

PLANNING COMMISSION STAFF REPORT

Meeting Date November 15, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Elizabeth Hammond, Planner

PRESENTER: Elizabeth Hammond, Planner

AGENDA ITEM: Townhome Development, Vacant Land on 11th Avenue
 a. Comprehensive Plan Amendment Resolution
 b. Zoning Map Amendment Ordinance

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Kennedy Property Development proposes to change the land use designation of a vacant parcel on 11th Avenue from commercial to residential. The request is made to accommodate a future proposed 16-unit residential townhome development. To move forward with this project, the applicant requests city council approval of a comprehensive plan amendment and a rezoning ordinance.

Recommended Action:

- a. Motion to approve a comprehensive plan amendment resolution changing the future land use designation of the vacant land on 11th Avenue (PID 112922240029) from commercial to residential.
- b. Motion to approve a zoning map amendment ordinance to rezone vacant land on 11th Avenue (PID 112922240029) from limited business commercial to high-density residential.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

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 October 13, 2022. The initial 60-day review deadline for a decision is December 12, 2022. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days, if necessary, to complete the review.

Background:

Kennedy Property Development proposes to rezone vacant land on 11th Avenue (address unassigned, see overview map) from limited business commercial to high-density residential and amend the city's comprehensive plan to change the land use designation from commercial to residential. The request is made to accommodate a future proposed 16-unit residential townhome development. If the land use change from commercial to residential is approved, the city must review and approve the townhomes' final site layout and design.

City staff has received inquiries on the subject parcel over the years. A project has not materialized from a development standpoint, likely due to the limited types of uses permitted in the zoning district and the relatively small size of the parcel. From a land use perspective, city staff is supportive of the proposed change from commercial to residential, as the parcel may be better suited to provide an additional transition from the adjacent commercial uses on the west and south to the residential uses on the east and north. In addition, the proposed townhomes would be similar in density to the townhomes directly to the east.

Department Comments

Engineering – Jon Jarosch, Assistant City Engineer

Please see the attached engineering review, dated November 2, 2022.

Building – Randy Johnson, Building Official

The proposed buildings are required to meet the minimum requirements of the Minnesota State Building Code. The proposed buildings are required to be provided with the following: An automatic sprinkler system in accordance with IBC Section 903.2.8 and Minnesota Rule 1305.0903 Subpart 1b and Accessible, Type A and/or Type B units in accordance with the Minnesota Accessibility Code Section 1107.6.

Board and Commission Review

Planning Commission

November 15, 2022: The planning commission will hold a public hearing and review this request.

Citizen Comments

Staff sent a neighborhood survey and public hearing notice to the surrounding property owners within 500 feet of the proposed development. Staff did not receive any comments on the proposed land use change.

Reference Information

Site Description

Existing Land Use: Vacant Land

Surrounding Land Uses

North:	Single Dwellings
East:	Maplewood Townhomes
South:	Cub Foods

West: Dentist Office

Planning

Existing Land Use: Commercial

Existing Zoning: Limited Business Commercial

Attachments:

1. Comprehensive Plan Amendment Resolution
2. Rezoning Ordinance
3. Overview Map
4. 2040 Future Land Use Map
5. Zoning Map
6. Applicant's Narrative
7. Concept Site Plans
8. Engineering Review, dated November 2, 2022

COMPREHENSIVE PLAN AMENDMENT RESOLUTION

Resolution approving the comprehensive plan amendment re-guiding the vacant property located on 11th avenue from Commercial to High-Density Residential.

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Kennedy Property Development, has requested approval of a comprehensive plan amendment.

1.02 The property is located on 11th avenue and is legally described as:

PID 112922240029

Section 11, Township 29, Range 22 except the North 278.94 feet: except the West 96.50 feet and except the East 403.00 feet of Northeast 1/4 of Southeast 1/4 of Northwest 1 in Section 11, Township 29, Range 22, (subject to road) Ramsey County, Minnesota, according to the recorded plat thereof.

Section 2. Criteria.

2.01 The 2040 Comprehensive Plan states the document may require amending due to a property owner's request to change land use designation to allow a proposed development or redevelopment.

2.02 The 2040 Comprehensive Plan amendment process follows the same City identified public hearing process as the major update process used to develop the 2040 Comprehensive Plan. Amendments are required to submit and gain approval from the Metropolitan Council.

Section 3. Findings

1.01 The requested amendment would meet various amendment criteria outlined in the 2040 Comprehensive Guide Plan.

1. Enhance existing neighborhoods by encouraging residential neighborhood development and redevelopment to address gaps in the housing mix, ensuring the efficient use of city services and infrastructure, and strengthen neighborhood vitality.
2. Increase development densities/intensities with quality design at appropriate locations to support an increased mix of housing options, viability of neighborhood commercial nodes, and regional transit investments.
3. Ensure the City has a variety of housing types for ownership and rental for people in all stages of their life cycle.

Section 4. City Review Process

4.01 The City conducted the following review when considering this amendment request.

1. On November 15, 2022, the planning commission held a public hearing. The 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 _____ the comprehensive plan amendment.
2. On November 28, 2022, the city council discussed the comprehensive plan amendment. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The above described comprehensive plan amendment is _____ based on the findings outlined in section 3 of this resolution. Approval is subject to, and only effective upon, the following conditions:

1. Review and approval of the Metropolitan Council as provided by state statute.

_____ by the City Council of the City of Maplewood, Minnesota, on November 28, 2022.

AN ORDINANCE REZONING THE VACANT PROPERTY LOCATED ON 11TH AVENUE FROM LIMITED BUSINESS COMMERCIAL TO R3, MULTIPLE DWELLING DISTRICT

The City of Maplewood, Minnesota Ordains:

Section 1.

1.01 The property located on 11th avenue is legally described as:

PID 112922240029
Section 11, Township 29, Range 22 except the North 278.94 feet: except the West 96.50 feet and except the East 403.00 feet of Northeast 1/4 of Southeast 1/4 of Northwest 1 in Section 11, Township 29, Range 22,(subject to road) Ramsey County, Minnesota, according to the recorded plat thereof.

1.02 The property is hereby rezoned from LB, limited business commercial district, to R3, multiple dwelling district.

Section 2.

2.01 This ordinance is based on the following findings:

- 1. The rezoning to R-3, multiple dwelling district would result in a development compatible with the existing surrounding development type and intensity.
- 2. The rezoning would be consistent with the intent of the zoning ordinance and the comprehensive guide plan.
- 3. The rezoning would be consistent with public health, safety, and welfare.

