



Boardmember Shankar moved to approve a resolution for design review approving two building additions to be constructed at 3090 Maplewood Drive North.

## DESIGN REVIEW RESOLUTION

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

### Section 1. Background.

1.01 Jack Grotkin, RJ Ryan Construction Inc., on behalf of Kline Nissan has requested approval design review to construct two building additions associated with the service and parts function of the car dealership.

1.02 The property is located at 3090 Maplewood Drive and is legally described as:

PIN: 03-29-22-33-0022 – Tract “A”, Registered Land Survey No. 15, on file in the office of the Registrar of Titles within and for said County, except that part lying easterly of a line beginning at a point on the north line of said Tract 1494.91 feet west of the northeast corner of said Tract; thence southeasterly at an angle of 56 degrees, 43 minutes with said north line 445.39 feet; thence at an angle of 79 degrees 39 minutes to the right 188.7 feet to a point on the south line of said Tract 1303.88 feet west from the southeast corner of said Tract, Ramsey County, Minnesota. Torrens Certificate Number: 171003.

### 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 June 1, 2023. Approval is subject to the applicant doing the following:

#### 3.02

1. Obtain a conditional use permit amendment 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 fire marshal and building official requirements must be met.
4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated May 22, 2023.
5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated June 8, 2023.
6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
7. 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. Elevation drawings of any roof-top or exterior building mechanical equipment for review and approval and, if necessary, the inclusion of required screening.
8. 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.
9. 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.
10. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

## **2. Design Review Resolution, M-Health Fairview-St. John's, 1575 Beam Avenue East**

Elizabeth Hammond, Planner, presented the Design Review Resolution, M-Health Fairview-St. John's, 1575 Beam Avenue East, and answered questions from the Board.

Danielle Gathje, M-Health Fairview, addressed the board and answered questions.

Kyle Weisman, HGA, addressed the board and answered questions.

Boardmember Oszman moved approve a resolution for design review, approving a 7,000 square foot addition to the existing St. John's Hospital campus to be constructed at 1575 Beam Avenue, subject to conditions of approval.

## DESIGN REVIEW RESOLUTION

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

### Section 1. Background.

1.01 M-Health Fairview has requested design review approval.

1.02 The property is located at 1575 Beam Avenue East and is legally described as:

PIN: 032922130014 – The Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 22 West, Ramsey County, Minnesota, according to the Government Survey thereof except the following parcels:

The East 40.00 feet of said Southwest Quarter of the Northeast Quarter lying northerly of the South 660.00 feet thereof.

Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter, being the center of said Section 3, said point being marked by a Ramsey County monument; thence along the west line of said Southwest Quarter of the Northeast Quarter, North 00 degrees 01 minutes 40 seconds East, assumed basis of bearing, a distance of 703.29; thence on a bearing of East 437.93 feet to the point of beginning; thence continuing on a bearing of East 264.24 feet; thence on a bearing of South 124.13 feet; thence on a bearing of West 264.24 feet; thence on a bearing of North 124.13 feet to the point of beginning.

Subject to easements of record.

### 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 Review Process and Council Action.

- 3.01 On June 20, 2023, the community design review board held a public meeting and reviewed this request. Staff sent notice to surrounding property owners. The applicant was provided the opportunity to present information. The board approved the project plans.
- 3.02 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 June 2, 2023. Approval is subject to the applicant doing the following:
1. Obtain a conditional use permit amendment 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, city engineer, and building official must be met.
  4. Satisfy the requirements outlined in the engineering review authored by Jon Jarosch, dated June 9, 2023.
  5. Satisfy the requirements outlined in the environmental review authored by Shann Finwall, dated June 13, 2023.
  6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
  7. All work shall follow the approved plans. The director of community development may approve minor changes.
  8. All rooftop vents and site mechanical equipment shall be screened on all sides.

