

**CITY COUNCIL STAFF REPORT**

Meeting Date May 9, 2022

**REPORT TO:** Melinda Coleman, City Manager

**REPORT FROM:** Elizabeth Hammond, Planner

**PRESENTER:** Jeff Thomson, Community Development Director

**AGENDA ITEM:** Maplewood Assisted Living, 1744 County Road D East  
a. Conditional Use Permit Resolution for a PUD Amendment  
b. Design Review Resolution

**Action Requested:**  Motion  Discussion  Public Hearing

**Form of Action:**  Resolution  Ordinance  Contract/Agreement  Proclamation

**Policy Issue:**

MX Real Estate, LLC proposes constructing a residential assisted living facility at 1744 County Road D East. The proposal includes twenty (20) assisted living units, with a potential phase two that would consist of an additional ten (10) units to be constructed later. The property is currently vacant and part of the Legacy Village PUD. The applicant has requested design review approval and an amendment to the existing PUD that governs the site to move forward with the project.

**Recommended Action:**

- a. Motion to approve a conditional use permit resolution for a PUD amendment for the property located at 1744 County Road D East, subject to certain conditions of approval.
- b. Motion to approve a design review resolution for the construction of an assisted living facility located at 1744 County Road D East, subject to certain conditions of approval.

**Fiscal Impact:**

Is There a Fiscal Impact?  No  Yes, the true or estimated cost is \$ 0.00

Financing source(s):  Adopted Budget  Budget Modification  New Revenue Source  
 Use of Reserves  Other: n/a

**Strategic Plan Relevance:**

Community Inclusiveness  Financial & Asset Mgmt  Environmental Stewardship  
 Integrated Communication  Operational Effectiveness  Targeted Redevelopment

The city deemed the applicant's application complete on February 24, 2022. The initial 60-day review deadline for a decision is April 25, 2022. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days if necessary to complete the review. The city extended the review deadline to June 24, 2022.

**Background:****Project Overview**

MX Real Estate, LLC proposes constructing a residential assisted living facility at 1744 County Road D East. The property is currently vacant and part of the Legacy Village PUD. On March 15, 2022, the CDRB reviewed the design plans for the project and tabled the application for the next meeting. The board requested additional detail on the landscape plan, elevations, floor plan, and site renderings. The board specifically mentioned that further thought is put into how the applicant could add architectural appeal with different siding materials, adding stone that varies in height, screening roof penetrations, and identifying the size of the units. The applicant prepared updated plans for the council to consider at the April 19, 2022 board meeting addressing these items.

**Site Plan**

The 17,233 square foot building is proposed towards the site's north end near County Road D East. There are 20 units shown, 318 square feet in size each. The building entrance and parking lot are proposed on the south side of the building, facing the existing residential properties. Access to the site is provided east from Bittersweet Ln and west off Flandreau Street. The applicant's site plan illustrates a potential expansion of the facility in the future. A building addition will require updated plans to be reviewed by the city.

**Setbacks**

The parking lot meets the required minimum of 15 feet from the adjacent right-of-way. The building must be setback 100 feet from an adjacent residential lot line and is shown to be setback at least 30 feet from all street rights of way. One exception is on the east side of the building, and the setback is shown at 25.3 feet. This is in line with the development across the street (Ashley Furniture), which has a setback of 25 feet to the right-of-way.

**Building Elevations**

The one-story building at its highest point is 24 feet in height. The exterior materials are identified on the elevations and shown as lap board manufactured wood siding, shingle siding, brackets, batten siding, and trim boards. Also, cultured stone veneer wraps around the building, varying in height.

**Signage**

The elevation drawing identifies a monument sign with landscaping on the northeast corner of the property. Any signage on the property is subject to review by the city and requires a sign permit, separate from this design review.

**Landscaping and Screening**

The proposed landscape plan shows a combination of trees and shrubs that will complement the site's layout: 20 trees, including autumn blaze maple, hackberry, linden, honey locust, and red oak. Two hundred twenty-five landscaping shrubs are proposed, including a mixture of ninebark, new jersey tea, and lilac. The plans show that the trash exterior receptacle and screened roof penetrations match the building's overall color and material scheme.

**Parking**

The city ordinance does not contain specific parking standards for assisted living or nursing home facilities. The applicant proposes 28 parking stalls, including two (2) accessible stalls. The facility employees and guests visiting residents of the facility would use the parking on site. Staff believes this number is adequate given the number of units, possible visitors, and proposed staff on-site at any time.

Lighting

The applicant submitted a lighting plan illustrating the location and lighting types that include a combination of light poles and wall-mounted lighting on site. A description and manufacturer's detail for the lighting were supplied, and a plan illustrating the light spread and foot-candle levels was submitted. The proposed lighting plan achieves city standards.

Commission and City Council ReviewDesign Review

The Community Design Review Board reviewed the project details on March 15, 2022, and voted to table the application. The board reviewed the updated plans on April 19, 2022, and voted unanimously to recommend approval of the design plans.

The Planning Commission reviewed the conditional use permit on March 15, 2022. The commission voted unanimously to recommend approval of the amendment.

The City Council will review the project and make the final determination on the conditional use permit and design plans on May 9, 2022.

Department CommentsEngineering Department, Jon Jarosch

Please see the engineering report, dated March 2, 2022, attached to this report.

Environmental Planner Shann Finwall and Natural Resource Coordinator, Carole Gernes

Please see the environmental report on the first submittal, dated March 2, 2022, attached to this report. The applicant submitted an updated landscape plan addressing most of the review comments in the report. The city environmental staff provided additional recommendations on the revised plan, dated April 6, 2022, incorporated in the design review resolution. The applicant and their project team have been working with staff to address these remaining comments.

Building Department, Randy Johnson

The proposed building will need to be constructed to meet the minimum requirements of the Minnesota State Building Code. One item that is visible on the drawings provided may be an issue. The site plan shows curbs at the parking access aisle and the drop-off area at the end of the sidewalk. There is required to be a curb cut or accessible route at the parking access aisle and the sidewalk at the drop-off area.

Environmental Health, Molly Wellens

The applicant shall obtain a license for the facility from the Minnesota Department of Health. A copy of the license must be provided to the city.

Citizen Comments

Staff sent a public meeting notice and project details to the properties within 350 feet of the subject property. One comment was received on March 17, 2022, two days after the CDRB met to discuss this proposal.

