

Chairperson Kempe moved to approve the comprehensive sign plan for a shared freestanding sign for Mister Car Wash and Firestone, to be located at 3050 White Bear Avenue, subject to conditions of approval:

1. The shared freestanding sign is for the two businesses operating at 3050 White Bear Avenue North and 1985 Woodlynn Avenue East. The sign will be located at 3050 White Bear Avenue North and set back at least 10 feet from adjacent property lines.
2. The sign must be located outside of the sight triangle of the two intersecting streets (White Bear Avenue North and Woodlynn Avenue East), as further outlined in city ordinance Article VII, Section 32-246 (sight obstructions at intersections), which regulates the maximum height in specific areas of two intersecting streets.
3. The base of the freestanding sign must be landscaped with flowers or shrubbery and consistently maintained.
4. Before construction, the applicant shall submit a freestanding sign permit application that includes detailed sign renderings and a site plan showing the property lines and that all required setbacks are achieved. The site plan must also identify the plantings for the landscaped area around the base of the sign.
5. As part of this approval, the applicant/property owners are allowed one shared freestanding sign up to 20 feet in height and up to 140 square feet in size for the two adjoining parcels.
6. All signs on both properties must meet the city's sign ordinance and obtain sign permits as required.
7. The community design review board must review changes to the comprehensive sign plan. Staff may approve minor changes.

Seconded by Boardmember Lamers

Ayes – All (via roll call)

The motion passed.

2. Design Review Resolution, Century Ponds Proposed Development, 601 Century Avenue South

Michael Martin, AICP, Assistant Community Development Director, gave the presentation. Deb Ridgeway, D.R. Horton, and Mike Suel, D.R. Horton, addressed the board and answered questions.

Boardmember Lamers moved to approve a resolution for design review, including a friendly amendment to revise Item 10 in section 3.01 of the resolution.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

- 1.01 D.R. Horton has requested approval of design review to construct 73 townhome units in 15 buildings.
- 1.02 The property is located at 601 Century Avenue South and is legally described as:

PIN: 12-28-22-11-0002 and 12-28-22-44-0002

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

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 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 date-stamped July 22, 2025. Approval is subject to the applicant doing the following:

1. Concurrent approval of comprehensive plan amendment, rezoning, variance, and easement vacation applications.
2. Repeat this review in two years if the city has not issued a building permit for this project.

3. All fire marshal and building official requirements must be met.
4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated September 4, 2025.
5. Comply with conditions outlined in the September 4, 2025, Development Review report from Bolton & Menk.
6. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated September 8, 2025.
7. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
8. Rooftop vents and equipment, and any ground equipment, shall be located out of view from all sides of the property. Any ground equipment must be screened with 100 percent opaque materials or landscaping.
9. Any identification or monument signs for the project must meet the city's sign ordinance requirements and be designed to be consistent with the project's building materials and colors.
10. Prior to the issuance of a building permit, the applicant shall submit for ~~staff~~ CDRB approval the following items:
 - a. Revised building elevations that show varying materials within each elevation, ensuring that the materials are not continuous throughout all units within a single townhome building. Masonry must comprise between 20 and 30 percent of the elevations of each building. Applicant shall ensure these standards are applied to all four elevations of each building. ~~additional windows on the side elevations and stone wainscoting on the side and rear elevations.~~
11. The applicant shall complete the following before occupying the buildings:
 - 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.
12. 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 City of Maplewood holds the above-required letter of credit or cash escrow for all required exterior improvements. If the building is occupied in

the fall or winter, the owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year or within six weeks of occupancy if it is occupied in the spring or summer.

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

Seconded by Chairperson Kempe

Ayes – All (via roll call)

The motion passed.

F. UNFINISHED BUSINESS

None

G. BOARD PRESENTATIONS

H. STAFF PRESENTATIONS

None

I. VISITOR PRESENTATIONS

Staff took in feedback from Chairperson Kempe about formatting of the agenda for future meetings.

J. ADJOURNMENT

Boardmember Lamers moved to adjourn the meeting at 6:50 p.m.

Seconded by Chairperson Kempe

Ayes – All (via roll call)

The motion passed.