

The following individuals addressed the commission regarding the project:

None

Vice Chairperson Yang closed the public hearing.

Commissioner Oszman moved to approve a conditional use permit resolution for a PUD amendment for constructing a residential assisted living facility at 1744 County Road D East, subject to certain conditions of approval.

CONDITIONAL USE PERMIT RESOLUTION FOR A PUD AMENDMENT

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

Section 1. Background.

- 1.01 Mx Real Estate, LLC has requested to amend the Conditional Use Permit that governs the Planned Unit Development (PUD) for the property at 1744 County Road D East.
- 1.02 The property located at 1744 County Road D East is legally described as:
Lot 3, Block 2, Legacy Village of Maplewood, Ramsey County
PIN: 032922110005
- 1.03 The property is part of the Legacy Village Planned Unit Development, approved on July 14, 2003, and designated as a retail/commercial site. The CUP governing the PUD needs to be amended to allow for a residential assisted living facility on the site.

Section 2. Standards.

- 2.01 General Conditional Use Permit Standards. The City Ordinance states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.
 1. The use would be located, designed, maintained, constructed, and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
 2. The use would not change the existing or planned character of the surrounding area.
 3. The use would not depreciate property values.
 4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
 5. The use would not exceed the design standards of any affected street.
 6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
 7. The use would not create excessive additional costs for public facilities or services.

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific Conditional Use Permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit request.

1. On January 21, 2025, the Planning Commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The Planning Commission allowed everyone to speak and present written statements at the hearing. The Planning Commission recommended that the City Council approve this resolution.
2. On February 10, 2025, the City Council discussed this resolution. They considered reports and recommendations from the planning commission and City staff.

Section 5. City Council

5.01 The City Council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

1. The use is allowed as long as the provisions of the BC zoning district and conditions outlined here are met.
2. The buildings on the site shall be setback as shown on the site plan approved by the city council, 33 feet from the north lot line.
3. 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.
4. The architectural character and exterior building materials must be in keeping with the adjacent townhomes and other buildings, if present.
5. Access to the site shall be from the side streets.
6. All ground-mounted and roof-mounted mechanical equipment shall be screened according to the ordinance.
7. Adequate separation, buffering, and screening must be provided for the multifamily residential units from the front doors, parking areas, loading areas, and mechanical equipment of this building.
8. Parking stalls with a width of 9.5 feet are permitted for this site.
9. Applicant must maintain at least 28 parking stalls on site.

10. All construction shall follow the approved plans. The director of community development may approve minor changes.
11. The proposed construction must be substantially started within one year of council approval, or the permit shall become null and void.
12. The city council shall review this permit in one year.
13. The applicant shall meet the conditions outlined in the design review resolution.

Seconded by Commissioner Arbuckle

Ayes – All

The motion passed.

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

F. NEW BUSINESS

1. 2024 Planning Commission Annual Report

Elizabeth Hammond, Planner, gave the presentation and answered questions from the Commission. Council Liaison Lee shared additional comments. The Commission discussed the item and provided feedback for staff and Council consideration.

Commissioner Oszman moved to approve the Planning Commission's 2024 Annual Report.

Seconded by Commissioner Ige

Ayes – All

The motion passed.

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

G. UNFINISHED BUSINESS

None

H. COMMISSION PRESENTATIONS

None

I. STAFF PRESENTATIONS

None

J. VISITOR PRESENTATIONS

None

K. ADJOURNMENT

Vice Chairperson Yang adjourned the meeting at 8:09 p.m.