



PLANNING COMMISSION MEETING

VIRTUAL MEETING - Cable Channel 21 - www.townsquare.tv/webstreaming
TUESDAY, MAY 19, 2020
7:00 P.M.

Due to the Spread of COVID-19, City of West St. Paul public meetings will be held virtually until further notice. Members of the public may monitor meetings by tuning in to Cable Channel 21 or online at www.townsquare.tv/webstreaming during the posted meeting times. Meetings can be viewed on-demand starting the day following the original airing at www.wspmn.gov/agendacenter. Items requesting public input will do so via telephone call-in during live broadcasts only. Please view meetings during their original posted times to participate.

1. PLANNING COMMISSION

2. Roll Call

3. Adopt Minutes

3.A. PC Minutes - April 21, 2020

Documents:

[04-21-20 PLANNING COMM MINUTES.PDF](#)

4. Public Hearings

4.A. PC Case 20-04 – Site Plan, Preliminary And Final Plat Review To Allow A Climate Controlled Storage Building At 1665 Oakdale Ave. – More Space LLC

Documents:

[PC REPORT 05.19.2020.PDF](#)

[PC ATTACHMENTS - 05.19.2020.PDF](#)

5. New Business

6. Old Business

7. Other

8. Adjourn

If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA

**City of West St. Paul
Planning Commission Meeting
April 21, 2020**

1. Call to Order

Chair Kavanaugh called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Chair Morgan Kavanaugh
Commissioners Maria Franzmeier, Samantha Green,
Tori Elsmore, Dan McPhillips, Lisa Stevens and Peter Strohmeier

Absent: None

Others Present: City Planner Melissa Sonnek
Council Liaison John Justen
Marketing & Communications Manager Dan Nowicki
City Clerk Shirley Buecksler

3. Adopt Minutes

Motion was made by Commissioner McPhillips and seconded by Commissioner Stevens to adopt the Planning Commission Minutes of December 17, 2019, as presented.

Vote: 7 ayes / 0 nays. Motion carried.

4. Public Hearings

A. PC Case 20-04 – Site Plan, Preliminary and Final Plat Review to Allow a Climate Controlled Storage Building at 1665 Oakdale Avenue – More Space, LLC

City Planner Sonnek stated that the Applicant has requested this item be continued to the May 19, 2020 meeting to allow the Applicant extra time to make the recommended changes from Dakota County and City Staff to the Site Plan.

Motion was made by Commissioner McPhillips and seconded by Commissioner Franzmeier to continue this item to the May 19, 2020 Planning Commission Meeting.

Vote: 7 ayes / 0 nays. Motion carried.

B. PC Case 20-05 – Final Plat Review for One Parcel Located at 110 Crusader Avenue West – Net Ministries

City Planner Sonnek said Net Ministries is requesting the review of a final plat for the 17.81 acre parcel located at the southwest corner of Crusader and Stryker Avenue, with the address of 110 Crusader Avenue West. Since the Planning Commission was unable to meet last month, Sonnek provided a quick review.

The City Council granted the Applicant the Site Plan and Preliminary Plat approvals at their March 23, 2020 meeting for the construction of Net Ministries' 12,000 square foot addition to their existing building. As is typical with the Site Plan process, if the site is not currently platted, the City requests that the site be platted in order to formally record the property, as well as any easements, dedicated right-of-way, and things of that nature. Tonight we will be reviewing the final plat for the property.

Details of the plat include designating the parcel as one lot. Lot 1 Block 1 of the Net Ministries addition. The proposed plat dedicates the 30 feet of right-of-way on Crusader, as well as Stryker Avenue and some utility and drainage easements along the property lines. Pre-plat, the property line goes all the way through the middle of Crusader Avenue.

As part of this platting process, we will have them designate 30 feet of right-of-way, which will pull the property line back and we will ask for 10 feet of utility and drainage easements along the property lines that abut the road. Pine Ridge Drive on the northwest corner, along Crusader Avenue, along Stryker Avenue, and then interior property lines we ask for 5 feet of utility and drainage easements. These are very common easement requests for plat applications. We also had our Engineering Department review the proposed plat and they didn't have any specific additions to it.

City Staff recommends approval of the final plat for the one parcel located at 110 Crusader Avenue, subject to the condition that the plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit.

Commissioner Stevens asked if this is a campus. Sonnek said yes, that it is an existing campus. Commissioner Stevens said it seems pretty straight forward.

Chair Kavanaugh asked about easement dedications and right-of-ways. Is that sufficient space to add a sidewalk in the future or how does that work with the plat review process if a sidewalk comes through? Chair Kavanaugh said it is listed in our bike/ped plan as a connection and believes Stryker is also in there as potential for proposed future sidewalks. He asked Sonnek to explain how that works.

Before the plat planning process, Sonnek said the property line does go out to the middle of Crusader Avenue. Similar to a County review, the City reviews the plat and the property for what our plans are for the road, whether we are looking at expanding the road or other infrastructure options such as sidewalk, bike lanes, utility poles, or whatever that may be. Sonnek said we requested 30 feet of right-of-way, so that pulls the property line back and does allow for some sidewalk and possibly a 10 foot trail in there. There is some additional room for utility and drainage easement, just to give it a little more room for utility poles and things of that nature. The 30 foot right-of-way would allow for future sidewalk. Sonnek discussed it with the Public Works Director. Crusader Avenue is on the Capital Improvement Plan for 2022 to be reconstructed, so we can look closer at the sidewalk at that time.

Chair Kavanaugh asked Sonnek if she's comfortable that 30 feet is enough room to fit a sidewalk in at that time. Sonnek said yes, that we usually like to ask for 30 feet of right-of-way if the property is adjacent to a city road, in order to allow enough room.

Chair Kavanaugh opened the Public Hearing at 7:11 p.m.

Receiving no calls from anyone wishing to speak, Chair Kavanaugh closed the Public Hearing at 7:13 p.m.

Motion was made by Commissioner Green and seconded by Commissioner Stevens to recommend approval of the final plat for one parcel located at 110 Crusader Avenue West for Net Ministries.

Vote: 7 ayes / 0 nays. Motion carried.

5. New Business

There was no new business to discuss.

6. Old Business

There was no old business to discuss.

7. Other

A. Election of Officers

Chair Kavanaugh said he enjoyed his term as Chair but found it more challenging and difficult than when he took it on in 2017. He believes three plus years is plenty, so he is stepping down as Chair and looks for new leadership on the Planning Commission going forward. Chair Kavanaugh said he thinks it is a good thing to rotate this position on any of these committees at the City level so no one is in one spot for too long. He said rotating helps with providing different perspectives and that it has been interesting and helpful to work with Staff more closely.

Chair Kavanaugh said he is proud to have served as Chair through some important planning documents that we were able to get through over the last few years, such as the Renaissance Plan, the 2040 Comp Plan, the Smith/Dodd Small Area Plan, and some fairly large developments. He said it has been really enjoyable that way but that he is not interested in being Chair at this time.

Chair Kavanaugh nominated Commissioner Green to position of Chair. There were no other nominations for Chair. Commissioner Green accepted the nomination.

Chair Kavanaugh nominated Commissioner Franzmeier to position of Vice Chair. There were no other nominations for Vice Chair. Commissioner Franzmeier accepted the nomination.

Motion was made by Commissioner McPhillips and seconded by Commissioner Stevens to elect Commissioner Green as Chair and Commissioner Franzmeier as Vice Chair.

Vote: 7 ayes / 0 nays. Motion carried.

8. Adjourn

Motion was made by Commissioner Stevens and seconded by Commissioner Green to adjourn the meeting at 7:18 p.m.

Vote: 7 ayes / 0 nays. Motion carried.

Shirley Buecksler
City Clerk
City of West St. Paul

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **May 19, 2020**

Site Plan, Preliminary, & Final Plat for 1665 Oakdale Ave – More Space LLC

REQUEST:

Larry Koland, on behalf of More Space LLC, is requesting the review of site plan, preliminary, and final plat applications for the construction of a 122,739 square foot climate controlled storage building at 1665 Oakdale Avenue.

Attachments:

Application

Notice

Submitted plans

Memos from the Env. Comm. & Engineering

Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Vacant Lot	I1 – Light Industrial
Properties to North	Crawford Door Co.	I1 – Light Industrial
Properties to East	WSP Sports Complex	R4 – Multifamily Residential
Properties to South	Midwest Plastics Inc.	I1 – Light Industrial
Properties to West	Evolve Workplace	I1 – Light Industrial

1) SITE PLAN ANALYSIS:

Building Setbacks

The I1 – Light Industrial district requires the below listed building setbacks.

	Code Setbacks	Proposed Setbacks
Front (Adj. to R)	100 ft. min	NE – 97 ft. SE – 173 ft. Average – 134 ft.
Rear	20 ft. min	44 ft.
Side (North)	10 ft. min	25 ft.
Side (South)	10 ft. min	32 ft.

Parking Setbacks

The I1 – Light Industrial district requires the below listed parking setbacks. The proposed site plan details that all parking setbacks meet code requirements.

	Code Setbacks	Proposed Setbacks
Front	10 ft. min	Parking – 61.5 ft. (<i>average</i>) Proof – 25 ft.
Rear	10 ft. min	Parking – N/A Proof – 10 ft.
Side (North)	0 ft.	Parking – N/A Proof – N/A
Side (South)	0 ft.	Parking – N/A Proof – 14 ft.

Parking Counts

The applicant is proposing a total of 21 parking stalls (as well as 41 proof of parking) for this project, 12 surface stalls located at the front of the building and 9 stalls located within the building that will be used for loading and unloading. The applicant has stated that they see these stalls used the most, while only a few of the surface stalls are used at a time.

Code requires one parking stall per 2,000 sq. ft. of floor area, which for this site equates out to 61 stalls. The code does allow for proof of parking, which the applicant has agreed to provide in the future if/when the stalls are needed. For the time being, City Staff would much prefer to see the area occupied by additional trees and greenspace rather than un-used parking stalls.

Drive Aisle and Parking Stall Dimensions

The submitted plans show a two-way drive aisle width of 26 ft., parking stall depths of 20 ft., and stall width of 9ft. All are compliant with code minimums which are 22 ft., 20 ft., and 9ft. respectively. The

applicant has stated that based on the typical vehicle traveling in and around the site, they prefer to have larger drive aisles.

Curbing

The proposed parking lot will include B-6-12 curbing, as required by code.

Lighting

The submitted lighting plans do show a small amount of lighting at a few sections of the property line. Since code requires the lighting levels be zero foot-candles at the property lines, City Staff is recommending as a condition of approval that the lighting plan be revised so that the lighting levels do not exceed zero foot-candles at all abutting property lines, and no direct glare may extend into the public street, public open space, or neighboring properties.

Landscaping

The submitted plans detail the removal of 104 quality trees (740 caliper inches). The zoning ordinance requires that whenever the removal of quality trees occurs, a minimum of 30 percent must be replaced. For the proposed removal, the required caliper inches to be replaced equates out to 222 caliper inches (or 89 trees that measure 2.5 caliper inches). The submitted plan numbers fall just short of the required minimum while proposing a total of 210 caliper inches (see landscape plan for specifics). As a result, City Staff is recommending as a condition of approval that the applicant either increase the number of trees or caliper inches of the proposed trees to meet the 222 caliper inches needed to meet the minimum.

In addition, for development/redevelopment in commercial and industrial districts, the code requires one tree per 20 lineal ft. of property line, which for this property (1,398 lineal ft.) equates out to 70 trees. As shown in the attached plans, the applicant is proposing 50 deciduous trees, totaling to 210 caliper inches, as well as 30 shrubs, 70 perennials, and 61 ornamental grasses. Staff is comfortable with the lower number of trees since the proposed size of the trees is larger. Specifically the 14 evergreens located in the front yard that are expected to measure 30ft. in height.

Environmental Committee Review

The Environmental Committee held an informal review of the submitted plans since all committees that do not host public hearings have been temporarily suspended due to COVID-19. The Assistant Parks Director, Dave Schletty, distributed the plans to the committee and requested feedback on the submitted plans.

The Committee approved the proposed variety and number of trees for the site, they also liked the addition of the bio-retention pond. In addition to the proposed landscaping, the committee agreed that dark sky compliant lighting and a green roof would be a great addition to this development.