1. Unfortunately I was unable to attend the public hearing that you said you would hold on March 15 regarding the proposal for MX Real Estate to construct an assisted living building in the vacant lot right next to my row of townhomes. I want to voice my huge concern about the traffic flow that would result on Flandrau Street. It is already much too used due to it being the main portal to our 190+ townhomes AND the large Section 8 apartments on

Village Trail. Adding an assisted living facility that uses Flandrau would make my leaving/returning home to my condo unit very difficult. I don't know if you plan to allow the construction of this facility but if so I strongly urge you to require the entrance and exit of such facility to be on the "Bittersweet Lane" side of the property. That is an underused street and would be so much less taxiing on all of us townhome and apartment dwellers already struggling with the crowded Flandrau St. traffic. Thank you for considering my request.  
(Richard Engel, 1691 Village Trail E. Unit 5)

#### Reference Information

##### *Site Description*

Site Size: 2.04 Acres  
Existing Land Use: Vacant

##### *Surrounding Land Uses*

North: Commercial  
South: Multi-Family Residential  
East: Commercial  
West: Multi-Family Residential

##### *Planning*

Existing Land Use: Commercial  
Existing Zoning: PUD

#### **Attachments:**

1. Conditional Use Permit Resolution for a PUD Amendment
2. Design Review Resolution
3. Overview Map
4. Future Land Use Map
5. Zoning Map
6. Applicant's Narrative
7. Site Plan, Elevations, and Renderings
8. March 15, 2022, CDRB Meeting Minutes
9. March 15, 2022, Planning Commission Meeting Minutes
10. April 19, 2022, CDRB Meeting Minutes
11. Design Plans Date Stamped, April 4, 2022 (attached separately)

## CONDITIONAL USE PERMIT RESOLUTION FOR A PUD AMENDMENT

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

- 1.01 MX Real Estate, LLC has requested approval of an amendment to an existing Conditional Use Permit that governs the Planned Unit Development (PUD) for the property.
- 1.02 The property is located at 1744 County Road D east and is legally described as:  
Lot 3, Block 2, Legacy Village of Maplewood, Ramsey County  
PIN: 032922110005
- 1.03 City Ordinance Section 44 – 1092 (6) requires a Conditional Use Permit for Planned Unit Developments

Section 2. Standards.

- 2.01 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.
1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
  2. The use would not change the existing or planned character of the surrounding area.
  3. The use would not depreciate property values.
  4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
  5. The use would not exceed the design standards of any affected street.
  6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
  7. The use would not create excessive additional costs for public facilities or services.
  8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific Conditional Use Permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit request.

1. On March 15, 2022, the Planning Commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended that the City Council approve this resolution.
2. On May 9, 2022, the City Council discussed this resolution. They considered reports and recommendations from the planning commission and City staff.

Section 5. City Council

5.01 The City Council hereby \_\_\_\_\_ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions (additions are underlined and deletions are crossed out):

1. ~~The retail/commercial site is planned in concept only within the PUD and will come in for design review and approval at a later date, but~~ The use is allowed as long as the provisions of the BC zoning district and conditions outlined here are met.
2. The building(s) on the ~~retail/commercial~~ site shall be set back as shown on the site plan approved by the city council, approximately ~~68~~ 32.9 feet, from the north lot line.
3. ~~The applicant shall submit a comprehensive sign plan.~~ A comprehensive sign plan is approved. The applicant shall submit a sign permit to be reviewed and approved by staff. One criterion to be established, however, is that pylon signs shall not be allowed. Monument signs may be allowed, but shall not exceed 12 feet in height. The base of the monument sign must be landscaped.
4. The architectural character and exterior building materials must be in keeping with the adjacent townhomes and other buildings if present.
5. Access to the site shall be from the side streets.
6. All ground-mounted and roof-mounted mechanical equipment shall be screened according to the ordinance.

7. Overstory trees must be planted along the south side of the extension of Street B (Village Trail) at an average of 30 feet - 40 feet on center.
8. Adequate separation, buffering, and screening must be provided for the multi-family residential units from the front doors, parking areas, loading areas, and mechanical equipment of this ~~commercial~~-building.
9. Parking stalls with a width of 9.5 feet are permitted for this site.
10. A parking waiver of 12 stalls is permitted. Applicant must maintain at least 28 parking stalls on site.
11. All construction shall follow the approved plans, date-stamped April 4, 2022. The director of community development may approve minor changes.
12. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void.
13. The city council shall review this permit in one year.
14. The applicant shall meet the conditions outlined in the design review resolution.

\_\_\_\_\_ by the City Council of the City of Maplewood, Minnesota, on May 9, 2022.

## DESIGN REVIEW RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.03 MX Real Estate, LLC has requested design review approval to construct an assisted living facility on the property.

1.04 The property is located at 1744 County Road D East and is legally described as:  
Lot 3, Block 2, Legacy Village of Maplewood, Ramsey County  
PIN: 032922110005

1.05 On March 15, 2022, the community design review board reviewed this request. The board tabled this request to April 19, 2022, and requested additional information from the applicant.

1.06 On April 19, 2022, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received, and the staff report was incorporated by reference into this resolution. The community design review board voted unanimously to approve the request.

Section 2. Standards.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing, or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly, and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

Section 3. Findings.

