

## COMMUNITY DESIGN REVIEW BOARD STAFF REPORT

Meeting Date April 18, 2023

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

**REPORT FROM:** Elizabeth Hammond, Planner

**PRESENTER:** Elizabeth Hammond, Planner

**AGENDA ITEM:** Design Review, Townhome Development, Vacant Land on 11<sup>th</sup> Avenue

**Action Requested:**  Motion  Discussion  Public Hearing

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

### **Policy Issue:**

Kennedy Property Development proposes constructing 16 residential townhome units on the subject property. On November 28, 2022, the city council approved the applicant's request to rezone the property 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. To move forward with the project, the applicant has submitted design plans for consideration by the board.

### **Recommended Action:**

Motion to approve a resolution for design review, approving a 16-unit townhome development to be constructed on the vacant land on 11<sup>th</sup> Avenue (PID 112922240029), subject to conditions of approval.

### **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 March 30, 2023. The initial 60-day review deadline for a decision is May 29, 2023. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days, if necessary, to complete the review.

### **Background:**

Kennedy Property Development proposes constructing 16 residential townhome units on the subject property. The townhomes would be divided into four buildings with four units in each. The buildings would be three stories in height, including a ground-level enclosed garage for each unit. The applicant submitted design plans for consideration, and a video tour of a similar project they

completed is available to view on the project page: <http://www.maplewoodmn.gov/Townhomes>.

### Design Review

The property is located in the R3 Multiple Dwelling Residential Zoning District and is required to meet site design standards as outlined in Sections 44-291 through 44-303 and Subdivision IV. - R-3C Townhouses, Section 44-381 through 44-390.

### *Site Plan*

The site will be accessed from the south off 11<sup>th</sup> Avenue East. A two-way drive aisle 24 feet in width is provided between the townhome buildings. The proposed traffic flow illustrates vehicles entering and exiting the site from 11<sup>th</sup> Avenue and provides a turnaround located on the north end of the property.

The townhomes are divided into four separate buildings, with four townhome units in each structure. The buildings must be setback 20 feet from the north, east, and west property lines and 30 feet from the south property line. The proposed location of the buildings achieves the required setbacks.

The density permitted on the site is guided by the land use classification in the city's adopted comprehensive plan. The property is guided for high-density residential, which allows between 10.1 – 25 units per acre. The site is 1.11 acres in size, allowing up to 27.7 units. The applicant is proposing a total of 16 units.

### *Elevations*

Each building is three stories and 35 feet in height, achieving height requirements. The proposed building materials include vinyl siding, trim, soffit, and fascia. The applicant proposes using cedar-shake-looking vinyl siding on a portion of the building. Each unit will have a second-floor balcony and an entrance on the townhome's front and rear sides.

### *Floor Area and Indoor Storage*

The minimum habitable floor area for each R-3C multiple dwelling must be 860 square feet per three-bedroom unit. Each unit has 1,709 square feet in total. A minimum of 120 cubic feet of storage space, in addition to normal closet space, is required to be provided for each unit. The storage space must be in the same building as the dwelling unit or garage. If located in the garage, it cannot be part of the parking area. The floorplan document illustrating the first floor provides 140 cubic feet of enclosed storage space within the garage, separate from the parking area.

### *Parking*

City code requires two spaces for each unit, and one must be enclosed. The plan provides two enclosed parking stalls within the garage of each unit achieving the parking requirement. Each garage has a driveway pad between the garage and the drive aisle, which is 19.5 feet in width and 16.3 feet in length. The site has four guest parking stalls 9.5 feet in width and 18 feet in length, achieving dimensional standards for low turnover, 90-degree off-street parking stalls. Open parking stalls are required to be a minimum distance of 15 feet from a dwelling-unit window. The areas where guest parking is provided achieve this requirement.

### *Landscaping, Screening, Lighting*

The applicant submitted a landscape plan and tree preservation plan. The applicant must update both plans as outlined in the environmental plan review letter attached to this report.

A landscaped area 20 feet in width is required where a site with multiple dwellings abuts a property zoned for single or double dwellings. The adjacent property to the north is zoned farm single dwelling residential. The plan shows a landscaped area 20 feet in width from the property line to the

area shown as a turnaround on the plan, with the building being setback further, achieving this requirement.

The applicant will work with the environmental planner to achieve landscape and tree preservation ordinance requirements and provide additional landscaped screening along the site's north end within the 20-foot landscaped setback. The landscaped screening should include evergreen trees. The updated plans are required to be approved by city staff before the issuance of a grading permit.

All garbage containers serving multiple dwellings are required to be placed at the rear of the premises. The trash enclosure is located on the north end of the property and rear of the site and is six feet in height. The trash enclosure plan details indicate that the materials and colors will match the buildings on the site. However, one portion of the north elevation is open without fencing. The applicant must provide an updated plan before issuing a building permit that ensures the enclosure will be enclosed on all four sides and is 100 percent opaque.

The applicant submitted a photometric plan that appears to achieve code requirements but needs additional clarifying information to be submitted with the building permit. The plan details the type and location of the luminaires proposed and illustrates the light spread and foot-candle levels. The foot-candle levels shown are under the maximum light intensity requirements of 0.4 foot-candles within the property boundaries. However, a detailed description of the proposed luminaires, including the manufacturer's catalog cuts and drawings, including sections, will be required to obtain a building permit.

City code requires screening where light from automobile headlights and other sources would be directed into residential windows. This would be possible on the east side of the property. However, the guest parking stalls located in the site's interior will be screened by a 6-foot tall vinyl fence achieving this requirement.

#### Department Comments

*Engineering – Jon Jarosch, Assistant City Engineer*

Please see the attached engineering review dated April 7, 2023

*Environmental – Shann Finwall, Environmental Planner*

Please see the attached environmental review dated April 10, 2023

*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/Previous Council Action

*Planning Commission*

November 15, 2022: The planning commission held a public hearing and reviewed this request. The planning commission voted unanimously to recommend approval of the comprehensive plan amendment resolution and the zoning map amendment ordinance.

### *City Council*

On November 28, 2022, the city council approved the applicant's request to rezone the property 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.

### *Community Design Review Board*

April 18, 2023: The community design review board will review the proposed plans.

### Citizen Comments

Staff sent notice to the surrounding property owners within 350 feet of the proposed development. Staff did not receive any comments on the proposed design plans.

### 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: High-Density Residential  
Existing Zoning: R3, Multiple Dwelling Residential

### **Attachments:**

1. Design Review Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Applicant's Narrative
6. Site Plan
7. Landscape Plan
8. Elevations and Rendering
9. Engineering Plan Review, Dated April 7, 2023
10. Environmental Plan Review, Dated April 11, 2023
11. Applicant's Design Plans (Separate Attachment)

## DESIGN REVIEW RESOLUTION

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 design review approval for a 16-unit townhome development.

