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AGENDA
CITY OF MAPLEWOOD
COMMUNITY DESIGN REVIEW BOARD

6:00 P.M. Tuesday, August 15, 2023
City Hall, Council Chambers
1830 County Road B East

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. June 20, 2023 Community Design Review Board Meeting Minutes

E. NEW BUSINESS

1. Design Review, Former Venburg Tire Building Addition, 3001 Highway 61

F. UNFINISHED BUSINESS

None

G. BOARD PRESENTATIONS

H. STAFF PRESENTATIONS

None

I. VISITOR PRESENTATIONS – 3 minute time limit per person

J. ADJOURNMENT

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Boardmember Shankar moved to approve a resolution for design review approving two building additions to be constructed at 3090 Maplewood Drive North.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

- 1.01 Jack Grotkin, RJ Ryan Construction Inc., on behalf of Kline Nissan has requested approval design review to construct two building additions associated with the service and parts function of the car dealership.
- 1.02 The property is located at 3090 Maplewood Drive and is legally described as:

PIN: 03-29-22-33-0022 – Tract “A”, Registered Land Survey No. 15, on file in the office of the Registrar of Titles within and for said County, except that part lying easterly of a line beginning at a point on the north line of said Tract 1494.91 feet west of the northeast corner of said Tract; thence southeasterly at an angle of 56 degrees, 43 minutes with said north line 445.39 feet; thence at an angle of 79 degrees 39 minutes to the right 188.7 feet to a point on the south line of said Tract 1303.88 feet west from the southeast corner of said Tract, Ramsey County, Minnesota. Torrens Certificate Number: 171003.

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 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 date-stamped June 1, 2023. Approval is subject to the applicant doing the following:
- 3.02
1. Obtain a conditional use permit amendment 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 fire marshal and building official requirements must be met.
4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated May 22, 2023.
5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated June 8, 2023.
6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
7. Prior to 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. Elevation drawings of any roof-top or exterior building mechanical equipment for review and approval and, if necessary, the inclusion of required screening.
8. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons 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.
9. 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.
10. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

2. Design Review Resolution, M-Health Fairview-St. John's, 1575 Beam Avenue East

Elizabeth Hammond, Planner, presented the Design Review Resolution, M-Health Fairview-St. John's, 1575 Beam Avenue East, and answered questions from the Board.

Danielle Gathje, M-Health Fairview, addressed the board and answered questions.

Kyle Weisman, HGA, addressed the board and answered questions.

Boardmember Oszman moved approve a resolution for design review, approving a 7,000 square foot addition to the existing St. John's Hospital campus to be constructed at 1575 Beam Avenue, subject to conditions of approval.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 M-Health Fairview has requested design review approval.

1.02 The property is located at 1575 Beam Avenue East and is legally described as:

PIN: 032922130014 – The Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 22 West, Ramsey County, Minnesota, according to the Government Survey thereof except the following parcels:

The East 40.00 feet of said Southwest Quarter of the Northeast Quarter lying northerly of the South 660.00 feet thereof.

Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter, being the center of said Section 3, said point being marked by a Ramsey County monument; thence along the west line of said Southwest Quarter of the Northeast Quarter, North 00 degrees 01 minutes 40 seconds East, assumed basis of bearing, a distance of 703.29; thence on a bearing of East 437.93 feet to the point of beginning; thence continuing on a bearing of East 264.24 feet; thence on a bearing of South 124.13 feet; thence on a bearing of West 264.24 feet; thence on a bearing of North 124.13 feet to the point of beginning.

Subject to easements of record.

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 Review Process and Council Action.

- 3.01 On June 20, 2023, the community design review board held a public meeting and reviewed this request. Staff sent notice to surrounding property owners. The applicant was provided the opportunity to present information. The board approved the project plans.
- 3.02 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 date-stamped June 2, 2023. Approval is subject to the applicant doing the following:
 1. Obtain a conditional use permit amendment 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 fire marshal, city engineer, and building official must be met.
 4. Satisfy the requirements outlined in the engineering review authored by Jon Jarosch, dated June 9, 2023.
 5. Satisfy the requirements outlined in the environmental review authored by Shann Finwall, dated June 13, 2023.
 6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
 7. All work shall follow the approved plans. The director of community development may approve minor changes.
 8. All rooftop vents and site mechanical equipment shall be screened on all sides.

