



Rashad Kennedy, Kennedy Property Development addressed the board and answered questions from the Board.

Boardmember Shankar made a friendly amendment that is reflected in the motion below in bold and underlined.

Boardmember moved 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 (**changes to the staff conditions are underlined and in bold**).

## 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.
14. **Prior to approval the applicant shall:**
- a. **Add three-foot-high concrete masonry or stone wainscot on all four sides of the building, excluding where doors are located**
  - b. **Add trim just below the balcony, and extend this on all four sides of the building, excluding the garage elevation.**
  - c. **Resubmit plans to include these changes and show the inclusion of gutters.**

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

## **2. Design Review, Multifamily Residential Project, 1310 Frost Avenue East**

Michael Martin, Assistant Community Development Director, presented the Design Review, Multifamily Residential Project, 1310 Frost Avenue East and answered questions from the board.

Justin Fincher, JB Vang Partners, Inc, addressed the board and answered questions.

Chairperson Kempe moved to approve a resolution for design review approving a four-story, 65-unit multifamily apartment project to be constructed at 1310 Frost Avenue East.

### **DESIGN REVIEW RESOLUTION**

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

Section 1. Background.

- 1.01 Ashley Bisner, of JB Vang, has requested approval of design review to permit a four-story multifamily building.
- 1.02 The property is located at 1310 Frost Avenue East and is legally described as:
- 1.03 PIN: 152922320076. Lots 1, 2, 3, 4, 5, 6, and 7, except the South 7 feet of said Lot 7, Block 3, Gladstone, according to the recorded plat thereof, together with the vacated Ridge Street adjacent, Ramsey County, Minnesota. Abstract Property

Section 2. Site and Building Plan Standards and 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. City Council Action.

- 3.01 The above-described site and design plans are hereby approved 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 design plans date-stamped March 31, 2023. Approval is subject to the applicant doing the following:
  - 1. Obtain a conditional use permit from the city council for this project.
  - 2. Repeat this review in two years if the city has not issued a building permit for this project.
  - 3. All requirements of the fire marshal and building official must be met.
  - 4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated April 10, 2023.
  - 5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated April 11, 2023.
  - 6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
  - 7. Rooftop vents and equipment shall be located out of view from all sides of the property.

8. Any identification or monument signs for the project must meet the requirements of the city's mixed-use sign ordinance. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
9. 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.
  - b. A revised landscape plan that details screening along the south property line that meets city code requirements.
  - c. A revised photometric plan that meets city code requirements.
10. 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.
11. 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 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.
  - c. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Boardmember Oszman

Ayes – All

The motion passed.

### **3. Zoning Code – Sign Code Regulations Discussion**

Rita Trapp, HKGi, presented the Zoning Code – Sign Code Regulations Discussion and answered questions from the board.

**F. UNFINISHED BUSINESS**

None

**G. BOARD PRESENTATIONS**

None

**H. STAFF PRESENTATIONS**

None

**I. VISITOR PRESENTATIONS**

None

**J. ADJOURNMENT**

Boardmember Shankar moved to adjourn the meeting at 7:29 p.m.

Seconded by Boardmember Oszman

Ayes – All

The motion passed.