1.01 The property is located on 11<sup>th</sup> 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. Site and Building Plan Findings.

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. Community Design Review Board Action.

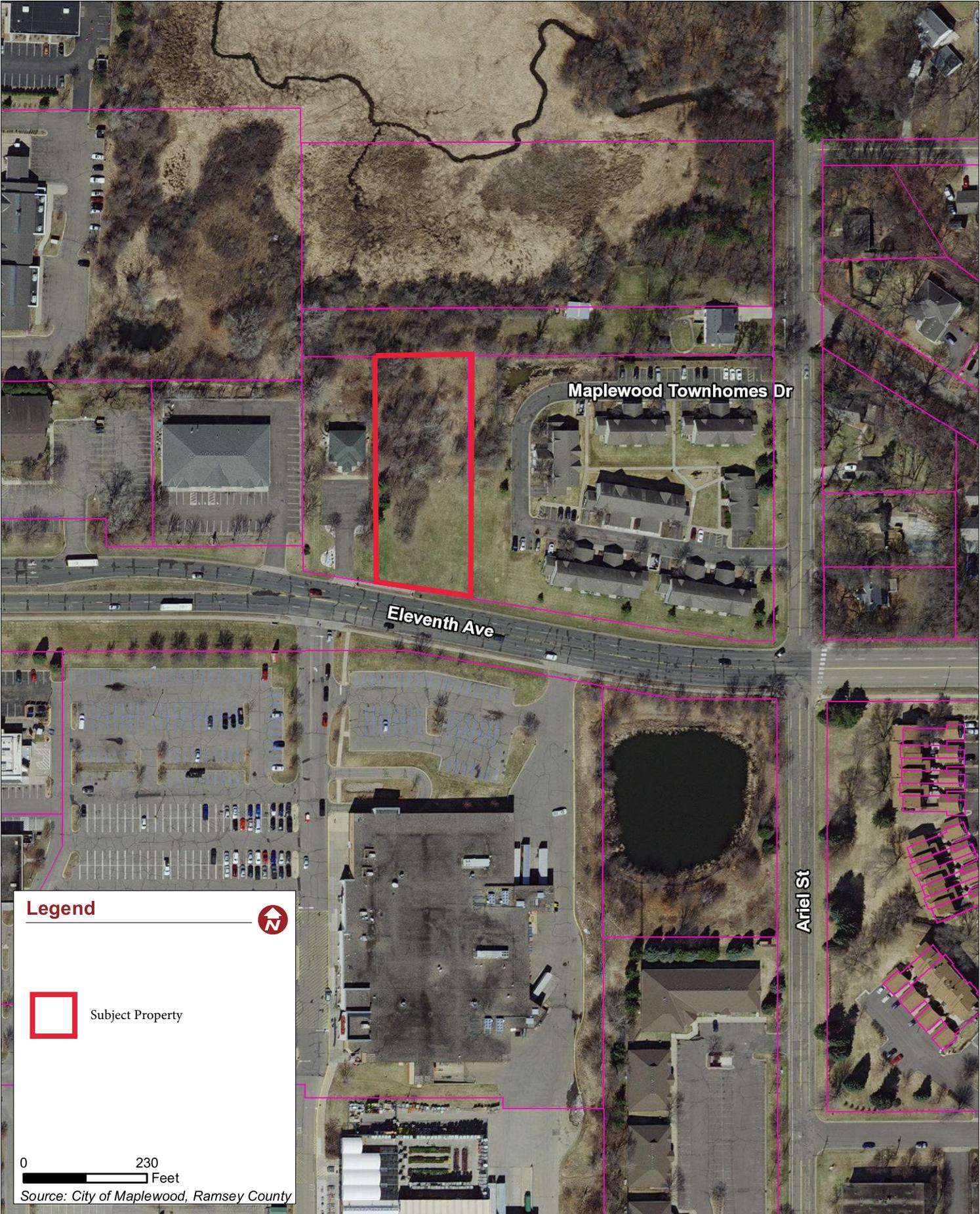
3.01 The above-described site and design plans are hereby approved based on the findings outlined in Section 2 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans date-stamped March 30, 2023. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. All requirements of the fire marshal and the building official must be met.

3. Satisfy the requirements outlined in the engineering review authored by Jon Jarosch, dated April 7, 2023.
4. Satisfy the requirements outlined in the environmental review authored by Shann Finwall, dated April 10, 2023. The applicant shall work with staff to replace some landscaping details on the landscape plan, per the environmental staff's recommendations. The applicant will provide additional landscaped screening along the north side of the property between the turnaround and the north lot line. The applicant will work with the environmental planner to determine the type of landscape plantings. The applicant will submit an updated plan for review before issuing a grading permit. This plan may be reviewed and approved by staff.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. Rooftop vents and mechanical equipment shall be screened and located out of view from all sides of the property. Screening shall be compatible with the materials and design of the building. Rooftop equipment visible from any public street or adjoining property shall be painted to match the building.
7. The applicant shall supply additional photometric plan information. A detailed description of the proposed luminaires, including the manufacturer's catalog cuts, drawings, and sections, must be submitted before a building permit is issued.
8. Refuse container storage for the individual townhome units shall be housed inside the buildings. The trash receptacle for the site shall be 100 percent opaque on all four sides, be of a design, material, and color compatible with the buildings, and be kept in good repair. A gate that provides 100 percent opacity shall be provided. The applicant must provide an updated trash enclosure plan that provides screening on all four sides and is 100 percent opaque. This plan shall be provided before the issuance of a building permit and may be reviewed and approved by staff.
9. Any identification or monument signs for the project must meet the city's sign ordinance requirements. Identification or monument signs shall be landscaped around the sign's base and designed to be consistent with the project's building materials and colors. The applicant shall obtain a sign permit before installing any signage.
10. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
  - a. The applicant shall provide the city with 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.
  - d. Install all required outdoor lighting.
  - e. Install all required sidewalks and trails.
  - f. Install stop signs, handicap signs, and building address signs as required by the city. One stop sign shall be installed at the intersection of the drive aisle exit from the site onto 11<sup>th</sup> Avenue. The applicant will coordinate the location and installation of the stop sign with the Public Works Department.
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 the 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. The director of community development may approve minor changes.

\_\_\_\_\_ by the Community Design Review Board of the City of Maplewood, Minnesota, on  
April 18, 2023.



