AGENDA
Planning Commission Regular Meeting
Tuesday, May 23, 2023
6:30 PM
City Council Chambers, City Hall

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ADDITIONS TO AGENDA**
3. **AUDIENCE INPUT**
4. **CONSENT AGENDA**
   a. Minutes of the April 25, 2023 Regular Meeting
   b. Request by Schafer Richardson for approval of a Final Plat to Construct Two Multi-Family Buildings
5. **DISCUSSION**
6. **PUBLIC HEARINGS**
   a. Request by New Horizon Academy for a Site Plan Review
7. **NEW BUSINESS**
8. **ADJOURNMENT**

PLANNING COMMISSION REGULAR MEETING MINUTES
APRIL 25, 2023
PAGE 1

I. Regular Meeting

Call to Order:
Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on April 25, 2023. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Kenninger, Reed, Rivera, Powell, Thiagarajan, Whitman, and Hebert present. Also, in attendance were Community Development Director Kienberger, Senior Planner Nemcek, Planner Hogan and Community Development Technician Rooney.

The Pledge of Allegiance was said.

Oath of Office.

Riley Rooney gave the oath of office to Chair Kenninger and Commissioner Whitman.

Election of Chair and Vice Chair

Chair Kenninger asked for nominations of Chair.

Commissioner Reed nominated Commissioner Kenninger asked for nominations of Chair.
There were no further nominations.

> **MOTION** by Reed to elect Commissioner Kenninger by unanimous consent to the position of Chairperson.
> **Second** by Hebert.
> Ayes: 7. Nays: 0. Motion approved. Commissioner Kenninger is appointed as Chairperson.

Chair Kenninger asked for nominations of Vice-Chair.

Commissioner Kenninger nominated Commissioner Reed for the position of Vice-Chairperson.
There were no further nominations.

> **MOTION** by Kenninger to elect Commissioner Reed by unanimous consent to the position of Vice-Chairperson.
> **Second** by Hebert.
> Ayes: 7. Nays: 0. Motion approved Commissioner Reed is appointed as Vice-Chairperson.

Additions to Agenda: None.

Audience Input: None.

Consent Agenda:

4.a. Approval of the March 20, 2023, Regular Meeting Minutes.

> **MOTION** by Kenninger.
> **Second** by Reed.
> Ayes: 5. Nays: 0. Abstain: 2.

Public Hearing:

5a. Request by Las Tortillas for a conditional use permit for additional outdoor seating/dining area.
Senior Planner Nemcek provided a presentation and summary of the staff report for the Planning Commission. The approval of the request by Las Tortillas would provide a permanent patio with provided screening on the North side of the building. The temporary patio has been used since 2020 and the dining area would seat 40 people if approved.

Commissioner comments:
Chair Kenninger asked a question regarding the public address system and its audibility.
Senior Planner Nemcek noted the public address system could not be audible to residents in the noncommercial district.

Commissioner Reed asked about the public address system and how noise from the restaurant would managed.
Senior Planner Nemcek noted that it is a complaint-based enforcement which would be overseen by the police department.
Commissioner Reed asked about the process and procedure if there is a consistent pattern of noise complaints.
CD Director Kienberger noted that steps can be taken to mitigate any noise complaints via the police department and, if needed, by the planning commission to revoke the CUP. It is the City's teeth to ensure the conditions in the CUP are followed.

Chair Kenninger asked if any complaints were received at Las Tortillas.
Senior Planner Nemcek noted there have been no complaints received by the Police Department.

Commissioner Whitman inquired about the standards for seating, clarifying they were not only a condition in the CUP, but also a restatement of the City Code. He also asked if the restaurant would be subject to other noise standards set by the city.
Senior Planner Nemcek said yes, that is correct.

Commissioner Thiagarajan asked about the fence on the patio and if there was a type required.
Senior Planner Nemcek noted that there was no requirement so long as it is continuous and non-interrupted.

Chair Kenninger asked if Senior Planner Nemcek knew what type of fence the applicant was going to construct.
Senior Planner Nemcek said in the site plan the applicant had a type of cable fence with shown, but he was not certain.
Chair Kenninger also asked if the fence would be permanent.
Senior Planner Nemcek noted that the patio would be permeant if the applicant would like to have a liquor license.

Commissioner Rivera asked about the parking stalls and requirements.
Senior Planner Nemcek noted the parking is currently within code requirements with the variance they previously received.

The public hearing opened at 6:50 pm.

Public Comments: None.

MOTION by Kenninger to close the public hearing.
Second by Powell.
Ayes: 7. Nays: 0. Motion Passes.

The public hearing closed at 6:51 pm.

Additional Comments:
Commissioner Powell noted that the restaurant is well supported by the community and does not create any adverse concerns.

MOTION by Powell to approve the request by Las Tortillas for a conditional use permit for additional outdoor seating/dining area subject to the terms and conditions.
Second by Reed.
Ayes: 7. Nays: 0. Motion Passes.

5b. Request by Frattalone-Berger for a Small-Scale Mineral Extraction Permit for 2023.
Senior Planner Nemcek provided a presentation and summary of the staff report. The project site sits at the intersection of County Road 42 and Emory Avenue.

Commissioner comments:
Commissioner Powell required clarification about the road the project site sits on. Corrected by Senior Planner Nemcek.

Commissioner Whitman asked if there were any other permits required by the city for the use.
Senior Planner Nemcek noted there were none. He also mentioned the City has not received any County or State permits yet at this time.
Commissioner Whitman clarified that the use could not commence until the City receives the permits from the County and State of Minnesota.

The public hearing opened at 7:01 pm.

Public Comments:
Scott Spizack (Frattalone Representative)
He gave a short speech regarding Frattalone Companies including its history, its services, and pervious projects in Rosemount.
Commissioner Whitman asked about permits required.
Mr. Spizack noted there would be a county permit required.

MOTION by Kenninger to close the public hearing.
Second by Powell.
Ayes: 7. Nays: 0. Motion Passes.

The public hearing closed at 7:10 pm.

Additional Comments:
None.

MOTION by Powell to approve the request by Frattalone-Berger for a Small-Scale Mineral Extraction Permit for 2023 subject to the terms and conditions.
Second by Reed.
Ayes: 7. Nays: 0. Motion Passes.

5c. Request by North 20 for an amendment to their existing Conditional Use Permit to extend the hours of operation and to allow for outdoor live music and food trucks onsite.
Planner Hogan provided a presentation and summary of the staff report. Planner Hogan also noted the public comments and police reports received by the City.

Commissioner comments:
Chair Kenninger inquired about where the placement of food trucks might be located, what the current parking requirements are, and how the parking requirements might be impacted by the placement of food trucks on site.
Planner Hogan and CD Director Kienberger deferred to applicant.

Chair Kenninger requested more information on the city code for mobile food trucks and the current noise ordinance.
Planner Hogan made note of the city code as well as the special events permit, stating under this purview a business may only have food trucks on four (4) occasions throughout a calendar year.
Chair Kenninger inquired about the length that might count as one (1) of the four (4) occasions under the special events permit.
Planner Hogan stated that the length of one (1) occasion could be between one (1) day or one (1) weekend depending on the event, but that she would need to refer to the City Clerk to verify the specifics.
Chair Kenninger clarified that the maximum length of time a food truck could be on the premise, based on City Code, would be no more than four (4) weekends.

Planner Hogan then noted the noise ordinance stating that the owner would still need to adhere to the City Code regardless of what could be amended.

Chair Kenninger requested more clarification about the noise ordinance, specifically regarding the distance to which the music shall not be heard from.
Planner Hogan noted that if noise could be heard at fifty (50) feet from the site, police presence could be requested to determine the amount of noise and if steps would need to be taken to deal with the user.

Commissioner Reed requested clarification regarding the revocation of the CUP, were it to be recommended by the Planning Commission.
CD Director Kienberger noted that staff is referencing a nuisance violation under city code rather than was tied to the use of the district as was noted in the Las Tortillas staff report.
Commissioner Reed requested further clarification regarding the nuisance violation for noise from the site and how the nuisance might be enforced.
CD Director Kienberger clarified stating that, yes, the CUP can be revoked by the planning commission. However, enforcement of the code for a nuisance would need to be done through the police department.

Commissioner Reed asked whether food trucks can park along Bacardi Avenue.
Senior Planner Nemcek noted that the City's mobile food ordinance does not allow food trucks to park along Bacardi Avenue.
Chair Kenninger clarified that residents or visitors with passenger vehicles could park on Bacardi Avenue.

Commissioner Whitman requested clarification on the application of standards from the code referring to public address systems and the agricultural land use district.
Planner Hogan stated that while it is not specifically noted in the CUP, the code still applies to the use of the site.
Senior Planner Nemcek noted that aspects of the city code can be added to the CUP to future memorialize what is already required if the Planning Commission desires, but it is not necessary as it will still apply to the use regardless.

Commissioner Hebert asked whether the City makes any distinction between noise disturbances or live music.
Planner Hogan noted that they are grouped together per the city's code.

Commissioner Rivera asked if the owner of the site intends to have live music outside or have it remained inside as it is not specified in the application.
Planner Hogan deferred to the applicant.

Commissioner Thiagarajan asked if there was a limit to the number of food trucks allowed on site at one time.
Planner Hogan noted the City Clerk has the decision to approve or deny the special events permit.
CD Director Kienberger noted that the avenue the applicant can take to have food trucks is limited based on the special events permit.

Chair Kenninger asked if the City Clerk would review the special event permits and take into consideration the number of parking spaces the food trucks take up.
CD Director Kienberger noted that a number of different departments would review the special events permit.

The public hearing opened at 7:32 pm.

Public Comments:

David Schmitz 2100 126th Street West, Rosemount, MN
Mr. Schmitz is speaking as the owner of North 20 and hopes to bring clarity to some of the issues brought by the Commissioners. He stated that the reason he brought this request to the City is largely in reaction from customers requesting food trucks, live music, and extended hours. Regarding the food trucks, he would only like to have them on site for a special occasion, not as a common occurrence. On the topic of live music, he mentioned that North 20 would prefer an indoor option on occasion as opposed to an outdoor setting. Mr. Schmitz noted that the music, if permitted, would be quieter, not so loud that you would not be able to have a conversation with someone across the table from you. He mentioned the goal of the brewery has always been to build community and bring people together. His largest request would be to allow the brewery to open earlier, closer to 3pm, to allow customers to come in during the day

especially on vacations or special events. He noted that he would not like to have the establishment open very late, as it would often not make sense economically and so as not to disturb the peace.

Chair Kenninger requested clarity on what constitutes as outdoor music, if the garage doors to the brewery were open in the warmer weather months.
Planner Hogan noted if the doors were open then it could constitute as outdoor music, even if the music itself was situated indoors.
Chair Kenninger also asked if the owner had any concerns of the music being heard fifty (50) feet from the property.
Mr. Schmitz noted that he hoped it would not impact neighbors at the fifty (50) foot mark.

Chair Kenninger asked Mr. Schmitz where the placement of the food trucks would be.
Mr. Schmitz noted they would be by the patio, parked in existing parking spaces. He also noted that North 20 is working on building an overflow parking lot to accommodate for the amount of cars parking on Bacardi Avenue.
Chair Kenninger confirmed that the overflow parking area would compensate for the parking spaces that the food trucks would occupy during a special event.

Commissioner Whitman shared his concern for the noise requirements that apply to the use.
Mr. Schmitz noted again that the music being played would not be loud. Instead, likely it would be an artist with an acoustic guitar, or something of the like.
Commissioner Whitman clarified that the live music would not be like a concert or venue and that Mr. Schmitz would be comfortable with having a special event permit limited to four (4) times a year for food trucks rather than having one every weekend.

Commissioner Whitman asked if the Mr. Schmitz had heard any noise complaints from the neighbors surrounding the brewery.
Mr. Schmitz said that he had not.

Jeff Wilcziek 12800 Bacardi Avenue West, Rosemount, MN
Mr. Wilcziek questioned the sudden change in decision to allow for food trucks and live music. He shared his concern for excessive traffic, parking, and noise in the area and surrounding neighborhood. He noted that even with the excess parking lot, visitors of the brewery were still parking on both sides of Bacardi. He noted that music with a single musician would be nice, but the places I have known for this to happen has been in commercial area not a residential one. Mr. Wilcziek noted that while he is a patron of North 20, the request the applicant has brought forth is too much. In specific he mentioned that this change will disrupt the wildlife quiet atmosphere of the area.

Debbie Rupee 12050 Bacardi Avenue, Rosemount, MN
Ms. Rupee shared her concern for the amendment to the CUP stating, the business has already broken a few of the conditions of approval for the initial development of the project. She stated since the business opened, there has been an increase in foot traffic, trucks, bikes, and motorcycles and that the road has become more of a hazard every day. She noted that by extending the hours of operation, increases the risk of danger for residents in the area. Mrs. Rupee shared her frustration with the failure of the city to complete a speed study in the area. She also noted that her well water has been impacted by the business. She said that dust has become an issue on her property because of the increase in traffic. She then listed the conditions for issuance of a CUP.

Fred Rupee 12050 Bacardi Avenue, Rosemount, MN
Mr. Rupee noted that his neighborhood is a great place to live, but he is concerned with the amount of noise they hear from the brewery as it effects their lives daily. He mentioned that he bought this property to enjoy it and not to listen to the noise coming from the brewery and the increase in traffic in the area. He recommends that the Planning Commission recommends a landscaping sound buffer put in at the very least. He noted that he came to the original meeting for the construction of North 20 and he mentioned the same issues he is now regarding noise and traffic, but nothing has been done. He is frustrated and feels like he has not been heard. Mr. Rupee concluded by stating that he is glad the business is doing well, he but feels like more can be done to protect and preserve the neighborhood surrounding the use.

Mara Schotttenbauer 12483 Bacardi Avenue West
Ms. Schotttenbauer noted that her home is elevated slightly above the property that North 20 is situated on. She stated that while her family is not greatly impacted by the noise, she is concerned with the parking and increase in traffic along

Bacardi Avenue. She acknowledged the effort that the owners have taken to add an additional parking area to mitigate parking on the street, but she does still have concerns for safety especially for her kids. She noted that while it is not the job of the owners of North 20 to keep residents safe, it is their job to control the impact their business has on the neighborhood. She would like to see further action taken by the City to keep the neighborhood safe including a speed study, additional signage, overflow parking areas, landscaping to prevent glare, and keeping the hours as what was set originally.

Joe Casella 4962 Sycamore Eagan, MN
Mr. Casella lives in Eagan, but his backyard abuts Bacardi Avenue. He shared his frustration with the speed at which this project has moved. He noted that the city should slow down the development of this use (North 20) until it has been around for a while longer and then make a determination later; there is no need to jump to any conclusions. He asked if parking along Bacardi Avenue is legal. He stated the issue is about safety. Mr. Casella said he was completely against the increase in hours and is concerned about the traffic and patrons of the brewery who leave inebriated. He noted that he has had cars parked in the yard and will continue to call the police as needed.

Richard Gertrick 12420 Bacardi Avenue
Mr. Gertrick noted that he has lived 54 years. He gave a brief history of Bacardi Avenue stating that it was not a road when he moved in; his driveway was a half mile long but did not mind it. He shared that he was surprised when this issue came up and noted that before this issue, he was not familiar with his neighbors. He shared is concern for the property values in the neighborhood especially in an agricultural area. He noted his general concern for the use in a low density residential and agricultural area. He shared his frustration with the amount of notice he was given. He also asked how deep the well is on site. He noted that the issue is a tough problem. He does not want to hurt the folks who are trying to make a living but mentioned that there should be some kind of agreement. He also asked if the property is a commercially zoned property?

Mike McMenomy 12380 Bonaire Path
Mr. McMenomy used to live here and has recently sold the property. He noted the Wildlife Preserve and its impact on the community. He mentioned that the owner of the Preserve is not in attendance today because it is too overwhelming of an issue for her. He noted that Schmitz's are wonderful people and are running a wonderful business, even though it did not belong there to begin with. He noted that while the Schmitz's are responsible people and business owners, his concern is that down the road, they will sell their property/business to individuals who are not responsible.

> **MOTION** by Kenninger to close the public hearing.
> **Second** by Reed.
> Ayes: 7. Nays: 0. Motion Passes.

The public hearing closed at 8:21 pm.

Additional Comments:
Chair Kenninger addressed the issue of parking on Bacardi stating that while the street does allow for parking in the right of way, as part of the Conditional Use Permit the brewery is not allowed to have patrons park on Bacardi.
Planner Hogan confirmed and pointed to condition 9 in the approved CUP for the use in 2020.
Chair Kenninger also noted condition 10 which states that the City may sign Bacardi Avenue for no parking, if necessary. Chair Kenninger inquired to that the next steps were to be to address the issue of parking brought up by residents.
Planner Hogan deferred to the CD Director.
CD Director Kienberger noted that the Planning Department would typically refer to the Police Department as they are the ones who would actively monitor and document any types of calls or issues that would occur in the neighborhood. Any recommendation would be made internally by staff to move ahead with a change that could be implemented through their conditional use permit.
Commissioner Reed asked is this type of decision is actionable now and what would trigger that.
CD Director Kienberger noted that all the above would trigger a decision including the public comments received before and during the hearing.
Chair Kenninger mentioned that the course of action for the residents would be to call the police to monitor the parking on Bacardi, have the police observe it and report back to city staff. And asked the CD Director to confirm that this would be the best course of action for residents.

CD Director Kienberger confirmed and noted that all comments written and through the testimony here this evening all weigh into the decisions made by staff.
Commissioner Whitman weighed in stating that the Planning Commission should assess the whole CUP and the findings brought forward to decide whether this should be approved or not, parking being a part of the CUP.
Chair Kenninger clarified for the public that Bacardi Avenue does allow for parking in the right of way, but as part of the Conditional Use Permit, the brewery is not allowed to have patrons park on the street. Further stating that if there are concerns, residents should contact the police department.
Senior Planner Nemcek also added that the police department is probably not aware of specific conditions of every properties CUP. Additionally, staff would like to see the overflow parking constructed and if that alleviates the parking on the street, that would be sufficient. Further stating that eliminating parking Bacardi and adding signage would not be in everyone's benefit as it would become a bigger enforcement issue.

Chair Kenninger brought up the zoning of the property, whether it was zoned agricultural or commercial.
Planner Hogan noted that the property is zoned Agricultural, and that microbreweries are permitted in the Agricultural zoning district.

Chair Kenninger addressed the question regarding landscaping on site and asked Planner Hogan to speak to the landscaping requirements initially adopted.
Planner Hogan noted that six (6) feet is the planting requirement for coniferous trees and normally City staff will look at the landscaping a year after the planting of landscaping to ensure the plantings have survived a full winter and growing season. She mentioned that since the site has not been open for a year yet, staff has not identified that. However, upon the one-year inspection, the city will work with the applicant to make sure they are in compliance with the landscaping requirements.
Chair Kenninger clarified the landscaping requirements set by the council upon the approval last year.
Planner Hogan noted that the review would take place in late summer.

Chair Kenninger addressed the concerns by residents for a traffic and or speed study.
Senior Planner Nemcek mentioned that prior to the approval of North 20 last year, the City received a traffic study. This was done to understand the number of trips anticipated with the use and if there would be sufficient capacity on Bacardi, which was found that there would be. Regarding a speed analysis, that is not usually done, but a follow-up would need to be taken with the City Engineering staff.
CD Director Kienberger provided clarification on the difference between the traffic study and speed analysis.
Chair Kenninger asked is a recommendation to lower the speed limit on Bacardi would be a part of a speed analysis taken by the City staff.
CD Director Kienberger noted that it could be included in the recommendation from City staff.