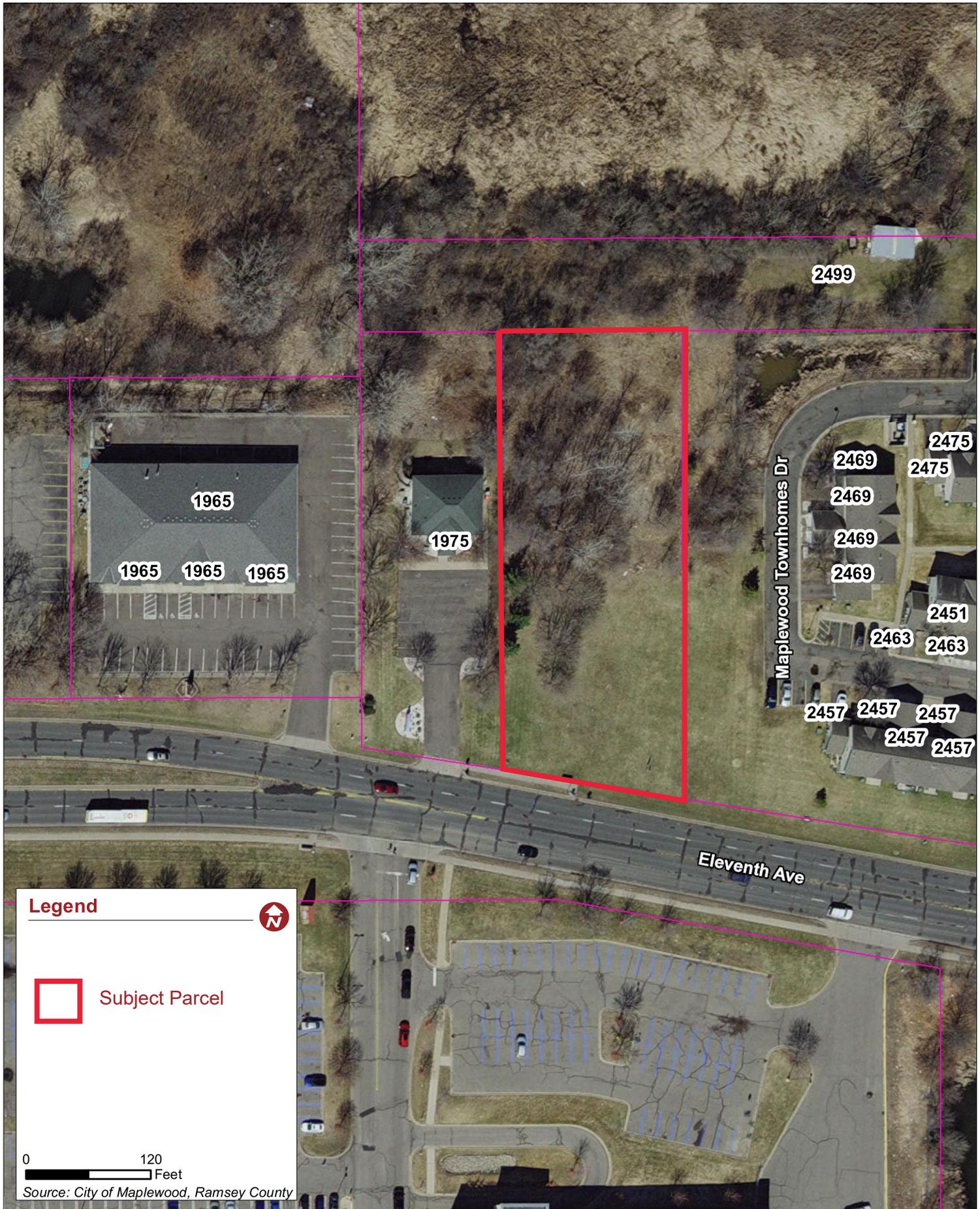
2.02 This ordinance is subject to the following condition:

- 1. Metropolitan Council approval of Resolution No. _____ for a comprehensive plan amendment _____ by the Maplewood City Council on November 28, 2022.

Section 3.

3.01 This ordinance is effective upon publication in the city’s official newspaper.

_____ by the City Council of the City of Maplewood, Minnesota, on November 28, 2022.



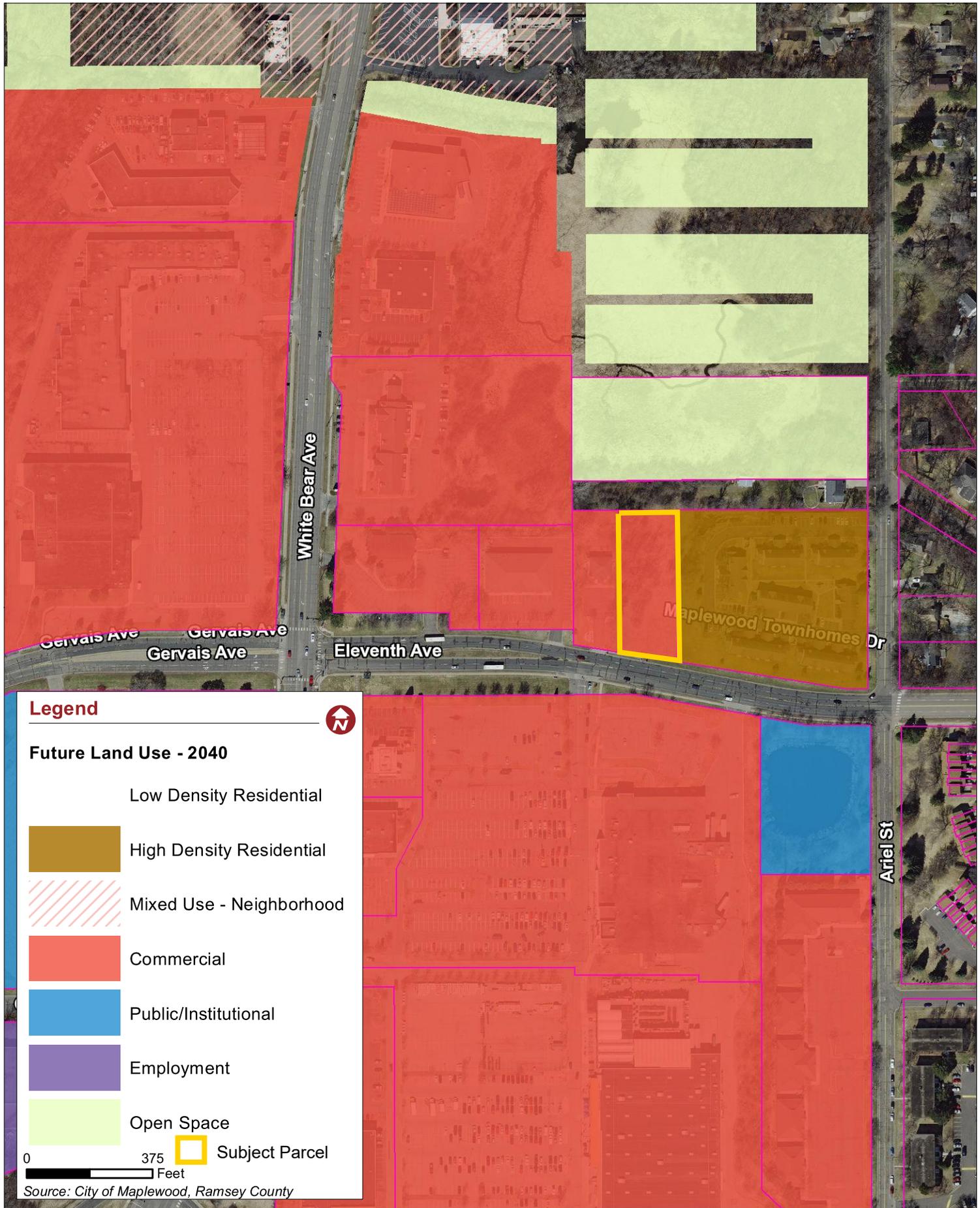
Legend



Subject Parcel

0 120 Feet

Source: City of Maplewood, Ramsey County

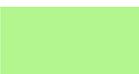
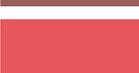