The Environmental Committee recommends approval of the plans with following additions for consideration:

- Strongly encourage the use of “pollinator friendly” native plants that were not treated with “neonicotinoids”,
- Recommend the addition of a green roof to treat stormwater onsite, and
- Encourage that all exterior lighting be Dark Sky compliant.

Staff is recommending as a condition of approval that the applicant consider the site plan additions recommended by the Environmental Committee detailed in the memo dated April 13, 2020.

Screening

Since the proposed development is across the street from a residential use, the code requires additional screening. According to code section 153.032 (E)4, screening can be accomplished through one or a combination of any of the following items: a decorative fence, masonry wall, or landscaping.

As mentioned previously, the applicant is proposing several substantial evergreens to screen the large building from the park across the street. City Staff is satisfied with this proposal.

Construction Materials/Design

The applicant is proposing a mixture of flat and raked precast aggregate paneling and glass for the building, all of which are considered to be primary building materials in the industrial district.

Trash Enclosure

The submitted plans do not include any specifics on trash enclosures. As such, City Staff is recommending as a condition of approval that any/all trash enclosures comply with section 153.032 (F)6 of the zoning code.

Signage

The proposed plans do not include signage specifics at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

Engineering/Storm water Review

The site plan was reviewed by an engineering consultant to specifically review storm water run-off, rate control, and filtration, as well as the proposed stormwater filtration pond.

The engineering consultant listed a number of recommendations regarding obtaining proper permits, storm, drainage calculations, and other plan specifics. As such, City Staff is requiring as a condition of approval, that the applicant adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020.

In addition, Staff is recommending a condition of approval that prior to obtaining a building permit, the applicant enter into a stormwater management agreement with the city for the proposed stormwater filtration basin.

PLAT ANALYSIS:

Plat Summary

Gross Acres – 2.14

Proposed Number of Lots – One

Total Easement Sq. Ft. ~ 7,797.80

Total Right-of-Way Sq. Ft. ~ 9,525

Dakota County Plat Commission

The Dakota County Plat Commission reviewed the proposed plat at their March 15th, 2020 meeting. The Plat Commission requested 50ft. of right-of-way along Oakdale Avenue (county road) as well as reducing the number of curb cuts down to one (as is shown on the included plans). As such, City Staff is recommending as a condition of approval that the applicant adhere to the items detailed in the Dakota County Plat Commission memo dated April 16th, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a climate controlled self-storage facility at 1665 Oakdale Ave. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding preliminary and final plat application,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall revise the lighting plan to ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant revise plans to either increase the number of trees or increase the caliper inches of the proposed trees to meet the 222 caliper inches minimum requirement,
5. Any/all trash enclosures comply with section 153.032 (F)6 of the zoning ordinance,
6. All signage must comply with section 153 of the zoning ordinance,
7. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated April 13, 2020,
8. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020,
9. The applicant shall enter into a storm water management agreement prior to the application of a building permit, and
10. The applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020.

Staff recommends the APPROVAL of the PRELIMINARY and FINAL PLAT for 1665 Oakdale Ave. subject to the following conditions:

1. Council approval of the corresponding site plan application,
2. The applicant shall adhere to all items outlined in the Dakota County Plat Commission memo dated March 16, 2020, and
3. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit.



City Hall
 1616 Humboldt Avenue
 West St. Paul, MN 55118
 651-552-4100
 FAX 651-552-4190
www.wspmn.gov

SITE PLAN APPLICATION

Filing Fee: \$275.00
 Escrow Amount: \$1,300.00
 Total Fees: \$ 1,575

OFFICE USE ONLY	
Case No:	<u>PC 20-04</u>
Date Received:	<u>03/27/2020</u>
Receipt No:	<u>2020-0128</u>
60 Day Date:	<u>05/26/2020</u>
	<u>Extended - 07/25/2020</u>

Street Address of Parcel: 16XX Oakdale Avenue West St Paul, MN 55118

Name of Applicant: More Space LLC Phone # 651-338-8785
 Address of Applicant: 4813 Blaine Avenue Email: Koland911@gmail.com
Inver Grove Heights, MN 55076

Name of Owner: DJJ HOLDINGS LLC Phone # 612-850-6261
 Address of Owner: 2910 Waters Rd Ste 170 Email: djake@midwestamericom.com
Eagan, MN 55121

SITE INFORMATION

Legal/PID # of the Property Involved: 42-02000-78-060

Present Zoning: I-1 - Light Industrial

Proposed Use of Parcel: Self-Storage building with interior drive aisle for loading and unloading

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: There will be very minimal anticipated traffic conditions and no anticipated parking facilities on adjacent streets.

EXHIBITS REQUIRED

An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:

- a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
- b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
 - i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
 - ii. Building elevations, including finishes on all buildings on all sides,
 - iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
 - iv. Curb type and location on site, and
 - v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.
- c. Stormwater Management information, including:
 - i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
 - ii. Existing and proposed drainage area maps,
 - iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
 - iv. Site grading plan,
 - v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
 - vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff
 - vii. If creating more than an acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

Dean Jakubowicz
Signature of Owner (Required)

612-850-6261
Phone Number

[Signature]
Signature of Applicant (If different)

651-775-7589
Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF SITE PLAN: An approved site plan shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

FEES

- 1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
- 2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees, in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.



City Hall
 1616 Humboldt Avenue
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 651-552-4100
 FAX 651-552-4190
www.wspmn.gov

PLATTING APPLICATION

Filing Fee: \$275 + \$2 each lot
 Escrow Amount: \$600 (1-2 lots)
 \$1,600 (3 or more lots)
 Total Fees: \$ 877

OFFICE USE ONLY	
Case No:	<u>PC 20-04</u>
Date Received:	<u>04/03/2020</u>
Receipt No:	<u>20-0590</u>
60 Day Date:	<u>06/02/2020</u>
	<u>Extended - 08/01/2020</u>

CONTACT INFORMATION

Name of Applicant: MORE SPACE, LLC Phone # 651-338-8765
 Address of Applicant: Equitably Acquired Properties, LLC Email: KOLAND 911@GMAIL.COM
4813 BLAINE AVE
1641 MN 55076

Name of Owner: DJJ Holdings LLC Phone # 612-850-6261
 Address of Owner: 2910 Waters Road Email: djake@midwestamericom.com
Eagan, MN 55121

Name of Surveyor: Greg Gentz- Rehder & Associates Phone # 651-337-6726
 Address of Surveyor: 3440 Federal Drive, Suite 110 Email: ggentz@rehder.com
Eagan, MN 55122

Name of Engineer: Benton Ford- Rehder & Associates Phone # 651-337-6730
 Address of Engineer: 3440 Federal Drive, Suite 110 Email: bford@rehder.com
Eagan, MN 55122

PLAT INFORMATION

Legal/PID # of the Property Involved: 42-02000-78-060
 Total Acreage: 2.31 Proposed Number of Lots: 1
 Proposed Name of Plat: MORE SPACE SELF STORAGE

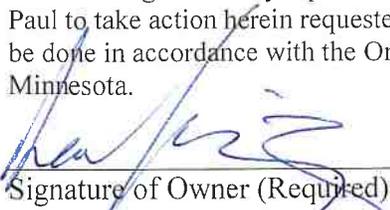
Plat meets all minimum subdivision requirements. If not, explain: _____

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.



Signature of Owner (Required)

612-850-6261

Phone Number



Signature of Applicant (If different)

651-338-8785

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF PLAT: An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING**

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, May 19, 2020 at 7:00 pm and a Public Hearing at the City Council Meeting Tuesday, May 26, 2020 at 6:30 pm:

**PC Case 20-04 – Site Plan, Preliminary and Final Plat Review to Allow a
Climate Controlled Storage Building at 1665 Oakdale Ave – More Space LLC**

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

For Informational Purposes Only – Not for Publication

Shirley R Buecksler
City Clerk

Published: May 3, 2020
Twin Cities Pioneer Press

Posted: May 1, 2020
City of West St. Paul



7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55247-7580 (626)431-4433
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HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA.
PRINT NAME: Quinn S. Hulston
SIGNATURE: *Quinn S. Hulston*
DATE: 5/6/20
L.C. NO.: 21234

CNH NO.: 19122
DATE: 5/6/2020
REVISIONS:

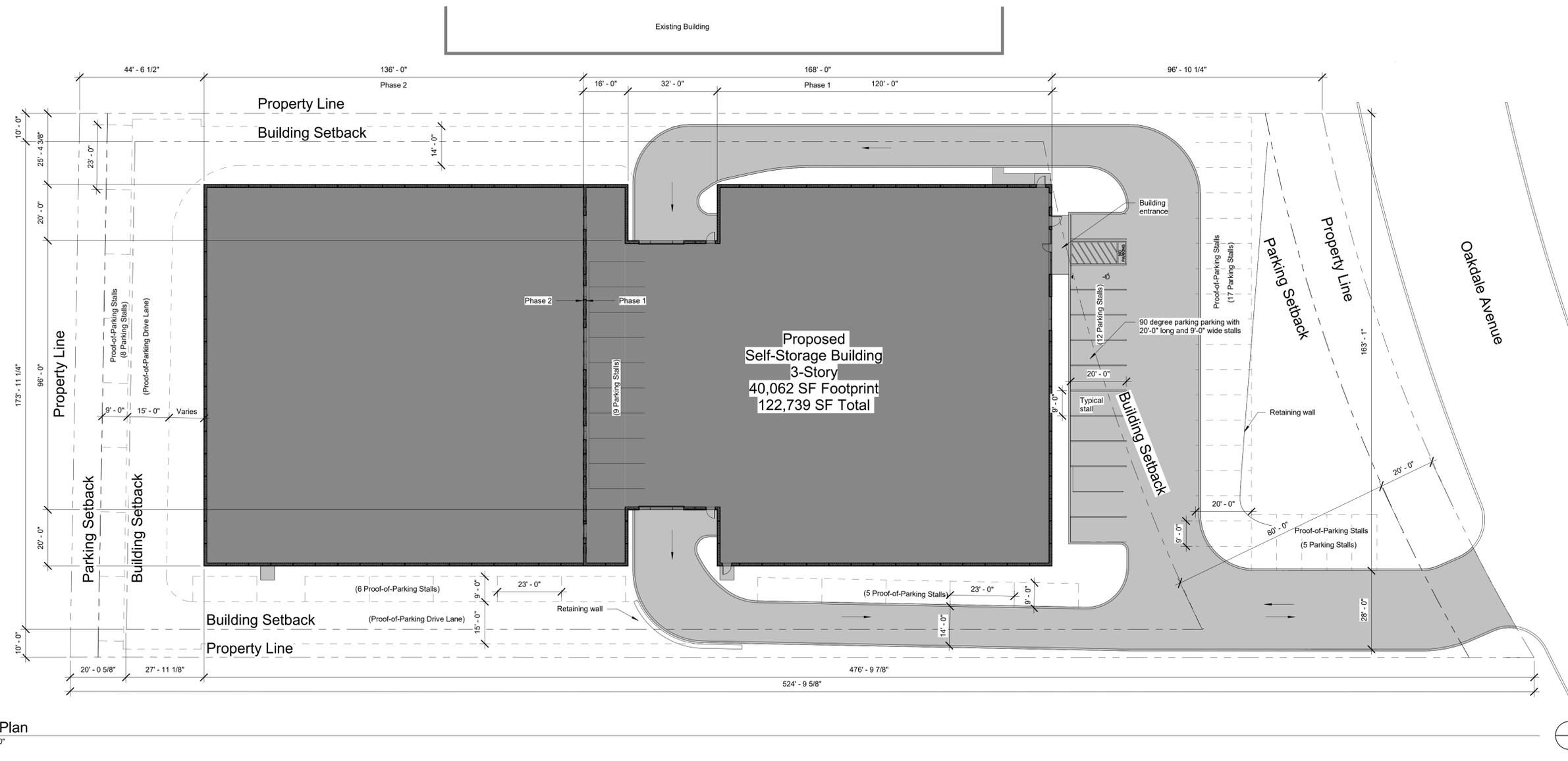
More Space - West St. Paul
1777 Oakdale Avenue
West St. Paul, MN
Site Plan