Chair Kenninger addressed the question about the depth of the well on site.
Senior Planner Nemcek noted that the well is permitted by Dakota County and is visited on an annual basis.
Chair Kenninger remembered questions on the well from the initial review of the site.
Senior Planner Nemcek noted that it does get pumped, but not in the fashion of a typical residential septic system.

Chair Kenninger addressed the topic of dust and asked if there have been any discussions on what can be done.
Senior Planner Nemcek noted that he was unsure what the public works department does for the treatment of gravel roads.

Commissioner Reed noted that for traffic concerns among other reasons, he does not believe the City is in the right place to approve the amendment to the CUP and that he will not vote to recommend the amendment to the CUP.

Commissioner Rivera shared that while North 20 is a good neighbor and a good business, she recommends the business go on a little longer before the Planning Commission approve of the amendment to the CUP.

Chair Kenninger addressed the public notice notification and process.
Planner Hogan noted the process for public notices and the amount of notice that is given for residents in the surrounding area.

Chair Kenninger noted the comment on polluted well water.
CD Director Kienberger noted that there will be contact with the Public Works department on the issue.

Chair Kenninger addressed the process for notification of complaints by residents.
CD Director Kienberger noted that any complaints should be shared with the Police Department.

Commissioner Hebert noted that there might be a misunderstanding of the applicant's intent and that the largest priority is to have flexibility over hours of operation. While a lot of the complaints were around the noise, there was not a lot of opposition to allow the business to open earlier.

Chair Kenninger asked about adjustments to the wording of conditions to the CUP.
Senior Planner Nemcek restated the request.
CD Director Kienberger noted that the Planning Commission can change or alter any recommendations within the CUP.

Chair Kenninger noted that one of her largest concerns is that this CUP will exist on the site in perpetuity.
CD Director Kenninger noted the enforcement of the conditions in the CUP.

Commissioner Whitman shared a question about the capacity of seating on site.
Dave Schmitz, the Owner of North 20 Brewing, stated that the interior has 89 seats and 100 outdoors.
Commissioner Whitman noted that he has trouble with some of the findings and for that reason will not approve of the amendments to the CUP.

Commissioner Powell noted that there has not been verification that the original conditions have not been met.
Senior Planner Nemcek clarified his mention of the septic tank.
Dave Schmitz shared the type septic he has on site.
Commissioner Powell reinstated that they cannot verify the other conditions have not met fully. He finds the amendment to the CUP premature, and for that reason he will not move to approve the CUP.

Commissioner Thiagarajan shared that the owners of North 20 Brewing should capitalize on what they have on site including the nature and wildlife component. She also noted that the owner should look to improve landscaping to integrate with nature and educate your guests on parking. She also mentioned that there should be actions taken to lower the speed limit in the area via a speed analysis.
Chair Kenninger noted that she recognizes the comments shared in the meeting. She noted that she is not in favor of all the amendments in the CUP but would not be opposed to the amendment to the hours of operation. A thought she had was to keep this item into the next meeting.
CD Director Kienberger noted the options the Planning Commission can take.

Commissioner Reed mentioned that he did not see approving any of the amendment items other than an earlier hours of operation timeframe.
Chair Kenninger echoed Commissioner Reeds comment.
Commissioner Hebert seconded the earlier hours of operation amendment.
Commissioner Thiagarajan seconded the earlier hours of operation amendment.

Commissioner Whitman shared that there were still too many issues to resolve and suggested that the item should be brought back for further review.
Commissioner Rivera seconded Commissioner Whitman's comment.
Commissioner Powell seconded Commissioner Whitman and Commissioner Reed's comment further suggesting more time should be put in to review the item.

> **MOTION** by Kenninger to recommend the City Council approve an amendment to the existing conditional use permit for North 20 Brewing located at 12266 Bacardi Avenue to extend the hours of operation subject to condition one in which the hours would be limited to 11 AM to 9 PM Monday through Thursday, 11 AM to 10 PM Friday and Saturday, and 11 AM to 9 PM on Sunday.
>
> **Second** by Hebert.
> Roll Call: Powell – No, Whitman – No, Rivera – No, Chair Kenninger – Yes, Commissioner Reed – No, Commissioner Hebert – Yes, Commissioner Thiagarajan – Yes.
> The motion fails 3 to 4.

MOTION by Reed to deny an amendment to the existing conditional use permit for North 20 Brewing located at 12266 Bacardi Avenue to extend the hours of operation, outdoor live music, and food trucks on site subject to the terms and conditions listed

Second by Powell.
Ayes: 7. Nays: 0. Motion Passes.

5c. Request by Holiday Stationstores for a Conditional Use Permit to allow for the expansion of the existing canopy onsite.
Planner Hogan provided a presentation and summary of the request by the applicant.

Commissioner comments:
Commissioner Rivera shared a question of the parking stalls on site in regard to the expansion of the canopy.
Commissioner Powell asked a question regarding the site modifications and grading.

MOTION by Powell to close the public hearing.
Second by Kenninger.
Ayes: 7. Nays: 0. Motion Passes.

Discussion: None.

New Business: None.

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 9:14 pm.

Respectfully submitted,

Riley Rooney, Community
Development Technician

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: May 23, 2023

AGENDA ITEM:	Request by Schafer Richardson for approval of a Final Plat to Construct Two Multi-Family Buildings	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 4.b.
ATTACHMENTS:	Site Location, Final Plat, Site Survey , Prestwick Place East (2007), Site Plan, Preliminary Plat, Developers Narrative , Landscaping Plan, Elevations , Building Height Sections, Engineer's Memo Dated September 16, 2022, Park and Recreation Director's Memo Dated October 21, 2022	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve the Final Plat for the subdivision of Outlot A, Prestwick Place Townhomes, subject to the following conditions:

a. Execution of a Subdivision Agreement
b. Adherence with conditions of the Preliminary Plat and PUD Final Site and Building Plan approvals.
c. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated September 16, 2022.
d. Compliance with the conditions and standards within the Parks and Recreation Director’s Memorandum dated October 21, 2022.
e. Drainage and utility easements with storm sewer infrastructure, except ponding or infiltration areas, may contain fences, but shall be required to include gates to provide trunk access, shall prohibit sheds or other accessory structures; and shall prohibit landscaping that would impede drainage.
f. Payment of all applicable fees including GIS, Park Dedication, and other fees identified in the current fee schedule.
g. Incorporation of any easements necessary to accommodate drainage, ponding trails, underpasses, conservation areas, streets and utilities.

BACKGROUND

Property Owner	Dakota County CDA
Applicant:	SRD2.0, LLC & SRPB Strategic Housing, LLC (Schafer Richardson)
Surrounding Land Uses:	North: Medium Density Residential East: Medium Density Residential South: Community Commercial West: Low and High Density Residential

Existing Zoning District:	R4 PUD - High Density Residential PUD
Comprehensive Plan Desig.	HDR - High Density Residential

The Planning Commission is being asked to consider a request by SRD2.0, LLC & SRPB Strategic Housing, LLC (Schafer Richardson) for approval of a final plat to construct two multi-family buildings containing a total of 305 dwelling units.

This final plat comes after the approval of a preliminary plat and PUD final site and building plan for this project. These items were reviewed by the Planning Commission at their September 27th, 2022 regular meeting and as well as their October 25, 2022 regular meeting. The Planning Commission approved the final site and building plan, since they are the approving body for that action, at their October 25th meeting and recommended the City Council approve the preliminary plat. The City Council approved the preliminary plat at their November 15, 2022 regular meeting. Staff is recommending approval of the final plat request, subject to the conditions listed in the recommended action.

BACKGROUND

The subject property is part of a larger 290-acre mixed use development approved by the City in 2007 on the northwest and northeast quadrants of County Road 42 and Akron Avenue. At the time it was approved, the PUD Master Development and Rezoning included approximately 50 acres of commercial, 90 acres of residential, and 130 acres platted as outlots for future development. All the approved development areas west of Akron Avenue received final plan approval and have since been developed, and the City Council recently approved a request to change the designation of approximately eight acres of land from commercial to high-density residential.

Other than the subject parcel, most of the land within the Prestwick Place Planned Unit Development remaining to be constructed is guided for commercial uses in the northeast and northwest of the intersection of Akron Avenue and County Road 42, except for eight acres southwest of the intersection of Connemara Trail and Akron Avenue.

The subject parcel is part of the Prestwick Place Planned Unit Development that was approved in 2007. With that approval, the site was rezoned to its current R4 PUD-High Density Residential Planned Unit Development zoning district. Contained within the attachments is the Prestwick Place East site plan showing the anticipated development of the subject parcel and surrounding area, which contemplated 200 high-density units within the subject parcel. The 2007 PUD included townhomes on the west side of Akron that were replaced with single-family development through PUD amendments. So, while the concept for the subject parcel anticipated fewer units to be developed on the subject parcel, the overall number of housing units in the Prestwick Place PUD remains balanced and within the anticipated overall density for the Prestwick Place development.

ISSUE

Legal Authority

Plat requests are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if the application meets these requirements it must be

approved.

Preliminary Plat
The applicant proposed a preliminary plat that would subdivide the existing outlot into two buildable lots, each containing one of the buildings. The existing outlot contains land that was dedicated as right-of-way for Adalyn Avenue, resulting in a net developable area of 12.44 acres. Lot 1, located adjacent to Akron Avenue, is 6.97 acres in area, and Lot 2 is 5.46 acres. Both lots far exceed the minimum lot size of 22,500 square feet (.516 acres), and any minimum dimensional standards such as lot width or lot depth.

Site Layout
The proposed multi-family community is comprised of two buildings located within separate parcels, but the applicant conceived of the site as a single community with shared access and open space for amenities. The site plan provides two accesses from Adalyn Avenue to the east. A common, private drive separates the surface parking on the two parcels and access to the underground parking is provided by the internal drives.

The eastern building features a smaller footprint in order to fit between the two existing easements that cross the site. Access into its underground parking is located on the southern elevation. In addition to the common open space, the eastern building will offer a swimming pool as an amenity to the residents of that building. The building located on the west side of the site has a larger footprint and two accesses into its underground garage. One access will be located at the northern-most point of its eastern elevation, and the other access will be on the south face of the building. The western building will contain a playground within the courtyard facing Akron Avenue.

In addition to the amenities related to each individual building, the site will also feature on the north and south ends of the shared common drive a dog park and picnic area, respectively. Surface parking is, for the most part, located internally between the two buildings to create a more pleasing view of the site from public rights of way.

Unit Mix
The two buildings differ in that Building A will contain units leased at rents that are market-rate, while the units in Building B will feature rents that are affordable to residents within incomes below a certain threshold. Therefore, the mix of units is reflective of the anticipated residents of each building. The applicant anticipates more families will live in Building B and has provided a unit mix that contains more bedrooms per unit. Building A is expected to have fewer families and more single residents and the unit mix is reflective of that. The following tables show the number of each type of unit as well as the percentage of each type of unit in each building.

Unit Mix Building A (East Building) - 141 units		
Studio	31	22%
1 Bedroom & 1 Bedroom + Den	48	34%
2 Bedroom	55	39%
3 Bedroom	7	5%

Unit Mix Building B (West Building) - 164 units		
1 Bedroom	52	32%
2 Bedroom	67	41%
3 Bedroom	45	27%

Phasing
The applicant is planning to construct the project in two phases, with the building on the eastern parcel being built first. Once the second building is complete, the applicant's narrative indicates that the surface parking will be shared across the entire site. Because construction of Adalyn Avenue is already complete, the applicant will not have to wait for public streets to be constructed in order to begin sitework.

Park Dedication
The proposed development has been reviewed by the City's parks and recreation department for conformance with the City's adopted Master Plan. The City's Parks Master Plan does not call for a park in this area, so staff is recommending the City collect cash in-lieu of land to meet the parks dedication requirements for the 305 units. The park dedication requirement for 305 high density residential units is .02 acres of land per unit or $2,500 per unit. The cash dedication for 305 units would be $762,500 (305 units x $2,500 per unit).

Landscaping
The original landscape plan was short by one tree. The landscape requirement for multi-family buildings taller than three stories is 8 trees plus one per every two units, or a total of 161 trees based on 305 units. The landscape plan includes 175 trees, which now exceeds the City Code requirement.

Type	Calculation	Required	Provided
Trees	1 per 2 units plus 8*	161 Trees	175 Trees
Foundation Plantings	1 per 10' of bldg. perimeter**	291 Plants	2,373 Plants

* 305 units/2 trees + 8, must include placement along boulevard at 50' intervals
** 2,922 linear feet

Access and Parking
Vehicular access into the site will be made via two entry points along Adalyn Avenue on the eastern site boundary. The northern entrance will align with a driveway into the neighborhood on the east side of Adalyn Avenue. The private drive aisles will lead directly to the surface parking in the northeast and southwest areas of the site as well as to the entrances into the underground parking facilities.

The applicant's site plan provides a total of 520 parking stalls, 269 surface stalls and 251 underground stalls divided between the two buildings. This results in parking ratio of 1.70 parking stalls per unit. The parking standard for the R4 district is a ratio of 2 parking stalls per unit. The applicant indicates that this is consistent with the actual usage they've seen at other projects in suburban communities, particularly with this unit mix containing so many three-bedroom units. It is also a similar ratio to what

staff has heard from other developers of multi-family communities about the usage they've seen. The applicant has included a proof of parking that would provide an additional 90 parking stalls if needed. With the proof of parking the ratio increased to 2.0 parking stalls per unit, which meets the required 2 parking stalls per unit. The table below shows the breakdown of the parking provided on the applicant's plans. The second table provides a comparison of other apartments that have been approved with a reduced parking ratio.

Underground	**251 Stalls**
Surface	269 Stalls (90 proof of parking)
Total	520 Stalls (610 proof of parking
Parking Ratio (2 stalls per unit required)	1.70 Stalls per unit (2.0 stalls per unit proof)

Traffic

The site has been designated as High Density Residential in the last three Comprehensive Plan updates. The street system in the vicinity has been designed taking this project into account since at least 2008. The traffic and parking analysis provided by the applicant used the City's 2040 Comprehensive Plan to analyze long term impacts of the proposed development. The City's engineer provided a review of the study that did not dispute the findings of the original analysis that the existing roadway system has sufficient reserve capacity to absorb the traffic anticipated from the proposed development.

During the public hearing for the preliminary plat and PUD final site and building plan for this item the Planning Commission received many comments related to the ability of Adalyn Avenue to handle the volume of traffic generated by the proposed development during . While Adalyn Avenue is a local street, it differs significantly from other local streets in the City in that there are no driveways directly accessing Adalyn Avenue. Other local streets would have 28 or more driveways entering the street over a similar distance. Adalyn Avenue is similar to a collector since only 5 private drives will be accessing that street, and the street system in this area was designed with the proposed development in mind. That being said, all local streets in any part of the city are designed to accommodate parking on both sides with traffic moving in both directions. Currently, parking is permitted along Adalyn Avenue. If needed, parking can be restricted to one or neither side of the street.

Plans for the area include at least two connections from Connemara Trail to County Road 42 between Akron Avenue and Blaine Avenue, one of which will be a full intersection allowing traffic to move eastbound on County Road 42. Coordination with Dakota County's transportation department is ongoing, and an areawide study to ensure needed improvements to intersections in the vicinity of Akron and 42 are made in a timely manner.

Site Lighting

The R4-High Density Residential district does not contain any regulations related to site lighting within the City Code. The Code contains those regulations in other zoning districts to minimize the effects of site lighting on adjacent residential properties. The applicant has provided a photometric study that shows the level of lighting at the property lines. Because there is not a maximum light level in the City Code for residential districts, the submittal of a photometric study is not a requirement for requests such as this. Nevertheless, the photometric study provided by the applicant shows little to no impact on adjacent residential properties and the height of pole mounted lights to be twenty feet or shorter, which is the standard for pole mounted lights.

RECOMMENDATION

Staff is recommending approval of the final plat based on the information provided by the applicant and reviewed in this report, subject to the conditions listed in the recommended action.

ROSECOTT PLACE APARTMENTS

KNOW ALL PERSONS BY THESE PRESENTS: That Dakota County Community Development Agency, a public body corporate and politic, fee owner of the following described property situated in the County of Dakota and State of Minnesota, to wit:

OUTLOT A, Prestwick Place Townhomes, City of Rosemount, Dakota County, Minnesota

Has caused the same to be surveyed and platted as ROSECOTT PLACE APARTMENTS and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said Dakota County Community Development Agency, a public body corporate and politic, has caused these presents to BE signed by its proper officer this _____ day of _____, 2023.

Signed: Dakota County Community Development Agency

By _____, Executive Director

_____
(Name Printed)

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____ 2023 by _____, Executive Director of Dakota County Community Development Agency, a public body corporate and politic.

_____ _____
(Signature) (Name Printed)

Notary Public, _____County, _____

My Commission Expires_____

SURVEYORS CERTIFICATE

I Gary J. Bjorklund do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2022.

_____
Gary J. Bjorklund, Land Surveyor
Minnesota License No. 46563

STATE OF FLORIDA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2023, by Gary J. Bjorklund.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Florida

My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, STATE OF MINNESOTA

This plat was approved by the City Council of Rosemount, Minnesota, this _____ day of _____, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03. Subd. 2.

_____ _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2023.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Sub. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of_____, 2023.

