

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

- 1.01 Arizona Partners has requested approval of design review to construct a coffee shop with a drive-up food and beverage window on the property located at 1715 Beam Avenue East.
- 1.02 The property is located at 1715 Beam Avenue East with PIDs of 03-29-22-14-0006 and 03-29-22-14-0015.

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. 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 November 6, 2024.
 - 4. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated November 12, 2024.
 - 5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

6. Rooftop vents and any mechanical equipment shall be hidden from view from all sides of the property and screened as required by city ordinance.
7. This approval does not include signage. Any signs for the project must meet the city's ordinance requirements, and the applicant must apply for a sign permit before installation.
8. 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. The applicant must incorporate the requirements outlined in the environmental review and submit an updated tree and landscape plan.
 - c. Submit proof that Ramsey County has recorded the lot division that creates the parcel of property that this building will be within.
 - d. **Trash enclosure elevations with compatible materials and colors must be submitted to staff for approval.**
9. 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.
10. 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.
11. 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

None

H. STAFF PRESENTATIONS

None

I. VISITOR PRESENTATIONS

None

J. ADJOURNMENT

Vice Chairperson Oszman moved to adjourn the meeting at 6:20 p.m.

Seconded by Boardmember Lamers

Ayes – All

The motion passed.