

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 Verizon Wireless has requested approval of design review to permit a 125-foot communications tower.

1.02 The property is located at 1210 Sterling Street South and is legally described as:

PIN: 132822430022. The South seventy- four feet (S. 74') of the West Half of the Southeast Quarter (W 1/2 of SE 1/4) of Section 13, Township 28, Range 22, lying North of the South twenty-five (S. 25) acres, East of Sterling Street, and West of State Trunk Highway 494, it being the intention of the granters to convey a seventy-four foot (74') strip immediately to the North of the South twenty-five (S. 25) acres of the West Half of the Southeast Quarter (W 1/2 of SE 1/4) of Section 13, Township 28, Range 22.

AND

Outlot A, HIGHWOOD ESTATES NO. 2, according to the recorded plat thereof.

AND

That portion of the SW 1/4 of the SE1/4 of Sec. 13, T. 28, R.22, according to the Government Survey thereof, described as follows: Commencing at the SE corner of the SW 1/4 of the SE 1/4 of said Sec. 13, thence N. 50 rods, thence W. 80 rods to the Quarter Sec. line, thence S. 50 rods to the Sec. line, thence E. along the sec. line 80 rods to the place of beginning, being 25 acres, more or less.

Less and Except that portion of the property conveyed by the following: As referred to in Warranty Deed recorded as Instrument No. 2717756: The east one-half of Sterling Street right-of-way that is located in the south half of Section 13, Township 28, Range 22 which is south of the south line of the following- described property and south of the (easterly) extension of said south line: the north 487.99 feet of the SW 1/4 of the SE 1/4 of Section 13, Township 28, Range 22.

AND

Outlet A, Maplewood Highlands, Ramsey County, Minnesota according to the recorded plat thereof.

As referred to in Warranty Deed recorded as instrument No. 2718516:

That part of the South 180.00 feet of the West 233.00 feet of the Southwest Quarter of the Southeast Quarter of Section 13, Township 28, Range 22, Ramsey County, Minnesota lying East of the West 33.00 thereof.

Ramsey County
Abstract Property

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) and 44-1327(13) 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. Obtain a conditional use permit approval 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 city engineer, fire marshal and building official must be met.
4. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. Submit a tree plan showing the size, species, and location of all significant trees within the disturbed area. A significant tree is any hardwood tree six diameter inches or larger, conifer tree eight diameter inches or larger, and softwood tree 12 diameter inches or larger. The plan must show which trees will be removed with the development of the monopole or how the trees near the project will be preserved. If significant tree removal is proposed, the plan must show tree replacement per the City's tree ordinance.
 - b. Submit a landscape plan to show tree replacement if necessary and how the tower and ground equipment will be screened per the City's antenna and tower ordinance.
 - c. 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.
5. 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 use of the building is in the fall or winter or within six weeks of occupancy of the building if use is in the spring or summer.

- 6. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Boardmember Lamers

Ayes – All (via roll call)

The motion passed.

This item will go to the city council on April 28, 2025.

F. UNFINISHED BUSINESS

None

G. BOARD PRESENTATIONS

None

H. STAFF PRESENTATIONS

None

I. VISITOR PRESENTATIONS

None

J. ADJOURNMENT

Boardmember Lamers moved to adjourn the meeting at 6:14 p.m.

Seconded by Chairperson Kempe

Ayes – All (via roll call)

The motion passed.