

Section 1. Background.

- 1.01 MX Real Estate, LLC has requested approval of a design review to construct a residential assisted living facility on the property.
- 1.02 The property is located at 1744 County Road D East and is legally described as:
Lot 3, Block 2, Legacy Village of Maplewood, Ramsey County
PIN: 032922110005

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 January 21, 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:
 - 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 January 3, 2025.
 - 4. Satisfy the requirements in the environmental review by Shann Finwall, dated January 9, 2025.
 - 5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

6. The applicant shall obtain a license for the facility from the Minnesota Department of Health and provide a copy to the city. If the facility has a third party providing food service activities, the applicant shall also obtain a food service license from the city.
7. The applicant shall install two stop signs at each exit of the parking lot on the property.
8. The applicant shall install a sidewalk along the south, east, and west rights-of-ways.
9. Per city ordinance standards, all mechanical equipment and trash receptacles shall be screened from view of all nearby residential properties.
10. A comprehensive sign plan is approved. The applicant shall submit a sign permit to be reviewed and approved by staff. Pylon signs shall not be allowed. Monument signs may be allowed but shall not exceed 12 feet in height. The base of the monument sign must be landscaped.
11. 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. Staff must review and approve elevation perspectives of the transformer and generator, showing that both are adequately screened. The elevations must include all enclosure sides and detail the materials and colors.
 - c. Additional details to accompany the lighting plan: a photometric site plan with light levels at the property lines and a description of each luminaire, including the manufacturer's catalog cuts and drawings.
 - d. An updated landscape plan as outlined in the environmental review.
12. 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.
13. 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.

14. 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.

2. 2024 Community Design Review Board Annual Report

Elizabeth Hammond, Planner, gave the presentation and answered questions from the Board.

This item will go to the city council on February 10, 2025.

3. Election of Officers

Boardmember Shankar moved to elect Bill Kempe as Chairperson and Tom Oszman as Vice Chairperson of the Community Design Review Board for 2025.

Seconded by Chairperson Kempe

Ayes – All (via roll call)

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 6:32 p.m.

Seconded by Boardmember Lamers

Ayes – All (via roll call)

The motion passed.