Legend



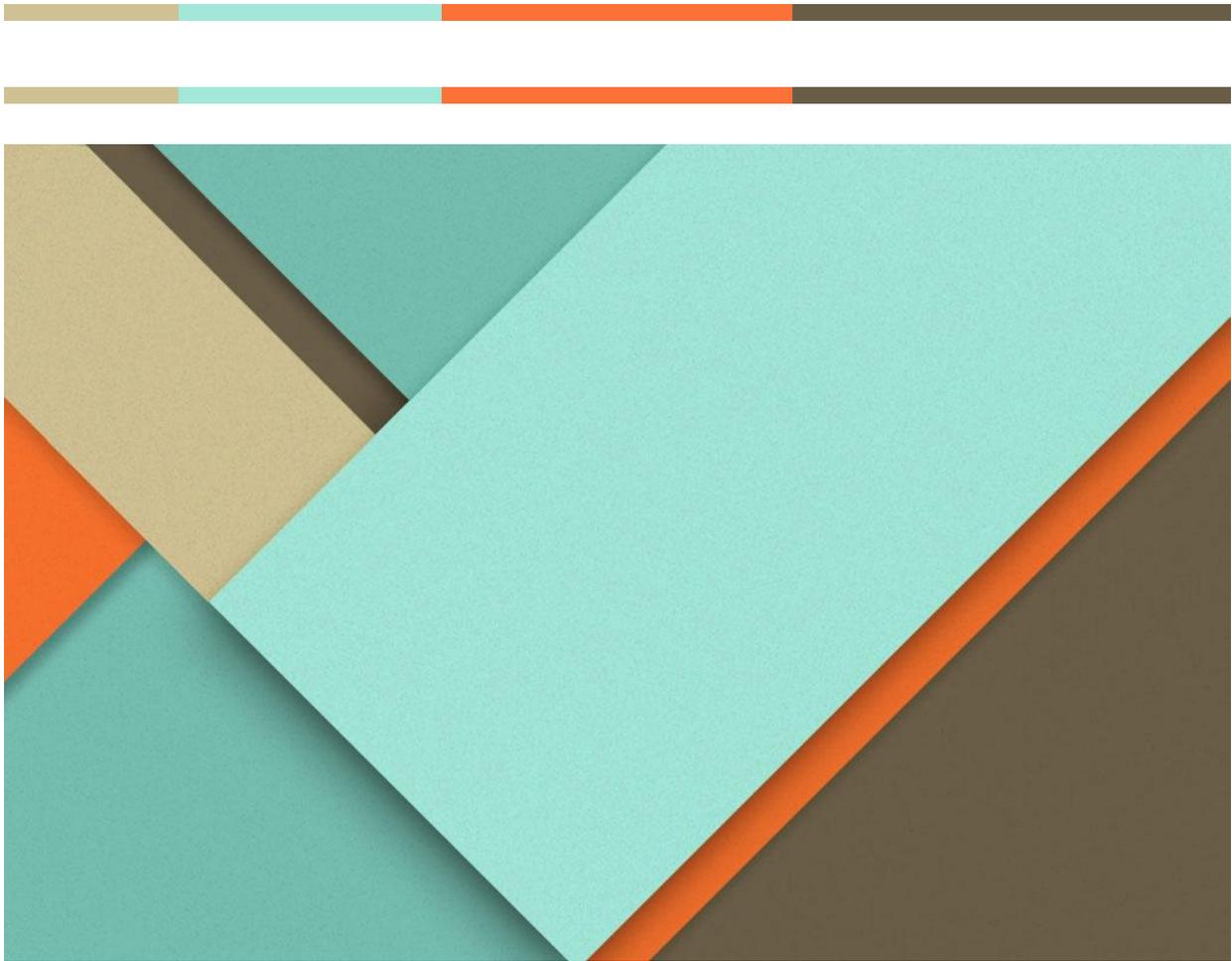
Zoning

-  Single Dwelling (r1)
-  Multiple Dwelling (r3)
-  Farm (f)
-  Limited Business Commercial (lbc)
-  Business Commercial Modified (bcm)
-  Business Commercial (bc)

 Subject Parcel

0 375 Feet

Source: City of Maplewood, Ramsey County



A Creative Solution for Maplewood's Growing Housing Needs: A Proposal for 16 New Construction Townhome Units

Rezoning 1.1 Acres from Limited Business Commercial to High Density Residential Use on 11th Avenue

Proposed by:

Rashad Kennedy | Kennedy Property Development &

Paige Severson with the Signature Group | Keller Williams Integrity Lakes

Project Description

Kennedy Property Development is proposing the City of Maplewood rezone the land on the vacant lot at 11th Ave in Maplewood, PID #112922240029, from Limited Business Commercial (LBC) Use to High-Density Residential (R 3- H) Use and approve our request to build 4, 4 unit, residential row style townhomes at the vacant lot at 11th Ave in Maplewood, PID #112922240029. (See Survey Attached). There would be 16 total three-bedroom, three-bathroom single family dwellings with attached 2 car garages. (See Attached Project Plans for Submission pages)

Requests

1. A change in the City's land use plan from LBC (limited Business Commercial) to R 3-H (high-density multiple dwellings) along the 11th Avenue frontage. The City has already approved the land to the east of PID #112922240029 for R -3H use, *the Maplewood Townhome Development Project*, by the Shelter Corporation in '94. The aforementioned townhomes were built after that land was successfully rezoned years ago and have since provided convenient and quality housing opportunities for numerous individuals and families in Maplewood in the past several decades after the decision to rezone.
2. Approval of the proposed plans for the townhome development when the land is successfully rezoned.

Kennedy Property Development will simultaneously submit/apply for the site and building design approval, along with the land use/rezoning approval, in the hopes to advance our opportunity to collaborate with the City and begin creating more housing opportunities and begin building by 2023.

Background

30 years ago, the Planning Commission held a public hearing on the land use plan and zoning on the land directly east of our proposed building site. The hearing was part of a City-wide zoning and land use study. At that time, the Commission recommended that the City Council change the Limited Business Commercial designation to High Density Multiple Dwellings, and we put forward the same proposal for the 1.1 acres of land at 11th Ave in Maplewood, PID #112922240029 for the following reasons:

1.

Multiple dwellings may help the City meet regional housing goals. Over the last decade, the rate of new construction on both the national and local level has far under-paced demand. According to the Census, the number of single-family housing units has fallen below the 50-Year Average for the past 14 years. Low housing inventory has largely contributed to the highly competitive real estate market in the twin cities and surrounding suburbs. The demand for homes grossly out-weighs the supply of homes available. With the high demand for housing and low supply, home values have risen considerably and the rate of home appreciation the past two years has been unprecedented. The supply of modest-cost housing, such as townhomes, is particularly low, while demand is strong and steady. – (See figures from the City of Maplewood’s Comprehensive Plan 2040 on the following page, page 4)

2.

Multiple dwellings are a practical use of the land. One of the specific goals outlined in the Goals and Policies of the City of Maplewood’s Comprehensive plan (page 57) is to, “Increase development densities/intensities with quality design at appropriate locations to support an increased mix of housing options.” Our proposal includes complete quality design and comprehensive site plan by Todd Ofsthun, Owner & Chief Architect at TCO Design with practical transitions between the land-use on each side of the lot.

3.

The change in land use of PID #112922240029 and approval for Kennedy Property Development to move forward with the construction of 16 total residential housing units (4 Buildings, 4 side-by-side 3 bed / 3 bath / 2 car garage units) proposed here provides a solution to a key challenge for the City of Maplewood. From page 31 of the Comprehensive Plan, “Challenges to achieving the values of resilience, equity, health, and age friendliness in Maplewood occur at the individual, neighborhood, and community scale. The following have been identified as challenges that are addressed in the goals, policies, and actions of the Comprehensive Plan:

- » Institutional biases created through history, systematic racism
- » Educational attainment rates within the community
- » Income disparities
- » Affordable housing and a lack of housing variety”

Discussion

A land use plan change should be consistent with the goals and policies in the Comprehensive Plan. Our proposed development is consistent with the goals and policies outlined in the [City of Maplewood Comprehensive Plan \(2040\)](#)

Comprehensive Plan and Rezoning

Rezoning the land on 11th Ave and building high quality townhomes will help the City meet regional housing goals. “Between 2000 and 2015 the City also saw a drop in the percentage of population that was between 35 and 44, though there was an increase in the percentage between 25 and 34. This is likely due, in part, to the availability of housing options that meet the needs of those starting families versus those just starting in their careers. The City needs to continue to focus on diversifying its housing stock to meet the needs of residents throughout their lives.” (page 19 of the Comprehensive Plan). Our proposal to rezone the vacant Limited Business Commercial land on 11th Avenue to High Density Residential use addresses this concern directly. By building 16 quality 3 bedroom / 3 bathroom / 2 car garage townhome units, we increase the available housing options in Maplewood that meet the needs of residents in a variety of life stages. By creating available housing that meet the needs of multiple demographics, we hope to draw people back to the city, or into the city for the first time.