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

3. Design Review Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East

Elizabeth Hammond, Planner, presented the Design Review Resolution, Multifamily Residential Apartment Building, 1375 Frost Avenue East, and answered questions from the Board.

Joan Bennet, Beacon Interfaith, addressed the board and answered questions.

Kate Blum-Wise, Pope Design Group, addressed the board and answered questions.

Trisha Kauffman, Solid Ground, addressed the board and answered questions.

An unidentified Resident addressed the board and spoke on the project.

Boardmember Oszman moved to approve a resolution for design review approving a three-story, 40-unit multifamily apartment building to be constructed at 1375 Frost Avenue East, subject to conditions of approval.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

- 1.01 Beacon Interfaith Housing Collaborative has requested approval of a design review to construct a three-story, 40-unit multifamily building.
- 1.02 The property is located at 1375 Frost Avenue East and is legally described as:
- 1.03 PIN: 152922230023, 152922230087, 152922230024, 152922230094
Lots 13, 14, 15, 16, 17, 18 and 19 except the North 15 feet of Lot 19, Block 11, Gladstone, together with that part of the vacated alley adjacent thereto which accrued thereto by reason of vacation thereof, Ramsey County, Minnesota; AND (Parcel 1, Per Commitment 66965-1) Lot 4, except the North 14.25 feet thereof, also all of Lots 5, 6, 7, 8, and 9, Lunn's Rearrangement of Lots 7 to 12, inclusive, Block 11, Gladstone, together with that portion of vacated alley in Lunn's Rearrangement accruing thereto, and together with that portion of vacated alley in Block 11, Gladstone, accruing thereto, all according to the plat thereof on file and of record in the Office of the County Recorder in and for 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 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 date-stamped May 24, 2023. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. All requirements of the fire marshal, city engineer, and building official must be met.
3. Satisfy the requirements in the engineering review authored by Jon Jarosch, dated June 6, 2023.
4. Satisfy the requirements and update the site plans as outlined in the environmental review authored by Shann Finwall, dated June 12, 2023.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. Rooftop vents and equipment shall be located out of view from all sides of the property.
7. This resolution approves a parking waiver for (20) parking stalls.
8. This approval does not include signage. Any identification or monument signs for the project must meet the city's mixed-use sign ordinance requirements, and the applicant must apply for a sign permit before installation. The proposed monument sign on the corner of Clarence Street and Frost Avenue must achieve the sight visibility requirements for street intersections. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
9. 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. A revised landscape plan.
 - c. A revised tree survey plan and tree protection plan.
 - d. A detailed community garden plan.
 - e. A revised existing site and removal plan.
 - f. A revised photometric plan that meets city code requirements.
 - g. Additional bicycle parking must be incorporated near the building entrance, patio, and playground spaces. This should be added to the site plan for staff review.
 - h. The applicant shall install a stop sign at the exit from the site. This shall be added to the site plan and reviewed by the city engineer before installation.
 - i. The applicant shall submit updated elevations and perspective renderings: the updated plans must identify the percentages of each proposed building material for all sides of the building. The renderings must illustrate the segment length of the building façade along the east side of the building.
 - j. The applicant must provide additional screening and landscaping along the west and north property line within the setback areas – specifically along the property

line directly west of the playground and along the property line directly east of the community garden space. The updated landscape plan should be submitted to staff for approval before issuing a building permit.

- k. The applicant shall submit to city staff a copy of an executed shared parking agreement for 21 parking spaces with the Philippine Center of Minnesota, located at 1380 Frost Avenue.

10. The applicant shall complete the following before occupying the building:

- a. Replace any property irons 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.

11. 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.

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

Seconded by Chairperson Kempe

Ayes – All

The motion passed.

F. UNFINISHED BUSINESS

None

G. BOARD PRESENTATIONS

Chairperson Kempe spoke on the new e-packets and requested print-outs of project elevations.