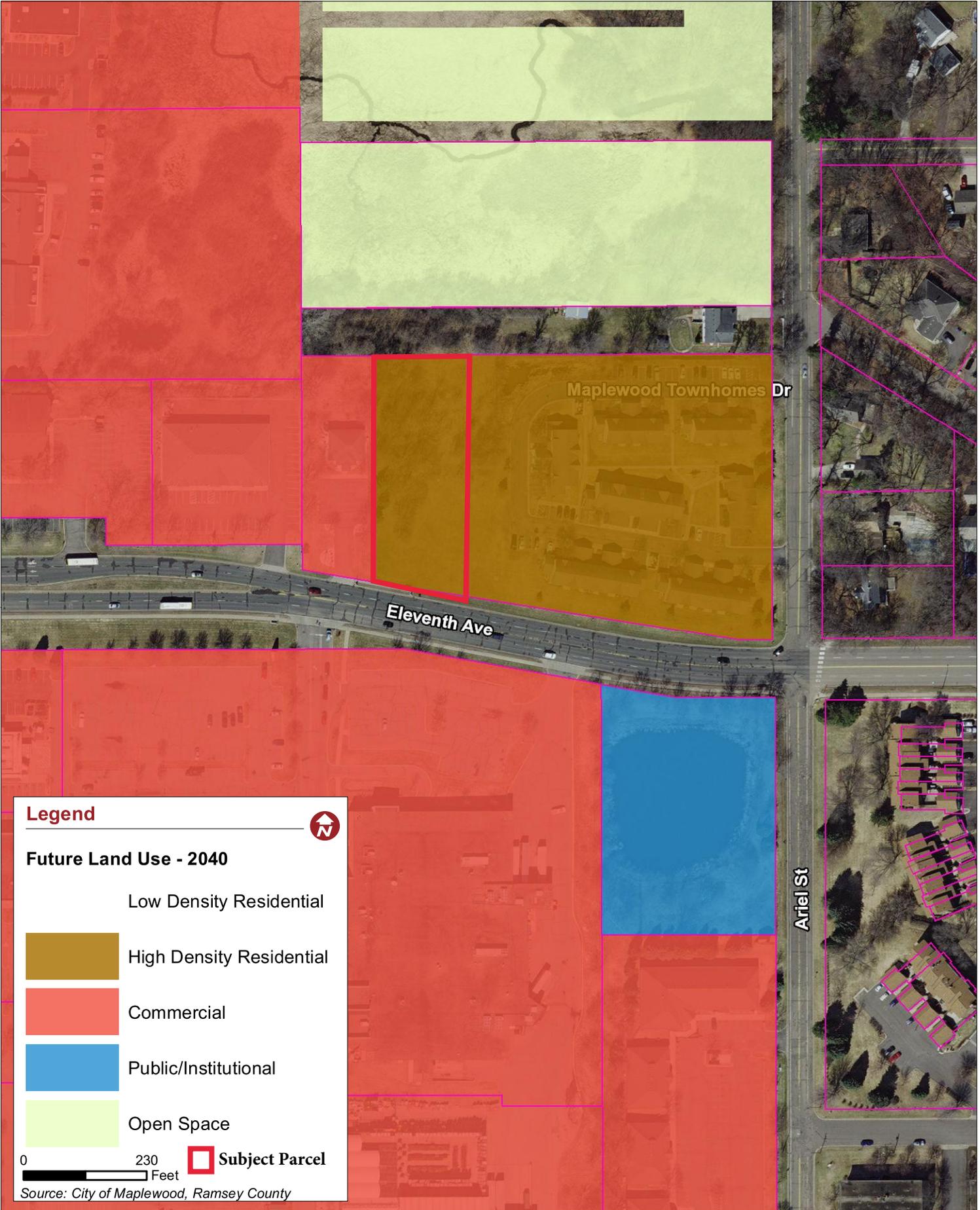
**Legend**

 N

 Subject Property

0 230 Feet

Source: City of Maplewood, Ramsey County



**Legend**



**Future Land Use - 2040**

Low Density Residential



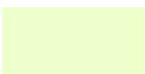
High Density Residential



Commercial



Public/Institutional



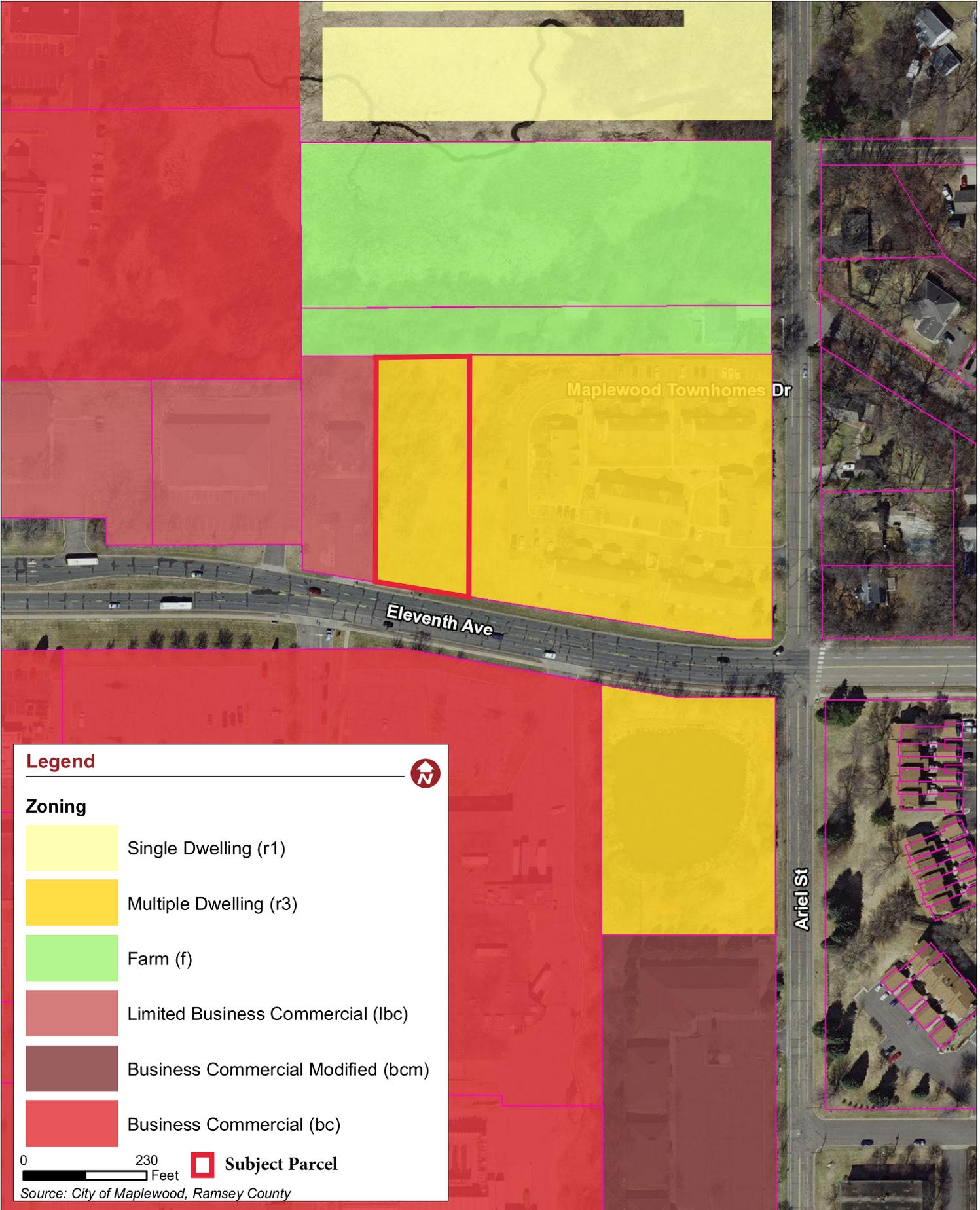
Open Space

0 230 Feet



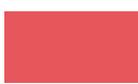
**Subject Parcel**

Source: City of Maplewood, Ramsey County

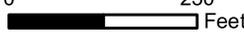


**Legend** 

**Zoning**

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

 **Subject Parcel**

0  230 Feet

Source: City of Maplewood, Ramsey County



## SIGNATURE.

Kennedy Property Development is proposing to develop 4, 4 unit, residential row style townhomes at the vacant lot at 11th Ave in Maplewood, PID #112922240029, which was successfully rezoned for high density residential use back in the end of 2022 by way of our Comprehensive Plan Amendment & Rezone proposal. In this design review plan, Kennedy Property Development will be building 16 total three-bedroom, three-bathroom single family units with attached 2 car garages. The townhomes we propose to develop will be called Kennedy Square, as the buildings themselves will create a square shape on the lot with two 4 unit buildings facing west and two 4 unit buildings facing east. (Building Plans included in Design Review). Our proposal for Kennedy Square Townhomes will create housing opportunities in alignment with the goals of the City of Maplewood Comprehensive Plan.

The current site is vacant and has remained vacant for quite some time. By successfully rezoning the land and including great transitional elements between the neighboring lots in the building design, it is our desire to advance this opportunity to collaborate with the City and begin developing Kennedy Square Townhomes in 2023.

The timing proposed for the development, Phase 1 (Units 1 - 8) of Kennedy Square is Spring 2023, where Units 1 - 8 will be available for homebuyers Spring 2024. We are estimating a 10-11 month construction timeline (See pg 12 & 13 of attached for detailed timeline.)

There will be a total of 32 parking stalls in front of each unit's garage and 8 visitor parking stalls in the development, within city requirements. Kennedy Property Development will be creating a Homeowner's Association for the development that offices at the developer's headquarters located at 842 Rice Street in Saint Paul.

