

CITY OF NORTH ST. PAUL PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 1ST, 2021
6:30 PM

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

The City of North St. Paul has moved all of its public meetings online effective August 4, 2020. The move to online meeting access via Zoom ensures compliance with the Governor’s Emergency Executive Order and face covering mandate while providing our City Council members, staff and residents with safe and comfortable access to public meetings. Access information and links to meetings are available at northstpaul.org. This change to online meeting access will remain in effect until further notice. (Stat. 13D.02 subd. 4)

The April 1st Zoom meeting can be accessed [HERE](#) or via:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87556902183?pwd=d2VMK0dBUG5YV2J5SkILd0dJiSi9XZz09>

Passcode: 617033

Or Telephone:

Dial:

US: +1 301 715 8592 or +1 312 626 6799

Webinar ID: 875 5690 2183

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The Planning Commission Zoom meeting will be ‘open to the public’ to listen in, but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Patrick Blees, Commissioner

Erik Brenna, Commissioner

Rick Gelbmann, Commissioner

John Monge, Commission Vice-Chair

Lisa Wong, Commission City Council Liaison

Andrew Wise, Commissioner

Allan Worm, Commissioner

STAFF

Eric Zweber, Planning Consultant

Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

Page 1 of 2

North St. Paul Planning Commission Agenda

April 1st, 2021

IV. APPROVAL OF MINUTES

- A. Approval of the March 4th 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. ZCU-21-2 Conditional Use Permit to Construct a Security Entrance and Addition for Administrative Offices at Covern Elementary School at 2131 Margaret St N.
B. ZCU-21-1 and ZVA-21-1 Conditional Use Permit and Height Variance to a Construct a Three-Story and Eleven Classroom Addition to North High School at 2416 11th Ave E.
C. ZTA-21-1 Zoning Code Text Amendments to Implement the 2040 Comprehensive Plan.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

- A. None.

VIII. OLD BUSINESS

- A. None.

IX. REPORTS FROM STAFF

X. REPORTS FROM COUNCIL LIASION

XI. REPORTS FROM COMMISSIONERS

XII. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, May 6th, 2021 at 6:30 p.m.

If Planning Commissioners have any questions or know that they will not be able to attend the meeting, please contact Lisa Ritchie at lisa.ritchie@northstpaul.org or 651-747-2440

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MARCH 4, 2021
6:30 P.M.**

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:30 p.m. The meeting was conducted via Zoom.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Patrick Blee, Commissioner
Erik Brenna, Commissioner
Rick Gelbmann, Commissioner
John Monge, Commission Vice Chair
Lisa Wong, Commission City Council Liaison
Andrew Wise, Commissioner
Allan Worm, Commissioner

STAFF

Eric Zweber, Planning Consultant
Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Worm, with all present voting aye (6-0). Motion carried to adopt the March 4, 2021 Agenda.

IV. APPROVAL OF MINUTES

-None.

V. MEETING OPEN TO THE PUBLIC

John Schmahl, 2750 Chisholm Avenue, stated he saw that the Shoreland area would be discussed at this meeting. He added a Code update 5 years ago adopted new regulations from the Minnesota Department of Natural Resources (MnDNR), including an amendment to the setback from lakeshore. He noted the 5 Casey Lake waterfront property owners were not notified of these changes.

Mr. Schmahl stated he would like to know what changes are proposed to be made so he will know what limitations will be placed on his property. He added it should not be too onerous to notify 5 people.

Chair Barton stated property owners on Casey Lake will be notified when there is a public hearing.

Commissioner Gelbmann stated notice should also be sent to the next tier of residents near the lake.

VI. PUBLIC HEARINGS

-None.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

-None.

VIII. OLD BUSINESS

a. 2020-2021 Zoning Code Update Discussion

City Planning Consultant Eric Zweber reviewed amendments to the Zoning Code that have been discussed by the Planning Commission.

Mr. Zweber stated, with regard to the Shoreland Ordinance, a change in lot width in any zoning district could have an impact on the Shoreland district, as it would affect everyone within 1,000 of the City's two lakes. He added the narrowing of lot widths throughout the City could be removed, or lot width requirements implemented within the Shoreland Ordinance. He noted, if approved, this would have no effect on R-1 and R-2 zoned properties within the shoreland district, as the current minimum lot width is 60 feet, and no new restrictions would be imposed.

Commissioner Gelbmann stated there would be a wider lot requirement of 7 feet for riparian lots. Mr. Zweber confirmed this.

Commissioner Gelbmann stated, for riparian lots, the R-1 district has 60-foot lot widths for a duplex or 2-family property, which would be a significant change. Mr. Zweber agreed.

Commissioner Gelbmann stated development in the Shoreland overlay district is not desirable as it can cause degradation. He added lot widths are currently at 60 feet, which helps to maintain the quality of the lake, which would be compromised if lot splits of 50 feet width were to be allowed.

Chair Barton stated she would support lot widths of 60 feet for both riparian and non-riparian lots.

Commissioner Worm requested clarification on page 9 which states "50-foot lots for single family homes" in the single-family residential district. He added this should be changed to 60 feet wide, or 7,920 square feet. Mr. Zweber agreed.

Commissioner Gelbmann stated a lot would have to be 160 feet deep to meet the square footage. Commissioner Worm agreed.

Mr. Zweber stated he recommends removing the 2 columns related to riparian and non-riparian properties and leave the shoreland lot area and lot width for any parcel. The Commissioners agreed.

Commissioner Gelbmann stated the recreational and natural environment tables are the same and could be condensed. He asked whether there needs to be a distinction between the two tables.

Chair Barton stated they are different in terms of the geography around them. She added she is unsure whether there is a need to regulate them differently.

Commissioner Gelbmann asked whether lot width will be changed to 50 feet everywhere but kept at 60 feet in the shoreland overlay. He added a shoreland overlay table with lot and width requirements would be necessary.

Mr. Zweber stated the use table indicates that townhomes are allowed in the MU-1 district, but they may not be appropriate elsewhere. He added the downtown overlay district that does not include all MU-1 so this amended language would prohibit townhomes in the overlay district.

Mr. Zweber stated he recommends removing the riparian columns and simply use shoreland lot area and lot width. The new R-1 lot area would be the minimum for R-1 zoned properties, and the more restrictive district would apply. For duplexes, the R-1 standard would be less than 11,934 square feet.

Commissioner Gelbmann stated it might be worthwhile to change the table to correspond with districts. Mr. Zweber stated he would need to look at all zoning districts in the shoreland district. He added there would be more impervious surface with larger lots.

Chair Barton stated the Zoning Map indicates that the only districts with properties in the Shoreland overlay are R-1 and a few in MU-2.

Mr. Zweber stated both triplex and quad houses fall under the definition of “townhouse”. He added “duplex” could be changed to 2-family, and triplex and quad combined into “townhouse”.

Mr. Zweber asked whether there is consensus about eliminating townhomes in the overlay district. The Planning Commission agreed.

Mr. Zweber stated, with regard to the Use Table, schools are conditional in MU-1, 2 and 3. There are no existing funeral homes in the R-3 district, so they can be eliminated from residential districts. There are additional standards for the PUD, and he has added them to the supplemental regulation section. Surface parking was not listed as an accessory use in the MU districts, so they have been added as a permitted use.

Mr. Zweber stated the main point is that the Shoreland Ordinance may apply and is more restrictive.

Mr. Zweber stated Chair Barton emailed him some good suggestions that he has incorporated into the red-lined document.

Chair Barton stated the definition of “front yard” is essentially the setback area only and does not include the additional portion of the area between the house and lot line. She added it makes more

sense to define the yard based upon a measurement from the lot line to the nearest point of the principal structure.

Chair Barton stated the setback definition should reflect subsequent definitions for other setbacks. The definition of setback area is the same as the definition of “yard”, which is defined by distance from the appropriate lot line and cannot have a structure in it. The definition of yard was reduced to open space on a lot inclusive of a setback area.

Commissioner Gelbmann stated some homes on corner lots are set diagonally, so they face the corner. Mr. Zweber stated the line would be from the nearest point of the structure.

Chair Barton stated there may be some areas where the term “required yard” is used, and that should be defined.

Mr. Zweber agreed to provide Chair Barton’s proposed amendments to the Commissioners via email. He added the remaining definitions were reviewed by the Commission at their last meeting.

Mr. Zweber reviewed amendments to definitions based on the Commission’s discussion at their last meeting.

Banks and financial institutions – include “currency exchange” which is the definition in State statute for “pay day loan businesses”.

Dwelling cottage – a definition was added based on the Ordinance purpose statement.

Corner lot lines – three potential definitions: shortest street frontage; primary entrance of principal structure; or, if equal size, to be determined by the zoning administrator.

Commissioner Gelbmann stated this would not cover flag lots. Mr. Zweber stated flag lots are covered in the subdivision Ordinance, which should be reviewed at a later date.

Mr. Zweber stated, under “Coffee Shop”, the definition did not address drive-through facilities. He added he did not change this as it is an accessory use, and any business can have one.

Commissioner Gelbmann asked whether “natural environment lake” and “recreational development lake” should be defined. Mr. Zweber stated there is no separate definition.

Commissioner Gelbmann stated, on page 26 of Definitions, “natural lake” is defined. He asked if this should reference State statute, along with “recreational development lake”. Mr. Zweber agreed to look into it, as he is unsure whether those definitions are in statute.

City Council Liaison Wong stated, under “Farmer’s Market”, the reference to “vegetables and produce” is unclear as they are both the same thing. Mr. Zweber agreed, adding “produce” should be all encompassing.

Chair Barton stated it would be good to reference the agricultural aspect of the items that can be sold. Mr. Zweber agreed to look into it.

Mr. Zweber stated, under “Retail Sales”, he added “use may include accessory services”.

Mr. Zweber stated, under “Schools”, he amended it to read “pre-kindergarten”.

Chair Barton asked whether the front yard setback should be referenced in the lot line definition. She added only the side yard setback is referenced. Mr. Zweber agreed, adding he would recommend just “setback”.

Chair Barton stated, under the definition of “Standard”, the preferred or required level of quantity, quality or value should be included. The Commission agreed.

Chair Barton stated, with regard to traffic sight distance, the landscaping requirement is 2.5-10 feet above curb level, or 7 feet above the grade level of the street. She asked whether these two should match up. Mr. Zweber stated he will consult with the traffic engineers and potentially change it to 10 feet.

Chair Barton requested the following change: under “Variance”, the addition of “as defined in State statute”. She added State statutes dictates practical difficulty and should be referenced.

Mr. Zweber stated communities may determine variance criteria that are more restrictive than State statute and adding “State statute” would contradict variance standards if they are more restrictive.

Chair Barton stated variance standards are not, and will probably never be, more restrictive.

Commissioner Blees stated they might be in the future. He added, the way they are written now, there is flexibility. He added, if State statute is referenced, there will be no flexibility in the future.

Chair Barton stated “attached” and “detached” accessory dwellings could be combined, as they seem to be intermixed.

City Council Liaison Wong asked why 2-family dwellings in the R-1 district are not allowed to have an accessory dwelling, but they are permitted for 2-family dwellings in the R-2 district. Mr. Zweber stated accessory dwelling units (ADU) are permitted in the R-2 and R-3 districts. He added this is a fundamental difference between the zoning districts, related to density.

Chair Barton stated density is the number of dwelling units per acre, so the R-1 district has the lowest maximum density. She added multiple family dwellings are already allowed in R-2 and R-3 zoning districts, so it is more acceptable to increase density.

Chair Barton requested the following correction – under “Gross Vehicle Weight” in the Parking Ordinance, replace “are” with “is”, as “trailer” is singular.

Commissioner Gelbmann requested, in “Underground Bonus Parking”, that a separate paragraph be created after first sentence.

Commissioner Blees stated that should be a sub-topic, because they are related. Mr. Zweber agreed.

Mr. Zweber stated Chair Barton had indicated that there should be specific clarification regarding where vehicles can be parked and how many parking spaces are allowed.

Chair Barton stated the Planning Commission should address non-residential parking standards, although that is a big issue to tackle and does not need to be done right now.

Chair Barton asked whether the amended document will be formatted properly with indentations and alignment. Mr. Zweber confirmed this.

Commissioner Blees requested the following correction: on page 73. Item C, there should be a parenthesis after the letter C. Mr. Zweber agreed.

Chair Barton requested the following correction: “PUD Processes” should be plural. Mr. Zweber agreed.

Chair Barton asked whether public hearing notice and neighborhood meeting notice should both be 350 feet.

The Commission agreed that both public hearing notification and notice of neighborhood meetings should be sent to residents within 350 feet of the subject property.

Commissioner Blees requested the following correction: “Registered Surveys” on page 81 should read “200 feet”. Mr. Zweber agreed.

Commissioner Gelbmann asked, with regard to “Townhomes”, whether the open space requirement of 25% applies to the entire lot area. He added that should be clarified. Mr. Zweber confirmed this and agreed to make the change.

Chair Barton requested the following change: in the table for “Mixed Uses” on page 91, add “not in the D-1 Overlay District.

Chair Barton asked whether there are other public hearings scheduled for the Planning Commission’s April 1, 2021 meeting. Mr. Zweber stated there are two public hearings related to School District planning applications.

Chair Barton stated she would prefer not to have too many public hearings that could become lengthy. Mr. Zweber agreed to schedule the public hearings and make a decision after reviewing the School District applications.

Mr. Zweber stated he will work with Ms. Ritchie to prepare for the public hearing at the Planning Commission’s April 1, 2021 meeting.

IX. REPORTS FROM STAFF

Mr. Zweber stated two planning applications are scheduled for review at the Planning Commission's April 1, 2021 meeting, submitted by the School District. He added the Conditional Use Permit applications relate to proposed construction projects at North High School and Cowern Elementary School. He noted the project at North High School will include an addition at the northwest corner and along the west side of the building, which is near residential properties.

Mr. Zweber stated proposed changes at Cowern Elementary are not as extensive and will not add usable classroom space or require a need for increased parking.

Commissioner Gelbmann stated recent construction at Richardson School resulted in an excess of on-street parking.

Mr. Zweber stated the proposed construction at Cowern Elementary School does not include additional parking. He added parking will be affected by the proposed plans at North High School.

X. REPORTS FROM COUNCIL LIAISON

City Council Liaison Wong stated, at its last meeting, the City Council voted unanimously to approve the PUD text amendment as recommended by the Planning Commission. She thanked the Commissioners for their hard work.

XI. REPORTS FROM COMMISSIONERS

Commissioner Wise asked for an update on City email addresses for the Commissioners.

Mr. Zweber stated he does not have an update, but he knows City Staff are working on it. He agreed to check with the City Manager.

Commissioner Wise asked whether all Commissioners emails will be added to the meeting packets or on the agendas, so Commissioners will be able to contact each other. He noted the email addresses will be public knowledge.

Barton they all have the same format, and there will be no harm in sharing that as it will be public information.

Ms. Ritchie stated City Staff is switching to a new collaborative online platform, CiviClerk, which will provide an alternative to using Outlook.

Commissioner Worm stated he may not be able to attend the March 18, 2021 meeting.

Chair Barton asked whether City Staff could start the Zoom meetings a little early to ensure that all Commissioners are able to log in.

Ms. Ritchie agreed to start the meeting at 6:20 p.m. going forward.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Worm, and seconded by Commissioner Monge, with all present voting aye (6-0). Motion carried to adjourn the meeting at 8:54 p.m.

A Planning Commission/EDA Joint Meeting is scheduled for Thursday, March 18, 2021 at 6:30 p.m.

Members, please notify any planned absences to: Lisa Ritchie
Planning Commission Secretary
lisa.ritchie@northstpaul.org
651-747-2400

MEMORANDUM

Date: 3/26/2021

To: Planning Commissioners

From: Eric Zweber, AICP, City Planner

CC: Scott Duddeck, City Manager

Re: Conditional Use Permit Amendment Request for Cowern Elementary Addition

BACKGROUND

Joe Patton of Wold Architects and Engineers has submitted applications on behalf of the property owner, Independent School District #622 (Randy Anderson), for a Conditional Use Permit to facilitate the development of a 1,750 square foot, one-story addition to the existing Cowern Elementary School building, 2131 Margaret Street North. The property is zoned R-1 – Single Family Residential. The addition will contain the nurse's office, principal's office, reception, and a conference room. The addition will also allow for an improved weather and security vestibule. The area within the school that is currently use as the principal's office will be remodeled into the social worker's office, a business office, and general work space.

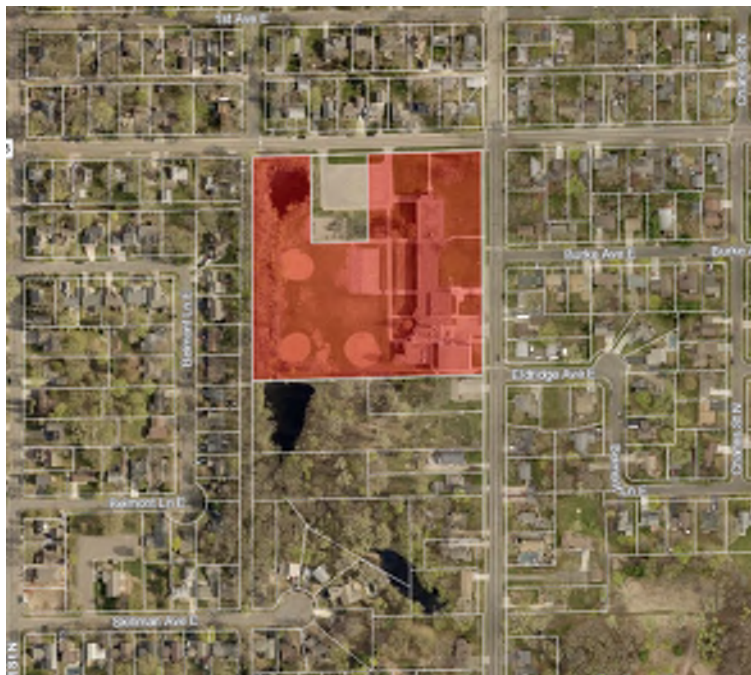


Figure 1: Location Map

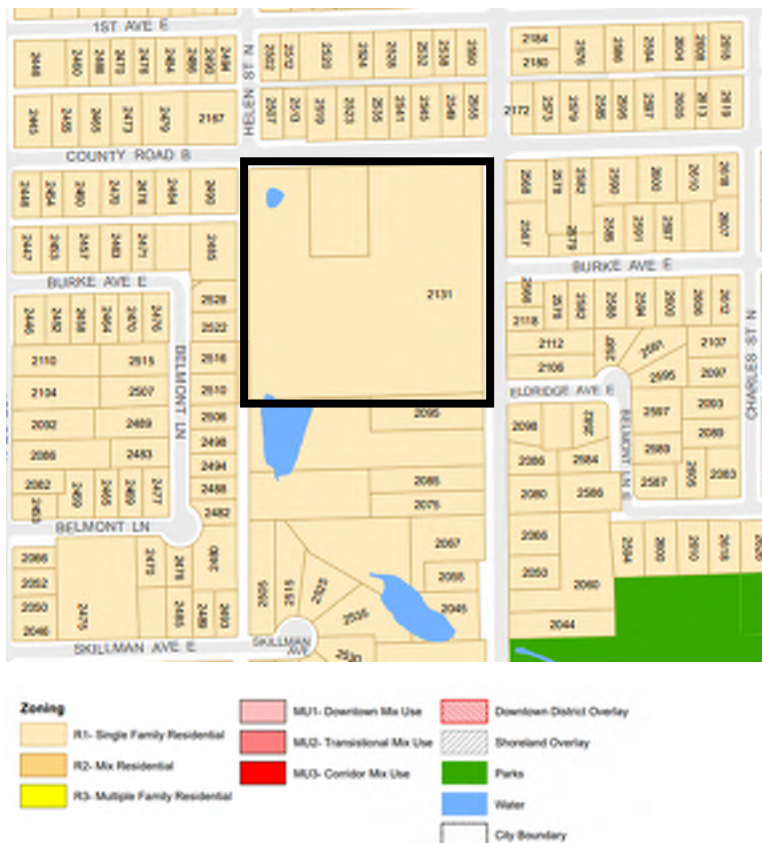


Figure 2: Zoning Map

GENERAL STAFF REVIEW

Consistency with the City Plans

- 154.004 (F)(2) Conditional Use Permit Standards (i) The use is in harmony and consistent with the general purposes and intent of the Comprehensive Plan.
- 154.004 (F)(2) Conditional Use Permit Standards (vii) The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use
- 154.004 (F)(2) Conditional Use Permit Standards (x) If applicable, the proposed use is consistent with officially adopted city plans and overlays

The 2040 Comprehensive Plan guides the subject property as Low Density Residential, which represents single-family detached uses, duplexes and townhomes left as the result of older infill housing. Institutional uses including schools do not have a separate Future Land Use designation and therefore typically fall under a residential category. As a result, the proposed addition to the existing school is consistent with the vision and intent of the Comprehensive Plan for this area. The site is not subject to any overlay zoning districts.

Schools are listed as a Conditional Use within the R-1 Zoning District that the subject property is located in.

Health, Safety, and General Welfare

- *154.004 (F)(2) Conditional Use Permit Standards (ii) The use will not adversely affect the health, safety, or general welfare of the city.*

The proposed 1,750 square foot addition to the existing school building is not likely to negatively impact the health, safety, or general welfare of the City. The proposed building addition is located north (right) of the existing main entrance to the building and will generally line up with the existing building façade to the south (left) of the main entrance.

Compatibility with Surrounding Context

- *154.004(F)(2) Conditional Use Permit Standards (iv) The use or appearance of the use is compatible with adjacent properties*
- *154.004(F)(2) Conditional Use Permit Standards (vii) The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land*
- *154.004(F)(2) Conditional Use Permit Standards (ix) The use will not create an intrusion of excessive noise, glare, or general unsightliness*
- *154.010(E)(3) General Architectural requirements (g) Protection of views. Buildings shall be designed and oriented so as not to detract from one another or to unduly restrict views to open spaces, plazas and vistas.*

The site is bounded by South Avenue (County Road B) on the north and Margaret St N on the east. The adjacent properties on all four sides are zoned the same as the subject property, R-1 Single Family Residential. The proposed school building addition is in a location that would blend in with the existing building and therefore would be compatible with the existing site and surrounding area. The location of the bus drop off and pick up will be maintained in the parking lot to the west to the building that is accessed off of South Avenue. The proposed building addition also would not interfere with views of public open space, parks, or vistas.

Proposed Uses

- *154.004(F)(2) Conditional Use Permit Standards (iii) The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city*
- *154.004(H)(2) Site Plan Review Standards (h) The proposal is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposal.*
- *154.007(C)(1) Permitted, Conditional, and Interim Uses refers to Table 6 for allowed uses within the residential districts.*

The existing building use and proposed use as a school is a conditional use in the R-1 Zoning District. The proposal complies or could be conditioned upon demonstration of compliance with other applicable Ordinance requirements as noted herein.

Proposed Lot/Building Dimensional and Setback Requirements

- *154.007(C)(3) refers to Table 4 for the lot requirements within the residential districts.*

Requirement	R-1	Proposed
Minimum Lot Size	<i>10,000 sq. ft.</i>	8.04 ac (350,222.4 sq. ft.)
Minimum Lot Width	<i>60 ft</i>	616.7 ft
Front Yard Setback	<i>25 ft</i>	85 ft
Rear Yard Setback	<i>25 ft</i>	n/a (addition is on front of building)
Side Yard Setback	<i>15 Ft</i>	>15 feet (East and West)
Maximum Height	<i>Two (2) stories or 35 ft</i>	One (1) Story and <35ft.

The lot meets the size and width requirements for the R-1 Zoning District. The proposed building addition would comply with all front, rear, and side yard setback requirements, and would be within the maximum building height limit.

Utilities and Municipal Services

- *154.004(F)(2) Conditional Use Standards (v) The use can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems*
- *154.004(F)(2) Conditional Use Standards (vi) The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area*
- *154.010(A) Development Standards (9) Utility installations. All on site utility installations shall be placed underground.*

The proposed use will not generate any additional demand on parks, schools, or other similar public facilities. The existing building is served by municipal water and sewer via underground connections. Stormwater management is provided for on the existing site and includes a modification to how the building will access the stormwater system that will occur completely within the property. The applicant has stated that the number of employees within the school will remain the same after the addition. The proposed addition is not anticipated to generate an increase in the number of employees or number of vehicular trips, and therefore the surrounding transportation systems are adequate for the proposed use.

Landscaping

Two existing trees near the addition are proposed to be relocated. The plans do not indicate where the trees will be located. Staff finds that it would be acceptable to relocate the trees along either Margaret Street N or South Ave E.

Screening

- *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.*
- *154.010(E)(3) General Architectural requirements (c) Screening of rooftop equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.*

Mechanical equipment is proposed to be located on the roof top of the building addition, and the elevation plans indicate that the equipment will be screened via louver screen.

Drainage/Natural Resources

- *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.*

There are no major changes to the drainage/natural resources of the site. The two trees proposed to be moved should not be relocated to be within a drainage, access, or utility easement.

Streets and Sidewalks

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

The demolition and paving plans show that an area of the existing pavement directly in front of the current building entrance will be removed, and new concrete pavement will replace it, to connect the existing sidewalk with the proposed addition and building entrance. The width and configuration of the proposed sidewalk closely matches the current sidewalk, except the space proposed to be enclosed by the building addition.

There are no additional alterations proposed to existing pedestrian ways.

Parking

- *154.010(J)(3) General Parking Standards. (a) Minimum size regulations. Each space shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space shall be adequately served by access drives as determined by the Zoning Administrator. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve. Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.*

A summary of the requirements in Table 8 is provided below for Schools, Public and Private.

Use	Requirement	Proposed
Elementary and Secondary Schools	One parking space for each classroom plus one parking space for each seven students based upon design capacity.	60 spaces required Approx. 53 provided (in 3 separate lots, does not include informal stalls in south lot near Eldridge Ave)

The applicant has stated that the school has 60 employees for the 2020/2021 school year and will maintain 60 employees during the 2021/2022 school year. The school should improve the informal parking lot located on the school parcel at 2095 Margaret St with a pavement in compliance with the City Code and to provide a total of 60 parking spaces for the school.

Access and Circulation

The proposed addition does not modify the existing access and circulation of the site, and therefore there are no changes to the access and circulation.

Architecture

- *154.010(E)(3) General Architectural requirements (f) Pedestrian-oriented design. Building designs are encouraged to make the street enjoyable, visually interesting, and comfortable. Individual buildings should be integrated with the streetscape to bring activity in the building in direct contact with the people on the street.*
- *154.010(E)(14) Building Materials (a) Nonresidential Buildings and Mixed-Use Buildings. These buildings shall be constructed of durable, high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. TABLE 9 lists allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front façade.*

The proposed addition will be constructed with materials including brick and metal. The brick will closely match the existing building. The metal materials consist of dark bronze anodized metal panels and a metal coping. The plans show two double doors and three windows facing east, and two windows facing north. The addition will be somewhat distinguishable from the existing building, but the addition will be part of the building's entrance and it is common for an entrance to be articulated from the rest of the building. Staff finds that the proposed building materials are acceptable and that the general architectural design complies with the above noted standards.

Lighting

There are no freestanding light fixtures proposed.

Engineering Comments:

Attached to this memorandum is the City Engineer's memorandum dated March 23, 2021. Two comments that the Planning Commission and applicant should be aware of are provided below:

1. 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.
2. Additional SAC charges may be due at time of building permit based on Met Council calculations of the additional use with the expansion.

RECOMMENDED ACTION

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

Conditional Approval of the requested Conditional Use Permit to allow for a 1,750 square foot addition to the existing Cowern Elementary School building, subject to the following conditions of approval:

1. Revised set of plans shall be submitted prior to building permit issuance for review addressing comments provided and incorporating any recommended comments as acceptable and necessary.
2. The two relocated trees shall be installed between the school building and Margaret Street and/or South Avenue. The relocated trees must not be installed within any drainage and utility easement.
3. Improve the informal parking area on 2095 Margaret Street in conformance with City Code and to provide a total of 60 parking spaces for the school.
4. 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.
5. Additional SAC charges may be due at time of building permit based on Met Council calculations of the additional use with the expansion.
6. Compliance with the conditions and recommendations within the City Engineer's Memorandum dated March 23, 2021.

MEMORANDUM

Date: 3/23/2021

To: Planning Commissioners

From: Morgan Dawley, PE, City Engineer

CC: Scott Duddeck, City Manager

Re: Cowern Elementary School Secure Entry Addition Site Plan Review

Below are engineering comments following review of the submittal of the Cowern Elementary School Secure Entry Addition located west of Margaret Street at Burke Ave (2131 Margaret Street N);

General Engineering Comments:

1. 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.
2. City Standard Plates and Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure.
3. 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.
4. A haul route plan and a traffic control/detour plan for utility work on Margaret Street shall be submitted for review and approval prior to permit issuance.

Utility:

1. Additional SAC charges may be due at time of building permit based on Met Council calculations of the additional use with the expansion.
2. Show the telephone line on the Civil Site Plan as being removed further back so it does not appear as being connected to the proposed sanitary structure SAN-1.



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

ZONING & LAND USE APPLICATION

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

Application Fee:
\$500.00
(code 1.3290)

APPLICATION FOR CONDITIONAL USE PERMIT

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

APPLICANT INFORMATION

Applicant Name: Joe Patton
Company (if applicable): Wold Architects and Engineers
Address: 332 Minnesota St. W2000
City, State, Zip: Saint Paul, MN 55101
Phone Number: 651-227-7773
Email: jpatton@wolda.com
Are you the owner of the property? ☐ YES ☒ NO
(If no, you must supply property owner information)

Owner Name: Randy Anderson
Company (if applicable): Independent School District #622
Address: 2520 12th Ave E.
City, State, Zip: Saint Paul, MN 55109
Phone Number: 651-748-7622
Email: randerson@isd622.org

PROPERTY INFORMATION

Street location of property (address): 2131 Margaret St N, Saint Paul, MN 55109
Parcel Identification Number (PID) (see Ramsey County website): 132922120066
Legal description of property: SUBJ TO RD OVER N 33 FT AND SUBJ TO ST OVER E 17 58/100 FT AND EX N 273 FT OF E 155 FT OF W 1/2 THE NW 1/4 OF NW 1/4 OF NE 1/4 OF SEC 13 TN 28 RN 22
Present zoning of property (see City website): R1 - Single Family Residential
Size of property (acreage): 8.04 Acres
Title information: ☒ Abstract ☐ Torrens
Property Description: ☒ Residential ☐ Commercial ☐ Industrial ☐ Institutional

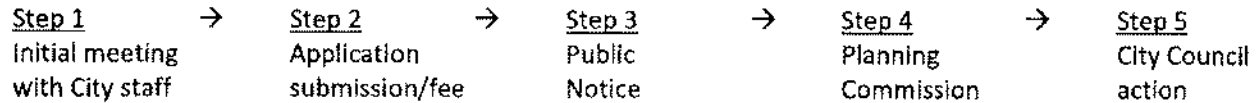
PROPOSAL INFORMATION

Application is hereby made for Conditional Use Permit to conduct the following: Construction of a small addition at Cowern Elementary
Applicable Zoning Code Section (reference Zoning Code, see City website): 154.006 (D)

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

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

Review Process



	MONTH: March					MONTH: April				
App Submittal	X									
Design Review										
EAC										
Parks & Rec										
Planning Commission						X				
City Council									X	
WEEKS:	1	2	3	4	5	1	2	3	4	5

Regular Scheduled City Meetings:

PLANNING COMMISSION

1st Thursday of the month (6:15 p.m.)

DESIGN REVIEW COMMISSION

4th Thursday of the month (5:00 p.m.)

ENVIRONMENTAL ADVISORY COMMISSION

4th Monday of the month (6:00 p.m.)

PARKS & RECREATION COMMISSION

4TH Wednesday of the month (6:30 p.m.)

ECONOMIC DEVELOPMENT AUTHORITY

2ND Tuesday of every odd month (4:00 p.m.)

CITY COUNCIL

1st and 3rd Tuesday of the month (6:30 p.m.)

APPLICATION SUBMITTALS

Required

Completed

Completed Application

Application Fee: \$500.00, Escrow: \$1000 minimum.

Site plan including the following items:

Name and address of developer/owner, date of plan preparation, dates and descriptions of all revisions, name of project.

Proposed front, rear and side yard setbacks. Location, setback, and dimensions of all proposed buildings and structures.

Location of all adjacent buildings located within 100 feet of the exterior boundaries of the property.

Location, number and dimensions of proposed parking and loading spaces.

Identify sidewalks, trails and walkways and location of recreation and service areas.

Location of rooftop equipment and proposed screening.

Provisions of storage and disposal of waste, garbage and recyclables, including details for screening exterior trash/recycling.

Location, size and type of water and sewer system mains, fire hydrants and proposed service connections.

Typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity.

Location map showing the general location of the proposed use within the city.

Map showing all principal land uses within 350 feet of the parcel for which the application is being made.

Proof of ownership of the property.

Map or plat showing the lands proposed to be changed and all lands within at least 350 feet of the boundaries of the property.

Names and addresses of the owners of the lands within 350 feet as appear on the records of the County Auditor of Ramsey County.

County, which shall be provided by the petitioner.

Other submittals as required by specific zoning district.

Any additional data requested by the city: _____

NOTE TO APPLICANT

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

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

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

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

REVIEW REQUIREMENTS

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

ACKNOWLEDGEMENT

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

Applicant signature: Joe Pastor

Date: 3/1/2021

Owner Signature: Randy Anderson

Date: 3/2/2021

PROPOSED MEETING DATES:

Design Review Commission: N/A Planning Commission 4/1/2021 Parks & Rec Commission N/A
Environmental Advisory Commission N/A City Council 4/20/2021, or 5/4/2021

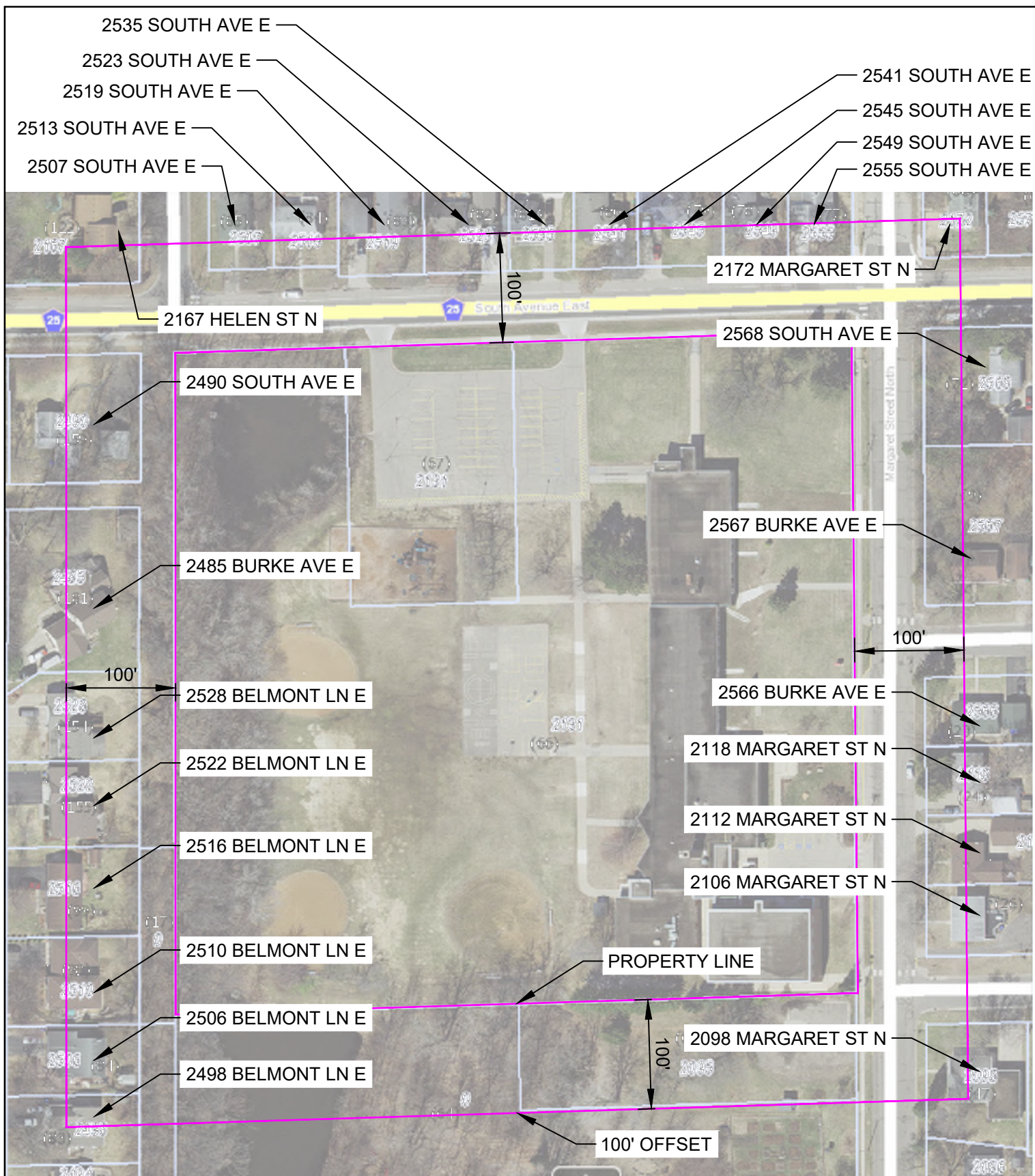
FOR OFFICE USE ONLY

Date submitted: _____ Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____



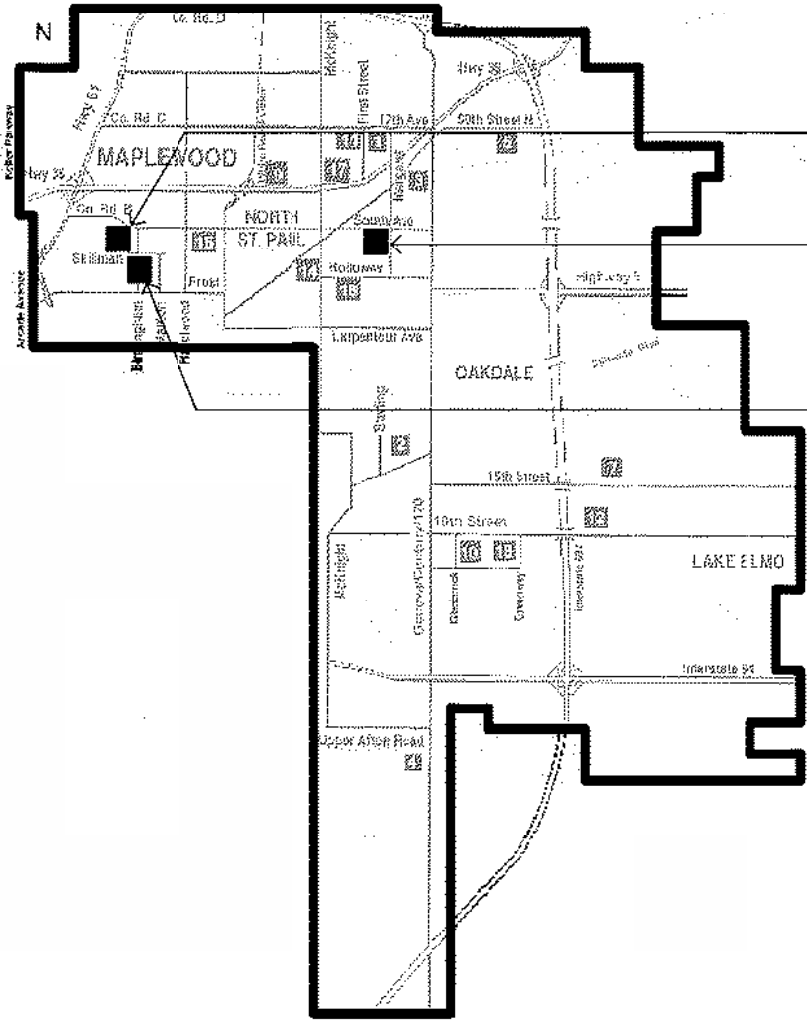
The Cowern Elementary School property and surround area is currently zoned R-1
Single Family Residential

MN

MULTI-SITE SECURE ENTRY IMPROVEMENTS

INDEPENDENT SCHOOL DISTRICT #622

NORTH ST PAUL, MAPLEWOOD, OAKDALE



District Map

WEAVER ELEMENTARY SCHOOL
2131 MARGARET ST N, ST PAUL, MN 55109

COWERN ELEMENTARY SCHOOL
2131 MARGARET ST N, ST PAUL, MN 55109

GLADSTONE COMMUNITY CENTER
2131 MARGARET ST N, ST PAUL, MN 55109

**NOTE: THIS IS A MULTISITE PROJECT, BUT
THE ONLY BUILDING WITH CONSTRUCTION
IN THE CITY OF NORTH SAINT PAUL IS
COWERN ELEMENTARY SCHOOL.**

MULTISITE
SECURE ENTRY
IMPROVEMENTS

INDEPENDENT SCHOOL
DISTRICT #622
2520 12th Ave E,
Saint Paul, MN 55109



WOLD ARCHITECTS
AND ENGINEERS
152 Marshall St. St. Paul, MN 55109
651.224.3485 / wold.com

addLaurel | 616.337.7773

ARCHITECTURAL

- CUP 0 COVER SHEET
- CUP 1 VICINITY PLAN
- CUP 2 OVERALL FLOOR PLAN AND AREA FLOOR PLAN
- CUP 3 EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION
CONDITIONAL USE PERMIT SET

MN

MULTISITE
SECURE ENTRY
IMPROVEMENTS

INDEPENDENT SCHOOL
DISTRICT #622
2520 12th Ave E,
Saint Paul, MN 55109



WOLD ARCHITECTS
AND ENGINEERS
110 Marshall Street, Suite 300
Saint Paul, MN 55109
612.297.7775



NOTE: THIS IS A MULTISITE PROJECT, BUT
THE ONLY BUILDING WITH CONSTRUCTION
IN THE CITY OF NORTH SAINT PAUL IS
COWERN ELEMENTARY SCHOOL.