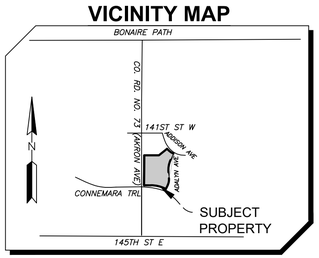
_____, Amy A. Koethe
Director, Department of Property Taxation and Records

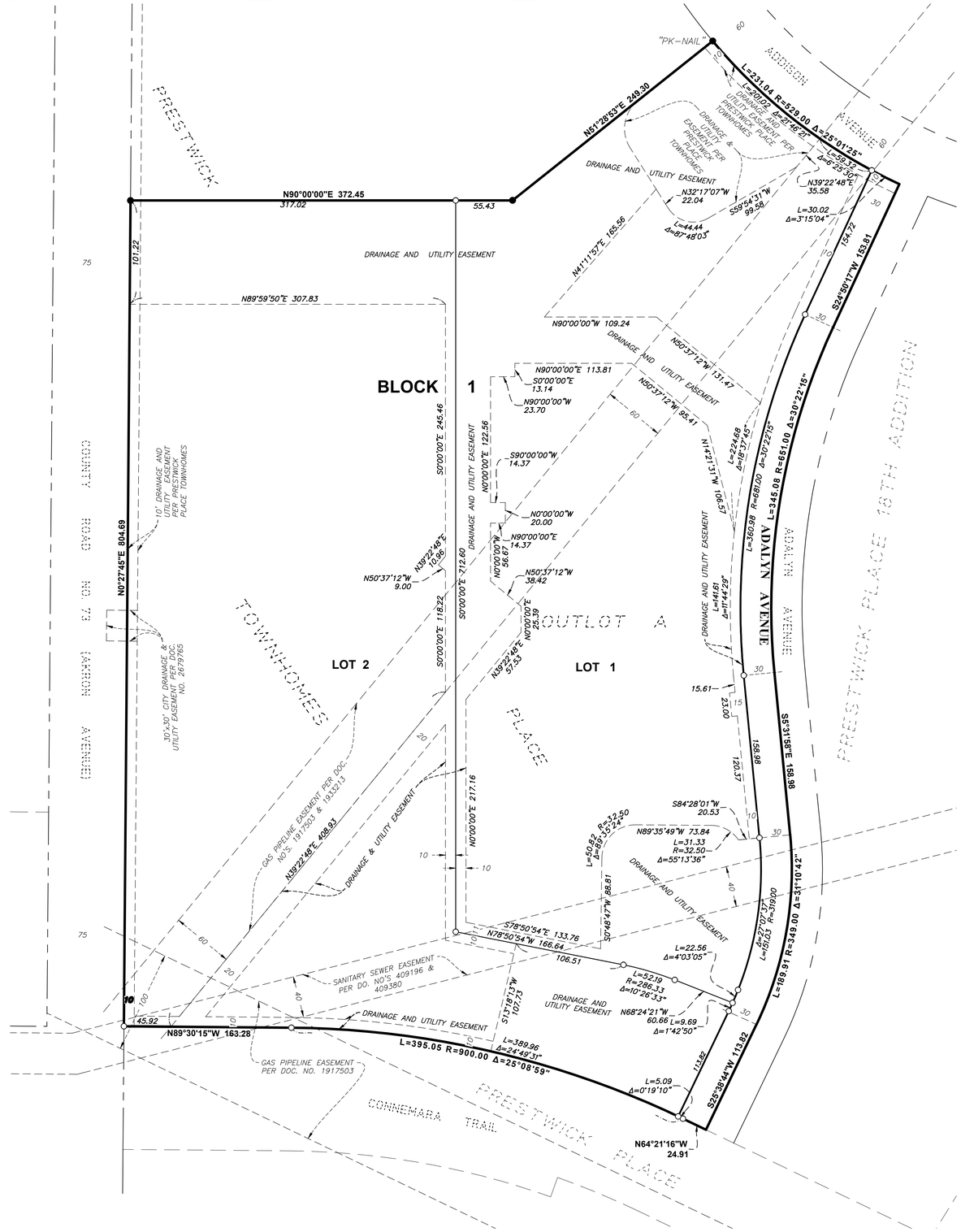
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ROSECOTT PLACE APARTMENTS was filed in the office of the County Recorder for public record on this _____ day of _____, 2023, at ____ o'clock __.M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder

VICINITY MAP





LEGEND

- ● DENOTES IRON MONUMENT FOUND WITH RLS CAP MARKED NO. 47481, UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 46563

0 60 120 180
SCALE IN FEET
1 INCH = 60 FEET

BEARING ORIENTATION NOTE:

BEARINGS ARE BASED ON THE WEST LINE OF OUTLOT A, PRESTWICK PLACE TOWNHOMES, HAVING A BEARING OF N00°27'45"E

Stantec

Plot Date & Time: 9 May 2022 4:31 PM

PROPERTY DESCRIPTION

The following description was provided in Old Republic National Title Insurance Company Commitment No. 66833 which has an effective date of March 9, 2022 at 8:00 A.M.

OUTLOT A, Prestwick Place Townhomes, Dakota County, Minnesota
(Abstract property)

NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2 as provided in Old Republic Title Insurance Company Commitment No. 66833 which has an effective date of March 9, 2022 at 8:00 A.M.

Items 1, 2, 4, 10 are not survey related and are not addressed herein.

Item 3. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey of the premises– THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 5. Utility and drainage easement(s) over the Land as shown on the recorded plat of Prestwick Place Townhomes. – EASEMENTS AFFECTS THE PROPERTY AND IS SHOWN HEREON.

Item 6. Sanitary sewer easement(s) over the Land as evidenced by Document No(s). 409196 and 409380. – EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON

Item 7. Gas pipeline easement(s) over the Land as evidenced by Document No(s). 1917503. – EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON

Item 8. Gas pipeline easement(s) over the Land as evidenced by Document No(s). 1933213.– EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON

Item 9. Restrictions, covenants and conditions as contained in Declaration of Covenants and Restrictions Prestwick Place Master Development Plan Planned Unit Development Agreement filed March 10, 2008 as Document No. 2576606. – AFFECTS THE SUBJECT PROPERTY

Item 11. Utility and drainage easement(s) over part of the subject property as evidenced by Document No(s). 2592406. – EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY, AND ARE NOT SHOWN HEREON (EASEMENT EXHIBIT ILLEGIBLE)

Item 12. Utility and drainage easement(s) over part of the subject property as evidenced by Document No(s). 2679765. – EASEMENT DOES PARTIALLY AFFECT THE SUBJECT PROPERTY AS DESCRIBED, AND IS SHOWN HEREON (EASEMENT EXHIBIT ILLEGIBLE)

Item 13. Terms and conditions of Stormwater Facilities Maintenance and Easement Agreement With Access Rights and Covenants by and between Dakota County CDA and City of Rosemount, dated October 03, 2018, filed October 10, 2018, as Document No. 3274959. – AGREEMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON

TABLE "A" OPTIONAL ITEMS

1. Property corner markers were placed or found as shown.

2. Property address: Outlot A, 145th Street W and Akron Avenue, Rosemount, MN 55068.

3. Flood zone classification: this property is located in Zone X according to FEMA Flood Insurance Rate Map Number 27037C0230E which has an effective date of 12/2/2011.

4. Gross land area: 570,538 sq. ft. (13.10 acres)

5. Elevations and surface contours are shown hereon and are relative to the NAVD88 vertical datum.

6a. Zoning Information: There were no zoning reports or letters provided to the surveyor.

6b. There were no zoning reports or letters provided to the surveyor.

7a. Subject property has no buildings.

8. The surveyor has made their best effort to depict all above ground visible features hereon.

9. There are 0 standard and 0 handicap parking spaces on the subject property.

11a. There were no underground utility plans and/or reports provided by the client.

11b. An underground utility locate request was placed, and marked utilities are shown hereon. Stantec is not responsible for unresponsive, inaccurate or incomplete markings.

16. There were no observable signs of recent construction or earthmoving on the subject property at the time of survey.

17. The surveyor is not aware of nor was provided any information regarding changes in street right of way lines.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment notes are intended to draw the users attention only, the surveyor does not guarantee that the items noted below are in fact encroachments or that all possible encroachments are shown hereon.

1. *CONCRETE SIDEWALK EXTENDS ONTO PROPERTY AS SHOWN.*
2. *APPROX. HALF OF ADALYN AVENUE IMPROVEMENTS AND UTILITIES OCCUPY THE SUBJECT PROPERTY AS SHOWN.*

CERTIFICATION

To: Schafer Richardson, SRPB Strategic Housing, LLC, a Minnesota limited liability company; Guaranty Commercial Title, Inc. and Old Republic National Title Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, 11b, 16, and 17 of Table A thereof.

Date of fieldwork: 3/24/2022

Gary Bjorklund — 5/9/2022

Gary J. Bjorklund, MN. License 46563 — *Date*

Stantec

CLIENT NAME	PROJECT TITLE			
SCHAFER RRICHARDSON	ALTA/NSPS LAND TITLE SURVEY			
	DWN BY: RWN	CHK'D: GJB	APP'D: XXX	DWG DATE: SEE CERT.
				SCALE: SEE SCALE BAR
	PROJECT NO. 227704939		SHEET NO. 1 OF 2	

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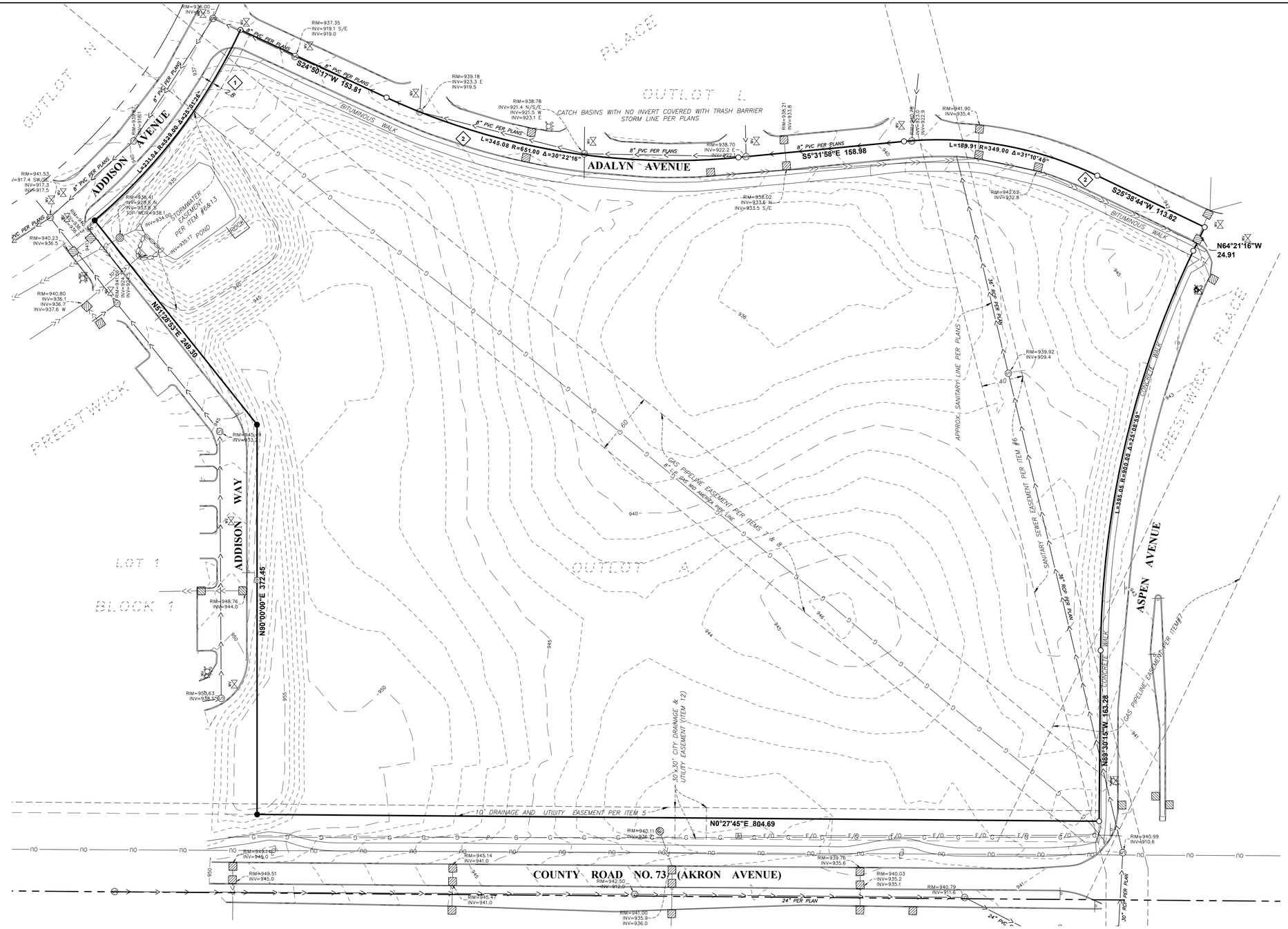
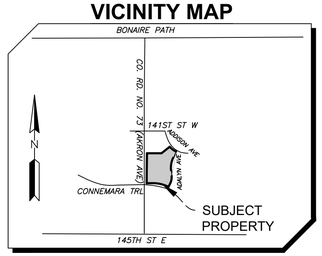


VICINITY MAP



LEGEND

- SET 3/4"ODx14" IRON PIPE WITH PLASTIC CAP 43055 OR MAG NAIL W/WASHER
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- GAS METER
- COMMUNICATIONS PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TRAFFIC SIGN
- BOLLARD/POST
- UTILITY POLE
- LIGHT POLE
- HAND HOLE
- DECIDUOUS TREE
- WATER VALVE
- HYDRANT
- RIP-RAP
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER LINE
- OVERHEAD UTILITY LINE

GENERAL NOTES

1. Bearings shown hereon are based on the Dakota County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum. MNDOT Benchmark: 1906 N 5 elevation=933.09

Stantec

CLIENT NAME	PROJECT TITLE			
SCHAFER RICHARDSON	ALTA/NSPS LAND TITLE SURVEY			
	DWN BY: RWN	CHK'D: GJB	APP'D: XXX	DWG DATE: SEE CERT.
				SCALE: SEE SCALE BAR
	PROJECT NO. 227704939		SHEET NO. 2 OF 2	

S:\227704939\Survey\CAD\227704939 alta1.dwg

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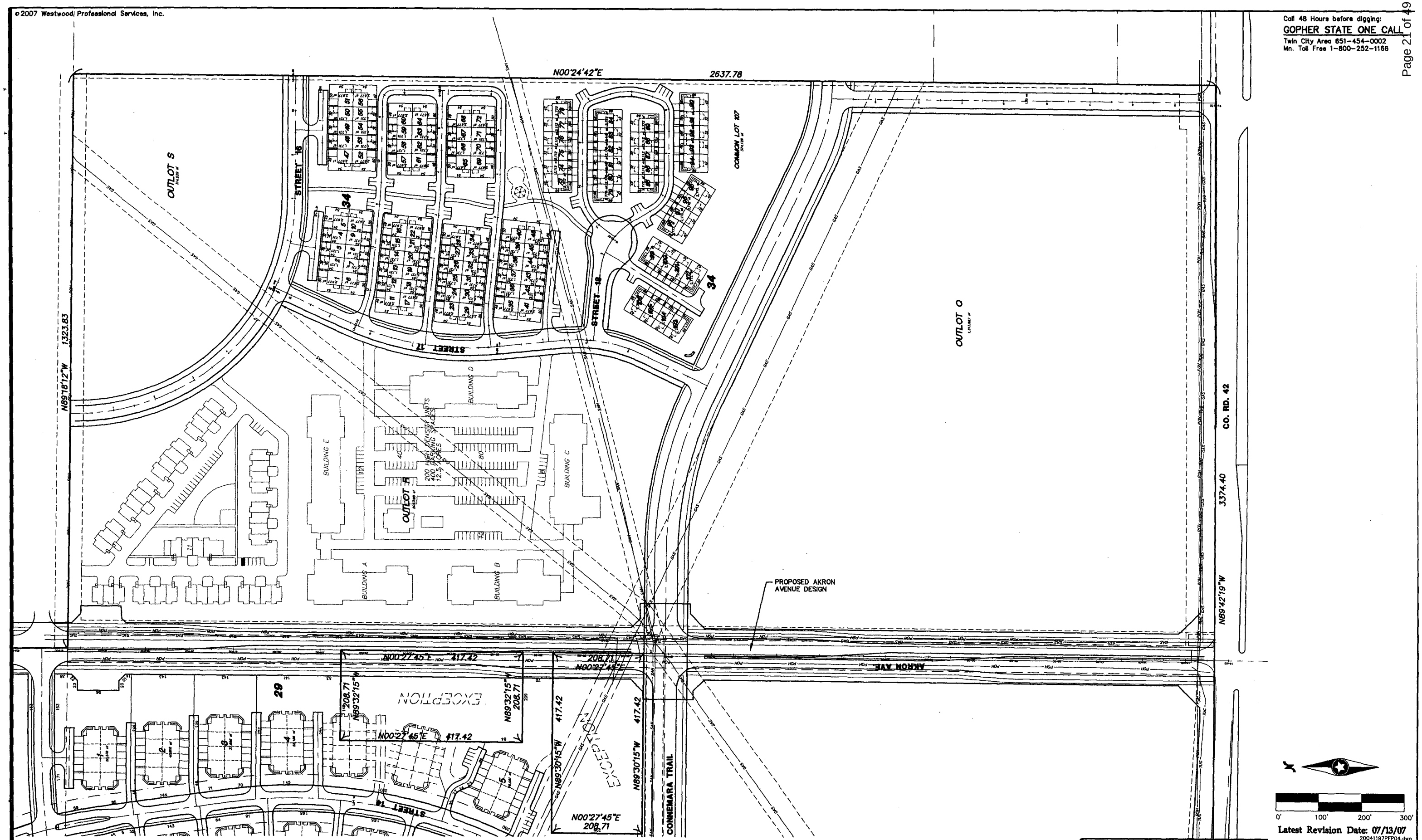
Twin City Area 651-454-0002
Mn. Toll Free 1-800-252-1166



NOT FOR CONSTRUCTION

Latest Revision Date: 07/13/07
20041197PFP04.dwg

Date: 06/20/07 Sheet: 8 OF 29

Westwood
Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Jason McCarty, P.E.
Date 07/13/07 License No. 41955

Revisions:
07/13/07 CITY COMMENTS

Designed CLM
Checked CLM
Drawn DJG/CLJ
Record Drawing by/date

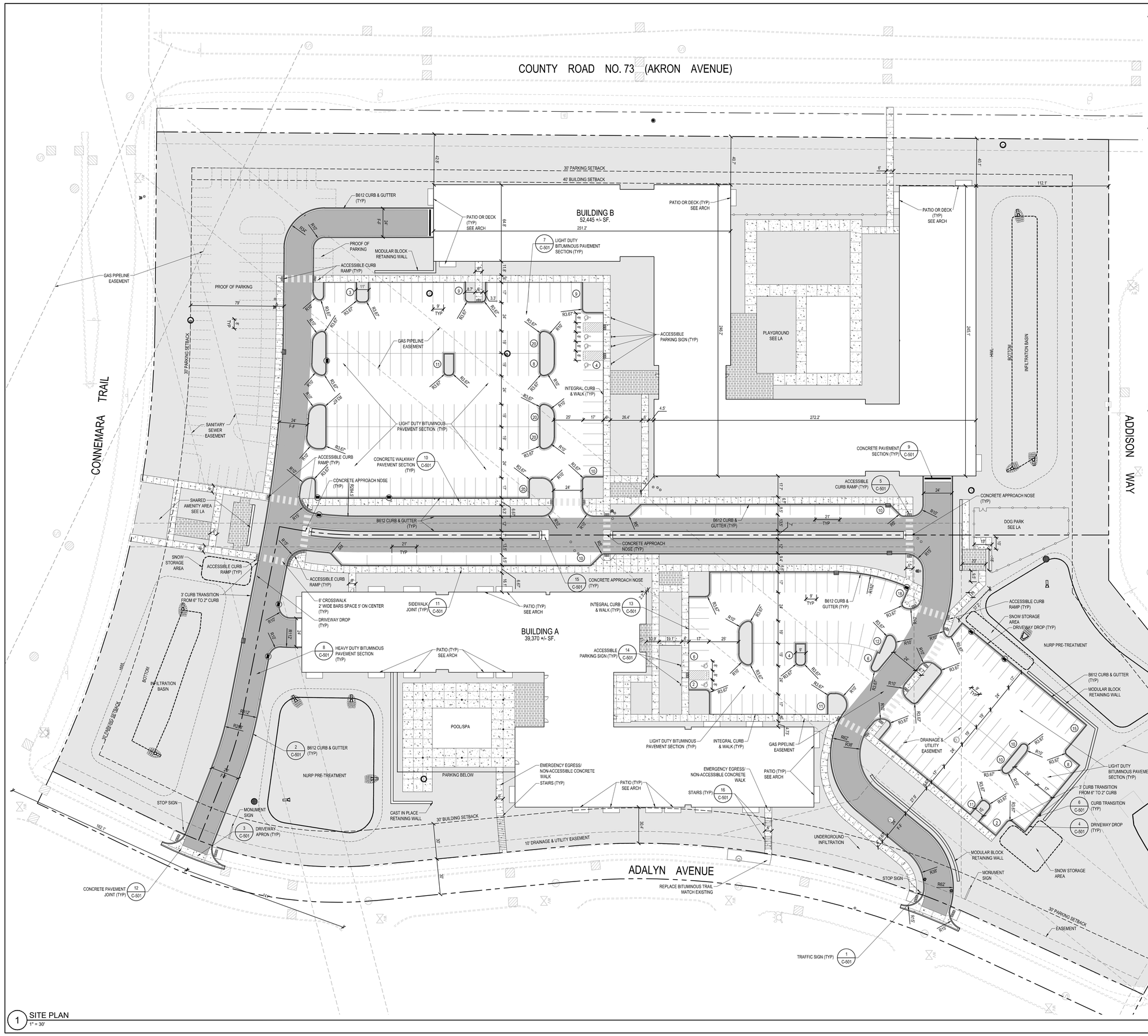
Prepared for:

Arcon Development, Inc.
7625 Metro Blvd. Suite 350
Edina, Minnesota 55439

Prestwick Place

Rosemount, Minnesota

Preliminary Plat
- East



1 SITE PLAN
1" = 30'

SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
2. ON-SITE CURB TO BE B612 AND D412 CURB & GUTTER AS NOTED.
3. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
4. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBILITY ACCESS AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO STALL. WITH NO PARKING MARKED NEAR THE DRIVE AISLE. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.