CS01

More Space Self-Storage

1777 Oakdale Avenue
West St. Paul, MN

Planning Review Summary	
Site Statistics:	
Site Area	92,853 SF 2.13 Acre
Property Zoned	I-1 - Light Industrial
Allowed Use	Storage
Proposed Use	Storage (Climate Controlled Self-Storage)
Setback Statistics:	
Building Setback - Street Right of Way (Oakdale Ave)	100 Feet
Building Setback - Side Yard	10 Feet
Building Setback - Rear Yard	20 Feet
Parking Setback - Street Right of Way (Oakdale Ave)	10 Feet
Building Area Statistics:	
Proposed Building Footprint	40,062 SF
Proposed Building Total Gross Floor Area (GFA)	122,739 SF
Proposed Building Area Percentage	43.1%
Maximum Allowed Building Area Percentage	50.0%
Lot Coverage Statistics:	
Total Site Impervious Area - Parking / Sidewalk	17,791 SF
Total Proposed Building Area	40,062 SF
Total Proposed Landscape Coverage	35,000 SF
Total Proposed Landscape Percentage	38%
Parking Statistics:	
Parking Proposed (Self-Service Storage)	1 stall per 2,000 SF GFA 122,739 GFA / 2000 = 61
Parking Provided	
Exterior	12 Stalls
Exterior Proof of Parking	41 Stalls
Interior (Parking Along one-way Aisle)	9 Stalls
Total Stalls Provided	62 Stalls



A1 Site Plan
CS01 1" = 20'-0"

NOT FOR CONSTRUCTION

C:\Users\elndem\Documents\19122 - More Space - West St. Paul_ Elnidem.rvt
5/6/2020 12:58:10 PM

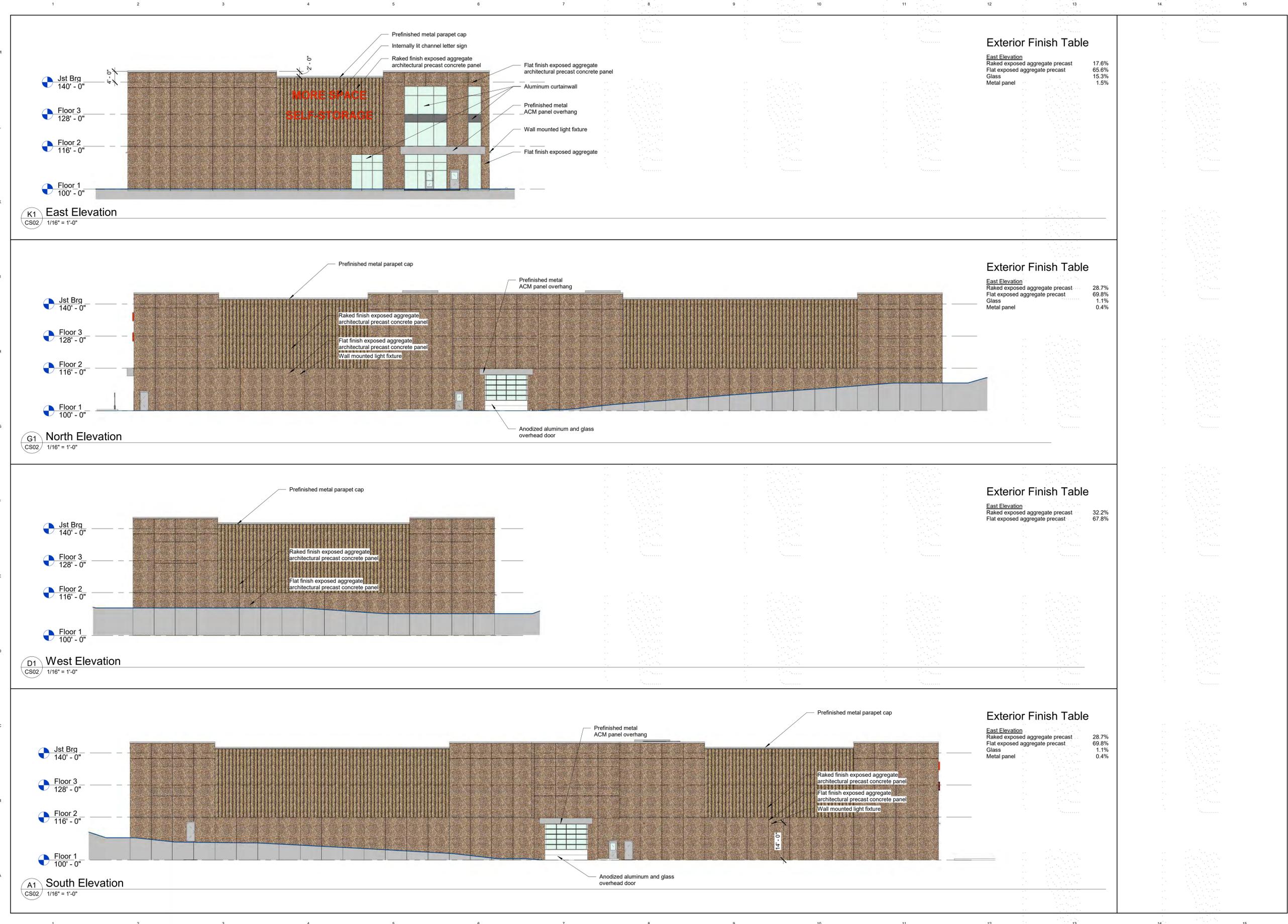
HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA.
 PRINT NAME: **Quinn S. Hulson**
 SIGNATURE: *Quinn S. Hulson*
 DATE: 5/5/20 U.C. NO.: 21234

CNH NO.: 19122
 DATE: 5/6/2020
 REVISIONS:

More Space - West St. Paul
 1777 Oakdale Avenue
 West St. Paul, MN

Exterior Elevations

CS02



Exterior Finish Table

East Elevation	
Raked exposed aggregate precast	17.6%
Flat exposed aggregate precast	65.6%
Glass	15.3%
Metal panel	1.5%

Exterior Finish Table

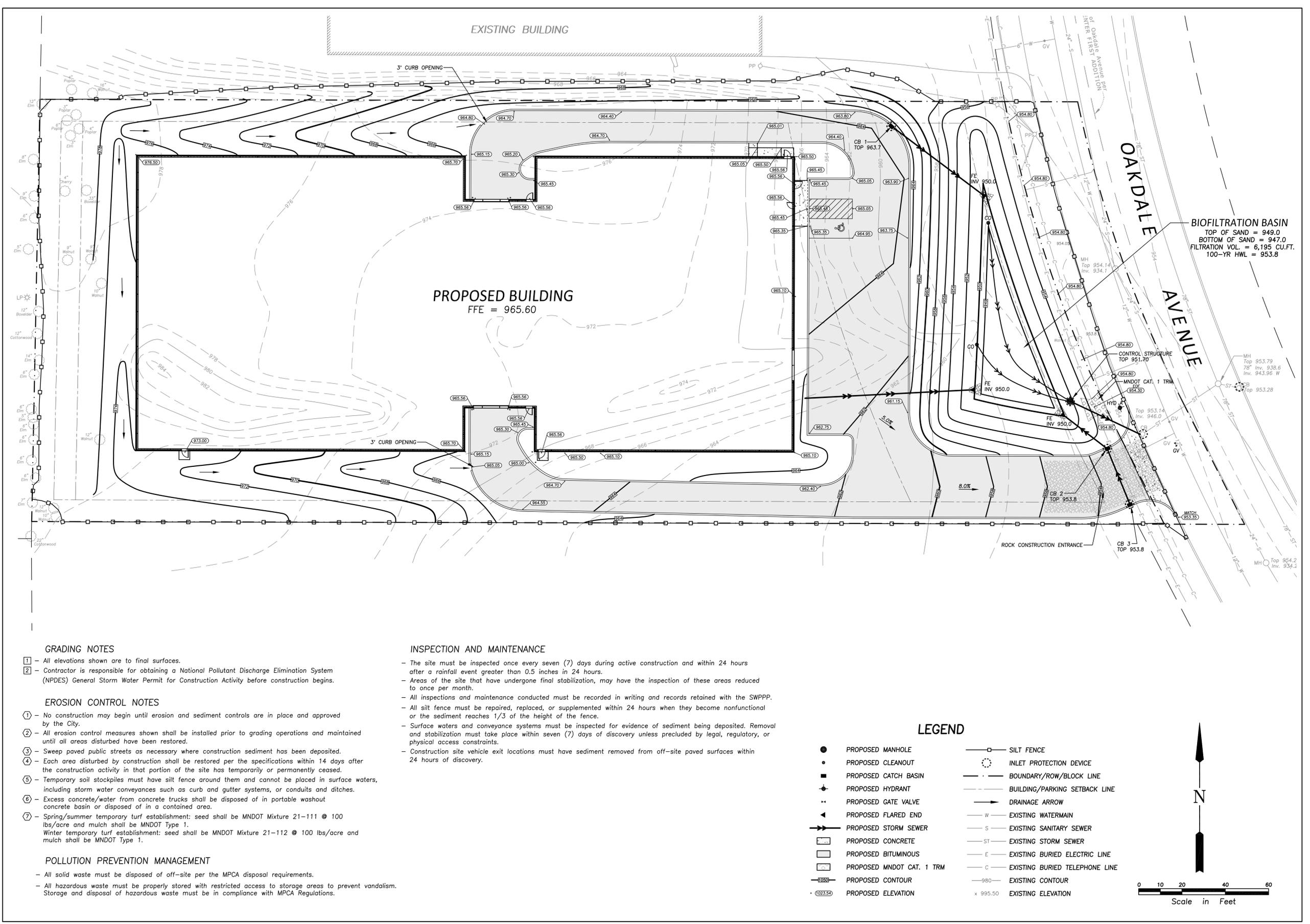
East Elevation	
Raked exposed aggregate precast	28.7%
Flat exposed aggregate precast	69.8%
Glass	1.1%
Metal panel	0.4%

Exterior Finish Table

East Elevation	
Raked exposed aggregate precast	32.2%
Flat exposed aggregate precast	67.8%

Exterior Finish Table

East Elevation	
Raked exposed aggregate precast	28.7%
Flat exposed aggregate precast	69.8%
Glass	1.1%
Metal panel	0.4%



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - No construction may begin until erosion and sediment controls are in place and approved by the City.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
- 7 - Spring/summer temporary turf establishment: seed shall be MNDOT Mixture 21-111 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
 Winter temporary turf establishment: seed shall be MNDOT Mixture 21-112 @ 100 lbs/acre and mulch shall be MNDOT Type 1.

POLLUTION PREVENTION MANAGEMENT

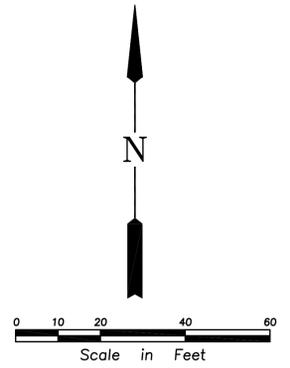
- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