F1 COWERN VICINITY PLAN

I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
ARCHITECT
under the laws of the State of MN

Vaughn Dierks
License Number: 26979 Date: 3/1/21

Revisions		
Description	Date	Num

Comm: 262194
Date: 3/1/2021
Drawn: AL
Check: SK
North

VICINITY PLAN

Scale: 1/8" = 1'-0"

MULTISITE
SECURE ENTRY
IMPROVEMENTS

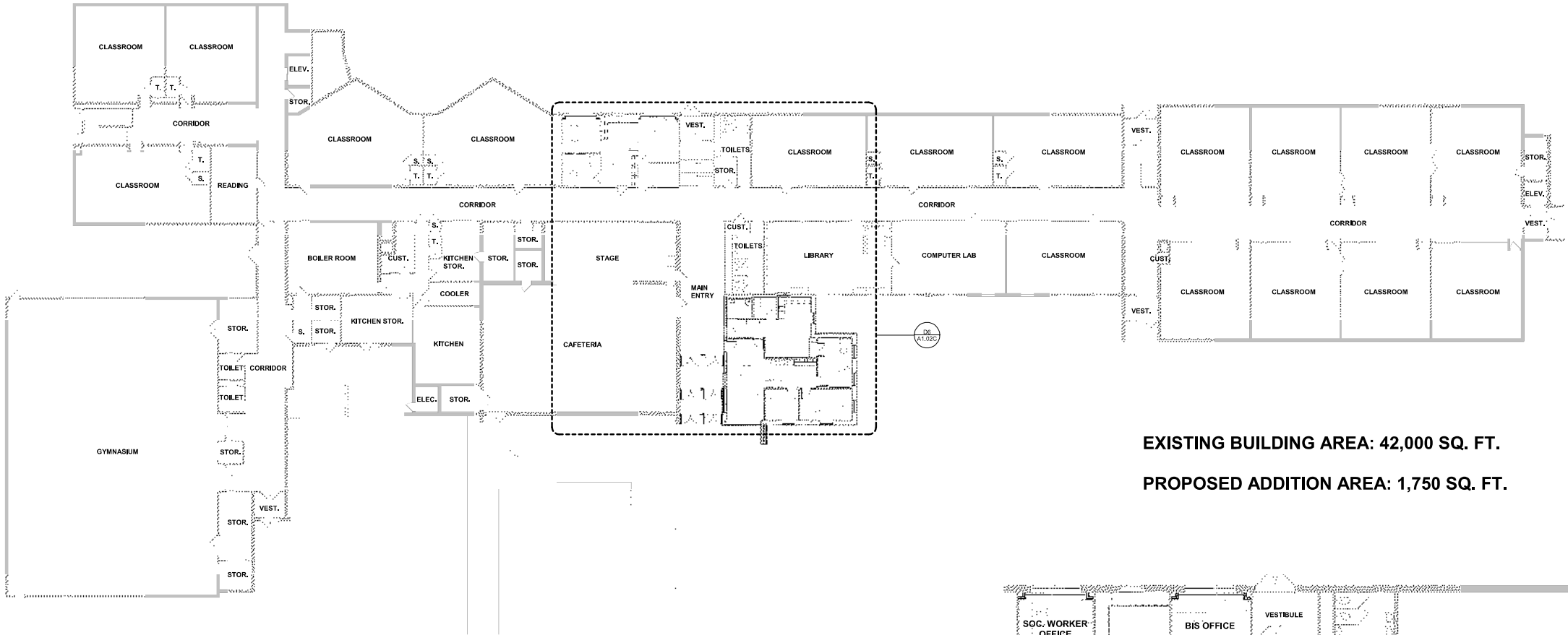
INDEPENDENT SCHOOL
DISTRICT #622
2520 12th Ave E,
Saint Paul, MN 55109



WOLD ARCHITECTS
AND ENGINEERS
140 Marshall Street, Suite 300
Saint Paul, MN 55108

cell: 612.227.7773

MN



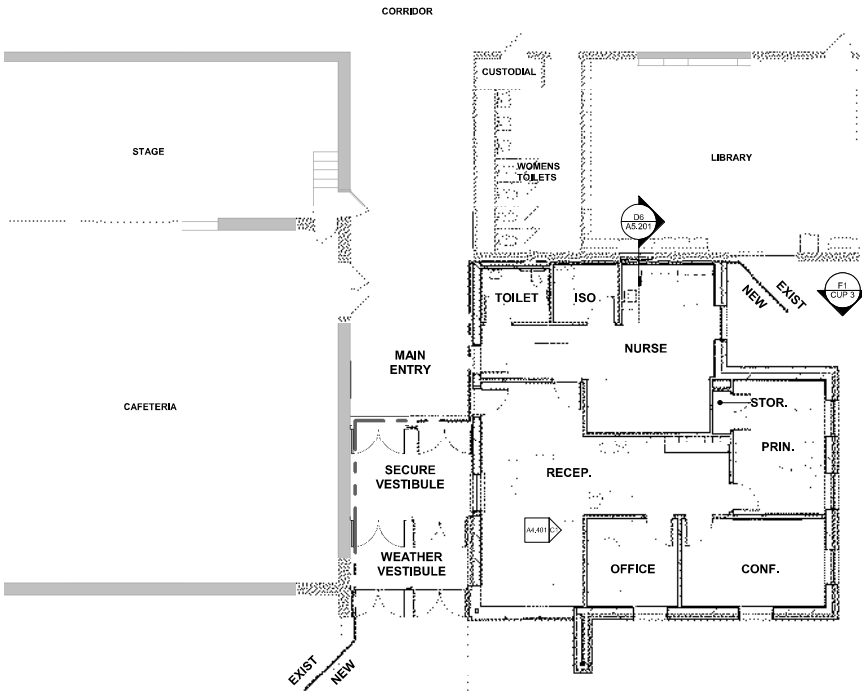
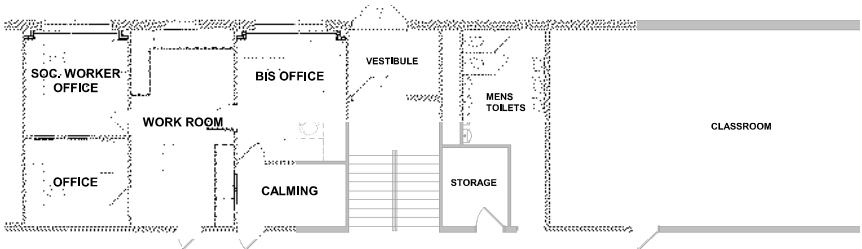
EXISTING BUILDING AREA: 42,000 SQ. FT.

PROPOSED ADDITION AREA: 1,750 SQ. FT.

D1 COWERN OVERALL REFERENCE PLAN

1/16" = 1'-0"

0 12 24



F5 COWERN ENLARGED FLOOR PLAN

1/8" = 1'-0"

0 6 12

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me or under my direct supervision and that I am a duly Licensed
ARCHITECT
under the laws of the State of MN

Vaughn Dierks
License Number: 26979 Date: 3/1/21

Description	Revisions		Num
	Date		

Comm: 202194
Date: 3/1/2021
Drawn: AL
Check: SK



OVERALL FLOOR
PLAN AND AREA
FLOOR PLAN

Scale: As indicated

MN

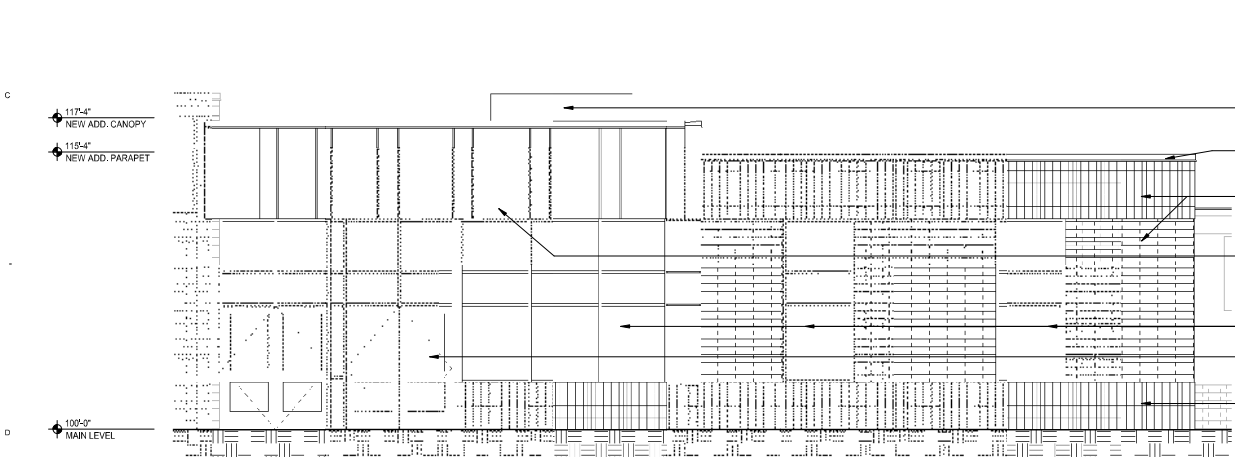
MULTISITE
SECURE ENTRY
IMPROVEMENTS

INDEPENDENT SCHOOL
DISTRICT #622
2520 12th Ave E,
Saint Paul, MN 55109

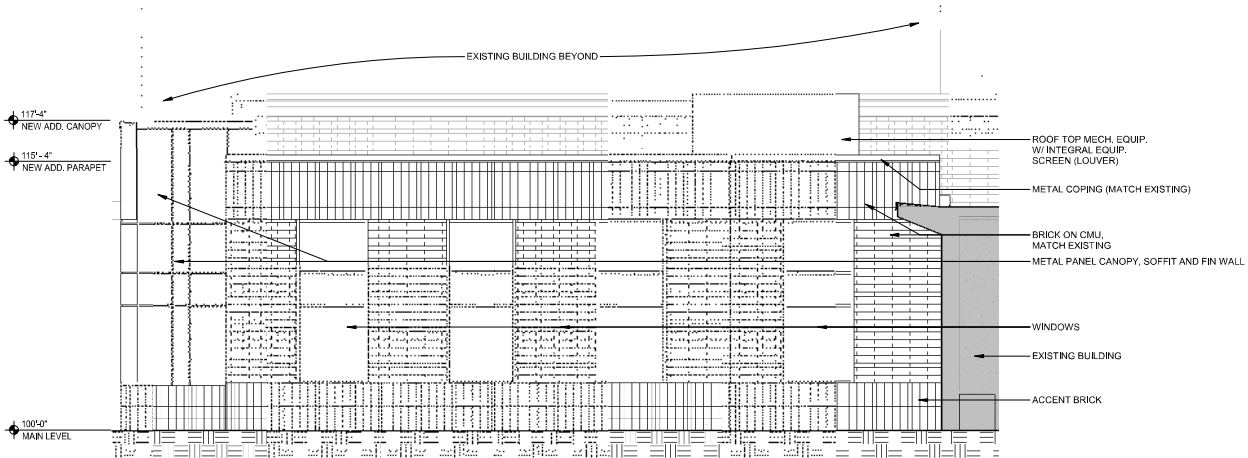


WOLD ARCHITECTS
AND ENGINEERS
110 Marshall Street, Suite 300
Saint Paul, MN 55102

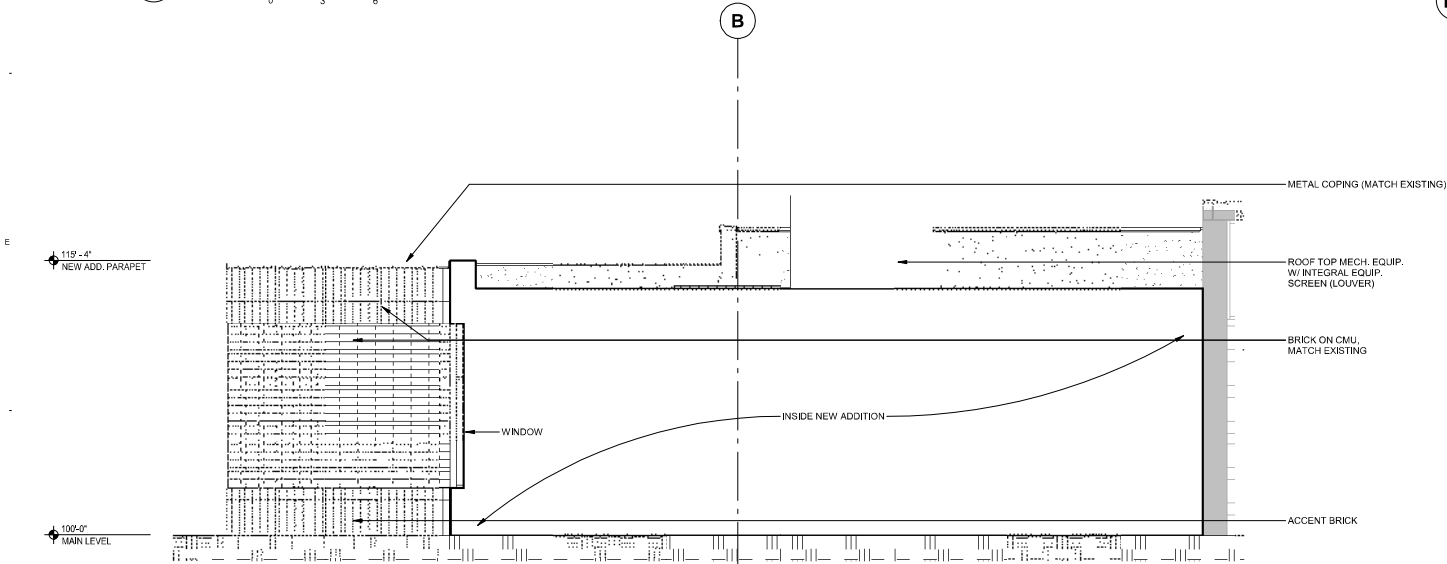
cell: 612.227.7773



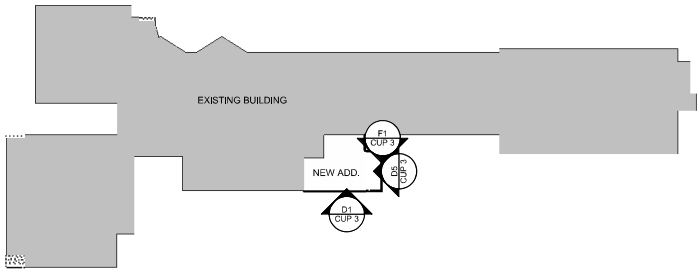
D1 COWERN EAST EXTERIOR ELEVATION
1/4" = 1'-0"



D5 COWERN NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



F1 COWERN WEST EXTERIOR ELEVATION
1/4" = 1'-0"



EXTERIOR ELEVATION KEY PLAN

I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
ARCHITECT
under the laws of the State of MN

Vaughn Dierks
License Number: 26979 Date: 3/1/21

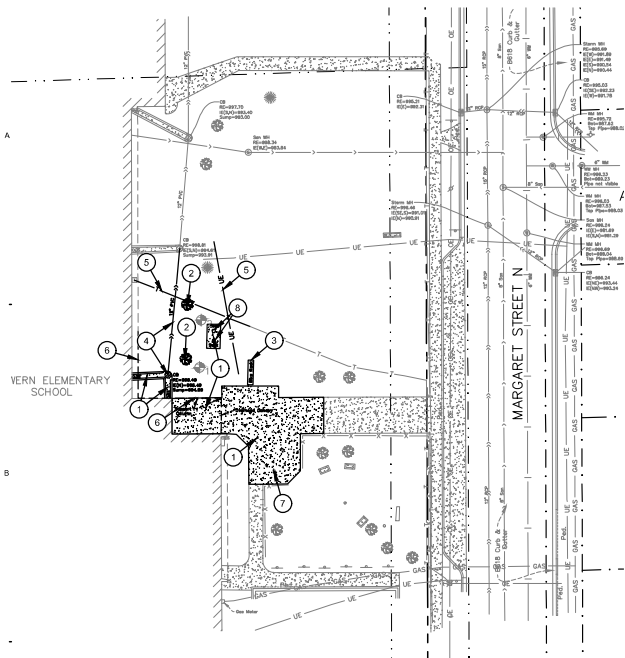
Description	Revisions	
	Date	Num

Comm: 202194
Date: 3/1/2021
Drawn: AL
Check: SK

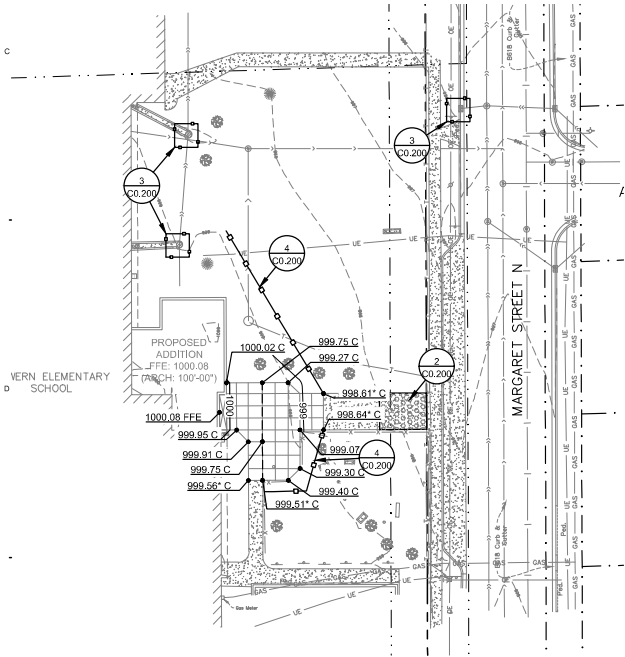
EXTERIOR
ELEVATIONS

Scale: As indicated

MN



A
C0.100
DEMOLITION PLAN
1:30



C
C0.100
GRADING AND EROSION CONTROL PLAN
1:30

EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All silt tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous wastes must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

SYMBOL LEGEND

- REMOVE AND DISPOSE OF CONCRETE PAVEMENT SECTION
- APPROXIMATE SOIL BORING LOCATION
- TREE REMOVAL

KEY NOTES

- REMOVE AND DISPOSE OF CONCRETE PAVEMENT SECTION.
- REMOVE AND REPLANT TREE WHERE INDICATED.
- REMOVE AND SALVAGE BIKE RACK, RETURN TO OWNER.
- REMOVE AND DISPOSE OF STORM SEWER PIPE AND/OR STRUCTURE.
- COORDINATE UTILITY. REMOVAL AND RELOCATION BY UTILITY PROVIDER.
- REMOVE BUILDING CANOPY, SEE ARCHITECTURAL.
- PROTECT EXISTING FLAG POLE.
- REMOVE AND DISPOSE OF CONCRETE BENCHES.

DEMOLITION NOTES

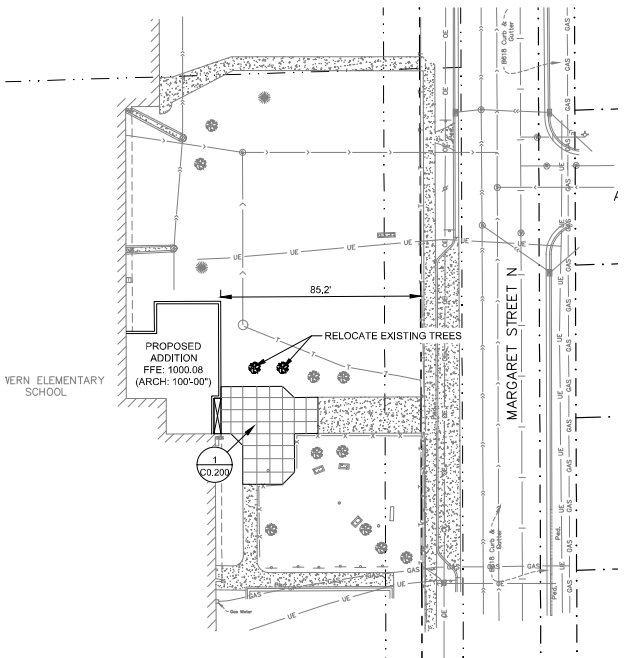
- Verify all existing utility locations.
- It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
- Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
- Sawcut along edges of pavements, sidewalks, and curbs to remain.
- All construction shall be performed in accordance with state and local standard specifications for construction.

SYMBOL LEGEND

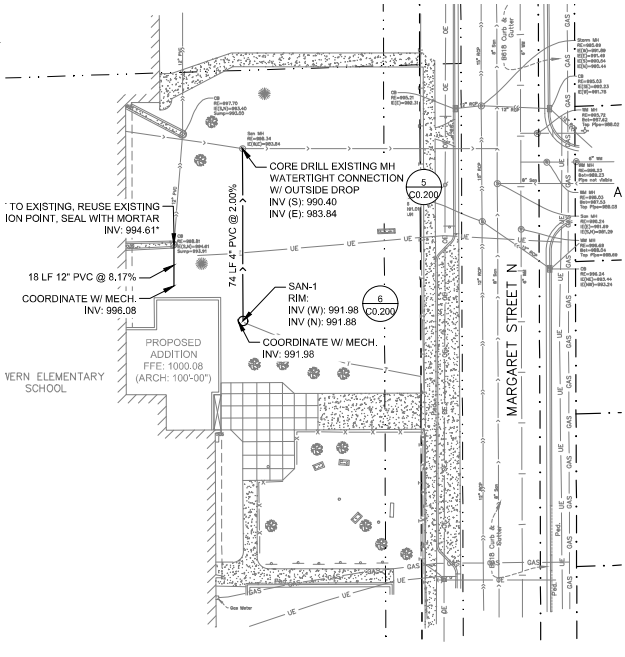
- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SEDIMENT ROLL
- ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (LOCATE DURING CONSTRUCTION)
- SPOT ABBREVIATIONS:
 - TC - TOP OF CURB
 - GL - GUTTER LINE
 - B - BITUMINOUS
 - C - CONCRETE
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (FIG)
 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 4" of good quality topsoil and sod unless otherwise specified.
- All construction shall be performed in accordance with state and local standard specifications for construction.



B
C0.100
PAVING PLAN
1:30



D
C0.100
UTILITY PLAN
1:30

SYMBOL LEGEND

- NEW CONCRETE PAVEMENT SEE DETAIL 1/C0.200
- NEW STOOP/APRON SEE STRUCTURAL/ARCHITECTURAL

SYMBOL LEGEND

- STORM MANHOLE (STMH)
- CATCH BASIN (CB)
- CURB INLET (CB)
- FLARED END (FES)
- SANITARY MANHOLE (SAN)
- HYDRANT (HYD)
- GATE VALVE & BOX
- STORM SEWER PIPE
- DRAIN TILE PIPE
- SANITARY SEWER PIPE
- WATERMAIN PIPE

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- Maintain a minimum of 7 1/2" of cover over all water lines and sanitary sewer lines. Where 7 1/2" of cover is not provided, install 2" rigid polystyrene insulation (MNDOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infil-Shield Uni-Band or an approved equal.

ISD #622 SECURE ENTRANCES - COWERN ELEMENTARY

2131 Margaret Street North
St. Paul, MN 55109

INDEPENDENT SCHOOL DISTRICT #622

2520 12th Ave. E.
North St. Paul, MN 55109



WOLD ARCHITECTS
AND ENGINEERS
112 Margaret Street North
St. Paul, MN 55109

Wold Architects & Engineers

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I hereby certify that this plan, specifications 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.

Greg A. Buchal, P.E.

Date: xx.xx.2021 Lic. No.: 23793

Revisions		
Description	Date	Num

Comm: 12216002

Date: xx.xx.2021

Drawn: NUN

Check: GAB



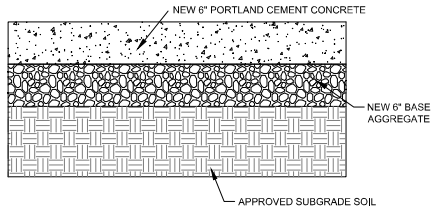
CIVIL SITE PLAN

Scale: As indicated

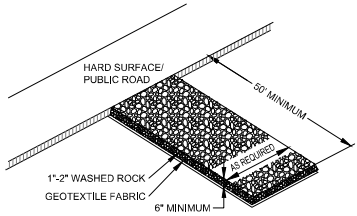
CITY SUBMITTAL - 03.01.2021
NOT FOR CONSTRUCTION

C0.100

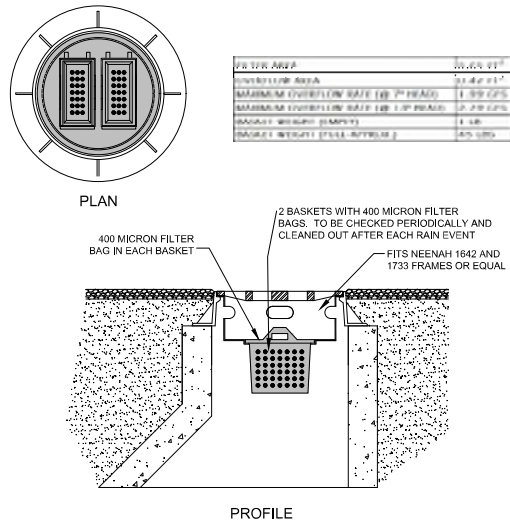
MN



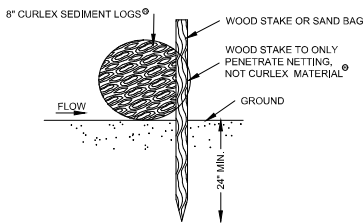
1
C0.200
CONCRETE
CONSTRUCTION DETAIL
NOT TO SCALE



2
C0.200
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

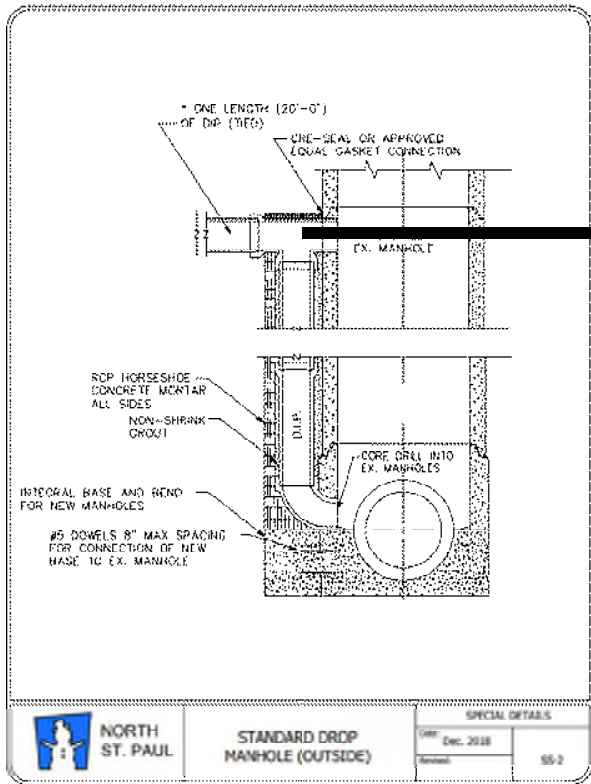


3
C0.200
INFRASAFE INLET PROTECTION
DEVICE (OR APPROVED EQ.)
NOT TO SCALE

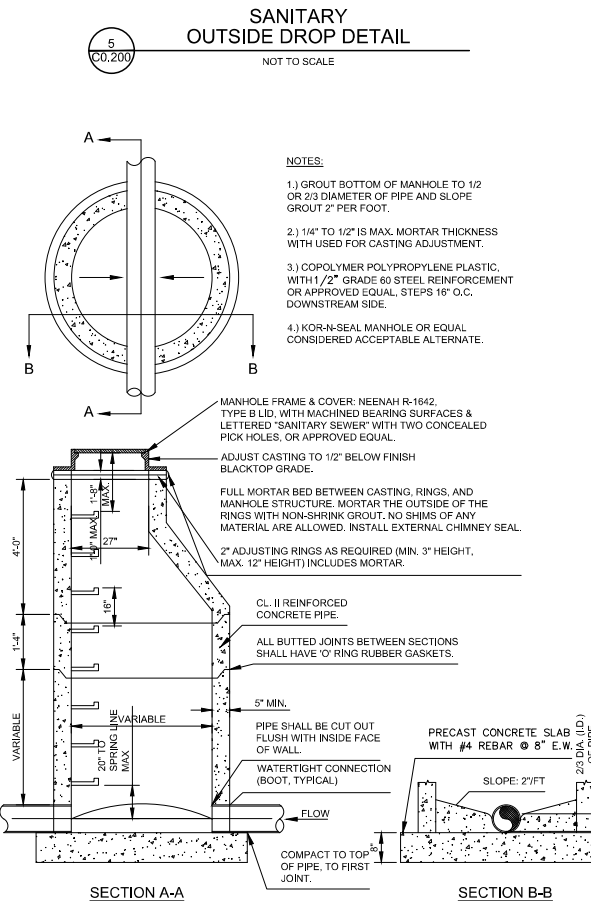


NOTES:
1. STAKE OR SAND BAG SPACING SHALL BE 2 FEET O.C.

4
C0.200
SEDIMENT ROLL DETAIL
NOT TO SCALE



NORTH
ST. PAUL
STANDARD DROP
MANHOLE (OUTSIDE)
SPECIAL DETAILS
Dec. 2018
55-2



5
C0.200
SANITARY
OUTSIDE DROP DETAIL
NOT TO SCALE



6
C0.200
SANITARY
SEWER MANHOLE DETAIL
NOT TO SCALE

ISD #622 SECURE
ENTRANCES -
COWERN
ELEMENTARY

2131 Margaret Street North
St. Paul, MN 55109

INDEPENDENT SCHOOL
DISTRICT #622
2520 12th Ave. E.
North St. Paul, MN 55109



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I hereby certify that this plan, specifications 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.

Greg A. Buchal, P.E.
Date: xx.xx.2021 Lic. No.: 23753

Revisions		
Description	Date	Num

Comm: 12216002
Date: xx.xx.2021
Drawn: NJN
Check: GAB
North

DETAILS

Scale: As indicated

CITY SUBMITTAL - 03.01.2021
NOT FOR CONSTRUCTION

C0.200

MEMORANDUM

Date: 3/26/2021
To: Planning Commissioners
From: Eric Zweber, AICP, City Planner
CC: Scott Duddeck, City Manager
Re: Conditional Use Permit and Building Height Variance Requests for North High School Addition

BACKGROUND

Alex Malnaa of Wold Architects and Engineers has submitted applications on behalf of the property owner, Independent School District #622 (Randy Anderson), for a Conditional Use Permit and Building Height Variance to facilitate the development of an approximately 27,000 square foot three-story addition, 1,000 square foot secure entrance addition, exterior envelope improvements, and building-wide interior renovations to the existing North High School building, 2416 11th Ave E. The property is zoned R-1 – Single Family Residential. The three-story entrance will contain eleven classrooms, four flex learning spaces, and three bathrooms. On the south side of the first floor of the addition will be 1,440 square feet of mechanical and electrical spaces.

Along with the addition, the parking, drop off, and loading area to the west, south, and east of the high school will be completely reconstructed including under parking lot stormwater detention. To complete all of these improvements, the construction is expected to be conducted over four phases beginning in June 2021 and ending in August 2022.

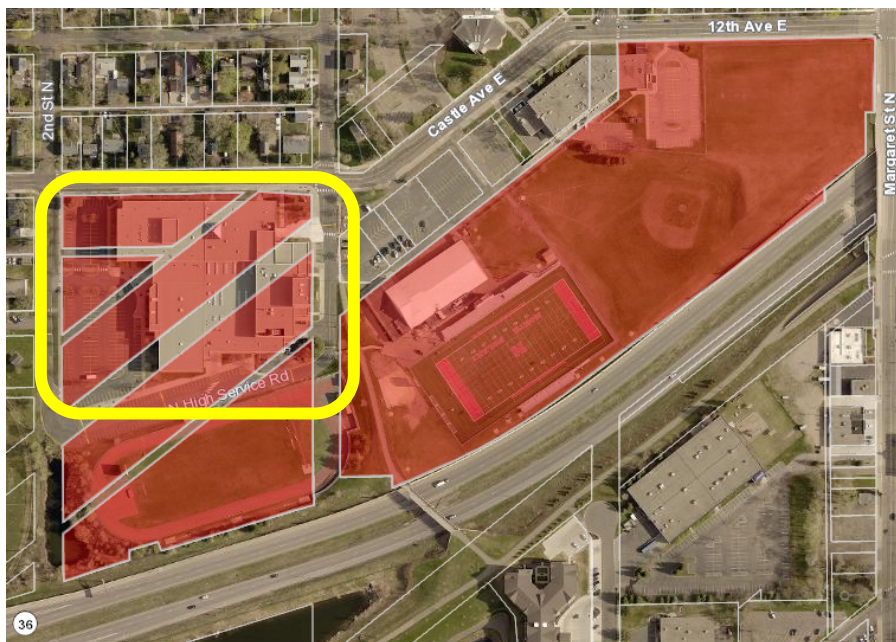


Figure 1: Location Map

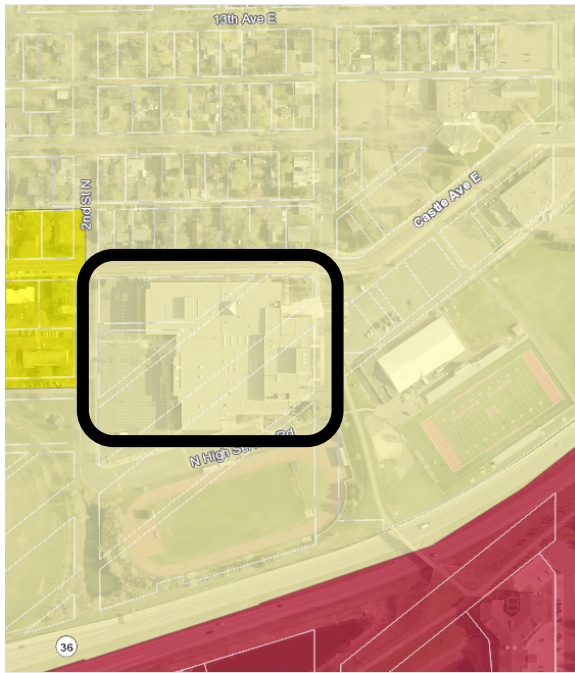


Figure 2: Zoning Map

GENERAL STAFF REVIEW

Consistency with the City Plans

- 154.004 (F)(2) Conditional Use Permit Standards (i) *The use is in harmony and consistent with the general purposes and intent of the Comprehensive Plan.*
- 154.004 (F)(2) Conditional Use Permit Standards (vii) *The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use*
- 154.004 (F)(2) Conditional Use Permit Standards (x) *If applicable, the proposed use is consistent with officially adopted city plans and overlays*

The 2040 Comprehensive Plan guides the subject property as Low Density Residential, which represents single-family detached uses, duplexes and townhomes left as the result of older infill housing. Institutional uses including schools do not have a separate Future Land Use designation and therefore typically fall under a residential category. As a result, the proposed additions and renovations to the existing school is consistent with the vision and intent of the Comprehensive Plan for this area. The site is not subject to any overlay zoning districts.

Schools are listed as a Conditional Use within the R-1 Zoning District that the subject property is located in.

Health, Safety, and General Welfare

- *154.004(F)(2) Conditional Use Permit Standards (ii) The use will not adversely affect the health, safety, or general welfare of the city.*

The proposed 27,000 square foot addition and renovations to the existing school building is not likely to negatively impact the health, safety, or general welfare of the City. The 27,000 square foot building addition is proposed to be connected to the northwest part of the existing building and will line up with the building's northern façade along 11th Ave, and the 1,000 square foot secure entrance addition is proposed at the school's main entrance along 1st St N.

Compatibility with Surrounding Context

- *154.004(F)(2) Conditional Use Permit Standards (iv) The use or appearance of the use is compatible with adjacent properties*
- *154.004(F)(2) Conditional Use Permit Standards (vii) The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land*
- *154.004(F)(2) Conditional Use Permit Standards (ix) The use will not create an intrusion of excessive noise, glare, or general unsightliness*
- *154.010(E)(3) General Architectural requirements (g) Protection of views. Buildings shall be designed and oriented so as not to detract from one another or to unduly restrict views to open spaces, plazas and vistas.*

The site is bounded by 11th Ave on the north, 1st St N on the east, and 2nd St N on the west. The adjacent properties on all four sides are also zoned residential. The properties to the north, east, and south are zoned R-1 and the property to the west is zoned R-3. The proposed school building height and scale of the additions are in locations that would blend in with the existing building and therefore would be compatible with the existing building, site, and surrounding area. The north side of the addition does not contain any windows, unlike the existing north elevation of the high school. The lack of windows on the north side of the addition is not compatible with the adjacent properties. If windows (or other architectural element required within the Zoning Ordinance) were added to the north side of the addition, the proposed building additions would not interfere with views of public open space, parks, or vistas.

Proposed Uses

- *154.004(F)(2) Conditional Use Permit Standards (iii) The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city*
- *154.004(H)(2) Site Plan Review Standards (h) The proposal is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposal.*
- *154.007(C)(1) Permitted, Conditional, and Interim Uses refers to Table 6 for allowed uses within the residential districts.*

The existing building use and proposed use as a school is a conditional use in the R-1 Zoning District. The proposal complies or could be conditioned upon demonstration of compliance with other applicable Ordinance requirements as noted herein.

Proposed Lot/Building Dimensional and Setback Requirements

- *154.007(C)(3) refers to Table 4 for the lot requirements within the residential districts.*

Requirement	R-1	Proposed
Minimum Lot Size	<i>10,000 sq. ft.</i>	23.12 acres
Minimum Lot Width	<i>60 ft</i>	Met
Front Yard Setback	<i>25 ft</i>	Met (applicable to entrance addition only)
Rear Yard Setback	<i>25 ft</i>	Met
Side Yard Setback	<i>15 Ft</i>	Met
Maximum Height	<i>Two (2) stories or 35 ft</i>	Three (3) stories and 41 ft

The lot meets the size and width requirements for the R-1 Zoning District. The proposed building additions also meet all the setbacks for the zoning district. The existing school building has a height that is greater than two stories or 35 feet, and to maintain consistency with the existing design, the addition to the western side of the building proposes to match the height of the current building. To accommodate this height in excess of two stories and 35 feet, the applicant has requested a building height variance.