Multiple dwellings are a practical use of the vacant land on 11th Ave. “While there was an increase in the percentage of attached single family units like row houses and townhomes from 8.7% in 2000 to 13.5% in 2015, single-family detached homes remain the predominant housing type at 58%...The City also saw the number of people per housing units remain steady between 2000 and 2015 at 2.5.” (page 20 of the Comprehensive Plan). Our proposal to rezone the land and build 16 units would help contribute to 9% of the overall unit goal for the city’s Comprehensive Plan for increasing high density residential land use. ($16/184=.086$) The style of home and our proposed building plans accommodate the city’s people per housing units noted in the plan.

Below is a graph of the city’s development goals from the Comprehensive Plan for reference:

Table 4-7. Anticipated Staging of Residential Development

Area	Future Land Use	Net Acres	Density (units/acre)	Expected % Residential	2020-2030 Units	2030-2040 Units*
A	Mixed Use - Community	81	25-50	30%	212-423	302-604
B	Mixed Use - Community	3	25-50	40%	10-21	10-21
C	Mixed-Use - Neighborhood	6	8-31	70%	11-43	16-62
D	Mixed-Use - Neighborhood HD	24	25-50	80%	287-575	383-766
E	Mixed Use - Community	90	25-50	30%	203-406	338-677
F	Mixed-Use - Neighborhood	48	8-31	50%	97-375	116-450
G	Mixed-Use - Neighborhood	18	8-31	80%	57-222	80-311
H	Mixed-Use - Neighborhood	14	8-31	50%	22-86	28-108
I	Mixed Use - Community	141	25-50	40%	492-985	844-1,688
J	Mixed-Use - Neighborhood	5	8-31	50%	5-19	10-37
K	Mixed-Use - Neighborhood	9	8-31	60%	17-64	25-96
L	Mixed-Use - Neighborhood	5	8-31	50%	7-26	10-37
M	Mixed-Use - Neighborhood	8	8-31	50%	8-32	10-38
O	Mixed Use - Community	24	25-50	50%	60-120	120-239
P	Mixed-Use - Neighborhood	75	8-31	80%	0	48-187
Throughout	Rural/Low Density Residential	29	0.5-1.5	100%	15-44	15-44
Throughout	Low Density Residential	109	2.6-6	100%	283-653	283-653
Throughout	Medium Density Residential	15	6.1-10	100%	89-147	89-147
Throughout	High Density Residential	53	10.1-25	100%	184-456	536-1,327
Overall					2,059 - 4,695	3,263 - 7,491

* Includes units added 2020-2030, Source: HKGI

Density

Back in 1994, the land directly east to our proposed site that was successfully rezoned for High Density Residential Use faced initial concerns from neighbors that thought that the density of housing units would be too high for the area. In this scenario, the developer was proposing townhomes rather than apartment units, which helped build neighborhood confidence in the proposal. While that land was larger, and the developer ultimately built many more townhome units than our proposal, it is important to note that our proposal is in alignment with the density requirements for a 1.1 acre site, where the city allows densities ranging from 10.1 to 25 units per net acre. Similarly, we are proposing townhomes, where there would be fewer units per acre than if we proposed apartments. Apartment units generally produce fewer people per unit than townhome units, so the City allows more apartment units per acre than townhome units per acre. As an example, a developer could build 25 apartment units on the 1.1 acres, however we are proposing 4 buildings, 4 units per building, for a total of 16. Because there are fewer townhome units per acre, townhomes create less building mass and density than apartments.



As cited on page 48 of the City of Maplewood's Comprehensive Plan 2040: "Maplewood intends the High Density Residential land use for higher housing densities ranging from 10.1 to 25 units per net acre. Housing types in this category would include higher density townhome, condominium and apartment developments in stacked or attached configuration. These housing areas are often located along the freeway and major road corridors and near major shopping and employment areas. Also of importance to the location of High Density Residential is proximity to the parks and open space system, employment, goods and services, and transit." The land on 11th Ave that this proposal seeks to rezone is an ideal location for High Density Residential land use for all the reasons the city's comprehensive plan has deemed important. The 16 units in the 1.1 acre lot are also in alignment with city guidelines. (See Appendix C).

As noted in previous rezoning proposals, transitions between distinctly different types of land uses should not create a negative economic, social or physical impact on adjoining developments. The land we are proposing to rezone and develop would differ on one side, and match the other (which is the same scenario that took place in '94 when the Maplewood Townhomes project was approved and built, where one neighboring side was zoned for residential use, the other limited business commercial.)

It's also said that a change in land use should be in alignment with the city's goals to include a variety of housing types for all types of residents, regardless of age, ethnic, racial, cultural or socioeconomic background, while protecting the neighborhoods from encroachment or intrusion of land uses by incorporating buffering and separation. Our proposal will match the land use to the east, but still include an appropriate landscape buffering along the lot lines between the High Density Residential land use & limited business commercial use. (See Appendix C).

Traffic/Proximity

Below is a breakdown of the proximity of the above mentioned important spaces for considering High Density Residential Land Use to the land this proposal seeks to rezone on 11th Ave:

Amenity	Location/Destination	Distance (Miles)	Walk Time (Minutes)	Drive Time (Minutes)	By Bus (Minutes)
Parks & Natural Space	Casey Lake Park	1.0 Mile	15 Min.	3 Min.	16 Min.
Parks & Natural Space	Tower Park	1.1 Mile	20 Min.	5 Min.	13 Min.
Parks & Natural Space	McKnight Field	0.9 Mile	18 Min.	5 Min.	9 Min.
Goods & Services	The Home Depot	0.3 Mile	6 Min.	3 Min.	6 Min.
Goods & Services	Maplewood Retail Center	0.3 Mile	5 Min.	2 Min.	5 Min.
Grocery	Cub - Maplewood East	0.3 Mile	3 Min.	2 Min.	N/A
Hospital	Fairview - St. John's Hospital	2.2 Mile	40 Min.	6 Min.	24 Min.
Library	Ramsey County Library - Maplewood	1.9 Mile	34 Min.	6 Min.	15 Min.
School	Harmony Learning Center	0.5 Mile	10 Min.	2 Min.	6 Min.
Church	North Haven Church	0.9	17 Min.	4 Min.	12 Min.
Post Office	United States Postal Service - Carrier Annex	0.7	13 Min.	3 Min.	N/A

One of the main goals outlined in the city's Comprehensive Plan is to "Increase development densities/intensities with quality design at appropriate locations to support an increased mix of housing options, viability of neighborhood commercial nodes, and regional transit investments" (page 57). As the proximity table above reveals, the land we wish to rezone for High Density Residential Use and develop 16 townhome units falls within a favorable/ideal location. Not only does the land offer proximity to the elements important for High Density Residential land use, it's in alignment with the city's investment in regional transit – as the bus line is not far from the site, along with shopping centers, natural spaces, and a neighboring community of townhomes. The land directly east to our proposed site for the 16



townhome units on 11th Ave offers precedent for successfully rezoned land to High Density Residential use that improved housing availability and increased options for Maplewood residents.

