



Boardmember Shankar moved to approve a design review resolution for constructing a training facility at 2621 Linwood Avenue East, subject to certain conditions of approval. A friendly amendment was added to reference to the date of the approved plans: March 18, 2025.

## DESIGN REVIEW RESOLUTION

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

### Section 1. Background.

- 1.01 The City of Saint Paul Police Department has requested approval of a design review to construct a new training facility on the property at 2621 Linwood Avenue East.
- 1.02 The property located at 2621 Linwood Avenue East is legally described as: The west 600 feet of the South 525 feet of the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

PIN: 122822440002

### Section 2. Site and Building Plan Standards and Findings.

- 2.01 City ordinance 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.
- 2.02 The community design review board reviewed this request on April 15, 2025, and voted to approve it.
- 2.03 The proposal meets the specific findings for design review approval.

### Section 3. City Council 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. Approval is subject to the applicant doing the following:

April 15, 2025

1. If the city has not issued a building permit for this project, repeat this review in two years.
2. All fire marshal, city engineer, and building official requirements must be met.
3. Satisfy the requirements in the engineering review by Jon Jarosch, dated April 2, 2025.
4. Satisfy the requirements in the environmental review by Shann Finwall, dated April 2, 2025.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. The applicant shall install a stop sign at the property exit on Linwood Avenue.
7. Per city ordinance standards, all mechanical equipment and trash receptacles shall be screened from the view of all nearby residential properties or adjacent public streets.
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. Additional details to accompany the lighting plan: a description of each luminaire, including the manufacturer's catalog cuts and drawings.
  - c. An updated landscape plan as outlined in the environmental review.
9. The applicant shall complete the following before occupying the building:
  - a. Replace any property irons that were 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 Boardmember Lamers.

Ayes – All

The motion passed.

**2. Comprehensive Sign Plan, Shared Freestanding Sign, 1910 County Road C East, and 2607 White Bear Avenue**

This item was removed from the agenda.

**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 6:32 p.m.

Seconded by Boardmember Shankar

Ayes – All

The motion passed.