Building Height Variance Review

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a variance if the proposed request is compliant with the following findings:

- a) The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;*

The 2040 Comprehensive Plan guides the subject property as Low Density Residential, which represents single-family detached uses, duplexes and townhomes left as the result of older infill housing. Institutional uses including schools do not have a separate land use designation and commonly fall under a residential category and as a result the proposed additions and renovations to the existing school is consistent with the vision and intent of the Comprehensive Plan for this area.

- b) The variance will not adversely affect the health, safety, or general welfare of the City;*

The school addition will not adversely affect the health, safety, or general welfare.

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

The ground elevation at the main entrance near 1st Street is 968 feet while the elevation at the west end of the proposed addition is about 951 feet create a 17-foot change in elevation. The building at the main entrance is two-stories and 30.8 feet. Due to Code requirement to calculate the ground elevation at the average of the point 15 feet from the foundation of the school, the average ground elevation of North High School is 957.8 feet creating a building 41 feet high. Other building in the area do not have this change in elevation over the length of its façade and therefore this land and location is unique.

- d) *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*

The addition is near the lowest point along the 11th Avenue frontage and therefore the 41-foot request is the minimum variance necessary to allow for an addition to the school.

- e) *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*

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

The high school is a reasonable use within the R-1, Single Family Residential District.

- ii. *The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*

The school district did not create the 17 feet of grade change along the 11th Avenue frontage.

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

The high school already exists in the locality and the addition does not alter the current character of the high school.

- iv. *Economic considerations alone do not constitute practical difficulties.*

Economic considerations are not a factor in the variance request.

- v. *The variance is consistent with officially adopted City plans and overlays.*

The high school is two stories and 30.8 feet at its main entrance which is consistent with the City's adopted plans and overlays.

Utilities and Municipal Services

- *154.004(F)(2) Conditional Use Standards (v) The use can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems*
- *154.004(F)(2) Conditional Use Standards (vi) The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area*
- *154.010(A) Development Standards (9) Utility installations. All on site utility installations shall be placed underground.*

The proposed use will not generate any additional demand on parks, schools, or other similar public facilities. The existing building is served by municipal water and sewer via underground connections. Stormwater management is provided for on the existing site.

It is underdetermined at this time if the proposed addition and parking lot renovations will have an adverse impact on the surrounding transportation systems. The balance of parking space reductions and improvements in on site circulation and waiting areas are discussed in more detail in those specific sections of this memorandum below. The City Engineer proposes the following condition to continue this evaluation and determine appropriate future improvements:

“While reduction of one access point is noted, North St. Paul Engineering and Public Works staff will evaluate intersection and traffic operations as well as public street parking impacts and continue conversations with school district staff related to future improvements as it is unknown whether revisions to intersection control and/or development of turn lanes on 11th Avenue or 2nd Street will be necessary to mitigate adverse impacts.”

Landscaping

The plans indicate that 43 trees will be removed, and the replacement plan specifies that 46 trees and 27 shrubs will be planted.

The western building addition will require a retaining wall to be installed between the north façade of the building and sidewalk along 11th Ave E. The retaining wall will enable a more even sloped area next to the retaining wall, and staff recommends that this area be landscaped with at least two trees.

Screening

- *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.*
- *154.010(E)(3) General Architectural requirements (c) Screening of rooftop equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened*

from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

There are no new rooftop mechanical units proposed on the roof of the building additions.

Drainage/Natural Resources

- *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.*

There are major improvements to the drainage/natural resources of the site will be created with the installation of under parking lot stormwater infrastructure under the parking lots to the west and south of the high school. The City Engineer has reviewed the proposed infrastructure and is supportive of its design while providing a few comments within the City Engineer's memorandum including that maintenance easements are provided for the City.

Streets and Sidewalks

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

The majority of public streets and sidewalks within the public right of way of 2nd Street and 11th Avenue will be maintained with the impacts being limited to around the existing access for the high school. Almost all of the sidewalks and parking areas on the site of the high school will be removed and replaced. The school's two accesses onto 2nd Street will remain in their current locations. The accesses onto 11th Avenue will be reduced from three accesses to two accesses with the eastern access (at 1st Street) will be egress only near the school bus parking and the western access will be a ¾ access with left and right turns in but only right turns out.

During the construction of the addition and parking lot improvements, the City will continue to evaluate potential improvements to 2nd Street and 11th Avenue, particularly to the intersections of 2nd Street and 11th Avenue and 1st Street and 11th Avenue. More details are provided within the City Engineer's memorandum but are summaries as follows:

"While reduction of one access point is noted, North St. Paul Engineering and Public Works staff will evaluate intersection and traffic operations as well as public street parking impacts and continue conversations with school district staff related to future improvements as it is unknown whether revisions to intersection control and/or development of turn lanes on 11th Avenue or 2nd Street will be necessary to mitigate adverse impacts."

Parking

- *154.010(J)(3) General Parking Standards. (a) Minimum size regulations. Each space shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space shall be*

adequately served by access drives as determined by the Zoning Administrator. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve. Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.

A summary of the requirements in Table 8 is provided below for Schools, Public and Private.

Use	Requirement	Proposed
Elementary and Secondary Schools	One parking space for each classroom plus one parking space for each seven students based upon design capacity.	372 spaces plus an easement for 102 additional spaces at St. Mark's

The parking is proposed to be reduced by a total of 55 stalls on the school property, as shown in the table below.

	Existing	Proposed	Change
Staff	247	182	-65
Student	180	143	-37
Total (school property only)	427	325	-102
St. Mark's Church	102	102	0

Access and Circulation

There are several changes to the access and circulation proposed as outlined in the table below.

	Existing	Proposed
2 nd St N	2 accesses into the west parking lot; 1 access into the south parking lot	1 access into the west parking lot; 1 access that brings vehicles south and east with 2 options to either enter into the south parking lot (no exit); or to continue north along park/pass drive to the athletic entrance, exiting at 2 nd St N.
1 st St N and 11 th Ave Intersection	Full access enter/exit at 1 st St N near the school's main entrance	Enter only at 1 st St N into drive that moves east perpendicular to 11 th Ave, with ability to exit on 11 th Ave further east
11 th Ave / Castle Ave E	2 accesses into east parking lot	1 access into east parking lot that takes you south before right or left option into parking lots

The parking reduction and circulation should be considered together. While the proposed parking lots would reduce 102 parking spaces (24% reduction), circulation adds six on site bus parking spaces and 225 feet of parent waiting areas which could accommodate eleven passenger vehicles. This improvement to the circulation on the site and removal of these buses and passenger vehicles from idling within the public right-of-ways of 2nd Street and 11th Avenue should be balanced with a consideration of the reduction in parking.

Architecture

- *154.010(E)(3) General Architectural requirements (f) Pedestrian-oriented design. Building designs are encouraged to make the street enjoyable, visually interesting, and comfortable. Individual buildings should be integrated with the streetscape to bring activity in the building in direct contact with the people on the street.*
- *154.010(E)(4)(d)(iii) Design of street-facing facades. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.*
- *154.010(E)(14) Building Materials (a) Nonresidential Buildings and Mixed-Use Buildings. These buildings shall be constructed of durable, high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. TABLE 9 lists allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front façade.*

The proposed additions and renovated parts of the building will be constructed with materials including brick and metal. Two brick colors proposed; a brick to match the existing, and a new darker grey brick color. There are also two metal panel colors proposed: one dark grey and one off-white. Staff finds that the proposed building materials are acceptable.

There are no windows proposed for the northern façade of the western building addition which faces a public street and sidewalk. As proposed, staff believes that the façade's change in material does not create enough visual interest and recommends that windows be added as well to enhance the overall design aesthetic at this location.

Staff recommends that either windows or other architectural elements listed in section 154.010(E)(4)(d)(iii) above be installed on the north side of the proposed addition to comply with the Zoning Ordinance's architectural requirements.

Lighting

The freestanding light fixtures are proposed to be replaced with the parking lot renovations. A photometric plan has been provided for these new light fixtures. The lighting exceeds the Code requirement of 0.4 foot candles at the lot line. Staff recommends that the lighting plan be revised to comply with the 0.4 foot candles requirement.

Engineering Comments

Attached to this memorandum is the City Engineer's memorandum dated March 23, 2021. Two comments that the Planning Commission and applicant should be aware of are provided below:

1. 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 Ramsey Washington Metro Watershed District (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 may be applicable.
2. Grading along the 11th Avenue sidewalk adjacent to the addition creates an unmaintainable 2.5:1 slope with an immediate drop-off at the back of sidewalk which is undesirable and may compromise the support of the sidewalk. The applicant shall revise the plans to include a retaining wall to accommodate the change in grade and provide a level area behind the 11th Avenue sidewalk as a pedestrian buffer and for replacement landscaping as may be necessary.
3. A Stormwater Maintenance and Easement agreement shall be executed between the applicant and the City of North St. Paul, and recorded with Ramsey County, prior to building permit issuance.
4. While reduction of one access point is noted, North St. Paul Engineering and Public Works staff will evaluate intersection and traffic operations as well as public street parking impacts and continue conversations with school district staff related to future improvements as it is unknown whether revisions to intersection control and/or development of turn lanes on 11th Avenue or 2nd Street will be necessary to mitigate adverse impacts.
5. Additional SAC charges may be due at time of building permit based on Met Council SAC determination calculations of the additional use with the expansion.
6. Final hydrant locations shall be approved by the Fire Chief.

RECOMMENDED ACTION

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

Conditional Approval of the requested Conditional Use Permit to allow for a 23,492 square foot addition to the existing North High School building, subject to the following conditions of approval:

1. Revised set of plans shall be submitted prior to building permit issuance for review addressing comments provided and incorporating any recommended comments as acceptable and necessary.
2. Grading along the 11th Avenue sidewalk adjacent to the addition creates an unmaintainable 2.5:1 slope with an immediate drop-off at the back of sidewalk which is undesirable and may compromise the support of the sidewalk. The applicant shall revise the plans to include a retaining wall to accommodate the change in grade and provide a level area

behind the 11th Avenue sidewalk as a pedestrian buffer and for replacement landscaping as may be necessary.

3. The installation two additional trees in the location north of the building addition and south of the sidewalk on the south side of 11th Avenue.
4. The installation of either windows or other architectural elements listed in section 154.010(E)(4)(d)(iii) be installed on the north side of the proposed addition.
5. Revise the lighting plan to comply with the 0.4 foot candles requirement of Section 154.010(A)7.
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 Ramsey Washington Metro Watershed District (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 may be applicable.
7. A Stormwater Maintenance and Easement agreement shall be executed between the applicant and the City of North St. Paul, and recorded with Ramsey County, prior to building permit issuance.
8. While reduction of one access point is noted, North St. Paul Engineering and Public Works staff will evaluate intersection and traffic operations as well as public street parking impacts and continue conversations with school district staff related to future improvements as it is unknown whether revisions to intersection control and/or development of turn lanes on 11th Avenue or 2nd Street will be necessary to mitigate adverse impacts.
9. Additional SAC charges may be due at time of building permit based on Met Council SAC determination calculations of the additional use with the expansion.
10. Final hydrant locations shall be approved by the Fire Chief.
11. Compliance with the conditions and recommendations within the City Engineer's Memorandum dated March 23, 2021.

Conditional Approval of the requested Building Height Variance for the existing and proposed additions to North High School building, subject to the following conditions of approval:

1. The building height shall not exceed three stories and 41 feet.

MEMORANDUM

Date: 3/23/2021

To: Planning Commissioners

From: Morgan Dawley, PE, City Engineer

CC: Scott Duddeck, City Manager

Re: North High School Addition Site Plan Review

Below are engineering comments following review of the most recent submittal of the North High School Addition Site Plan for the addition of 11 classrooms to and reconfiguration of the parking lots for the North High School campus west of 11th Avenue, south of Second Street (2416 11th Avenue);

General Engineering and Grading Comments:

1. 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 Ramsey Washington Metro Watershed District (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 may be applicable.
2. City Standard Plates and Specifications shall supersede all submitted details and specifications for work within the right of way and public infrastructure.
3. 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.
4. All proposed storm water management infrastructure shall be privately owned and maintained and encompassed by drainage and utility easements.
5. A Stormwater Maintenance and Easement agreement shall be executed between the applicant and the City of North St. Paul, and recorded with Ramsey County, prior to building permit issuance.
6. A haul route plan and a traffic control/detour plan for utility work on 2nd Street shall be submitted for review and approval prior to permit issuance.
7. While reduction of one access point is noted, North St. Paul Engineering and Public Works staff will evaluate intersection and traffic operations as well as public street parking impacts and continue conversations with school district staff related to future improvements as it is unknown whether revisions to intersection control and/or development of turn lanes on 11th Avenue or 2nd Street will be necessary to mitigate adverse impacts.
8. Mill and overlay upper 2" for remaining undisturbed areas along 2nd Street up to the intersection with 11th Avenue shall be included in the applicant's plans in revision for approval.

9. Failed or settled concrete curb and gutter and sidewalk panels adjacent to construction along 2nd Street and 11th Avenue as directed by Public Works shall be included in the applicant's plans in revision for approval.
10. Grading along the 11th Avenue sidewalk adjacent to the addition creates an unmaintainable 2.5:1 slope with an immediate dropoff at the back of sidewalk which is undesirable and may compromise the support of the sidewalk. The applicant shall revise the plans to include a retaining wall to accommodate the change in grade and provide a level area behind the 11th Avenue sidewalk as a pedestrian buffer and for replacement landscaping as may be necessary.

Utilities:

1. Applicant is to describe the connection to existing water (wet tap; 12" x 4" tee; etc.) with water service connection in 2nd Street.
 - a. If not wet tap, water shutoff for connection shall be coordinated with Public Works. Relocate shutoff valve outside of roadway pavement and curb/gutter.
2. Additional SAC charges may be due at time of building permit based on Met Council SAC determination calculations of the additional use with the expansion.
3. Replacement of the existing 12" trunk watermain along 2nd Street from the west end to the west side of 11th Avenue is necessary with the reconstruction of roadway above the approximately 80-year-old cast iron pipe to mitigate risk of a major watermain break on 2nd Street. Pipe bursting or open cut replacement is recommended either in coordination with or included in the applicant's proposed improvements.
4. Similarly, it is recommended that the City to consider Cured-In-Place-Pipe (CIPP) lining of the sanitary sewer along 2nd Street from the intersection of 10th Avenue to the intersection of 11th Avenue. Sanitary sewer under 11th Avenue, Castle Avenue, and 12th Avenue was lined in 2018, however sanitary sewer in side streets such as 2nd Street were not lined at that time.
5. Add to plans: Insulate all storm sewer crossings of watermain.
6. Add to plans: Notes or callouts verifying minimum 18" separation and protection of all existing utilities at crossings.
7. Final hydrant locations shall be approved by the Fire Chief.

Stormwater Management:

General Stormwater Management

1. This project shall adhere to the volume control, water quality, and water quantity requirements of Ramsey Washington Metro Watershed District permit. Please submit final permit from RWMWD to the City prior to issuance of any City permits.
2. An operations and maintenance plan for the proposed stormwater treatment system must be submitted to the City to be included in the previously mentioned Stormwater Maintenance and Easement Agreement.

3. Provide storm sewer calculations, including roof drain sizing information, and catch basin drainage area maps to confirm that the storm sewer is sized to manage a 10-year storm event.
4. Stormwater REF will be calculated based on proposed impervious of the final approved plans. Proposed impervious 418,968 reduced from 427,089 sf.
5. Display the HWL elevations for the underground chamber systems on the grading plan.

Storm Sewer:

1. To ensure 3 fps velocity in storm sewer for self-cleaning the minimum grade on a 12-inch pipe is 0.37%. Review segment CB-14 to STMH-15.
2. Plans indicate a 24" HDPE pipe connecting into the existing 21" RCP storm sewer on 11th Ave E (CB-8 to existing). Provide pipe size of the existing connection. Provide capacity calculations at the existing connection and do not exceed the capacity of the existing pipe.
3. Modify private storm crossings over watermain to show adequate insulation.

HydroCAD Model:

1. There is a difference in area between the existing and proposed condition model. These areas should match. Confirm and submit revised model for review.



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

ZONING & LAND USE APPLICATION

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

Application Fee:
\$500.00
(code 1.3290)

APPLICATION FOR CONDITIONAL USE PERMIT

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

APPLICANT INFORMATION

Applicant Name: Alex Malnaa
Company (if applicable): Wold Architects and Engineers
Address: 332 Minnesota St, Suite W2000
City, State, Zip: Saint Paul, MN 55101
Phone Number: 651 227 7773
Email: amalnaa@woldae.com

Owner Name: Randy Anderson
Company (if applicable): Independent School District #622
Address: 2520 12th Ave E
City, State, Zip: North St. Paul, MN 55109
Phone Number: 332 Minnesota St, Suite W2000
Email: randerson@isd622.org

Are you the owner of the property? ☐ YES ☒ NO
(If no, you must supply property owner information)

PROPERTY INFORMATION

Street location of property (address): 2416 11th Ave E, North St. Paul, MN 55109

Parcel Identification Number (PID) (see Ramsey County website): 2416

Legal description of property: School

Present zoning of property (see City website): R1 - Single Family Residential

Size of property (acreage): 23.12

Title information: ☒ Abstract ☐ Torrens

Property Description: ☐ Residential ☐ Commercial ☐ Industrial ☒ Institutional

PROPOSAL INFORMATION

Application is hereby made for Conditional Use Permit to conduct the following: 11 Classroom addition

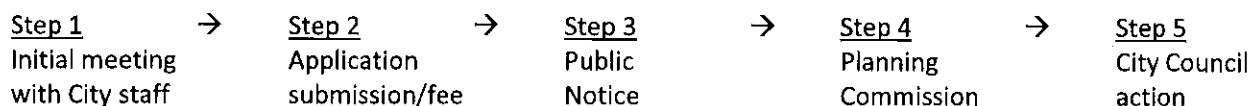
Applicable Zoning Code Section (reference Zoning Code, see City website): R1 - Single Family Residential

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

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

LAND USE PROCESS

Review Process



	MONTH:					MONTH:				
App Submittal										
Design Review										
EAC										
Parks & Rec										
Planning Commission										
City Council										
WEEKS:	1	2	3	4	5	1	2	3	4	5

Regular Scheduled City Meetings:

PLANNING COMMISSION

1st Thursday of the month (6:15 p.m.)

DESIGN REVIEW COMMISSION

4th Thursday of the month (5:00 p.m.)

ENVIRONMENTAL ADVISORY COMMISSION

4th Monday of the month (6:00 p.m.)

PARKS & RECREATION COMMISSION

4TH Wednesday of the month (6:30 p.m.)

ECONOMIC DEVELOPMENT AUTHORITY

2ND Tuesday of every odd month (4:00 p.m.)

CITY COUNCIL

1st and 3rd Tuesday of the month (6:30 p.m.)

APPLICATION SUBMITTALS

Required	Completed	
_____	<u>X</u>	Completed Application
_____	<u>X</u>	Application Fee: \$500.00. Escrow: \$1000 minimum.
_____	<u>X</u>	Site plan including the following items:
_____	<u>X</u>	Name and address of developer/owner, date of plan preparation, dates and descriptions of all revisions, name of project.
_____	<u>X</u>	Proposed front, rear and side yard setbacks. Location, setback, and dimensions of all proposed buildings and structures.
_____	<u>X</u>	Location of all adjacent buildings located within 100 feet of the exterior boundaries of the property.
_____	<u>X</u>	Location, number and dimensions of proposed parking and loading spaces.
_____	<u>X</u>	Identify sidewalks, trails and walkways and location of recreation and service areas.
_____	<u>X</u>	Location of rooftop equipment and proposed screening.
_____	<u>X</u>	Provisions of storage and disposal of waste, garbage and recyclables, including details for screening exterior trash/recycling.
_____	<u>X</u>	Location, size and type of water and sewer system mains, fire hydrants and proposed service connections.
_____	<u>X</u>	Typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity.
_____	<u>X</u>	Location map showing the general location of the proposed use within the city.
_____	<u>X</u>	Map showing all principal land uses within 350 feet of the parcel for which the application is being made.
_____	<u>X</u>	Proof of ownership of the property.
_____	<u>X</u>	Map or plat showing the lands proposed to be changed and all lands within at least 350 feet of the boundaries of the property.
_____	<u>X</u>	Names and addresses of the owners of the lands within 350 feet as appear on the records of the County Auditor of Ramsey County.
_____	<u>X</u>	County, which shall be provided by the petitioner.
_____	<u>X</u>	Other submittals as required by specific zoning district.
_____	_____	Any additional data requested by the city: _____

NOTE TO APPLICANT

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

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

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

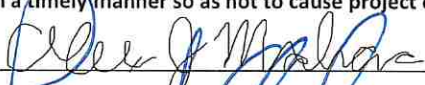
There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review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

REVIEW REQUIREMENTS

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

ACKNOWLEDGEMENT

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

Applicant signature: 

Date: 3.2.2021

Owner Signature: 

Date: 3/2/2021

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission 4.1.2021 Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council 5.4.2021

FOR OFFICE USE ONLY

Date submitted: _____ Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____



INDEPENDENT SCHOOL DISTRICT #622
NORTH HIGH SCHOOL ADDITION AND RENOVATION

DRAFT: NOT FOR CONSTRUCTION



INTERIOR MECHANICAL SPACE
NO NEW ROOFTOP MECHANICAL
UNITS REQUIRING SCREENING



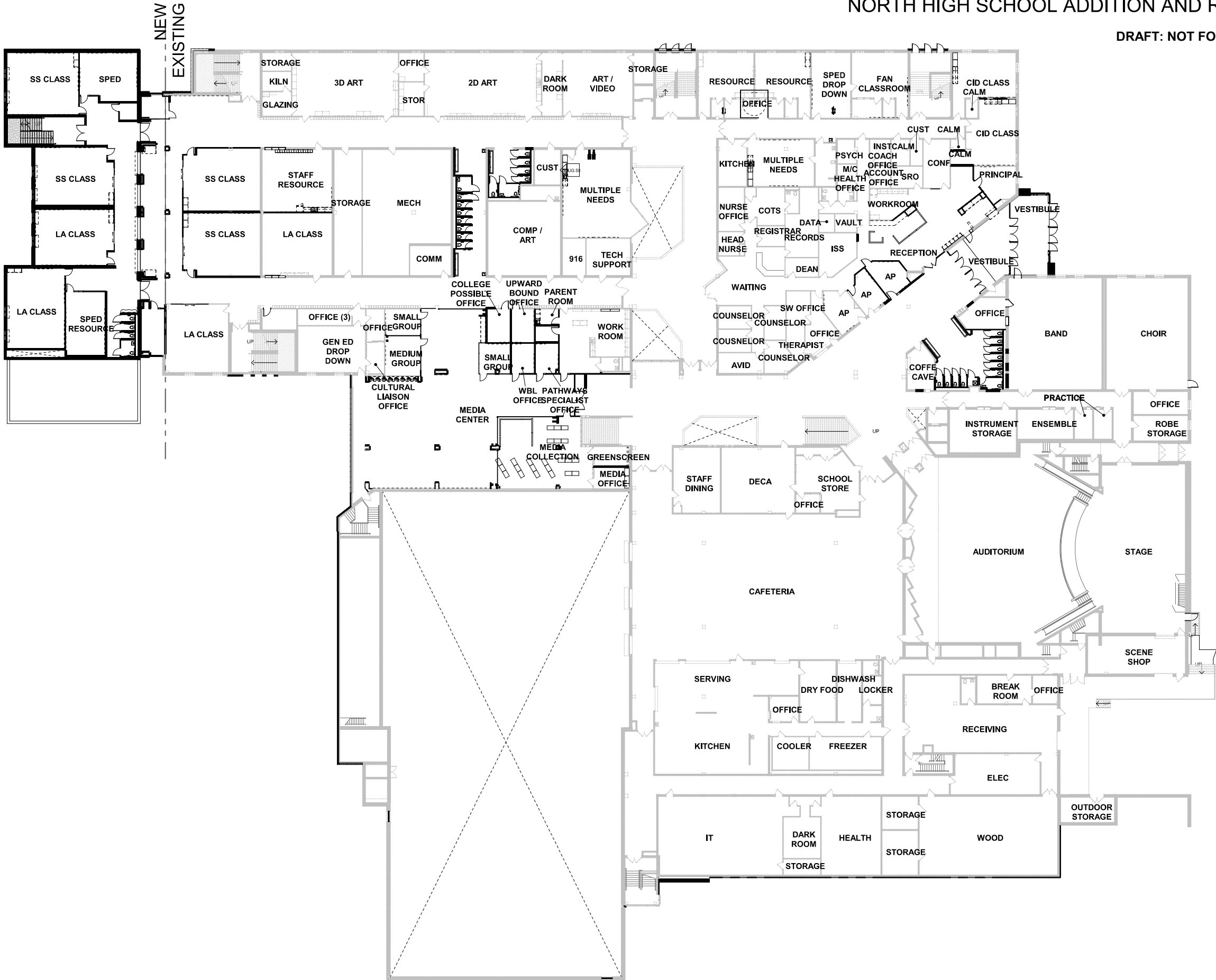
1 OVERALL FLOOR PLAN - LOWER LEVEL
1/16" = 1'-0"

OVERALL FLOOR PLAN - LOWER LEVEL



INDEPENDENT SCHOOL DISTRICT #622
NORTH HIGH SCHOOL ADDITION AND RENOVATION

DRAFT: NOT FOR CONSTRUCTION



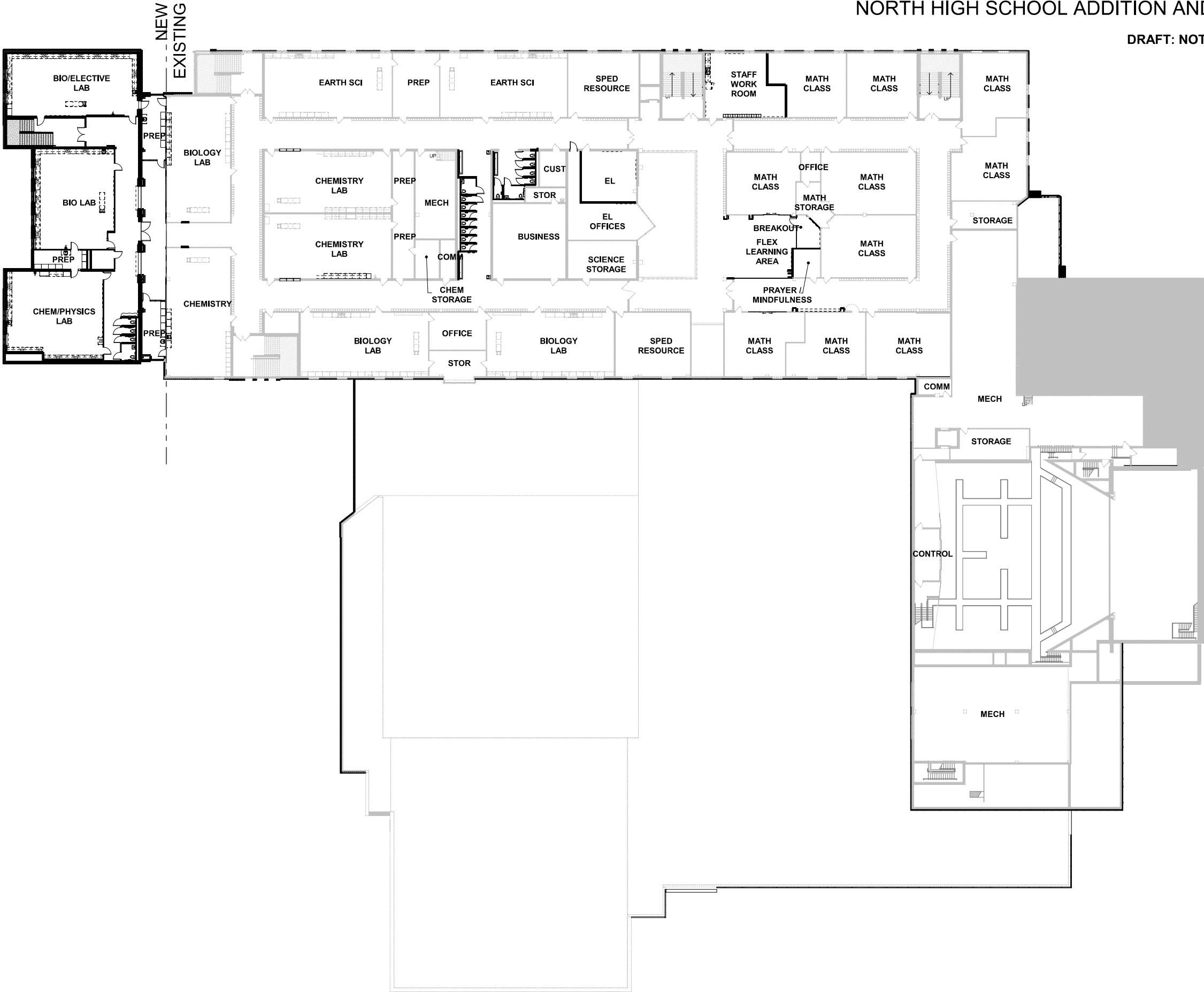
1 OVERALL FLOOR PLAN - MAIN LEVEL
1/16" = 1'-0" 0 12' 24'

OVERALL FLOOR PLAN - MAIN LEVEL



INDEPENDENT SCHOOL DISTRICT #622
NORTH HIGH SCHOOL ADDITION AND RENOVATION

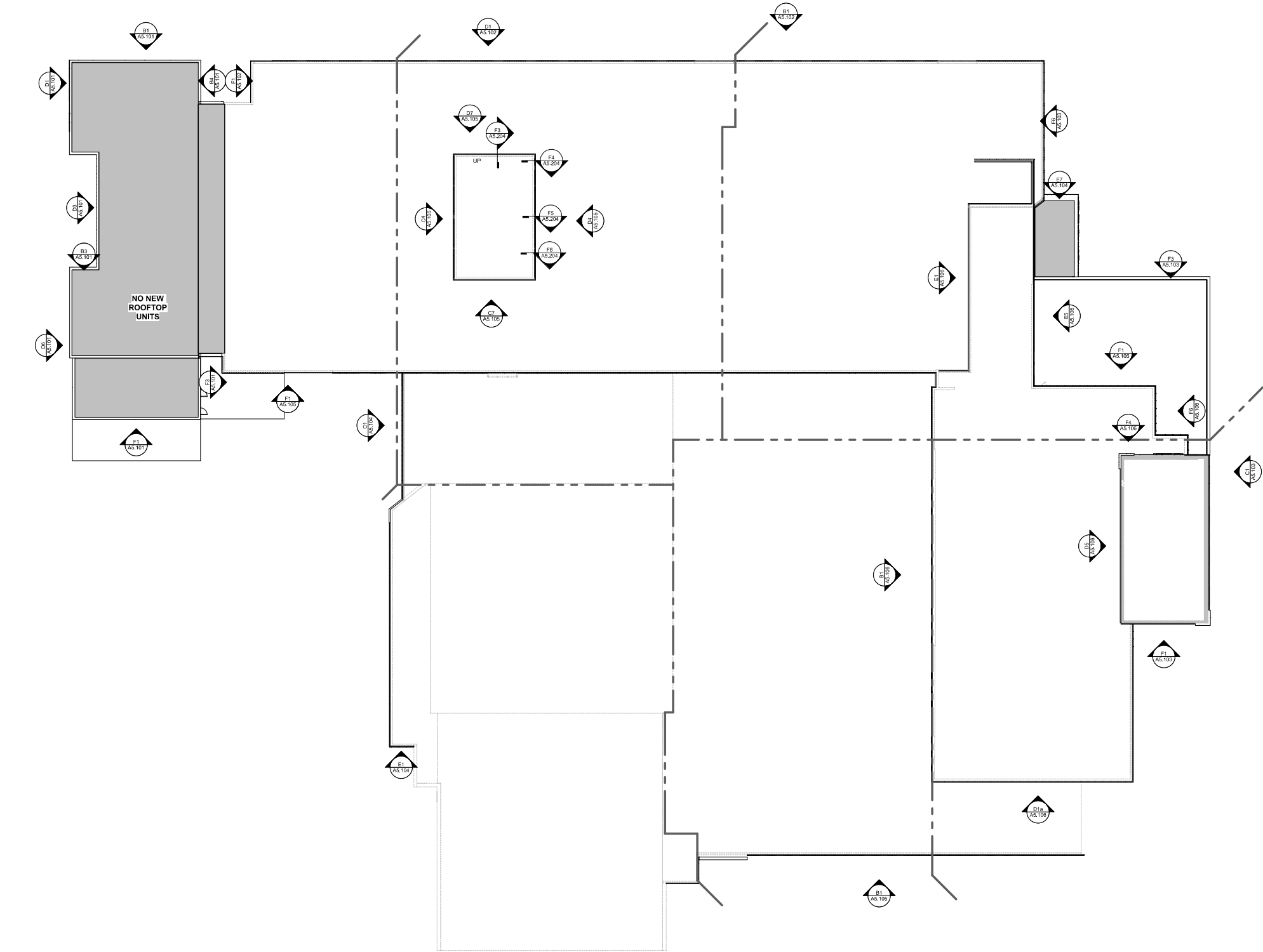
DRAFT: NOT FOR CONSTRUCTION



1 OVERALL FLOOR PLAN - UPPER LEVEL
1/16" = 1'-0"

OVERALL FLOOR PLAN - UPPER LEVEL

MN



E1 ROOF PLAN
1" = 20'-0"

ROOF LEGEND

- ROOF DRAIN (R.D.)
- OVERFLOW DRAIN (O.R.D.)
- MECH HOOD
- EQUIPMENT CURB AT MECHANICAL EQUIPMENT
- ROOF EXHAUST
- EQUIPMENT CURB SUPPORTING PIPING OR CONDUIT - INSTALL MAXIMUM SPACING OF 6'-0" O.C.
- VENT STACK, PIPE OR CONDUIT
- COMBUSTION STACK
- SKYLIGHT
- CRICKET FOR POSITIVE DRAINAGE
- SLOPE OF TAPERED INSULATION
- DIAMOND CRICKET (SEE TYPICAL DETAIL)
- SLOPED STRUCTURE
- ROOF LADDER

ROOF PLAN GENERAL NOTES

- TAPERED ROOF INSULATION AND CRICKETS SHALL SLOPE AT 1/4" PER 1'-0". THE THICKNESS OF THE BASE INSULATION IS TO BE 5 1/2".
- SHOP DRAWING DESIGN AND INSTALLATION OF TAPERED INSULATION MUST ACCOUNT FOR GAMBER IN STRUCTURE TO INSURE THAT THE ROOF DRAINS AS DESIGNED.
- AT MECH. OPENINGS AND CURBS ON ROOF, PROVIDE CRICKETS AS REQUIRED FOR POSITIVE DRAINAGE OR CUT OPENINGS IN FREE-STANDING CURBS AS AN ALTERNATIVE.
- MECHANICAL ITEM LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO MECH. DRAWINGS FOR EXTENT OF MECH. EQUIP. AND SIZE AND LOCATION OF ALL ROOF PENETRATIONS.
- ALL MECHANICAL AND ELECTRICAL ROOFTOP EQUIPMENT, PIPING, CONDUIT, ETC. TO BE PAINTED.
- COORDINATE ROOF AND OVERFLOW DRAIN LOCATIONS WITH STRUCTURAL COMPONENTS TO AVOID LOCATING ROOF OR OVERFLOW DRAINS OVER TOP OF BEAMS OR JOISTS.
- REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF OVERFLOW SCUPPERS AND OUTFLOWS.
- AT ALL LADDERS, TOP AND BOTTOM, PROVIDE AND INSTALL A 4'-0" X 4'-0" CONCRETE PAVEMENT LANDING.
- ROOF LADDERS WITH NUMBER IN PARENTHESIS INDICATE RELATIVE ROOF DECK ELEVATION DIFFERENCES, NOT INCLUDING PARAPET. VERIFY EXACT LADDER HEIGHT REQUIREMENTS.