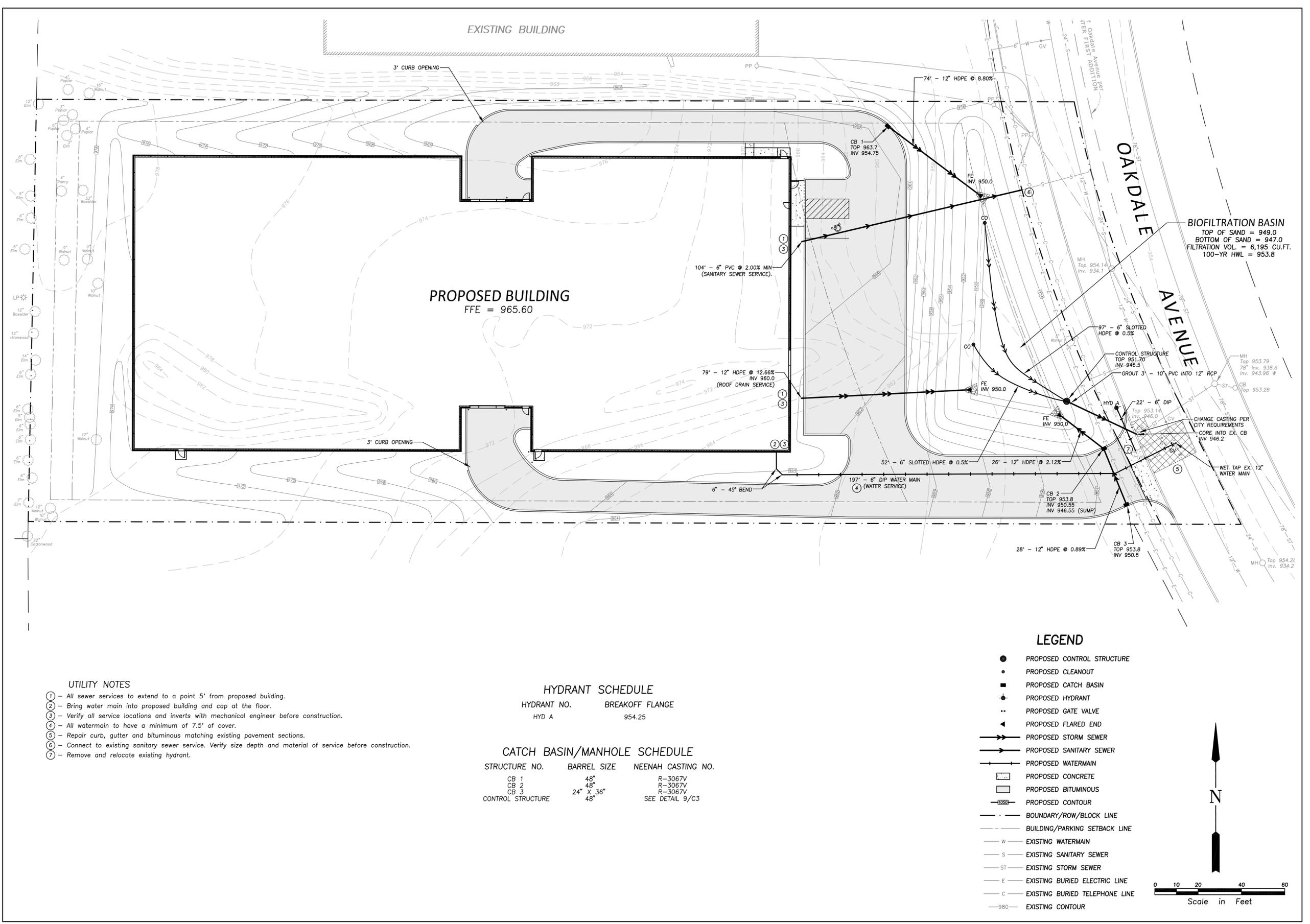
INSPECTION AND MAINTENANCE

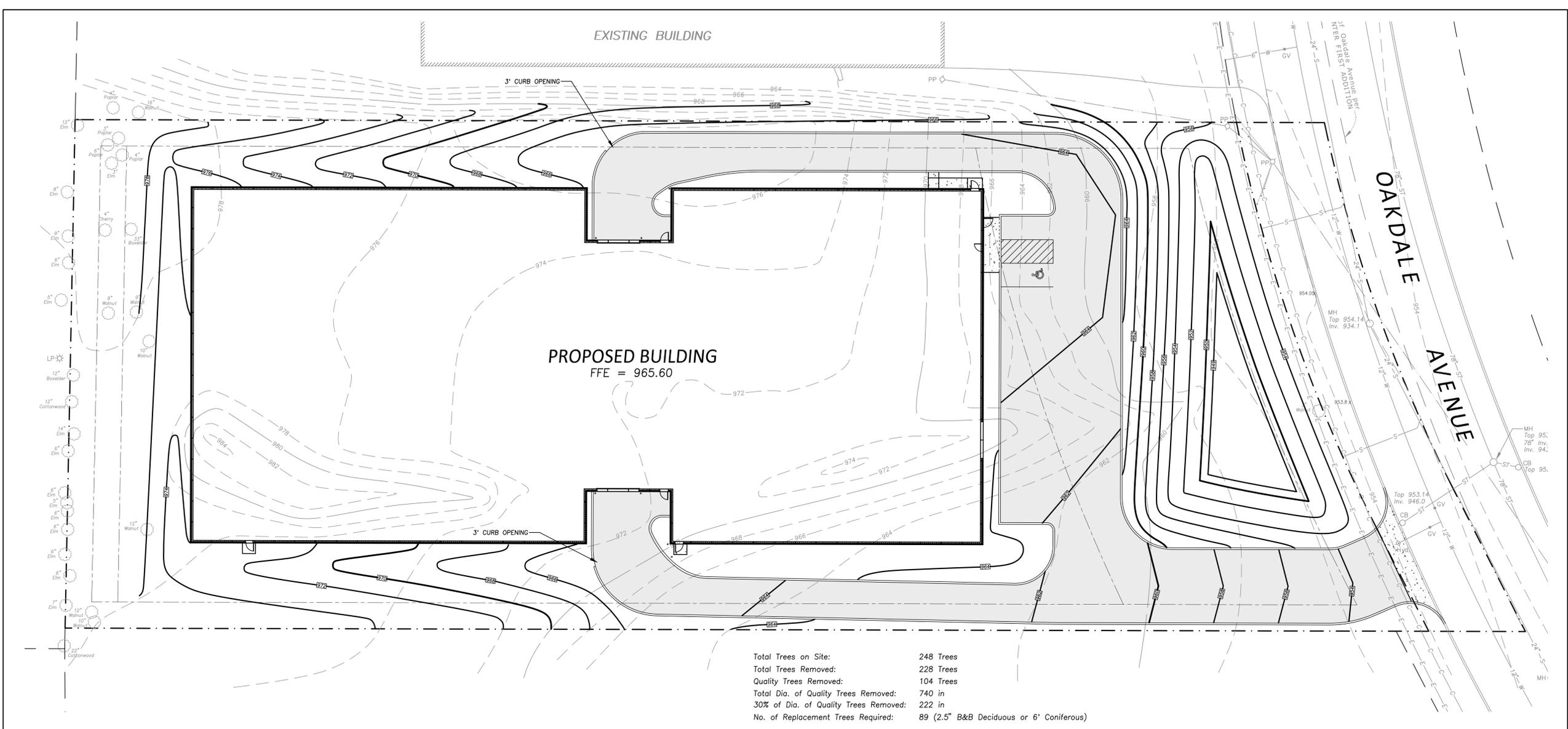
- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- ◆ PROPOSED HYDRANT
- ◆ PROPOSED GATE VALVE
- ◀ PROPOSED FLARED END
- ➔ PROPOSED STORM SEWER
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED BITUMINOUS
- ▭ PROPOSED MNDOT CAT. 1 TRM
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- E EXISTING BURIED ELECTRIC LINE
- C EXISTING BURIED TELEPHONE LINE
- 980 EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION





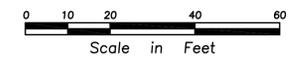


Total Trees on Site: 248 Trees
 Total Trees Removed: 228 Trees
 Quality Trees Removed: 104 Trees
 Total Dia. of Quality Trees Removed: 740 in
 30% of Dia. of Quality Trees Removed: 222 in
 No. of Replacement Trees Required: 89 (2.5" B&B Deciduous or 6" Coniferous)

Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save	Point #	Species	Stems	Size	Remove/Save									
1032	Walnut	1	3	Save	1078	Cherry	1	3	Remove	1135	Box	1	7	Remove	1207	Walnut	1	9	Save	1250	Box	1	30	Remove	1280	Box	1	8	Remove	1312	Box	1	3	Remove	1344	Cherry	1	4	Remove	1383	Box	1	8	Remove				
1033	Elm	5	5	Remove	1079	Cherry	1	3	Remove	1136	Box	1	6	Remove	1208	Walnut	1	10	Save	1251	Box	1	5	Remove	1281	Cherry	1	3	Remove	1313	Box	1	4	Remove	1345	Cherry	1	3	Remove	1384	Cherry	1	4	Remove				
1034	Elm	5	6	Remove	1080	Elm	5	5	Remove	1137	Box	1	5	Remove	1209	Box	1	11	Remove	1252	Box	1	4	Remove	1282	Walnut	1	10	Remove	1314	Box	1	5	Remove	1346	Walnut	1	11	Remove	1385	Poplar	1	10	Remove				
1035	Elm	5	5	Remove	1082	Walnut	1	4	Remove	1138	Box	1	5	Remove	1210	Walnut	1	8	Remove	1253	Walnut	1	3	Remove	1283	Elm	1	6	Remove	1315	Box	1	6	Remove	1347	Cherry	1	4	Remove	1387	Elm	1	12	Save				
1036	Elm	1	3	Remove	1083	Walnut	1	17	Remove	1139	Box	1	5	Remove	1211	Walnut	1	5	Remove	1254	Walnut	1	10	Remove	1284	Walnut	1	8	Remove	1316	Elm	1	5	Remove	1348	Cherry	1	3	Remove	1394	Poplar	1	3	Save				
1051	Box	1	4	Remove	1084	Walnut	1	16	Remove	1140	Box	1	5	Remove	1212	Walnut	1	12	Save	1255	Walnut	1	15	Remove	1285	Box	1	9	Remove	1318	Box	1	6	Remove	1349	Box	1	5	Remove	1395	Poplar	1	6	Save				
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1053	Elm	1	5	Remove	1088	Cherry	1	5	Remove	1142	Box	1	5	Remove	1215	Walnut	1	12	Save	1257	Elm	1	4	Remove	1287	Box	1	12	Remove	1320	Box	1	4	Remove	1353	Elm	1	7	Remove	1397	Poplar	1	4	Save				
1054	Elm	1	5	Remove	1091	Box	1	12	Remove	1143	Cherry	1	3	Remove	1217	Elm	1	7	Save	1258	Elm	1	4	Remove	1288	Box	1	8	Remove	1321	Box	1	4	Remove	1354	Box	1	6	Remove	1398	Poplar	1	4	Remove				
1055	Cherry	1	12	Remove	1110	Walnut	1	9	Remove	1144	Walnut	1	5	Remove	1218	Elm	1	3	Save	1259	Walnut	1	8	Remove	1289	Walnut	1	10	Remove	1322	Cherry	1	3	Remove	1360	Cherry	1	4	Save	1399	Poplar	1	6	Remove				
1056	Cherry	1	4	Remove	1111	Elm	1	3	Remove	1145	Box	1	5	Remove	1220	Elm	1	6	Save	1260	Cherry	1	3	Remove	1290	Walnut	1	8	Remove	1323	Box	1	4	Remove	1362	Box	1	33	Save	1400	Poplar	1	5	Remove				
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1063	Walnut	1	5	Remove	1119	Walnut	1	5	Remove	1156	Box	5	12	Remove	1234	Cherry	1	3	Remove	1267	Box	1	5	Remove	1298	Walnut	1	9	Remove	1330	Box	1	12	Remove	1369	Box	1	5	Remove									
1064	Walnut	1	9	Remove	1120	Oak	1	10	Remove	1157	Cherry	1	5	Remove	1235	Maple	1	4	Remove	1268	Box	1	3	Remove	1299	Box	1	9	Remove	1331	Box	1	15	Remove	1370	Box	1	5	Remove									
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1067	Walnut	1	9	Remove	1122	Cherry	1	3	Remove	1159	Walnut	1	9	Remove	1237	Box	1	5	Remove	1270	Box	1	8	Remove	1302	Cherry	1	2.5	Remove	1333	Cherry	1	4	Remove	1372	Walnut	1	11	Remove									
1068	Cherry	1	3	Remove	1123	Oak	1	13	Remove	1160	Box	1	5	Remove	1238	Box	1	8	Remove	1271	Box	1	3	Remove	1303	Elm	1	4	Remove	1334	Cherry	1	3	Remove	1373	Cherry	1	2.5	Remove									
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1070	Cherry	1	3	Remove	1126	Walnut	1	4	Remove	1162	Walnut	1	8	Remove	1240	Walnut	1	14	Remove	1273	Box	1	5	Remove	1305	Box	1	8	Remove	1336	Elm	1	4	Remove	1375	Walnut	1	13	Remove									
1071	Walnut	1	4	Remove	1127	Walnut	1	4	Remove	1163	Box	1	7	Remove	1242	Elm	1	3	Remove	1274	Box	1	2.5	Remove	1306	Box	1	9	Remove	1337	Cherry	1	4	Remove	1376	Cherry	1	2.5	Remove									
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1075	Cherry	1	7	Remove	1130	Box	1	4	Remove	1166	Walnut	1	4	Remove	1245	Elm	1	9	Remove	1277	Walnut	1	11	Remove	1309	Box	1	7	Remove	1341	Box	1	16	Remove	1379	Walnut	1	6	Remove									
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1077	Cherry	1	4	Remove	1133	Walnut	1	6	Remove	1206	Walnut	1	9	Save	1249	Elm	1	10	Remove	1279	Box	1	5	Remove	1311	Box	1	5	Remove	1343	Cherry	1	2.5	Remove	1381	Cherry	1	3	Remove									