H. STAFF PRESENTATIONS

None

I. VISITOR PRESENTATIONS

None

J. ADJOURNMENT

Chairperson Kempe moved to adjourn the meeting at 6:42 p.m.

June 20, 2023

Seconded by Boardmember Shankar

Ayes – All

The motion passed.

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COMMUNITY DESIGN REVIEW BOARD STAFF REPORT

Meeting Date August 15, 2023

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Design Review Resolution, Former Venburg Tire Building Addition, 3001 Highway 61

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Gries Architectural Group, on behalf of Maplewood Toyota, proposes a 2,400-square-foot building addition at 3001 Highway 61. This building addition would add a photo booth and service bays to the existing building, which provides overflow vehicle maintenance service for Maplewood Toyota – located approximately 0.3 miles south. This property is for internal use only; no general public or customers will be on-site. To move forward, the applicant needs city council approval of a conditional use permit amendment, a building setback variance and design review.

Recommended Action:

Motion to approve a resolution for design review approving a building addition at 3001 Highway 61.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

The city deemed the applicant's application complete on August 1, 2023. The initial 60-day review deadline for a decision is September 30, 2023. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review.

Background:

Conditional Use Permit Amendment

Article II, Section 44-637 of the city code requires a conditional use permit to operate a motor vehicle maintenance garage and to construct a building closer than 350 feet to an adjacent

residential district within the light manufacturing (M-1) district. In 2004, the city council approved a CUP allowing Venburg Tire to construct the existing building and operate a motor vehicle maintenance garage. Since that time, Maplewood Toyota has purchased this building and is proposing a building addition which would add a photo booth and service bays to the existing building.

Staff is unaware of any neighborhood concerns regarding the use of this property. Staff did inspect this property and found that the site's trash receptacles are not being kept within the enclosure as required by ordinance. Also, additional screening should be required along the west property line. As part of the property's 2004 approvals, screening was required on the west side of the property. Still, as the vegetation has matured, it is not meeting the ordinance requirements of six feet tall and 80 percent opaque to provide year-round screening. The applicant should be required to keep the trash receptacles in the enclosure and provide a landscaping plan for staff approval that adds four coniferous trees near the west property line.

Setback Variance

The proposed building addition will extend 60 feet westward from the existing building coming within 154 to the nearest residential property line. The addition requires a 196-foot variance. In 2004, the city approved a 130-foot variance.

The site's size and shape were dictated by the realignment of County Road D in the mid-2000s. Staff is comfortable with the variance request as the proposal is in keeping with the spirit and intent of the ordinance, and there are practical difficulties in making reasonable modifications to the site that are related to the operation of this site.

Design Review

Building Elevations

The building addition is oriented towards the rear and will be constructed with insulated precast concrete wall panels to match the existing building. No changes are proposed to the front elevation of the building or to the site's circulation or access drives. While an existing light pole will be replaced with building-mounted lighting, there will be no changes to the site's overall photometric plan – the applicant will continue to be required to meet the city's lighting ordinance requirements. As mentioned earlier in this report, the applicant will be required to submit a landscape plan showing the addition of four coniferous trees near the west property line.

Department Comments

Engineering – Jon Jarosch

The applicant shall obtain a grading/erosion control permit, along with a storm sewer permit for the proposed work. All conditions of these permits shall be met.

Building Official – Randy Johnson

The proposed building is required to meet the minimum requirements of the Minnesota State Building Code

Board and Commission Review

Community Design Review Board

August 15, 2023: The community design review board (CDRB) will review this project.

Planning Commission

August 15, 2023: The planning commission will hold a public hearing and review this project.

Citizen Comments

Staff sent public hearing notices to the 87 surrounding property owners within 500 feet of the proposed site and invited property owners to share their opinions about this proposal. Staff received the following comments.