NOTE: NEW ROOFS SHOWN WITH DARK FILLED REGION, ALL OTHER ROOFS ARE TO REMAIN EXISTING

NORTH HIGH SCHOOL ADDITION AND RENOVATION

2416 11th Ave
North St. Paul, MN 55109

INDEPENDENT SCHOOL DISTRICT #622

2520 12th Ave E,
North St. Paul, MN 55109

Wold

WOLD ARCHITECTS AND ENGINEERS

312 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651.227.7773

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT.

under the laws of the State of Reg State

Arch Name
License Number: Arch Num Date Issue Date

Revisions		
Description	Date	Num

Comm: 202066
Date: 4.29.2021
Drawn: Author
Check: SWK



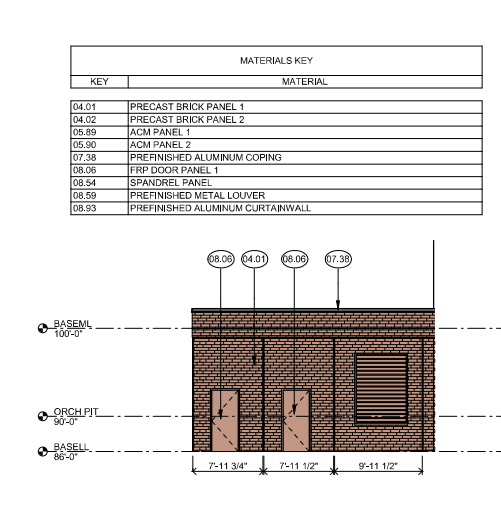
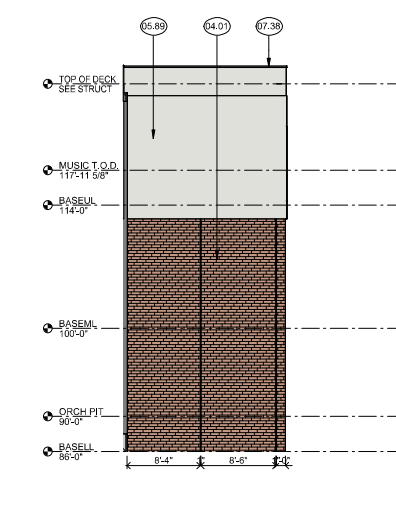
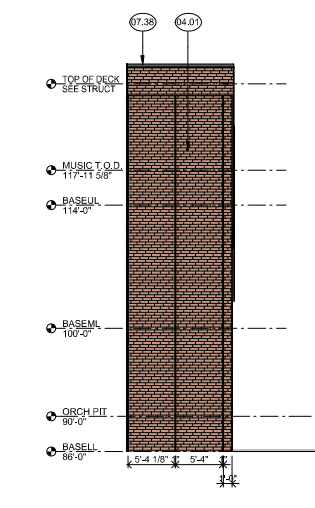
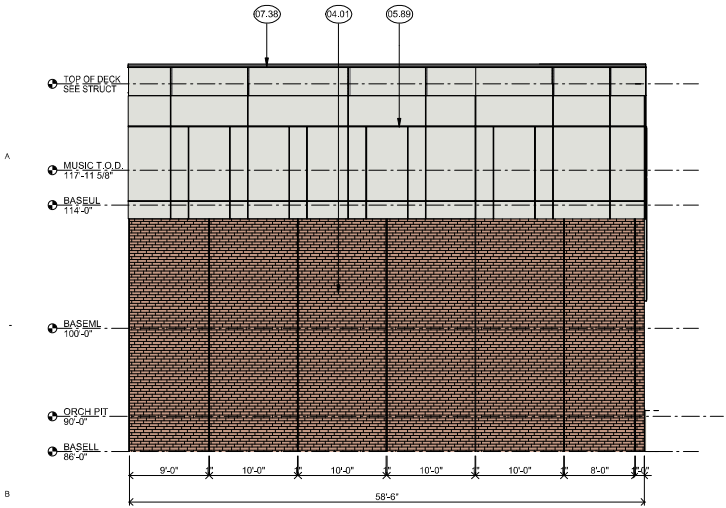
ROOF PLAN

Scale: As indicated

NOT FOR CONSTRUCTION

A2.095

MN



MATERIALS KEY	
KEY	MATERIAL
04.01	PRECAST BRICK PANEL 1
04.02	PRECAST BRICK PANEL 2
05.89	ACM PANEL 1
05.90	ACM PANEL 2
07.38	PREFINISHED ALUMINUM COPING
08.06	FRP DOOR PANEL 1
08.54	SPANDREL PANEL
08.59	PREFINISHED METAL LOUVER
08.93	PREFINISHED ALUMINUM CURTAINWALL

NORTH HIGH SCHOOL ADDITION AND RENOVATION

2416 11th Ave
North St. Paul, MN 55109

INDEPENDENT SCHOOL DISTRICT #622

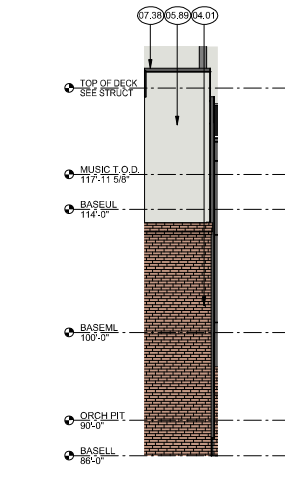
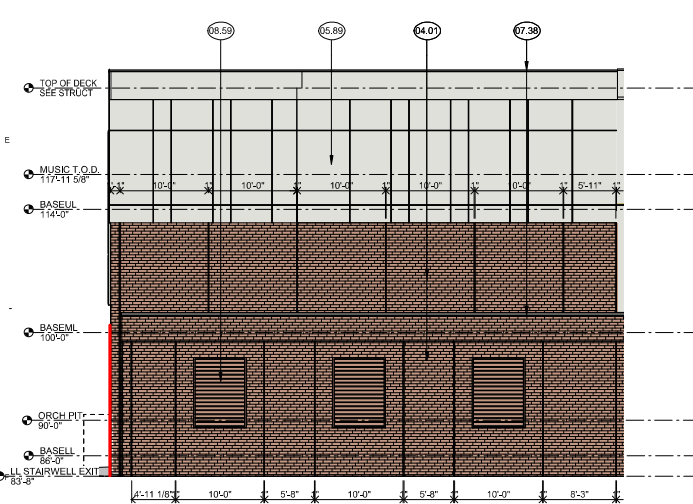
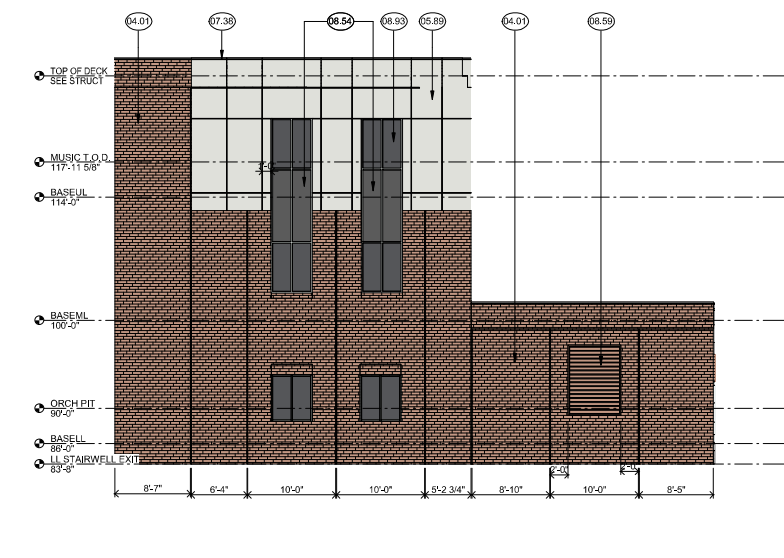
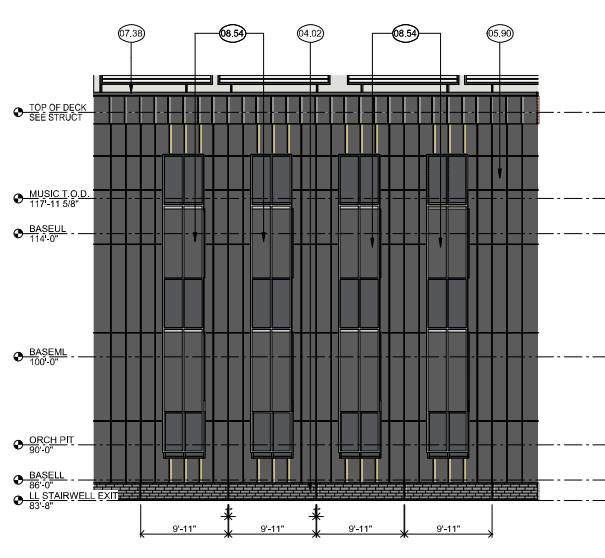
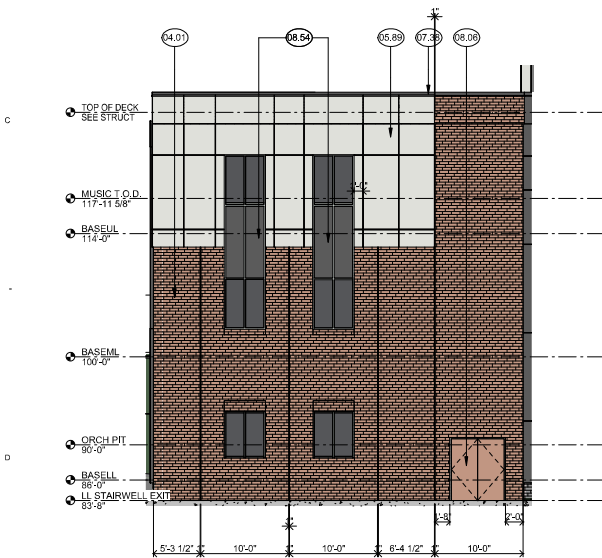
2520 12th Ave E,
North St. Paul, MN 55109

Wold

WOLD ARCHITECTS AND ENGINEERS

332 Marquette Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651.227.7773



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of Reg State

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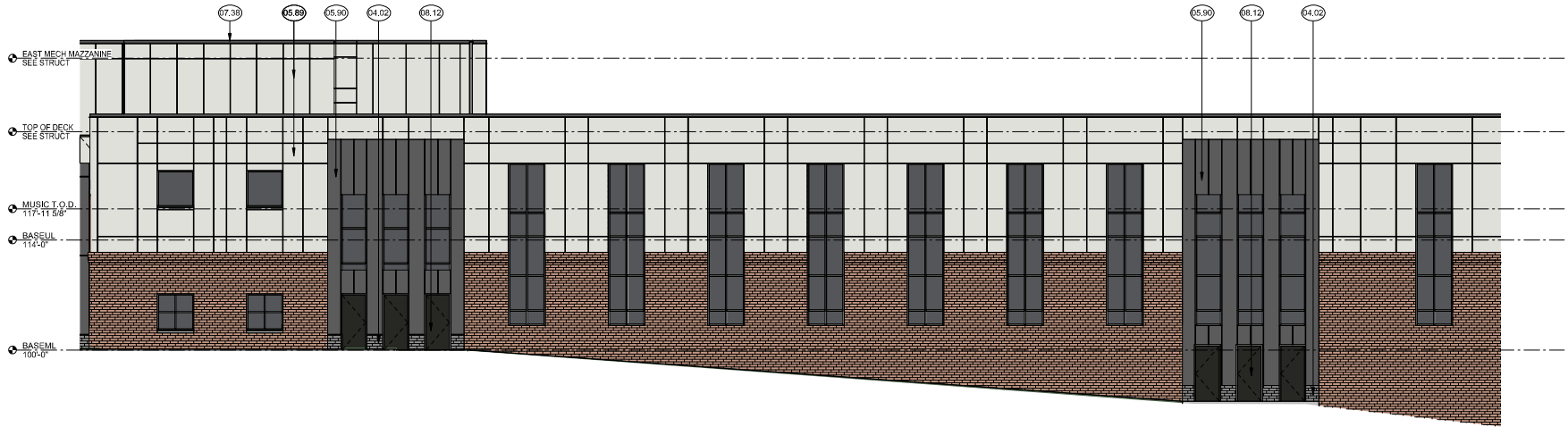
EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

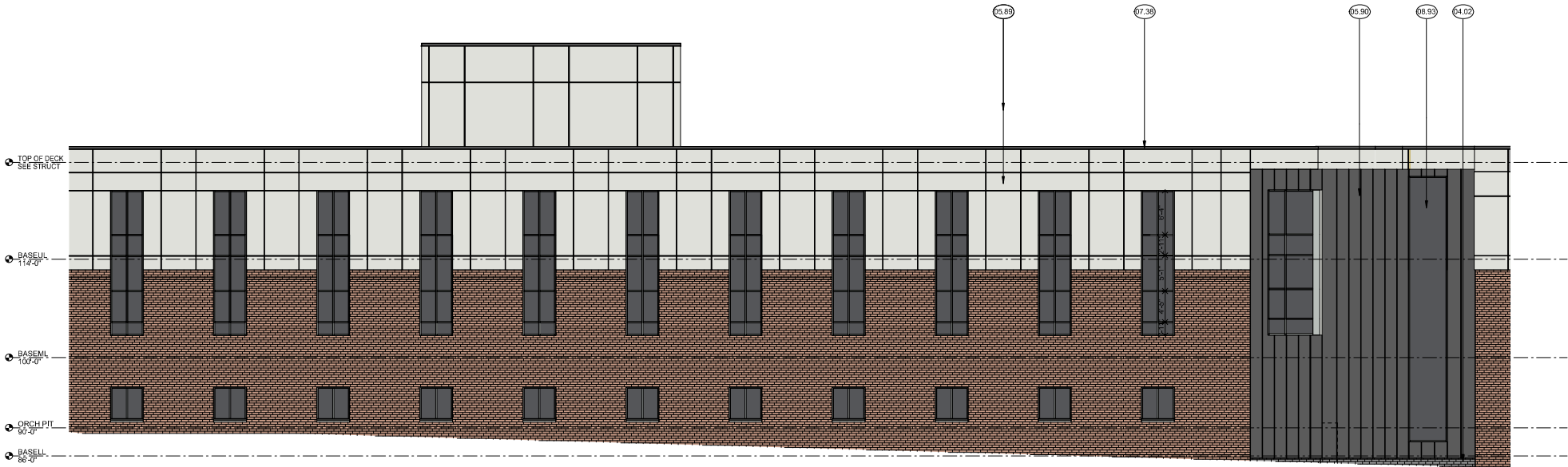
NOT FOR CONSTRUCTION

A5.101

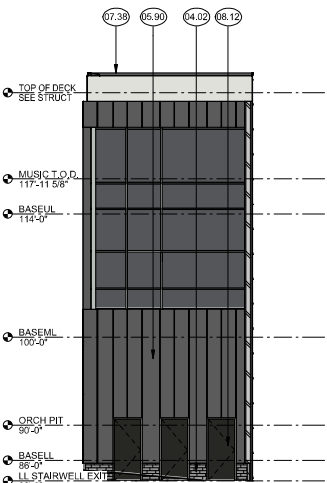
MN



B1 NORTH ELEVATION
1/8" = 1'-0"



D1 NORTH ELEVATION
1/8" = 1'-0"



F1 WEST ELEVATION
1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
04.02	PRECAST BRICK PANEL 2
05.89	ACM PANEL 1
05.90	ACM PANEL 2
07.38	PREFINISHED ALUMINUM COPING
08.12	FRP DOOR PANEL 2
08.93	PREFINISHED ALUMINUM CURTAINWALL

NORTH HIGH SCHOOL ADDITION AND RENOVATION

2416 11th Ave
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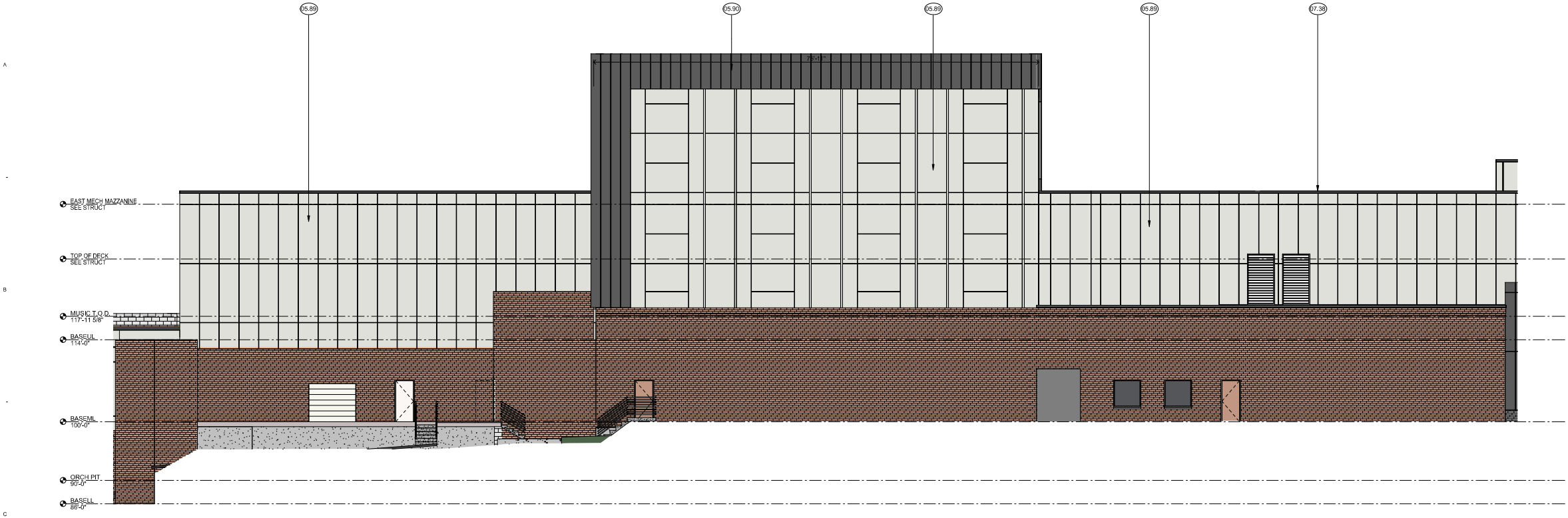
EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

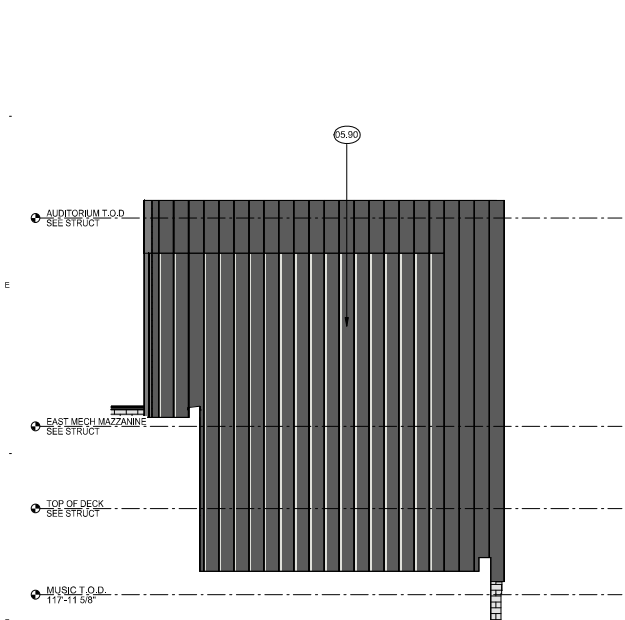
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MN

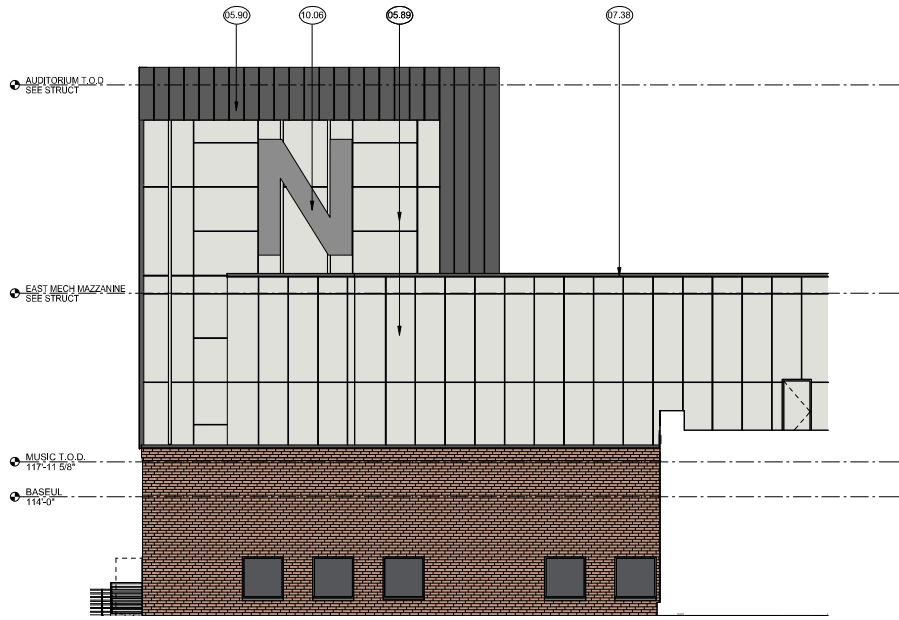


C1 EAST ELEVATION
1/8" = 1'-0"
0 6 12

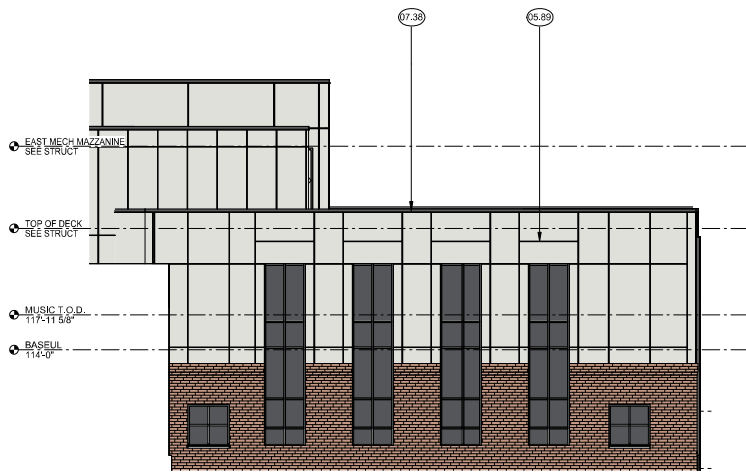
MATERIALS KEY	
KEY	MATERIAL
05.89	ACM PANEL 1
05.90	ACM PANEL 2
07.38	PREFINISHED ALUMINUM COPING
10.06	ALUMINUM DIMENSION LETTER SIGNAGE



F1 SOUTH ELEVATION
1/8" = 1'-0"
0 6 12



F3 NORTH ELEVATION
1/8" = 1'-0"
0 6 12



F6 EAST ELEVATION
1/8" = 1'-0"
0 6 12

NORTH HIGH SCHOOL ADDITION AND RENOVATION

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EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

A5.103

NORTH HIGH SCHOOL ADDITION AND RENOVATION

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North St. Paul, MN 55109

INDEPENDENT SCHOOL DISTRICT #622

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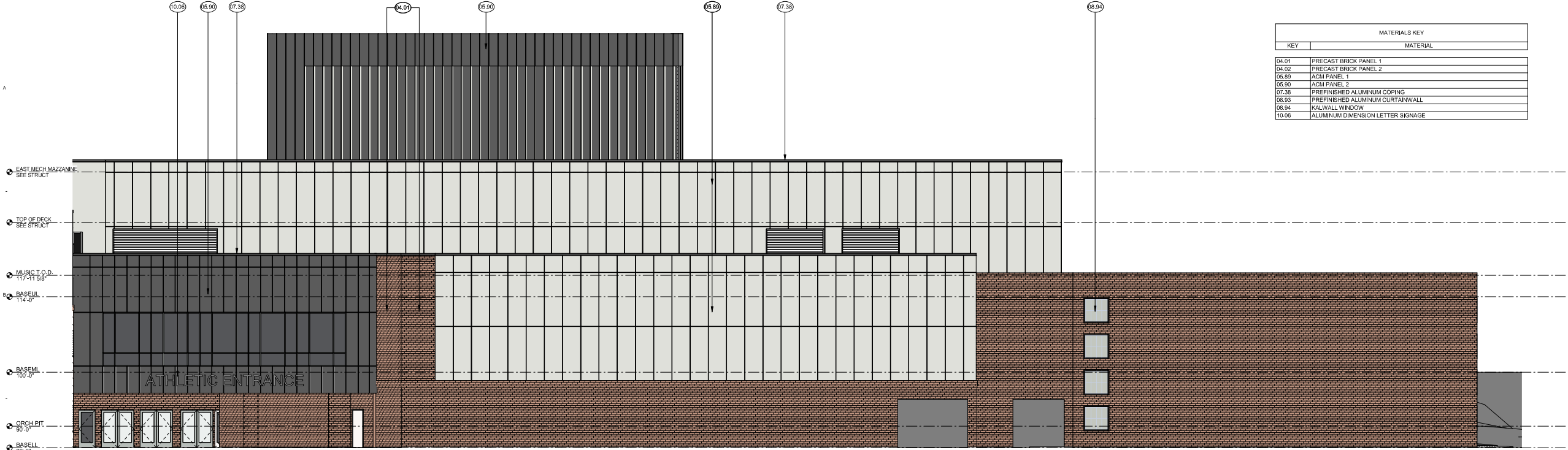
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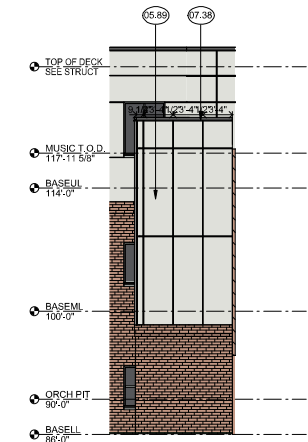
woldae.com | 651.227.7773

MATERIALS KEY	
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05.89	ACM PANEL 1
05.90	ACM PANEL 2
07.38	PREFINISHED ALUMINUM CORING
08.93	PREFINISHED ALUMINUM CURTAINWALL
08.94	KALWALL WINDOW
10.06	ALUMINUM DIMENSION LETTER SIGNAGE



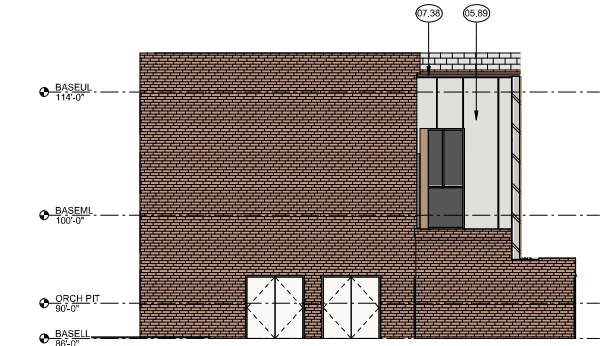
C1 WEST ELEVATION

1/8" = 1'-0"



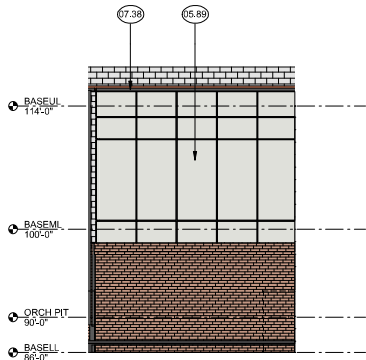
E1 SOUTH ELEVATION

1/8" = 1'-0"



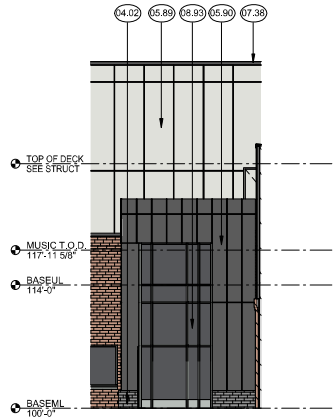
E2 EAST ELEVATION

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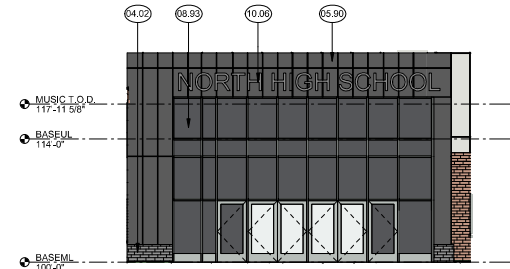
E5 EAST ELEVATION

1/8" = 1'-0"



E7 NORTH ELEVATION

1/8" = 1'-0"



F1 WEST ELEVATION

1/8" = 1'-0"

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Arch Name	
Licenses Number:	Arch Num Date Issue Date
Revisions	
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Comm: 202066
Date: 4.29.2021
Drawn: Author
Check: SWK



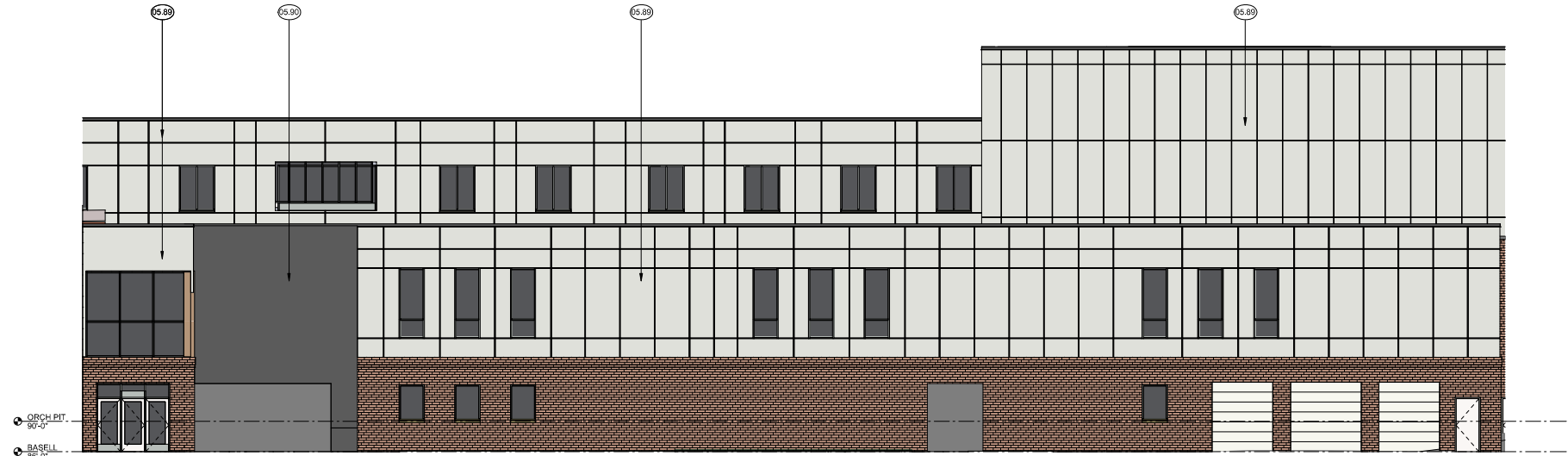
EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

A5.104

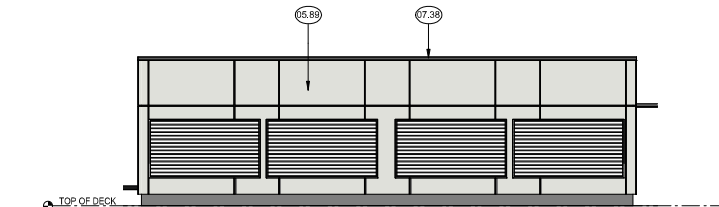
MN



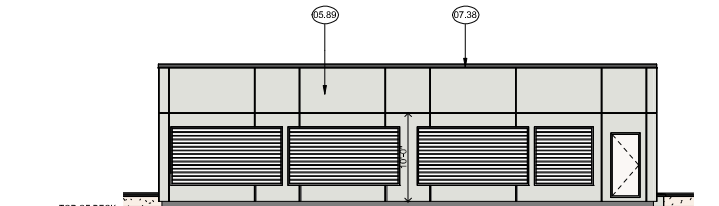
B1 SOUTH ELEVATION
1/8" = 1'-0"



D1 SOUTH ELEVATION
1/8" = 1'-0"



C4 WEST PENTHOUSE ELEVATION
1/8" = 1'-0"



D4 EAST PENTHOUSE ELEVATION
1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
04.02	PRECAST BRICK PANEL 2
05.89	ACM PANEL 1
05.90	ACM PANEL 2
07.38	PREFINISHED ALUMINUM COPING
08.12	FRP DOOR PANEL 2
08.93	PREFINISHED ALUMINUM CURTAINWALL

NORTH HIGH SCHOOL ADDITION AND RENOVATION

2416 11th Ave
North St. Paul, MN 55109

INDEPENDENT SCHOOL DISTRICT #622

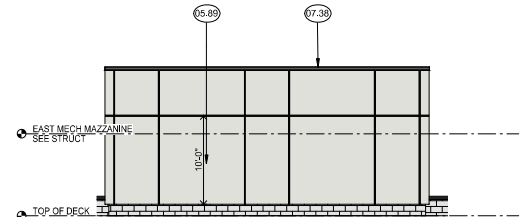
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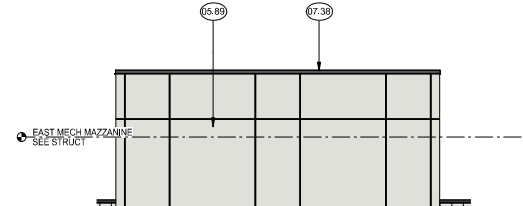
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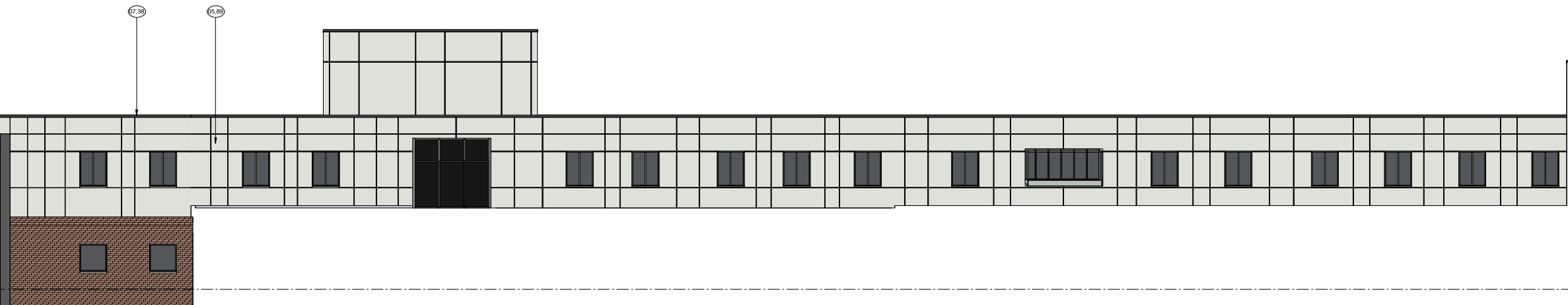
woldae.com | 651.227.7773



C7 SOUTH PENTHOUSE ELEVATION
1/8" = 1'-0"



D7 NORTH PENTHOUSE ELEVATION
1/8" = 1'-0"



F1 Elevation 18 - a Copy 1
1/8" = 1'-0"

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Arch Name
License Number: Arch Num Date Issue Date

Revisions	
Description	Num

Comm: 202066
Date: 4.29.2021
Drawn: Author
Check: SWK



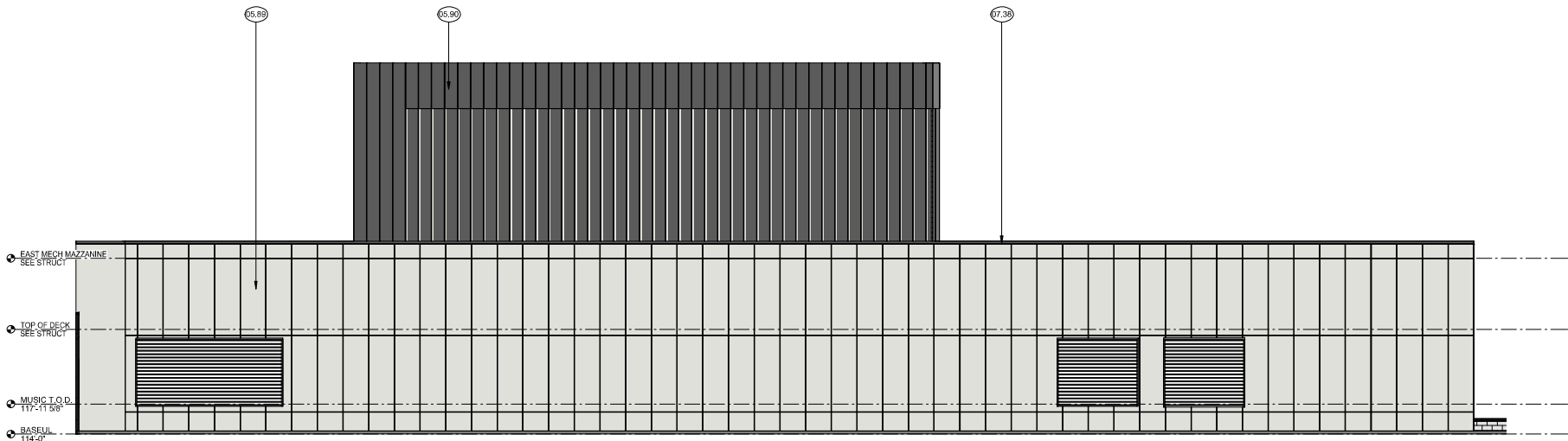
EXTERIOR ELEVATIONS

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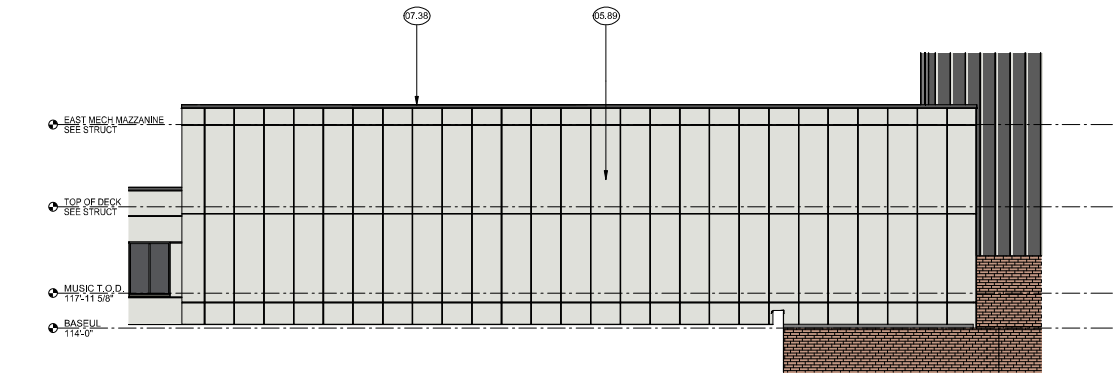
NOT FOR CONSTRUCTION

A5.105

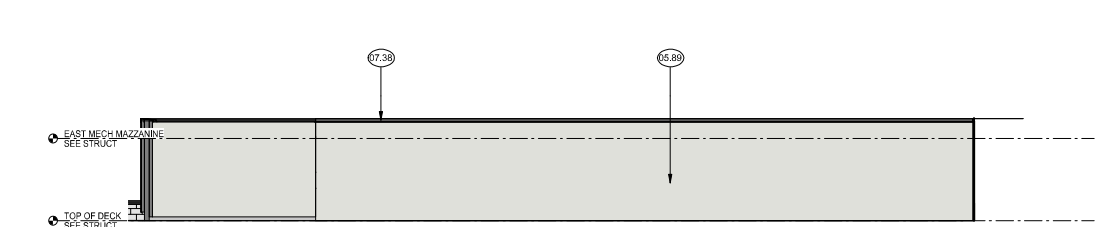
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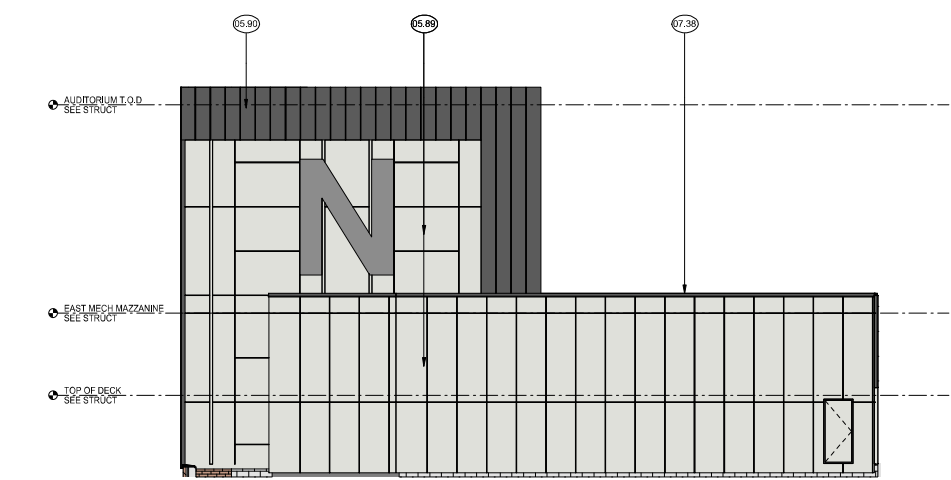
B1 MECHANICAL - WEST ELEVATION
1/8" = 1'-0"



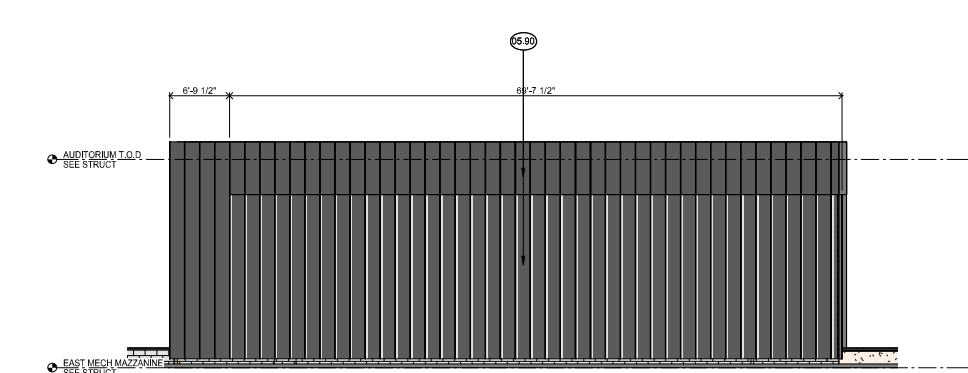
D1a MECHANICAL - SOUTH ELEVATION
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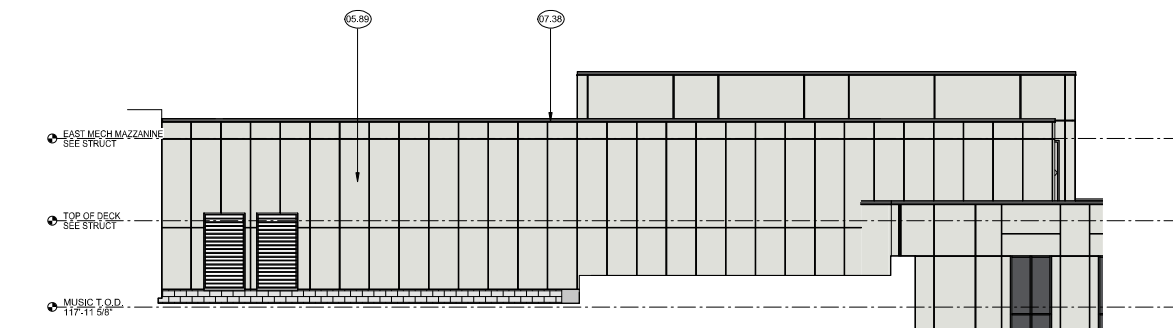
E1 MECHANICAL - WEST ELEVATION
1/8" = 1'-0"