3.01 The proposal meets the specific findings for design review approval.

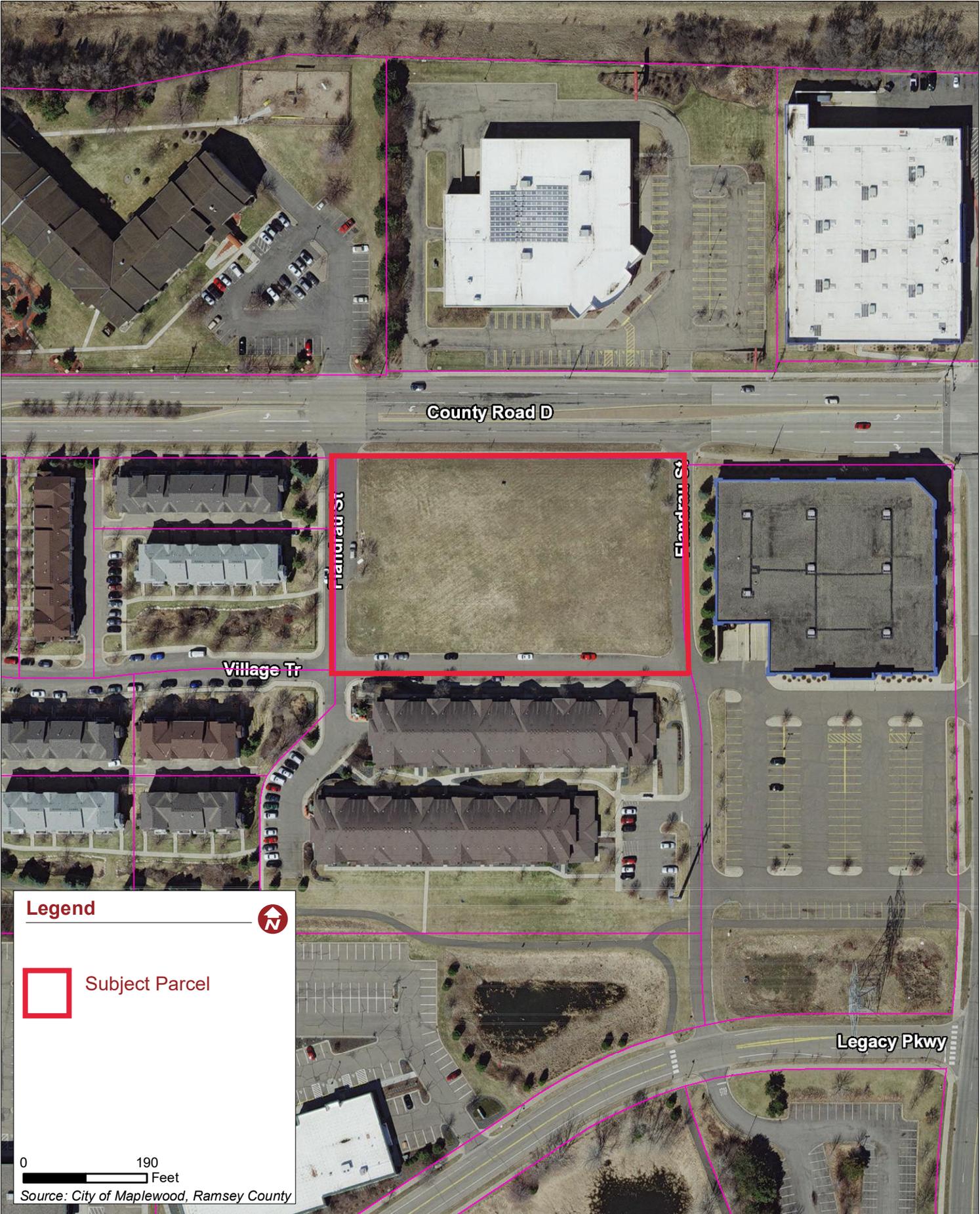
Section 4. City Council

4.01 The City Council hereby \_\_\_\_\_ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site and design plans date-stamped April 4, 2022. Approval is subject to the following conditions:

1. Repeat this review again in two years, if the city has not issued a building permit.
2. The applicant shall meet the requirements set forth in the report by the Assistant City Engineer, Jon Jarosch, dated March 2, 2022.
3. Additional trees and shrubs shall be planted on the site. The applicant shall meet the requirements set forth in the report by the Environmental Planner, Shann Finwall, and the Natural Resources Coordinator, Carole Gernes, dated March 2, 2022. Before issuance of a grading permit or building permit the applicant must submit a revised landscape plan showing the following:
  - a. Trees: Addition of five trees for a total of 25 trees. The Legacy Village tree replacement required at least 10 trees per acre ( $2.04 \times 10 = 20$ ) PLUS overstory trees planted along the streets at an average of 30 to 40 feet on center. City staff estimated approximately 1,000 linear feet of street frontage, requiring approximately 25 overstory trees along the streets. You are proposing 20 trees. The applicant should add five trees in the front yard. These trees could be smaller ornamental trees.
  - b. Update the landscape drawing and legend as follows:
    - Number of trees on the drawing meets the number of trees in the legend. Currently, the drawing shows 21 trees, and the legend calls for 20 trees.
    - Landscape images for each differentiating tree and shrub species on the legend and their planting location on the drawing. Note: This will help the city review a previous comment regarding not planting long rows of one tree species. This is especially important now that the plan calls for red oak, which is susceptible to oak wilt disease. Oaks will fuse roots from oak to oak under the soil. This is one route in which oak wilt spreads, so oaks should not be planted next to each other. Prevention is the best method to stop the spread of tree diseases.
    - Infiltration Basins: Final details can be submitted after the watershed district's review. Keep in mind that the city's infiltration basin landscaping requirements might be more substantial than that of the watershed district for stormwater management.
4. Two (2) stop signs shall be installed on the property, at each exit of the parking lot.
5. The applicant shall install a sidewalk along the south, east and west rights-of-way.

6. All requirements of the Fire Code and Building Code must be achieved.
7. The applicant shall obtain a license for the facility from the Minnesota Department of Health. A copy of the license must be provided to the city.
8. All mechanical equipment and trash receptacles shall be screened from view of all nearby residential properties, per city ordinance standards.
9. The applicant shall restore any public right-of-way, adjacent property or property irons disturbed by the construction.
10. A cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
11. The applicant shall complete the following before occupying the building:
  - a. Replace any property irons removed because of this construction.
  - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
  - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
12. If any required work is not done, the city may allow temporary occupancy if:
  - a. The city determines that the work is not essential to the public health, safety, or welfare.
  - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
13. All work shall follow the approved plans. City staff may approve minor changes.

\_\_\_\_\_ by the City Council of the City of Maplewood, Minnesota, on May 9, 2022.