1. We have six condominiums. That face southeast, overlooking the Vanburg building. We feel that any addition facing our condo's will take away from any view still left to us. When the leaves disappear in the fall, what are we left with but the view of buildings. In our opinion, this parcel of land is too small for an addition to this building. In addition, we will be losing, much needed, existing green space. If necessary, they could build on the other side of the building, closer to highway 61. (Mario Cocchiarella, 1256 County Road D East #102)

Reference Information

Site Description

Project Area: 2.14 acres
Existing Land Use: Motor Vehicle Maintenance Garage

Surrounding Land Uses

North: County Road D and Shopping Center
East: Highway 61
South: Maplewood Toyota Storage Lot
West: Townhomes

Planning

Existing Land Use: Commercial
Existing Zoning: M1 – Light Manufacturing

Previous Approvals

On July 12, 2004, the city council approved the CUP for Venburg Tire. The council also approved a variance to have less than a 350-foot setback from residential property, a parking lot setback variance, a lot division and design plans.

Attachments:

1. Conditional Use Permit Amendment and Setback Variance Resolution
2. Design Review Resolution
3. Overview Map
4. 2040 Future Land Use Map
5. Zoning Map
6. Applicant's Narrative

7. Site Plan
8. Building Elevation
9. Applicant's Plans (separate attachment)

CONDITIONAL USE PERMIT AMENDMENT AND SETBACK VARIANCE RESOLUTION

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

Section 1. Background.

1.01 Gries Architectural Group, on behalf of Maplewood Toyota, has requested approval of a conditional use permit amendment and a setback variance to construct a building addition.

1.02 The applicant has also requested approval of a setback variance of 196 feet.

1.03 The property is located at 3001 Highway 61 and is legally described as:

PIN: 04-29-22-14-0113 – That part of the north 409.50 feet of the east 500.00 feet of the South Half of the Northeast Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, lying northerly of a line drawn from a point on the east line of said Northeast Quarter of Section 4 distant 235.77 feet south of the northeast corner of said South Half of the Northeast Quarter of Section 4 to a point on the west line of said east 500.00 feet of the South Half of the Northeast Quarter of Section 4 distant 115.53 feet south of the northwest corner of said east 500.00 feet of the South Half of the Northeast Quarter of Section 4.

Section 2. Standards.

2.01 City Ordinance Section 44-637 requires a Conditional Use Permit for motor vehicle maintenance garages and buildings closer than 350 feet to an adjacent residential district.

2.02 City Ordinance Section 44-512(8) requires auto maintenance garages have a 350-foot setback from any property the city is planning for residential use.

2.03 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) 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.

2.04 Variance Standard. City Ordinance Section 44-13 refers to state statute which states a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

3.02 The proposal meets the specific variance standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering these conditional use permit amendment and setback variance requests.

1. On August 15, 2023, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council _____ this resolution.
2. On August 28, 2023, 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: (additions are underlined and deletions are crossed out):

1. All construction shall follow the site plan that the city stamped ~~February 3, 2004~~ August 1, 2023. The Director of Community Development may approve minor changes.

2. The proposed construction must be substantially started, or the proposed use utilized within one year of council approval, or the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The applicants shall submit a ~~revised~~ landscape plan, prior to the issuance of a building permit, providing four additional a six foot tall ~~and 80 percent opaque landscaped coniferous trees as screening~~ for the abutting property to the west as required by the code.
5. ~~The applicants shall sign a maintenance agreement with the owners of Gulden's and the city for the upkeep of the private roadway.~~ A copy of any executed amendments to the maintenance agreement between the 2999 and 3001 Highway 61 properties shall be submitted to the city.
6. Outdoor ~~tire~~ storage is not allowed by this permit. All ~~tires~~ auto parts and non-operable vehicles shall be kept inside the building or within a screening enclosure. Operable vehicles are permitted to be kept in the parking lot within marked parking spaces.
7. The potential for excessive noise from this business is a concern of neighbors. The operator shall take care to keep doors closed to prevent nuisance noise from affecting residential neighbors. The city council shall review this during its periodic reviews of this permit. The city shall notify the operator of complaints for corrections should there be noise problems.
8. The property owner shall keep all trash receptacles on site inside the required enclosure.

_____ by the City Council of the City of Maplewood, Minnesota, on August 28, 2023.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 Gries Architectural Group, on behalf of Maplewood Toyota has requested approval design review to construct a building addition.