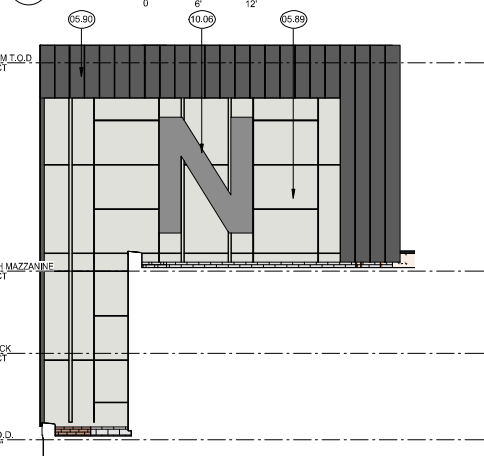
F1 MECHANICAL - NORTH ELEVATION
1/8" = 1'-0"



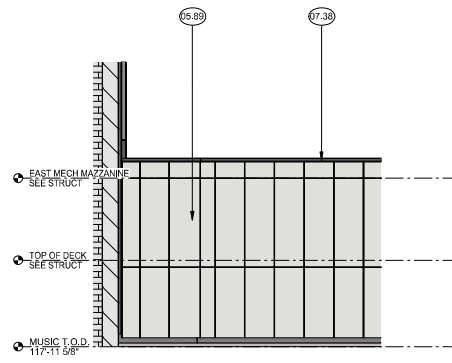
D5 FLY LOFT - WEST ELEVATION
1/8" = 1'-0"



E5 MECHANICAL - EAST ELEVATION
1/8" = 1'-0"



F4 FLY LOFT - NORTH ELEVATION
1/8" = 1'-0"



F6 MECHANICAL - EAST ELEVATION
1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
05.89	ACM PANEL 1
05.90	ACM PANEL 2
07.38	PREFINISHED ALUMINUM COPING
10.06	ALUMINUM DIMENSION LETTER SIGNAGE

NORTH HIGH SCHOOL ADDITION AND RENOVATION

2416 11th Ave
North St. Paul, MN 55109

INDEPENDENT SCHOOL DISTRICT #622

2520 12th Ave E,
North St. Paul, MN 55109

Wold

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AND ENGINEERS
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Revisions		
Description	Date	Num

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EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

A5.106

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MN

NORTH HIGH
SCHOOL ADDITION
AND RENOVATION

2416 11th Ave
North St. Paul, MN 55109

INDEPENDENT SCHOOL
DISTRICT #622

2520 12th Ave E,
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License Number: Arch Num Date Issue Date

Revisions		
Description	Date	Num

Comm: 202066

Date: 4.29.2021

Drawn: Author

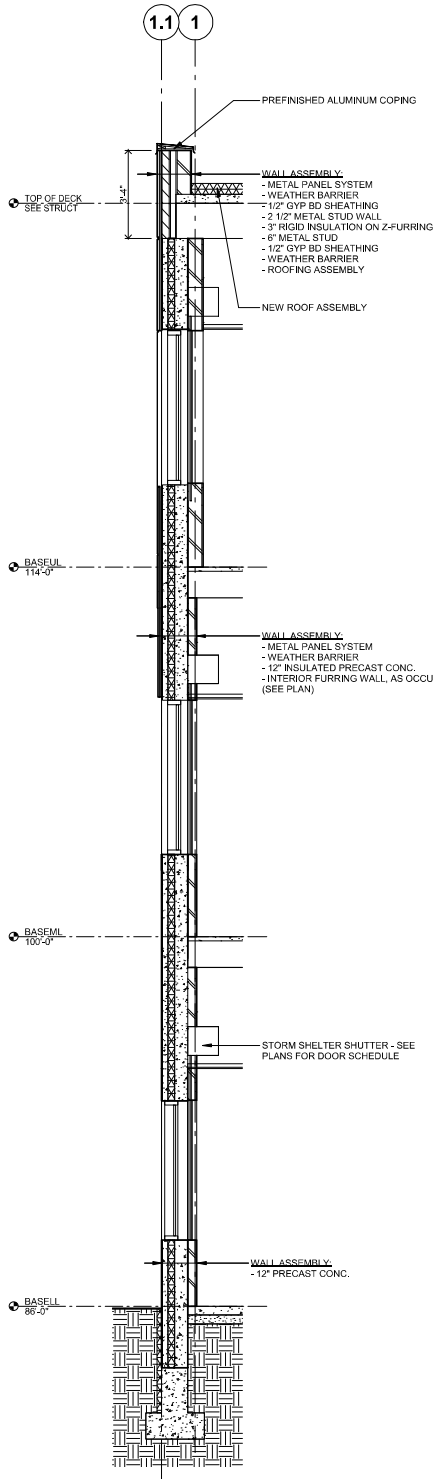
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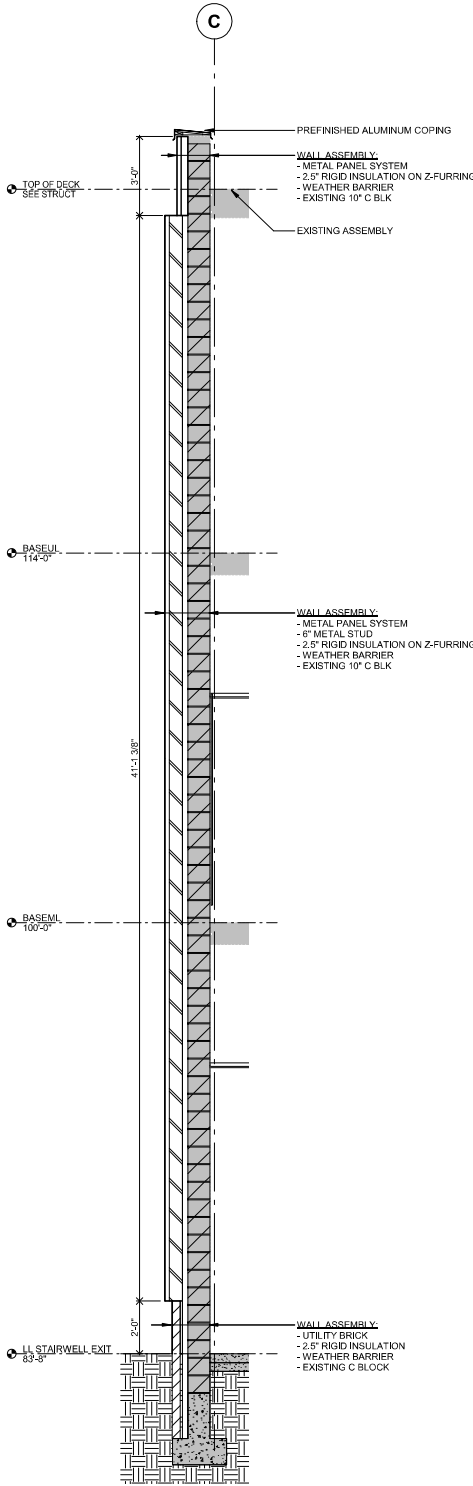
BUILDING
SECTIONS

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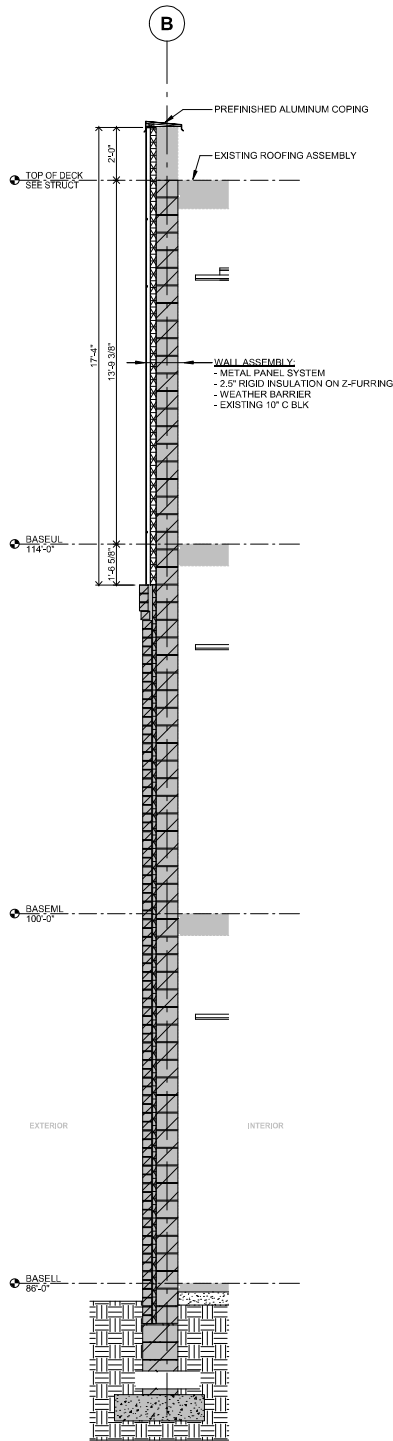
A5.210



SECTION AT ADDITION - PRECAST W/
METAL PANEL AT PUNCHED OPENINGS
F3a 3/8" = 1'-0"



SECTION AT EXISTING - FULL HEIGHT METAL PANEL
F5 3/8" = 1'-0"



SECTION AT EXISTING - NEW METAL
PANEL AT EXISTING C.BLK
F7 3/8" = 1'-0"

NOT FOR CONSTRUCTION



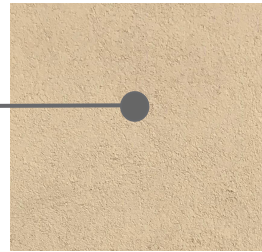
School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

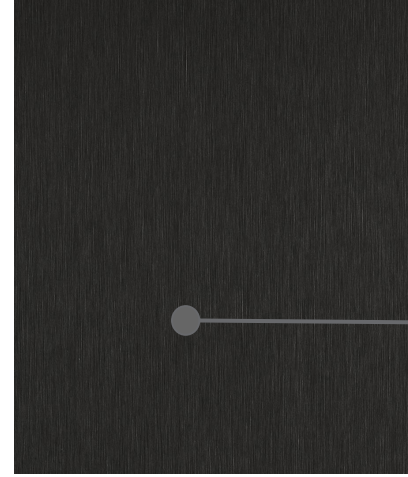
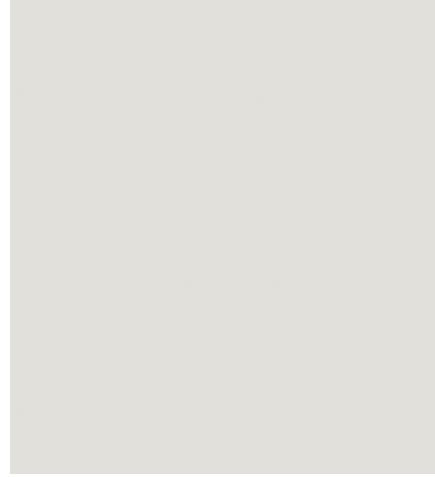
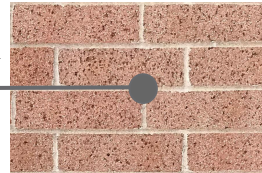
Ready for tomorrow

Exterior Materials

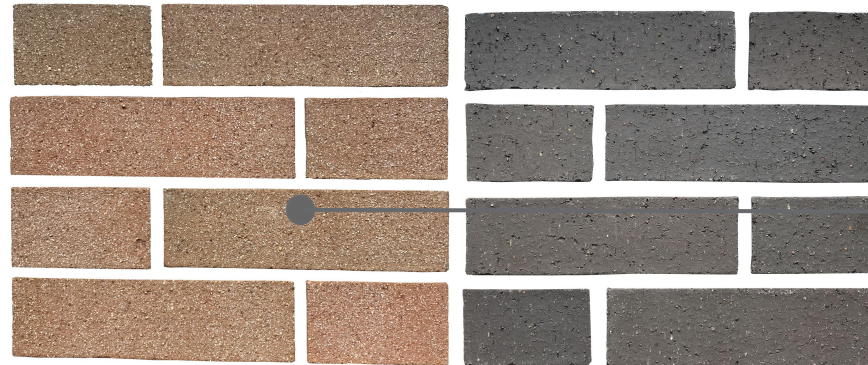
EXISTING EIFS



EXISTING BRICK



PROPOSED METAL PANEL



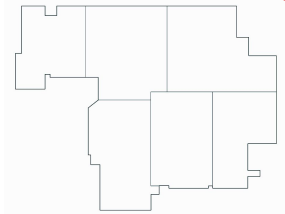
BRICK MATCH and NEW



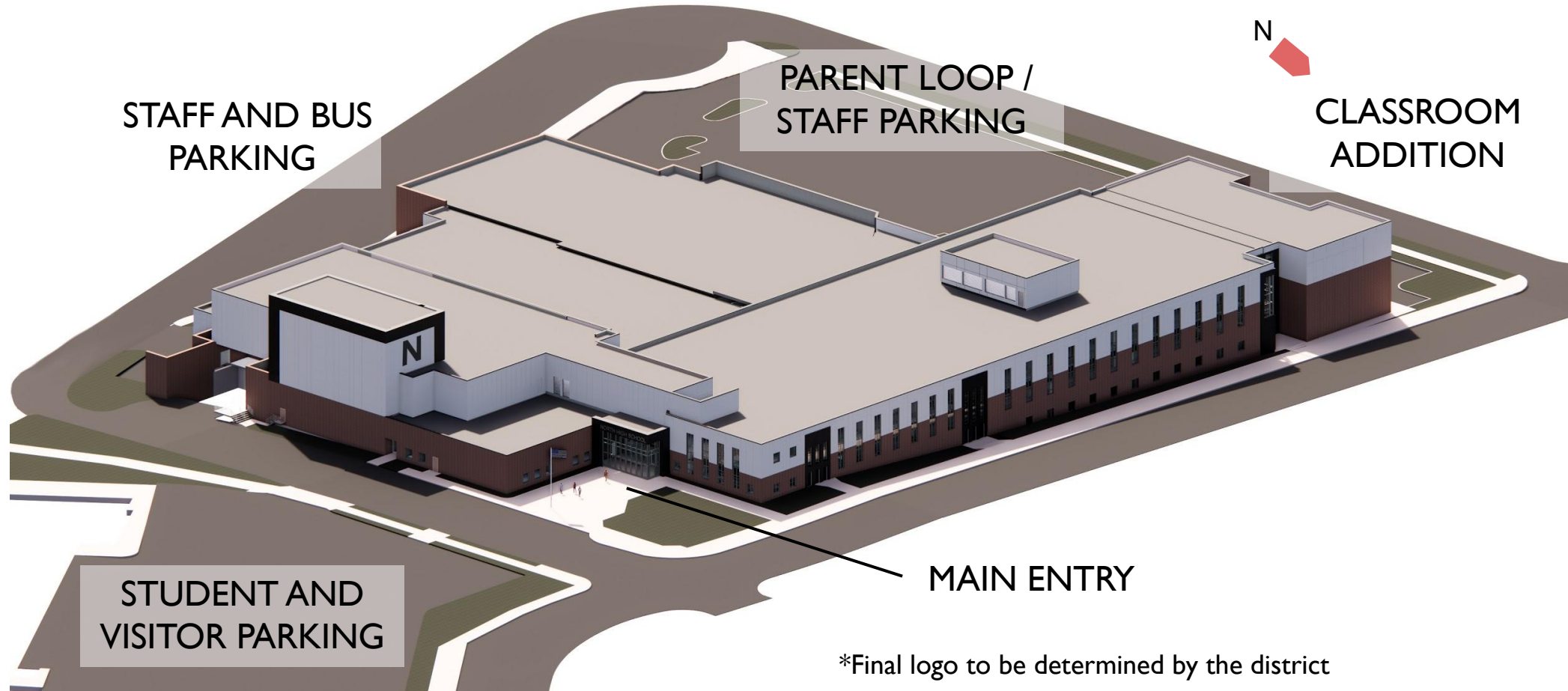
School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

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Exterior Design - Overall Axon



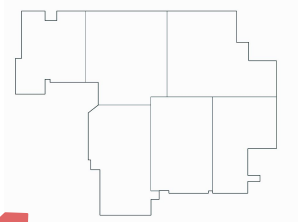
*Final logo to be determined by the district



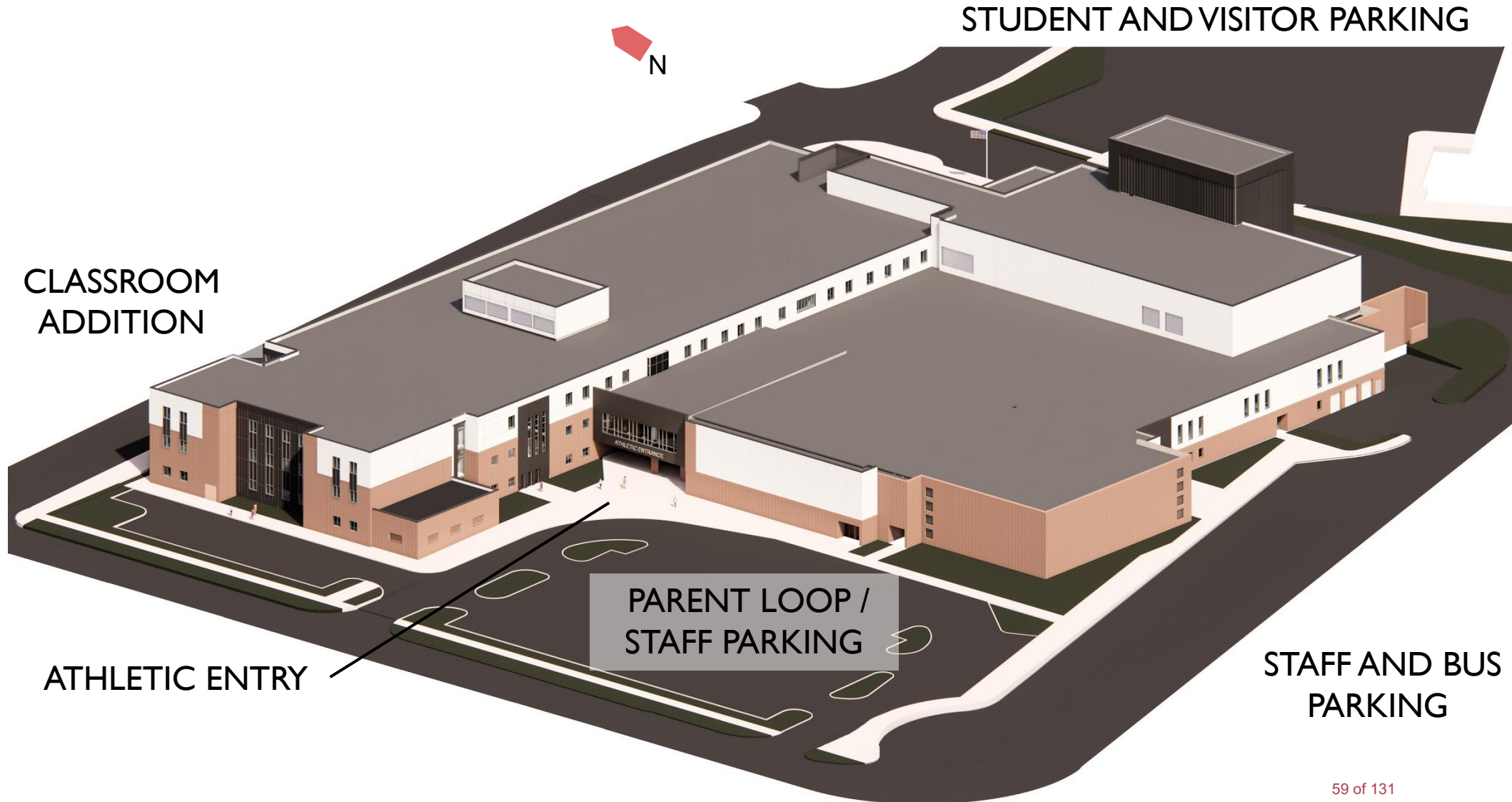
School District 622

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Exterior Design - Overall Axon

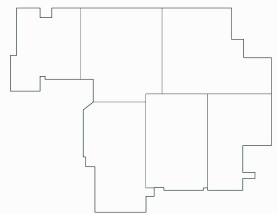




School District 622

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Exterior Design



*Final logo to be determined by the district

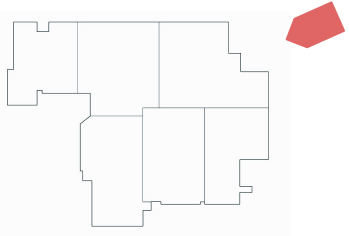




School District 622

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Exterior Design

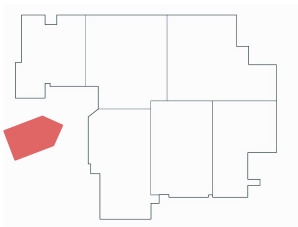




School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

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Exterior Design

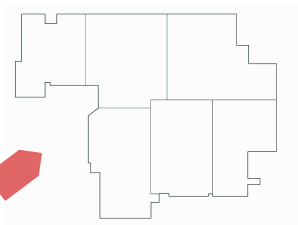




School District 622

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Exterior Design



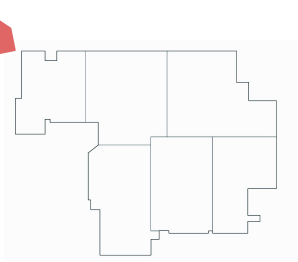


School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

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Exterior Design



REMOVE/RECLAIM
BITUMINOUS PAVEMENT SECTION

REMOVE AND DISPOSE OF
CONCRETE PAVEMENT SECTION

APPROXIMATE SOIL BORING LOCATION

EAST LOT:	161
SOUTH LOT:	86
WEST LOT:	164
<u>TOTAL:</u>	<u>411</u>

1	REMOVE/RECLAIM AND DISPOSE OF BITUMINOUS PAVEMENT SECTION.	13	REMOVE AND DISPOSE OF CONCRETE CAR STOPS.
2	REMOVE AND DISPOSE OF CONCRETE PAVEMENT SECTION.	14	REMOVE AND DISPOSE OF FLAG POLE.
3	REMOVE AND DISPOSE OF CONCRETE CURB.		
4	REMOVE AND DISPOSE OF TREE AND STUMP.		
5	REMOVE AND DISPOSE OF WALL.		
6	REMOVE AND DISPOSE OF SIGN AND POST.		
7	REMOVE AND DISPOSE OF STORM SEWER PIPE AND/OR STRUCTURE.		
8	REMOVE AND DISPOSE OF HYDRANT INCLUDING HYDRANT LEAD.		
9	REMOVE AND DISPOSE OF LIGHT POLE.		
10	REMOVE AND DISPOSE OF BENCH.		
11	REMOVE AND DISPOSE OF FUEL TANK, BY OWNER.		
12	REMOVE AND DISPOSE OF SHRUB AND ROOTS.		

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all create amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Coughlin State Onecall (661-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

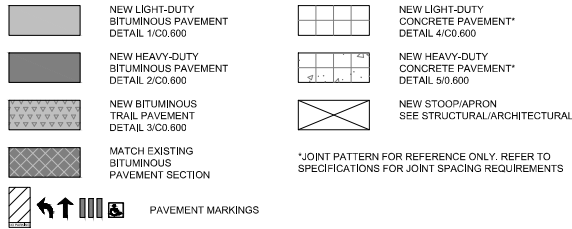
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C0.100 65 of 131

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MN

SYMBOL LEGEND



KEY NOTES

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT, DETAIL 1/C0.600
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT, DETAIL 2/C0.600
- NEW BITUMINOUS TRAIL PAVEMENT, DETAIL 3/C0.600
- MATCH EXISTING BITUMINOUS PAVEMENT SECTION
- NEW LIGHT-DUTY CONCRETE PAVEMENT, DETAIL 4/C0.600
- NEW HEAVY-DUTY PAVEMENT, DETAIL 5/C0.600
- NEW COMMERCIAL CONCRETE DRIVEWAY, DETAIL 1/C0.602
- NEW CONCRETE CURB
 - B612, DETAIL 6/C0.600
 - MATCH EXISTING
 - TRANSITION CURB
 - SURMOUNTABLE, DETAIL 7/C0.600
- NEW ACCESSIBLE CURB RAMP
 - TYPE 1, DETAIL 10A/C0.600
 - TYPE 2, DETAIL 10B/C0.600
 - TYPE 3, DETAIL 10C/C0.600
 - TYPE 4, DETAIL 10D/C0.600
 - TYPE 5, DETAIL 10E/C0.600
- NEW PARKING SIGN AND POST, DETAIL 6/C0.601
 - ADA PARKING
 - NO PARKING ACCESS AISLE
 - ADA LOADING ZONE
 - BUSES ONLY
 - DO NOT ENTER
 - DROP OFF & PICK UP ONLY
 - RIGHT TURN ONLY
- NEW PARKING SIGN AND BOLLARD, DETAIL 7/C0.601
 - ADA PARKING
 - NO PARKING ACCESS AISLE
- NEW CONCRETE STEP, DETAIL 8/C0.600
- NEW FLAG POLE, SEE ARCHITECTURAL
- NEW LIGHT POLE, SEE ELECTRICAL
- NEW TRENCH DRAIN, DETAIL 9/C0.600

STALL COUNT

EAST LOT: 143
SOUTH LOT: 50
WEST LOT: 132
TOTAL: 325

NORTH HIGH SCHOOL

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2520 12th Ave. E.
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Greg A. Buchal, P.E.

Date: Lic. No.: 23793

Description	Revisions		Notes
	Date	By	

Comm: 1226683

Date:

Drawn: KBK

Check: GAB



PAVING PLAN

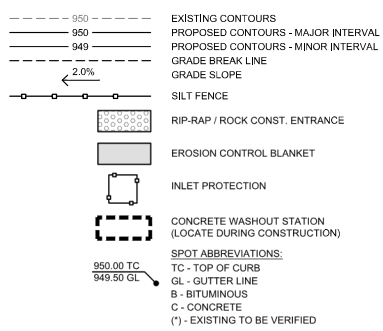
Scale: As Indicated

C0.200

CITY SUBMITTAL 03.18.2021
NOT FOR CONSTRUCTION

MN

SYMBOL LEGEND



GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 4" of good quality topsoil and sod unless otherwise specified.
- All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

- See Sheet C0.601 for Erosion Control Notes.

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	Date	Num

Comm: 12256083

Date:

Drawn: KBK

Check: GAB

GRADING AND EROSION CONTROL PLAN

Scale: As Indicated

C0.300

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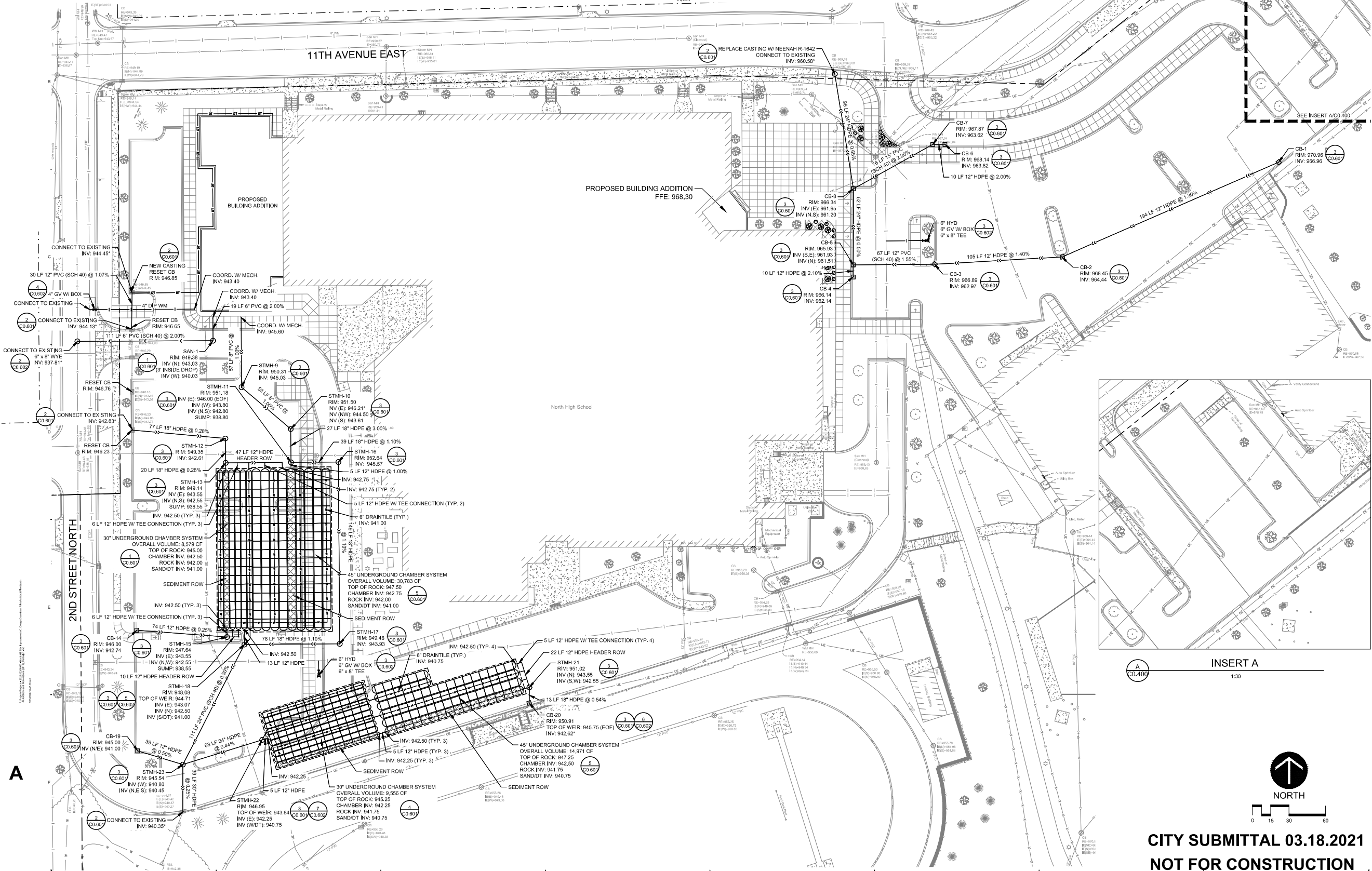
MN

SYMBOL LEGEND

- SANITARY SEWER PIPE
- STORM SEWER PIPE
- WATERMAIN PIPE
- DRAIN TILE PIPE
- STORM MANHOLE (STMH)
- CATCH BASIN (CB)
- CURB INLET (CB)
- FLARED END (FES)
- SANITARY MANHOLE (SAN)
- HYDRANT (HYD)
- GATE VALVE & BOX

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 3' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12'; PVC SDR-26 for depths between 12' and 26'; and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be [nif-Shield Uni-Band or an approved equal.



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	Date	By	

Comm: 12236083

Date:

Drawn: KBK

Check: GAB



UTILITY PLAN

Scale: As Indicated

C0.400

CITY SUBMITTAL 03.18.2021
NOT FOR CONSTRUCTION

NEW LANDSCAPE AREA

1. Planting areas shall be edged with 6" black vinyl edging and have 4" colored hardwood wood mulch over a weed barrier fabric.
2. All trees not planted in landscaped areas shall have shredded hardwood mulch placed around the tree at 4' diameter and 6" deep.
3. Restore all disturbed turf areas with 6" of good quality topsoil and sod unless otherwise specified.

TREE/SHRUB REPLACEMENT PLAN			
Symbol	Common Name	Planting Size	Quantity
	Ohio Buckeye	2.5" DIA	17
	Red Maple	2.5" DIA	7
	Magyar Ginkgo	2.5" DIA	22
		Total	46
	Chicagoland Green Boxwood	2.5" HEIGHT	13
	Tatarian Dogwood	2.5" HEIGHT	14
		Total	46

1. See Sheet C0.100 for location of 46 tree removals

4" DEEP MULCH (DO NOT
PUT MULCH AGAINST
THE BASE OF THE PLANT).

12" TO 18" (FOR LARGER SHRUB ROOT BALLS, MAKE DEPTH MIN. 4" DEEPER THAN BALL)

SCARIFY ALL FACES AND BOTTOM OF
EXCAVATED HOLE _____

PLACE PLANTING MEDIUM SOILS

NOTE:

NOTES
1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.

2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.

PREPARE SOIL IN THE ENTIRE BED

- CONTAINER-GROWN PLANT WITH ROOTS PULLED OUT OF BALL - COMPLETELY REMOVE CONTAINER.
- CUT WEED BARRIER FABRIC THE MINIMUM NEEDED FOR PLANTING.

AND BURLAP SHOULD BE REMOVED

3. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE PLACEMENT PHASE; ALTER DRAINAGE SYSTEMS AS REQUIRED.

4. IF PLANTS ARE TO BE PRUNED, BRANCHES SHALL BE PRUNED AT THE BRANCH BARK RIDGE, NOT FLUSH WITH THE BARK.

NOT TO SCALE

PROPOSED BUILDING ADDITION
FFE: 968,30

North High School

1:30

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Date: Lic. No.: 23793

[illegible]Comm: 12206083

Date: _____

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LANDSCAPE PLAN

Scale: As Indicated

C0.500 69 of 131

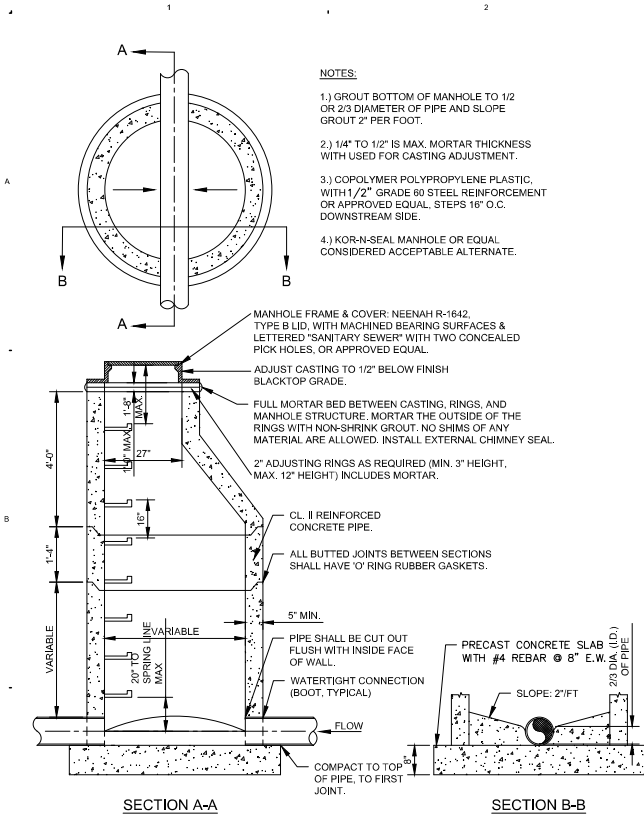
CITY SUBMITTAL 03.18.2021
NOT FOR CONSTRUCTION

MN

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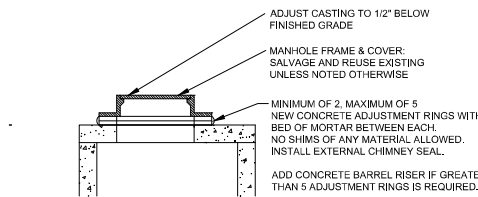
[†]Inquiries/Projects - 2028-029060 - North HG Site Improvements Co., Design Consultant F. Mulderhead & Berghorn
100 Addison Avenue, Brampton, Ontario L7L 1G7 Canada (1) 905-

MN



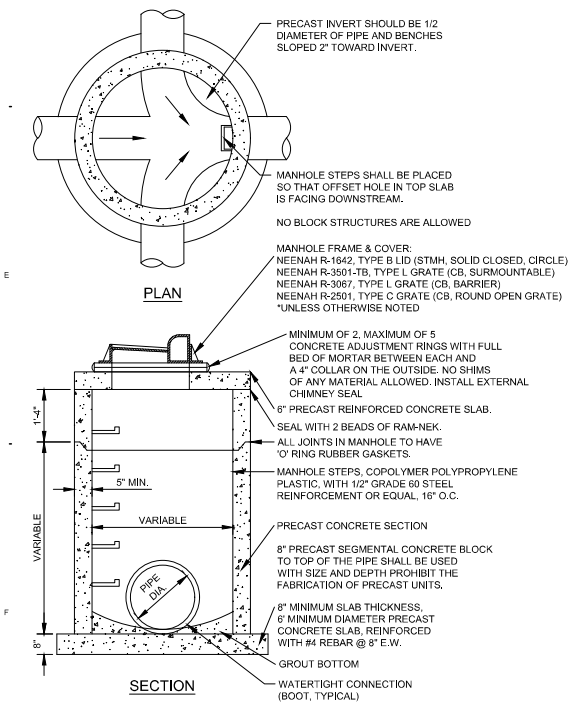
SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE



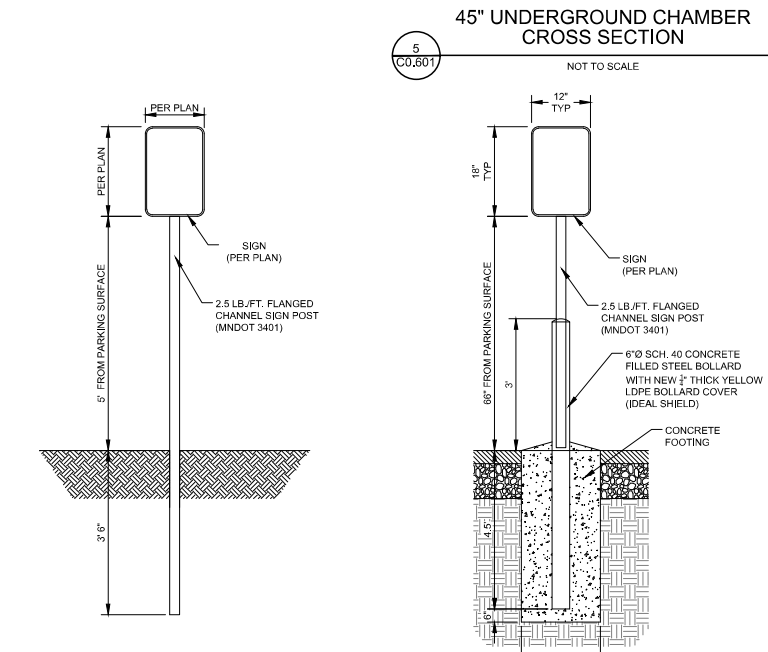
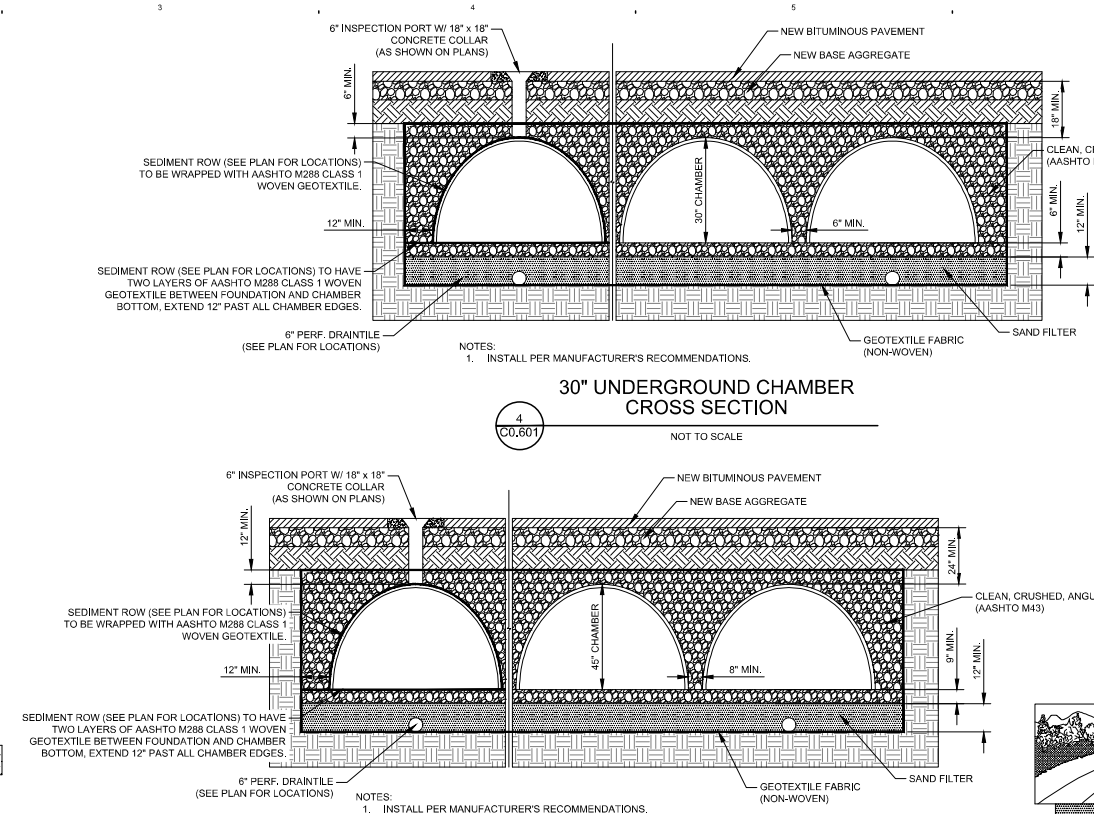
STORM STRUCTURE ADJUSTMENT DETAIL

NOT TO SCALE



CATCH BASIN MANHOLE DETAIL

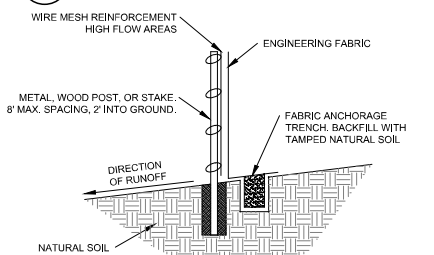
NOT TO SCALE



- NOTES:**
1. ALL SIGNS TO BE INSTALLED IN ACCORDANCE WITH MMUTCD AND MINDOT CURRENT STANDARD SIGNS MANUAL.
 2. SEE PROJECT MANUAL FOR SIGN TYPES AND SPECIFICATION.
 3. ALL SIGNS SHALL BE REVIEWED AND APPROVED BY OWNER/ENGINEER PRIOR TO CONSTRUCTION.
 4. SIGN POSTS TO BE 18" BEHIND THE BACK OF CURB, UNLESS OTHERWISE DIRECTED.
 5. SHARE POST WHERE APPLICABLE.
 6. SIGNS WITHIN CONCRETE SIDEWALKS SHALL BE SURFACE MOUNTED WITH APPROVED BREAK-AWAY DEVICES.

