

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-

**A RESOLUTION APPROVING THE SITE PLAN
FOR 68 MORELAND AVE**

WHEREAS, a Final Site Plan has been submitted to the City for property legally described as:

LOT 1, BLK 1, MORELAND COMMERCIAL CENTER

WHEREAS, a public hearing concerning the Site Plan was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Site Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF WEST ST. PAUL that the Site Plan for 68 Moreland Ave. requested by Timothy Jordan of CNH Architects is hereby approved subject to the following conditions:

1. Council approval of the corresponding Rezoning from B3 to a Planned Development and Conditional Use Permit applications,
2. The applicant shall apply for all applicable building and sign permits,
3. The applicant must adhere to Section 153.032(F)(5) so that all rooftop mechanicals are adequately screened,
4. Any exterior trash enclosure shall adhere to Section 153.032(F)(6) so that any trash enclosures be located within the correct area and properly screened,
5. No staff parking shall be permitted on-site,
6. The applicant shall inquire about a joint parking agreement with an adjacent property owner,
 - i. The applicant must indicate the shared parking availability with signage,
7. The applicant shall obtain an access easement from the neighboring property owner to the east,
8. The applicant shall submit an irrigation plan that provides irrigation to all landscaped areas prior to building permit submittal,
9. The landscape plan shall be revised according to the recommendations of the Environmental Committee,
10. The applicant shall adhere to the conditions listed in the Engineering memo,

11. The applicant shall submit a lighting plan upon the application of a building permit. Said lighting plan shall meet the requirements of Section 153.032 (E)(5) pertaining to lighting levels, and
12. All signage shall adhere to Section 153.430 of the Zoning Ordinance,
 - i. The applicant must have clearly signed and designated loading/unloading area(s), indicated by both signage and striping.
13. The applicant shall modify any recorded easements that conflict with the proposed building. If new easements are proposed, said easements shall be reviewed by the City Civil Engineer and recorded at the county prior to application of a building permit.
14. The applicant shall work with City Staff to improve the visual aesthetic of the west elevation.

Passed by the City Council of the City of West St. Paul this 8th day of January, 2018.

Ayes:

Nays:

Attest:

Jenny Halverson, Mayor

Shirley Buecksler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ALLOW CLIMATE CONTROLLED STORAGE
IN A B3 DISTRICT AT 68 MORELAND AVE**

WHEREAS, a Conditional Use Permit application has been submitted to the City for property legally described as:

LOT 1, BLK 1, MORELAND COMMERCIAL CENTER

WHEREAS, a public hearing concerning the Conditional Use Permit was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Conditional Use Permit.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF WEST ST. PAUL that the Conditional Use Permit for 68 Moreland Ave. requested by Timothy Jordan or CNH Architects is hereby approved subject to the following conditions:

1. Council approval of the corresponding rezoning from B3 to a Planned Development and Site Plan applications.

Passed by the City Council of the City of West St. Paul this 8th day of January, 2018.

Ayes: Nays:

Attest:

Jenny Halverson, Mayor

Shirley Buecksler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ALLOW A BUILDING ABOVE 35 FEET IN HEIGHT
IN A B3 DISTRICT AT 68 MORELAND AVE**

WHEREAS, a Conditional Use Permit application has been submitted to the City for property legally described as:

LOT 1, BLK 1, MORELAND COMMERCIAL CENTER

WHEREAS, a public hearing concerning the Conditional Use Permit was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Conditional Use Permit.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF WEST ST. PAUL that the Conditional Use Permit for 68 Moreland Ave. requested by Timothy Jordan or CNH Architects is hereby approved subject to the following conditions:

1. Council approval of the corresponding rezoning from B3 to a Planned Development and Site Plan applications.

Passed by the City Council of the City of West St. Paul this 8th day of January, 2018.

Ayes: Nays:

Attest:

Jenny Halverson, Mayor

Chantal Doriott, City Clerk