LEGEND

TREE TO BE REMOVED
 TREE TO REMAIN

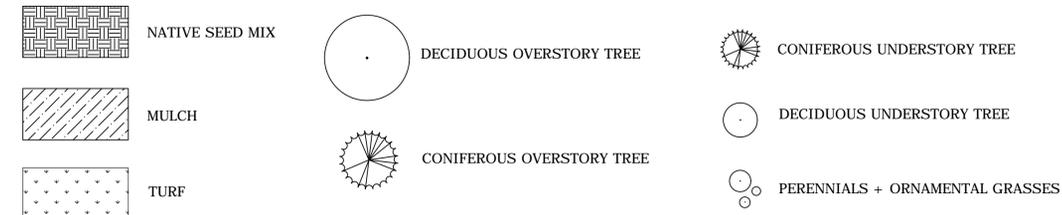


NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	CONT.	SPACING	NOTES
EVERGREEN TREES + SHRUBS						
TOT	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	6	6' BB	12' OC	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	14	6' BB	10' OC	30'H x 20'W
DECIDUOUS TREES + SHRUBS						
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	12	3" BB		50-60' H x 40-50'W
CO	HACKBERRY	CELTIS OCCIDENTALIS	7	3" BB	40' OC	50-75'H x 50'W
AR	ARMSTRONG GOLD MAPLE	ACER RUBRUM 'JFS-KW78'	3	3" BB	15' OC	40'H x 12'W
GT	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2	3" BB		30-35'H x 30-35'W
CC	FIRESPIRE AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'J.N. UPRIGHT'	6	3" BB	20' OC	20'H x 10'W
DS	BUTTERFLY BUSH HONEYSUCKLE	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	18	#5 CONT	4' OC	3-5'H x 3-4'W
HA	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	12	#5 CONT	3' OC	4-5'H x 3-5'W
PERENNIALS + ORNAMENTAL GRASSES						
NF	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKERS LOW'	70	#1 CONT	2' OC	24-30"H x 30"W
SS	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	61	#1 CONT	2' OC	42"H

LEGEND

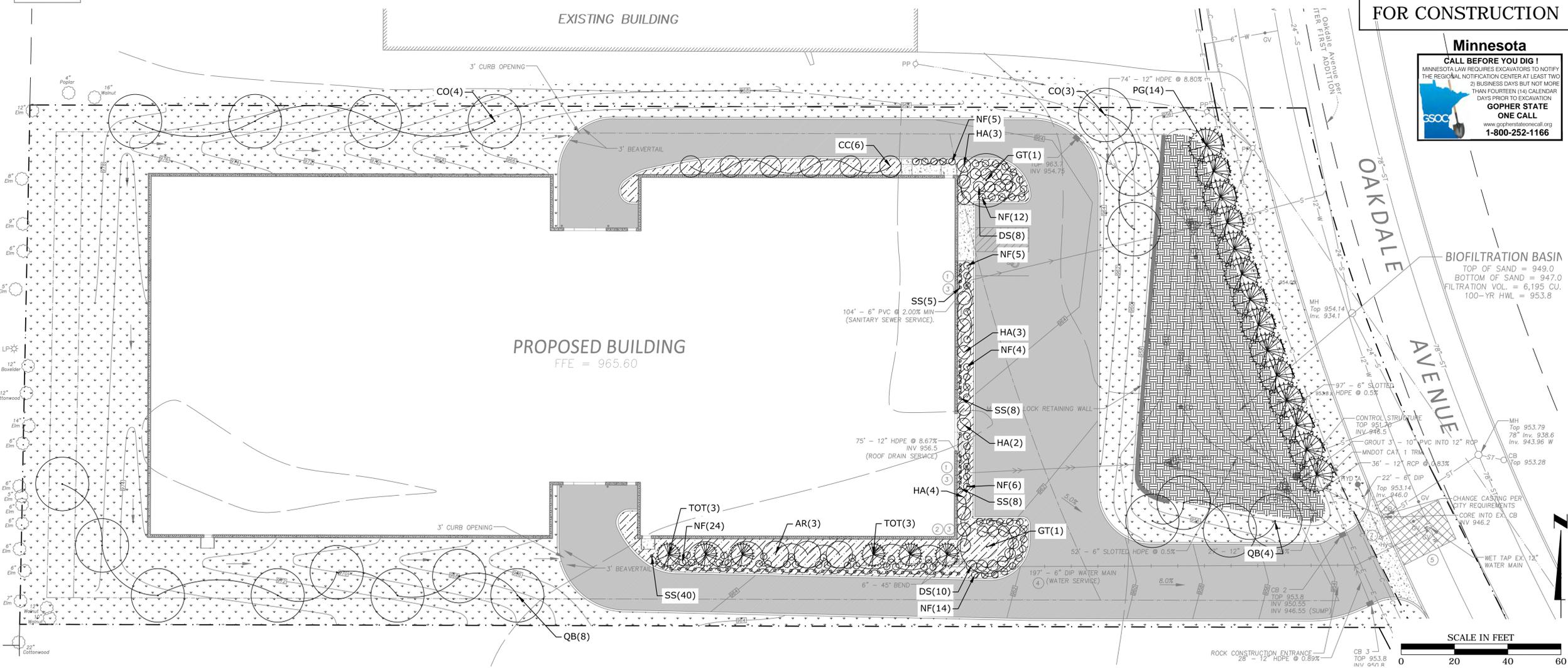


CODE REQUIREMENTS

CODE REQUIREMENTS FOR I-1 LIGHT INDUSTRIAL DISTRICT	TOTAL REQUIRED	TOTAL PROVIDED
LANDSCAPING REQUIREMENTS PER CODE 153.032(E)(2) AND (3)		
WITHIN PROTECTIVE BUFFER AREA : 1 'QUALITY' TREE PER 20 LINEAL FEET OF PROPERTY (STREET FRONTAGE = 208.9'. 208.9' / 20' = 10.4)	11	14 PROVIDED + 1 EXISTING
WITHIN CURBED ISLANDS : 1 'QUALITY' TREE PER CURBED ISLAND	2	2
TREE REMOVAL REQUIREMENTS PER CODE 153.032 (E)(7)		
PROVIDE 30% OF TOTAL CALIPER INCHES OF 'QUALITY' TREES REMOVED	213 CALIPER INCHES	190 CALIPER INCHES
SCREENING REQUIREMENTS PER CODE 153.032(E)(4) : INDUSTRIAL USE ACROSS FROM R USE		
LANDSCAPE SCREEN SHALL BE 6-FEET IN HEIGHT AND 95% OPAQUE SCREENING ALONG OAKDALE AVENUE		EVERGREEN TREE SCREENING ALONG OAKDALE AVENUE

LANDSCAPE NOTES:

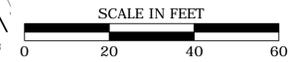
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS & THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- MAINTAIN (30) INCHES CLEARANCE AROUND PARKING STALLS TO ALLOW OVERHANG OF PARKED CARS.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES IN TURF AREA.
- APPLY PRE-EMERGENT TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. APPLICATION RATE TO BE PER MANUFACTURER'S RECOMMENDATIONS. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPE CONTRACTOR TO REMOVE ALL WEEDS AT NO ADDITIONAL COST.
- PLANTING SOIL FOR LANDSCAPED AREAS SHALL BE MINIMUM SIX (6) INCHES IN DEPTH. PLANTING SOIL SHALL BE WELL-GRADED SOIL, FRIABLE AND FERTILE, FREE OF HARDPACK SUBSOIL, STONES AND NOXIOUS WEEDS, AND HAVE A PH BETWEEN 6.5 AND 7.5. PLANTING SOIL TO BE A MIXTURE OF SELECTED TOPSOIL BORROW (MNDOT 3877 TYPE B) PEAT MOSS OR COMPOSTED YARD WASTE AND FERTILIZER. MIXING PROPORTIONS SHALL BE ACCORDING TO LOOSE VOLUME RATIO AND HAVE A COMPOSITE ORGANIC CONTENT AT NO LESS THAN 15% AND NO GREATER THAN 20%. FERTILIZER SHALL BE SLOW RELEASE COMMERCIAL FERTILIZER AND ADDED IN SUFFICIENT QUANTITY TO PROVIDE 0.05 POUND OF TOTAL NITROGEN PER CUBIC YARD OF PLANTING SOIL.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS AND SOD IN HEALTHY CONDITION THROUGHOUT ONE YEAR WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BEGIN UPON INSPECTION AND ACCEPTANCE BY CITY STAFF.
- FOR EROSION AND SEDIMENT CONTROL, REFER TO CIVIL PLANS.



PRELIMINARY - NOT FOR CONSTRUCTION

Minnesota
CALL BEFORE YOU DIG!
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION.
GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166

BIOFILTRATION BASIN
TOP OF SAND = 949.0
BOTTOM OF SAND = 947.0
FILTRATION VOL. = 6,195 CU.
100-YR HWL = 953.8



F:\02010\20-004 - More Space Sell Storage\CAD\DWG\PLANS\PLANSHEET\CIVIL\20-004_LAN-PLAN.dwg
DATE PLOTTED: 05/05/2020

Engineering - Surveying
Landscape Architecture
Hansen Thorp Pellinen Olson, Inc.
7510 Market Plaza Drive • Eden Prairie, MN 55344
952.429.0700 • 952.429.7806 fax

REVISIONS:
△

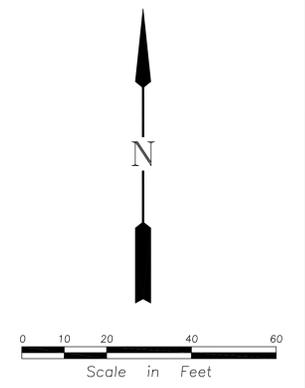
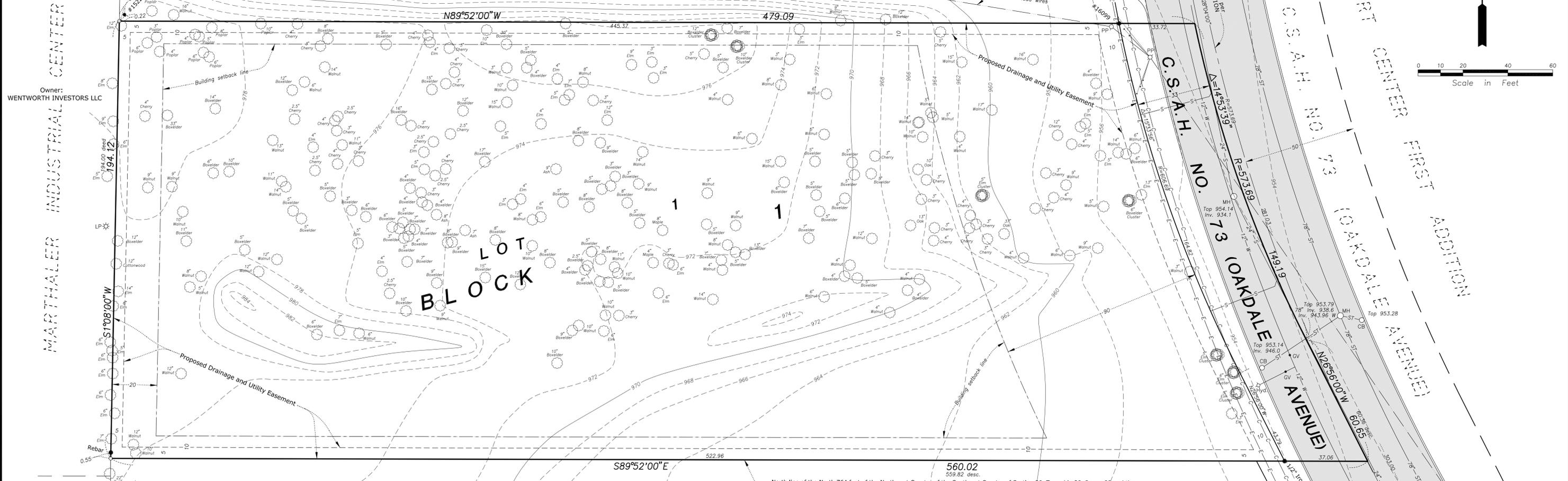
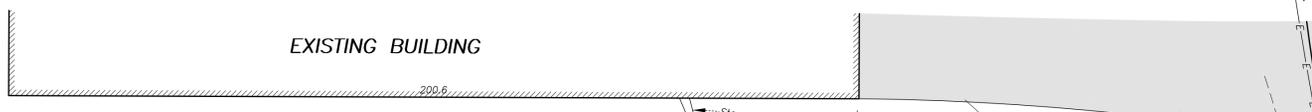
More Space - West St. Paul
Oakdale Avenue
West St. Paul, MN

Landscape Plan

Preliminary Plat of: MORE SPACE SELF STORAGE

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Owner:
JOHN & SUZANNE CARL



Owner:
WENTWORTH INVESTORS LLC

Owner:
US WEST, INC.