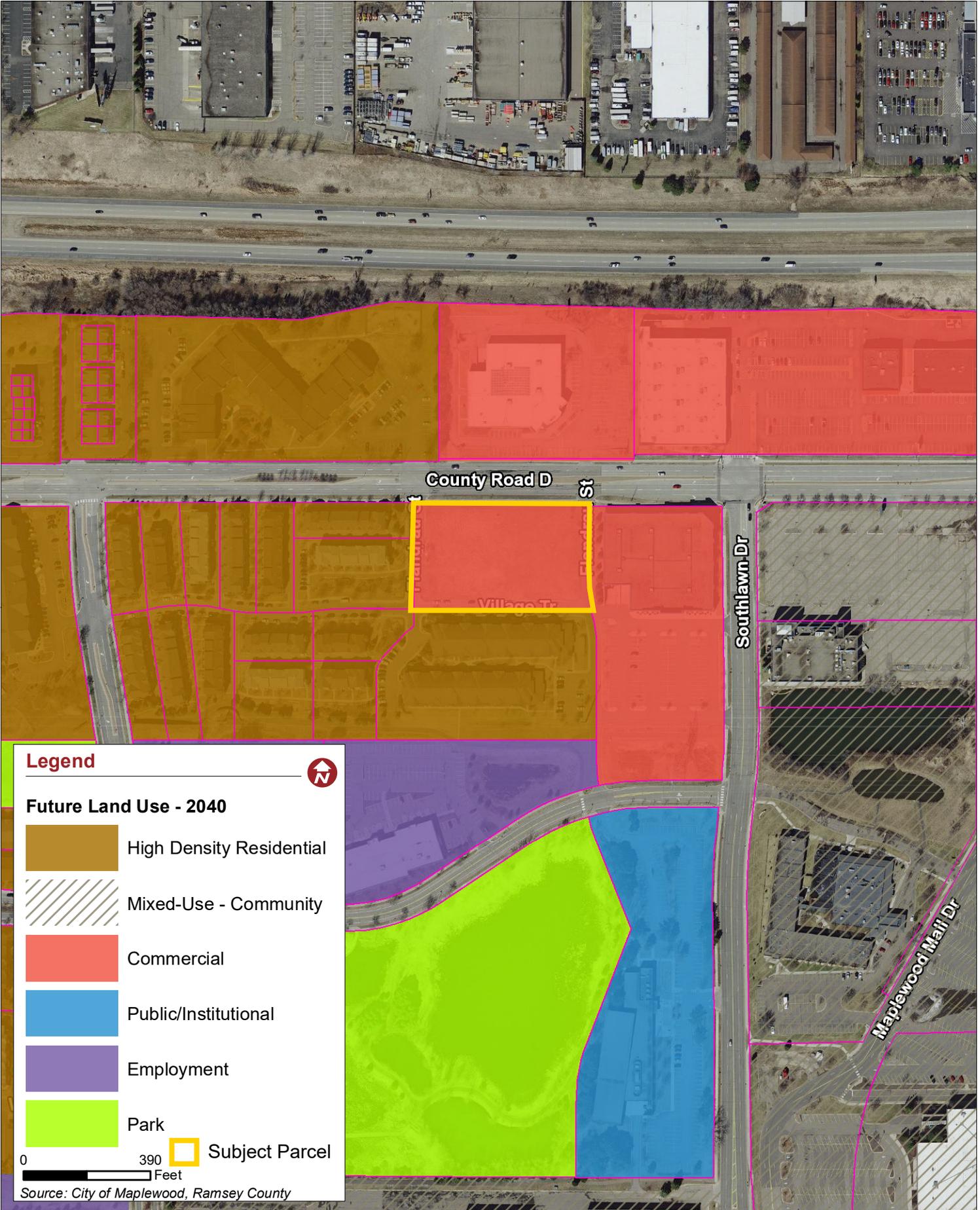
**Legend**

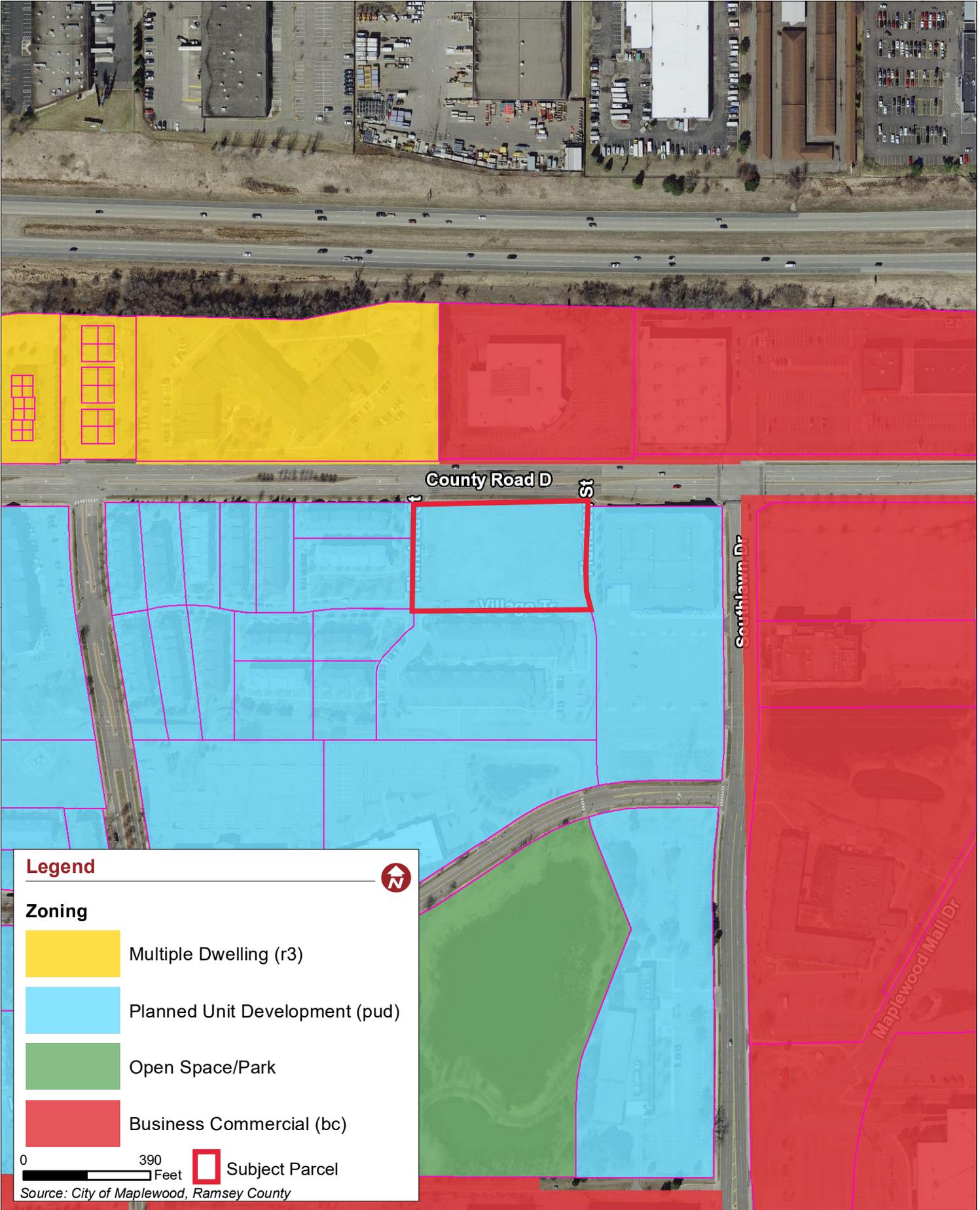


Subject Parcel

0 190 Feet

Source: City of Maplewood, Ramsey County





**Legend**



**Zoning**



Multiple Dwelling (r3)



Planned Unit Development (pud)



Open Space/Park



Business Commercial (bc)



Subject Parcel

Source: City of Maplewood, Ramsey County

Maplewood Lot Proposed Development  
1744 County Rd D E  
Maplewood, MN 55109

Applicant Owner: MX Real Estate, LLC

February 17, 2022

Elizabeth Hammond  
City of Maplewood, MN  
651-249-2302

Dear Ms. Hammond:

Please allow me to take this opportunity to introduce myself and the facility I represent. I am Maixia Vang a Registered Nurse, and the managing Director of Nursing for Twin Cities Nursing Care, located at 1635 Hazel Street N. in St. Paul. Twin Cities Nursing Care was established in 2015, and provides cares to residents with multiple debilitating disabilities such as hypertension, diabetes, paralysis, vent dependent and much more.

The goal and purpose of pursuing this land use and related approvals for the development is to create an assisted living facility that will provide our elderly parents with quality of care and services, as well as to provide a safe environment for them to live and maintain their quality of life. As this location is in the heart of Maplewood with many amenities and resources available nearby; this means easier access to transportation and shorter commute time for residents when on facilitated or personal outings, or if they'd simply like to enjoy some shopping. It is not uncommon for elderly residents to become isolated or feel lonely. The close proximity to nearby shops, parks and communities will promote physical activities and interactions with those outside of the assisted living facility. This will reduce stress for our residents and in return will hopefully prolong their way of life. In this fast pace environment that we currently live in, many residents will need care, comfort and support to preserve a healthy life style free of stress and anxiety.