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

### **3. Design Review Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East**

Elizabeth Hammond, Planner, presented the Design Review Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East, and answered questions from the Board.

Joan Bennet, Beacon Interfaith, addressed the board and answered questions.

Kate Blum-Wise, Pope Design Group, addressed the board and answered questions.

Trisha Kauffman, Solid Ground, addressed the board and answered questions.

An unidentified Resident addressed the board and spoke on the project.

Boardmember Oszman moved to approve a resolution for design review approving a three-story, 40-unit multifamily apartment building to be constructed at 1375 Frost Avenue East, subject to conditions of approval.

## **DESIGN REVIEW RESOLUTION**

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

Section 1. Background.

- 1.01 Beacon Interfaith Housing Collaborative has requested approval of a design review to construct a three-story, 40-unit multifamily building.
- 1.02 The property is located at 1375 Frost Avenue East and is legally described as:
- 1.03 PIN: 152922230023, 152922230087, 152922230024, 152922230094  
Lots 13, 14, 15, 16, 17, 18 and 19 except the North 15 feet of Lot 19, Block 11, Gladstone, together with that part of the vacated alley adjacent thereto which accrued thereto by reason of vacation thereof, Ramsey County, Minnesota; AND (Parcel 1, Per Commitment 66965-1) Lot 4, except the North 14.25 feet thereof, also all of Lots 5, 6, 7, 8, and 9, Lunn's Rearrangement of Lots 7 to 12, inclusive, Block 11, Gladstone, together with that portion of vacated alley in Lunn's Rearrangement accruing thereto, and together with that portion of vacated alley in Block 11, Gladstone, accruing thereto, all according to the plat thereof on file and of record in the Office of the County Recorder in and for 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 May 24, 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, city engineer, and building official must be met.
  3. Satisfy the requirements in the engineering review authored by Jon Jarosch, dated June 6, 2023.

4. Satisfy the requirements and update the site plans as outlined in the environmental review authored by Shann Finwall, dated June 12, 2023.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. Rooftop vents and equipment shall be located out of view from all sides of the property.
7. This resolution approves a parking waiver for (20) parking stalls.
8. This approval does not include signage. Any identification or monument signs for the project must meet the city's mixed-use sign ordinance requirements, and the applicant must apply for a sign permit before installation. The proposed monument sign on the corner of Clarence Street and Frost Avenue must achieve the sight visibility requirements for street intersections. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
9. Before 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.
  - c. A revised tree survey plan and tree protection plan.
  - d. A detailed community garden plan.
  - e. A revised existing site and removal plan.
  - f. A revised photometric plan that meets city code requirements.
  - g. Additional bicycle parking must be incorporated near the building entrance, patio, and playground spaces. This should be added to the site plan for staff review.
  - h. The applicant shall install a stop sign at the exit from the site. This shall be added to the site plan and reviewed by the city engineer before installation.
  - i. The applicant shall submit updated elevations and perspective renderings: the updated plans must identify the percentages of each proposed building material for all sides of the building. The renderings must illustrate the segment length of the building façade along the east side of the building.
  - j. The applicant must provide additional screening and landscaping along the west and north property line within the setback areas – specifically along the property line directly west of the playground and along the property line directly east of the community garden space. The updated landscape plan should be submitted to staff for approval before issuing a building permit.
  - k. The applicant shall submit to city staff a copy of an executed shared parking agreement for 21 parking spaces with the Philippine Center of Minnesota, located at 1380 Frost Avenue.
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.
12. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

**F. UNFINISHED BUSINESS**

None

**G. BOARD PRESENTATIONS**

Chairperson Kempe spoke on the new e-packets and requested print-outs of project elevations.

**H. STAFF PRESENTATIONS**

None

**I. VISITOR PRESENTATIONS**

None

**J. ADJOURNMENT**

Chairperson Kempe moved to adjourn the meeting at 6:42 p.m.

Seconded by Boardmember Shankar

Ayes – All

The motion passed.