

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

RESOLUTION NO. 18-

**A RESOLUTION APPROVING A SITE PLAN
FOR THE DEVELOPMENT OF A NEW OUTLOT
IN A B4 DISTRICT AT 1660 ROBERT ST.
PEBB ST. PAUL, LLC**

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

CURRENT:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT 5TH ADDITION

PROPOSED PLAT:

LOT 1, BLOCK 1, KRAFT SIXTH ADDITION

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 the proposed outlot building at 1660 Robert St. requested by Pebb St. Paul, LLC. is hereby approved subject to the following conditions:

1. Council approval of the corresponding Planned Development Amendment, Conditional Use Permit, and Plat applications.
2. The applicant shall apply for all applicable building and sign permits.
3. Upon application of a building permit, the applicant shall revise the site plan as follows:
 - a. Add proof of parking behind the big box building.
 - b. Add a sidewalk connection from the public sidewalk on Robert St. to the sidewalk adjacent to the north side of the proposed building. Said connection shall include a crosswalk through the drive-through lane with signage.
 - c. Add a small bike rack adjacent the proposed building.
 - d. The applicant shall work with Staff in providing pedestrian connections from adjacent uses to the proposed outlot.
4. Upon application of a building permit, the applicant shall revise the architectural plans as follows:
 - a. Add storefront windows to the south elevation, specifically between the proposed storefront windows and the pick-up window.

- b. Include elevations for the proposed trash enclosure. The trash enclosure shall meet the requirements of Section 153.032(F)(6).
5. All rooftop mechanicals shall be property screened according to Section 153.032(F)(5).
6. The applicant shall record parking and access easements on the Hobby Lobby property (Lot 2) on behalf of the new outlot (Lot 1).
7. The Site Plan/Landscape Plan shall be revised according to the recommendations of the Environmental Committee per the attached memo dated December 12, 2017. In addition, upon application of a building permit, the applicant shall submit an irrigation plan. All landscaped areas are required to be irrigated.
8. The applicant shall adhere to the recommendations of the City Civil Engineer per the attached memo dated December 12, 2017.
9. The applicant shall adhere to the recommendations provided by MnDOT per the attached letter dated December 13, 2017.

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 DRIVE-THROUGH LANE
IN A B4 DISTRICT AT 1660 ROBERT ST. (PROPOSED OUTLOT)
PEBB ST. PAUL, LLC**

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

CURRENT:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT 5TH ADDITION

PROPOSED PLAT:

LOT 1, BLOCK 1, KRAFT SIXTH ADDITION

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 the proposed outlot building at 1660 Robert St. requested by Pebb St. Paul, LLC. is hereby approved subject to the following condition:

1. Council approval of the corresponding Rezoning, Site Plan, and Plat 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 OUTDOOR SEATING
IN A B4 DISTRICT AT 1660 ROBERT ST. (PROPOSED OUTLOT)
PEBB ST. PAUL, LLC**

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

CURRENT:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT 5TH ADDITION

PROPOSED PLAT:

LOT 1, BLOCK 1, KRAFT SIXTH ADDITION

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 the proposed outlot building at 1660 Robert St. requested by Pebb St. Paul, LLC. is hereby approved subject to the following conditions:

1. Council approval of the corresponding Rezoning, Site Plan, and Plat applications.
2. All outdoor seating furniture and fencing shall consist of maintenance free materials as approved by the City Planner.

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 THE
FINAL PLAT FOR 1660 ROBERT ST.
PEBB ST. PAUL, LLC**

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

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT
5TH ADDITION

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

WHEREAS, the proposed Final Plat is in accordance with the Subdivision requirements; and

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF WEST ST. PAUL that the Final Plat for the property currently addressed as 1660 Robert St. requested by Pebb St. Paul, LLC. is hereby approved subject to the following conditions:

1. Council approval of the corresponding Planned Development Amendment, Site Plan, and Conditional Use Permit applications.
2. The plat shall be recorded at the County within one year and prior to the submittal of a building permit.

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