COMMON INTEREST COMMUNITY NUMBER 577
ROTH OAKDALE COMMERCIAL CONDOMINIUM

PROPERTY DESCRIPTION

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, lying Westerly of the center line of Oakdale Avenue, described as follows:

Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20, thence South 1°00' West a distance 439.0 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet, thence along the curve a distance of 281.03 feet to the point of tangent, thence along the tangent 303.0 feet to the beginning of a curve to the South central angle 26°38' tangent 226.14 feet, radius 955.37 feet, thence along the curve a distance of 444.09 feet to the point of tangent. Point of tangent being 94.83 feet South of the Southeast corner of said NW1/4 of the SE1/4, Section 20 being the East line of said NW1/4 of the SE1/4; Beginning at a point 750.94 feet West of the NE corner of the said NW1/4 of the SE1/4 of Section 20, thence South 1°00' West a distance of 570.0 feet, being the point of beginning, thence South 1°00' West a distance of 194.0 feet, thence East to the center line of Oakdale Avenue a distance of 559.82 feet, thence North 27°04' West 60.36 feet to the beginning of a curve to the right, radius 573.69 feet thence along the curve 149.19 feet, thence West 479.09 feet to the point of beginning.

and also described as:

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, Dakota County, Minnesota, lying Westerly of the center line of Oakdale Avenue, said center line being described as follows:
Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20; thence South 1°00' West a distance of 439.00 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet; thence along the curve a distance of 281.03 feet to the point of tangent; thence along the tangent 303.0 feet to the beginning of a curve to the south, central angle 26°38', tangent 226.14 feet, radius 955.37 feet; thence along the curve 444.09 feet to the point of tangent, point of tangent being 94.83 feet South of the Southeast corner of the said NW1/4 of the SE1/4, Section 20, being the East line of said NW1/4 of the SE1/4 and said center line there terminating.

Said property being described as commencing at the NE corner of said NW1/4 of the SE1/4; thence on an assumed bearing of West, along the North line of said NW1/4 of the SE1/4 a distance of 750.94 feet; thence South 1°00' West a distance of 570.00 feet to the point of beginning; thence continue South 1°00' West a distance of 194.00 feet; thence East to the center line of Oakdale Avenue a distance of 559.82 feet; thence North 27°04' West along the center line, 60.36 feet to the beginning of a curve to the right, radius 573.69 feet; thence along the curve, also being along said center line, 149.19 feet; thence West 479.09 feet to the point of beginning.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 3rd day of April, 2020

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 204-1671.028

OWNER

DJJ Holdings, LLC
2910 Waters Road
Suite 170
Eagan, Minnesota 55121

DEVELOPER

Equitably Acquired Properties, Inc.
4813 Blaine Avenue
Inver Grove Heights, Minnesota 55076
Phone: 651-338-8785
Attention: Larry Koland

ARCHITECT

CNH Architects
7300 West 147th Street
Suite 504
Apple Valley, Minnesota 55124
Phone: 952-997-4583
Attention: Quinn Hutson

SURVEYOR/ENGINEER

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Phone: 651-452-5051
Attention: Ben Ford

Owner:
PRIME DESIGN REAL ESTATE LLC

NOTES

- * Bearings shown are based on the Dakota County Coordinate System.
- * Utilities shown are from information furnished by the City of West St. Paul and respective utility companies in response to Gopher State One Call Ticket No. 200570854 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Areas: Total Area = 99,775 square feet (2.29 acres).
Lot 1 = 92,872 square feet (2.13 acres).
- * Zoning: I-1 (Light Industrial).
- * This property is located in Flood Zone X (area of minimal flood hazard) per Flood Zone Map No. 27037C0036E dated December 2, 2011.
- * Matters of record taken from Old Republic National Title Insurance Company Commitment Number 604743 dated January 31, 2020.

LEGEND

- Iron Monument Found
- Iron Monument Set
- S Sanitary Sewer
- ST Storm Sewer
- W Watermain
- Hyd. ⚡ Hydrant
- GV Gate Valve
- MH Manhole
- LP Light Pole
- CB Catch Basin
- Inv. Invert Elevation
- PP Power Pole
- LP Light Pole
- Communications Pedestal
- ▭ Concrete Surface
- ▨ Bituminous Surface
- C Buried Communications
- E Buried Electric
- Guy Wire



Vicinity Map
Section 20, Township 28, Range 22
No Scale

TO: City Planner
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: April 13, 2020



SUBJECT:

CASE #20-04 – Site Plan Review for the Construction of a Climate Controlled Storage Building at 1665 Oakdale Ave – More Space Self Storage.

BACKGROUND INFORMATION:

Due to the current CoVid-19 crisis, the Environmental Committee (EC) meetings are suspended until further notice. That being said, the EC is still reviewing the landscaping for any submitted site plan remotely.

Members recently reviewed the Site Plan submitted by Larry Koland, for the construction of a three story, 120,186 sq. ft. climate controlled storage building in the industrial district just north of Midwest Plastics and Prime Design and west of the West St. Paul Sports Complex. Four of the seven Committee members submitted their comments regarding the plans.

Overall, Members liked the stormwater plan and the addition of the bio-retention pond, as well as the variety and selection of plantings. Members did not like the great loss of mature trees on the site and the fact that full required replacements are not being met, but understand there is limited space for new trees. Other comments by Members included the addition of Dark Sky compliant lighting, a green or white roof, and additional screening along Oakdale due to the destination park across the street.

Members are recommending approval of the plans with the following recommendations:

- They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”,
- The addition of a green roof to treat stormwater onsite or white roof to reduce urban heat island effect, and
- Strongly encourage all exterior lighting to be Dark Sky compliant.

RECOMMENDATION:

Environmental Committee members approve the Construction of a Climate Controlled Storage Building at 1665 Oakdale Ave, with the recommendations listed above.

Memorandum

To: Ross Beckwith, PE
Melissa Sonnek

From: Kendra Fallon, EIT

Date: May 12, 2020

Re: More Space Self Storage Stormwater Review
WSB Project No. 013770-000

The following documents were submitted May 6, 2020 by Rehder and Associates and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- More Space – Revised City Submittal 5-6-20
- Soil Borings GME Report
- Storm Water Management Report_5-6-20

The project will disturb over an acre and creates more than one acre of new impervious which requires a NPDES permit and triggers water quality, volume control and rate control requirements. The following comments should be addressed as the project moves forward:

General

1. Because a NPDES permit is required due to the project disturbing more than one acre, a SWPPP must be provided.
2. Because the project disturbs more than one acre, LMRWMO water quality rules are triggered. Applicant shall submit water quality modeling to confirm 50% TP removal requirement is being met. It is recommended the applicant use the MPCA MIDS program to show removal requirements are being met.
3. A maintenance agreement including an operations and maintenance plan for the biofiltration basin should be included in future submittals.

Plans

1. A callout should be added to the proposed pipe connecting into the catch basin along Oakdale Avenue to confirm its size, slope and material.
2. A sump should be added to CB 1 to provide pretreatment.
3. The elevation and location of the emergency overflow for the biofiltration basin should be added to the plan.
4. The corners of the bottom contours in the biofiltration basin should be smoothed out to make them constructible.
5. It is recommended additional storm sewer be added to pick up the runoff from the swales and route it to the biofiltration basin to reduce the amount of runoff running in the gutters.

We request the applicant respond with how each comment above has been addressed. Please reach out with any questions concerning the comments provided in this memo.

To: **Planning Commission**
Through: **Melissa Sonnek, Asst. Comm. Dev. Director**
From: **Cody Joos, Engineering Tech. II**
Date: **March 31st, 2020**

Site Plan Review – More Space Self-Storage; Oakdale Avenue

REVIEW:

Cody Joos reviewing environmental site plans.

STAFF RECOMMENDATION:

- 1; This project will require a NPDES permit. I would request a note indicating that a co-inspection with a city employee be performed every two-weeks.
- 2; This project will trigger a need for a maintenance agreement for their storm water pond with the city.

PLANNING COMMISSION – May 19th, 2020

Site plan, preliminary, and final plat
review for climate controlled storage
at 1665 Oakdale Avenue –
More Space LLC





Proposal

122,739 sq. ft. climate controlled storage building in the I1 – Light Industrial District



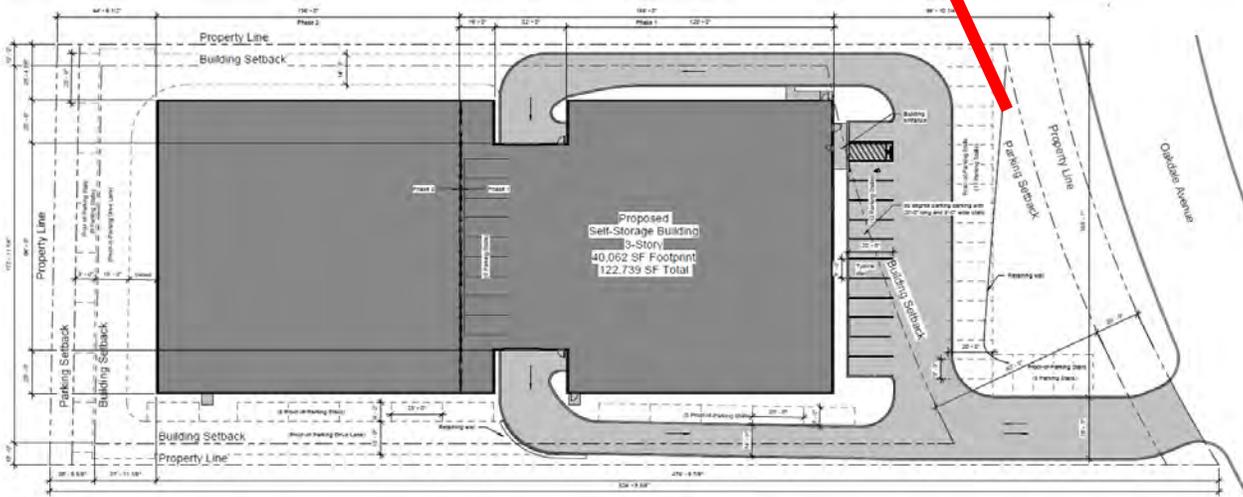
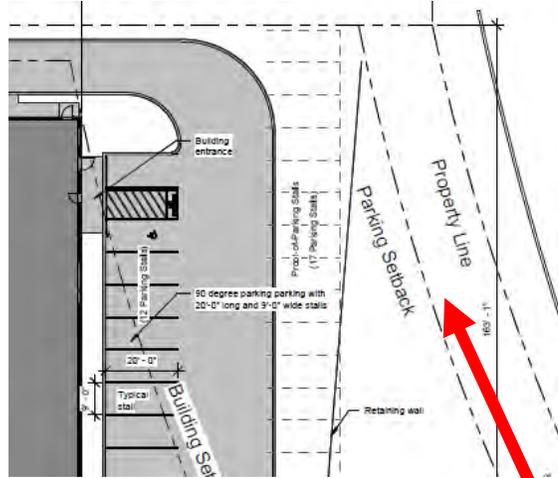


Existing Land Use and Zoning

- Surrounding properties to the north, south, and west are all zoned **I1 – Light Industrial**
- With the exception of the property to the east, which is **R4 – Multi - Family Residential**

Site Plan Analysis

Setbacks



Building Setbacks	Code Setbacks	Proposed Setbacks
Front	100 ft. min	134 ft. (average)
Rear	20 ft. min	44 ft.
Side (north)	10 ft. min	25 ft.
Side (south)	10 ft. min	32 ft.