PROJECT SUMMARY

ZONED: R4- HIGH DENSITY RESIDENTIAL

AREA SUMMARY

SITE AREA	570,537 SF. (13.10 AC.)
RIGHT-OF-WAY	28,851 SF. (0.66 AC.)
NET AREA	541,686 SF. (12.44 AC.)
LOT 1	303,665 SF. (6.97 AC.)
LOT 2	238,021 SF. (5.46 AC.)

	EXISTING	PROPOSED
BUILDING	0 SF (0%)	91,815 SF (17%)
PAVEMENT (WALK/ DRIVE/ PARKING)	0 SF (0%)	169,338 SF (31%)
TOTAL IMPERVIOUS	326 SF (0%)	261,153 SF (48%)
PERVIOUS	541,712 SF (100%)	280,533 SF (52%)

PARKING SUMMARY

PROVIDED 520 STALLS
610 STALLS (INCLUDING PROOF OF PARKING)

OUTDOOR
6 - 8' X 17' ACCESSIBLE STALLS
122 - 9' X 17' STANDARD STALLS AT CURB
121 - 9' X 19' PARALLEL STALLS
20 - 8.5' X 21' STANDARD STALLS

90 - 8' X 18' PROOF OF PARKING (COMPACT)

INDOOR
BUILDING A:
105 STALLS

BUILDING B:
146 STALLS

LEGEND

- PERVIOUS AREA
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- POROUS PAVERS (SEE LAND ARCH PLAN)

Schafer Richardson

145TH & AKRON BUILDINGS A & B

AKRON AVE / ROSEMOUNT, MN

URBANWORKS

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901 NORTH THIRD STREET / SUITE 145 / MINNEAPOLIS, MN 55401

CONSULTANT
Elan DESIGN LAB
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

PRELIMINARY

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS
00.00.0000

REVISIONS

I hereby certify that this plan, specification or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Stephen M. Johnston

Date: 08/30/2022
Reg No: 18914

DATE	08/30/2022
PROJECT #	22-0005
PHASE	PRELIMINARY
DRAWN BY	Author
CHECKED BY	SMJ

SITE PLAN

Know what's below. Call before you dig.

30 90
SCALE IN FEET

C-101

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

Outlot A, PRESTWICK PLACE TOWNHOMES
CITY OF ROSEMOUNT, DAKOTA COUNTY, MINNESOTA.
(ABSTRACT PROPERTY)

Part of Section 27, T. 115, R. 19

PRESENT ADDRESSES / PARCEL ID NO.

PROPERTY ADDRESS: UNASSIGNED
PARCEL ID NUMBERS: 345864000010

PROPERTY OWNERS

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY
1228 TOWN CENTRE DR
EAGAN, MN 55123

LAND SURVEYOR

STANTEC
6920 PROFESSIONAL PARKWAY
SARASOTA, FL 34240
CONTACT: GARY BJORKLUND
PHONE: (763) 479-5128
EMAIL: GARY.BJORKLUND@STANTEC.COM
MN LICENSE NUMBER: 46563

AREA SUMMARY

PLAT BOUNDARY AREA = 570,536 S.F. (13.10 acres)

LOT 1 = 303,663 S.F. OR 6.97 ± ACRES

LOT 2 = 238,022 S.F. OR 5.46 ± ACRES

ADALYN AVENUE = 28,851 OR 0.67 ± ACRES

ZONING

R4 - HIGH DENSITY RESIDENTIAL (PUD)

*CITY OF ROSEMOUNT ZONING MAP

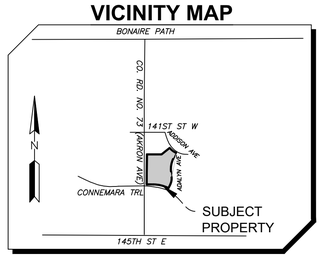
DATE OF PRELIMINARY PLAT

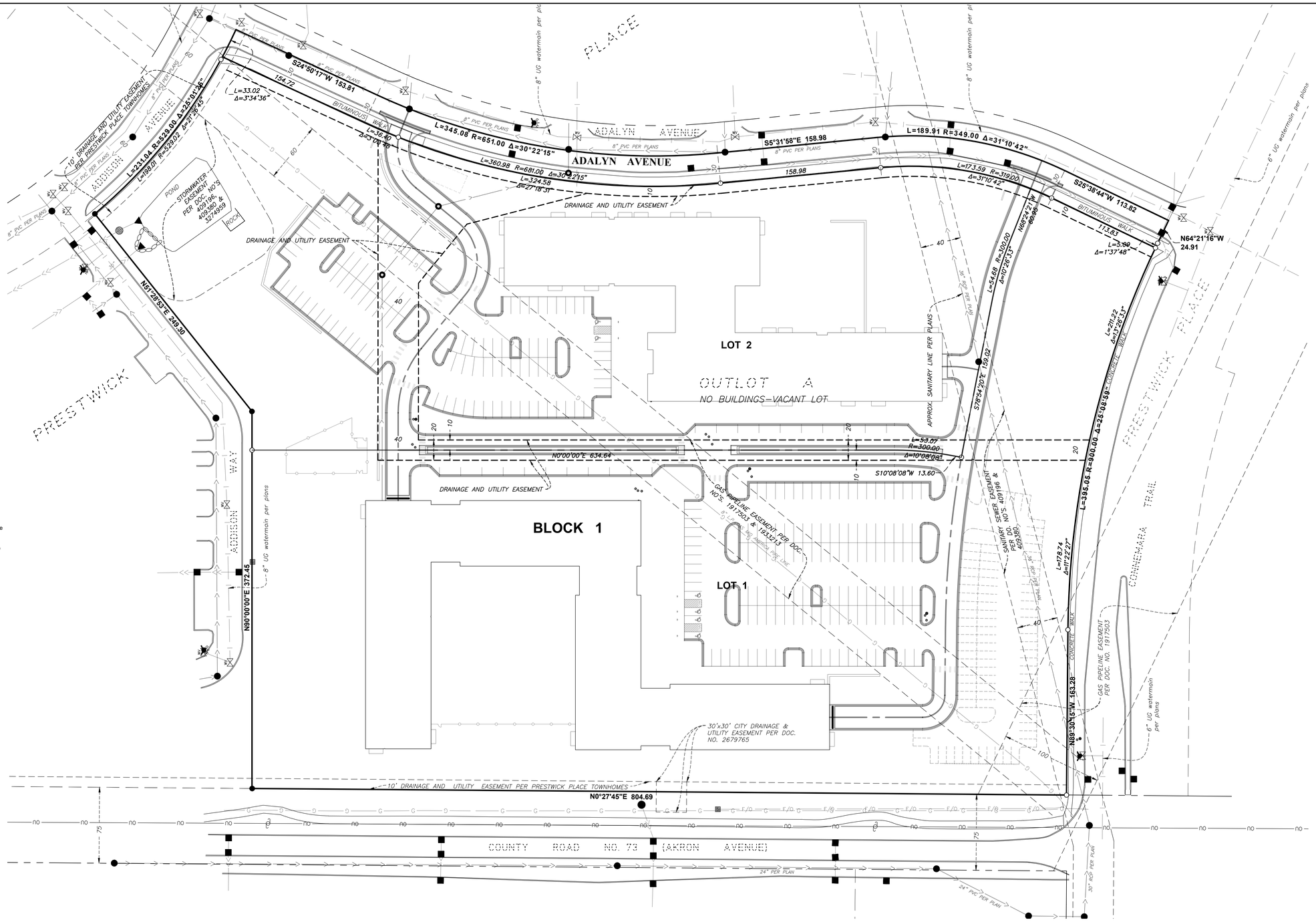
8/26/2022

GENERAL NOTES

1. Bearings shown hereon are based on the Dakota County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours, if any, shown hereon were established with GPS and are relative to the NAVD88 vertical datum. MNDOT Benchmark: 1906 N 5 elevation = 933.09
3. The partial site plan overlay shown was prepared by Stantec and is for reference only. It may not depict or represent the city approved signed plan.

VICINITY MAP





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- LIGHT POLE
- HAND HOLE
- DECIDUOUS TREE
- WATER VALVE
- HYDRANT
- RIP-RAP
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER LINE
- OVERHEAD UTILITY LINE

0 50 100
SCALE IN FEET

SURVEYORS CERTIFICATION:

I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Gary Bjorklund
Gary J. Bjorklund, MN. License 46563

8/25/2022
Date

Stantec

CLIENT NAME	PROJECT TITLE			
SCHAFER RICHARDSON	PRELIMINARY PLAT			
	DWN BY: RWN	CHK'D: GJB	APP'D: XXX	DWG DATE: SEE CERT.
				SCALE: SEE SCALE BAR
	PROJECT NO. 227704939		SHEET NO. 1 OF 1	

Plot Date & Time: 26 August 2022 1:34 PM

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Schafer Richardson

145th & Akron Redevelopment:

Summary of Changes from Original Submittal

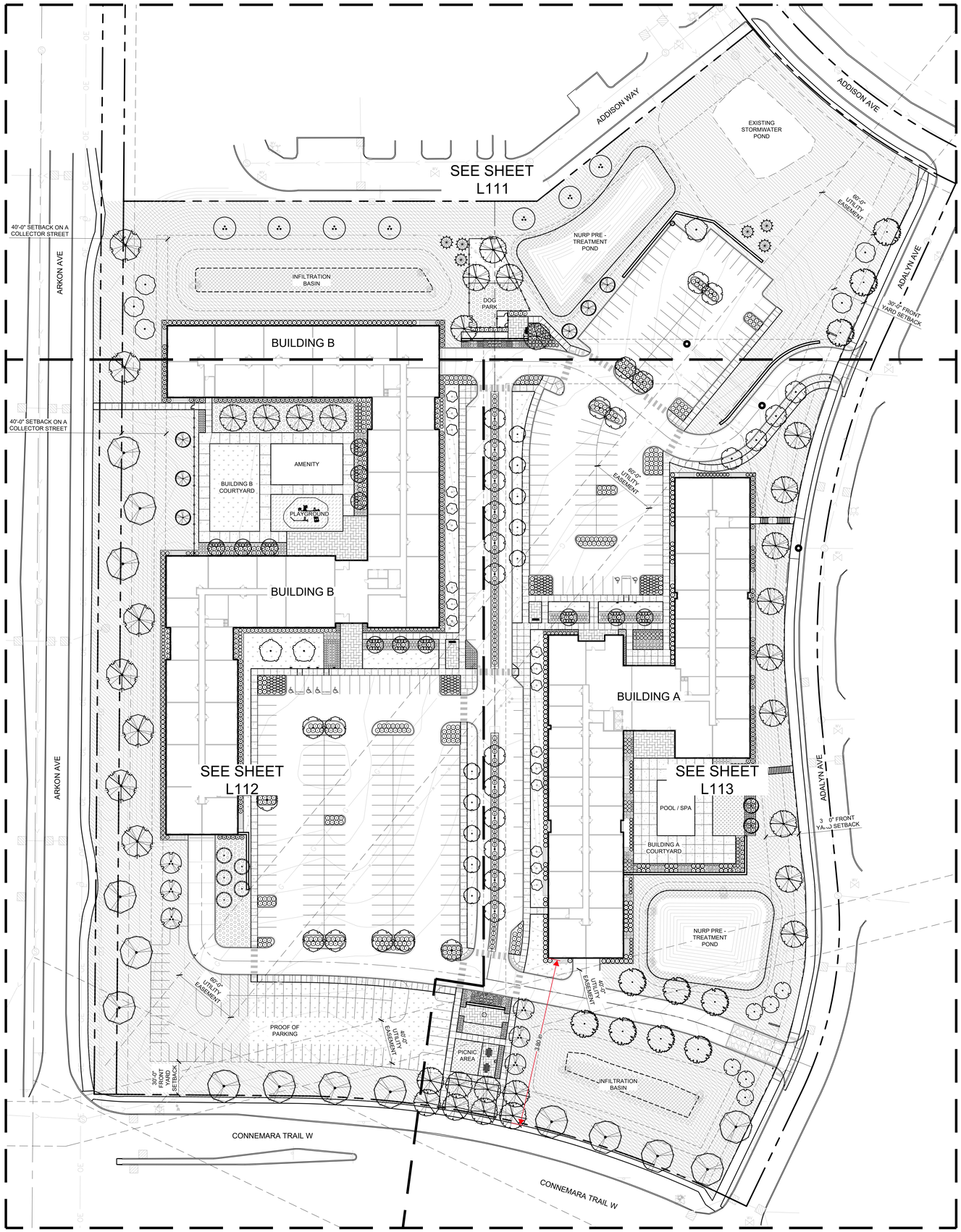
Based on public comment received during the neighborhood meeting hosted by the applicant on September 22nd as well public comment and feedback from the Planning Commission on September 27th, the applicant decided to revise the project plans to reduce the height of Building A from five stories to four stories (from 55'-6" to 43'). This revision would reduce the visual impact along Adalyn Avenue, reduce the number of parking stalls needed, and would also reduce traffic and circulation associated with site.

In reducing the height of Building A from five stories to four stories, the total unit count between both buildings was reduced from 336 residential units to 305. A revised site plan is provided, showing an additional 2 parking spaces being paved during construction and an additional 3 parking spaces provided as proof of parking. With reduction in height to four stories (and reduction of 31 units total), the project is able to meet the parking requirement of 2 stalls per unit with 520 parking stalls being constructed and 90 stalls available for proof of parking (610 total).

The proposed revisions would bring the project in full compliance to zoning regulations within the site's current zoning R4 PUD-High Density Residential PUD. In effect, the applicant is not requesting any deviations to City Code. The table on the next page provides a comparison of revisions from the original submittal on August 30th, 2022 to the current plans as amended.

Schafer Richardson

ORIGINAL DESIGN 8.30.2022		CURRENT DESIGN
Building A: 193,872 SF Building B: 206,972 SF **TOTAL: 400,844** SF	**Gross Area (Above Ground)** *With the reduction in height, Building A's gross area above ground was reduced.	Building A: 154,950 SF Building B: 206,972 SF **TOTAL: 361,922** SF
Building A: Five stories (55'-6") Building B: Four stories (44'-10.5")	**Height** *Reduction in height after public comment and Planning Commission feedback.	Building A: Four stories (43') Building B: Four stories (44'-10.5")
Studios: 29 1-Bedroom (+ Dens): 65 2-Bedroom: 68 3-Bedroom: 10 **TOTAL: 172**	**Building A - Unit Count/Mix** *With the reduction in height, unit mix and count was adjusted accordingly.	Studios: 31 1-Bedroom: 48 2-Bedroom: 55 3-Bedroom: 7 **TOTAL: 141**
336 Units 27 Units per Acre	**TOTAL UNIT COUNT**	**305 Units** 24.5 Units per Acre
Underground: 251 Surface: 267 (*87 proof of parking)* TOTAL: 518 *(605 proof of parking)* Parking Ratio: 1.54 Stalls per unit *(1.80 proof of parking)*	**Parking Count** **Parking Ratio** *Parking ratio adjusted to meet with unit reduction.	Underground: 251 Surface: 269 (*90 proof of parking)* TOTAL: 520 *(610 proof of parking)* Parking Ratio: 1.70 Stalls per unit *(2.00 proof of parking)*
175 Trees Provided *(176 needed)* *(1 tree short per code with 336 units)*	**Landscaping** *Requirement = 1 tree per 2 units. The reduction in unit count resulted in excess trees being provided on site.	175 Trees Provided *(161 needed)* *(14 trees in excess with per code with 305 units)*



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	9	ACER RUBRUM 'ARMSTRONG' ARMSTRONG MAPLE
	6	BETULA NIGRA 'CULLY' TM HERITAGE RIVER BIRCH
	7	BETULA PAPYRIFERA 'OENCI' TM RENAISSANCE OASIS PAPER BIRCH
	18	BETULA PLATYPHYLLA 'FARGO' TM DAKOTA PINNACLE WHITE BIRCH
	12	CORNUS ALTERNIFOLIA PAGODA DOGWOOD
	26	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE THORNLESS HONEY LOCUST
	7	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE
	10	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD ASPEN
	30	QUERCUS BICOLOR SWAMP WHITE OAK
	15	QUERCUS ELLIPSOIDALIS 'MAJESTIC SKIES' MAJESTIC SKIES NORTHERN PIN OAK
	10	TILIA AMERICANA 'BOULEVARD' BOULEVARD LINDEN
	3	ULMUS AMERICANA 'VALLEY FORGE' VALLEY FORGE AMERICAN ELM

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	6	LARIX LARICINA TAMARACK
	5	PINUS STROBUS WHITE PINE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
	5	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE

SHRUBS	QTY	BOTANICAL / COMMON NAME
	131	ARONIA MELANOCARPA 'UCONNAM165' LOW SCAPE MOUND CHOKEBERRY
	188	CORNUS RACEMOSA 'MUSZAM' MUSKINGUM DOGWOOD
	16	CORNUS SERICEA 'BAILADELINE' TM FIREDANCE DOGWOOD
	137	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE
	173	EUONYMUS FORTUNEI WINTERCREEPER
	157	HYDRANGEA PANICULATA 'JANE' TM LITTLE LIME PANICLE HYDRANGEA
	149	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK
	379	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	24	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW
	163	SORBARIA SORBIFOLIA 'SEM' SEM ASH LEAF SPIREA
	48	SPIRAEA BETULIFOLIA 'TOR GOLD' TM GLOW GIRL BIRCHLEAF SPIREA