The building exterior will be D4 lap vinyl siding and vinyl shake, which will provide long term durability with minimal required maintenance. Landscaping will be done in accordance with the City of Maplewood Standards using a combination of trees, shrubs, and grasses planted around the perimeter of the building and throughout the overall site. The design of the building is intended to create a transitional feel and modern craftsmanship between the neighboring buildings, as one neighboring building is commercial, while the other is residential.

Developer | Rashad Kennedy, Kennedy Property Development  
Realtor | Paige Severson, Signature Group (KW Integrity Lakes)

# Maplewood 16 Unit Townhome Development

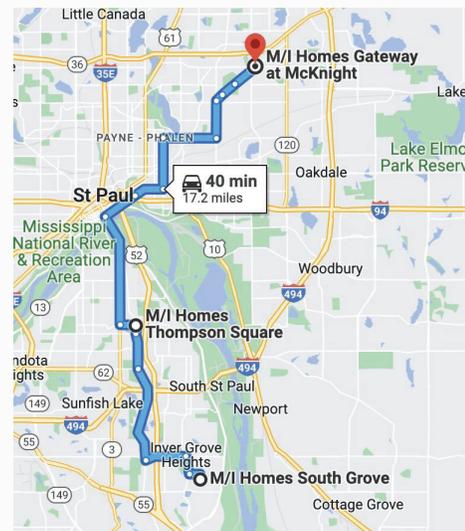
Developer | Rashad Kennedy, Kennedy Property Development  
Realtor | Paige Severson, Signature Group (KW Integrity Lakes)

- Phase One: Units 1-8, Buildings A & B - Available Spring 2024
- Phase Two: Units 9 - 16, Building C & D - Available Spring 2025

# National Builder Trends - Local Performance Indicators

## New Construction Row Style Townhome Developments

- M/I Homes - Thompson Square, West Saint Paul (Price TBD)
- M/I Homes - South Grove, Inver Grove Heights (Starting at \$369,990 | \$1,810/mo\* )
- M/I - Gateway at McKnight, North Saint Paul (Average Sales Price \$368,300)



# Maplewood Supply/Demand Economics

Maplewood Comprehensive Plan Statistics:

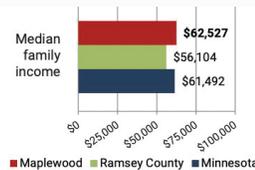
“While there was an increase in the percentage of attached single family units like row houses and townhomes from **8.7%** in 2000 to **13.5%** in 2015, single-family detached homes remain the predominant housing type at **58%**.”

“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).

The 3 bed/3 bath unit townhomes accommodate the city’s people per housing units noted in the plan. Additionally, our 16 units will contribute **9%** of the overall unit goal for the city’s Comprehensive Plan for increasing high density residential land use.  $(16/184=.086)$

# Economic Data from 2040 Maplewood Comprehensive Plan in Relation to Buyer Demand

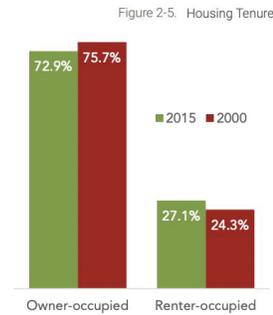
- » The City's educational attainment level increased since 2000 with 91% of residents 25 years and over holding a high school diploma or greater and 20% having a bachelor's degree. While the percentage with a high school diploma or greater is similar in Maplewood as Ramsey County and the State of Minnesota, the City does have lower rates of Bachelor's Degrees or higher (Maplewood 29%, Ramsey County 40%, and State of Minnesota 34%).
- » Median income levels were \$78,649 for households and \$62,527 for families in 2015. As shown in Figure 2-4, Maplewood's median income levels are higher than both Ramsey County and the State of Minnesota.