1.02 The property is located at 3001 Highway 61 and is legally described as:

PIN: 04-29-22-14-0113 – That part of the north 409.50 feet of the east 500.00 feet of the South Half of the Northeast Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, lying northerly of a line drawn from a point on the east line of said Northeast Quarter of Section 4 distant 235.77 feet south of the northeast corner of said South Half of the Northeast Quarter of Section 4 to a point on the west line of said east 500.00 feet of the South Half of the Northeast Quarter of Section 4 distant 115.53 feet south of the northwest corner of said east 500.00 feet of the South Half of the Northeast Quarter of Section 4.

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 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 date-stamped August 1, 2023. Approval is subject to the applicant doing the following:

3.02

1. Obtain a conditional use permit amendment 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 fire marshal, city engineer and building official requirements must be met.
4. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
5. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. Submit a landscape plan showing the addition of four coniferous trees near the west property line.
 - b. 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.
6. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons 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.
7. 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.
8. All work shall follow the approved plans. The director of community development may approve minor changes.

_____ by the City Council of the City of Maplewood, Minnesota, on August 28, 2023.



Legend



Future Land Use - 2040

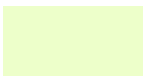
Low Density Residential



Medium Density Residential



Commercial



Open Space



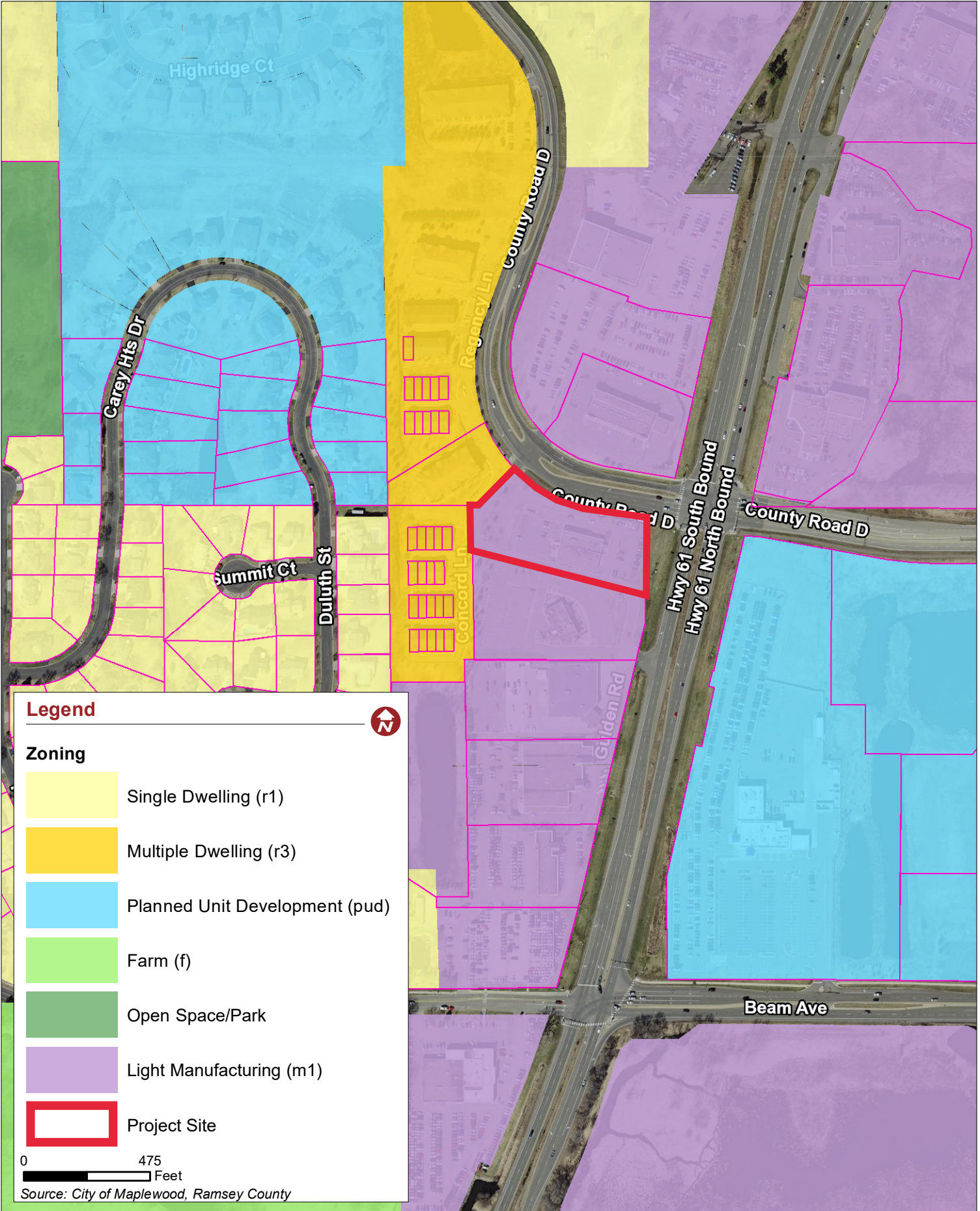
Park



Project Site

0 475 Feet

Source: City of Maplewood, Ramsey County



**VENBURG TIRE BUILDING ADDITION
PROJECT NARRATIVE**

July 14, 2023 rev. 7/25/2023

- Location:** 3001 US HWY 61, Maplewood, MN
- Applicant:** Gries Architectural Group Inc