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	70	THUJA OCCIDENTALIS 'HOLMSTRUP' HOLMSTRUP CEDAR

GRASSES	QTY	BOTANICAL / COMMON NAME
	77	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS
	256	CAREX VULPINOIDEA FOX SEDGE

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	18	ARUNCUS AETHUSIFOLIUS DWARF GOATSBEARD
	9	ASTILBE X 'ROCK AND ROLL' ROCK AND ROLL ASTILBE
	13	ATHYRIUM NIPONICUM PICTUM JAPANESE PAINTED FERN
	16	BAPTISIA AUSTRALIS BLUE WILD INDIGO
	30	ECHINACEA PURPUREA 'RUBINSTERN' RUBY STAR CONEFLOWER
	153	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT
	151	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' BLUE JEAN BABY RUSSIAN SAGE
	15	TIARELLA X 'SUGAR AND SPICE' SUGAR AND SPICE FOAMFLOWER

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	190,855 SF	NO-MOW SEED MIX
	33,601 SF	SOD

SOD/SEED	QTY	BOTANICAL / COMMON NAME
	12,431 SF	NATIVE SEED MIX TYPE 2 - DETENTION BASIN MIX

0 40' 80' 120'
SCALE: 1"=40'

NORTH

Schafer Richardson

145TH & AKRON BUILDINGS A & B

AKRON AVE / ROSEMOUNT, MN

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CONSULTANT

DAMON FARBER LANDSCAPE ARCHITECTS

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

SITE PLAN APPLICATION
08.30.2022

REVISIONS

DATE	08/26/2022
PROJECT #	22-0005
PHASE	SITE PLAN
DRAWN BY	CR
CHECKED BY	JS

LANDSCAPE PLAN

L110

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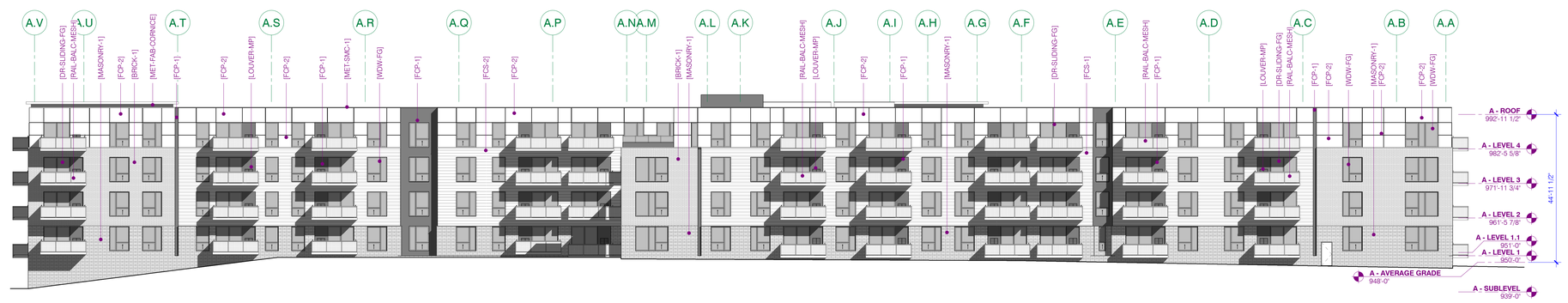
1 A - EXTERIOR ELEVATION NORTH
A.A301 1/16" = 1'-0"

2 A - EXTERIOR ELEVATION WEST
A.A301 1/16" = 1'-0"

3 A - EXTERIOR ELEVATION SOUTH
A.A301 1/16" = 1'-0"



4 A - EXTERIOR ELEVATION EAST
A.A301 1/16" = 1'-0"

GENERAL EXTERIOR NOTES:

KEYNOTES:

[AFS-SF-1]	(08 41 13) ALUMINUM-FRAMED STOREFRONT, EXTERIOR APPLICATION, THERMALLY-BROKEN; CROSS-SECTION DIMENSIONS: 2" X 4.5"; FINISH: ANODIZED; COLOR: BLACK; GLAZING METHOD: CAPTURED PERIMETER, CAPTURED INTERIOR
[BRICK-1]	(04 20 01) BRICK MASONRY VENEER, NORMAN HALF BOND, COLOR 1
[DR-OVHD-SEC]	(08 36 13) OVERHEAD SECTIONAL DOOR
[DR-SLIDING-FG]	(08 16 73) FIBERGLASS SLIDING DOORS
[FCP-1]	(07 46 46) FIBER CEMENT PANELS, COLOR 1, BLACK
[FCP-2]	(07 46 46) FIBER CEMENT PANELS, COLOR 2
[FCS-1]	(07 46 46) FIBER CEMENT SIDING, 10.75 INCH EXPOSURE, COLOR 1
[FCS-2]	(07 46 46) FIBER CEMENT SIDING, 8 INCH AND 4 INCH EXPOSURE, COLOR 2
[FCS-5]	(07 46 46) FIBER CEMENT SIDING, 4 INCH EXPOSURE, COLOR 5
[LOUVER-MP]	(23 80 00) LOUVER FOR PACKAGED THROUGH-THE-WALL HVAC UNIT, EXTRUDED ALUMINUM, CUSTOM COLOR SELECTED BY ARCHITECT
[MASONRY-1]	(04 20 01) MASONRY VENEER, ALTERNATING 4" AND 8" HEIGHT, HALF BOND, COLOR 1
[MET-FAB-CANOPY]	ALUMINUM CANOPY STRUCTURE
[MET-FAB-CORNICE]	ALUMINUM PROFILE CORNICE
[MET-FAB-TRIM-1]	(05 50 00) METAL TRIM, COLOR VARIES
[MET-SMC-1]	(07 62 00) SHEET METAL COPING, PREFINISHED ALUMINUM, COLOR 1
[RAIL-BALC-MESH]	(05 73 00) ALUMINUM BALCONY, DECK, AND MESH RAILING
[RAIL-GLASS]	(05 73 13) GLAZED RAILING SYSTEM
[SIGN-EXT-1]	(10 14 00) EXTERIOR BUILDING SIGNGAGE, ALUMINUM CHANNEL LETTERS ON STANDOFF, WHITE ACRYLIC FACE, INTERNAL ILLUMINATION
[WDW-FG]	(08 54 13) FIBERGLASS WINDOW, COLOR: BLACK

Schafer Richardson

145TH & AKRON BUILDINGS A & B

AKRON AVE / ROSEMOUNT, MN

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SITE PLAN APPLICATION
08.30.2022

REVISIONS

DATE	11.09.2022
PROJECT #	22-0005
PHASE	SITE PLAN
DRAWN BY	
CHECKED BY	DWM

BUILDING A - EXTERIOR ELEVATIONS

A.A301

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1 B - EXTERIOR ELEVATION COURTYARD NORTH
B.A301 1/16" = 1'-0"

2 B - EXTERIOR ELEVATION SOUTH
B.A301 1/16" = 1'-0"

3 B - EXTERIOR ELEVATION EAST
B.A301 1/16" = 1'-0"

4 B - EXTERIOR ELEVATION COURTYARD SOUTH
B.A301 1/16" = 1'-0"

5 B - EXTERIOR ELEVATION NORTH
B.A301 1/16" = 1'-0"

6 B - EXTERIOR ELEVATION WEST
B.A301 1/16" = 1'-0"

GENERAL EXTERIOR NOTES:

KEYNOTES:

[AFS-SF-1]	(08 41 13) ALUMINUM-FRAMED STOREFRONT, EXTERIOR APPLICATION, THERMALLY-BROKEN; CROSS-SECTION DIMENSIONS: 2" X 4.5"; FINISH: ANODIZED; COLOR: BLACK; GLAZING METHOD: CAPTURED PERIMETER, CAPTURED INTERIOR
[BRICK-3]	(04 20 01) BRICK MASONRY VENEER, NORMAN HALF BOND, COLOR 3
[CMU-1]	(04 27 31) REINFORCED CONCRETE UNIT MASONRY, BURNISHED ARCHITECTURAL FINISH, COLOR 1
[DR-OVHD-SEC]	(08 36 13) OVERHEAD SECTIONAL DOOR
[DR-SLIDING-FG]	(08 16 73) FIBERGLASS SLIDING DOORS
[FCP-1]	(07 46 46) FIBER CEMENT PANELS, COLOR 1, BLACK
[FCS-3]	(07 46 46) FIBER CEMENT SIDING, 10.75 INCH EXPOSURE, COLOR 3
[FCS-4]	(07 46 46) FIBER CEMENT SIDING, 8 INCH AND 4 INCH EXPOSURE, COLOR 4
[LOUVER-MP]	(23 80 00) LOUVER FOR PACKAGED THROUGH-THE-WALL HVAC UNIT, EXTRUDED ALUMINUM, CUSTOM COLOR SELECTED BY ARCHITECT
[MET-FAB-CANOPY]	ALUMINUM CANOPY STRUCTURE
[MET-FAB-TRIM-1]	(05 50 00) METAL TRIM, COLOR VARIES
[MET-SMC-1]	(07 62 00) SHEET METAL COPING, PREFINISHED ALUMINUM, COLOR 1
[MET-SMF]	(07 62 00) SHEET METAL FLASHING, PREFINISHED ALUMINUM
[RAIL-BALC-MESH]	(05 73 00) ALUMINUM BALCONY, DECK, AND MESH RAILING
[SIGN-EXT-1]	(10 14 00) EXTERIOR BUILDING SIGNGAGE, ALUMINUM CHANNEL LETTERS ON STANDOFF, WHITE ACRYLIC FACE, INTERNAL ILLUMINATION
[WDW-FG]	(08 54 13) FIBERGLASS WINDOW, COLOR: BLACK

Schafer Richardson

145TH & AKRON BUILDINGS A & B

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SITE PLAN APPLICATION
08.30.2022

REVISIONS

DATE	08.30.2022
PROJECT #	22-0005
PHASE	SITE PLAN
DRAWN BY	
CHECKED BY	DWM

BUILDING B - EXTERIOR ELEVATIONS

B.A301

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1 AXONOMETRIC VIEW FROM NORTHWEST
AL351

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SITE PLAN APPLICATION
08.30.2022

REVISIONS

DATE	11.09.2022
PROJECT #	22-0005
PHASE	SITE PLAN
DRAWN BY	
CHECKED BY	DWM

EXTERIOR AXONOMETRIC

AL351

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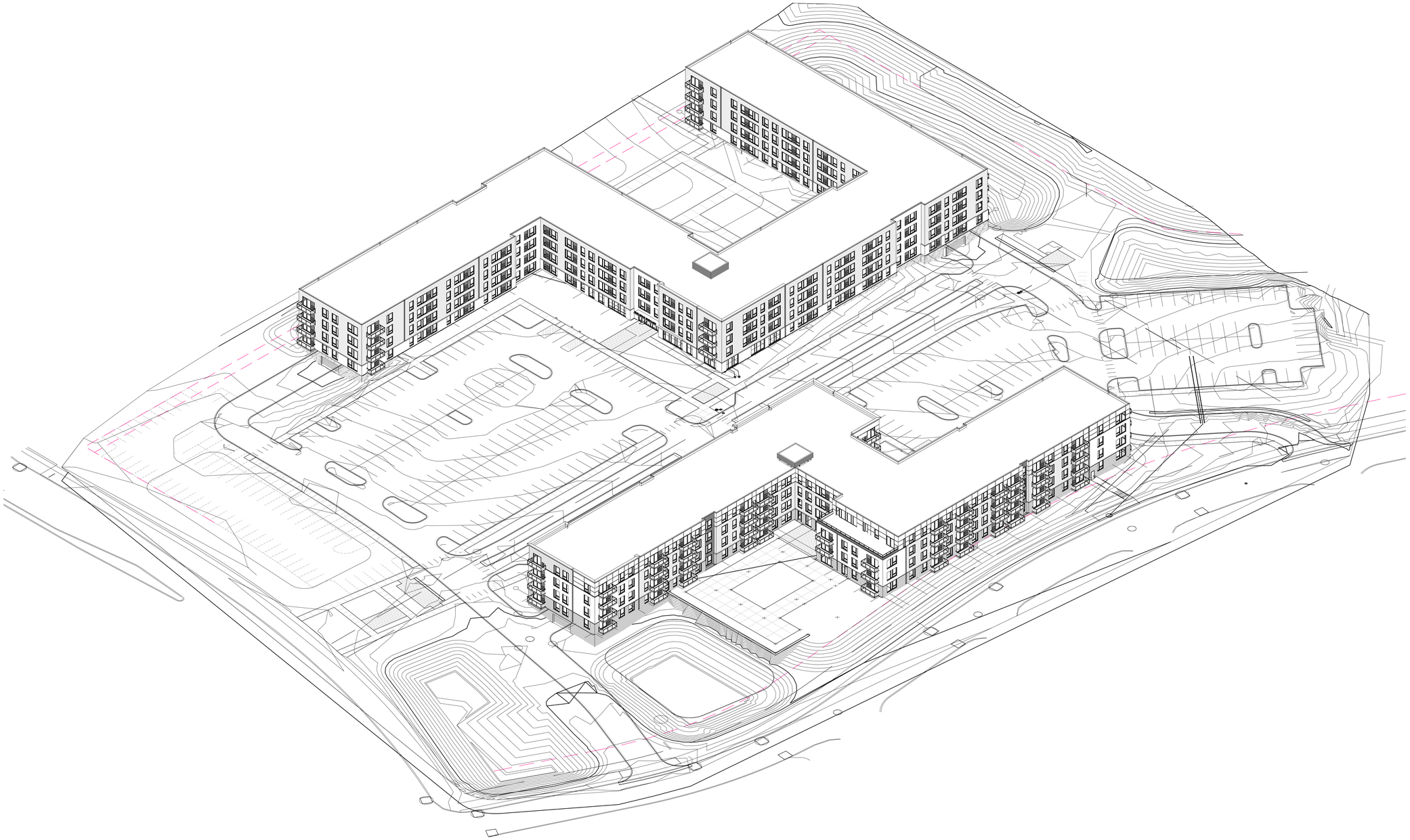

1 AL352 AXONOMETRIC VIEW FROM SOUTHEAST

Schafer Richardson

145TH & AKRON BUILDINGS A & B

AKRON AVE / ROSEMOUNT, MN

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CONSULTANT

PRELIMINARY

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SITE PLAN APPLICATION
08.30.2022

REVISIONS

DATE	11.09.2022
PROJECT #	22-0005
PHASE	SITE PLAN
DRAWN BY	
CHECKED BY	DWM

EXTERIOR AXONOMETRIC

AL352

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Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: September 16, 2022

Re: Shafer Richardson Apartments
Site Plan Review
Grading Plan Review
Utility Plan Review
WSB File Number 021280-000

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

SUBMITTAL:

Shafer Richardson has submitted a site plan for the development of Outlot A, Prestwick Place Townhomes. The proposed project develops two lots and two apartment buildings consisting of 336 units with 267 surface parking stalls. The plans submitted were prepared by Urban Works and Elan Design both of Minneapolis, MN. Review comments were generated from the Site Plan Submittal, not dated, received on 09.01.2022. The submittal included the following:

- Existing Conditions
- Site Plan
- Grading Plan
- Utility Plan
- Landscape Plan

EXISTING CONDITIONS

Shafer Richardson apartments is in the northeast quadrant of Akron Avenue, County Road 73, and Connemara Trail intersection, and west of Adalyn Avenue. The parent parcel is 12.44 acres in size and is currently grassland with no noticeable use. Shafer Richardson will create two lots with an apartment building and surface parking located on each lot. The replating of Outlot A, Prestwick Place townhomes will require the vacation of existing drainage and utility easements platted with Prestwick Place Townhomes.

1. Vacate existing drainage and utility easements within Outlot A, Prestwick Place Townhomes.

SITE PLAN

The proposed site plan identifies the development of two apartment buildings with 3 parking lots and site amenities. Access to the site is from Adalyn Avenue at two locations. The southerly driveway is located 150 feet north of Connemara Trail midway between Connemara Trail and Upper 143rd Court. The second driveway is located 190 feet south of Addison Avenue, across from 142nd Street. The two driveways form a loop street which extends thru the site between the two buildings. The lot line extends down the centerline of the southerly driveway and then north

along the centerline of the north-south driveway alignment.
The southerly driveway provides direct access to each building's sublevel garage door and to the surface parking lot for the westerly building. The northerly entrance provides direct access to two surface parking lots for the easterly building and a second sublevel garage door of the westerly building.
The driveway widths are 24 feet wide for access and circulation of the site.
The proposed surface parking stalls are identified to be 9-feet-wide and 17-feet deep with bumper overhang, 19-feet-deep on head-to-head stalls with 24 feet wide drive isles. A few compact parking stalls and parallel parking stalls are also included in the site plan. Access and circulation within the parking lots appears to be adequate.
Pedestrian facilities are identified within the two lots, adjacent to the parking lots and extending out to Connemara Trail, Adalyn Avenue, and Akron Avenue. These facilities connect to existing pedestrian facilities along the public streets.
A pipeline and pipeline easement extends diagonally across the central portion of the site. The building footprint extends adjacent to the pipeline easement. Parking lots and portions of the proposed driveways are proposed to be constructed over the pipeline easement. The grading plan identifies significant fills over the pipeline alignment. The developer needs to verify the ability to change the grade over the pipeline.
A Metropolitan Council Environmental Services (MCES) sanitary sewer interceptor extends across the southern portion of the site. A proof of parking area, driveway and ponding area is proposed to be constructed over the sanitary sewer easement. A fill area and cut area are proposed over the sewer line. The developer needs to verify the ability to change the grade over the pipeline.

2. The proposed pavement section should include a 2-foot sand core.

The development Fees are indicated below based on the 2022 Schedule of Rates and Fees. The lot is subject to these fees.

- **Sanitary Sewer Trunk Charge: $1,075/acre**
- **Watermain Trunk Charge: $6,500/acre**
- **Storm Sewer Trunk Charge: $6,865/acre**

GRADING AND DRAINAGE

The proposed grading plan directs runoff away from the building within the parking lots to proposed storm sewer. Four ponding areas are shown on the plan, two NURP ponds and two infiltration basins. The infiltration basins are shown on one lot and the NURP ponds are shown on the other lot. Drainage from the westerly lot is treated in NURP basins located in the easterly lot. These basins discharge to infiltration basins located on the westerly lot. A maintenance agreement between the two lot owners is required for perpetual maintenance of the ponding areas.

3. The maximum slope is 4:1.
4. A maintenance agreement is required between the two lots for perpetual maintenance of the ponding and infiltration areas.

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

Sanitary sewer service is proposed to extend from an existing stub located on the west side of Adalyn Avenue. The utility plan identifies the sanitary sewer extending across the north side of the easterly building to the westerly building. The service location for the easterly building is not shown on the plan. An existing eight-inch watermain stub located on the west side of Adalyn

Avenue will be connected to and extended through the site to the southwest corner of the site where the watermain connects at a hydrant location. A third watermain connection is also proposed from a watermain stub located along the north plat line extending from the Prestwick Place Townhouse plat. The proposed watermain extensions are identified as 8-inch. The developer must show that there is sufficient capacity in the watermain for fire protection needs. Domestic and fire flows will be obtained from the watermain extension.

5. Location of hydrants and valves will be detail reviewed with the construction plans.
6. The sanitary sewer connection manhole (San MH 1) cannot be located in the bituminous trail.
7. The sanitary sewer and watermain must be placed within drainage and utility easements.

