GRADE. THE INSULATION AND PROTECTIVE COVERING SYSTEM SHALL BE FLASHED IN ACCORDANCE WITH IRC SECTION R703.6.

NOTE
BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE A LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. EGRESS WINDOWS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, 24 INCHES IN CLEAR HEIGHT AND 20 INCHES IN CLEAR WIDTH AND A DISTANCE OFF THE FLOOR OF 44 INCHES TO THE SILL.

NOTE
ALL WINDOWS TO HAVE A U-VALUE NO GREATER THAN .32

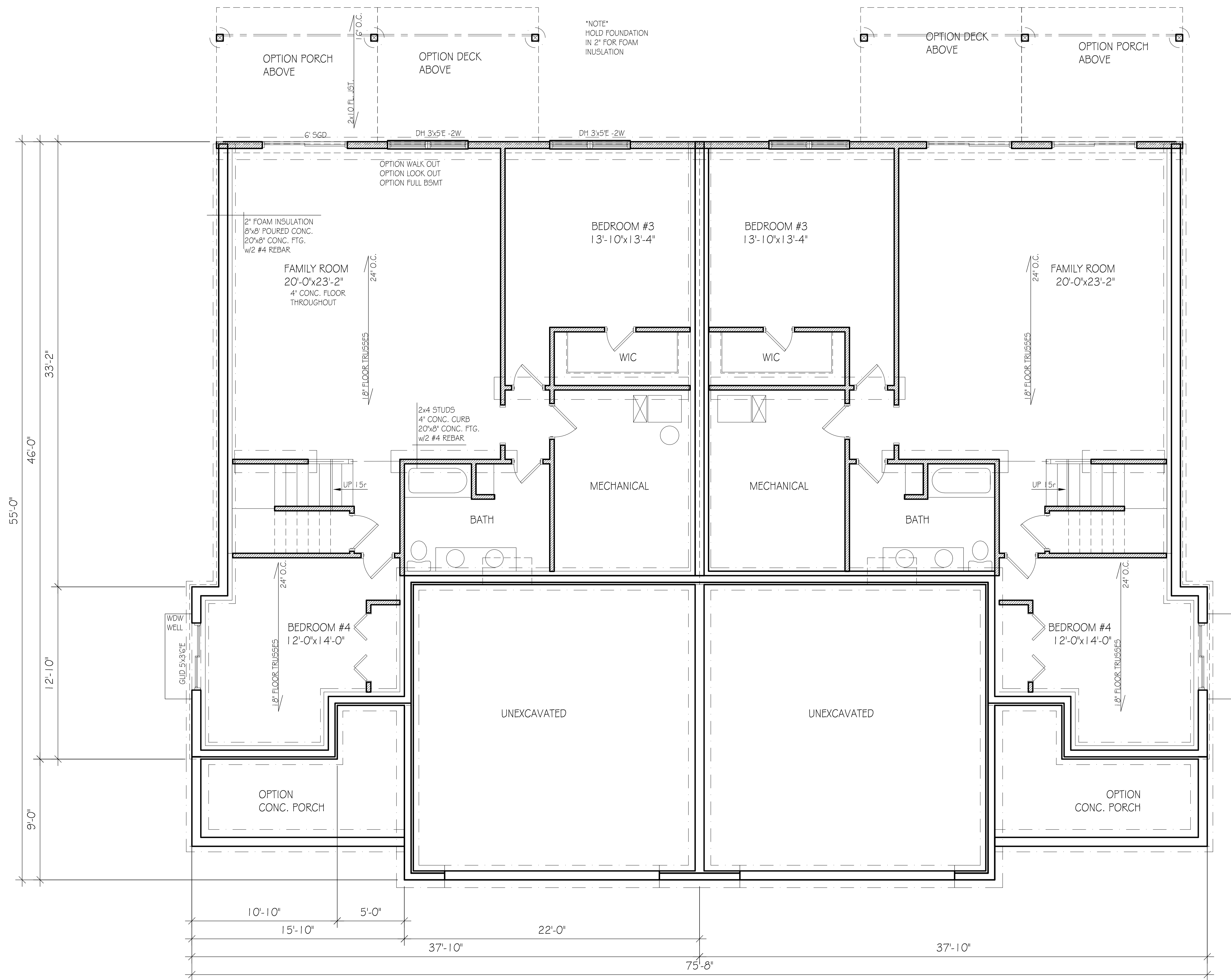
NOTE
PROVIDE PAN FLASHING AT ALL WINDOWS. GENERAL CONTRACTOR TO PROVIDE FLASHING METHOD.