## Households

As shown in Figure 2-1, the number of households in Maplewood has steadily grown, though not at the same rate as population. Metropolitan Council projections estimate the City will add more than 5,000 households by 2040. Additional characteristics of Maplewood's households include:

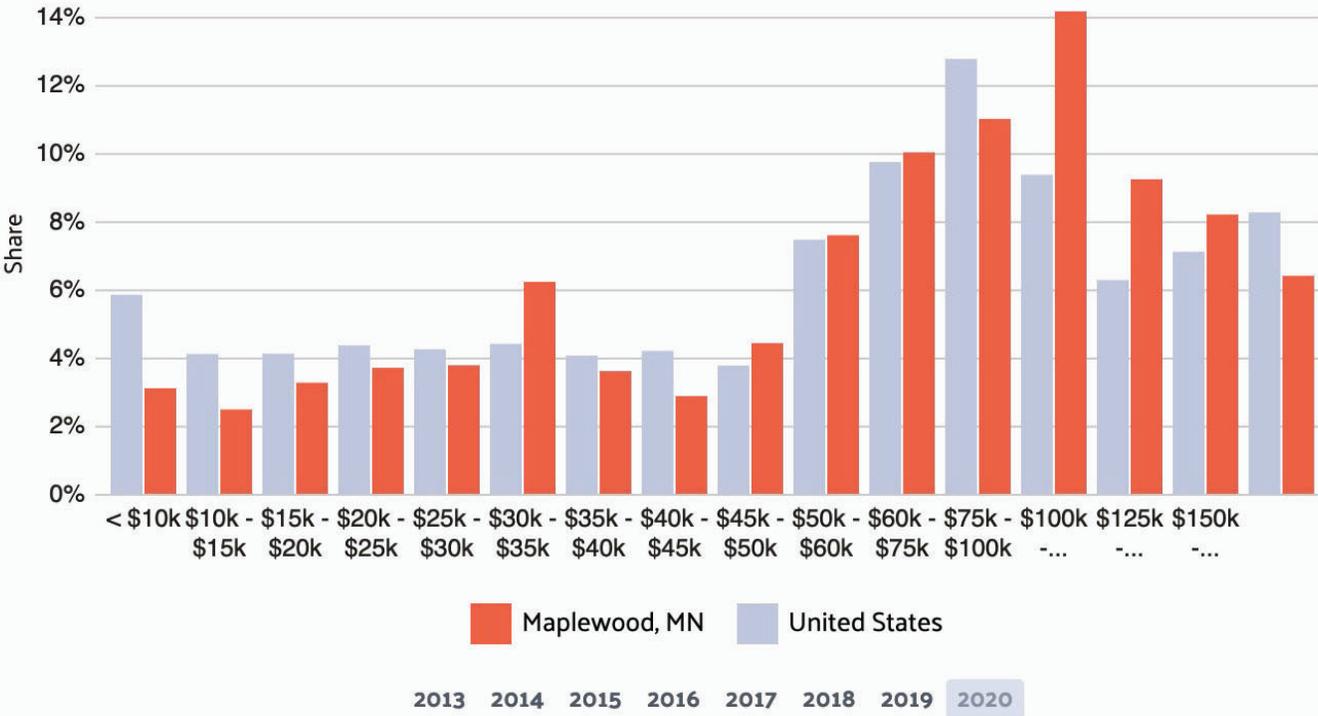
- » In contrast to other communities where there has been an increase in people living alone or with unrelated roommates, the percentage of family households in Maplewood has generally remained steady at 64%. Approximately 44% of all households have children in Maplewood.
- » While there was an increase in the percentage of attached single family units like rowhouses and townhomes from 8.7% in 2000 to 13.5% in 2015, single-family detached homes remain the predominant housing type at 58%.
- » Housing units are occupied by renters approximately 27% of the time and owners 73%. The percent owner occupied dropped 3 percent since 2000.
- » The City also saw the number of people per housing units remain steady between 2000 and 2015 at 2.5.



Sources Figures 2-1 - 2-5: Metropolitan Council, US Census, 2011-2015 American Community Survey

COMMUNITY PROFILE

# Maplewood Household Income Profile from DATA USA (2020)





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**LAWRENCE YUN**  
NAR CHIEF ECONOMIST

## INSTANT REACTION

### Inflation, January 12, 2023

"Inflation has been coming down. Mortgage rates will also, therefore, come down. The latest consumer price inflation of 6.45% in December is in the sixth consecutive month of deceleration after peak inflation of 9.1% in June 2022. Housing inflation due to rising rents is the one major item still showing acceleration but is soon expected to come down as well. Rents increased by 8.35% in December, its highest reading in more than 40 years. Private sector data in recent months have been pointing to near-zero rent growth in some major cities, and robust apartment construction will raise rental vacancy rates.

The overall inflation of 6.45% is still above the average hourly earnings of 4.6%. Therefore, a good majority of Americans are falling behind in their standard of living. Food prices are up 10.4%, including egg price gains of 60%, a daily reminder of the grind people face. Gasoline prices have fallen by 1% from a year ago, though still up 42% from pre-pandemic levels in March 2020.

The 30-year mortgage rate dropping under 6% is now a distinct possibility. The gate is beginning to open for homebuyers who got shut out in October and November when the rates went above 7%. However, there is still a housing shortage and not enough listings."



NAR Chief Economist Lawrence Yun said last week,

*"The 30 year mortgage rate dropping under 6% is now a distinct possibility. The gate is beginning to open for homebuyers who got shut out in October & November when the rates were above 7%. However, there is still a housing shortage and not enough listings."*



narresearch



**NADIA EVANGELOU**  
NAR Senior Economist &  
Director of Forecasting

## INSTANT REACTION

Mortgage Rates: January 12, 2023

"Following market trends, mortgage rates dropped this week. According to Freddie Mac, the average rate on a 30-year fixed mortgage fell to 6.33% from 6.48% the previous week. Rates moved closer to 6% as inflation slowed further in December for the sixth straight month. Since their latest peak in mid-November, mortgage rates have decreased by 0.75 percentage points.

The beginning of the new year allows people to start over again and set their resolutions for the year. One of those resolutions may be buying a home. This downward trend of mortgage rates gives a scrap of hope for many home buyers for the months ahead. With a 6% rate instead of 7%, buyers pay about \$2,700 less every year on their mortgage. As a result, owning a home becomes affordable to about 1.4 million more renters and 4.3 million more homeowners. This could bring more buyers back to the market, boosting demand for housing and increasing market competition.