Opportunity vs. Opposition

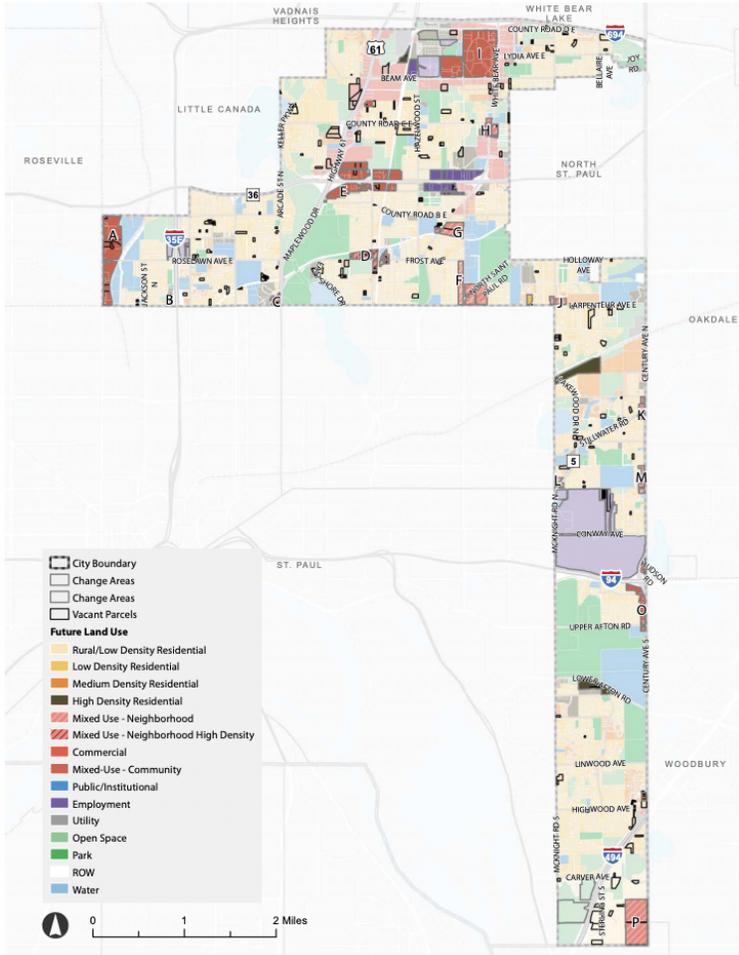
Before the land to the east of our proposed site on 11th Ave was successfully rezoned for High Density Residential use in 1994, the city and residents questioned how the impact of the new land use would impact traffic, noise, crime, and the neighboring residents in single family homes concerned with their homes being within a close proximity to rental dwellings. The area has since seen robust development in both Goods & Services and High Density Residential use since the rezoning approval and building of townhome dwellings. We do not anticipate experiencing the same opposition, and offer the findings from the previous proposal that was successful in accomplishing our same goal of rezoning the land on 11th and creating housing opportunities in alignment with the city's Comprehensive Plan.

The various studies put forward by the Shelter Corporation that ultimately lead to the city's decision to approve rezoning and construction of townhomes that lend themselves to our same effort are included in this proposal as precedent and can be found on (See Appendix A).

As cited on page 52 of the City of Maplewood's Comprehensive Plan 2040: "While much of the future development in Maplewood will come from redevelopment there is a small amount of infill and new growth identified as well. Figure 4-3 shows all of land area that is available or likely for redevelopment, infill development, or new development in Maplewood. In planning for future growth, an estimate for when development or redevelopment might occur was made in one of three 10-year increments, through 2020, 2021 to 2030, and 2030 to 2040. This staging plan was used in the development of the Local Sewer Plan. Analysis conducted determined that the City will be capable of serving this new growth when it occurs." Given the data revealed in the Comprehensive Plan along with the proposal's site location, the vacant land on 11th Ave has ample capacity for all utilities and SAC/WAC that will be needed for the proposed development.

(See Map below from the Comprehensive Plan).

Figure 4-3. Staging of Development



Adopted September 9, 2019

2040 Comprehensive Plan 4-46

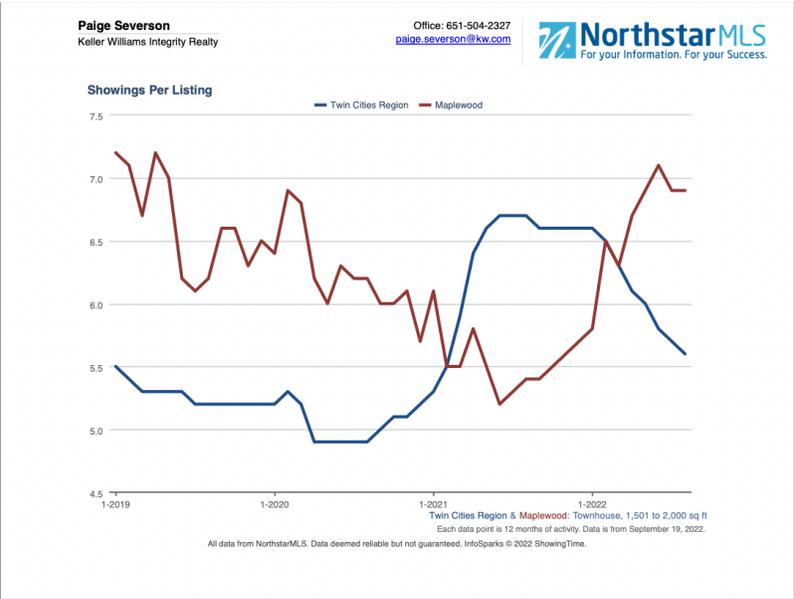
LAND USE



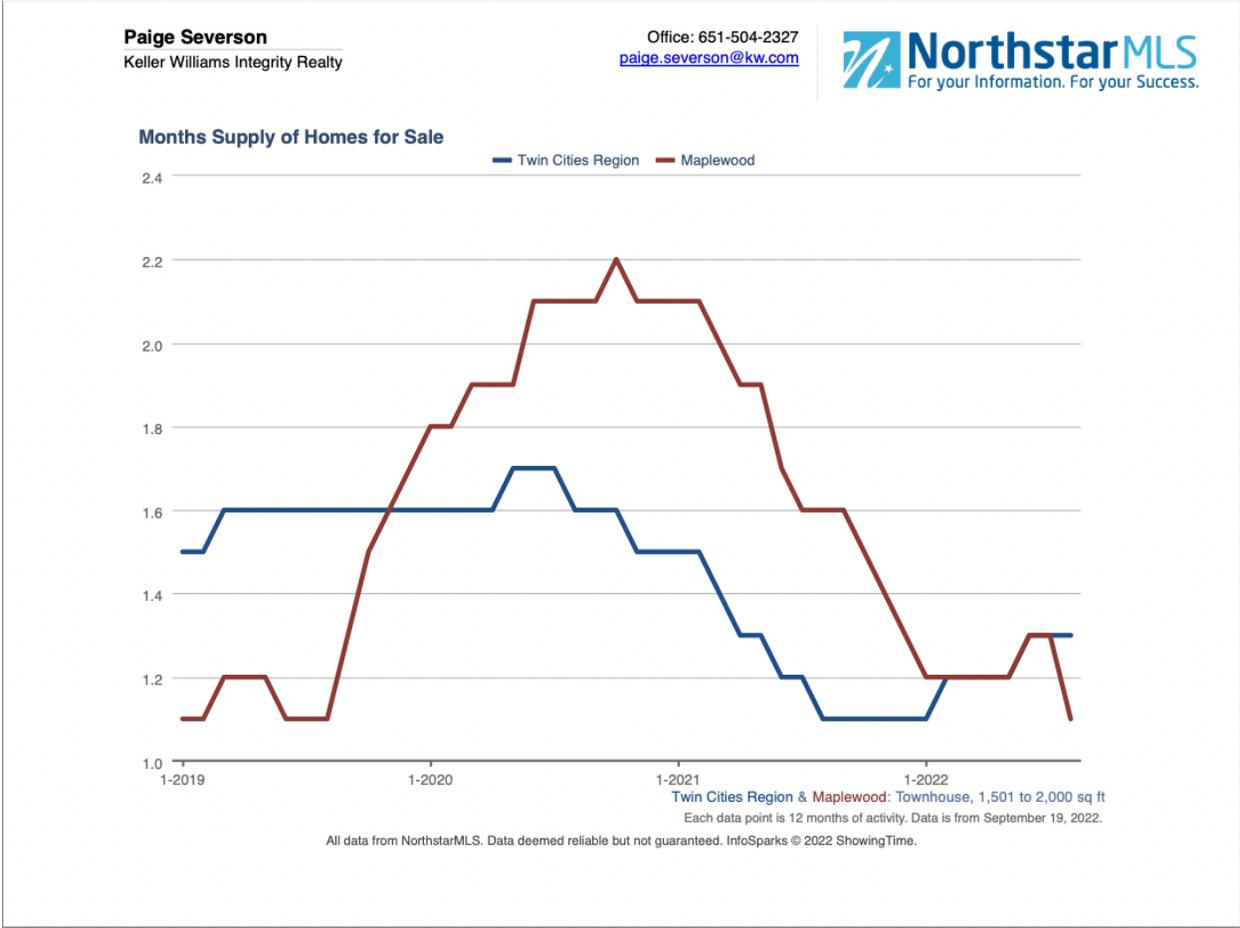
*Above highlighted parcel is the proposed land for rezoning, as a High-Density residential parcel, this use of the land would be in alignment with the Urban Design Principles noted in the Comprehensive plan on page 57.