The shaded area as shown on the plan, is for future expansion of the project. With many aging elders retiring and requiring help; I imagine they will need assistance to maintain their quality of life. Services that will be offered but not limited to; are transfers, walking, personal hygiene, dressing, bathing, eating, continence care, companionship, household support and shopping. The facility will also provide several well balanced meals to meet the requirements.

The project currently proposed is a 20 unit building with future expansion of 10 additional units. Phase 1 of this project is a one level building of approximately 17,000sq ft. with 29 parking spaces for employees, residents and visitors. These will only be assisted living units. Amenities available consists of common areas for residents to interact and work on puzzles/games together, conference room for activities, dining room for gathering and eating and patio area in the back for residents to enjoy the outdoors. The patio space will also offer outdoor seating's. The County Rd D E. Street side of the building will be primarily for residential use and set back with requested steel fence for privacy and security. Landscaping will include trees and brushes to set a nice scenery for group and personal enjoyment.

At this time, there are no memory care or independent living offered in this project.

Each unit in this proposed assisted living will include a private bathroom and a small kitchenette area to store and microwave personal food items. Individual units will fit either a twin or full size bed and a small chair/ sofa for personal use and entertainment purposes.

I will be the main person in charge of managing the building. There will always be a Nurse on call 24 hrs as well as a staff member onsite 24hrs a day. During the busiest times there will be two staff members assisting residents, two office staffs, two cooks, a janitor and one to two nurses, depending on the staff to resident ratio.

I believe the facility will draw in residents and visitors. This project will benefit the city of Maplewood with annual real estate taxes and will also offer a unique alternative to those people in need of assisted living. What is more, this project will bring in employment opportunities.

I am currently working with an excellent team on this project and have come up with great architectural designs, lightings, stone accents and structure for this building. It is design to blend in with the surrounding area and the exterior colors of this facility will also be chosen to attract and complement the neighboring community as well.

In closing, I thank you for your time and consideration. Please do not hesitate to reach out with anything. I look forward to working with the City of Maplewood in the approval process of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maixia Vang', with a stylized flourish extending to the right.

Maixia Vang, RN

MX Real Estate, LLC  
1744 County Rd D E.  
Maplewood, MN 55109  
C: 651-354-8081



775 Fairmount Ave.  
St. Paul, MN 55105  
(o) (612) 222-3245  
(f) (612) 222-4998

Michael Martin  
Assistant Community Development Director  
City of Maplewood Minnesota  
1830 County Road B E  
Maplewood, MN 55109

Dear Michael Martin:

The Maplewood Assisted Living design has been revised and resubmitted to the Maplewood Economic Authority for the April 19 Design Review meeting. The following items have been modified.

**Stone veneer**

Location, height and quantity of stone veneer has been increased. Wainscot cultured stone with cultured stone cap is located at resident wings. Cultured stone veneer was increased in height at east, west, north and south open gable bays.

**Building color finishes**

Exterior building color finishes are provided for building elevations.

**Building perspective**

Color rendered perspectives are provided.

**Roof penetrations**

Plumbing penetrations shown on elevations. Kitchen grease duct roof penetration and platform enclosed with false chimney structure.

**Resident rooms**

The owner is seeking Assisted Living license provided by the Minnesota Department of Health. Minnesota statues, Chapters 144A, 144D and 144G govern laws for Assisted Living licenses, location and physical plant requirements. Rule 144G.45 - Minimum site, physical environment, and fire safety requirements, Subd. 4 Design requirements, references 2018 edition of the Facility Guidelines Institute, "Guidelines for Design and Construction of Residential Health, Care and Support Facilities." Section 4.1-2.2.2 Space requirements, item (1) Resident room size (area and dimensions) shall permit resident(s) to move about the room with the assistance of a resident-operated mobility device, allowing access to at least one side of a bed, window, closet or wardrobe, chair, dresser and night stand. Room dimensions or minimum bedroom, apartment area is not defined. Industry standard for overall apartment area is 300 s.f., proposed overall apartment area 318 s.f. Proposed apartment living area less bathroom, closet, kitchenette and walls is 240 s.f. and 215 s.f.

Please feel free to contact our office with any additional question.