STORM SEWER

Several storm sewer runs are proposed for the site. The proposed storm sewers collect runoff from the parking lots and driveway and convey the runoff to the NURP basins. The plan also identifies storm sewer connections from the buildings to the NURP basin and to the proposed infiltration basin. An underground infiltration basin is identified at the east end of the northerly driveway. The storm sewer, ponds, and underground infiltration system will be privately maintained.

8. Detail review of the storm sewer system and design will be completed with the construction plans for the site.
9. An existing interceptor storm sewer extending from Connemara Trail will need to be extended to the proposed ponding area.

SURFACE WATER MANAGEMENT

The proposed Surface Water Management plan for the preliminary plat is under reviewed. Comments included in the Surface Water Management plan review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for plant location conflicts with proposed infrastructure. Several proposed tree locations conflict with underground infrastructure. Tree plantings should allow space for access of maintenance equipment.

GENERAL

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
PARKS AND RECREATION

M E M O R A N D U M

To: Adam Kienberger Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: October 21, 2022

Subject: Schaefer Richardson Development

The Parks and Recreation Department recently reviewed the development plans for the Schaefer Richardson apartment complex project. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

PARKS DEDICATION

The parks dedication requirement for 305 high density residential units is .02 acres of land per unit or $2,500 per unit. The City's Parks Master Plan does not call for a park in this area, so staff is recommending the City collect cash in-lieu of land to meet the parks dedication requirements for the 336 units. The cash dedication for 305 units would be $762,500 (305 units x $2,500 per unit).

Staff is recommending that City not provide any parks dedication credit for any amenities being proposed on their site.

The Parks and Recreation Commission will be reviewing this item at the regular meeting on Monday, October 24.

Please let me know if you have any questions about this memo.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: May 23, 2023

AGENDA ITEM:	Request by New Horizon Academy for a Site Plan Review	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.a.
ATTACHMENTS:	Site Location, Zoning Map, Site Plan, Landscape Plan, Architectural Elevations, Trash Enclosure Elevations, Utility Plan, Engineer's Memo Dated May 2, 2023, Parks and Rec Director's Memo dated May 18, 2023	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to approve a site plan review allowing New Horizon Academy to construct a child care center at 2730 149th Street West, subject to the following conditions:

1. Recording of the Rosewood Commons 2nd Addition Plat.
2. Council approval of the vacation of existing easements located within the site.
3. If the proposed future expansion is constructed, a revised landscape plan must be submitted prior to approval of any building permits.
4. The architectural elevations shall be updated to provide a minimum of 50% natural stone or brick.
5. A sign permit is required for any on-site signage.
6. Conformance with all comments contained in the engineer's memo dated May 2, 2023.
7. Payment of $19,710 in lieu of park land dedication, to be collected with the building permit fee.

BACKGROUND

The Planning Commission is being asked to review the site plan submitted by New Horizon Academy to construct a child care center at 2730 149th Street West. The subject parcel is located within the Rosewood Commons 2nd Addition plat area on the north side of CSAH 42, approximately ¼ mile east of Highway 3. The plans provided by the applicant generally meet all requirements of the zoning ordinance within the City Code with the exception being the ratio of building materials used. Staff is recommending approval of the site plan review to allow for the construction of the child care center, subject to the conditions listed in the recommended action section above.

Applicant	New Horizon Academy
Property Owner	KJ Walk, Inc.
Site Location	2730 149th Street West (NE of Business Pkwy and CSAH 42)
Site Area In Acres	Approximately 2.2 Acres

Current Zoning	C3-Highway Commercial
Comp Plan Designation	CC-Community Commercial

GENERAL INFORMATION

The site of the proposed child care center is within the Rosewood Commons 2nd Addition plat area. The subject parcel was originally an outlot of the Rosewood Estates single-family neighborhood immediately to the north of the commercial area along CSAH 42. The commercial land to the east of the subject parcel was platted as Rosewood Center in 2014. The City Council approved the Rosewood Commons 2nd Addition Plat in 2022, which incorporates the existing outlot. The initial Rosewood Commons plat is located entirely west of Business Parkway and includes several parcels upon which the developer of the area received approval to construct a mixed-use neighborhood comprised of 6 apartment buildings, two of which will contain some commercial uses, and a memory care facility.

The subject parcel is zoned C3-Highway Commercial. The application of this zoning district to the site was done in anticipation of a potential convenience store and filling station being built on the land. Due to the County adopting access spacing guidelines that will lead to the eventual conversion of the full intersection of CSAH 42 and Business Parkway to a ¾ access, the site was no longer attractive for a gas station use and remained undeveloped. It should be noted that a future signal is planned at Biscayne Avenue, which will allow for full traffic movement. In 2020, the developer inquired with the City about changing the site from commercial to residential use to construct a memory care facility, but the City reiterated its vision to maintain the land adjacent to CSAH 42 for commercial development and the applicant did not move forward with a request to change the site's land use designation. A memory care facility is currently under construction northwest of the subject parcel.

Childcare centers are permitted uses in the C3-Highway Commercial zoning district. In addition to the general site plan, the applicant has provided architectural drawings, a grading plan, a utility plan, and a landscape plan, all of which are included in the attachments. A formal review and analysis of this information and how it relates to the Zoning Ordinance is provided in the next section. No variances are being requested for the construction of the addition, and, subject to the conditions listed above, the proposed development meets the requirements of the zoning ordinance.

SITE PLAN REVIEW

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional and multi-family development projects.

Site plan applications are approved by the Planning Commission and considered a quasi-judicial action. As such, the City has a set of standards and requirements for review. Generally, if a site plan application meets the ordinance requirements, it must be approved. These standards are outlined in Section 11-4-13 (Highway Commercial District) and 11-10-3 (Site and Building Plan Review).

Setbacks

The proposed building is placed somewhat centrally on the subject parcel with the main entrance facing toward the northeast. The northeast portion of the site contains the parking lot, while the

building is surrounded on the other three sides by fenced-in play areas. The table below shows the required setbacks in comparison with those provided on the site plan. The table includes an additional setback of 20' from CSAH 42, an arterial road, for structures.

Frontage	Required Setback		Provided Setback	
	Building	**Parking**	**Building**	**Parking**
North (149th Street West)	30 feet	20 feet	92 feet	21.6 feet
East (Outlot C, Rosewood Center)	10 feet	10 Feet	120 feet	33 feet
South (CSAH 42)	10+20 feet	10 feet	40 feet	100 feet
West (Business Parkway)	10 feet	10 feet	47.6 feet	133 feet

The site plan also shows a storage shed just outside the play area in the southwest portion of the site. The shed is located 30' from both the west and south parcel boundaries and meets the setback requirements of the City Code. The applicant has also indicated in the plans provided that they may wish to construct a future expansion of the building and parking lot. The ghost plans for those improvements indicate that they will also meet the setback requirements of the Zoning Ordinance.

Parking and Access

The site will be accessed from 149th Street West via a single drive near the northeast corner of the parcel and a sidewalk that connects the main entrance of the building with 149th Street West. The parking requirement for a childcare center is 1 parking stall per 20 children, plus one parking stall per staff member. Based on the number of children the facility will be able to accommodate and required staffing for that number of children (179 students and 23 staff members), a total of 34 parking stalls are required. The site plan includes 50 stalls. The potential future addition is anticipated to provide space for three preschool classrooms of up to 22 children each, which will be staffed with a total of six adults. Therefore, an additional 10 stalls would be required. The proof of parking for the expansion includes 22 stalls, bringing the total to 72 stalls.

	Required	Provided
Initial phase	34 Stalls (1 per 20 children plus 1 per staff) 11+23=34	50
Expansion	10 Stalls (1 per 20 children plus 1 per staff) 4+6=10	22

Exterior Building Materials and Massing

The building elevations provided show a mix of materials being used on the exterior. Natural stone wainscoting will extend around the entire building. Two vertical elements on either side of the main entrance also feature natural stone. James Hardie and vertical board and batten siding make up the remainder of the unwindowed portions of the façade. A blue accent band will be applied around all four sides of the building. No EIFS or masonry stucco, of which 10% of the façade can be comprised,

will be used. The C3-Highway Commercial zoning district has a requirement that at least 50% of the exterior must contain natural stone or brick. The elevations do not meet that minimum threshold. Therefore, staff is recommending a condition of approval that calls for the submittal of updated elevations that increase the amount of natural stone or brick to the 50% threshold.

The central portion of the building projects above the surrounding structure to a total height of 22.5 feet, which is below the maximum building height of 35' allowed in the C3 zoning district. The majority of the structure is approximately 17' tall.

Trash Enclosure
A 6'7" tall trash enclosure featuring materials like those used on the principal structure is shown on the applicant's plans. It will be located in a landscaped island in the center of the parking lot along the main entrance drive aisle.

Fencing
Fences are approved administratively by staff. They can be constructed up to, but not on, the property line. In non-residential zoning districts, the maximum fence height is 8'. The applicant's plans show fencing surrounding each outdoor play area. The fence will be 5' tall black steel open picket decorative fence, except internally between play areas where the fence will be 4' in height.

Signage
The applicant's elevations show wall signage that appears to meet the requirements of the zoning ordinance, including on the rear of the storage shed facing southwest. The applicant will have to apply for and receive a sign permit for any site signage, including any freestanding signs. Sign permits are approved administratively by staff separately from the site plan review process. Staff is recommending a condition of approval that highlights this requirement.

Landscaping
A landscaping plan was provided by the applicant that includes a total of 41 trees, which is the minimum required by the City Code. The formula to determine the required number of trees is 1 tree per 3,000 square feet of site area, which in this case equals 32 trees. The zoning ordinance also requires landscaping in and around the parking lot in addition to the 32 trees. Based on the size of the parking lot, 9 additional trees are required for a total of 41 trees on site. The parking lot landscaping formula requires 10% of the parking lot area to be landscaped with islands and peninsulas. Within that landscaped area, one tree per 250 square feet is required. The parking lot area is 22,816 square feet in area, which means 2,283 square feet of the parking lot must be landscaped. The landscape plan includes 5,808 square feet of landscaping within the parking lot. This area is comprised of islands, peninsulas, and areas within the perimeter of the parking lot.

Also required by the landscaping ordinance is one foundation planting for every 10 linear feet of building exterior. The proposed building has 502 linear feet of perimeter, which requires a total of 50 foundation plants. The landscape plan includes 75 total foundation plantings located along the front of the building. The landscape plan shows landscaping in the southwest corner of the site at the rear of the storage shed. Additional shrubs will be planted to provide some screening of the parking lot along 149th Street West and within the parking lot islands and peninsulas.

	Calculation Formula	Number Required	Number Provided
Site Trees	1 per 3,000 sf	95,817/3,000=32 trees	32 trees
Parking Lot Trees	1 per 250 sf	2,283/250=9 trees	9 trees
Foundation Plantings	1 per 10 linear feet	502/10=50 foundation plants	75 foundation plants

Lighting

The applicant is proposing site lighting that consists of pole mounted lights and wall mounted lights. The wall mounted lights will be mounted at a height of 10', while the pole mounted lights will be 20' in height. The zoning ordinance allows pole mounted lights to be up to 30' tall except in areas within 100' of a residential use. In those areas, the maximum height for lighting is 20'. The maximum level of lighting allowed by the code is 0.5 lumen at adjacent residential property lines and 1.0 lumen at non-residential property lines. The applicant has submitted a photometric study that shows the highest level of light at the subject parcel's property line is 0.3 lumen.

Park Dedication

The developer of the Rosewood Commons 2nd Addition plat has requested that park dedication fees be collected at the time a building permit is issued. The park dedication requirement for commercial developments is either 10% of the total property area as land dedication or cash in-lieu of land dedication. The cash dedication for the 2.19-acre site is $19,710 (.219 acres x $90,000/acre). Staff has included the payment of the park dedication fee with the building permit fee as a recommended condition of approval.

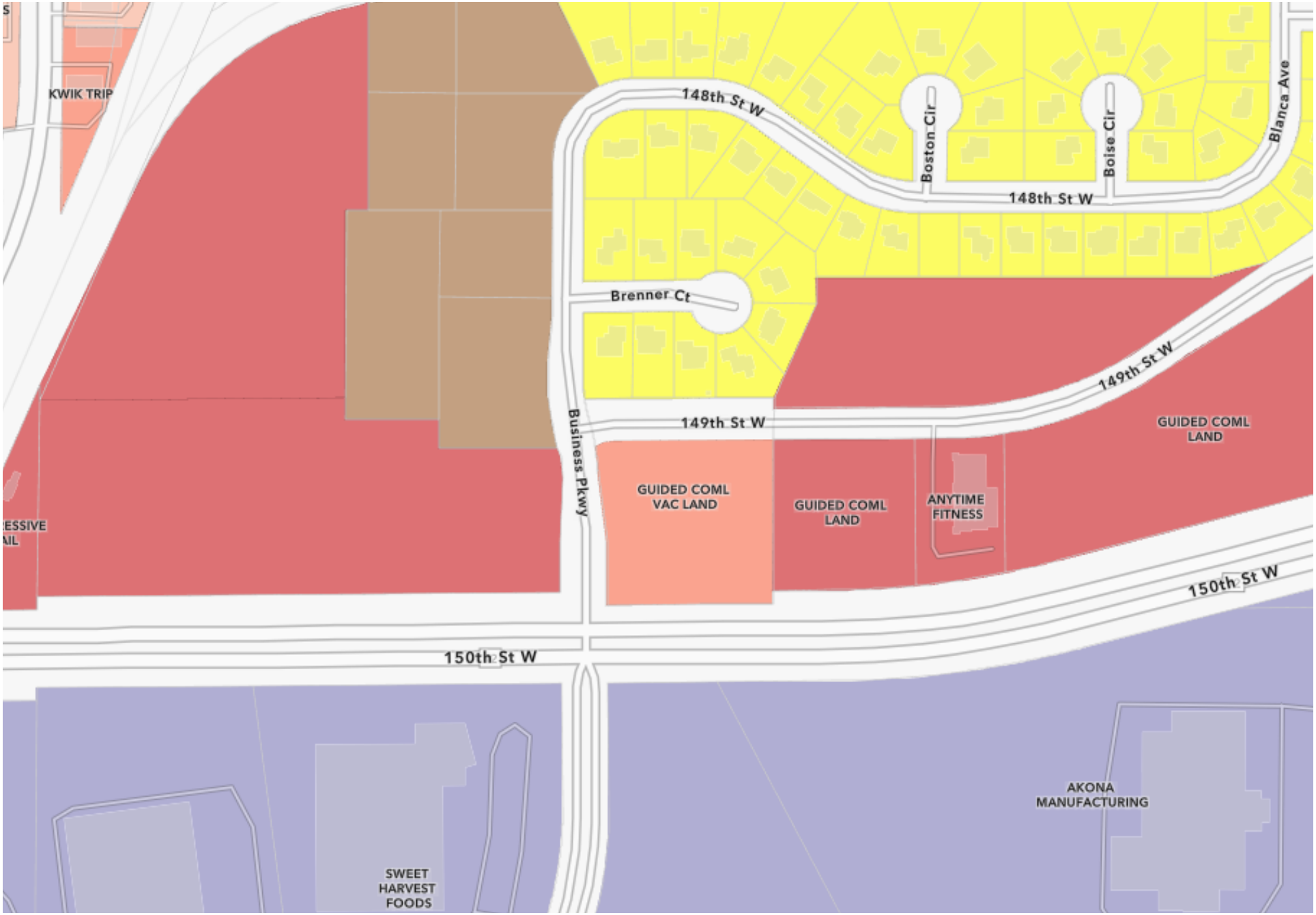
Engineering

Sewer and water service will be provided by existing stubs located at 149th Street West, and stormwater will exit the site to the pond to the east and also into a storm sewer line to the south. The City's engineer has reviewed the construction plans and provided a memorandum dated May 2, 2023. The memo contains general comments related to the grading of the site and stormwater management. Site stormwater will make use of the adjacent stormwater pond located immediately east of the subject parcel. Engineering staff is reviewing the plans provided by the applicant to validate the applicant's assumptions related to the volume of stormwater the adjacent pond is able to accommodate and to determine if expansion of the pond is necessary. Conformance with all requirements of the City Engineer is a recommended condition of approval.

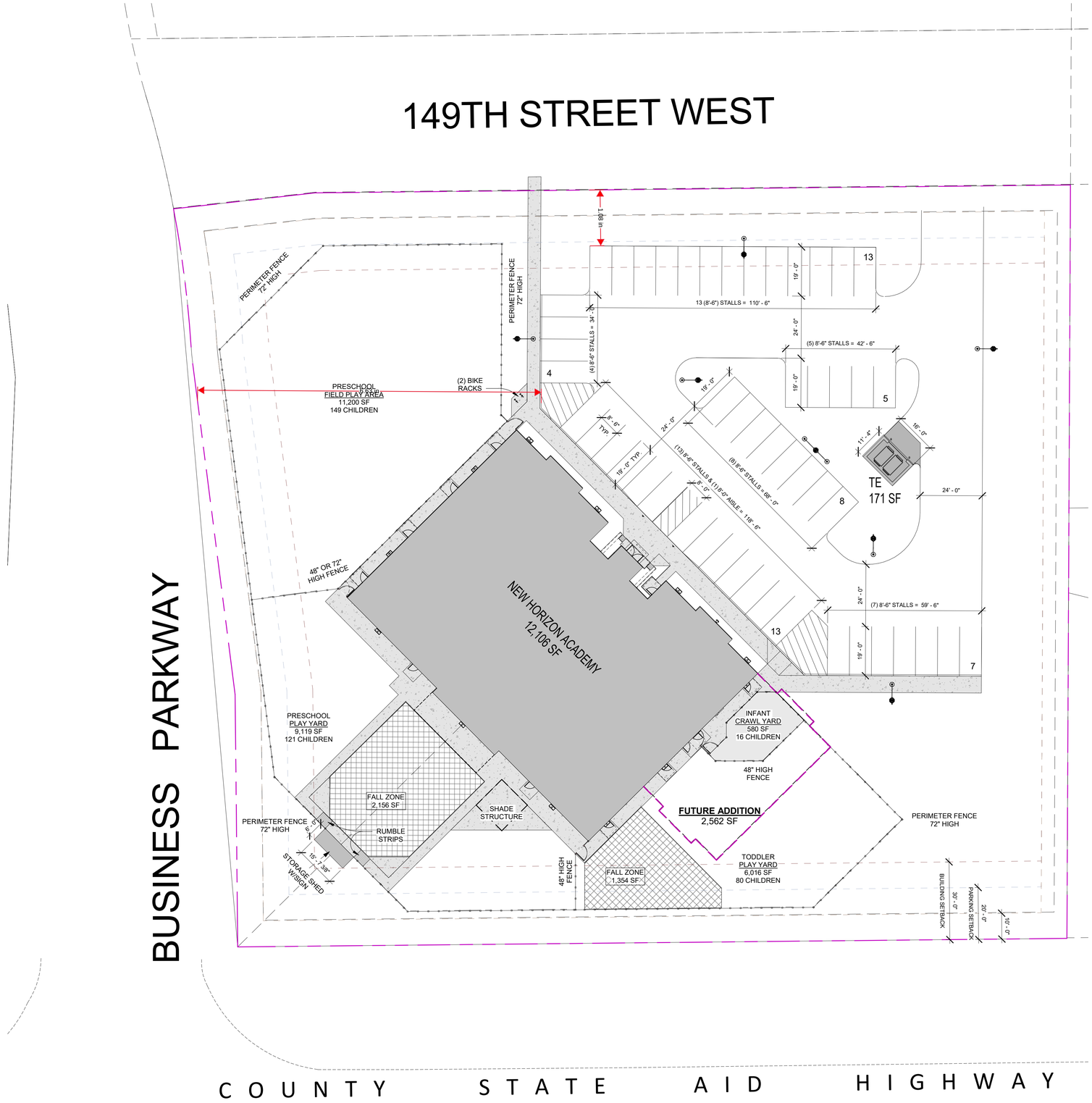
RECOMMENDATION

Staff finds the plans provided by the applicant meet the standards of the zoning ordinance except where noted, and is recommending approval of the site plan allowing New Horizon Academy to construct a childcare center at 2730 149th Street West.