NOTE
ALL WINDOW AND DOOR OPENINGS TO HAVE (2)2x10 STRUCTURAL #2 GRADE HEADER OR BETTER UNLESS OTHERWISE NOTED

NOTE
INSTALL FLASHING AT DECK LEDGER BOARD AND WHERE WALLS INTERSECT WITH ROOFS, PER CODE R703.6, TYP.

NOTE
PROVIDE WEEPS AT FOOTING AS PART OF DRAINAGE SYSTEM (TYP)

NOTE
POURED CONC. WALL FOUNDATION VERIFY WALL DIMENSIONS WITH CONTRACTOR



FOUNDATION PLAN 'A'
1373 SQ. FT. SCALE: 1/4" = 1'-0"

FOUNDATION PLAN 'B'
1373 SQ. FT. SCALE: 1/4" = 1'-0"

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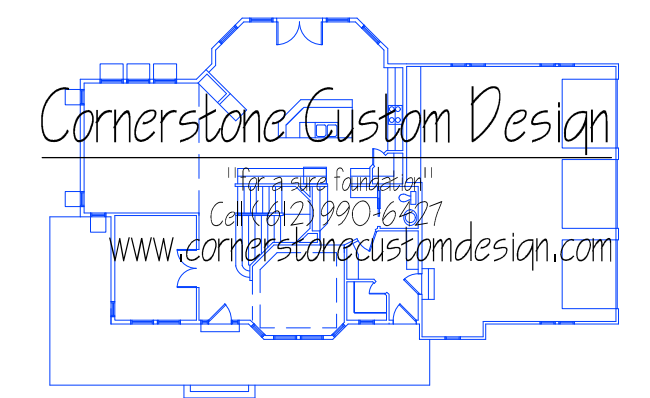
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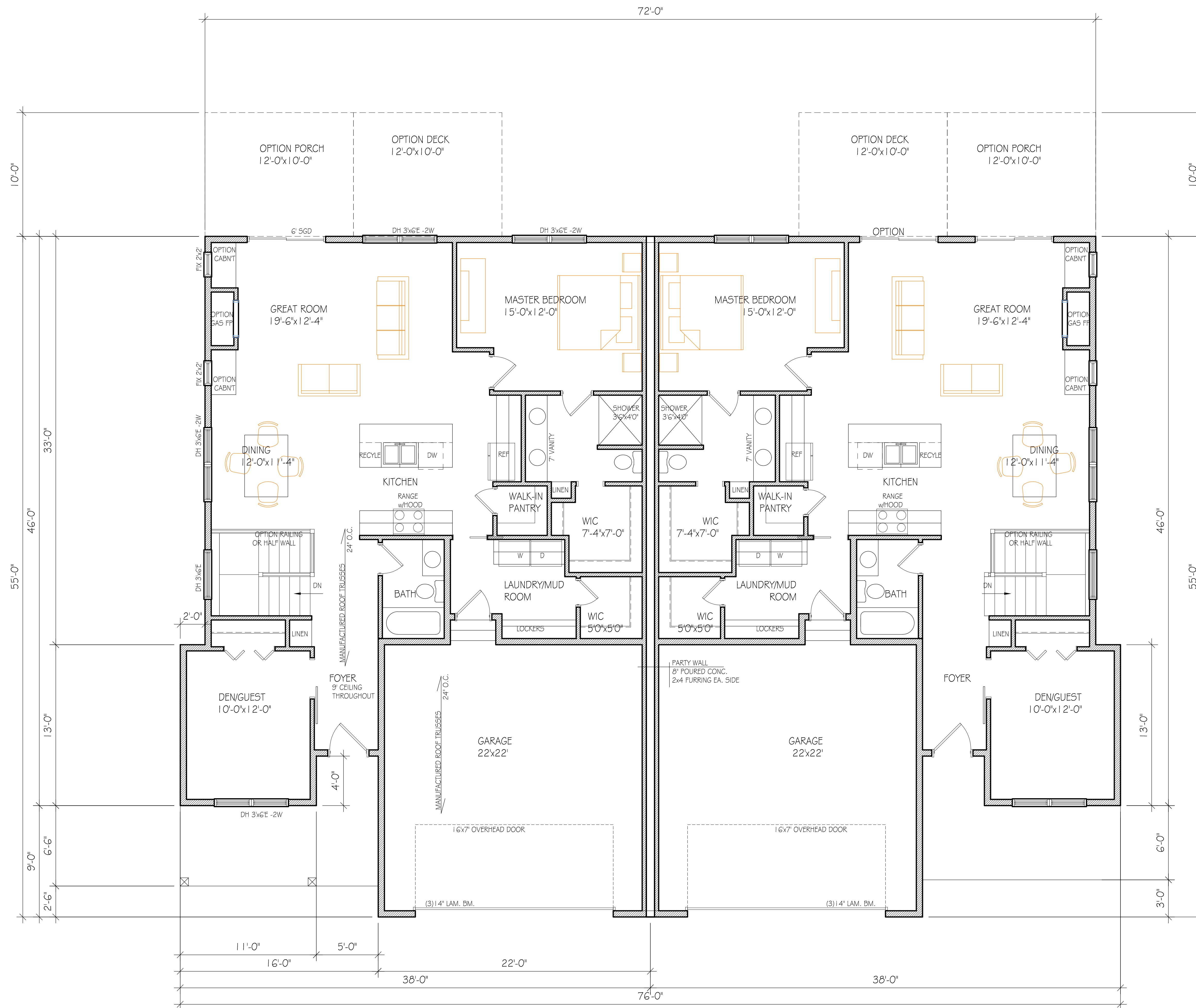
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ANDRUS BUILT
Custom Built Homes and Remodeling