PARKING SIGN AND POST DETAIL

NOT TO SCALE

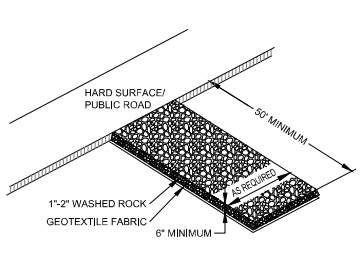


SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

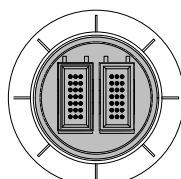
PARKING SIGN W/ BOLLARD DETAIL

NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



Category 4 Erosion Control Blanket:
North American Green S150 erosion control blanket or approved equal.

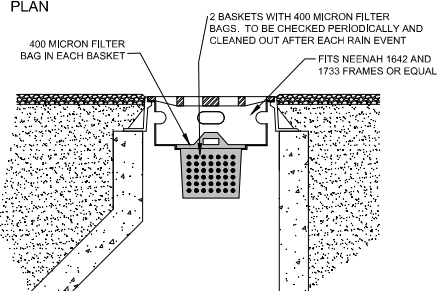
Top Net	Bottom Net
Polypropylene	Polypropylene
1.5 lbs./1,000 ft ²	1.5 lbs./1,000 ft ²
(0.73 kg/100 m ²) approx. wt.	(0.73 kg/100 m ²) approx. wt.
Straw Fiber	Thread
0.50 LBS/YD ²	Photodegradable
(0.27 KG/M ²)	

Staples/Anchors:
The type of anchors used to secure the blanket to the ground shall be Steel wire 11 Gauge 1" wide x 8" long.

EROSION CONTROL BLANKET

NOT TO SCALE

FILTER AREA	5.65 FT ²
OVERFLOW AREA	0.42 FT ²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 GFS
MAXIMUM OVERFLOW RATE (@ 1.5" HEAD)	2.79 GFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL APPROX.)	45 LBS



INFRASAFE INLET PROTECTION DEVICE (OR APPROVED EQ.)

NOT TO SCALE

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (silt protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All filtration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the filtration area and these areas are protected from compaction due to construction equipment driving across the filtration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.
27. Notify Nicole Soderholm, Ramsey-Washington Metro Watershed District, at 651-792-7976 at least 48 hours prior to the construction of any volume reduction BMPs.
28. Notify Nicole Soderholm, Ramsey-Washington Metro Watershed District, at 651-792-7976 prior to beginning any and all construction activity for an initial SWPPP inspection.

NORTH HIGH SCHOOL

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INDEPENDENT SCHOOL DISTRICT #622

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I hereby certify that this plan, specifications 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.

Greg A. Buchal, P.E.

Date: Lic. No.: 23793

Description	Revisions		Name
	Date		

Comm: 12256083

Date: _____

Drawn: KBK

Check: GAB



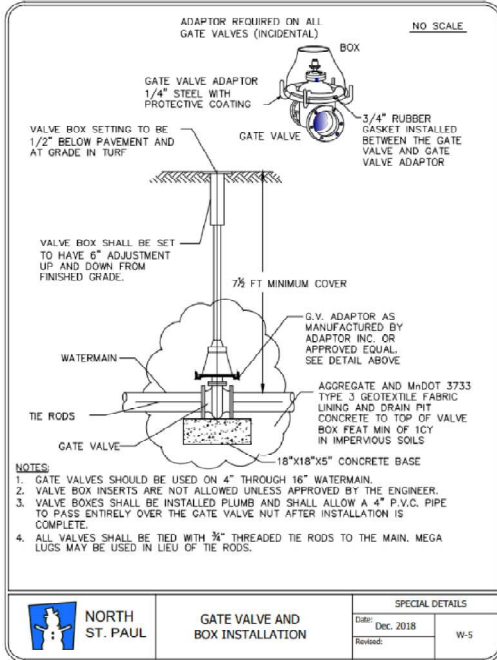
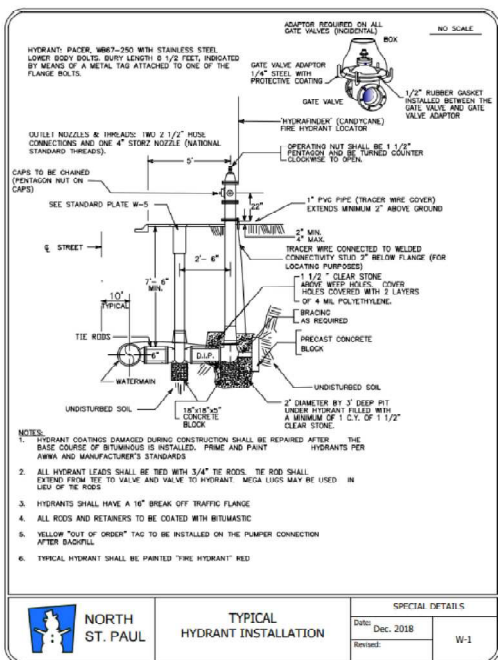
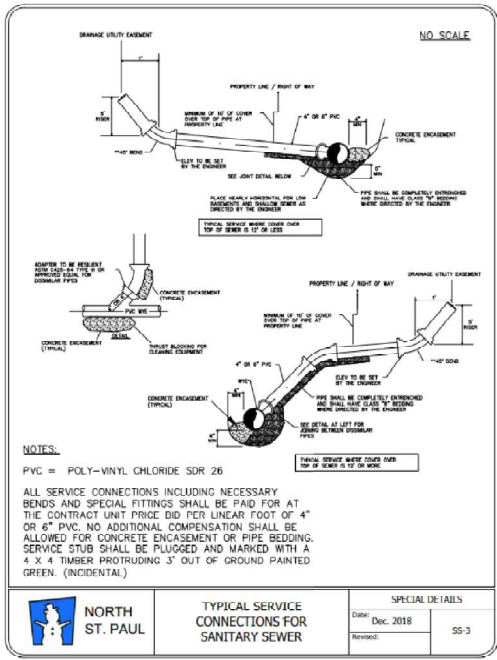
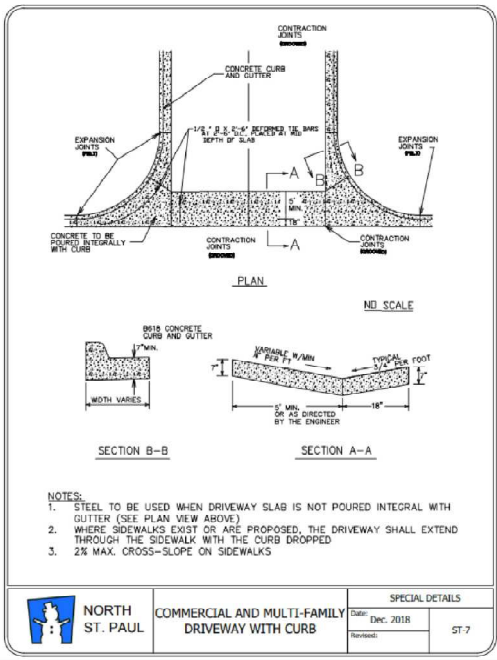
DETAILS

Scale: As Indicated

C0.601

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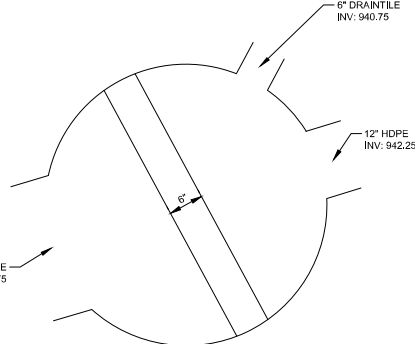
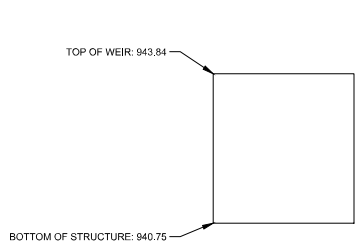
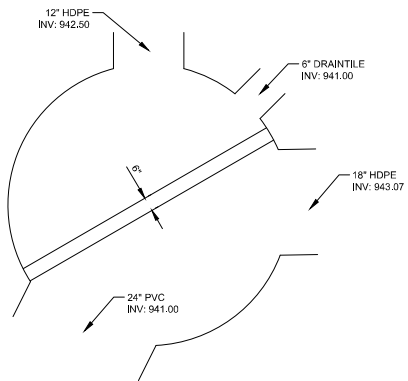
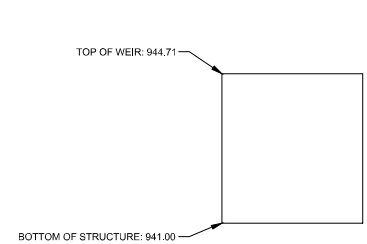


1
C0.602
COMMERCIAL DRIVEWAY WITH CURB DETAIL
NOT TO SCALE

2
C0.602
SANITARY SEWER CONNECTION DETAIL
NOT TO SCALE

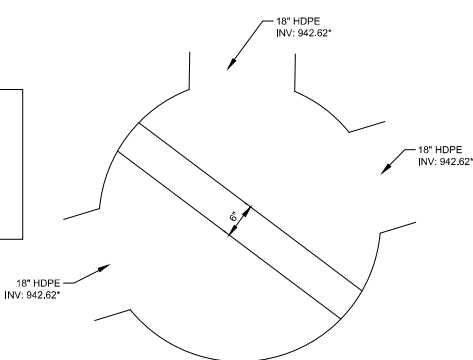
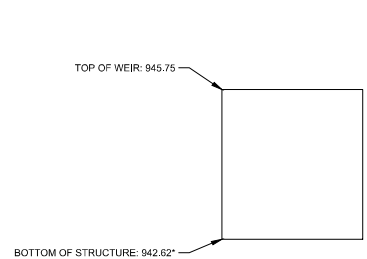
3
C0.602
HYDRANT INSTALLATION DETAIL
NOT TO SCALE

4
C0.602
GATE VALVE AND BOX INSTALLATION DETAIL
NOT TO SCALE



5
C0.602
STMH - 18 WEIR DETAILS
NOT TO SCALE

7
C0.602
STMH - 22 WEIR DETAILS
NOT TO SCALE



6
C0.602
CB-20 WEIR DETAILS
NOT TO SCALE

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Greg A. Buchal, P.E.

Date: Lic. No.: 23793

Revisions		
Description	Date	Num

Comm: 12266083

Date:

Drawn: KBK

Check: GAB



DETAILS

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C0.602

MN

SYMBOL LEGEND

- REMOVE/RECLAIM BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF CONCRETE PAVEMENT SECTION
- APPROXIMATE SOIL BORING LOCATION

EXISTING SITE ISSUES DIAGRAM

KEY NOTES

- 1 REMOVE/RECLAIM AND DISPOSE OF BITUMINOUS PAVEMENT SECTION.
- 2 REMOVE AND DISPOSE OF CONCRETE PAVEMENT SECTION.
- 3 REMOVE AND DISPOSE OF CONCRETE CURB.
- 4 REMOVE AND DISPOSE OF TREE AND STUMP.
- 5 REMOVE AND DISPOSE OF WALL.
- 6 REMOVE AND DISPOSE OF SIGN AND POST.
- 7 REMOVE AND DISPOSE OF STORM SEWER PIPE AND/OR STRUCTURE.
- 8 REMOVE AND DISPOSE OF HYDRANT INCLUDING HYDRANT LEAD.
- 9 REMOVE AND DISPOSE OF LIGHT POLE.
- 10 REMOVE AND DISPOSE OF BENCH.
- 11 REMOVE AND DISPOSE OF FUEL TANK, BY OWNER.
- 12 REMOVE AND DISPOSE OF SHRUB AND ROOTS.
- 13 REMOVE AND DISPOSE OF CONCRETE CAR STOPS.
- 14 REMOVE AND DISPOSE OF FLAG POLE.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

CURB CUT ALLOWS TRAFFIC TO TURN IN EITHER DIRECTION. DUE TO STAGING BUSES TO THE WEST, DRIVERS WOULD HAVE IMPEDED VISION.

PROXIMITY OF CURB CUTS CREATES HAZARDOUS DRIVING CONDITIONS AND INTERFERENCE FROM PEDESTRIAN WALKWAYS. THIS IS EXACERBATED BY BEING LOCATED IN SUCH CLOSE PROXIMITY TO A FOUR WAY STOP.

STAFF PARKING

MAIN ENTRANCE

SPECIAL EDUCATION BUSES STAGE ALONG THE MAIN ENTRANCE AND DELIVERIES ACCESS THE SITE THROUGH THIS ENTRANCE. STUDENTS AND OTHER PEDESTRIANS ARE FORCED TO CROSS THAT TRAFFIC TO ENTER THE BUILDING.

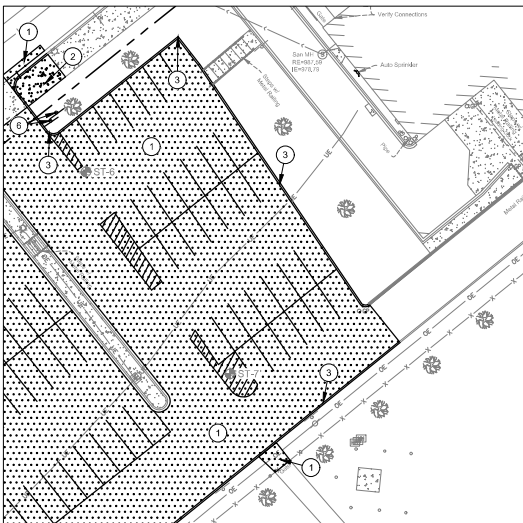
ATHLETIC ENTRANCE

MINIMAL QUEUING SPACE FOR PARENT DROP OFF SLOWS DOWN THE PROCESS AND CAUSES BACKUPS.

STUDENT PARKING

PARENT AND STUDENT TRAFFIC MIXES IN THIS PARKING LOT INCREASING TRAFFIC CONGESTION AND CREATING UNSAFE CONDITIONS FOR STUDENT PEDESTRIAN TRAFFIC.

STAFF PARKING



A
C0.100

INSERT A

1:30



NORTH

0 15 30 60

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Description	Revisions		Notes
	Date	By	

Comm: 12255083

Date:

Drawn: KBK

Check: GAB



North

DEMOLITION
PLAN

Scale: As Indicated

C0.100

	NEW LIGHT-DUTY BITUMINOUS PAVEMENT DETAIL 1'x0.600		NEW LIGHT-DUTY CONCRETE PAVEMENT* DETAIL 4'x0.600
	NEW HEAVY-DUTY BITUMINOUS PAVEMENT DETAIL 2'x0.600		NEW HEAVY-DUTY CONCRETE PAVEMENT* DETAIL 5'x0.600
	NEW BITUMINOUS TRAIL PAVEMENT DETAIL 3'x0.600		NEW STOOP/APRON SEE STRUCTURAL/ARCHITECTURAL
	MATCH EXISTING BITUMINOUS PAVEMENT SECTION	*JOINT PATTERN FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR JOINT SPACING REQUIREMENTS	

1	NEW LIGHT-DUTY BITUMINOUS PAVEMENT, DETAIL 1/C0.600	10	NEW PARKING SIGN AND POST, DETAIL 6/C0.601
2	NEW HEAVY-DUTY BITUMINOUS PAVEMENT, DETAIL 2/C0.600	A	ADA PARKING
3	NEW BITUMINOUS TRAIL PAVEMENT, DETAIL 3/C0.600	B	NO PARKING ACCESS AISLE
4	MATCH EXISTING BITUMINOUS PAVEMENT SECTION	C	ADA LOADING ZONE
5	NEW LIGHT-DUTY CONCRETE PAVEMENT, DETAIL 4/C0.600	D	BUSES ONLY
6	NEW HEAVY-DUTY PAVEMENT, DETAIL 5/C0.600	E	DO NOT ENTER
7	NEW COMMERCIAL CONCRETE DRIVEWAY, DETAIL 1/C0.602	F	DROP OFF & PICK UP ONLY
8	NEW CONCRETE CURB	G	RIGHT TURN ONLY
A	B612, DETAIL 6/C0.600	11	NEW PARKING SIGN AND BOLLARD, DETAIL 7/C0
B	MATCH EXISTING	A	ADA PARKING
C	TRANSITION CURB	B	NO PARKING ACCESS AISLE
D	SURMOUNTABLE, DETAIL 7/C0.600	12	NEW CONCRETE STEP, DETAIL 8/C0.600
9	NEW ACCESSIBLE CURB RAMP	13	NEW FLAG POLE. SEE ARCHITECTURAL
A	TYPE 1, DETAIL 10A/C0.600	14	NEW LIGHT POLE. SEE ELECTRICAL
B	TYPE 2, DETAIL 10B/C0.600	15	NEW TRENCH DRAIN, DETAIL 9/C0.600
C	TYPE 3, DETAIL 10C/C0.600		
D	TYPE 4, DETAIL 10D/C0.600		
E	TYPE 5, DETAIL 10E/C0.600		

EAST LOT:	143
SOUTH LOT:	50
WEST LOT:	132
TOTAL:	325

INTERSECTION AT 11TH AND
2ND WILL NO LONGER
INCLUDE BOTH STUDENT AND
PARENTS TRYING TO ENTER
AND EXIT THE SITE
SIMULTANEOUSLY.

PROPOSED SITE CONDITIONS

11TH AVENUE EAST

STUDENT PARKING HAS BEEN PLACED
AT THE MAIN ENTRANCE TO ALLOW
FOR STUDENT STO FILTER THROUGH
THE NEW SECURE ENTRY SEQUENCE.

PROPOSED BUILDING ADDITION
 FEE: 968.30

SURMOUNTABLE CURBS TO ALLOW EMERGENCY VEHICLES TO HAVE FULL ACCESS OF THE SITE.

PARENT DROP OFF LOOP HAS BEEN ELONGATED AND INCLUDES A LANE FOR STAGING AND A LANE FOR EXITING THE LOOP WHILE LETTING OTHER PARENTS APPROACH AND STAGE BEHIND THEM.

SIGNIFICANT PARENT DROP OFF
- LOOP IMPROVMENTS TO HELP
ALEVIATE ISSUES NOTED ON 11TH
AVENUE.

STAFF PARKING WITHIN THE PARENT DROP
OFF LOOP WILL STAGER THE TIME OF
TRAFFIC, ALLOWING PARENTS TO STAGE
AND LEAVE. AFTER, STAFF WILL BE ABLE TO
LEAVE WITHOUT PARENT INTERFERENCE.

STAFF PARKING

SPED BUSES SEPARATED TO PREVENT
THE NEED FOR PEDESTRIANS TO
CROSS THIS TRAFFIC.

STUDENT PARKING HAS BEEN ISOLATED FROM
PARENT DROP OFF AND HAS DIRECT
PEDESTRIAN ACCESS TO THE MAIN BUILDING
ENTRY

CONTINUE PUBLIC PUBLIC
WAY TO INTERSECTION OF
1ST STREET.

RIGHT TURN ONLY MEDIAN
PROVIDED TO FUNNEL DRIVERS
AND PREVENT CONFLICT OF
ENTERING TRAFFIC.

CLOSED CURB CUT REMOVES THE
CONFLICT OF ADDITIONAL ENTERING
TRAFFIC IN SUCH CLOSE PROXIMITY TO
THE INTERSECTION OF 11TH AND 1ST.

RT A

NORTH

A horizontal number line with tick marks at 0, 15, 30, and 60. The segment between 15 and 30 is shaded with a solid black bar.

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[illegible]Comm: 12206083

Date: _____

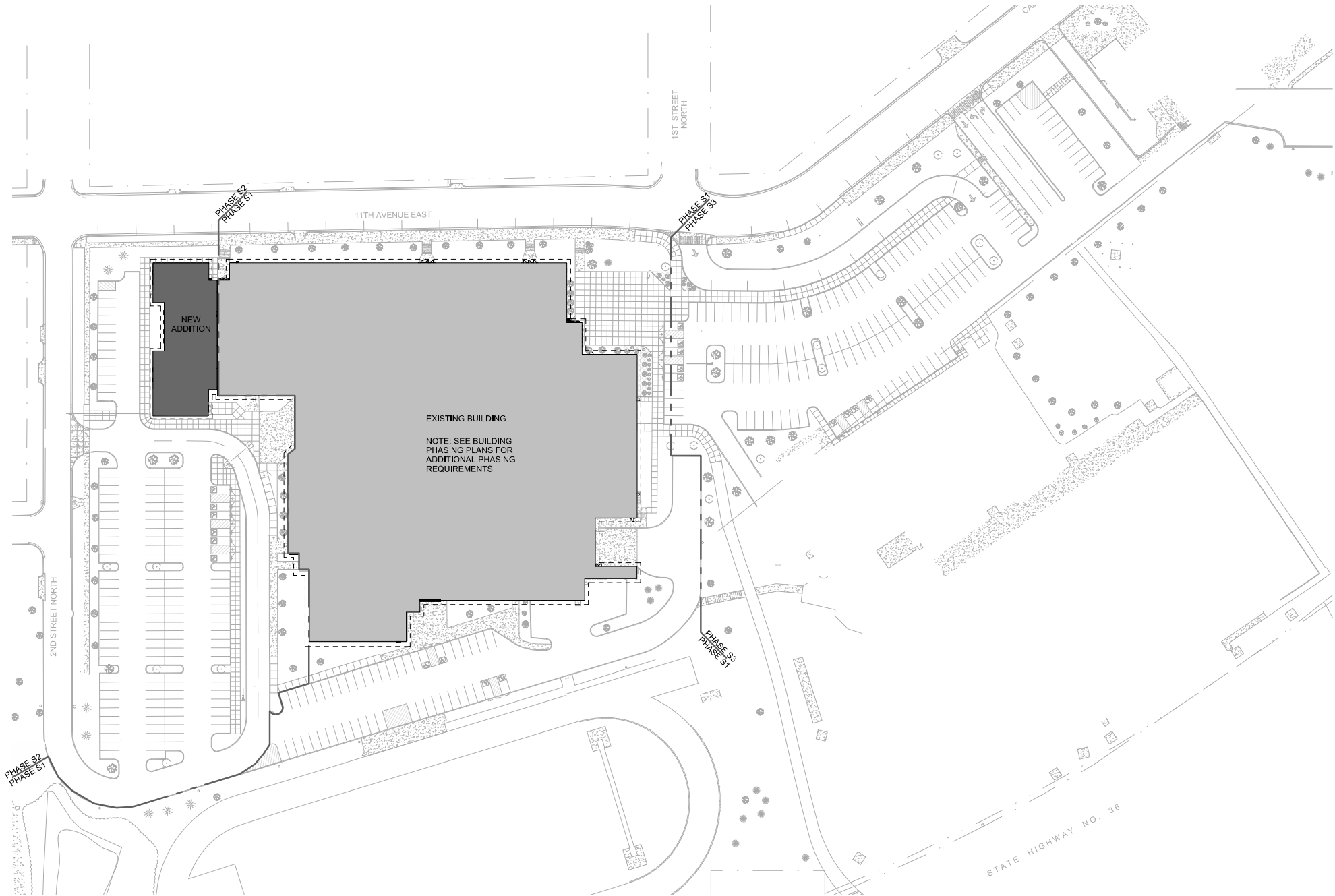
Drawn: KBK

PAVING PLAN

Scale: As Indicated

C0.200

MN



E1 SITE STAGING AND PHASING PLAN
1" = 50'-0"

CONSTRUCTION STAGING AND PHASING GENERAL NOTES

- OWNER WILL OCCUPY AREAS NOT INDICATED AS PRIMARY WORK AREAS ON THIS PLAN. CORRIDORS USED TO ACCESS WORK AREAS MUST BE KEPT FREE FROM DIRT, OIL, AND DEBRIS.
- CONSTRUCTION STAGING AREAS IDENTIFIED ON THE PLANS ARE APPROXIMATE. EXACT LOCATION OF CONTRACTOR PARKING AND STAGING AREAS TO BE COORDINATED WITH THE OWNER AND THE ARCHITECT.
- CONSTRUCTION FENCING NOTED ON THE PLANS IS THE MINIMUM. ADDITIONAL FENCING AND CONSTRUCTION BARRIERS SHALL BE INSTALLED, MOVED AND REINSTALLED AS REQUIRED THROUGHOUT THE PROJECT DURATION.
- COORDINATE EXACT LOCATION OF JOB SITE TRAILERS, TOILET FACILITIES AND OTHER TEMPORARY FACILITIES WITH THE OWNER AND ARCHITECT PRIOR TO MOBILIZATION.
- MAINTAIN ALL REQUIRED EMERGENCY VEHICLE ACCESS ROUTES AND COORDINATE WITH LOCAL JURISDICTIONS AS REQUIRED.
- CONTRACTOR TO PROTECT ALL EXISTING SITE SURFACES (IE, TURF, CONCRETE, BITUMINOUS PAVING, CURBS, ETC.) CONTRACTOR IS RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED SITE SURFACES OR FEATURES.
- PROVIDE ADEQUATE PARKING FOR OWNER AND OWNER REPRESENTATIVES NEAR LOCATION OF SITE TRAILER AND FOR OTHERS WHO ARE REQUIRED TO ATTEND PROGRESS MEETING THROUGHOUT THE DURATION OF CONSTRUCTION.
- FLOOR PROTECTION IS REQUIRED WHENEVER CONSTRUCTION MATERIALS/EQUIPMENT ARE STORED ON EXISTING FLOORS.
- DUST BARRIERS SHOWN ON THE PLANS ARE THE MINIMUM. ALL NON CONSTRUCTION AREAS ARE TO BE PROTECTED DURING CONSTRUCTION.
- ALL CONTRACTOR MATERIALS, TRAILERS, EQUIPMENT, ETC. SHALL BE SECURED WITHIN THE FENCED STAGING AREA.
- ALL EXISTING BUILDING ENTRANCES AND EXITS SHALL BE MAINTAINED FUNCTIONAL AND ACCESSIBLE AT ALL TIMES. PROVIDE ADDITIONAL TEMPORARY EGRESS AND EGRESS FACILITIES AS NOTED ON THE PLANS.
- COORDINATE ALL EXTERIOR RE-CLADDING WORK WITH OWNER AND ARCHITECT. MAINTAIN ACCESS TO ALL BUILDING ENTRANCES AND EXITS THROUGHOUT COURSE OF CONSTRUCTION. PROVIDE TEMPORARY WALKWAY ENCLOSURES AT PRIMARY BUILDING ENTRANCES.
- TEMPORARY PROTECTION WALKWAYS FOR EGRESS AND EGRESS TO EXISTING BUILDING ENTRANCE SHALL BE PROVIDED THROUGHOUT THE COURSE OF CONSTRUCTION.

SITE PHASING SCHEDULE			
PROJECT PHASE	GENERAL CONSTRUCTION		SUBSTANTIAL COMPLETION
PHASE S1	JUNE 2021 - AUGUST 2021		AUGUST 14, 2021
PHASE S2	JUNE 2021 - AUGUST 2022		AUGUST 5, 2022
PHASE S3	JUNE 2022 - AUGUST 2022		AUGUST 12, 2022
PHASE S4	JUNE 2021 - AUGUST 2023		AUGUST 12, 2022

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of Reg State

Arch Name		
License Number	Arch Num	Date Issue Date
Revisions		
Description	Date	Num

Comm: 202066
Date: 4.29.2021
Drawn: Author
Check: SWK



SITE STAGING AND PHASING PLAN

Scale: As indicated

NOT FOR CONSTRUCTION

A0.201



HALLBERG
ENGINEERING

Mechanical/Electrical Consulting Engineers
1750 Commerce Court
White Bear Lake, MN 55110
Phone (651) 748-1100 Fax (651) 748-8370

NORTH ST. PAUL
HIGH SCHOOL
NORTH ST. PAUL
ISD. 622

CONSTRUCTION
DOCUMENTS

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.

ELECTRICAL ENGINEER
DATE : ISSUE DATE
REG. NO.: XXXXX

REVISIONS	NO.	DATE	DESCRIPTION

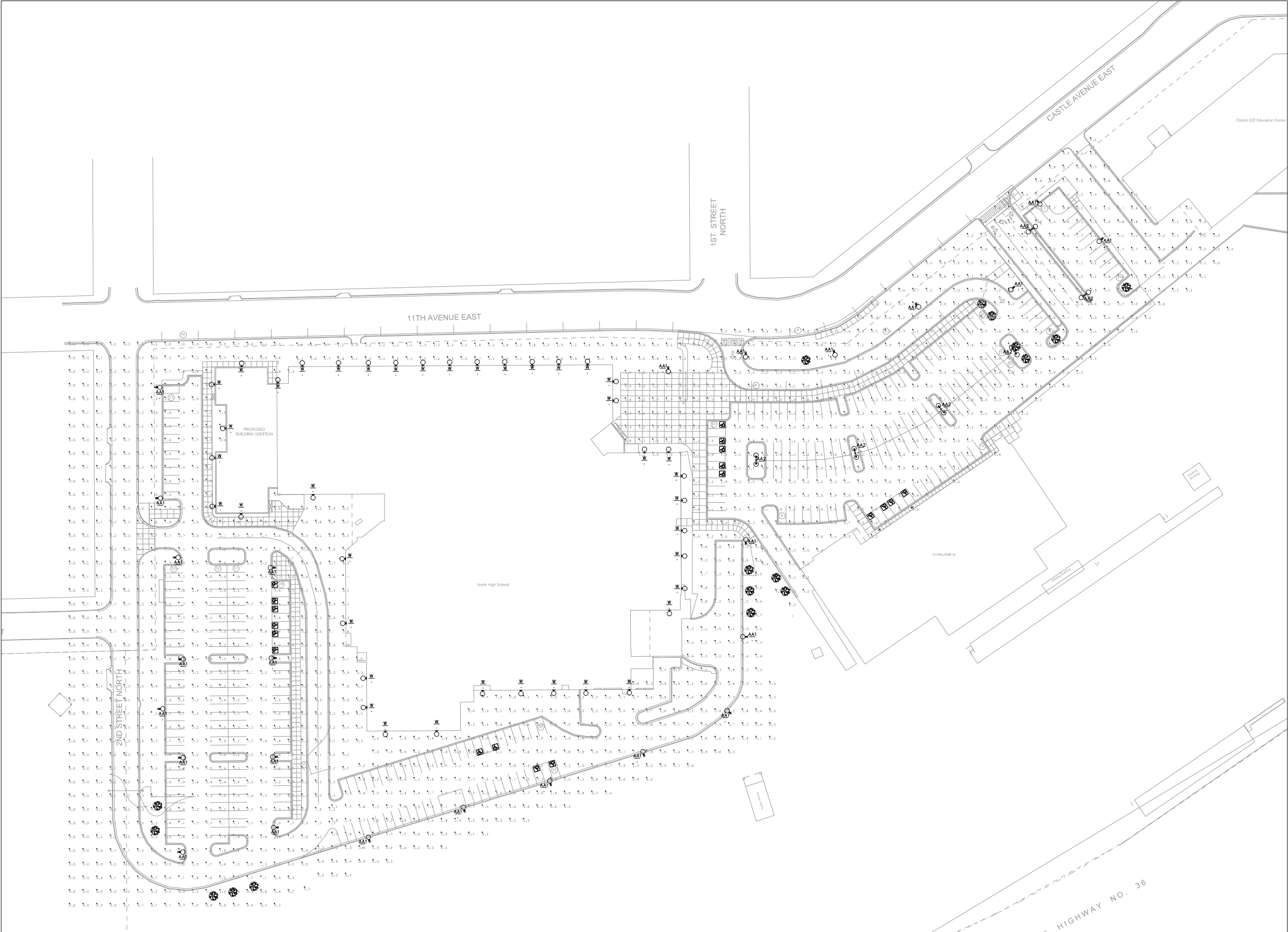
SHEET TITLE :
**SITE PLAN
PHOTOMETRIC**

PROJECT NO.: R20-3836.000
DATE : 3/3/2021
DRAWN BY: JJB
CHECKED BY: R.JL

SHEET NO. : 77 of 131

XXX

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MEMORANDUM

Date: 3/26/2021
To: Planning Commissioners
From: Eric Zweber, AICP, City Planner
CC: Scott Duddeck, City Manager
Re: Zoning Ordinance Text Amendments to Implement the 2040 Comprehensive Plan

BACKGROUND

The City adopted the 2040 Comprehensive Plan in December 2019. The Zoning Ordinance is required to be amended to comply with the adopted Comprehensive Plan and implement its goals and policies. Beginning in April 2020, the Planning Commission began preparing the required amendments during eleven Planning Commission meetings concluding on March 4, 2021. On March 4th, the Planning Commission directed staff to publish for a public hearing, send a notice to the residents that live on a riparian lot, and prepare the draft Ordinance. On April 1, 2021, the Planning Commission will conduct a public hearing to review the Zoning Ordinance text amendments and provide a recommendation to the City Council.

GENERAL STAFF REVIEW

The draft Ordinance of text amendments to the Zoning Ordinance contains revisions to six sections of the City Code including:

1. Title VII, Traffic Code, Chapter 72
 - a. Section 04 Truck Parking Restricted
2. Title XV, Land Usage
 - a. Section 003 Definitions
 - b. Section 006 Residential Districts
 - c. Section 007 Mixed Use Districts
 - d. Section 008 Overlay Districts
 - e. Section 010 General Regulations

A summary of the amendments proposed to each section is provided below.

Title VII, Traffic Code, Chapter 72, Section 04 Truck Parking Restricted

This amendment changes the title of this section to Restrictions on Certain Vehicles and addresses the restrictions of parking commercial vehicles within residential districts.

Title XV, Land Usage, Section 003 Definitions

The amendment adds 41 new definitions and amends 25 existing definitions. The amendment addresses three general topics: better describe uses regulated within the ordinance; address topics added to the Ordinance through the proposed amendments; or updates changes in State Statutes or Rules.

Title XV, Land Usage, Section 006 Residential Districts

The amendments within the residential districts are revisions to three tables: Table 3 Residential Use Districts; Table 4 Residential District Lot Requirements; and Table 5 Residential Districts Design Requirements. The amendments to Table 3 were to add cottage developments as a residential use and address a number of accessory uses, but the largest change was to combine the residential and mixed-use use tables into one table that addresses all uses within the City. The amendments to Table 4 are to reduce the minimum lot sizes of R-1 and R-2 to accommodate the densities described within the Comprehensive Plan and then reducing the lot width requirements to allow these new lot areas within the existing blocks. The amendments to Table 5 include increasing the maximum densities allowed within the R-1 and R-2 to accommodate the densities described within the Comprehensive Plan and adding minimum livable floor space requirements for the two-family and townhome residences.

Title XV, Land Usage, Section 007 Mixed Use Districts

The amendments within the mixed-use districts are revisions to two tables: Table 6 Mixed-Use Districts and Table 7 Mixed-Use Districts Lot Requirements. The amendments to Table 6 are to move the mixed uses into Table 3 to create a common table of all uses within the City and a number of amendments to the uses that are permitted or conditional. The amendments to Table 7 include adding a minimum lot area per dwelling unit and to increase the minimum lot size in the MU-1 district from zero square feet to one square feet.

Title XV, Land Usage, Section 008 Overlay Districts

The proposed amendments are to three overlay districts:

1. Downtown Overlay District
2. Planned Unit Development District
3. Shoreland Overlay District

The amendment to the Downtown Overlay District is to prohibit townhomes that are allowed within the MU-1 zoning district.

The amendments to the PUD district include clarifying the purpose and objectives of the district; clarify the types of development eligible to apply for a PUD; clarify the other sections of the Zoning Ordinance that can be deviated from with PUD standards; parking standards; add a concept PUD process; encourage a neighborhood meeting before a public hearing; update the preliminary and final PUD processes; update submittal requirements of PUD applications; and update the PUD amendment and revocation process.

The amendment to the Shoreland Overlay District is to add a minimum lot area and minimum lot width that is consistent with the existing R-2 zoning district to the Shoreland Overlay District. The purpose of this amendment is to prevent the proposed amendments to the minimum lot areas and lot width within the R-1 and R-2 zoning districts from applying within the Shoreland overlay District. Because any proposed amendments to the Shoreland Overlay District requires Minnesota Department of Natural Resources (DNR) approval, staff has emailed the DNR Area Hydrologist with the proposed amendment. The response is that the Area Hydrologist is supportive of maintaining the 60-foot minimum lot width but the Area Hydrologist recommends

maintaining the minimum lot size to the existing R-1 zoning district instead of the R-2 zoning district. The correspondence with Area Hydrologist is attached to this memorandum.

Title XV, Land Usage, Section 010 General Regulations

The proposed amendments are to five subsections:

1. Useable Open Space
2. Supplemental Regulations
3. Architectural Requirements
4. Landscaping and Screening
5. Off Street Parking & Loading

The amendments to the useable open space requirements are to change the townhome requirement to 25% of the lot area and add a requirement for open space within the new category of cottage dwelling residential developments.

There are amendments to five subsections of the Supplemental Regulations:

1. Accessory Dwelling Unit (ADU)
2. Special Infill Housing
3. Townhomes
4. Cottage Developments
5. Two Family Dwelling

The amendment to the accessory dwelling unit regulations are to prohibit an ADU on a R-1 lot with a duplex; clarify the lot width of lot with an ADU; provide a minimum and maximum floor area of an ADU; the allowed locations of the ADU; and allowing Type I home occupations and prohibiting Type II home occupations within ADUs.

The amendment to the special infill housing regulations is to add a minimum floor area.

The amendments to the townhome regulations are to eliminate the transformer regulations and clarify that the townhome density must comply with the Comprehensive Plan.