Housing Demand Dynamics in Maplewood

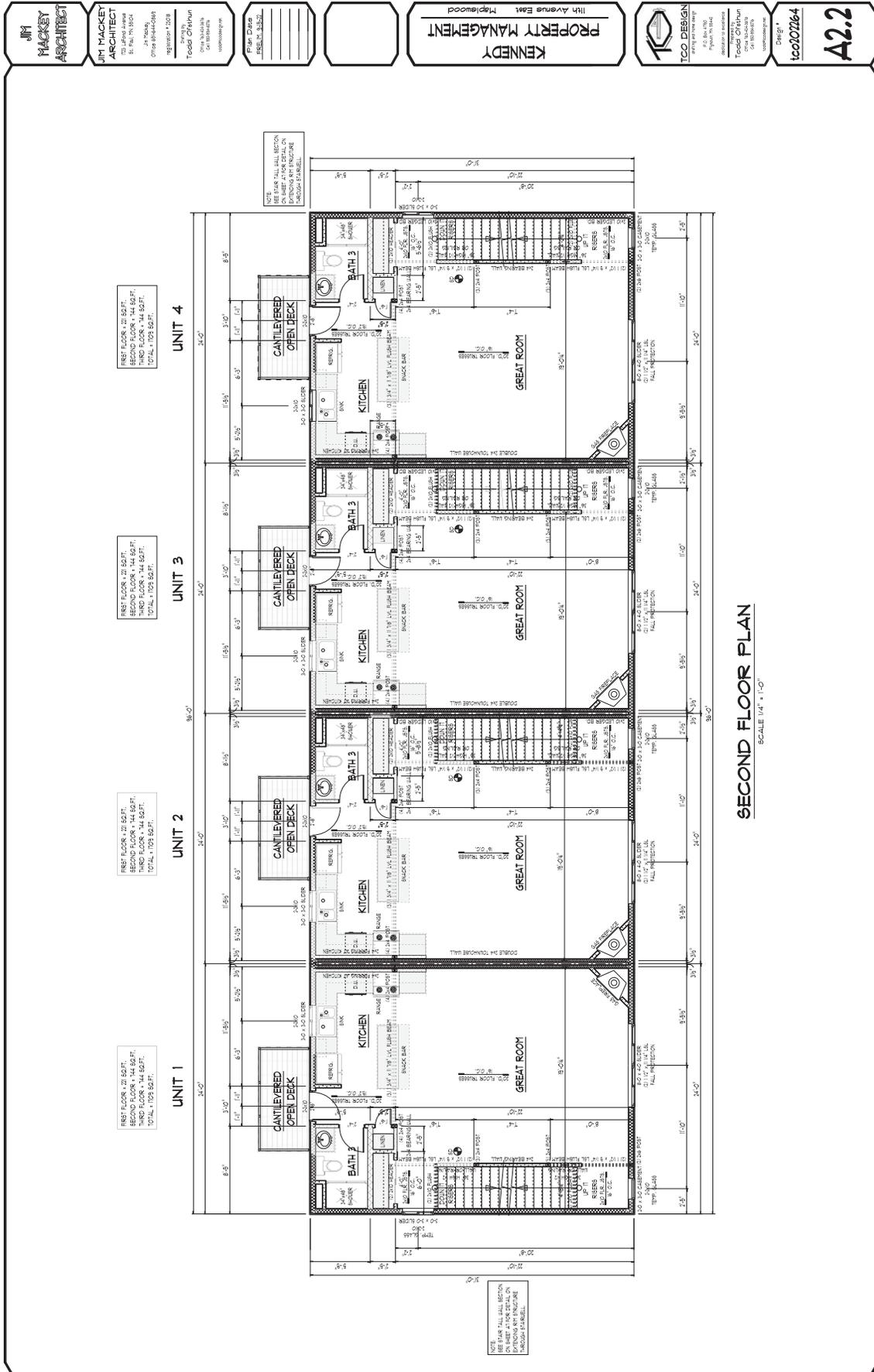
According to the Multiple Listing Service (data pulled September 2022 from market behavior in August 2022 back through 2019), we see a strong level of buyer interest and demand for townhome properties in Maplewood. In August 2022 alone, we see roughly 7 interested buyer individuals/groups touring every 1 available townhome listing in Maplewood. (Graph below)