Nevertheless, it's not just affordability that's a roadblock. There's also a persistent shortage of homes. Historically, a 6-month supply is necessary for a normal market with enough homes available for active buyers. However, there's a 3-month supply of homes at the current sales pace. Even with 1.1 million homes available for sale, buyers still have difficulty finding a home to purchase."



- The November/December 2022 interest rates of 7% interest rate had buyers paying about \$2,700 more per year to their mortgage.
- Now, with rates closer to 6% interest rates, owning a home becomes affordable to about 1/4 million renters and 4.3 million homeowners.



# Marketing Strategy

## Custom Website

- About the Builder & Development/Community
- Lead Capture direct Agent follow-up & nurture
- BuilderTrend Integration
- Live Opportunity/Availability Updates
- Photo/Video Tours

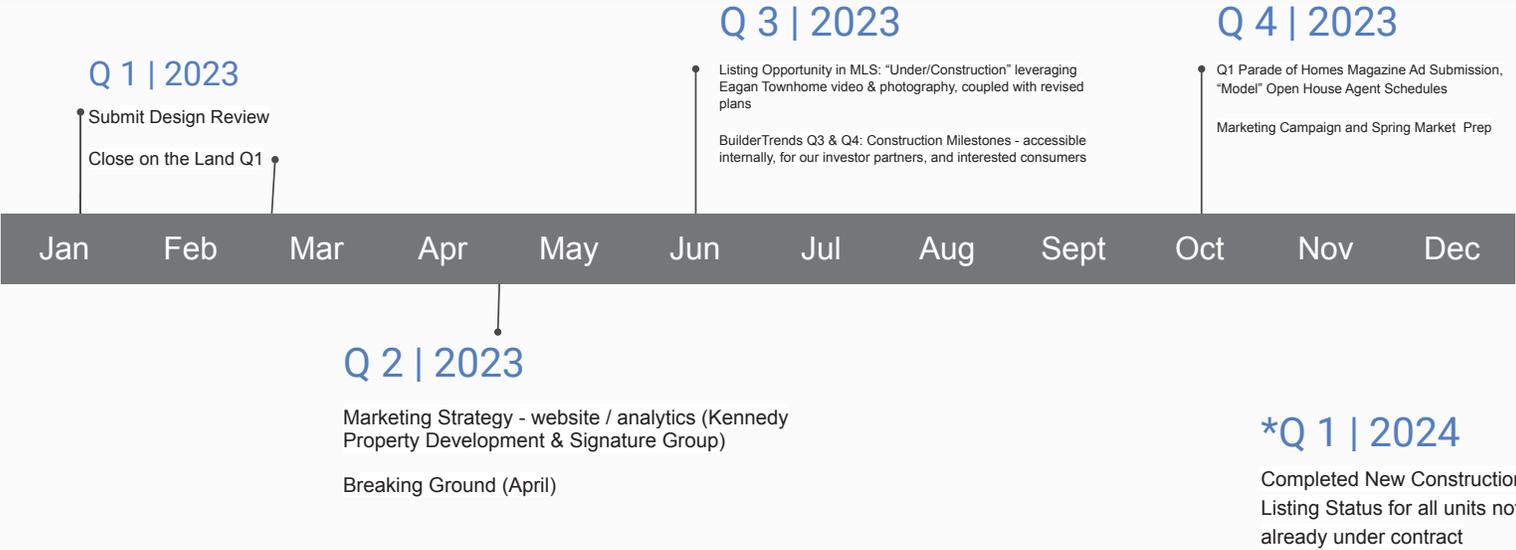
## MLS

- "Under Construction" Status
- "Completed New Construction" Status

## Spring 2024 Parade Of Homes

# Milestones

An Overview of the Process



# \*10 - 11 Month Construction

*Strategically Targeting Spring Market 2024*

## Timeline & Breakdown

### Staggering Construction

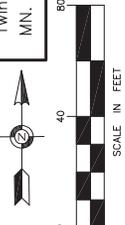
- *Buildings A & B will be built as Phase One of the Development (Units 1-8) Move-In/Available Spring 2024*
- *Buildings C & D will be built as Phase Two (Units 9 - 16) Move-In/Available Spring 2025*

*Consumers will be able to reserve or "hold" future Phase Two units with a \$2,500 deposit (broker trust account) & have the option to discuss interior selections with KPD designer*

*Phase One opportunities will be available to buyers in the MLS as "Under Construction" opportunities so that we may go under contract prior to completion*

# SITE AND DIMENSION PLAN

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN. Toll Free 1-800-252-1166



- LEGEND**
- DENOTES FOUND PROPERTY IRON
  - DENOTES BOUNDARY LINE
  - - - DENOTES LOT LINE
  - - - DENOTES SETBACK LINE
  - 999.99 DENOTES EXISTING SPOT ELEVATION
  - 999 DENOTES CONCRETE SURFACE
  - 999 DENOTES EXISTING CONTOUR LINE
  - 999 DENOTES BITUMINOUS SURFACE
  - 999 DENOTES TREE LINE
  - 999 DENOTES DECIDUOUS TREE
  - 999 DENOTES CHAINLINK FENCE
  - (M) DENOTES MEASURED DISTANCE
  - (P) DENOTES PLATTED DISTANCE
  - DENOTES SANITARY MANHOLE
  - DENOTES STORM CATCH BASIN (SQUARE)
  - DENOTES DRAINAGE FLOW
  - DENOTES UG ELECTRIC
  - DENOTES UG CABLE COMCAST TV
  - DENOTES UG CABLE CENTURULINK TV
  - DENOTES UG CABLE
  - DENOTES STORM SEWER
  - DENOTES SANITARY SEWER
  - W DENOTES WATER LINE

- PROPOSED LEGEND**
- DENOTES PROPOSED TOWNHOMES
  - DENOTES PROPOSED BITUMINOUS DRIVEWAY
  - DENOTES PROPOSED CONCRETE SIDEWALK
  - DENOTES PROPOSED BITUMINOUS ROAD
  - DENOTES PROPOSED CONCRETE ROAD
  - DENOTES PROPOSED TRAFFIC FLOW
  - DENOTES PROPOSED DRAINAGE FLOW

- NOTES**
1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
  2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED.
  3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
  4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES. THIS SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBRANCES OF RECORD.
  5. EXISTING UTILITIES AND SERVICES SHOWN HEREON WERE EITHER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAINED FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.