Cottage development requirements are added to Zoning Ordinance including:

- Density and minimum lot area requirements
- Height and roof pitch requirements
- Lot coverage and floor area requirements
- Setbacks requirements
- Open space requirements
- Parking locations
- Porch regulations

Two family dwelling requirements are added to Zoning Ordinance including limiting the location of two family dwellings from each other and clarifying the minimum width of a common wall between the two family dwellings.

The amendments to the architectural requirements include removing the maximum number of connected units, addressing variations in facades, minimum number of design features, location of garages for townhomes, adding comparable design standards, and garage locations for two family dwellings.

The amendment to the landscaping and screening requirement is to prohibit trees from being planted within drainage and utility easements.

The amendments to the off-street parking and loading requirements include:

- Noting that the new commercial vehicle parking requirements in section 72.04 also applies.
- Allowing the City engineer to determine the parking space dimensions for commercial vehicles.
- Eliminating truck and bus parking which is now addressed within section 72.04.
- Creating a table outlining parking locations, numbers, and time limits.
- Clarifying where driveways are allowed and how parking within the driveway is regulated.

RECOMMENDED ACTION

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

Recommend Approval of An Ordinance Amending the North Saint Paul City Code of Ordinances Title VII, Traffic Code, Chapter 72 Parking Regulations, Section 04 Truck Parking Restricted, and Title XV, Land Usage, Chapter 154, Zoning Regulations, Section 003 Definitions, Section 006 Residential Districts, Section 007 Mixed Use Districts, Section 008 Overlay Districts, and Section 010 General Regulations.

CITY OF NORTH ST. PAUL

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE
NORTH SAINT PAUL CITY CODE OF ORDINANCES
TITLE VII, TRAFFIC CODE, CHAPTER 72, SECTION 04 TRUCK PARKING RESTRICTED,
AND TITLE XV, LAND USAGE, CHAPTER 154, ZONING REGULATIONS, SECTION 003
DEFINITIONS, SECTION 006 RESIDENTIAL DISTRICTS, SECTION 007 MIXED USE
DISTRICTS, SECTION 008 OVERLAY DISTRICTS, AND SECTION 010 GENERAL
REGULATIONS

THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA ORDAINS:

SECTION 1. Section 72.04 of the North St. Paul City Code is hereby repealed and replaced as follows:

§ 72.04 TRUCK PARKING RESTRICTED.

~~No person shall park a truck, truck tractor or semi-trailer which has a gross vehicle weight in excess of six tons for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.~~

§ 72.04 RESTRICTIONS ON CERTAIN VEHICLES.

(A) No person shall park a commercial vehicle as defined in Chapter 154 for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.

(B) Exceptions:

(1) This section does not apply to commercial vehicles being actively loaded or unloaded, vehicles rendering a service, emergency vehicles of the police department, fire department, division of public health, to any public utility vehicle where actually engaged in the performance of emergency duties necessary to be performed by such public departments or public utilities; or to any vehicle owned by or performing work for the United States, the state, or the city. No person shall park a recreational vehicle as defined in Chapter 154 for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.

(2) This section does not apply to vehicles being actively loaded or unloaded, vans.

(C) Please refer to § 154.010 for additional vehicular regulations.

SECTION 2. Section 154.003 of the North St. Paul City Code is hereby repealed and replaced as follows:

ANIMAL GROOMING. An establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged.

ARTISAN STUDIO OR MAKERSPACE. An establishment where hand-tools, mechanical tools and electronic tools are shared or individually used for the manufacture of artisan finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

AUTOMOBILE SALES OR RENTAL. Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail, rental, or wholesale sales.

AUTOMOBILE SERVICE STATION OR REPAIR. Any building or premises used for the dispensing or sale of automobile fuels, lubricating oil or grease, tires, batteries or minor automobile accessories. Services offered may include the installation of tires, batteries and minor accessories; minor automobile repairs; and greasing or washing of individual automobiles. General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service.

BANK OR FINANCIAL INSTITUTION. A financial institution, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. Does not include currency exchanges as defined by MN Statute 53A.01 Subd. 1.

BULK STORAGE (LIQUID). Bulk storage of flammable or combustible liquids or gases for use in industrial processes.

BUSINESS SALES OR SERVICES. The activity of making, buying, or selling goods or providing services. Establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

CAR WASH. An establishment where the principal use includes washing, drying, polishing, or vacuuming of an automobile or other motor vehicle done by service personnel, the driver, or by automated machinery.

CATERING. A facility in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.

CLINIC. A building designed and used for medical, osteopathic, dental or surgical diagnosis or treatment of patients under the care of doctors and/or nurses, with no overnight boarding. An establishment principally engaged in providing therapeutic, preventative, corrective, healing and health-building treatment services on an outpatient basis by physicians, dentists and other practitioners with no overnight boarding. Includes Doctor's Offices, Dental Clinics, medical laboratories, and physical and occupational, and massage therapy facility, Chiropractic care.

COFFEE SHOP/TEA HOUSE. An establishment engaged principally in the sale of coffee, tea, and other nonalcoholic beverages for consumption on the premises or for carry out, which may also include the sale of a limited number of food items.

CONTRACTOR'S BUSINESS WITH SHOWROOM OR WORKSHOP. An establishment providing general contracting, building/site maintenance, or building construction services. Outdoor storage of equipment and materials shall be consistent with the requirements of this Ordinance.

CULTURAL CENTER. A use providing for display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.

DEPENDENCY LIVING ARRANGEMENT. A living arrangement which permits a person with a physical or mental disability to live in a temporary separate living area within a single-family dwelling unit or permits a relative or paid attendant of a person with such a disability to live in a temporary separate living area within a single-family dwelling unit. Such living area may include a separate bath and separate kitchen facilities which permit a degree of independence. Ingress and egress for such a living area is from within the principal dwelling unit.

DRIVE/DRIVEWAY. A permanent, durable surface designed to provide vehicular access from a street to a lot or to provide vehicular access between different parts of a lot or parking area. A drive that is internal to a parking area is not the same as an aisle. For a detached home, duplex or townhome, the driveway may serve as part of the front yard parking space subject to setback requirements.

DWELLING, COTTAGE. A single-family or two-family dwelling that does not exceed 1,000 total square feet and is a part of a joint development with other cottage dwellings.

DWELLING, LIVE/WORK UNIT. A dwelling unit combining residential use types with commercial- or limited industrial-use types. This use classification includes but is not limited to: office, live/work facilities, or other similar uses.

DWELLING, MULTIPLE FAMILY. A residence structure designed for or occupied by three or more families, either wholly (attached) or partially (detached), with separate housekeeping and cooking facilities for each. A building, or portion thereof, on one lot, containing three or more dwelling units. (see FIGURE 11)

DWELLING, TOWNHOUSE. A residence structure that is a single family dwelling unit constructed in a group of two or more similar single family dwelling units, with no other unit above it or below it, with each unit extending from the foundation to the roof, with each unit having a private entrance, and designed for not more than one family. A one-family dwelling unit constructed in a group of two or more similar one-family dwelling units, each with a private entrance that has direct access to the outside, which is part of a structure whose dwelling units are attached and arranged either horizontally or vertically. When arranged horizontally, they may span more than 1 parcel.

DWELLING, TWO FAMILY. A residence structure, commonly referred to as a duplex, designed for or occupied by not more than two families, with separate housekeeping and cooking facilities for each.

located on a single parcel containing two dwelling units that each have separate housekeeping and cooking facilities, each of which has direct access to the outside. (see FIGURE 13).

DWELLING UNIT, ACCESSORY (ADU). Also known as a "granny flat," "mother-in-law apartment" or "carriage house" - is a self-contained living unit that can be located within the walls of an existing or newly constructed home, or that can be an addition to an existing home. It can also be a freestanding structure on the same lot as the main house or located within/attached to a detached garage.

EDUCATIONAL SERVICES. A business, professional, or other specialty school. This term includes, but is not limited to, a school offering instruction in music, art, dance, martial arts, computer use or programming, and cosmetology.

FARMERS' MARKET. ~~The seasonal selling or offering for sale at retail of vegetables or produce, occurring in a pre-designated area, where the vendors are generally individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale. As defined by Minnesota Statute 28A.151 Subd. 1.~~

GARDEN MATERIALS SALES. A place of business where retail and wholesale products and produce are sold to the consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold, and may include plants, plant nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils.

GOLF COURSE. A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses.

GROCERY. Stores where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores.

HOME OCCUPATION. An occupation, profession, activity, or use conducted for financial gain or profits on a residential property that is clearly secondary to the residential use of the dwelling not including a yard sale.

INSTITUTION. A use conducted by, or a facility or structure owned or operated by, a nonprofit, religious, or charitable institution that provides educational, cultural, recreational, religious, or other similar types of public services.

LAB, RESEARCH. A building or group of buildings in which are located facilities for technological or scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

LIMITED PRODUCTION AND PROCESSING. Small-scale assembly, disassembly, fabrication, manufacture, cleaning, servicing, packaging, sorting or other handling of goods or materials, either as an intermediate input for further production or processing, or for final sale, use or consumption.

LIQUOR STORE. An establishment that sells alcoholic beverages for off-premises consumption.

LOT LINE. A line of record bounding a lot that divides one lot from another lot or from a public or private street or alley or any other public or private space.

LOT LINE, FRONT. The boundary of a lot which abuts an existing or dedicated public or private street. In the case of a ~~corner~~ lot with more than one street frontage, the front lot line shall be determined by the following circumstances:

- 1) the shortest dimension on a public or private street;
- 2) if the primary entrance of the principal structure is located facing a frontage other the shortest dimension on a public or private street, the front lot line may be designated by the Zoning Administrator.
- 3) if the dimensions of a ~~corner~~ lot with more than one street frontage are equal, the front line shall be designated by the ~~owner~~ Zoning Administrator.

MEDICAL CANNIBAS FACILITY. A facility involved in medical cannabis, including a medical cannabis manufacturer, medical cannabis distribution facility, and medical cannabis laboratory.

~~NATURAL ENVIRONMENT LAKES. Generally small, often shallow lakes with limited capacities for assimilating the impacts of development and recreational use. They often have adjacent lands with substantial constraints for development such as high water tables, exposed bedrock, and unsuitable soils. These lakes, particularly in rural areas, usually do not have much existing development or recreational use. As defined in Minnesota Rule 6120.3000.~~

OFFICE. Administrative, executive, professional, or similar organizations, providing direct services to consumers provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal permissible use. Examples include, but are not limited to, firms providing architectural, computer software consulting, data management, academic instruction, engineering, interior design, graphic design, or legal services.

~~MUNICIPAL PARKING FACILITY. A commercial parking facility owned and operated by the city or by a private entity and designed to accommodate the off street parking of motor vehicles as a capital improvement. Such parking may be located in a structured parking facility, a surface lot or a combination thereof.~~

PERSONAL SERVICES. Establishments providing nonmedically related services, including salons, spas (with or without massage), barber shops, garment tailoring or repair, laundry and dry-cleaning establishments, body art establishments, and post offices. These uses may also include accessory retail sales of products related to the services provided.

RECREATION, INDOOR, COMMERCIAL. A commercial recreational land use conducted entirely within a building, including arcade, arena, athletic and health clubs, bowling alley, community center, conference center, exhibit hall, gymnasium, movie theater, pool or billiard hall, skating rink, swimming pool, tennis court and the like.

RECREATION, OUTDOOR, COMMERCIAL. A commercial recreation facility that is primarily an open-air facility, such as baseball fields, swimming pools, skating rinks, golf driving ranges, or miniature golf facilities.

RECREATIONAL DEVELOPMENT LAKES. As defined in Minnesota Rule 6120.3000. Generally medium-sized lakes of varying depths and shapes with a variety of landform, soil, and groundwater situations on the lands around them. They often are characterized by moderate levels of recreational use and existing development. Development consists mainly of seasonal and year-round residences and recreationally oriented commercial uses. Many of these lakes have capacities for accommodating additional development and use.

RESTAURANT. An establishment that involves the preparation of food and drink, served to and consumed by patrons primarily within the building on the premises or for carry out.

RETAIL SALES. A commercial enterprise that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. These uses may also include accessory service of the types of retail goods sold on the premise.

SCHOOLS, ELEMENTARY OR SECONDARY. Public or private schools which provide an educational program for one or more grades between pre-kindergarten and grade 12 and which are commonly known as elementary schools, grade schools, middle schools, junior high schools, or high schools.

SELF-SERVICE STORAGE FACILITY. A building or group of buildings in a controlled-access, screened, and secured compound that contains individual compartmentalized and controlled-access storage spaces of varying sizes which are leased or rented for storage purposes on an individual basis.

SETBACK. The minimum required distance between a building or structure and the property line nearest thereto. (see FIGURE 17)

SETBACK, AREA: The required open area on a lot that must remain unoccupied and unobstructed by a building or structure from its lowest level to the sky except as permitted by this chapter. The setback area extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which the lot is located.

SETBACK, FRONT. The minimum required distance by which any building or structure must be separated from the front lot line.

SETBACK, REAR. The minimum required distance by which any building or structure must be separated from the rear lot line.

SETBACK, SHORELAND. The minimum horizontal distance between a structure and the ordinary high-water mark.

SETBACK, SIDE. The minimum required distance by which any building or structure must be separated from the side lot line.

SHORT-TERM RENTAL. Any dwelling or portion thereof that is available for use or is used for overnight accommodations or lodging to guests for compensation, for periods of less than 30 consecutive days.

SPORT COURT. An outdoor play surface intended for use in sports. This term includes outdoor tennis courts, basketball courts, volleyball courts, and similar uses.

TRAILER, WEIGHTED. A trailer required by the State of Minnesota to be registered at over 3,000 pounds gross vehicle weight, that is ~~are~~ not a recreational trailer or towed as a tractor-semi trailer combination.

TRANSIT STATION. A building or structure used by persons changing transportation modes to or from transit; includes facilities where several transit routes converge, designed to accommodate several transit vehicles at once to permit transfer between transit routes. A transit station shall not include a transit stop.

WATER-ORIENTED ACCESSORY STRUCTURE OR FACILITY. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, saunas, patios, and detached decks.

VEHICLE, COMMERCIAL TYPE 1. A commercial vehicle less than 8'6" height as measured to the top of any attachments or 22' in length as measured to include any attachments to the vehicle.

VEHICLE, COMMERCIAL TYPE 1. A commercial vehicle greater than dimensions of Type I and less than 15,000 gross vehicle weight rating.

VEHICLE, LARGE RECREATIONAL. A recreational vehicle over 36 feet in length OR a boat or unoccupied trailer over 25 feet in length

VEHICLE, MOTOR. Any self-propelled vehicle designed and originally manufactured to operate primarily on highways, and not operated exclusively upon railroad tracks. Generally, does not include snow mobiles, manufactured homes or trailers. May include all-terrain vehicles if displaying disability plates per MN Statute 169.345.

VEHICLE, PASSENGER. Any motor vehicle designed and used for carrying not more than 15 individuals, including the driver. Passenger vehicle does not include buses, school buses, or commuter vans.

VEHICLE, RECREATIONAL. A vehicular type portable structure without permanent foundation which can be towed, hauled, or driven and primarily designed as temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes. Also includes trailers classified as "Small Utility Trailers" by the Minnesota Department of Vehicle Services, receiving permanent registration with a gross vehicle weight of 3,000 pounds or less, and vehicles bearing a State of Minnesota recreational vehicle license plate required for self-propelled vehicles and trailers equipped as temporary human living quarters.

WAREHOUSING. A facility for the storage, packing, and crating of materials or equipment within an enclosed building or structure awaiting shipment to other premises.

~~YARD. A required~~ The open space on a lot inclusive of the required setback areas, which is unoccupied and unobstructed by a structure from its lowest level to the sky except as permitted by this chapter. The yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located.

~~YARD, FRONT. That portion of the yard extending along the full width of the front lot line between side lot lines and extending from the abutting street right of way line to the depth required in the setback regulations for the zoning district in which such lot is located.~~

YARD, REQUIRED, See 'Setback, Area'.

~~YARD, SIDE. That portion of the yard extending along the side lot line between the front yard and the rear yard to the depth or width required by the setback requirements of the zoning district in which such lot is located.~~

YARD SALE. The sale or offering for sale to the general public of over five items of personal property on any portion of a lot in a residential zoning district, whether within or outside any building.

SECTION 3. Section 154.008, Subsection (B)4. of the North St. Paul City Code is hereby amended by the addition as follows:

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

SECTION 4. Section 154.008, Subsection (C) of the North St. Paul City Code is hereby repealed and replaced as follows:

1. *Purpose.* Planned Unit Developments (or PUDs) are allowed to encourage innovation in project design that cannot be achieved through traditional zoning. More specifically, this district is established to:

(a) Provide for development as an integrated, coordinated unit as opposed to a ~~traditional~~ parcel-by-parcel, approach to development-

(b) Introduce flexibility of site design and architecture for the conservation of land and open space through clustering of buildings and activities-

(c) ~~Planned unit developments (PUD's) are to be~~ Enable development that is characterized by central management, integrated planning and architecture, joint or common use of parking, maintenance of open space and other similar facilities, and a harmonious selection and efficient distribution of uses-

(d) Provide flexibility from ordinance requirements and joint planning between the city and developer to protect other features such as existing development, planned streets, vegetation, slopes, wetlands, lakes or streams-

(e) Promote more efficient uses of the land while preserving existing landscape amenities and allowing harmonious development consistent with the Comprehensive Plan and preserving the health, safety and general welfare of the community.

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

~~(a) Permit and promote greater flexibility to allow more creativity and imaginative design, and to promote more efficient uses of the land while preserving existing landscape amenities and allowing harmonious development consistent with the Comprehensive Plan and preserving the health, safety and general welfare of the community.~~
Harmonious mix of land uses, building types, open spaces, and circulation elements

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

(c) Preserve natural resources of the site including wetlands, woodlands, steep slopes and scenic areas.

~~(e)~~ (d) Facilitate the economical provision of streets and public utilities.

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

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

~~(f)~~ (g) Allow for a provision of a mixture of residential unit types and densities in an integrated and well-planned area, and provide for creating a variety of housing types, consistent with the city's housing goals-

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

~~(h)~~ Provide for mixed commercial and residential uses, where appropriate.

3. *Types of permitted planned unit developments.* ~~The underlying zoning district shall be consistent with the Comprehensive Plan. PUD overlay districts may be one of the following:~~

— ~~(a) Planned Residential District (PRD)~~

— ~~(b) Planned Commercial District (PCD)~~

— ~~(c) Planned Industrial District (PID)~~

— ~~(d) Planned Mixed Use District (PMD)~~

43. General requirements and standards.

(a) Eligibility. A site is eligible for PUD designation only if it meets at least one of the following:

i. has two or more principal uses or structures on a single parcel of land; this may include a mixture of townhouses, apartment projects involving more than one building, detached residential structures, or non-residential buildings.

ii. multi-use structures such as commercial uses in industrial-type developments, mixed residential and commercial developments, and more than one principal use in a single building.

(a**b**) Ownership. An application for PUD approval must be filed by the landowner or jointly by all landowners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approval of the final plat shall be binding on all owners. In absence of an ownership application, the project developer may submit with the development application the written consent of all property owners within the proposed PUD. The financial commitments incurred through any portion of the development shall be the responsibility of the owner.

(b**c**) Consistency with Comprehensive Plan. The proposed PUD shall be consistent with the Comprehensive Plan.

(e**d**) Permitted uses. All permitted, conditional, and interim uses contained in the underlying zoning district shall be treated as permitted, conditional, and interim uses in the PUD Overlay District.

(d**e**) Density. In a PUD, the City may permit increased density beyond the maximums provided in Table 4, if certain public benefits are achieved. The City will consider allowing an increase in the allowable density upon proof by the applicant that some of the following ~~features~~ are being provided as part of the proposed development:

i. Increased Ppreservation of natural site features, topography, geological features, wetlands, lowlands, wooded areas, and the like, beyond what is required ~~protected~~ by the Minnesota Department of Natural Resources, by the Ccity and/or Ramsey County ordinances.

ii. Creation of conservation easements due to steep slopes, wooded areas and/or environmentally sensitive areas, as identified in the Comprehensive Plan.

iii. Creation of park/public areas for active and passive park uses beyond required standards or other public purposes such as schools, public buildings, greenways, and the like which meet the intent of the Park and Recreation goals of the Comprehensive Plan and are consistent with the public dedication requirements for the proposed development.

iv. Installation of public improvements designed to serve areas beyond the project boundary.

v. ~~The city may consider increased density for h~~Housing projects which provide affordable housing options, consistent with the Comprehensive Plan.

(e**f**) ~~Minimum lot size~~Development Density. The minimum lot size requirements of other sections of this chapter do not apply to a PUD except that the minimum lot size requirements of the underlying

zone shall serve as a guideline to determine the maximum dwelling unit density of a total development. The maximum dwelling unit density shall be determined by the area remaining after appropriate space for street right-of-ways and any other public dedications have been determined and subtracted from the total PUD area. If the property involved in the PUD includes land in more than one zoning district, the number of dwelling units or the square footage of commercial, residential or industrial uses in the PUD shall be proportional to the amount that would be allowed separately on the parcels located in each of the underlying zoning districts or as guided by the Comprehensive plan. In the Shoreland Overlay District total development density shall be that of the underlying zone.

(g) Flexibility from Ordinance Requirements. The City may, but shall not be required to, provide concessions in setbacks, density, lot size, street width or parking to achieve the purpose and objectives of the PUD in (C) (1 and 2) herein.

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

(gi) 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.

(hj) Parking. Off-street parking and loading space shall be provided in each PUD in the same ratios for types of buildings and uses as required in the underlying zoning district unless the developer can demonstrate, to the City's satisfaction, that a lesser standard should be permitted on the grounds of one or more of the following:

i. The complementarity of peak parking demands by the uses within the PUD. The City may require execution of a restrictive covenant limiting future use of the property to those uses which will continue this parking complementarity, or which are otherwise approved by the City.

ii. Shared parking- provided through a nonexclusive agreement with the owners of property located within 600 feet of the use if the parking demands of the uses do not coincide.

iii. Proximity to mass transit. A 10% reduction may be awarded if building entrances are located within 300 feet of a transit stop. An additional reduction may be granted if an adequate sheltered transit stop within the development is provided.

vi. Car-ownership characteristics of the anticipated or targeted residential population.

(ik) Street width. Requirements outlined in the subdivision ordinance for street widths may be relaxed depending on the number of off-street parking locations and the anticipated density in the planned unit development. The Planning Commission, City Engineer and city's Emergency Services (Fire, Ambulance and Police) shall review each planned unit development to determine street width requirements.

(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.

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

(l) Building height. Height limitations shall be the same as imposed in the ~~respective~~ underlying zoning districts.

(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.

(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.

~~(o) Flexibility from Ordinance Requirements. The city may, but shall not be required to, provide concessions in setbacks, density, lot size, street width or parking to achieve the purpose and objectives of the PUD in (C) (1 and 2) herein.~~

54. Operating and maintenance requirements for PUD common open space and service facilities.

(a) Whenever common open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard.

(b) Common open space and service facilities within a PUD shall be placed under the ownership of one or more of the following or may include a method deemed most appropriate by the City Council.

i. Landlord control, where only use by tenants is anticipated.

ii. Property owners association, provided all of the following conditions are met:

A. Prior to the use, occupancy, sale or the execution of contracts for sale of an individual building unit, parcel, tract, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document as specified in M.S. § 515.00, as may be amended from time to time, shall be filed with the Zoning Administrator prior to the filings of the declaration of documents or floor plans with the Ramsey County's Recorder's Office.

B. The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses or apartments shall subject the properties to the terms of the declaration.

C. The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation may be formed, and if such an association or corporation is formed property owners must be members of the association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing effective private control.

D. The declaration shall additionally, amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the city, or fails to pay taxes or assessments on properties as they become due, and in the event the city incurs any expenses not immediately reimbursed by the association or corporation, then the city shall have the right to assess each property its pro rata share of the expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which such assessment is made.

E. Membership in the association must be mandatory for each owner and any successive buyer and the association must be responsible for liability insurance, taxes, and the maintenance of the open space facilities to be deeded to it. This requirement may be waived by the City Council for existing units which are being incorporated into a PUD.

F. The open space restrictions must be permanent and not for a given period of years.

G. Property owners must pay their pro rata share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with state law and the association must be able to adjust the assessment to meet changing needs.

H. The by-laws and rules of the association and all covenants and restrictions to be recorded must be approved by the City Council prior to the approval of the final PUD plan. If a final PUD plan is filed in one phase, with staged final plats, the bylaws, rules of the association and all covenants and restrictions may be filed with the final plat.

I. Staging of common open space. The construction and provision of all of the common open space and public improvements and recreational facilities that are shown on the final development plan for a PUD must proceed at the same rate as the construction of dwelling units or other private facilities.

65. PUD processes.

(a) Pre-application meeting. Applicants of the proposed PUD shall be encouraged to arrange for and attend an informational meeting with city staff. At such conference, the applicant shall be prepared to generally describe their proposal for a PUD. The primary purpose of the meeting shall be to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of the conformity to the provisions of this Code before incurring substantial expense in the preparation of detailed plans, surveys, and other data.

(b) Concept PUD plan. Applicants may, at their option, prepare development sketch plans for review by the city. As far as may be practicable on the basis of a sketch plan, the city will informally advise the owner as promptly as possible of the extent to which the proposed plan conforms to the design

standards of this section and discuss possible plan modifications necessary to secure conformance. The sketch may be reviewed, where applicable, by the Planning Commission and the Council. Such sketch plans submitted shall be for informal discussion between the developer and the city. Submission of sketch plan shall not constitute formal filing of an application.

(c) Recommended Neighborhood Meeting. The applicant is strongly encouraged to hold a neighborhood meeting. Property owners within 350 feet of the PUD, or a larger area as determined by the City, should be given notice of the meeting. The purpose of the meeting is to inform the neighborhood of the proposal, discuss the concepts and basis for the plan being developed, and to obtain information and suggestions from the neighborhood.

(b)d) Preliminary PUD plan process:

i. The developer/owner shall submit an application for subdivision or preliminary PUD plan at least 30 days prior to the Planning Commission meeting.

ii. The Zoning Administrator shall review the preliminary application and distribute to appropriate staff and consultants for review. The Zoning Administrator shall post notice of a public hearing and forward all comments, along with the application, to the Planning Commission.

iii. The Planning Commission shall conduct a public hearing, following published notice and mailed notice to property owners within 350 feet of the proposed PUD. Notice shall occur not less than ten or more than 30 days prior to the hearing. Failure of a property owner to receive notice shall not invalidate the process. The Planning Commission shall review the preliminary PUD plan and submit a written report and recommendation to the City Council. ~~If the Planning Commission fails to make a report within 30 days after receipt of the application, the City Council may proceed without the report.~~ Such report shall contain the findings and recommendations of the Planning Commission with respect to the conformity of the preliminary PUD plan to the approved general concept plan, with respect to the merit or lack of merit of any departure of the preliminary PUD plan from substantial conformity with the general concept plan, and with respect to the compliance of the preliminary PUD plan with the provisions of this Code and all other applicable federal, state, and local codes and ordinances, and the Comprehensive Plan or other relevant plans.

iv. Within 60 days of the receipt of a complete application, the City Council ~~will~~ may take action to grant approval, grant conditional approval, or deny approval of the plan. The City may extend the review period by up to 60 days if it provides the applicant written notice of and reasons for the extension before the end of the initial 60 days.

v. Upon City Council approval, the City Attorney shall draft a PUD development agreement which stipulates the specific terms and conditions established and approved by the City Council and accepted by the applicant. This agreement shall be signed by the Mayor, City Manager, and the applicant.

vi. Where the preliminary PUD plan is denied approval, City Council action shall be by resolution setting forth the reasons for its actions. A certified copy of the document evidencing said City Council action shall be delivered to the applicant. The applicant will have 60 days to submit a revised preliminary PUD plan to the Planning Commission. After the 60 day period, a revised general concept plan must be submitted to the Planning Commission unless otherwise arranged with the Zoning Administrator.

vii. If subsequent submittals of the preliminary PUD plan are denied approval two times within one year of the original submission date, the applicant will be required to submit a revised general concept plan.

viii. Limitation on preliminary PUD Plan approval. Unless a final plan covering the area designated in the first stage of the preliminary PUD plan has been filed within six months from the date the City Council grants preliminary PUD plan approval, or in any case where the applicant fails to file final plans and to proceed with development in accordance with the provisions of this section and/or an approved preliminary PUD plan, the approval shall expire. The City Council may, at its discretion, extend for not more than one additional period of six months the filing deadline for any final plan when, for good cause, such extension is necessary. In any case where the preliminary PUD plan approval expires, the City Council shall forthwith adopt a resolution repealing the general concept plan approval and the preliminary PUD plan approval for that portion of the PUD that has not received final plan approval, and re-establish the zoning and other ordinance provisions that would otherwise be applicable.

ix. Review and evaluation criteria. The evaluation of the proposed preliminary PUD plan shall include, but not be limited to, the following criteria:

A. Adequate property control is provided to protect the individual owner's rights and property values and the public responsibility for maintenance and upkeep.

B. The interior circulation plan plus access from and onto public rights-of-way does not create congestion or dangers and is adequate for the safety of the project resident and the general public.

C. A sufficient amount of usable open space is provided.

D. The arrangement of buildings, structures, and accessory uses does not unreasonably disturb the privacy or property values of the surrounding residential uses.

E. The architectural design of the project is visually compatible with the surrounding area. Architectural style or type of buildings shall not solely be a basis for denial or approval of the preliminary PUD plan. However, the overall appearance and compatibility of individual buildings to other site elements of surrounding development will be given primary consideration in the review stages of the Planning Commission and City Council.

F. The drainage and utility system plans are submitted to the City Engineer and shall be subject to approval of the City Engineer.

G. The development schedule insures a logical development of the site which will protect the public interest and conserve land.

H. Proposed unit and accessory use requirements are in compliance with the district provisions in which the development is planned. The Preliminary PUD is consistent with the goals and objectives of the Comprehensive plan and any applicable plan.

I. Whether the proposed PUD is consistent with the purpose and objectives of (C) (1 and 2) herein.

(ee) Final PUD plan process. The final plan is to serve as a complete, thorough and permanent public record of the PUD and the manner in which it is to be developed. It shall incorporate all prior approved plans and all approved modifications thereof resulting from the PUD process. It shall serve in conjunction with other city ordinances as the land use regulation applicable to the PUD.

i. Submission of the final plan. Upon approval of the preliminary PUD plan, the applicant shall file with the Zoning Administrator a final plan consisting of the information and submissions required by the final plan stage, for the entire PUD or for one or more stages. The final plan is intended only to add detail to, and to put in final form, the information contained in the general concept plan and the preliminary PUD plan which shall conform to the preliminary PUD plan in all respects. A final plan of a single-phase proposed development or a portion of the a multiple phase proposed development may be submitted simultaneously with the overall preliminary plan for purposes of expediting the review process.

ii. Review and approval of final plan. The Zoning Administrator shall forward comments of staff and consultants to the Planning Commission, who shall prepare a recommendation for the City Council. No public hearing shall be required for approval of the final plan. The City Council may approve the PUD final plan with a majority vote.

iii. Recording of final plat and PUD agreement. Within ~~30~~180 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.

iv. Building and other permits. No building permit shall be granted on land for which a plan for a PUD is in the process of review or which does not conform to the approved final plan. Upon receiving notice from the Zoning Administrator that the approved final plat and agreement has been recorded and upon appropriate application of the applicant, building and other permits may be issued to the applicant if the following conditions are met:

A. Public open space, if applicable, has been deeded to the city and officially recorded.

B. A development agreement has been approved and executed by all parties.

C. The homeowner's association (if applicable) by-laws, covenants and deed restrictions have been approved by the City Attorney and officially recorded.

D. The construction plans for proposed structures have been approved by the Building Official.

E. All detailed site plans have been approved by the Zoning Administrator.

v. Limitation of final plan approval. Within one year after the approval of a final plan for PUD, or such shorter time as may be established by the appropriate development schedule, construction shall commence in accordance with such approved plan. Failure to commence construction within such period shall, unless an extension has been granted as hereinafter provided, automatically renders void the PUD permit and all approvals of the PUD plan. The area encompassed within the PUD shall thereafter be subject to those provisions of the zoning ordinances and other ordinances applicable in the district in which it is located. In such case, the

City Council shall forthwith adopt a resolution repealing the PUD permit and PUD approvals and re-establishing the zoning and other ordinance provisions that would otherwise be applicable.

76. PUD data requirements.

(a) ~~Pre-application~~ Concept PUD plan. Prior to ~~the initiation of a zoning change~~ Preliminary PUD application, owners of property in the PUD District are invited to prepare, for review by the city, development sketch plans. Items to be supplied by the applicant ~~for the pre-application meeting~~ include:

- i. Overall maximum PUD density range.
- ii. Proposed general development and use.
- iii. General location of major streets, pedestrian walkways adjacent to the tract, and scale and tract boundaries and north point.
- iv. General location and extent of public and/or common open space, areas to be preserved, significant topographical and physical features.
- v. Sketch illustrating the general location of residential and non-residential land uses with approximate intensities of development and any zoning change requested.
- vi. Staging and timetable of development.
- vii. Other special criteria for development.
- ~~viii. Such sketch plans submitted shall be for informal discussion between the developer and the city. Submission of sketch plan shall not constitute formal filing of an application.~~
- ~~ix. As far as may be practicable on the basis of a sketch plan, the city will informally advise the owner as promptly as possible of the extent to which the proposed plan conforms to the design standards of this section and discuss possible plan modifications necessary to secure conformance. The sketch may be reviewed, where applicable, by the Planning Commission and the Council.~~
- ~~x. The proposed use(s) must be consistent with the Comprehensive Plan.~~
- ~~xi. All proposals shall include a PUD plan for the site.~~

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

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

- ii. Abstractor's certified copy property certificate providing names and addresses of property owners within 350 feet of the outer boundaries of the property (one copy).
- iii. The legal description of the property and lot size.
- iv. Boundary survey prepared by a registered surveyor, including the property and 200 feet beyond, which illustrates:
 - A. Existing property lines and dimensions.
 - B. Ownership of all parcels.
 - C. Platting and easements.
 - D. Street and railroad rights-of-way.
 - E. Buildings.
 - F. Utility lines and facilities.
 - G. Public park and open space.
 - H. Private land use, subdivisions, and private property.
- v. Natural features map(s) illustrating:
 - A. Contour lines at no more than two-foot intervals.
 - B. Steep slopes of 18% or more.
 - C. Hydraulic information including drainage patterns, delineated wetlands and land subject to periodic flooding, floodplain, watercourses.
 - D. Soil and subsoil conditions.
 - E. Vegetation including classification of tree cover by species.
- vi. A preliminary plan of the entire area in such detail as to show the land uses being requested, the densities being proposed, the proposed lots and blocks and the off-street parking system or preliminary plat, if applicable.
- vii. A written statement explaining in detail, and with supporting documentation, the specifics of the development plan as it relates to the type of dwelling units proposed and the resulting population, the extent and nature of non-residential development and the resulting traffic generated and parking demands created.
- viii. The proposed schedule and/or phasing for the development of the site.

- ix. The location, shape, size, and character of public or private/common open space, which is suitable for the PUD, in accordance with the City Code Chapter 153 requirements for park and open space dedication.
- x. The location and size of all utilities including telephone, electricity, gas, cable, water, sanitary sewer and storm sewer.
- xi. Landscape plan including a detailed planting list.
- xii. Size and location of all street rights-of-way and proposed paved widths, and vehicular and pedestrian circulation, in conformance with the City Code Chapter 153.
- xiii. A statement setting forth the reasons why, in the opinion of the applicant, the PUD will be in the public interest and consistent with the objectives specified for PUD's.
- xiv. Financial capacity of the developer/owner and fiscal resources available including a FDIC insured letter of credit for 110% of the estimated cost of public improvements associated with the development.
- xv. Market area of the project and demand trends within the area.
- xvi. Other materials as requested by the Planning Commission or City Council.

(c) Final plan data requirements. A final application and its supporting documentation shall give the same information as is required of plats under City Code Chapter 153 in addition to such other information as required by this chapter and by the Planning Commission as a condition for approval of the preliminary plan. In addition, the application shall be accompanied by such other documentation, such as:

- i. The location, size, use and arrangement, including height in stories and feet, and total square feet of ground area coverage and floor area, for proposed building, and existing buildings which will remain, if any.
- ii. The location, dimensions and number of all driveways, entrances, curb cuts, parking stalls, loading spaces, access alleys, and all other circulation elements including bicycle, pedestrian walkways, and the total site coverage of all circulation elements.
- iii. Approximate area, and potential floor area, devoted to commercial or office uses.
- iv. Approximate area, and potential floor area, devoted to industrial uses.
- v. Schedule of construction. When the PUD is to be constructed in stages during a period of time extending beyond a single construction season (time period between road restrictions), a schedule for the development of such stages or units shall be submitted stating the approximate beginning and completion date for each stage or unit and the proportion of the total PUD public or common open space and dwelling units to be provided or constructed during each such stage, and the overall chronology of development to be followed from stage to stage.

- vi. Care and maintenance of open spaces or service facilities. When the proposed PUD includes provisions for public or common open space or service facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or service facilities shall be submitted. If it is proposed that such open space be owned, operated and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted during the preliminary PUD plan stage.
- vii. Where applicable, a preliminary and final plat prepared by a land surveyor, duly registered in the state, in accordance with M.S. § 505.00 and City Code Chapter 153, as may be amended from time to time, which shall contain a notarized certification by such surveyor that the plat represents a survey made by the surveyor and that the monuments shown herein exist as located, and all dimensions are correct, and a notarized certification by the owner or owners of the adoption of the plat and the dedication of streets and other public areas as required.
- viii. Detailed utility and infrastructure construction plans, grading plan and drainage plan, approved by the City Engineer.
- ix. A statement summarizing all changes which have been made to any document, plan data, or information previously submitted, together with revised copies of any such document, plan or data.
- x. Such other and further information as the Zoning Administrator, City Engineer, Planning Commission or City Council shall find necessary to a full consideration of the entire proposed PUD or any stage thereof.
- xi. Title opinion provided by the developer showing good and marketable title in the names of the owners of the property. This opinion, together with an updated abstract, should be submitted to the City Attorney for review.
- xii. The Planning Commission may, by a written order, excuse any applicant from submitting any specific item of information required herein which it finds to be unnecessary to the consideration of the specific proposal for PUD approval.

87. Amendments and administration.

- (a) Generally. Amendments may be made in the approved final plan when they have shown to be required by changes in conditions that have occurred since the final plan was approved or by changes in the development policy of the city.
- (b) Minor changes in location, siting, design, and height of buildings and structures may be authorized by the Zoning Administrator if requested, and if caused by unforeseen circumstances and if they are consistent with the intent and purpose of the final plan and do not increase the size of any building or structure any more than 10% than originally proposed in the preliminary PUD plan. Minor changes are:
 - i. Less than a ten (10) percent change in the approved separation of buildings or location in relation to streets or other property lines;
 - ii. Change in the design of ten (10) percent or less of any building elevation;

iii. Less than a ten (10) percent change in building height;

iv. Modification to parking lot configuration provided no reduction in the number of stalls;

v. Engineering details or stormwater functions that do not affect the layout of the site; or landscaping changes in plant type.

