Anchor View Apartments

Site Plan Review and Variance Request
City Council Meeting
March 17, 2020
Background

1 parcel
Near NE corner of McKnight Rd and the Gateway Trail
Frontage on 3rd St N, McKnight and Anchor Drive
Approximately 3.91 acres
Zoned Corridor Mixed Use; Surrounded by commercial and industrial uses
Variance Requests

22.2’ setback
25’ required
Lot/Building Dimensional and Setback Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>MU-3</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>35,000 sq. ft.</td>
<td>3.91 ac</td>
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<tr>
<td>Minimum Lot Width</td>
<td>120 ft</td>
<td>184.22 ft (along 3rd St N)</td>
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<tr>
<td>Front Yard Setback</td>
<td>25 ft</td>
<td>22.2 ft (along 3rd St N)</td>
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<tr>
<td>Rear Yard Setback</td>
<td>0 ft</td>
<td>10.7 ft (along McKnight Rd N)</td>
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<tr>
<td>Side Yard Setback</td>
<td>0 ft</td>
<td>15 ft (South) 76 ft (West)</td>
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<tr>
<td>Maximum Height</td>
<td>Five (5) stories or 55 ft</td>
<td>Four (4) Stories and 48 ft</td>
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Variance Requests

- 2 accessory structures
  - 4,080 and 4,656 sf. where 1,000 sf. is allowed
- 10.1 ft. corner side setback where 20 ft. is required
## Parking

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirement</th>
<th>Proposed</th>
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| Multi-Family Dwelling   | Studio: 1.25 per dwelling unit  
28 Studio Units = 35 Req Stalls  
One bedroom: 1.5 per dwelling unit  
62 One Bedroom Units = 93 Req Stalls  
Two or more bedrooms: 2 per dwelling unit  
36 Two Bedroom Units = 72 Stalls  
Total = 200 Stalls | 203 proposed.  
94 Total covered stalls.  
109 Surface Stalls |
Architecture: North Perspective
Architecture: Perspectives and Open Space
Landscaping Plan

- 126 trees required
- Overcrowding concerns
- Work with staff to increase trees/plantings without overcrowding
Recommendation: Planning Commission concurred with staff:

• Approval of requested Variance

• Conditional Approval of Site Plan
  
  • Revised set of plans with additional engineering details
  • Screening of projecting HVAC, transformers or rooftop equipment
  • No landscaping in easements
  • No obstructions within the 30-feet vision triangle
  • Increase number of trees
  • Signage
  • Bike parking stall detail
March 17, 2020

Mayor and City Council
City of North St. Paul
2400 Margaret Street
North St. Paul, MN  55109-3020

VIA E-MAIL to Scott.Duddeck@northstpaul.org

Re: SITE PLAN REVIEW
ANCHOR VIEW MULTIFAMILY HOUSING DEVELOPMENT

Dear Mayor and City Council,

Due to the current COVID-19 conditions and in the interest of public health, Trident Development, LLC is respectfully refraining from attending the City Council Meeting for tonight, March 17, 2020. In our absence, we hope this letter can serve as communication from the applicant relative to the site plan review of Anchor View Apartments.

We have thoroughly reviewed the Memorandum prepared by the Planning Staff dated 2/21/20 ("Staff Report") and the conditions of approval and recommendations contained therein. We find the conditions of approval appropriate and acceptable. Our revised / final plans will incorporate these conditions as we proceed. Following the Planning Commission meeting on March 5, 2020 we incorporated the following plan changes:

- Added four (4) bicycle parking racks to accommodate up to 30 bicycles. The bike racks are strategically placed at the main entry, the secondary entry/exit points and in the 2 parking garages.
- Revising the landscape plan to 1) avoid easements where possible, 2) screening of AC equipment, utility services, 3) preserve a safe “view triangle” at each driveway.
- Increased the number of passenger elevators from two (2) to three (3). One in lobby plus one at each end of the building corridors.

Finally, we remain committed to seek approval from the DNR to install landscape screening within the Gateway Trail right of way. Any assistance that the City can offer with the DNR is greatly appreciated.

We respectfully request the approval of the Site Plan application together with the requested variances. Thank you for your consideration of this application and we regret not being in attendance to answer questions in person.