**BUILDING SETBACKS**  
 ZONING: LBC = LIMITED BUSINESS  
 COMMERCIAL

**REFERENCE BENCHMARK**  
 ELEVATION = 965.72 (NAVD 88) MINDOT DISK  
 6211.

**LEGAL DESCRIPTION**  
 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 1/4 in Section 11, Township 29, Range 22, (subject to road)

**PROPOSED HARDCOVER**

PROPOSED TOWNHOMES	11,328 SQ.FT.
PROPOSED CONCRETE SIDEWALK	1,168 SQ.FT.
PROPOSED BITUMINOUS DRIVEWAYS	5,072 SQ.FT.
PROPOSED BITUMINOUS PARKING	684 SQ.FT.
PROPOSED BITUMINOUS ROAD	8,887 SQ.FT.
TOTAL IMPERVIOUS AREA	27,139 SQ.FT.
TOTAL LOT AREA	48,436 SQ.FT.
PROPOSED HARDCOVER	56.0 %

**EXISTING HARDCOVER**

TOTAL IMPERVIOUS AREA	0 SQ.FT.
TOTAL LOT AREA	48,436 SQ.FT.
EXISTING HARDCOVER	0%

NO.	DATE	DESCRIPTION	BY

**SITE AND DIMENSION PLAN**  
 LOCATION: XXXX 11TH AVENUE  
 MAPLEWOOD, MN 55108-9149

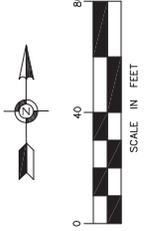
DATE: 03/23/2023  
 Vlado Surkovic  
 VLADIMIR SURKOVIC L.S. NO. 29105

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

**EDS**  
 ENGINEERING DESIGN & SURVEYING  
 1400 W. WYOMING AVE. SUITE 100  
 OFFICE: (763) 545-2800 FAX: (763) 545-2801  
 EMAIL: info@edsnm.com WEBSITE: http://edsnm.com

# LANDSCAPE PLAN

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN. Toll Free 1-800-252-1166



- LEGEND**
- DENOTES FOUND PROPERTY IRON
  - DENOTES BOUNDARY LINE
  - DENOTES LOT LINE
  - DENOTES SETBACK LINE
  - X999.09 DENOTES EXISTING SPOT ELEVATION
  - DENOTES EXISTING CONTOUR LINE
  - 999 DENOTES EXISTING CONTOUR SURFACE
  - DENOTES BITUMINOUS SURFACE
  - DENOTES TREE LINE
  - DENOTES DECIDUOUS TREE
  - DENOTES CHAINLINK FENCE
  - DENOTES MEASURED DISTANCE
  - (P) DENOTES PLATTED DISTANCE
  - DENOTES SANITARY MANHOLE
  - DENOTES STORM CATCH BASIN (SQUARE)
  - DENOTES DRAINAGE FLOW

- PROPOSED LEGEND**
- DENOTES PROPOSED TOWNHOMES
  - DENOTES PROPOSED BITUMINOUS DRIVEWAY
  - DENOTES PROPOSED CONCRETE SIDEWALK
  - DENOTES PROPOSED BITUMINOUS ROAD
  - DENOTES PROPOSED CONCRETE ROAD
  - DENOTES PROPOSED TRAFFIC FLOW
  - DENOTES PROPOSED DRAINAGE FLOW

**PROPOSED HARDCOVER**

PROPOSED TOWNHOMES	11,328 SQ.FT.
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PROPOSED BITUMINOUS ROAD	8,887 SQ.FT.
TOTAL IMPERVIOUS AREA	27,139 SQ.FT.
TOTAL LOT AREA	48,436 SQ.FT.
PROPOSED HARDCOVER	56.0 %

**REFERENCE BENCHMARK**  
 ELEVATION = 945.72 (NAVD 88) MINDOT DISK  
 \*6211\*.

**LEGAL DESCRIPTION**  
 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 1/4 in Section 11, Township 29, Range 22 (subject to road) Ramsey County, Minnesota, according to the recorded plat thereof.

PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	CONT
1 DECIDUOUS TREES	6	COMMON NAME	BOTANICAL NAME	CONT
2 DECIDUOUS TREES	8	SILVER MAPLE	ACER SACCHARINUM	15' DA-8.8
3 CONIFEROUS TREES	6	WHITESPRUCE	BOTANICAL NAME	CONT
4 CONIFEROUS TREES	6	NORTHERN WHITE CEDAR	THIA OCCIDENTALIS	12' POT
5 SHRUB	30	GOLDFLAME SPIREA	SPYRA ALBANDA 'GOLDFLAME'	CONT
6 SHRUB	26	PINK REBLOOMING WEIGALA	FLORIDA BOO-BACOPIN	12' POT
TOTAL	82			

- PROPOSED LEGEND**
- DENOTES TREE TO BE REMOVED
  - DENOTES PROPOSED SWAMP WHITE OAK TREE
  - DENOTES PROPOSED SILVER MAPLE TREE
  - DENOTES PROPOSED WHITE SPRUCE TREE
  - DENOTES PROPOSED NORTHERN WHITE CEDAR TREE
  - DENOTES PROPOSED GOLDFLAME SPIREA SHRUB
  - DENOTES PROPOSED PINK REBLOOMING WEIGALA SHRUB

**BUILDING SETBACKS**  
 ZONING: LBC = LIMITED BUSINESS  
 COMMERCIAL

**EDS ENGINEERING DESIGN & SURVEYING**  
 425 W. WASHINGTON AVENUE  
 OFFICE: (763) 545-2800 FAX: (763) 545-2801  
 EMAIL: info@edsdm.com WEBSITE: http://edsdm.com



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Vlad Surveer*  
 VLADIMIR SURVEER L.S. NO. 29105 DATED: 03/23/2023

**LANDSCAPE PLAN**  
 LOCATION: XXXX, 11TH AVENUE  
 MAPLEWOOD, MN 55108-9149

FIELD WORK DATE: 08/19/2022  
 DRAWN BY: IS  
 PROJECT NO.: 22-142  
 FIELD BOOK NO.: EDS-15  
 CHECKED BY: VS  
 SHEET NO. C10

NO.	DATE	DESCRIPTION	BY







**Engineering Plan Review**

**PROJECT:** 11<sup>th</sup> Avenue Townhomes

**PROJECT NO:** 22-31

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

**DATE:** 4-7-2023

**PLAN SET:** Civil plans dated March 23, 2023

**REPORTS:** None

The applicant is seeking a design review to construct a 16-unit townhome development on a vacant lot on 11<sup>th</sup> Avenue.

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.
- 5) The 100-Year High-Water Level (HWL) for the proposed infiltration trench shall be shown on the plans. The finished floor elevation of the townhomes shall be at a minimum 2-feet higher than the 100-year HWL within the infiltration trench system and a minimum of 1-foot higher than the emergency overflow elevation.
- 6) An emergency overflow for the infiltration trench shall be depicted on the plans.