Sincerely,

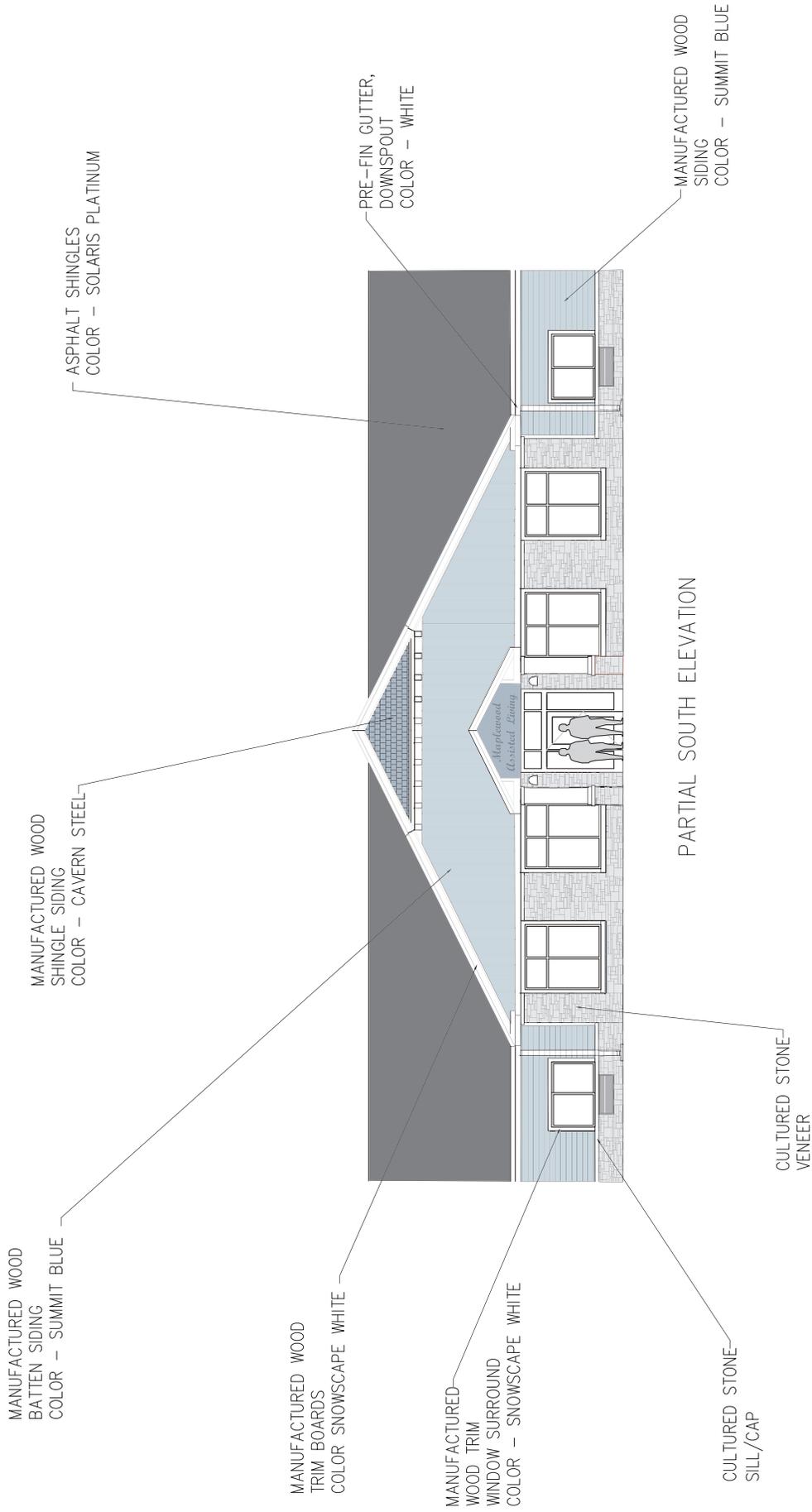
Rivera Architects

A handwritten signature in black ink, appearing to read "Ken Rivera". The signature is written in a cursive style with a large, stylized "K" and "R".