- Owner:** Maplewood Toyota
2873 Maplewood Dr., Maplewood, MN 55109
Contact: Steve McDaniels
- Zoning:** M1 – Light Industrial
- Proposal:** This project consists of a 2,400 s.f. photo booth and service bay building addition to an existing building that serves overflow vehicle maintenance service from Maplewood Toyota approximately 0.3 miles south.
- The exterior of the building addition will match the existing building with insulated precast concrete wall panels and sectional overhead door.
- Indoor photo booth area will facilitate the preparation of digital internet display advertising of its vehicles.
- Operations:** Site operations will remain similar to existing. This property is for internal use only, no general public or customers are onsite.
- Employment:** No additional employees will be added by this building addition.
- Signage:** No additional exterior signage will be added.
- Lighting:** Building addition will require removal of one (1) existing light pole, our assumption is the new building mounted lighting will replace the removed pole mounted fixture. Building mounted lighting will be in conformance with City of Maplewood Codes.
- Parking:** No additional parking or changes to current parking are required. Need for parking is for 10 employees and vehicles in for service which is met with existing parking arrangement.
- Traffic Impacts:** Existing curb cuts and site circulation to remain as existing.
- Hazards:** We do not feel there will be any negative impacts on neighboring properties due to noise, dust, odors, hazards, or lighting.
- Variance:** A variance application is submitted to meet an ordinance to have less than a 350-foot setback from residential property. Apartment/Condo properties west and southwest of the proposed building addition (across Gulden Road) are 154-feet and 175-feet from the NW and SW corners of the proposed building addition.

Practical difficulties:

- The Owner proposes to maintain the existing property and current business operation in a reasonable manner.
- The property/business operation is currently complying with a prior approved variance to have less than a 350-foot setback from residential property.