BOYSENBERRY CT
BLANCA AVE
BISCAYNE AVE
148TH ST W
149TH ST W
150TH ST W
150TH ST W
150TH ST W
150TH ST W
150TH ST W
BUSINESS PKWY
BUSINESS PKWY
ROBERT TRL S
CAMBRIAN AVE
CAMERO LN
PRIVATE RD
LOWER 147TH ST W
CAMFIELD CIR
mfield Park


KWIK TRIP
148th St W
Boston Cir
Boise Cir
Blanca Ave
148th St W
Brenner Ct
149th St W
149th St W
Business Pkwy
GUIDED COML
LAND
GUIDED COML
VAC LAND
GUIDED COML
LAND
ANYTIME
FITNESS
150th St W
150th St W
AKONA
MANUFACTURING
SWEET
HARVEST
FOODS

SITE SUMMARY	
CHILD CARE FACILITY = 12,106 SF	**POTENTIAL FUTURE ADDITION = 2562 SF**
NUMBER OF LICENSED CHILDREN = 176	APPROX # OF LICENSED CHILDREN = 66 Assumption of (3) Preschool Classrooms @ 20 children each
NUMBER OF LICENSED STAFF = 25	APPROX # OF LICENSED STAFF = 6 Assumption of (2) Staff per Preschool room, thus 6 staff for (3) additional classrooms
TOTAL OPERATIONS OCC LOAD = 201	TOTAL OPERATIONS OCC LOAD FOR FUTURE ADDITION = 72
REQUIRED PARKING RATIO = 1 STALL PER 20 CHILDREN & 1 STALL PER STAFF	
176 CHILDREN @ 1:20 = 9 STALLS REQ'D	66 CHILDREN @ 1:20 = 4 STALLS REQ'D
25 STAFF @ 1:1 = 25 STALLS REQ'D	6 STAFF @ 1:1 = 6 STALLS REQ'D
REQ'd # OF PARKING STALLS = **34 min.**	REQ'D # of PARK STALLS = 10 Additional
PROVIDED # of PARK STALL = **50 Provided**	Future Parking Configuration & Minimum Req'd Proof of Parking = 34 + 10 = **44 min.**
	Future Total Parking Stalls = **72 Provided**
PARKING STALL SIZE: 8'-6" wide x 19'-0" long	
DRIVE LANE = 24'-0" wide	



1 Site Plan
1" = 20'-0"

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ROSEMOUNT, MN

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3405 ANNAPOLIS LN N STE 100
PLYMOUTH, MN 55447-5343

CITY SUBMITTAL
4/25/2023

SHEET DATE: **4/25/2023**

REVISION SCHEDULE

NO	DESCRIPTION	DATE

DRAFTED: PRG
REVIEWED: APH

SHEET TITLE:
ARCHITECTURAL SITE PLAN

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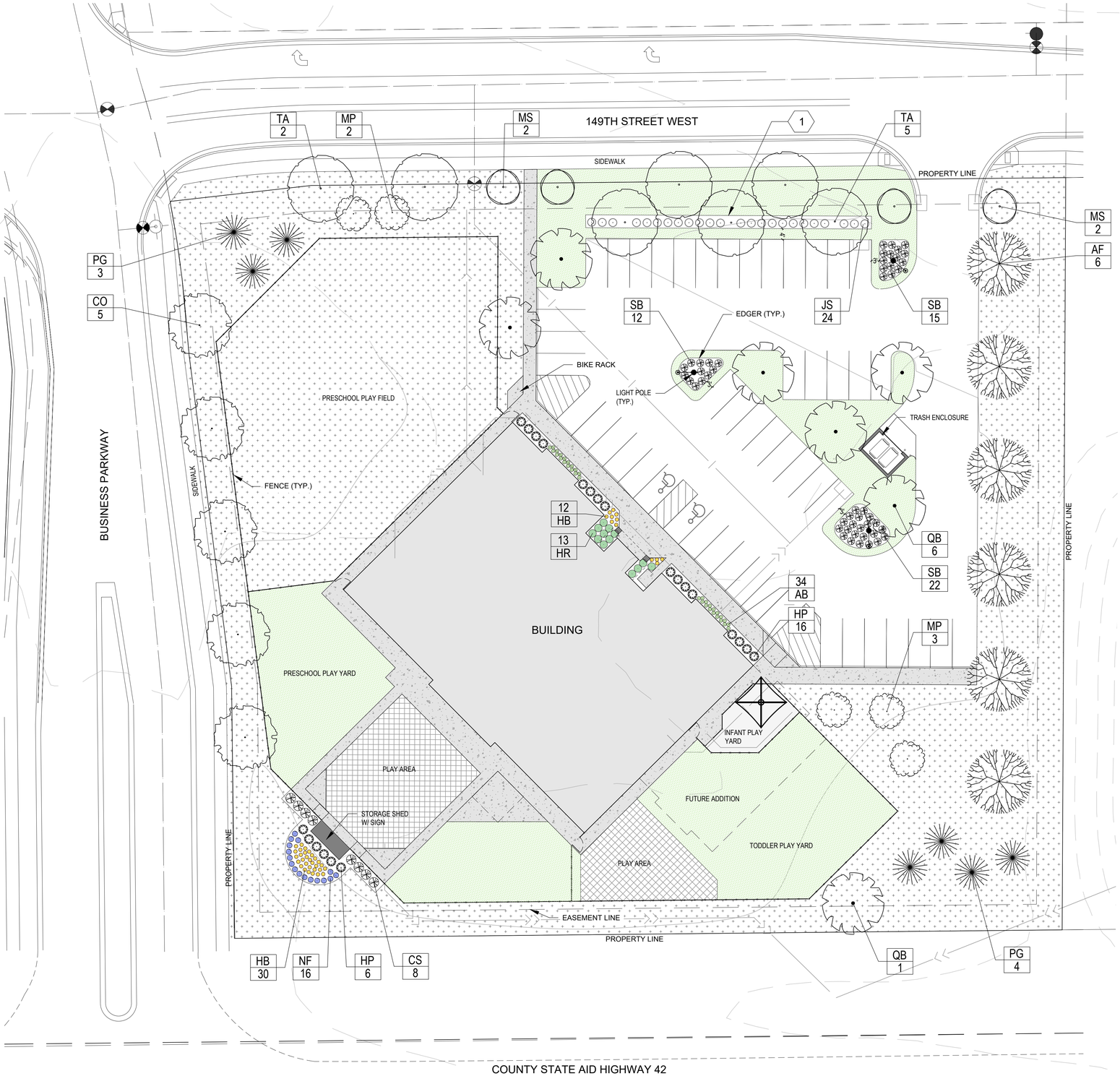


1 LANDSCAPE PLAN

SCALE 20 0 20 40 IN FEET

PLANT SCHEDULE

SYMBOL	QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)						
	6	AF	ACER X FREEMANII 'JEFFERSRED'	2.5" cal.	BB	SPACE 40' O.C.
			AUTUMN BLAZE MAPLE			
	5	CO	CELTIS OCCIDENTALIS	2.5" cal.	BB	SPACE 40' O.C.
			HACKBERRY			
	7	TA	TILIA AMERICANA 'MCKSENTRY	2.5" cal.	BB	SPACE 40' O.C.
			AMERICAN SENTRY LINDEN			
	7	QB	QUERCUS BICOLOR	2.5" CAL	BB	SEE PLAN FOR SPACING
			SWAMP WHITE OAK			
EVERGREEN TREES						
	7	PG	PICEA GLAUCA 'DENSATA'	6' HT	BB	SPACE 15, O.C., straight trunk,
			BLACK HILLS WHITE SPRUCE			single leader
ORNAMENTAL TREES						
	5	MP	MALUS 'PRAIRIFIRE'	2" CAL	BB	SPACE 20' O.C., straight trunk,
			PRAIRIFIRE CRABAPPLE			single leader
	4	MS	MALUS 'SUTYZAM'	2" CAL	BB	SPACE 15, O.C., straight trunk,
			SUGAR TYME CRABAPPLE			single leader
SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)						
	8	CS	CORNUS SERICEA 'ALLEMAN'S COMPACT'	#5	CONT.	SPACE 4' O.C.
			ALLEMAN'S COMPACT REDTWIG DOGWOOD			
	22	HP	HYDRANGEA PANICULATA 'JANE'	#5	CONT.	SPACE 4' O.C.
			LITTLE LIME HYDRANGEA			
	14	JC	JUNIPERUS CHINENSIS ' SEA GREEN'	#5	CONT.	SPACE 4' O.C.
			SEA GREEN JUNIPER			
PERENNIALS						
	34	AB	AMSONIA x 'BLUE ICE'	#1	CONT.	SPACE 2' O.C.
			BLUE STAR AMSONIA			
	42	HB	HEMEROCALLIS 'BRIGHT SUNSET'	#1	CONT.	SPACE 2' O.C.
			BRIGHT SUNSET DAYLILY			
	13	HR	HOSTA ROYAL STANDARD	#1	CONT.	SPACE 3' O.C.
			ROYAL STANDARD HOSTA			
	16	NF	NEPETA FAASSENII 'WALKER'S LOW'	#1	CONT.	SPACE 2.5' O.C.
			WALKER'S LOW CATMINT			

NOTES:

1. SEE SHEET L2 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL TURF (SODDED AND SEEDED AREAS) AND PLANTING BEDS TO BE IRRIGATED.

KEY

SOD

SEED WITH MNDOT 25-131 LOW MAINTENANCE TURF

LANDSCAPE REQUIREMENTS

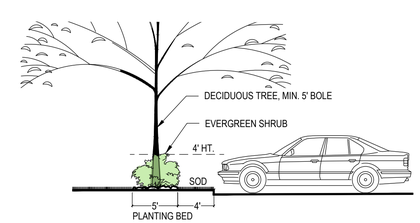
ZONING: C-3 HIGHWAY COMMERCIAL DISTRICT

LAND AREA: 95,817 SF

BUILDING PERIMETER: 502 LF

PARKING LOT AREA: 22,816 SF

OVERSTORY TREES	UNIT	REQUIRED	ON THIS PLAN
1 OVERSTORY TREE PER 3,000 SF LAND AREA	EA	32	
DECIDUOUS SHADE TREE	EA		25
EVERGREEN TREE	EA		7
DECIDUOUS ORNAMENTAL TREE	EA		7
AT LEAST 75% OF TREES TO BE DECIDUOUS.	EA	24	32
FOUNDATION			
1 FOUNDATION PLANT PER 10 LF OF BUILDING PERIMETER.	EA	50	75
PARKING LOT			
MIN. 10% OF PARKING LOT AREA TO BE LANDSCAPED. AREA INCLUDES ISLANDS (2,605 SF), PENINSULAS (364 SF) AND WITHIN PERIMETER OF PARKING AREA (2,839 SF).	SF	2,283	5,808
MIN. 1 TREE PER 250 SF OF PARKING LOT AREA	EA	9	12



1 SECTION: PARKING LOT SCREENING
SCALE: 1/8" = 1'-0"

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ROSEMOUNT, MN

CLIENT INFORMATION:

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LANDSCAPE ARCHITECT:

Carmen Simonet Design LLC
354 Stonebridge Blvd.
St. Paul, MN 55105
(651) 695-0273
carmen@simonetdesign.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Name: Carmen Simonet

License # 24236

Signature: Carmen Simonet

Date April 25, 2023

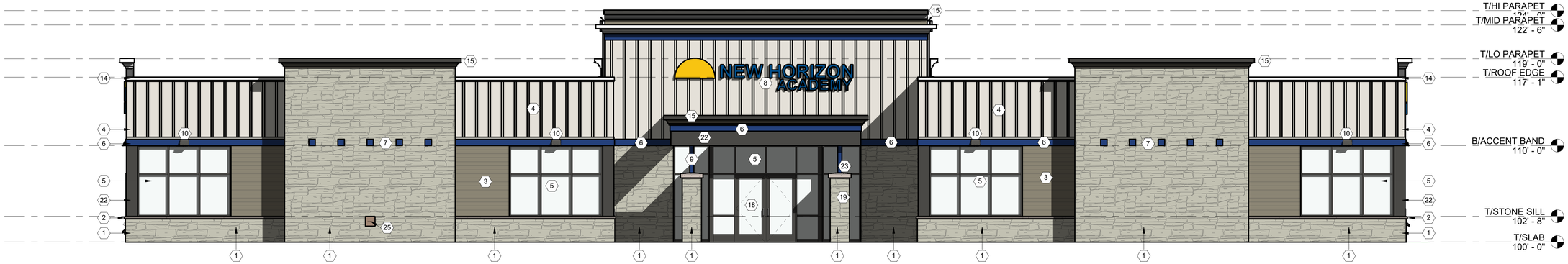
Drawing Date:
04.25.2023

Drawing History/Revisions:

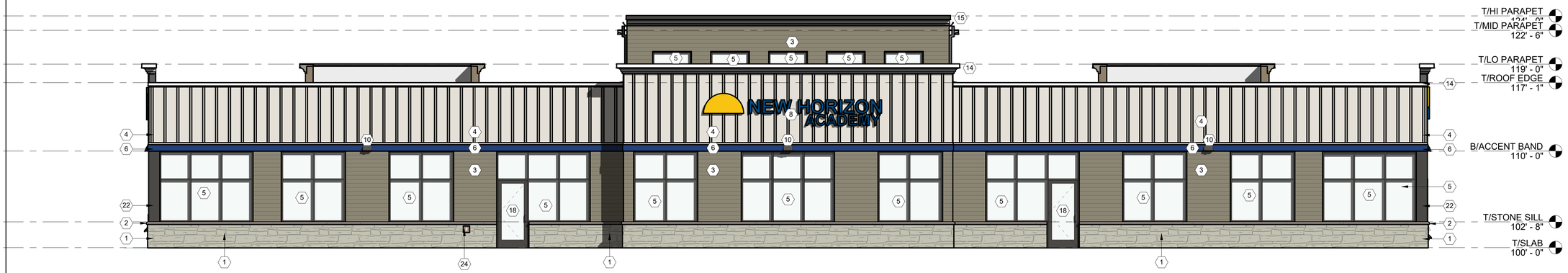
Project Architect:
A. PETER HILGER, AIA

SHEET TITLE:
LANDSCAPE PLAN

Sheet No.: **L1**



1 NORTHEAST ELEVATION
3/16" = 1'-0"



2 SOUTHWEST ELEVATION
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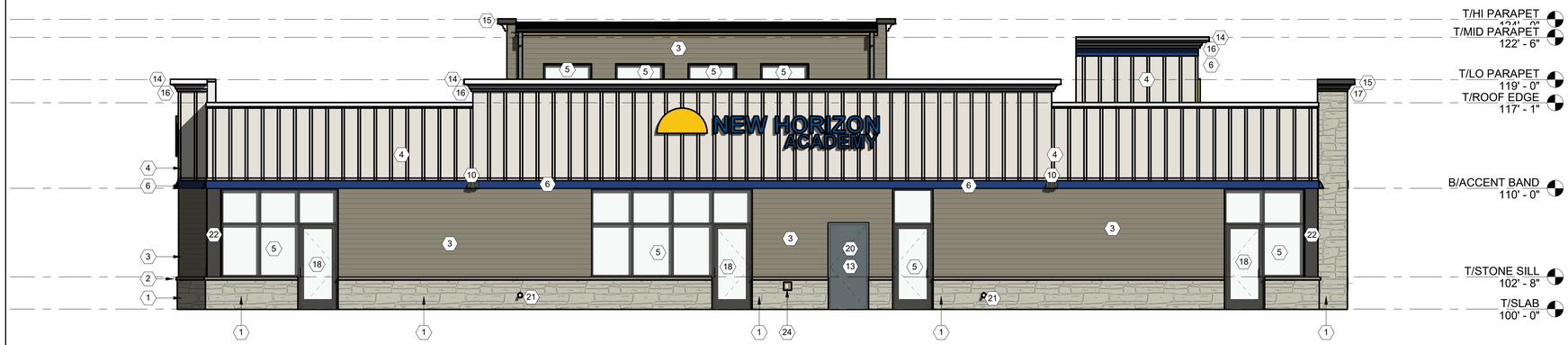
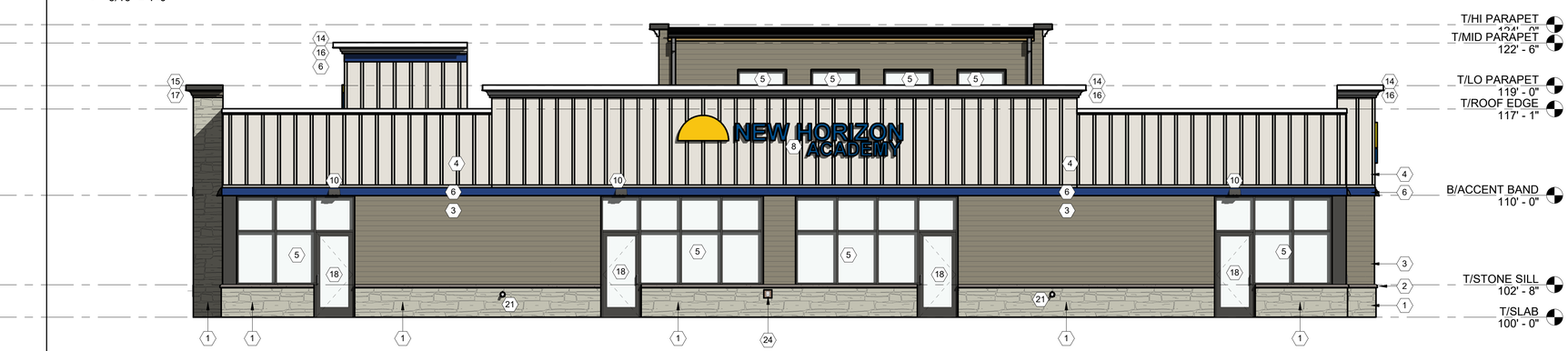