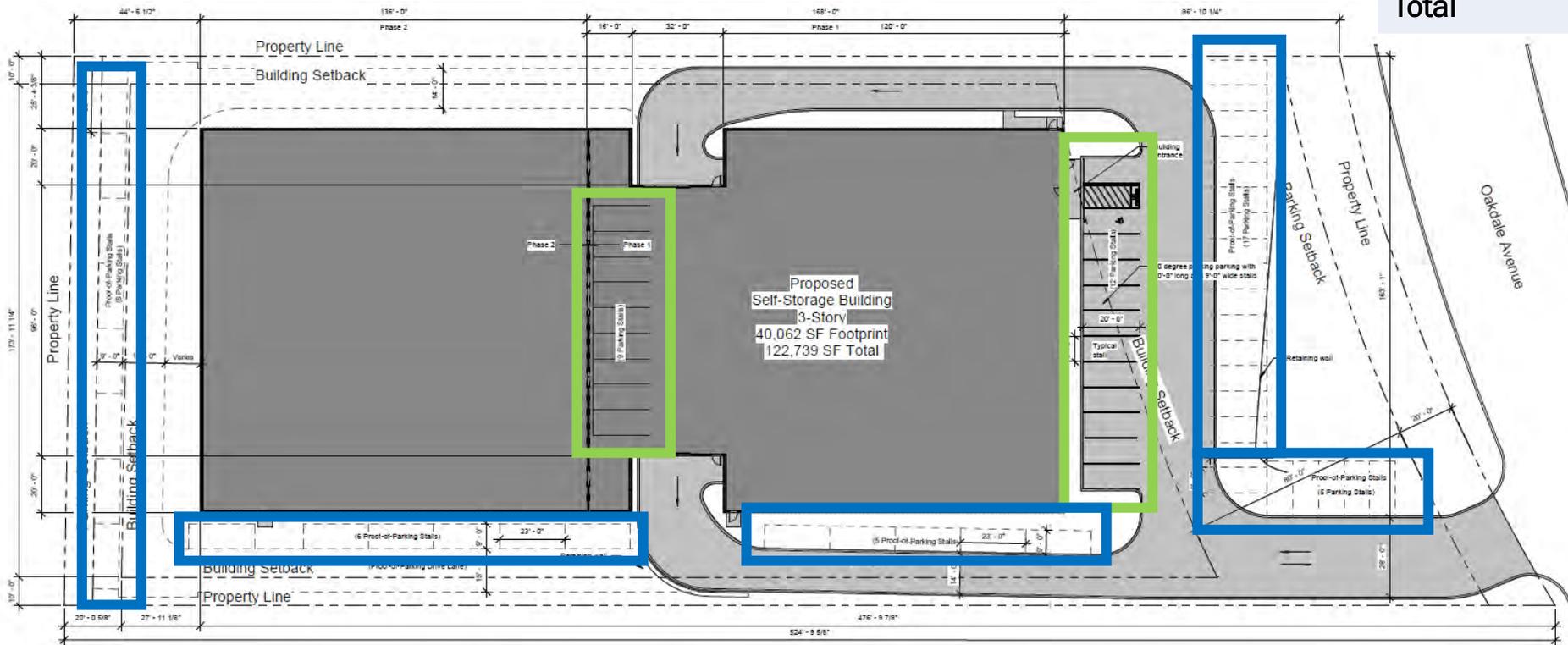
Parking Setbacks	Code Setbacks	Proposed Setbacks
Front	10 ft. min	61.5 ft. (average) Proof - 25 ft.
Rear	10 ft. min	N/A Proof - 10 ft.
Side (north)	0 ft.	N/A Proof - N/A
Side (south)	0 ft.	N/A Proof - 14 ft.



Site Plan Analysis

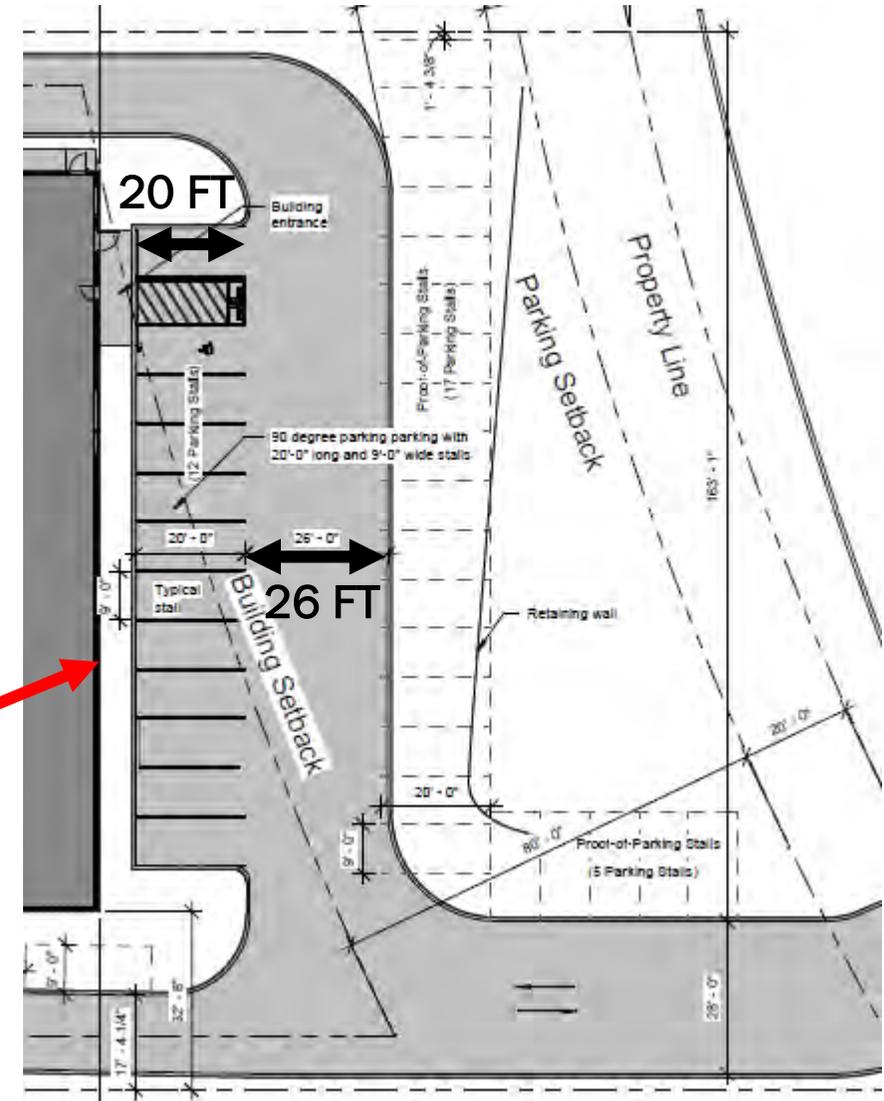
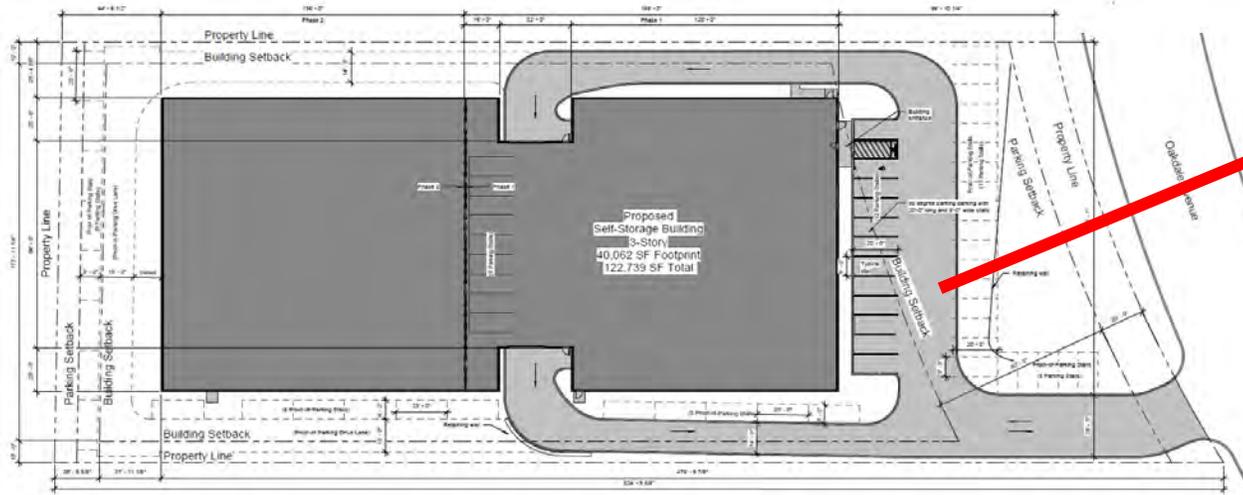
Parking Counts

Parking	Number of Stalls
Proposed Exterior	12
Proposed Interior	9
Proof of Parking	41
Total	62



Site Plan Analysis

Parking Dimensions and Design



Site Plan Analysis

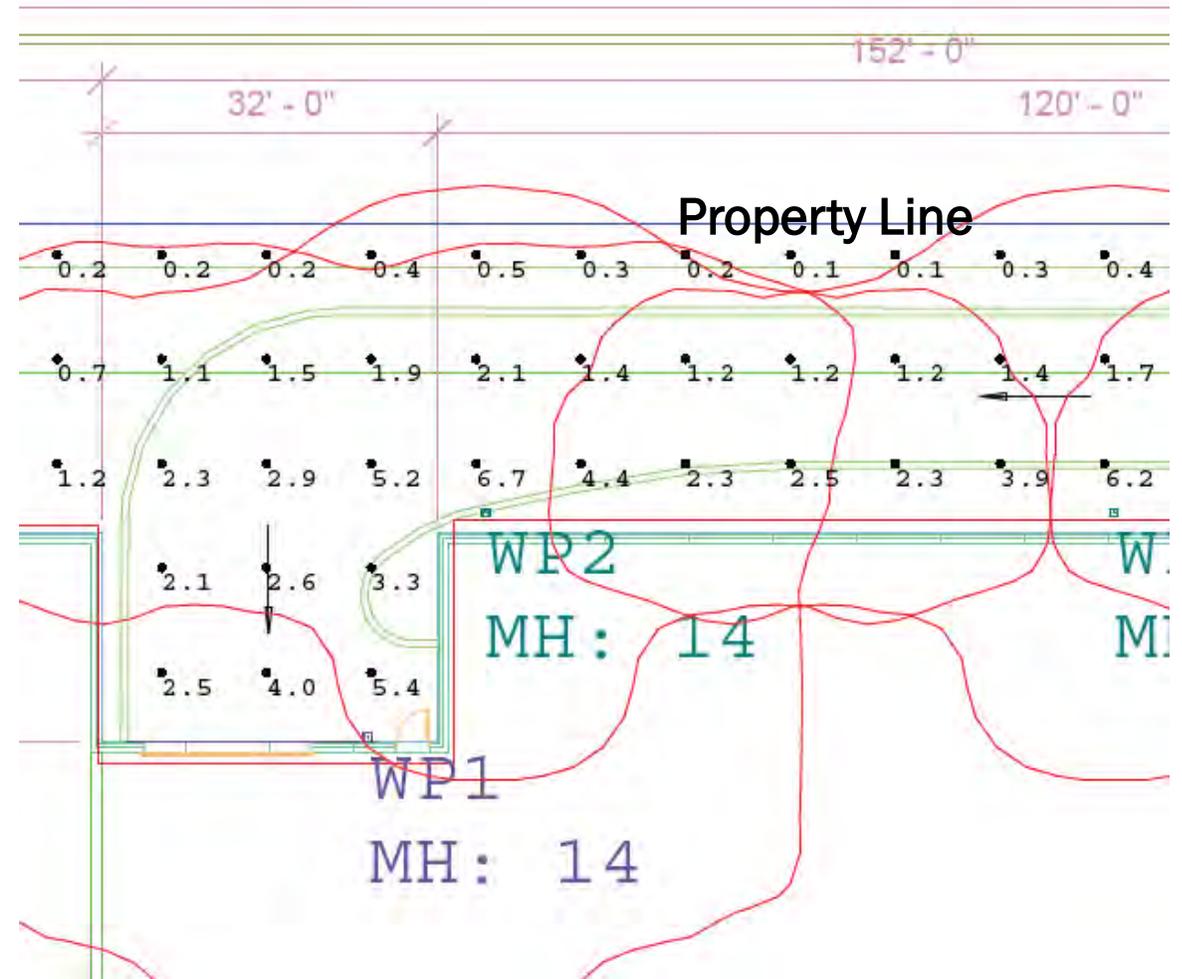
Lighting and Signage

Lighting

- The submitted lighting plans do show a small amount of light at the property line
 - City Staff is recommending the lighting plan be revised so lighting levels do not exceed zero foot candles at property lines