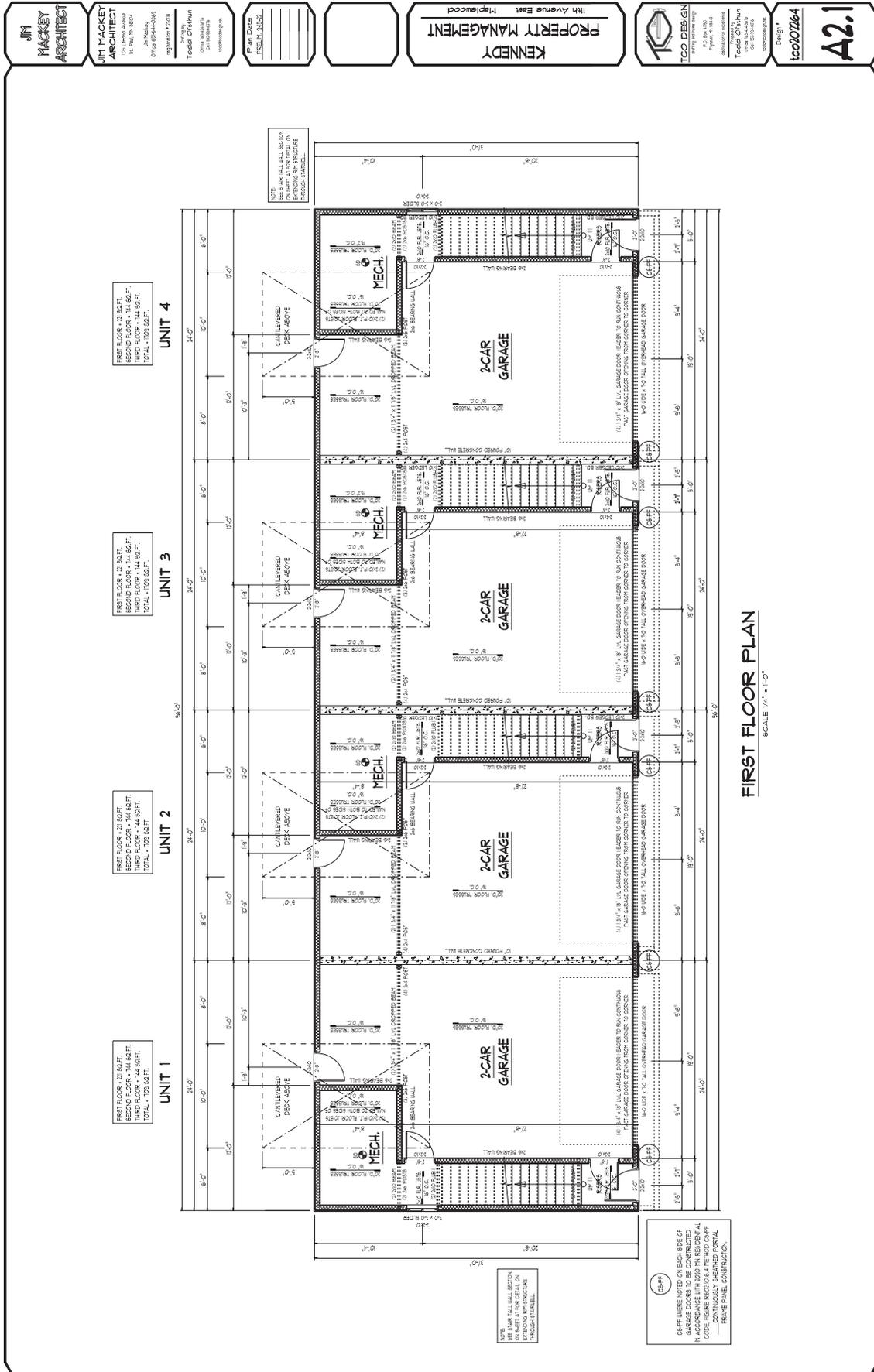


While the buyer demand for affordable housing that accommodates the 2.5 people per housing units highlighted in the findings within the City of Maplewood’s Comprehensive Plan, the supply of inventory has remained low (See graphs Homes for Sale & Months Supply of Inventory) . Our proposal seeks to create 16 opportunities for quality, affordable housing that accommodates 2.5 people per housing units.



*5-6 Months Supply of Homes for Sale/Inventory indicates a balanced market, where the supply of homes available is aligned with the buyer demand looking to purchase. As you can see, the supply of 1501-2000 sq ft townhomes in the City of Maplewood has remained under 3 months supply of inventory for over 3 years. Our proposal seeks to increase the amount of inventory of this style of home available to purchase to align with buyer demand.





JM
MACKAY
ARCHITECT

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DESIGNED BY
Teodora Chiriac
Civil Engineer
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Plan Date
12-20-2014

KENNEDY
PROPERTY MANAGEMENT
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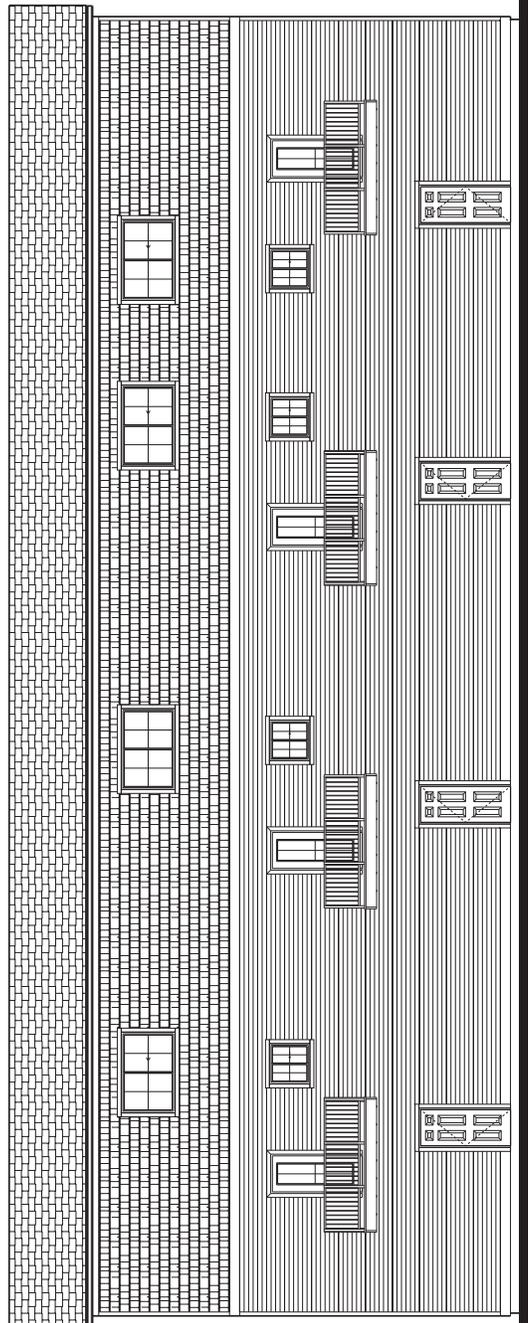
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FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

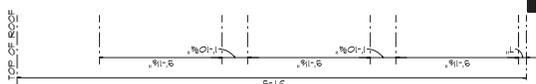
NOTE:
SEE PLAN TALL SECTION
ON SHEET FOR DETAIL ON
DIMENSIONS OF STRUCTURE
THROUGH PANEL.

CH-PF
CHANGES NOTED ON EACH SIDE OF
THIS SHEET. ALL CHANGES SHALL BE
IN ACCORDANCE WITH 2009 IRC RESIDENTIAL
CODE FIGURE R602.0.6.4. METHOD CH-PF
INDICATES CHANGES TO BE MADE TO THE
FRAME PANEL CONSTRUCTION.

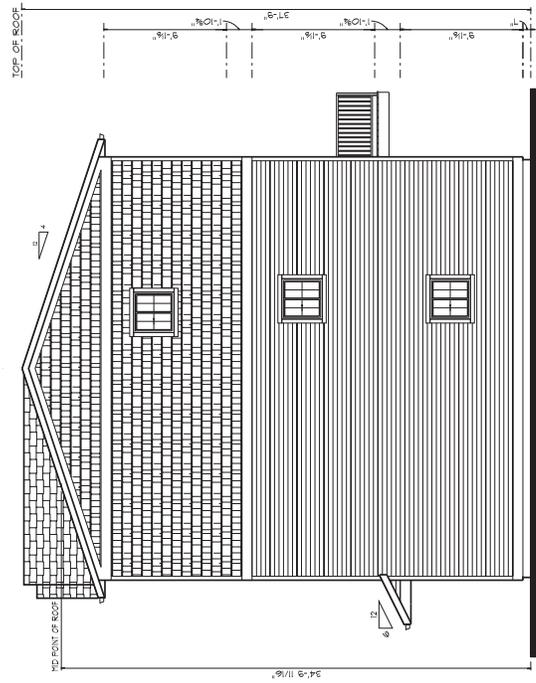
<p>JM MACKAY ARCHITECT</p>	<p>JIM MACKAY ARCHITECT 114 N. 10TH ST. SUITE 200 DENVER, CO 80202 PHONE: 303.733.1111 FAX: 303.733.1112 WWW.JMMACKAY.COM</p>	<p>Plan Date 12/15/11</p>	<p>KENNEDY PROPERTY MANAGEMENT 114 Avenue East Napleswood</p>	<p>TCO DESIGN 114 N. 10TH ST. SUITE 200 DENVER, CO 80202 PHONE: 303.733.1111 FAX: 303.733.1112 WWW.TCODESIGN.COM</p>	<p>Design # tco020264</p>	<p>A3.3</p>
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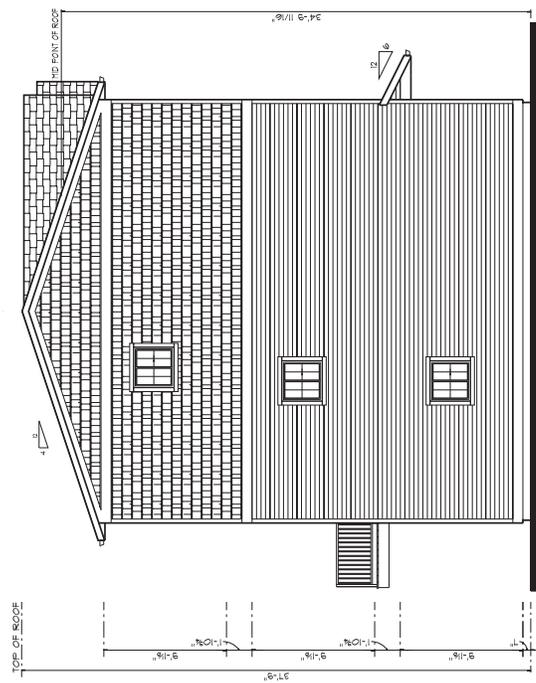
REAR ELEVATION
SCALE 1/4" = 1'-0"