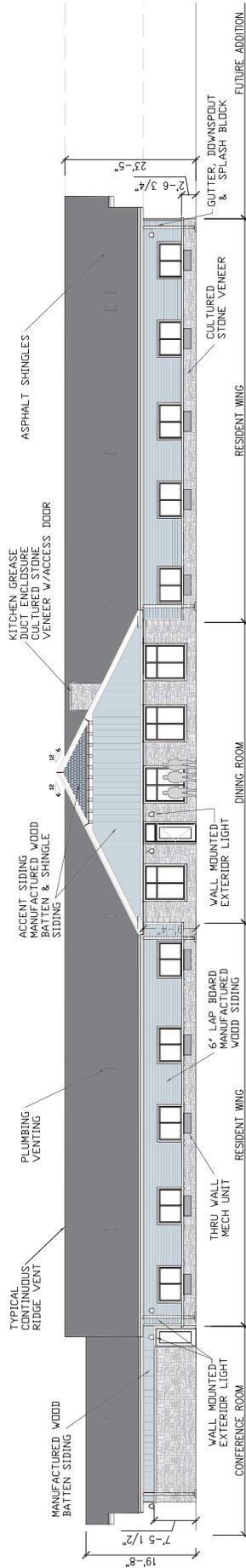
Kenneth Rivera, Principal



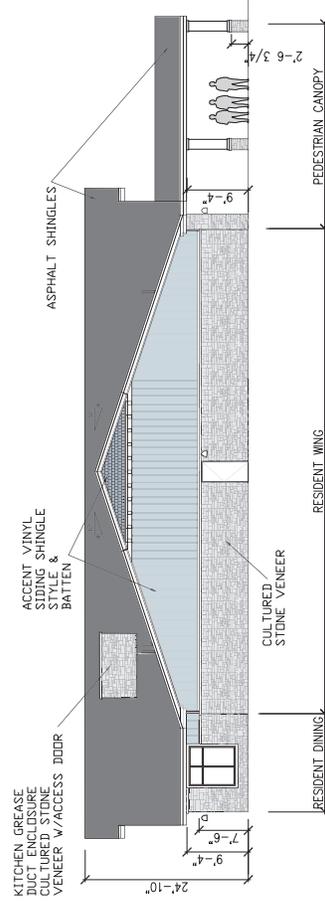




# MAPLEWOOD ASSISTED LIVING

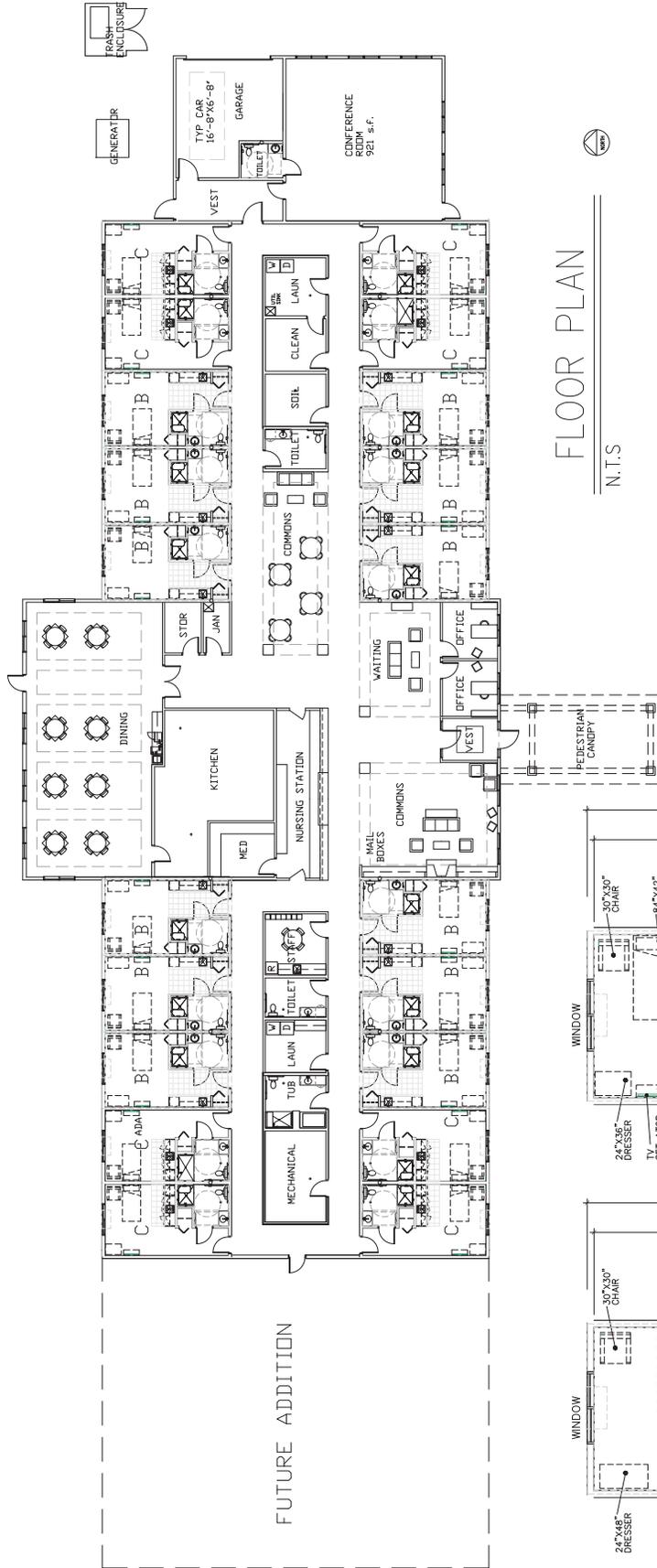


NORTH ELEVATION



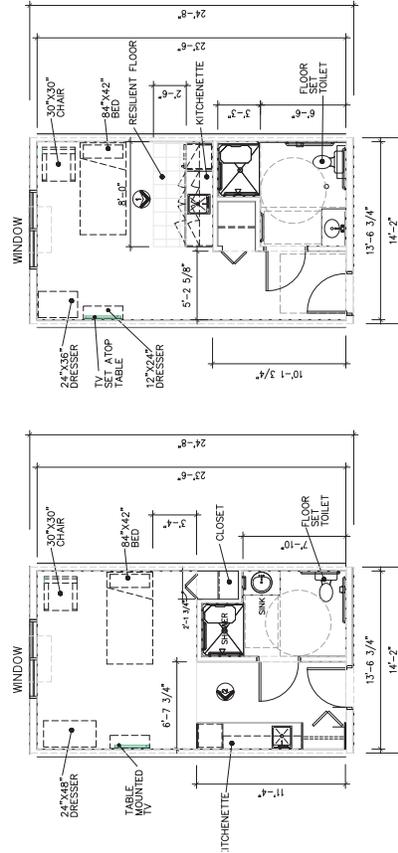
WEST ELEVATION

# MAPLEWOOD ASSISTED LIVING



FLOOR PLAN

N.T.S.



UNIT PLAN-C

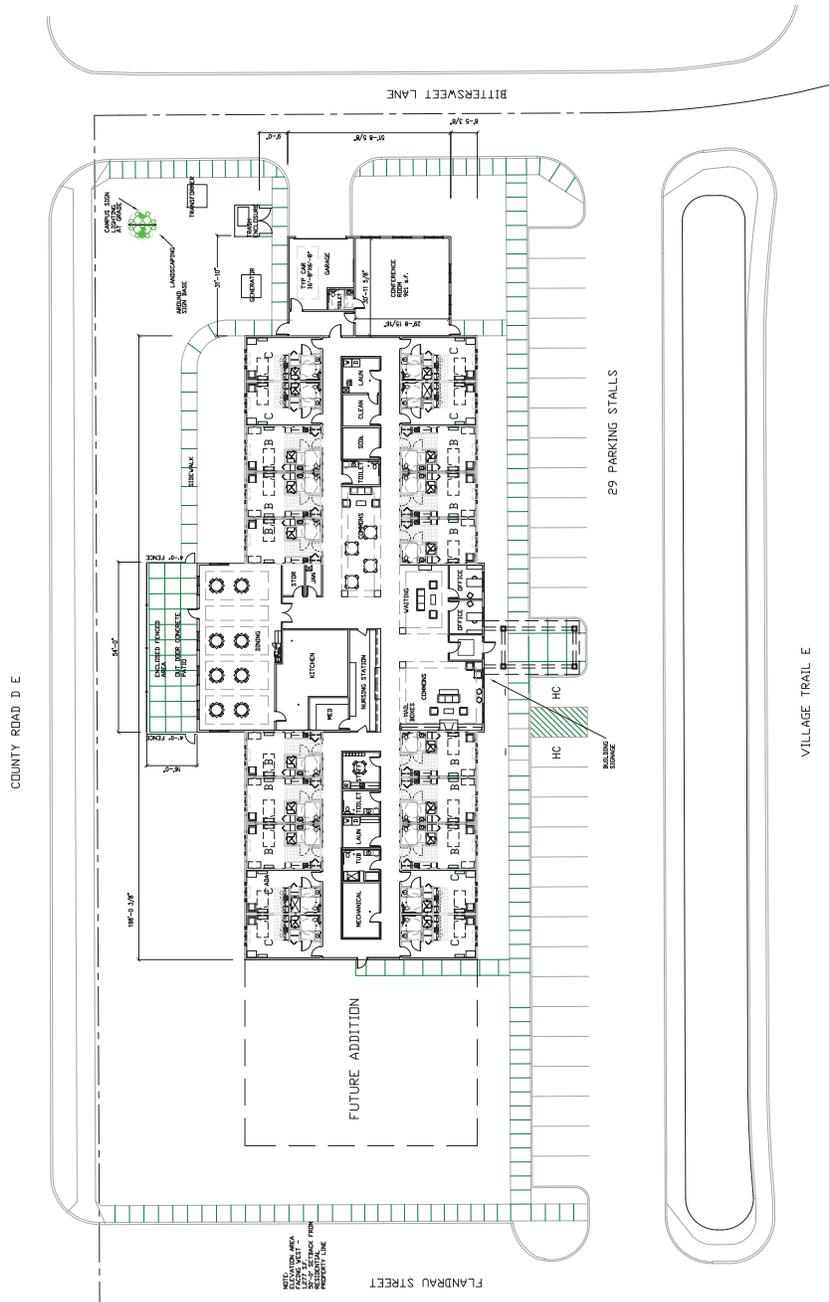
NON-ADA TOILET, NON-ADA  
318 S.F., NON-ADA LAV