Best Regards,

Trident Development, LLC

[Signature]
Roger D. Fink
Sr. Vice President

C: Carin Bzdok, Trident Development, LLC
Agenda Information Memorandum
North St. Paul City Council
March 17, 2020

FROM THE OFFICE OF THE CITY MANAGER

Agenda placement: City Business

Subject: City’s intent to declare a local emergency and action plan

To: Honorable Mayor and City Council

Background/Facts:

The Mayor of the City of North St. Paul has issued a Proclamation declaring a local emergency, and a resolution to extend the period of the Mayor declared local emergency. In light of that:

- The City of North St. Paul will follow the directives of the CDC, MHD, and Governor Walz in an effort to contain and mitigate the spread of the Coronavirus.
- Effective immediately all scheduled events will be cancelled.
- All city buildings will be closed to the public until at least March 30, 2020. This date will be reassessed each day and week as the progress of the virus changes.
- Most City staff will remain in the office and follow social distancing rules.
- A select few of city staff will work remotely from home.
- City Council meetings will be held via phone and video conferencing.
- All other city sponsored meetings will be held via phone and video conferencing, postponed or canceled at the direction of the City Manager.

Recommendation: No action is required.

Respectfully submitted,

/s/ SD by mm

Scott Duddeck
City Manager
CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA

PROCLAMATION NO. _____
DECLARING A LOCAL EMERGENCY

WHEREAS, Terry Furlong, the Mayor of the City of North St. Paul (the “Mayor”) finds that under the authority provided by Chapter 12 and related laws of the State of Minnesota, the following situation (the “Situation”) exists:

Peace Time Emergency Due to COVID 19 Health Pandemic

WHEREAS, the Governor has issued Executive Order 20-01 declaring a peace time emergency and coordinating Minnesota’s Strategy to Protect Minnesotans from COVID-19 (attached); and

WHEREAS, the Mayor finds that the Situation presents an unforeseen combination of circumstances that is sudden and unforeseen and could not have been anticipated; and

WHEREAS, the Mayor finds that conditions in the City of North St. Paul, Minnesota have worsened considerably as a result of the evolving Situation; and

WHEREAS, the Mayor finds that this Situation threatens the health, safety, and welfare of the citizens of the community, and threatens the continuation and efficient delivery of city services; and

WHEREAS, the Mayor finds that the Situation poses a risk or may cause extensive personal injury, damage or disaster to the City if not immediately addressed; and

WHEREAS, the Mayor finds that traditional sources of relief are not able to repair or prevent the injury or loss.

NOW, THEREFORE, the Mayor declares this Situation to be a local emergency effective at ______ on ____________________, 2020.

This declaration of a local emergency will invoke the city’s disaster plan and authorize other appropriate community containment and mitigation strategies. The portions that are necessary for response to and recovery from the emergency are hereby authorized. To the extent that normal state laws and city policies and procedures impede an efficient response or compliance with federal and state directives or recommendations, the City Manager, Emergency Management Director, and designees are hereby authorized to suspend compliance with those laws, policies and procedures as authorized by the Governor’s Declaration and M.S. § 12.32, and to take those actions deemed necessary to protect the public health and safety.

______________________________
Terrence J. Furlong, Mayor

ATTEST:

Scott A. Duddeck, City Manager/Clerk
RESOLUTION NO. ______

CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA

RESOLUTION ENACTED UNDER AUTHORITY OF MINNESOTA STATUTES §§ 12.29 AND 12.37 TO EXTEND THE PERIOD OF A MAYOR-DECLARED LOCAL EMERGENCY

WHEREAS, Terry Furlong, the Mayor of the City of North St. Paul, has found that the following situation (the “Situation”) exists:

Peace Time Emergency Due to COVID 19 Health Pandemic

WHEREAS, the Governor has issued Executive Order 20-01 declaring a peace time emergency and coordinating Minnesota’s Strategy to Protect Minnesotans from COVID-19 (attached); and

WHEREAS, the Mayor has declared that the Situation is a local emergency; and

WHEREAS, the city council of the City of North Saint Paul agrees with the Mayor’s findings, and further finds that the Situation will last for more than three (3) days;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North St. Paul, Minnesota, as follows:

The city council declares the Situation constitutes a local emergency continuing until federal or state action declaring an end to the state of emergency or subsequent determination of the North St. Paul City Council.

This declaration of a local emergency will invoke the city’s disaster plan. The portions that are necessary for response to and recovery from the emergency are hereby activated. The City Manager and other Emergency Officials, and their designees, are authorize to take other appropriate emergency actions directed or recommended by federal and state government or health organizations, or deemed necessary by City emergency management authorities, including those otherwise inconsistent with established laws, policies and procedures, as determined to protect the public health, safety and welfare.

PASSED AND DULY ADOPTED by the City Council of the City of North St. Paul this ______ day of ____________, 2020.

_________________________________________
Terrence J. Furlong, Mayor

ATTEST:

________________________________________
Scott A. Duddeck, City Manager/Clerk