<p>JM MACKAY ARCHITECT</p>	<p>JIM MACKAY ARCHITECT 114 AVENUE EAST TAPSCOTT, NJ 07069 PHONE: 908-444-0344 FAX: 908-444-0344 WWW.JMARCHITECT.COM</p>	<p>Plan Date 12/11/13</p>	<p>KENNEDY PROPERTY MANAGEMENT 114 AVENUE EAST TAPSCOTT, NJ 07069</p>	<p>TCO DESIGN 114 AVENUE EAST TAPSCOTT, NJ 07069 PHONE: 908-444-0344 FAX: 908-444-0344 WWW.TCODESIGN.COM</p>	<p>Design # tco020264</p>	<p>A3.2</p>
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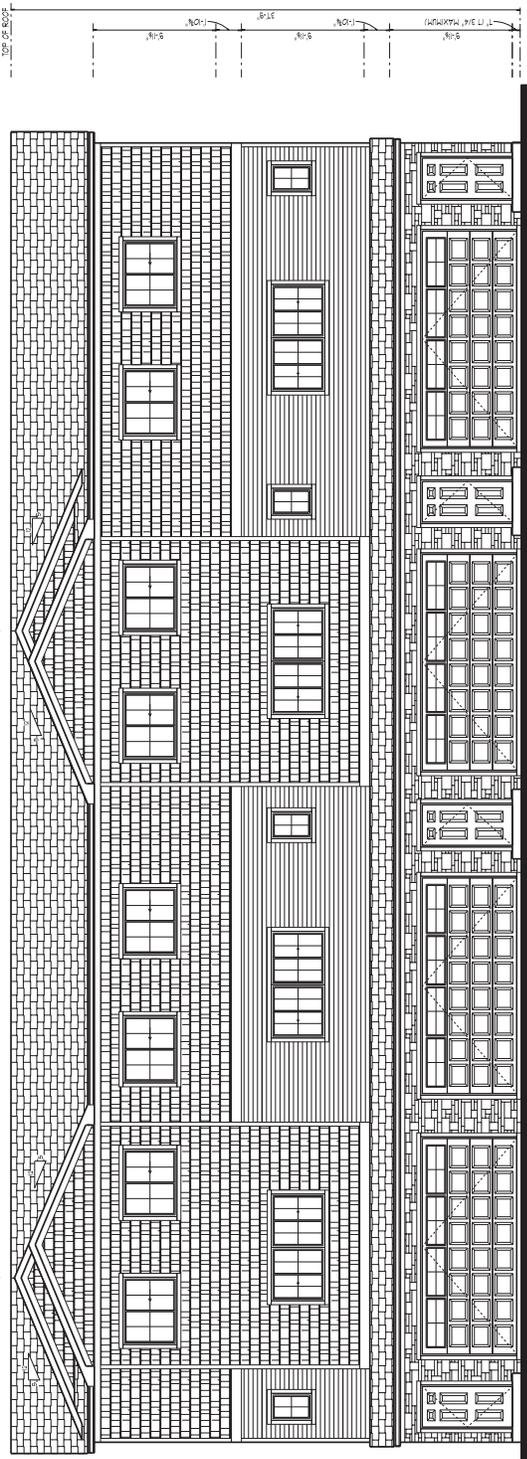


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

 <p>JM MACKAY ARCHITECT</p>	<p>JIM MACKAY ARCHITECT 1111 N. 10th St. OFFICE: 414-224-0844 RESIDENCE: 414-224-0844 Todd Orlin 1111 N. 10th St. OFFICE: 414-224-0844 RESIDENCE: 414-224-0844</p>	<p>Plan Date 12/11/13</p>		<p>KENNEDY PROPERTY MANAGEMENT 1114 Avenue East Naperville, IL</p>	 <p>TCO DESIGN 1111 N. 10th St. OFFICE: 414-224-0844 RESIDENCE: 414-224-0844 Todd Orlin 1111 N. 10th St. OFFICE: 414-224-0844 RESIDENCE: 414-224-0844</p>	<p>Design 100102164 A3.1</p>
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FRONT ELEVATION
SCALE 1/4" = 1'-0"

Engineering Plan Review

PROJECT: 11th Avenue Townhomes

PROJECT NO: 22-31

COMMENTS BY: Jon Jarosch, P.E. – Assistant City Engineer

DATE: 11-2-2022

PLAN SET: Site plan dated September 14, 2022

REPORTS: None

The applicant is seeking a rezoning and comprehensive plan amendment to construct a 16-unit townhome development on a vacant lot on 11th Avenue. The applicant is requesting a review of the proposed concept.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents and calculations for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) The amount of disturbance on this site is greater than ½ acre. As such, the project is required to meet the City's stormwater quality, rate control, and other stormwater management requirements.
- 2) A stormwater management plan shall be submitted, including hydraulic calculations, to depict how the project is meeting the City and Watershed District's stormwater management standards.
- 3) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 4) A joint storm water maintenance agreement shall be prepared and signed by the owner for stormwater best management practices utilized to meet the stormwater management standards. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the RWMWD to the City.

Grading and Erosion Control

- 5) A grading and erosion control plan shall be submitted for review.

- 6) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.

Sanitary Sewer and Water Service

- 7) It does not appear that a water service is stubbed into this property. The applicant shall work with the City and Saint Paul regional Water Services on connecting to the water system while minimizing impacts to the newly reconstructed 11th Avenue. All requirements of SPRWS shall be met.
- 8) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
- 9) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Other

- 10) 11th Avenue was reconstructed in 2022. The applicant shall design the site entrance to minimize impacts to the newly reconstructed street. If intrusions into the street pavement are necessary for the entrance or site utilities, the right-of-way area shall be restored per the City's right-of-way ordinance. It should be noted that restoration of the street may be significant due to it being recently reconstructed.
- 11) The drive aisle within the development shall be a minimum of 24-feet in width.
- 12) There is a discrepancy in where the street easement lies between the survey provided with this proposal and the original survey submitted in 1975 during previous development along 11th Avenue. This discrepancy shall be reviewed and any corrections made prior to issuance of permits.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project should the project move forward. The applicant should verify the need for other City permits with the Building Department.

- 13) Right-of-way permit
- 14) Grading and erosion control permit
- 15) Storm Sewer Permit
- 16) Sanitary Sewer Permit

- END COMMENTS -