3 SOUTHEAST ELEVTION
3/16" = 1'-0"



4 NORTHWEST ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. STONE VENEER - CULTURED STONE- *CHARDONNAY COUNTRY LEDGESTONE*
2. PRECAST CAPSTONE - COLUMN PILLAR CAP & WINDOW SILL
   NATURAL LIMESTONE COLOR.
3. HORIZONTAL LAP SIDING - JAMES HARDIE
   HARDIE PLANK LAP SIDING, SMOOTH, 5" EXPOSURE
   COLOR: SHERWIN-WILLIAMS #7053, ADAPTIVE SHADE
4. VERTICAL BOARD & BATTEN SIDING - JAMES HARDIE
   FIBER CEMENT BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL SIDING - SMOOTH, W/ HARDIETRIM BOARD - SMOOTH BATTEN BOARD
   COLOR: SHERWIN-WILLIAMS #9628, WINTER WALK
5. ALUMIJNUM STOREFRONT FRAMING / GLAZING ASSEMBLY - CLEAR INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
6. HORIZONTAL ACCENT BAND - JAMES HARDIE
   1x FIBER CEMENT TRIM
   COLOR: SHERWIN-WILLIAMS #6811, HONORABLE BLUE
7. SQUARE MEDALLION TILES - PAINTED METAL
   COLOR: SHERWIN-WILLIAMS #6811, HONORABLE BLUE.
   SEE
8. ILLUMINATED EXTERIOR WALL SIGNAGE
   4 THUS
   CHANNEL LETTERS AND SUN LOGO
   34 SQUARE FEET MAX AREA
9. EXPOSED TUBULAR STEEL COLUMN
   COLOR: SHERWIN-WILLIAMS #6811, HONORABLE BLUE
10. EXTERIOR WALLPACK LIGHTS - SEE PHOTOMETRICS
11. PLAY YARD FENCE - 60" HIGH METAL PICKET
    COLOR: BLACK
12. TRASH ENCLOSURE GATE - TREX FENCING
    COLOR: WOODLAND BROWN
13. HOLLOW METAL DOORS
    COLOR: SHERWIN-WILLIAMS #7053, ADAPTIVE SHADE
14. PREFINISHED METAL COPING - PARAPET
    COLOR: WHITE
15. PREFINISHED METAL COPING - PARAPET
    COLOR: DARK BRONZE
16. BUILT-UP CORNICE - JAMES HARDIE
    COLOR: SHERWIN-WILLIAMS #9628, WINTER WALK
17. BUILT-UP CORNICE - JAMES HARDIE
    COLOR: SHERWIN-WILLIAMS #7053, ADAPTIVE SHADE
18. ALUMINUM DOOR / GLAZING ASSEMBLY - CLEAR INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
19. FIRE DEPARTMENT LOCK BOX MOUNTED 48"MIN TO 60" MAX. ABOVE FINISHED FLOOR. MODEL R3-RECESSED BY THE DAMA COMPANY. VERIFY LOCATION WITH LOCAL FIRE OFFICIAL
20. PROVIDE 'FIRE SPRINKLER ROOM' SIGNAGE ON EXTERIOR FACE OF UTILITY ROOM DOOR
21. COW TONGUE OVERFLOW ROOF DRAIN OUTLET WITH BIRD SCREEN - 'DARK BRONZE'
22. BRAKE METAL TRIM AT WINDOW CORNERS
    COLOR: DARK BRONZE ANODIZED ALUMINUM
23. PREFINISHED FLASHING AROUND METAL COLUMN TO STONE CAP
24. 8"x8" SMOOTH PRECAST BLOCK @ HOSE BIBB & ROOF DRAIN OUTLET
25. 12"x12" SMOOTH PRECAST BLOCK @ FD SIAMESE CONNECTION
26. CONDUCTOR HEAD & DOWNSPOUT
    COLOR: DARK BRONZE ANODIZED ALUMINUM
27. ILLUMINATED SIGN. 20 SF

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3405 ANNAPOLIS LN N STE 100
PLYMOUTH, MN 55447-5343

CITY SUBMITTAL
4/25/2023

SHEET DATE: 4/25/2023

REVISION SCHEDULE

NO	DESCRIPTION	DATE

DRAFTED: PRG
REVIEWED: APH

SHEET TITLE:
EXTERIOR ELEVATIONS

A2

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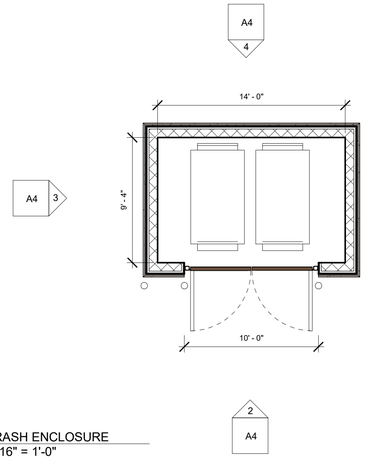


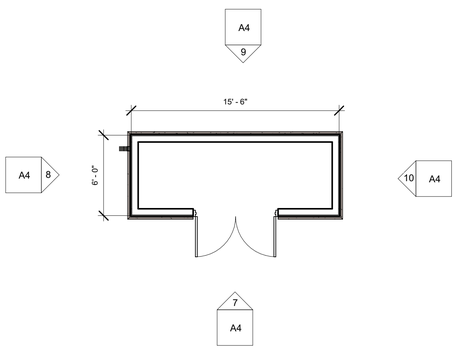
1 TRASH ENCLOSURE
3/16" = 1'-0"

2 TRASH ENCLOSURE
3/16" = 1'-0"

3 T.E. - LEFT SIDE
3/16" = 1'-0"

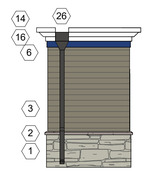
4 T.E. - REAR
3/16" = 1'-0"

5 T.E. - RIGHT SIDE
3/16" = 1'-0"



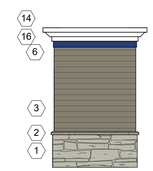
6 STORAGE BUILDING
3/16" = 1'-0"

7 STORAGE BUILDING
3/16" = 1'-0"



8 S.B. - LEFT SIDE
3/16" = 1'-0"

9 S.B. - REAR
3/16" = 1'-0"



10 S.B. - RIGHT SIDE
3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. STONE VENEER - CULTURED STONE- *CHARDONNAY COUNTRY LEDGESTONE*
2. PRECAST CAPSTONE - COLUMN PILLAR CAP & WINDOW SILL
   NATURAL LIMESTONE COLOR.
3. HORIZONTAL LAP SIDING - JAMES HARDIE
   HARDIE PLANK LAP SIDING, SMOOTH, 5" EXPOSURE
   COLOR: SHERWIN-WILLIAMS #7053, ADAPTIVE SHADE
4. VERTICAL BOARD & BATTEN SIDING - JAMES HARDIE
   FIBER CEMENT BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL SIDING - SMOOTH, W/ HARDIETRIM BOARD - SMOOTH BATTEN BOARD
   COLOR: SHERWIN-WILLIAMS #9628, WINTER WALK
5. ALUMIUNUM STOREFRONT FRAMING / GLAZING ASSEMBLY - CLEAR INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
6. HORIZONTAL ACCENT BAND - JAMES HARDIE
   1x FIBER CEMENT TRIM
   COLOR: SHERWIN-WILLIAMS #6811, HONORABLE BLUE
7. SQUARE MEDALLION TILES - PAINTED METAL
   COLOR: SHERWIN-WILLIAMS #6811, HONORABLE BLUE.
   SEE
8. ILLUMINATED EXTERIOR WALL SIGNAGE
   4 THUS
   CHANNEL LETTERS AND SUN LOGO
   34 SQUARE FEET MAX AREA
9. EXPOSED TUBULAR STEEL COLUMN
   COLOR: SHERWIN-WILLIAMS #6811, HONORABLE BLUE
10. EXTERIOR WALLPACK LIGHTS - SEE PHOTOMETRICS
11. PLAY YARD FENCE - 60" HIGH METAL PICKET
    COLOR: BLACK
12. TRASH ENCLOSURE GATE - TREX FENCING
    COLOR: WOODLAND BROWN
13. HOLLOW METAL DOORS
    COLOR: SHERWIN-WILLIAMS #7053, ADAPTIVE SHADE
14. PREFINISHED METAL COPING - PARAPET
    COLOR: WHITE
15. PREFINISHED METAL COPING - PARAPET
    COLOR: DARK BRONZE
16. BUILT-UP CORNICE - JAMES HARDIE
    COLOR: SHERWIN-WILLIAMS #9628, WINTER WALK
17. BUILT-UP CORNICE - JAMES HARDIE
    COLOR: SHERWIN-WILLIAMS #7053, ADAPTIVE SHADE
18. ALUMINUM DOOR / GLAZING ASSEMBLY - CLEAR INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
19. FIRE DEPARTMENT LOCK BOX MOUNTED 48"MIN TO 60" MAX. ABOVE FINISHED FLOOR. MODEL R3-RECESSED BY THE DAMA COMPANY. VERIFY LOCATION WITH LOCAL FIRE OFFICIAL
20. PROVIDE 'FIRE SPRINKLER ROOM' SIGNAGE ON EXTERIOR FACE OF UTILITY ROOM DOOR
21. COW TONGUE OVERFLOW ROOF DRAIN OUTLET WITH BIRD SCREEN - 'DARK BRONZE'
22. BRAKE METAL TRIM AT WINDOW CORNERS
    COLOR: DARK BRONZE ANODIZED ALUMINUM
23. PREFINISHED FLASHING AROUND METAL COLUMN TO STONE CAP
24. 8"x8" SMOOTH PRECAST BLOCK @ HOSE BIBB & ROOF DRAIN OUTLET
25. 12"x12" SMOOTH PRECAST BLOCK @ FD SIAMESE CONNECTION
26. CONDUCTOR HEAD & DOWNSPOUT
    COLOR: DARK BRONZE ANODIZED ALUMINUM
27. ILLUMINATED SIGN. 20 SF

EXTERIOR FINISH PALETTE

COUNTRY LEDGESTONE
Color: CHARDONNAY
By Cultured Stone

HORIZONTAL ACCENT BAND
Color: HONORABLE BLUE
By Sherwin Williams SW 6811

BOARD N BATTEN VERTICAL SIDING
Color: WINTER WALK
By Sherwin Williams SW 9628
Similar / Equal to James Hardie Pre-fin Cobblestone

HORIZONTAL LAP SIDING And CORNICE
Color: ADAPTIVE SHADE
By Sherwin Williams SW 7053

STOREFRONT & METAL COPING
Color: DARK BRONZE
By Rollex or Equal Coil Stock

COIL STOCK METAL COPING
Color: WHITE
By Rollex or Equal

TRASH ENCLOSURE GATES
Color: WOODLAND BROWN
By Trex Fencing

RYLAUR
create + solve + advise

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philger@rylaur.com

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PROJECT INFORMATION:
NEW HORIZON ACADEMY
ROSEMOUNT, MN

CLIENT INFORMATION:
NEW HORIZON ACADEMY
3405 ANNAPOLIS LN N STE 100
PLYMOUTH, MN 55447-5343

CITY SUBMITTAL
4/25/2023

SHEET DATE: 4/25/2023

REVISION SCHEDULE

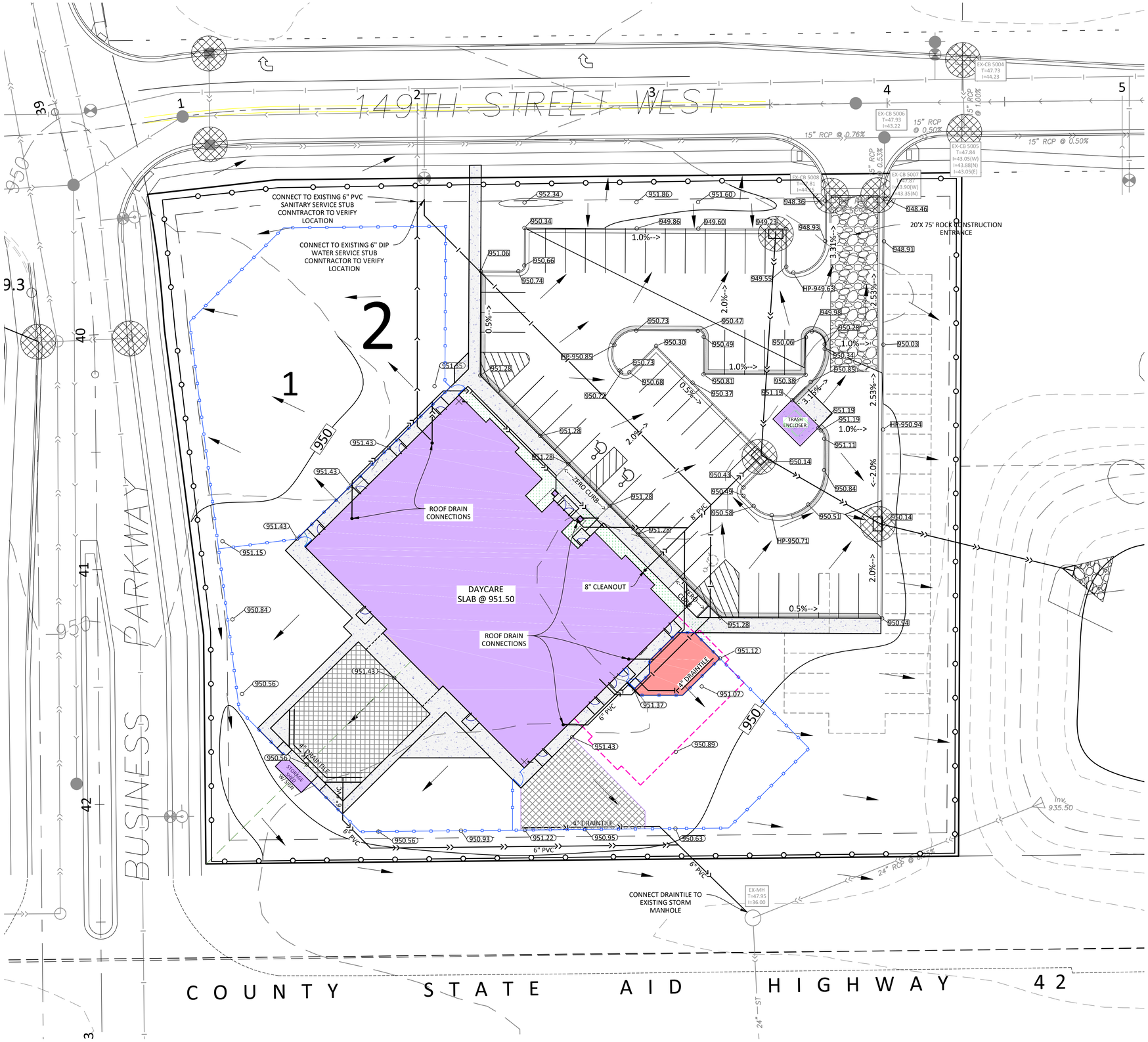
NO	DESCRIPTION	DATE

DRAFTED: PRG
REVIEWED: APH

SHEET TITLE:
OUTBUILDINGS, EXTERIOR FINISH PALETTE

A4

4/25/2023 2:35:37 PM



NOTES:

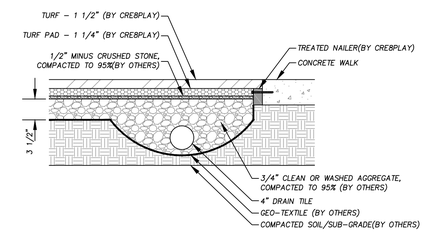
SILT FENCE TO BE INSTALLED ALONG PERIMETER OF CONSTRUCTION AREA PRIOR TO THE START OF WORK.

DISTURBED AREAS TO BE TEMPORARY SEEDED AND MULCHED WITHIN 14 DAYS OF STOPPAGE OF WORK.

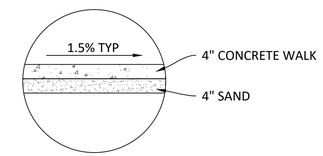
PERMANENT COVER TO BE INSTALLED WITHIN 14 DAYS OF FINAL GRADE BEING ESTABLISHED.

TEMPORARY SEEDING AND PERMANENT SEEDING IN UNDEVELOPED AREAS TO BE EROSION CONTROL MIX

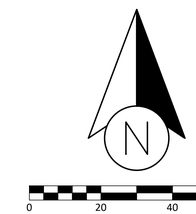
FINISH SEED/SOD TO BE BLUEGRASS AND/OR FESCUES.



PLAYGROUND DRAIN TILE DETAIL
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE



KJwalk INC.
6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

Luke Warren Israelson
Registration #: 51362 Date: 4/18/2023

Date:	Revision:
04/18/2023	Original

ROSEWOOD COMMONS
NEW HORIZON ACADEMY
ROSEMOUNT, MN

NEW HORIZON ACADEMY

For Review
April 18, 2023

Grading and Erosion Control Plan

SHEET 2 of 5

FILE PATH: G:_shortcut-targets-by-id\0B7rIATRBOKE8SGQ2T0RZOxUTg\Work Files\Rosemount Projects\Rosewood Commons\Engineering\CAD\DWGs\ROSEWOOD NHA.dwg

Memorandum

To: Brian Erickson PE, City Engineer
Anthony Nemcek, Senior Planner

From: Tim Hanson PE, WSB Engineering Consultant

Date: May 02, 2023

Re: New Horizon Academy
Lot 1, Block 2, Rosewood Commons Second Addition
Grading and Erosion Control Plan
Paving and Storm Sewer Plan
WSB Project No. 021893-000

SUBMITTAL

KJ Walk Inc. has submitted construction plans for Lot 1, Block 2, Rosewood Commons Second Addition. The lot is proposed to be developed by New Horizon Academy for a child care center. The plans submitted were prepared by KJ Walk, dated 4/18/23. The submittal included the following plan sheets.

- Grading and Erosion Control Plan
- SWPP Plan
- Paving and Storm Sewer Plan
- Details
- Landscape Plan

GRADING AND EROSION CONTROL PLAN

Sheet 2 of 5 – The proposed grading in the northwest corner of the site appears to be very flat. Provide existing elevations of the adjacent sidewalk along Business Parkway. Proposed lot line elevations along the westerly lot line and at lot corners will be required for the building permit.
Sheet 2 of 5 – The drainage arrow in the northwest corner along 149th Street should point to the northwest.
Sheet 2 of 5 – Recommend installation of an onsite fire hydrant located in the southerly lobe of the parking island.
Sheet 2 of 5 – The proposed drain tile for the play ground extends to an existing structure within Dakota County Right of Way. Recommend relocating the outlet to the ponding area east of the site. The property owner would be responsible to locate the facility if any work occurred in the County Right of Way and a permit would be required from the County.

STORM SEWER

Provide stormwater memo with storm sewer calculations for review.

SURFACE WATER MANAGEMENT

The proposed drainage plan utilizes the regional BMP system of Rosewood Commons for storm water treatment. Outstanding comments exist from the review of Rosewood Commons Second

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

Addition, dated December 13, 2022, which must be resolved. The surface water management plan will be reviewed upon submittal of these documents.

GENERAL

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition (2023) of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
PARKS AND RECREATION

M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: May 18, 2023

Subject: New Horizon Project

The Parks and Recreation Department recently reviewed the plans for the New Horizon project. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication
The parks dedication requirement for a commercial development is either a 10% of the total property area as land dedication, a cash dedication in-lieu of land or combination of the two.

Staff is recommending that the City collect cash in-lieu of land for the development that is currently being processed. The cash dedication for the 2.19 acre development $19,710 (.219 acres x $90,000 per acre). This amount is to be paid when the building permit is issued.

Please let me know if you have any questions about this memo.