UNIT PLAN-B

NON-ADA TOILET, NON-ADA  
318 S.F., NON-ADA LAV

MAPLEWOOD ASSISTED LIVING





# SITE PLAN

N.T.S

# MAPLEWOOD ASSISTED LIVING

# LANDSCAPE AND LIGHTING PLAN MAPLEWOOD ASSISTED LIVING

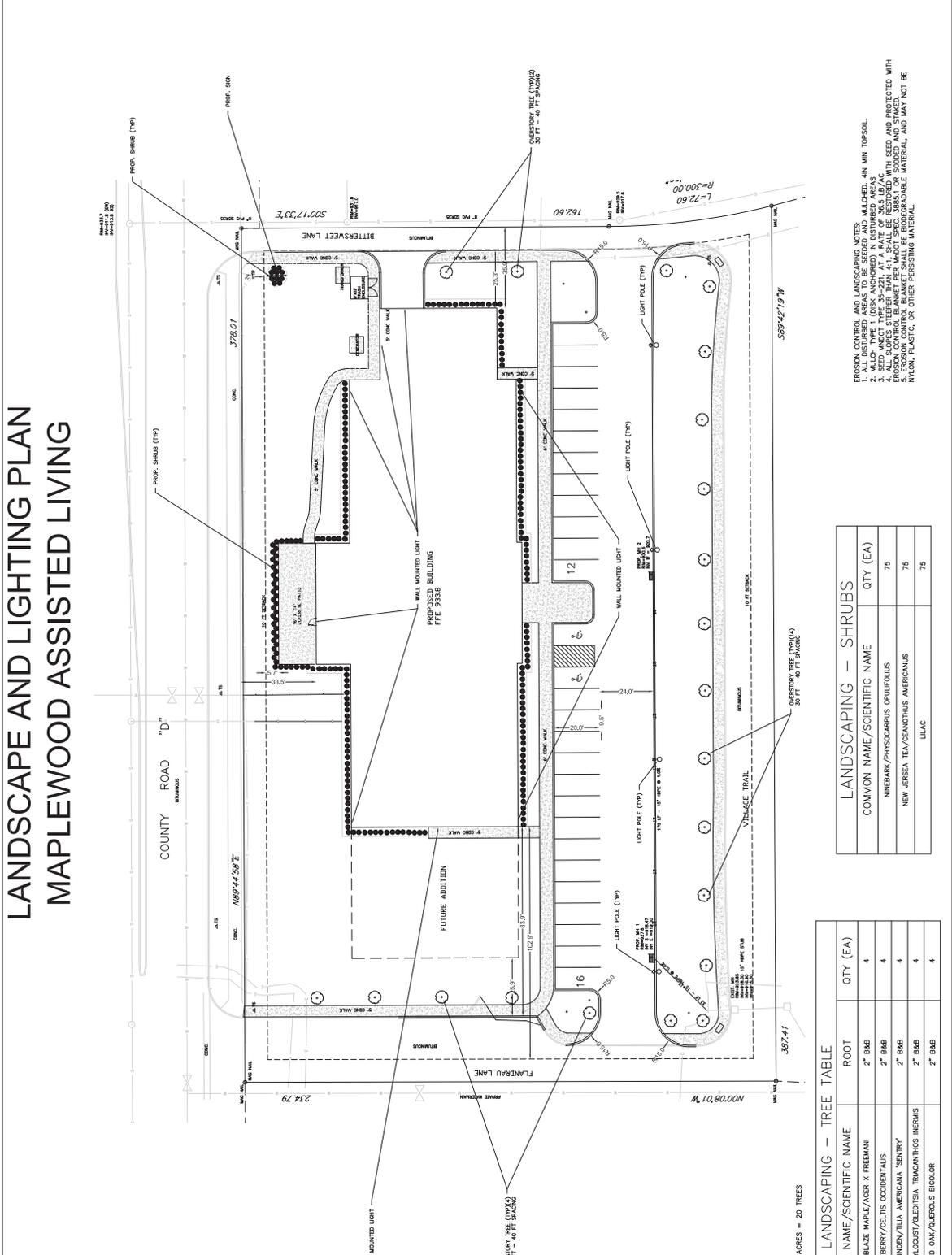
OWNER: MAXIA VANG  
 1744 CO RD D  
 MAPLEWOOD, MN

DATE: 4-5-2022  
 L.C. NO. 49893

PRELIMINARY  
 KRISTLE L. BLOCH  
 HERBERT COUNTY 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.

REVISIONS

NO.	DATE	DESCRIPTION



TREE CALCULATIONS:  
 OVERSTORY TREES = 10 x 2.04 AGES = 20 TREES

LANDSCAPING — TREE TABLE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QTY (EA)
AM	AUTUMN BLAZE MARIE/NER X FREDMAN	2" B&B	4
HB	HICKBERRY/OELTIS OCCIDENTALIS	2" B&B	4
SL	SENTRY LINEN/ILIA AMERICANA "SENTRY"	2" B&B	4
HL	THORNLESS HONEYSUCKLER/GEODISSA TRICANTHOS INERMIS	2" B&B	4
RO	RED OAK/QUERCUS BICOLOR	2" B&B	4

LANDSCAPING — SHRUBS

COMMON NAME/SCIENTIFIC NAME	QTY (EA)
NINEBARK/PHYSCARPUS OPULENSIS	75
NEW JERSEY TEA/CANADIANUS AMERICANUS	75
LILAC	75

- EROSION CONTROL AND LANDSCAPING NOTES:
- MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS
  - MULCH TYPE 2 (DISK ANCHORED) IN UNDISTURBED AREAS
  - ALL SLOPES STEEPER THAN 4:1 SHALL BE REVEGETATED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER WHAT SPEC. URGES OR SOODED AND STAKED
  - STABILIZATION SHALL BE PERFORMED WITH EROSION CONTROL MATS
  - NYLON, PLASTIC, OR OTHER PERSISTING MATERIAL

SCALE: 1" = 20'  
 0 10 20 FEET

BLANCH ENGINEERING  
 BLANCH ENGINEERING, LLC  
 10000 UNIVERSITY AVENUE  
 COLUMBIAN LAKE, MN 55426  
 763.437.1300  
 blanchengineering.com

DRAWN BY: KLB  
 CHECKED BY: KLB  
 DESIGNED BY: KLB  
 JOB NO. 22-04  
 DATE: 4-5-22

SHEET C5  
 SHEETS 7

**MINUTES**  
**MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
6:00 P.M. Tuesday, March 15, 2022  
Held Remotely Via Conference Call

**E. NEW BUSINESS**

**1. Design Review Resolution, Maplewood Assisted Living, 1744 County Road D East**

Elizabeth Hammond, Planner, presented the report on the Design Review Resolution for Maplewood Assisted Living, 1744 County Road D East and answered questions of the board.

Maixia Vang MX Real Estate LLC addressed the board and answered questions.

Chairperson Kempe moved to table the approval of this item until the applicant re-submit the application packet.

Seconded by Boardmember Shankar with the friendly amendment that the building elevation plans submitted do not show landscaping details.

Ayes – All

The motion passed.

DRAFT

**MINUTES**  
**MAPLEWOOD PLANNING COMMISSION**  
7:00 P.M. Tuesday, March 15, 2022  
Held Remotely Via Conference Call

**E. PUBLIC HEARING**

**2. Conditional Use Permit Resolution for a PUD Amendment, Maplewood Assisted Living, 1744 County Road D East**

Elizabeth Hammond, Planner, gave the report on Conditional Use Permit Resolution for a PUD Amendment for Maplewood Assisted Living, 1744 County and answered questions of the Commission.

Daniel Ward and Geoff Benedict, on behalf of Vanguard Construction Company, addressed the Commission and answered questions.

Chairperson Arbuckle opened the public hearing.

There were no callers for this item.

Chairperson Arbuckle closed the public hearing.

Commissioner Yang moved to approve a conditional use permit resolution for a PUD amendment for the construction of an assisted living facility to be located at 1744 County Road D East, subject to certain conditions of approval.

Seconded by Commissioner Desai

Ayes – All

The motion passed.

This item will go to the city council tentatively in May 2022.

**MINUTES**  
**MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
6:00 P.M. Tuesday, April 19, 2022  
City Hall, Council Chambers

**F. UNFINISHED BUSINESS**

**1. Design Review Resolution for Maplewood Assisted Living, 1744 County Road D East**

Elizabeth Hammond, Planner, presented the report on the Design Review Resolution for Maplewood Assisted Living, 1744 County Road D East and answered questions of the board.

Maixia Vang, MX Real Estate LLC, addressed the board and answered questions.

Ken Rivera, Rivera Architects, addressed the board and answered questions.

Boardmember Oszman moved to approve a design review resolution for the construction of an assisted living facility located at 1744 County Road D East, subject to certain conditions of approval.

Seconded by Boardmember Kempe

Ayes – All

The motion passed.

DRAFT