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MAIN FLOOR PLAN 'A'
1373 SQ. FT. SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN 'B'
1373 SQ. FT. SCALE: 1/4" = 1'-0"

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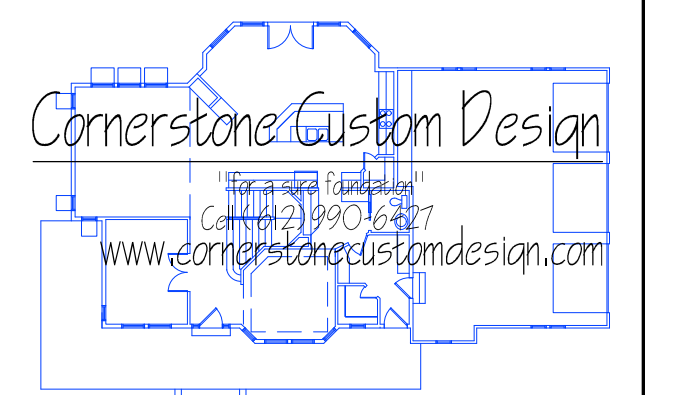
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SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D. JOHNSON
DATE: 1-9-20		MAIN FLOOR PLAN
TOWNHOUSE BID DRAWINGS		
PLAN #200109		PG 30F3