(c) All other changes, including but not limited to use, rearrangement of lots, blocks and open space must be ~~authorized~~ reviewed and approved by the Planning Commission and City Council under procedures outlined in the preliminary PUD plan, following a public hearing, with amendments to the recorded copy of the final plan, following Council approval. ~~It could leave questions later on that it wasn't listed in the ordinance.~~

(d) ~~Annual review.~~Revocation. ~~The Zoning Administrator shall review each PUD at least once each year and shall make a report through the Planning Commission to the City Council on the status of the development in each PUD Overlay District. If development is not progressing reasonably well, according to schedule, the owner shall be required to submit a statement to the Zoning Administrator setting forth the reasons for the lack of progress. If the City Council finds that the development has not occurred according to the establishing development schedule or is not otherwise reasonable in the view of the City Council, the City Council may revoke the PUD Overlay District in any event.~~

SECTION 5. Section 154.008, Subsection (D)4.(a) of the North St. Paul City Code is hereby repealed and replaced as follows:

(a) Lot area and width standards shall be regulated per the following tables~~underlying zoning district of the property.~~

Recreational development lake:

<u>Lot Type</u>	<u>Lot Area (sf)</u>	<u>Lot Width (ft)</u>
<u>Dwelling, Single-Family</u>	<u>5,967</u>	<u>60</u>
<u>Dwelling, Two Family</u>	<u>11,934</u>	<u>120</u>
<u>Dwelling, Townhouse</u>	<u>5,967 per Unit</u>	<u>60 per Unit</u>

Natural environment lake:

<u>Lot Type</u>	<u>Lot Area (sf)</u>	<u>Lot Width (ft)</u>
<u>Dwelling, Single-Family</u>	<u>5,967</u>	<u>60</u>
<u>Dwelling, Two Family</u>	<u>11,934</u>	<u>120</u>
<u>Dwelling, Townhouse</u>	<u>5,967 per Unit</u>	<u>60 per Unit</u>

SECTION 6. Section 154.010, Subdivision (B)1.(d) of the North St. Paul City Code is hereby repealed and replaced as follows:

(d) Townhouse. Each lot shall contain at least 25 percent of each individual lot area as 500 square feet usable open space ~~for each unit.~~

SECTION 7. Section 154.010, Subdivision (B)1. of the North St. Paul City Code is hereby amended by the addition of a new subsection (e) as follows:

(e) Cottage Developments. 25 percent of the site within a minimum of one contiguous area at least 3,000 square feet in size is required.

SECTION 8. Section 154.010, Subsection (D).2 of the North St. Paul City Code is hereby repealed and replaced as follows:

2. *Accessory dwelling unit.*

(a) No more than one accessory dwelling unit may be located on a lot. No accessory dwelling unit shall be located on an R-1 zoned lot containing a two-family dwelling.

(b) The lot shall have a minimum area of 5,000 square feet.

(c) The lot shall have a minimum width of ~~60 feet~~ equal to the underlying zoning district requirement.

(d) An attached accessory dwelling unit shall be part of the ~~single-family~~ principal dwelling on the same lot for the purpose of the bulk requirements of the district. Any secondary dwelling unit connected to the ~~single-family~~ principal dwelling is considered attached. An attached accessory dwelling unit must meet the following:

i. The associated principal dwelling unit must continue to meet minimum floor area requirements.

ii. Minimum size of the Accessory Dwelling unit shall be 300 square feet with a maximum size of 900 square feet.

(e) A detached accessory dwelling unit shall be located ~~only~~ within a freestanding structure or above a detached garage of the ~~single-family~~ principal dwelling on the same lot. The detached accessory dwelling unit area must not exceed 900 square feet.

(f) A detached accessory dwelling unit shall be setback a minimum of ten feet from side and rear property lines or up to an easement line, but not on it whichever is greater.

~~(g) The height, lot area per dwelling unit, and usable open space requirements for detached accessory dwelling units shall be determined by the Zoning Administrator.~~

~~(h) The usable open space requirements for a detached accessory dwelling unit shall be 50% of the usable open space requirement in the district.~~

~~(i) The single family dwelling on the lot shall be owner occupied.~~

~~(jg) The entryway to the accessory dwelling unit shall be connected by a paved route, to include driveways or sidewalks, to a street frontage with a paved walkway.~~

~~(kh) The accessory dwelling unit shall have a separate entrance from the single family principal dwelling.~~

(i) Home Occupations. Type I home occupations are allowed within an accessory dwelling unit, subject to existing general provisions, provided the home occupation is incidental and secondary to the Accessory Dwelling unit. The home occupation within the ADU shall not be in addition to more than one home occupation within the principal dwelling. Type II home occupations are not allowed within accessory dwelling units.

SECTION 9. Section 154.010, Subdivision (D)41. of the North St. Paul City Code is hereby amended by the addition of a new subsection (d) as follows:

(d) The first floor or main floor area for a proposed house shall be a minimum of 600 square feet.

SECTION 10. Section 154.010, Subdivision (D)45. of the North St. Paul City Code is hereby repealed and replaced as follows:

(a) Access. Each townhouse unit shall have direct vehicle access from the garage and driveway to a public road or to an improved private road meeting the requirements of the city.

(b) Drainage. Drainage shall be provided as required consistent with the city and Watershed District requirements. Any required NURP ponds shall be integrated into the overall plan and proper easement and maintenance agreements shall be provided.

(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 as viewed from public and private streets, or internal circulation driveways in developments with multiple buildings.

~~(d) Transformers. If located outside, shall be screened from view.~~

~~(ed)~~ 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.

(fe) Density. Townhouses within the Mixed-Use Districts shall be developed in accordance with the density as guided by the Comprehensive Plan.

(f) Public roads. Each townhouse development shall have direct vehicle access to a public road.

(g) Guest parking. Off-street parking areas for guests must be considered for each development. In instances where the length and width of the driveway and the street are not adequate for parking, a separate parking bay or parking lot might be required.

(h) Compliance. No permit shall be issued allowing construction of a new building, the moving of an existing building into the city, nor shall any existing building be expanded more than 2,000 square feet or significantly structurally altered on the exterior unless it meets the requirements of this chapter and is approved.

SECTION 11. Section 154.010, Subdivision (D) of the North St. Paul City Code is hereby amended by the addition of a new subsection 51. as follows:

51. Cottage Developments

(a) Density and Minimum Lot Area.

i. In Cottage Developments the permitted density shall not exceed the density permitted in the underlying Zoning District.

ii.. The minimum total lot area for a Cottage Development shall be 0.5 acres.

iii. On a lot to be used for a Cottage Development, an existing detached single-family residential or two-family dwelling, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.

(b) Height Limit and Roof Pitch.

i. The height limit permitted for structures in Cottage Developments shall be 18 feet.

ii. The ridge of pitched roofs with a minimum slope of six to 12 may extend up to 25 feet. All parts of the roof above 18 feet shall be pitched.

(c) Lot Coverage and Floor Area.

i. The maximum lot coverage permitted for principal and accessory structures in Cottage Development shall not exceed 40 percent.

ii. The first floor or main floor area for an individual principal structure in a Cottage Development shall be a minimum of 600 square feet and shall not exceed 1,000 square feet.

iii. The total floor area of each cottage shall not exceed either one and one-half times the area of the main level or 1,000 square feet, whichever is less.

(d) Setbacks. The setbacks required in the underlying Zoning District shall apply from adjacent property lines along the perimeter of the Cottage Development site to structures, but not internally within the site.

(e) Required Open Space. At least 50 percent of the cottage unit shall abut the common open space, all of the cottage units shall be within 60 feet walking distance of the common open space, and the common open space shall have cottages abutting at least two sides.

(f) Parking Location. Parking shall be on the Cottage Development property and may be in or under a structure or outside a structure; provided, that:

i. The parking shall be screened from direct street view by one or more street facades, by garage doors, or by a fence and landscaping.

ii. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.

iii. Parking may not be located in the front yard.

iv. Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.

(g) Porches. Each unit in the Cottage Development shall have a front porch at least 80 square feet in size and facing a street or common open space.

SECTION 12. Section 154.010, Subdivision (D) of the North St. Paul City Code is hereby amended by the addition of a new subsection 52. as follows:

52. Two-Family dwelling.

(a) Because groupings of two-family dwellings have higher levels of neighborhood impact than stand alone, infill two-family dwellings, approval of groupings of two-family dwellings warrants a higher level of review and discretion. Plans for groupings of two-family dwellings within the R-1 District may only be approved when a planned unit development overlay zoning district has first been approved by the City Council. Two-family dwellings qualify as a grouping when the parcel on which a two-family dwelling is proposed within 500 feet of a parcel occupied by an existing or proposed two-family dwelling, measured along existing or proposed public streets.

(b) Attachment required. The two units in a two-family dwelling must have a common wall of at least ten feet in length or be oriented in an over/under relationship.

SECTION 13. Section 154.010, Subdivision (E)4.(b) of the North St. Paul City Code is hereby repealed and replaced as follows:

(b) ~~Two family dwelling,~~ Townhouse dwelling and modular housing.

i. 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.

ii. ~~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.~~

~~iii.ii. Modulation, length. The building and units shall be modulated to provide interest. Variation of exterior walls. No more than two adjacent townhouse units may have front facades in the same vertical plane. Where a variation in front façade plane is required, the variation shall be a minimum of three feet. For purposes of this section adjacent townhouse units refer to those physically attached or units located within 15 feet, if not physically attached.~~

~~iv.iii. Diversity. Townhouse groupings shall provide diversity in terms of size, type and building orientation and form.~~ Design features. At least two of the following design features shall be provided for visual relief along all facades of each townhome structure:

(a) Roof dormers;

(b) Gables;

(c) Recessed entries;

(d) Covered porches;

(e) Bay windows;

(f) Eaves of at least 12 inches beyond the building wall or a parapet wall with an articulated design (decorative cornice, etc.);

(g) Recesses/shadow lines.

iv. Garage frontage. Townhouse dwelling unit garage doors facing a public or private street are limited to 40% of the structure width facing the same street.

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.

SECTION 14. Section 154.010, Subdivision (E)4. of the North St. Paul City Code is hereby amended by the addition of a new subsection (f) as follows:

(f) Two-family dwelling.

i. 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.

ii. Garage frontage. Two-family dwelling garage doors facing a public or private street are limited to 40% of the structure width facing the same street.

SECTION 15. Section 154.010, Subdivision (F)3.(a) of the North St. Paul City Code is hereby repealed and replaced as follows:

(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. Trees shall not be planted in drainage and utility easements. The minimum number of trees of any given site shall be as follows:

SECTION 16. Section 154.010, Subsection (J)1. of the North St. Paul City Code is hereby repealed

and replaced as follows:

1. *Purpose.* The purpose of this section is to provide for off-street parking and loading areas and pedestrian facilities that are accessible, attractive, secure, maintained and meet the needs generated by specific uses. It is further the intent of these regulations to avoid undue congestion on public streets; to protect the level of service and capacity of existing streets; to avoid unnecessary conflicts between pedestrians and vehicles; to preserve and enhance the city and to protect the public health, safety and welfare. Please refer to § 72.04 for additional vehicular regulations.

SECTION 17. Section 154.010, Subsection (J)3. of the North St. Paul City Code is hereby repealed and replaced as follows:

3. *General standards for commercial, industrial, institutional and attached residential uses.*

(a) Minimum size regulations. Each space for a passenger vehicle shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space intended for commercial vehicle parking shall have a minimum area and dimensions as determined by the City Engineer. ~~Each space shall be adequately served by access drives as determined by the Zoning Administrator.~~ All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve. Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.

(b) Use of parking and loading space. Required parking or loading space shall not be used for storage of goods or for storage of vehicles that are inoperable or for sale or rent.

(c) Computing requirements. In computing the number of such parking spaces required, the following rules shall govern:

- i. Floor area shall mean the gross floor area of the specific use;
- ii. Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.

(d) Buffer fences and planting screens. Off-street parking and loading areas near or adjoining residence districts shall be screened by a buffer fence of adequate design or a planted buffer screen; plans of such screen or fence shall be submitted for approval as part of the required site plan, and such fence or landscaping shall be installed as part of the initial construction.

(e) Access.

- i. Parking and loading space shall have proper access from a public right-of-way or internal to the parking area as determined by the Zoning Administrator.
- ii. The number and width of access drives shall be so located as to minimize traffic congestion and traffic hazard.

(f) Combined facilities.

i. Except in the R-1 District, combined or joint parking facilities may be provided for one or more buildings or uses, provided that the total number of spaces shall equal the sum of the requirements for each building or use.

ii. Underground parking bonus. If 50% or more of the required parking is provided underground or under the principal structure, 300 square feet shall be added as lot area for each space, so placed, and said lot area shall be used to determine the maximum allowable use of the property; for example, the number of dwelling units or the floor area ratio for an office building, provided the maximum bonus shall not increase the number of units or floor area by more than 30%.

(g) Lighting. Lighting shall meet the requirements specified in the zoning district and for the specific use where stated.

(h) Required site plan. Application for a building permit shall include a site plan drawn to scale and dimensioned showing off-street parking and loading space to be provided in compliance with this section. The site plan shall include an acceptable drainage plan.

SECTION 18. Section 154.010, Subsection (J)9. of the North St. Paul City Code is hereby repealed and replaced as follows:

(a) ~~Truck or bus parking in residential districts. Off street parking of commercially licensed trucks, trailers or buses with a gross weight of over six tons shall be prohibited, except for deliveries or unloading. Trucks, trailers or buses of less than six tons gross weight shall not be stored in the front yard.~~ Vehicles may be parked in residential districts per the following table:

<u>Type of Vehicle</u>	<u>Permitted Location</u>	<u>Number</u>	<u>Time Limit</u>
<u>Passenger Automobile</u>	<u>Garage, driveway, side yard, or rear yard surfaced area</u> <u>At least 10 feet from the back of the curb or roadway</u>	<u>No limit</u>	<u>No limit</u>
<u>Type 1 Commercial Vehicle</u>	<u>Garage, driveway, side yard, or rear yard surfaced area</u> <u>At least 10 feet from the back of the curb or roadway</u>	<u>Two (2) per lot</u>	<u>No limit</u>

<u>Type 2 Commercial Vehicle</u>	<u>Garage</u>	<u>One (1) per lot</u>	<u>No Limit</u>
<u>Recreational Vehicle</u>	<u>Garage, driveway, side yard or rear yard surfaced area</u> <u>At least 10 feet from the back of the curb or roadway</u>	<u>Two (2) per lot</u>	<u>Front yard: no longer than a 72-hour period, or while being actively loaded or unloaded</u> <u>Garage: No limit</u> <u>Side yard or rear yard surfaced area: No limit provided the vehicle is adequately screened per 154.010 (D)(32)(c). (Outdoor storage shall be screened from abutting residential uses with a wall, solid fencing, evergreen hedge, or equivalent material. All screening shall be at least six feet in height. Screening along district boundaries, where present, may provide all or part of the required screening)</u> <u>Must be in compliance with off-street parking regulations including setbacks</u>
<u>Large Recreational Vehicle</u>	<u>Garage, driveway, side yard, or rear yard surfaced area</u> <u>At least 10 feet from the back of the curb or roadway</u>	<u>One (1) per lot</u>	<u>Front yard: no longer than a 72-hour period, or while being actively loaded or unloaded</u> <u>Garage: No limit</u> <u>Side yard or rear yard surfaced area: No limit provided the vehicle is adequately screened per 154.010 (D)(32)(c). (Outdoor storage shall be screened from abutting residential uses with a wall, solid fencing, evergreen hedge, or equivalent material. All screening shall be at least six feet in height. Screening along district boundaries, where present, may provide all or part of the required screening)</u> <u>Must be in compliance with off-street parking regulations including setbacks</u>

(b) ~~Vehicle storage~~Paved surface. All vehicles personal, recreational, or commercial shall be stored or parked on a driveway surface.

(c) Setbacks. New driveways and off-street parking shall be set back a minimum of three feet from side property lines. ~~Driveways located on a corner lot shall be set back a minimum of 15 feet from the corner of the two streets fronting the lot~~

(d) Location of parking. Required off-street parking spaces shall be provided on the same lot.

(e) Driveways, authorized parking areas, and authorized garages.

i. Driveways must lead to an authorized parking area or lead to and abut a vehicle access door having a width of at least eight feet. Driveways must not exceed a 22-foot maximum width at the property line.

~~ii. Existing driveways which do not lead to an authorized parking area or authorized garage must be removed and landscaped.~~

~~iii.~~ii. Existing driveways which provide access to an authorized parking area or garage shall be improved/surfaced according to this section; however, if the driveway leads to an unpaved street or alley, a waiver to the surface requirement will be considered by the city upon receipt of a written request explaining the reason and justification for this request.

~~iv.~~iii. Required number of off-street parking spaces. The minimum number of required off-street parking spaces are located in Table 8.

~~v.~~iv. Parking. ~~Vehicles parked in a driveway or other area are not allowed to extend or encroach upon the alley or street right of way or public sidewalk. Parked vehicles are not allowed to extend or encroach upon the alley or public sidewalk.~~

iv. Driveways located on a corner lot shall be set back a minimum of 15 feet from the corner of the two streets fronting the lot.

SECTION 19. Appendix (A), Table 3 of the North St. Paul City Code is hereby repealed and replaced as follows:

Table 3. ~~Residential~~ Use Districts

-	R-1	R-2	R-3	Supplemental Regulations
Mortuary, Funeral Home	-	-	P	-
Seasonal Business	I	I	I	-
Commercial Recreation, Entertainment and Lodging	R-1	R-2	R-3	Supplemental Regulations
Outdoor Recreation	C	C	C	X

Golf Course	€	€	€	X
Residential – Family Living	R-1	R-2	R-3	Supplemental Regulations
Manufactured Housing (Home Parks)	€	€	€	-
Modular Building	P	P	P	-
Multiple Family Dwelling	-	-	€	X
Planned Unit Development	P	P	P	-
Single Family Dwelling	P	P	-	-
Special Infill Housing	€	€	€	X
Townhouse Dwelling	-	P	P	X
Two-Family Dwelling	-	P	P	-
Residential – Group Living	R-1	R-2	R-3	Supplemental Regulations
Assisted Living and/or Memory Care Facility	-	-	€	X
Lodging House	-	-	P	-
Senior Housing	-	-	€	X
Senior Housing with Services	-	-	€	X
State Licensed Residential Facility (serving six or fewer persons)	P	P	P	X
State Licensed Residential Facility (serving from 7–16 persons)	-	-	P	-
Civic and Institutional	R-1	R-2	R-3	Supplemental Regulations
Cemetery	€	€	€	-
Day Care Center, Day Nursery	€	€	€	X

Institutions	€	€	€	X
Municipal Administrative Building, Fire Station or other Public Safety or Service Facilities	P	P	P	X
Schools, Public and Private	€	€	€	X
Public Park or Playground and Open Space	P	P	P	-
Utility Uses	R-1	R-2	R-3	Supplemental Regulations
Essential Service Structure, including but not limited to buildings such as Telephone Exchange	€	€	€	X
Substations, Booster or Pressure Regulating Stations, Wells and Pumping Stations and Elevated Tanks				
Agricultural Uses	R-1	R-2	R-3	Supplemental Regulations
Community Garden	I	I	I	-

<u>P: Permitted</u> <u>C: Conditional Use</u> <u>I: Interim Use</u> <u>X: See Section 154.010 (D) for requirements</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>Supplemental Regulations</u>
<u>RESIDENTIAL</u>	-	-	-	-	-	-	-
<u>Household Living</u>	-	-	-	-	-	-	-
<u>Single Family Dwelling</u>	P	P	P	-	-	-	-
<u>Two Family Dwelling</u>	P	P	P	-	-	-	X
<u>Multiple Family Dwelling</u>	-	-	P	-	-	P	X

<u>Townhouse Dwelling</u>	-	<u>P</u>	<u>P</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>X</u> (*Subject to the restrictions within Sec. 154.008(B) Downtown Overlay District (D-1))
<u>Live/Work Unit</u>	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Manufactured Housing (Home Parks)</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	-
<u>Modular Building</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	-
<u>Cottage Development</u>	-	<u>P</u>	<u>P</u>	-	-	-	<u>X</u>
<u>Special Infill Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>X</u>
-	-	-	-	-	-	-	-
<u>Group Living</u>	-	-	-	-	-	-	-
<u>Lodging House</u>	-	-	<u>P</u>	-	<u>C</u>	<u>C</u>	-
<u>Assisted Living and/or Memory Care Facility</u>	-	-	<u>C</u>	-	-	<u>C</u>	<u>X</u>
<u>Residential Unit over Nonresidential Use</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Senior Housing</u>	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>X</u>
<u>Senior Housing with Services</u>	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>X</u>
<u>State Licensed Residential Facility (serving six or fewer persons)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>State Licensed Residential Facility (serving from 7- 16 persons)</u>	-	-	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>P: Permitted</u> <u>C: Conditional Use</u> <u>I: Interim Use</u> <u>X: See Section 154.010 (D) for requirements</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>Supplemental Regulations</u>
<u>CIVIC & INSTITUTIONAL</u>	-	-	-	-	-	-	-

<u>Cemetery</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	-
<u>Day Care Facility and Day Nursery</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Institutions</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Municipal Administrative Building, Fire Station or other Public Safety or Service Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>X</u>
<u>School, Elementary or Secondary</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Public Park or Playground and Open Space</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Community Garden</u>	<u>I</u>	<u>I</u>	<u>I</u>	-	-	-	-
<u>MEDICAL</u>	-	-	-	-	-	-	-
<u>Clinic</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Hospital</u>	-	-	-	-	-	<u>P</u>	<u>X</u>
<u>Animal or Veterinary Hospital or Clinic</u>	-	-	-	-	-	<u>P</u>	-
<u>Medical Cannabis Facility</u>	-	-	-	-	-	<u>C</u>	-
<u>UTILITY</u>	-	-	-	-	-	-	-
<u>Essential Service Structure, including but not limited to buildings such as Telephone Exchange Substations, Booster or Pressure Regulating Stations, Wells and Pumping Stations and Elevated Tanks</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>P: PermittedC: Conditional UseI: Interim UseX: See Section 154.010 (D) for requirements</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>Supplemental Regulations</u>
<u>COMMERCIAL</u>	-	-	-	-	-	-	-
<u>Lodging</u>	-	-	-	-	-	-	-
<u>Bed and Breakfast Establishment</u>	-	-	-	-	<u>P</u>	<u>P</u>	<u>X</u>
<u>Hotel or Motel</u>	-	-	-	-	<u>C</u>	<u>P</u>	-
<u>Indoor Entertainment, Recreation, Food, and Beverage</u>	-	-	-	-	-	-	-

<u>Adult Uses</u>	-	-	-	-	-	<u>C</u>	<u>X</u>
<u>Brewery, Micro-Brewery, Micro-Distillery, Micro-Winery, or Tap Room</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Catering</u>	-	-	-	<u>C</u>	<u>P</u>	<u>P</u>	-
<u>Club or Lodge</u>	-	-	-	<u>P</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Coffee Shop or Tea House</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Cultural Center</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Indoor Recreation</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Restaurant</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Service or Workplace</u>	-	-	-	-	-	-	-
<u>Animal Boarding Facility</u>	-	-	-	-	-	<u>C</u>	<u>X</u>
<u>Animal Grooming</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Artisan Studio / Makerspace</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Bank, Financial Institutions</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Business Sales or Services</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Personal Services</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Educational Services</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Contractor's Business with Showroom or Workshop</u>	-	-	-	-	-	<u>P</u>	-
<u>Drive-In or Self-Service Business</u>	-	-	-	<u>C</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Lab, Research</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Funeral Home</u>	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Office</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>P: Permitted</u> <u>C: Conditional Use</u> <u>I: Interim Use</u> <u>X: See Section 154.010 (D) for requirements</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>Supplemental Regulations</u>

<u>Retail</u>	-	-	-	-	-	-	-
<u>Farmer's Market</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Garden Material Sales</u>	-	-	-	<u>C</u>	<u>C</u>	<u>P</u>	<u>X</u>
<u>Grocery</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Liquor Store</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Retail Sales</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Outdoor Recreation</u>	-	-	-	-	-	-	-
<u>Outdoor Recreation</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>X</u>
<u>Golf Course</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>X</u>
<u>Automobile, Parking, Transportation</u>	-	-	-	-	-	-	-
<u>Automobile Service or Repair</u>	-	-	-	-	-	<u>C</u>	<u>X</u>
<u>Car Wash</u>	-	-	-	-	-	<u>C</u>	<u>X</u>
<u>Automobile Sales and Rental</u>	-	-	-	-	-	<u>C</u>	<u>X</u>
<u>Automobile Service Station/Convenience Store</u>	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Transit Station</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Parking Facility</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>P: PermittedC: Conditional UseI: Interim UseX: See Section 154.010 (D) for requirements</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>Supplemental Regulations</u>
<u>LIMITED PRODUCTION, PROCESSING, STORAGE</u>	-	-	-	-	-	-	-
<u>Limited Production and Processing</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Self-Service Storage Facility</u>	-	-	-	-	-	<u>C</u>	-
<u>Warehousing</u>	-	-	-	-	-	<u>P</u>	<u>X</u>
<u>Wholesale Establishment</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>OTHER USES</u>	-	-	-	-	-	-	-

Uses determined by the Community Development Department to be of similar scale, impact and character.	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
Planned Unit Development	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<i><u>See Sec. 154.008.C.</u></i>
<u>P: Permitted</u> <u>C: Conditional Use</u> <u>I: Interim Use</u> <u>X: See Section 154.010 (D) for requirements</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>Supplemental Regulations</u>
<u>ACCESSORY USES & STRUCTURES</u>	-	-	-	-	-	-	-
<u>Accessory Buildings and Structures</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	<u>X</u>
<u>Accessory Dwelling Unit</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>X</u>
<u>Dependency Living Arrangement</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	-
<u>Portable Storage Units</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	<u>X</u>
<u>Temporary Buildings for storage of construction materials and equipment</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	<u>X</u>
<u>Geothermal Energy Systems</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Solar Energy Systems</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Wind Energy Systems</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Wind Energy Systems (excess height)</u>	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Temporary Outdoor Events</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Temporary Outdoor Events (greater than 45 days)</u>	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Composting</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	-
<u>Yard Sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	<u>X</u>
<u>Day Care Facility (serving 12 or fewer persons)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Day Care Facility (serving from 13 through 16 persons)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

<u>Group Family Day Care serving 14 or fewer children</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Home Occupation</u>	<u>P/I</u>	<u>P/I</u>	<u>P/I</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Rain Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Surface Parking</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Outdoor Storage</u>	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Bulk Storage (liquid)</u>	-	-	-	-	-	<u>P</u>	<u>X</u>
<u>Communication Structures</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Outdoor Seating</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Outdoor Display</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Sport Court</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Residential Swimming Pools and Hot Tubs</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	<u>X</u>

SECTION 20. Appendix (A), Table 4 of the North St. Paul City Code is hereby repealed and replaced as follows:

TABLE 4: RESIDENTIAL DISTRICT LOT REQUIREMENTS

* Tables 6.25 D. and F. from Model Shoreland Ordinance may be more restrictive.

District	Minimum Lot Area*	Minimum* Lot Width	Setbacks		
			Front Yard	Rear Yard	Side Yard
R-1 Single Family Residential District	7,920 6,250 sq. ft. per dwelling unit Institutions: 10,000 sq. ft. Manufactured Houses (Home Parks): 5,000 sq. ft. per dwelling unit	560 ft.	25 ft.	25 ft.	Internal Lot: 6 ft. Corner Lot: 15 ft. Senior Housing: Internal Lot: 15 ft. Corner Lot: 15 ft.
R-2 Mixed Residential District	5,967 3,630 sq. ft. per dwelling unit Institutions: 10,000 sq. ft. Manufactured Houses (Home Parks): 5,000 3,630 sq. ft. per dwelling unit				
R-3 Multiple Family Residential District	1,980 sq. ft. per dwelling unit Required total lot area shall not be less than the minimum lot area per dwelling unit multiplied by the number of units. Senior Housing: 1,800 sq. ft. per dwelling unit Institutions: 10,000 sq. ft. Manufactured Houses (Home Parks): 5,000 sq. ft. per dwelling unit	80 ft.			Internal Lot: 15 ft. Corner Lot: 15 ft.

SECTION 21. Appendix (A), Table 5 of the North St. Paul City Code is hereby repealed and replaced as follows:

Table 5. Residential Districts Design Requirements					
District	Maximum Height	Lot Coverage	Density	Minimum Livable Floor Space <u>per unit</u>	Limit of Surfacing in Front Yard

R-1 Single Family Residential District	Two (2) stories or 35 ft. in height , except flag poles, monuments and chimneys, church spires, belfries or domes which do not contain usable spaces, and radio and TV reception towers may extend to a maximum height of 45 ft. above the ground, City Water towers may extend to a height of 140 ft.	40%	Low (3.0 - 5.5 <u>7.0</u> units/acre)	Single Family: One Story: 900 sq. ft. Two Story: 1,200 sq. ft. <u>Two Family:</u> <u>900 sq. ft.</u>	40%
R-2 Mixed Residential District	Senior Housing: Three (3) stories or 35 ft. in height. Accessory Building: 15 ft. except for Accessory Dwelling Unit, then 20 ft.	50%	Medium (5.6 - 7.3 <u>12.0</u> units/acre)	Single Family: One Story: 900 sq. ft. Two Story: 1,200 sq. ft. Two Family: 900 sq. ft. <u>Townhome:</u> <u>900 sq. ft.</u>	
R-3 Multiple Family Residential	Three (3) stories or 35 ft. in height , except flag poles, monuments and chimneys, church spires, belfries or domes which do not contain usable spaces, and radio and TV reception towers may extend to a maximum height of 45 ft. above the ground, City Water towers may extend to a height of 140 ft. Separate height restrictions exist for accessory buildings.	<u>50%</u>	High (7.4 - 22 units/acre)	Multiple Family: Efficiency Unit: 400 sq. ft. One Bedroom: 550 sq. ft. Two Bedroom: 700 sq. ft. Three Bedroom: 850 sq. ft. Four Bedroom: 1000 sq. ft.	

				Two Family: 900 sq. ft. <u>Townhome:</u> <u>900 sq. ft.</u>	
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SECTION 22. Appendix (A), Table 6 of the North St. Paul City Code is hereby repealed as follows:

TABLE 6: MIXED-USE DISTRICTS (PERMITTED, CONDITIONAL & INTERIM USES)				
-	-	-	-	Supplemental Regulations
Offices	MU-1	MU-2	MU-3	
Artist, Photographer Studio, etc.	P	P	P	-
Insurance Office, Real Estate Office, Sales Office	P	P	P	-
Office	P	P	P	X
-	-	-	-	Supplemental Regulations
Medical Facilities	MU-1	MU-2	MU-3	
Clinic—Health	P	P	P	-
Hospital	-	-	P	X
Medical Laboratory	P	-	P	-
Physical, Occupational or Massage Therapy	P	P	P	-
Animal or Veterinary Hospital or Clinic	-	-	P	-

-	-	-	-	Supplemental Regulations
Retail Sales and Services	MU-1	MU-2	MU-3	
Animal: Boarding Facility, Kennel, Shelter, Day Care	-	-	€	×
-	-	-	-	Supplemental Regulations
Offices	MU-1	MU-2	MU-3	
Animal Grooming	P	P	P	×
Auction Rooms	P	P	P	-
Bank, Financial Institutions	P	P	P	×
Business Sales and Services	P	P	P	-
Body Art Establishment	P	P	P	×
Contractor's Business with Showroom or Workshop	-	-	P	-
Drive-In or Self-Service Business	€	P	P	×
Dry Cleaning, Commercial Laundry	P	P	P	-
Farmer's Market	P	P	P	-
Furniture and Household Goods Sales	P	P	P	-
Garden Center	€	€	P	×
Greenhouse, Nursery	€	€	P	×
Retail Sales and Service Uses	P	P	P	×
Grocery Store and Produce Store	P	P	P	-
Laundromat, Self-Service	P	P	P	-
Liquor Store	P	P	P	-
Mortuary, Funeral Home	€	€	€	-
Package Delivery Service	-	-	P	-

Payday Loan Business	-	-	€	-
Photocopying	P	P	P	-
Post Office	P	P	P	-
Seasonal Business	I	I	I	-
Secondhand Goods Sales	P	P	P	-
Small Appliance Repair	P	P	P	-
Sporting Goods Store, Bait Shop	P	P	P	-
Tobacco Sampling	-	-	-	-
Food and Beverages	MU-1	MU-2	MU-3	Supplemental Regulations
Catering	P	P	P	-
Coffee Shop, Tea House	P	P	P	-
Restaurant	P	P	P	-
Restaurant Tavern	P	P	P	-
Brewery, Micro-Brewery, Micro-Distillery, Micro-Winery,	P	P	P	-
-	-	-	-	Supplemental Regulations
Offices	MU-1	MU-2	MU-3	
Tap Room	-	-	-	-
Commercial Recreation, Entertainment and Lodging	MU-1	MU-2	MU-3	Supplemental Regulations
Bed and Breakfast Establishment	-	P	P	X
Health/Sports Club	P	P	P	-
Hotel, Inn	-	€	P	-
Indoor Recreation	P	P	P	X

Lodge, Private Club, Reception Hall	P	€	€	X
Outdoor Recreation	-	-	€	X
Golf Course	-	-	€	X
Adult Uses	-	-	€	X
Theater, Assembly Hall, Concert Hall	P	P	P	-
-	-	-	-	Supplemental Regulations
Automobile Service	MU-1	MU-2	MU-3	
Automobile Body Shop or Automobile Repair Station	-	-	€	X
Automobile Sales and Rental	-	-	€	X
Automobile Service Station/Convenience Store	€	€	€	X
Car Wash	-	-	€	X
Parking, Storage and Display Facilities	-	-	-	Supplemental Regulations
	MU-1	MU-2	MU-3	
Parking Facility, Private	P	P	€	-
Parking Facility, Public	P	P	€	-
-	-	-	-	Supplemental Regulations
Transportation	MU-1	MU-2	MU-3	
Taxicab or Limousine Business	P	P	P	-
Limited Production, Processing and Storage	-	-	-	Supplemental Regulations
	MU-1	MU-2	MU-3	
Artisan Workshop	P	P	P	-
Laboratory, Research and Development	P	P	P	-
Limited Production and Processing	P	P	P	X
Printing and Publishing	-	-	P	-

-	-	-	-	Supplemental Regulations
Offices	MU-1	MU-2	MU-3	
Warehousing/Storage	-	-	P	X
Warehousing as Primary Use of Space	-	-	-	-
Wholesale Establishment	P	P	P	-
-	-	-	-	Supplemental Regulations
Other Uses	MU-1	MU-2	MU-3	
Uses determined by the Community Development Department to be of similar scale, impact and character.	-	-	-	-
	P	P	P	
-	-	-	-	Supplemental Regulations
Residential – Family Living	MU-1	MU-2	MU-3	
Multiple Family Dwelling	-	-	P	X
Planned Unit Development	P	P	P	-
Townhouse Dwelling	-	-	P	X
Live/Work Unit	€	€	€	X
Residential Unit over Nonresidential Use	P	P	P	-
-	-	-	-	Supplemental Regulations
Residential – Group Living	MU-1	MU-2	MU-3	
Assisted Living and/or Memory Care Facility	-	-	€	X
Lodging House	-	€	€	X
Senior Housing	€	-	€	X
Senior Housing with Services	€	-	€	X
State Licensed Residential Facility (serving six or fewer	-	-	-	-

persons)	€	€	€	X
State Licensed Residential Facility (serving from 7-16	-	-	-	-
persons)	€	€	€	-
-	-	-	-	Supplemental Regulations
Civic and Institutional	MU-1	MU-2	MU-3	
Day-Care Center, Day Nursery	€	€	€	X
Institutions	€	€	€	X
Municipal Administrative Building, Fire Station or other	-	-	-	-
Public Safety or Service Facilities	P		P	X
Schools, Public and Private	P	P	P	X
-	-	-	-	-
-	-	-	-	Supplemental Regulations
Offices	MU-1	MU-2	MU-3	
Public Park or Playground and Open Space	-	-	P	-
-	-	-	-	Supplemental Regulations
Utility Uses	MU-1	MU-2	MU-3	
Essential Service Structure, including but not limited to buildings such as Telephone Exchange Substations, Booster or Pressure Regulating Stations, Wells and Pumping Stations and Elevated Tanks	-	-	-	-
	-	-	-	-
	P	P	P	X
-	-	-	-	Supplemental Regulations
Agricultural Uses	MU-1	MU-2	MU-3	
Community Garden	I	I	I	-
-	-	-	-	Supplemental Regulations
Accessory Uses and Structures	MU-1	MU-2	MU-3	

Accessory Buildings and Structures	-	-	P	X
Ground Source Heat Pump Systems	P	P	P	-
Solar Energy Systems	P	P	P	X
Temporary Outdoor Events	P	P	P	X
Temporary Outdoor Events (greater than 45 days)	C	C	C	X
Vending Machines	P	P	P	-
Wind Energy Systems (excess height)	C	C	C	X
Wind Energy Systems	P	P	P	X
Day Care Facility (serving 12 or fewer persons)	P	P	P	-
Day Care Facility (serving from 13 through 16 persons)	P	P	P	-
Group Family Day Care serving 14 or fewer children	P	P	P	-
Home Occupation	P	P	P	X
Outdoor Storage	C	C	C	X
Rain Garden	P	P	P	X
Bulk Storage (liquid)	-	-	P	X
Communication Structures	P	P	P	X
Outdoor Seating	P	P	P	X
Outdoor Display	P	P	P	X

SECTION 23. Appendix (A), Table 7 of the North St. Paul City Code is hereby repealed and replaced as follows:

District	Minimum Lot Size	Lot Width	<u>Minimum Lot Area Per Dwelling Unit</u>	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height
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MU-1 Downtown Mixed-Use District	<u>10</u> sq. ft.	20 ft.	<u>1,980 sf.</u>	0 ft.	0 ft. When abutting a Residential District 20 ft.	0 ft.	Three (3) stories or 35 ft. New mixed-use buildings with residential units above nonresidential, office or service uses may be up to four (4) stories or 50 ft.
MU-2 Transitional Mixed-Use District	15,000 sq. ft.	65 ft.	<u>1,980 sf.</u>	30 ft.	Interior Lot: 15 ft. Corner Lot: 30 ft.	30 ft.	Three (3) stories or 35 ft.
MU-3 Corridor Mixed-Use District	35,000 sq. ft.	120 ft.	<u>1,089 sf.</u>	25 ft.	0 ft.	0 ft.	Five (5) stories or 55 ft.

SECTION 24. Appendix (A), Table 8 of the North St. Paul City Code is hereby repealed and replaced as follows:

Table 8. Off-Street Parking and Loading Requirements	
Uses	Number of Required Parking Spaces
PARKING-RELATED DEFINITIONS Gross floor area (GFA): Total gross floor area including exterior building walls of all floors of a building or structure. Also referred to as gross square feet, or GSF. Gross leasable area (GLA): The portion of GFA that is available for leasing to a tenant. Net floor area (NFA): Total floor area, excluding exterior building walls. Net rental area (NRA): The portion of NFA that is rentable to a tenant. Also called net leasable area. ksf = 1,000 square feet The total number of parking spaces = the total square footage, divided by ksf, multiplied <u>multiplied</u> by the parking value	

Residential		
<u>Cottage Development</u> <u>Residential-Family Living</u>	<u>Single Family Dwelling Unit</u> <u>Multifamily Dwelling Unit</u>	<u>1.25 per dwelling unit</u>
Accessory Dwelling Unit Accessory Use	Accessory Dwelling Unit (ADU)	1 space <u>maximum</u> per dwelling unit

SECTION 25. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED this _____ day of _____, 2021, by the City Council of the City of North St. Paul, Minnesota.

On motion by _____
Second by _____

Voting: Ayes:
Absent:
Abstain:

CITY OF NORTH ST. PAUL

BY: _____
Terry Furlong, Mayor

ATTEST:

Scott Duddeck, City Manager

Summary published in Review: _____

Eric,

Thank you for notifying the DNR of the proposed changes to the City's shoreland zoning ordinance.

DNR is pleased to see the City maintain the existing 60-foot lot width standard within the City's shoreland district. Setting a higher standard in the shoreland district is important for protecting the City's sensitive shoreland areas and the overall quality of its public waters - Silver Lake and Casey Lake.

On the other hand, we note the proposed changes appear to reduce the minimum lot area standard for properties in the shoreland district with underlying R1 zoning from 7,920 sq. ft. to 5,967 sq. ft. per dwelling unit. We encourage the City to retain the existing minimum lot area. These lot minimums appear to be consistent with long-term development patterns. Allowing smaller lot sizes is likely to increase pressure for approving development that exceeds the City's current 40% impervious surface limit leading to reduced vegetation and an overall reduction in the quality of the City's public waters.

Best Regards,

Dan Scollan

Interim East Metro Area Hydrologist – Ramsey and Washington Counties
Division of Ecological and Water Resources

Minnesota Department of Natural Resources

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mndnr.gov