- 7) Geotechnical (soil boring) information shall be provided to support infiltration rates utilized in hydraulic calculations.

#### Grading and Erosion Control

- 8) A grading and erosion control plan shall be submitted for review.
- 9) 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

- 10) 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 11<sup>th</sup> Avenue. All requirements of SPRWS shall be met.
- 11) 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.

#### Other

- 12) 11<sup>th</sup> 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.
- 13) The Civil plans and stormwater management plan shall be signed by a Civil Engineer licensed in the State of Minnesota.

#### 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.

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

- END COMMENTS -

# Environmental Review

**Project:** Kennedy Square Townhomes

**Date of Revised Plans:** March 23, 2023

**Date of Review:** April 10, 2023

**Location:** XXXX 11<sup>th</sup> Avenue East  
Property ID 112922240029

**Reviewer:** Shann Finwall, Environmental Planner  
651-249-2304, [shann.finwall@maplewoodmn.gov](mailto:shann.finwall@maplewoodmn.gov)

Carole Gernes, Natural Resources Coordinator  
651-249-2416, [carole.gernes@maplewoodmn.gov](mailto:carole.gernes@maplewoodmn.gov)

**Project Background:** The applicant proposes constructing 16 townhome units divided into four separate buildings on a 1.11-acre vacant lot located east of 1975 11<sup>th</sup> Avenue East and west of 2451 Aerial Street North. The applicant must comply with the City's tree preservation ordinance and landscape policies.

## Tree Ordinance

1. Tree Preservation Ordinance:
  - a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree of the following size: hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter.
  - b. Specimen Trees: A specimen tree is defined as a healthy tree of any species that is 28 inches in diameter or greater.
  - c. Tree Replacement: If greater than 20 percent of significant trees are removed, tree replacement is based on a calculation of significant trees located on the site and significant trees removed. Credits are given for all specimen trees that are preserved. If less than 20 percent of significant trees are removed, tree replacement is based on a calculation of one 2-caliper inch replacement tree per significant tree removed.
  - d. Tree Replacement: The tree standards require that as many replacement trees be planted on the site as possible. An applicant can pay into the City's tree fund at a rate of \$60 per caliper inch for trees that cannot be planted on site. The City uses the tree fund to manage trees in parks and within the right-of-way.
2. Tree Impacts: There are 81 significant trees on site for a total of 634 caliper inches. The applicants propose to remove 58 trees for a total of 456 caliper inches. That represents 72 percent tree removal.
3. City Code Requirements: City code requires 355 caliper inches of replacement trees on the site (which equals 177 – 2 caliper inches of replacement trees).

4. Proposed Tree Replacement: The landscape plan shows 26 new trees ranging in size from 2 to 2.5 caliper inches, totaling 59 caliper inches of replacement trees. This is 296 caliper inches less than city code requirement (355 caliper inches of required replacement trees – 59 caliper inches of proposed replacement trees = 296 caliper inches less than city code requirement).
5. Tree Recommendations:
  - a. Prior to issuance of a grading permit, the applicant must submit the following:
    - 1) Revised Tree Preservation Plan: The number and size of trees on the site and removed is indicated on the tree preservation plan. However, the final tree calculation based on the City of Maplewood's Tree Preservation Ordinance was not included. Please detail the following:
      - a) Total caliper inches of significant trees on the site.
      - b) Total caliper inches of significant trees removed.
      - c) Tree replacement calculation based on the City of Maplewood Tree Preservation Ordinance.
    - 2) Revised Landscape Plan:
      - a) Additional Trees: The revised landscape plan must identify 296 caliper inches of additional trees on the site. Alternatively, the applicant can pay into the City's tree fund (see below).
      - b) Maple Trees: Maplewood's tree canopy consists of over 20 percent maples. To prevent future diseases from wiping out the same species or genera of trees, Maplewood discourages planting of maples and stands of identical species in a concentrated area or rows. Replace all of the maples with a mix of other climate resilient trees such as
        1. Ironwood, *Ostrya virginiana*
        2. Hackberry, *Celtis occidentalis*
        3. Dutch-Elm Disease resistant selection of American elm, *Ulmus Americana*, such as St. Croix, Prairie Expedition, or New Harmony
        4. American basswood (Linden), *Tilia americana*
      - c) Spruce Trees: Spruce trees contribute to over 20 percent of Maplewood's tree canopy. Replace or reduce the spruce trees with a mix of the deciduous trees mentioned above.
      - d) Unless needed for screening, staff recommends relocating the conifers on the north side of the property for energy conservation, rather than the east and west. This will allow sunlight to reach the buildings in the winter.
    - 3) Tree Planting and Maintenance:

- a) Planting trees to the root flare is too deep and will result in strangling/ encircling roots. Trees should be planted using recommendations found in the MN DNR Pocket Guide to Tree Planting to prevent growth of strangling encircling roots and ensure long term tree survival. Remove excess soil from the top of the tree container or root ball until the top of the first major root is exposed. Plant to a depth where the top of the first large lateral root is visible. No more than three inches of mulch is recommended, and it should not touch the tree trunk. Root-bound containerized trees and shrubs should be box-cut before planting.
  - b) Tree stakes should be made from a flexible material, such as reinforced fiberglass to build tree trunk strength.
- 4) Escrow: The applicant must submit a tree escrow in the amount of \$60 per caliper inch of trees to be replaced on the site. The escrow will be released once the trees are planted with a one-year warranty.
  - 5) Tree Fund: The applicants can pay into the City's tree fund at a rate of \$60 per caliper inch of replacement tree that cannot be planted on site. If no additional trees are planted, the applicant would owe the City's tree fund \$23,880 (355 caliper inches of required replacement trees – 59 caliper inches of proposed replacement trees = 296 caliper inches of trees not planted on the site x \$60 = \$17,760).

### Landscape Policies

Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

#### Landscaping Recommendations:

1. Prior to issuance of a grading permit, submit a revised landscape plan with the following changes:
  - a) Identify that all plants are systemic-insecticide free plants in order to protect pollinators and other wildlife.
  - b) Replace Goldflame spirea. This plant is a cultivar of Japanese spirea, which is invasive. Replace with a diversity of native pollinator-supporting shrubs such as New Jersey tea, *Ceanothus americanus*; native bush honeysuckle, *Diervilla lonicera*; a blueberry cultivar, *Vaccinium ssp*; or monarch supporting perennial such as Butterfly-weed, *Asclepias tuberosa*. Planting a mix of these species rather than 30 of the same species will also help prevent the spread of plant pests and diseases.
  - c) Reduce the number and/or replace Weigela. This plant is not invasive, but fewer should be planted to increase diversity and prevent the spread of pests and diseases.