Agenda Information Memorandum
North St. Paul Planning Commission
March 27, 2020

VIII. REPORTS FROM STAFF

A. 2020 Zoning Updates Discussion

ACTION TO BE CONSIDERED

Provide feedback on proposed changes to density and lot standards

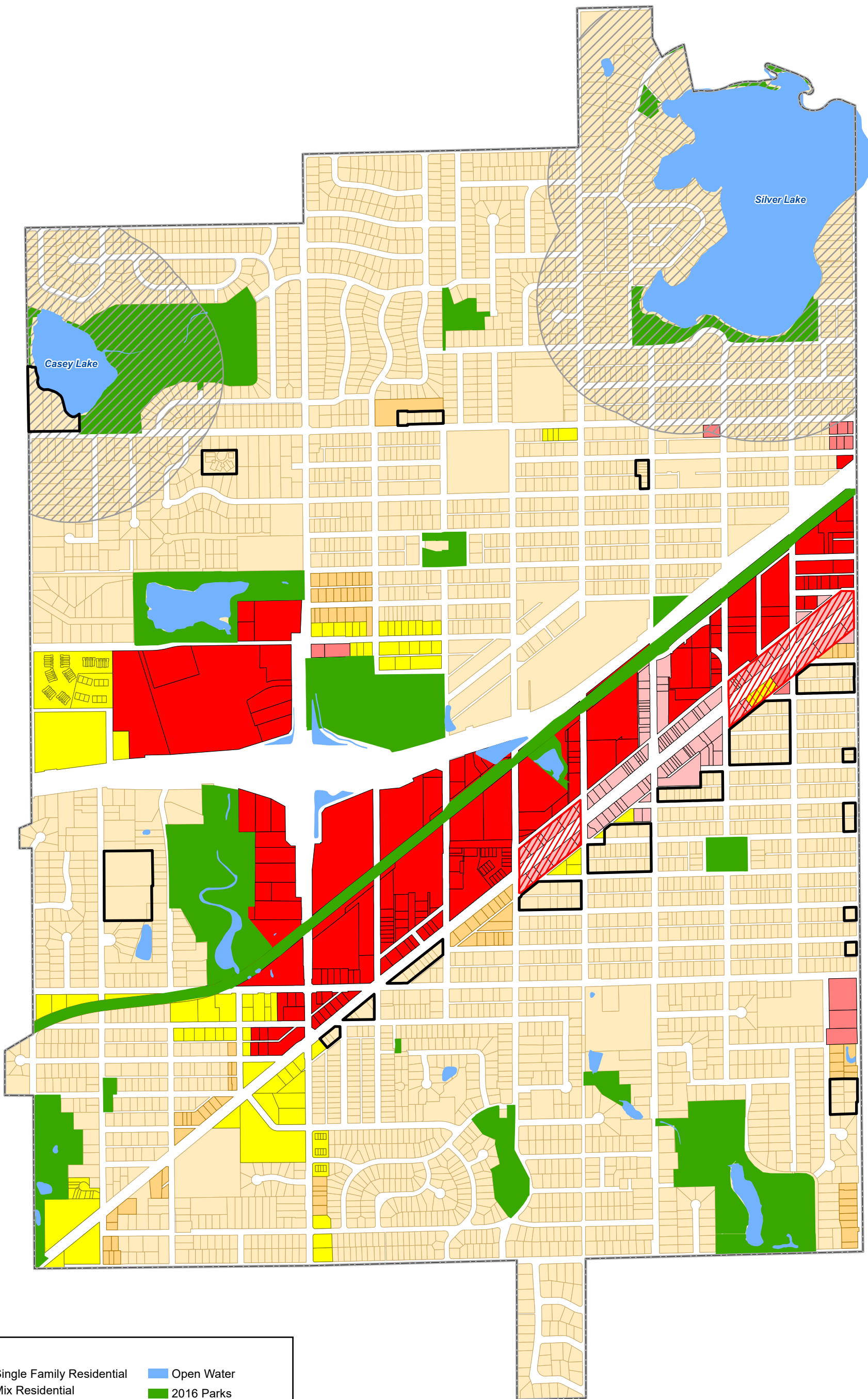
FACTS

- The 2040 Comprehensive Plan was adopted in December, 2019
- Per state statute, the City's official controls must be updated to be in compliance with the new comprehensive plan within nine months of adoption
- The first set of changes we will consider are changes to bring densities/minimum lot sizes into compliance with the future land use plan
- Along with this, we will consider changes to lot standards to deal with nonconformities in the City. GIS analysis of existing nonconforming lots is underway and will be presented at the meeting.
- A table showing minimum lot sizes, required density, and recommendations for changes is shown below (changes highlighted in yellow)
- Finally, a map of zoning districts that do not match future land use guidance is attached. These areas may be required to be changed, but guidance from the Met Council is still pending. The City should discuss areas that should be proactively rezoned or designated for change driven by property owner applications.

Zoning District	Current Minimum Lot Size	Current Maximum Density	Future Land Use Category	Comp Plan Min Density	Comp Plan Max. Density	Proposed Minimum Lot Size/area per dwelling unit
R-1	7,920	5.5	Low Density Residential	3	5.5	7,920 sf.
R-2	5,967	7.3	Medium Density Residential	6	12	3,630 sf.
R-3	1,980	22.0	Multi-Family Residential	12	22	1,980 sf.
MU-1	none		Downtown Mixed Use	12	22	1,980 sf.
MU-2*	15,000		Transitional Mixed Use	12	22	1,980 sf.
MU-3*	35,000		Corridor Mixed Use	12	40	1,089 sf

ATTACHMENTS

Map of potential areas for zoning changes



Zoning

- | | |
|---------------------------------|--------------------|
| R1- Single Family Residential | Open Water |
| R2- Mix Residential | 2016 Parks |
| R3- Multiple Family Residential | Shoreland Overlay |
| MU1- Downtown Mix Use | DtDistrict_Overlay |
| MU2- Transitional Mix Use | Zoning_Change |
| MU3- Corridor Mix Use | |



NORTH ST. PAUL
extraordinary.

**North St. Paul Comprehensive Plan
Zoning Changes
North St. Paul, MN**



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Feet

wsb