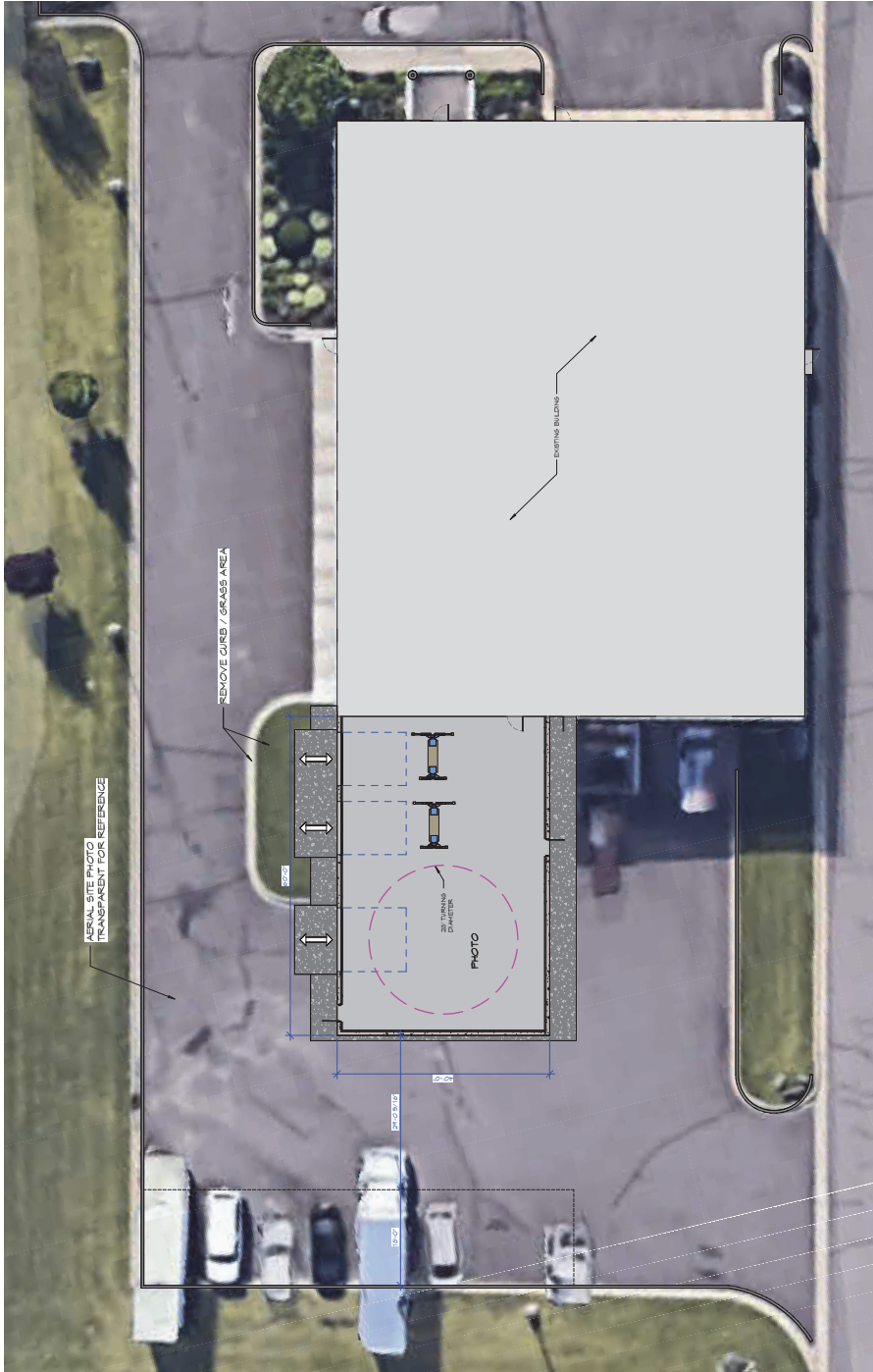
Uniqueness:

- Addition to existing building as proposed is the most efficient use of the property and current business operation. Other areas on the site are currently utilized for parking and internal site circulation, landscaping, and setback requirements. There is nothing physically unique to this particular property aside from maintaining the current business operation and expanding the building into underutilized/landscape areas contiguous to the existing building.

Essential character:

- The variance if granted will not alter the essential character of the locality.

<p>www.gries.com 500 North Central Street Maplewood, MN 55129 Phone: 651-222-0445 Fax: 651-222-0445</p> <p>Gries Architectural Group Inc.</p>	<p>EXISTING BUILDING ALTERATIONS AT: MAPLEWOOD SERVICE - VENBURG TIRE MAPLEWOOD, MINNESOTA</p>	<p>DATE: 07/12/2023 JOB: 23-002 D. BY: JAS REV: _____</p>	<p>A-0.1</p>
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ARCHITECTURAL SITE PLAN
 1" = 10'-0"

<p>Gries Architectural Group Inc.</p> <p>15000 Grand Ave. Suite 100 Maplewood, MN 55129 Phone: 651-222-4466 www.gries.com</p>	<p>EXISTING BUILDING ALTERATIONS AT: MAPLEWOOD SERVICE - VENBURG TIRE MAPLEWOOD, MINNESOTA</p>	<p>DATE: 04/16/2023 JOB: 23-012 D. BY: JTB REV.</p>	<p>A-4.1</p>
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