Signage

- The submitted plans do not include detail on signage for the property
 - City Staff is recommending that all signage comply with section 153 of the zoning ordinance



Site Plan Analysis

Landscaping

- Removing 104 trees (740 inches)
 - Replacement Minimum 30% - 89 trees (222 inches)
- Property Perimeter ~ 1,400 ft.
 - 1 tree/20 lineal ft. - 70 trees
- Applicant is proposing:
 - 50 trees, but of much larger size

PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY.	NOTES
EVERGREEN TREES + SHRUBS			
TOT	TECHNY ARBORVITAE	6	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	14	30'H x 20'W



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Site Plan Analysis

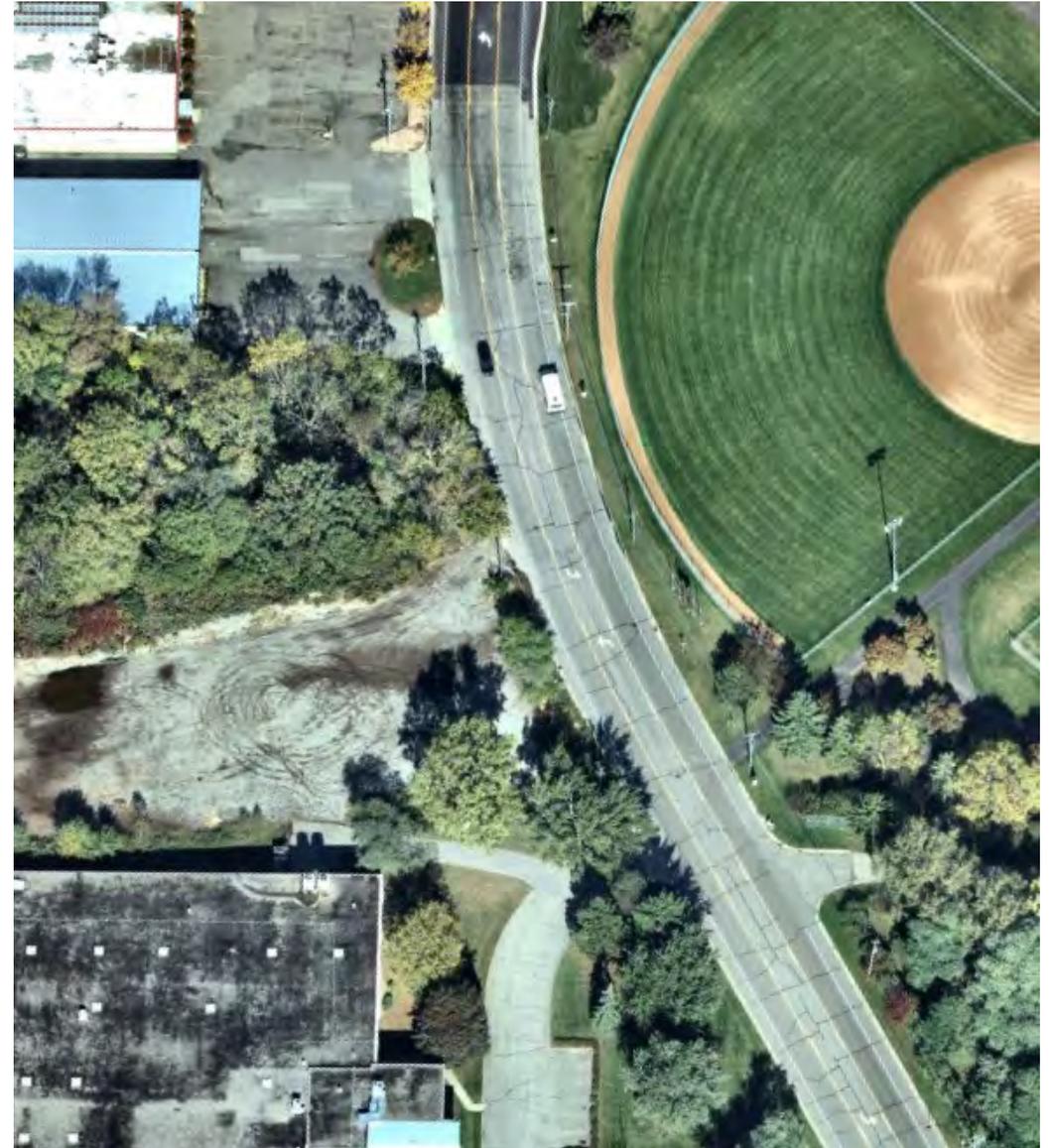
Screening

When an industrial development is across from a residential use, additional screening is necessary

- Applicant is proposing to install 14 evergreens measuring 30 ft. tall along the east property line

PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY.	NOTES
EVERGREEN TREES + SHRUBS			
TOT	TECHNY ARBORVITAE	6	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	14	30'H x 20'W



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Environmental Committee Review

The Environmental Committee performed in informal review of the plans, and the following comments were made:

- Satisfied with the number and placement of trees
- Encouraged by the on-site stormwater treatment

Recommended approval with the following additions for consideration:

- Use of pollinator friendly native plants that are not treated with neonicotinoids,
- Creation of a green roof for added stormwater treatment,
- Implement dark sky compliant lighting

Staff is recommending as a condition of approval:

- The applicant consider the site plan additions recommended by the environmental committee in the April 13th memo



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Site Plan Analysis

Construction Materials

Code Requirements:

- Minimum of 60% Primary Materials
- Maximum of 40% Secondary Materials

Applicant is proposing the following materials:

- 18% - Raked aggregate (*primary material*),
- 65% - Flat aggregate (*primary material*),
- 15% - Glass (*primary material*), and
- 2% - Metal panels (*secondary material*)



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Site Plan Analysis

Trash Enclosure

The site plans do not show detail on trash enclosure for the site

- City Staff is recommending that trash enclosure(s) comply with section 153.032 (F)6 of the zoning ordinance



Engineering/Stormwater Review

The submitted plans were reviewed by an engineering consultant,

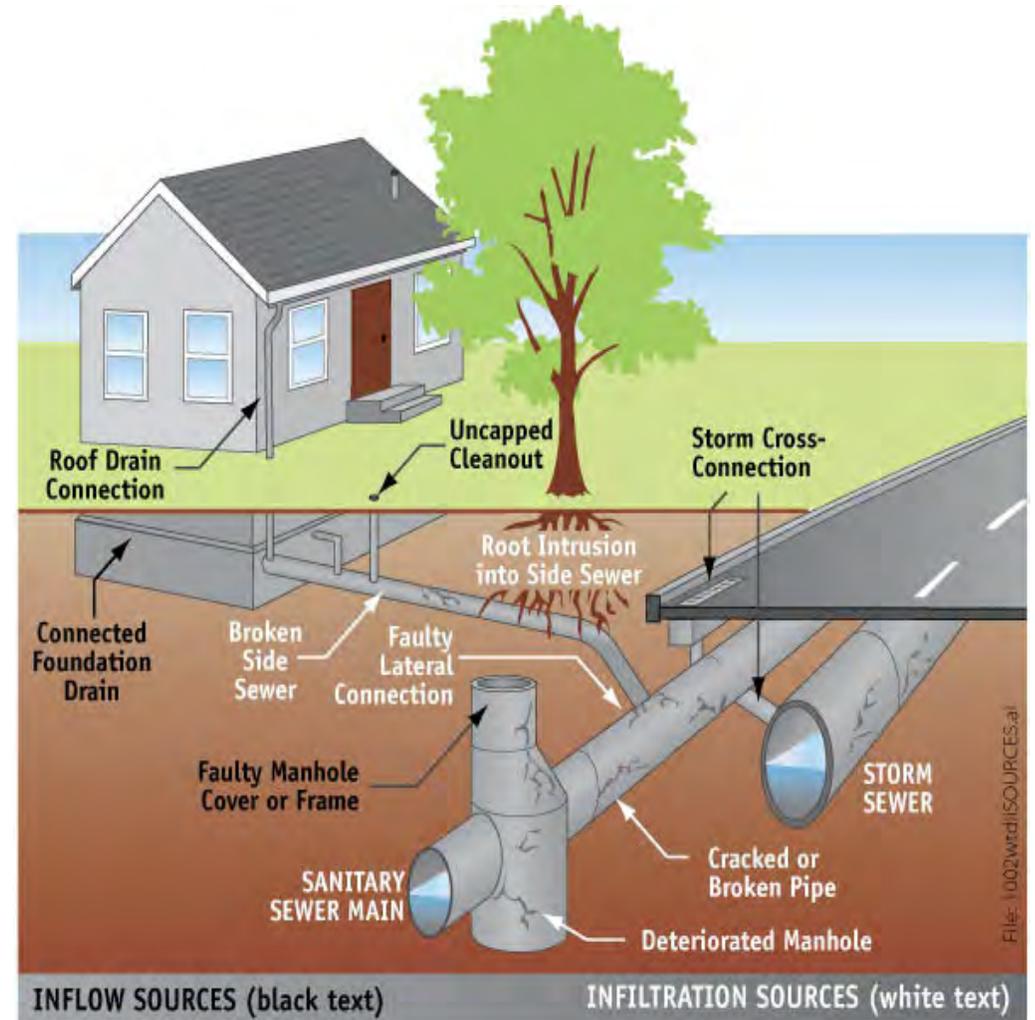
- All development disturbing more than one acre of land must submit a stormwater management plan.

The engineering consultant recommended a number of conditions pertaining to:

- Obtaining proper permits,
- Drainage calculations, and
- Water filtration specifics

Staff is requiring as conditions of approval that:

- The applicant adhere to all items outlined in the engineering memo May 12, 2020, and
- That the applicant enter into a stormwater management agreement with the city for the proposed stormwater filtration basin, prior to obtaining a building permit.



Preliminary/Final Plat Review

The site is not currently platted,

- The applicant has applied for a preliminary and final plat review
- City requested 5ft easements along interior property lines and 10 ft along Oakdale Ave.

Staff sees no issue with the proposed plat.

- Staff is recommending that the plat be recorded with the within one year and prior to submittal of a building permit.



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Dakota County Plat Commission

Review

The Dakota Co. Plat Commission reviewed the preliminary plat application and requested the following:

- Total of 50 ft of ROW
- Reduce the curb cuts on site to one

Staff is recommending as a condition of approval,

- That the applicant adhere to the items outlined in the memo dated April 16th, 2020.



Dakota County Surveyor's Office

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Staff Recommendation - Site Plan

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a climate controlled self-storage facility at 1665 Oakdale Ave. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding preliminary and final plat application,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall revise the lighting plan to ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant revise plans to either increase the number of trees or increase the caliper inches of the proposed trees to meet the 222 caliper inches minimum requirement,
5. Any/all trash enclosures comply with section 153.032 (F)6 of the zoning ordinance,
6. All signage must comply with section 153 of the zoning ordinance,
7. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated April 13, 2020,
8. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020,
9. The applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020, and
10. The applicant shall enter into a stormwater management agreement prior to the application of a building permit.

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Staff Recommendation

Preliminary and Final Plat

Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for 1665 Oakdale Ave. subject to the submitted plat drawings and the following conditions:

1. Council approval of the corresponding site plan application,
2. The applicant shall adhere to all items outlined in the Dakota County Plat Commission memo dated March 16, 2020, and
3. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit