

PUBLIC HEARING NOTICE

What is Being Requested?

Peter Stalland is proposing to develop the 12.5 acre vacant property located on County Road D East, between Hazelwood Street North and Kennard Street. Mr. Stalland is proposing to build Conifer Ridge Apartments, an apartment complex with 150 units in Legacy Village. The project would consist of three, three-story, 50-unit buildings. To proceed, Mr. Stalland needs city council approval for a comprehensive plan amendment, revision to the planned unit development, storm sewer easement vacations, a lot division and design review

Public Hearing Information

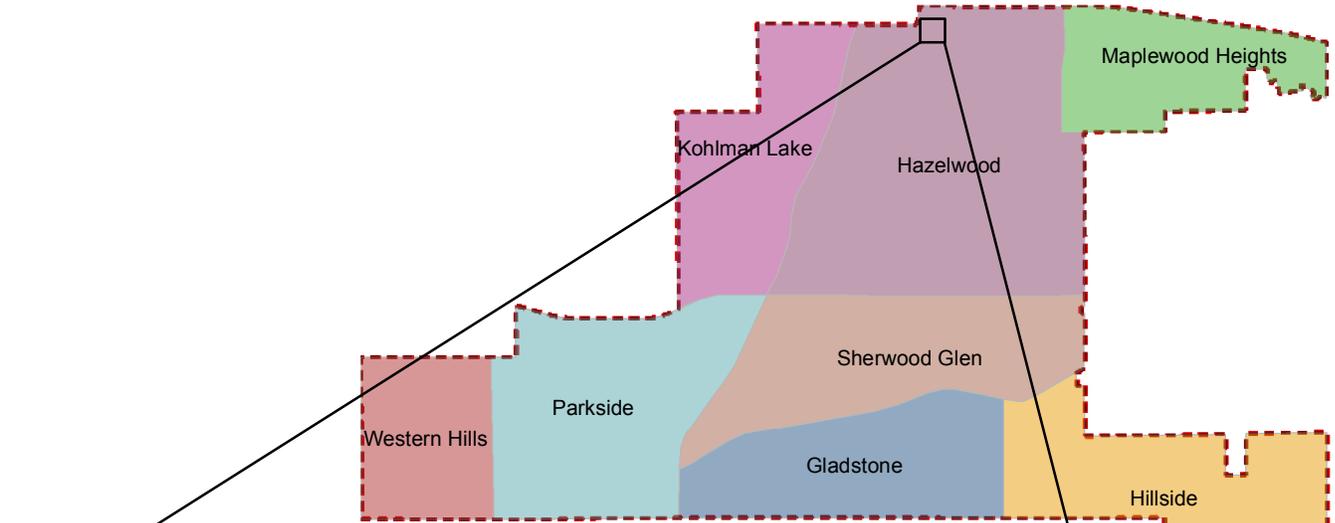
The Maplewood Planning Commission will review this proposal on Tuesday, August 18, 2015 at 7 p.m. or later in the Maplewood City Council Chambers located at 1830 County Road B East. All interested parties may present their views orally or in writing. Sign language interpreters are available. You must request this service at least 96 hours in advance. Please call the city clerk at 651-249-2001 to arrange this service. Assisted Listening Devices are also available. Please check with the city clerk for availability.

Why This Notice?

City code requires the planning commission hold a public hearing when considering applications for a comprehensive plan amendment, a planned unit development revision and easement vacations.

Contact

To discuss this request or seek additional information about this proposal, please contact Michael Martin by telephone at 651-249-2303 or by email at michael.martin@ci.maplewood.mn.us.



Conifer Ridge Apartments
 Project Review - Overview Map

① OVERALL VIEW REALISTIC



RENDER

THE
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STUDIO
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Rochester, MN 55904
P: 507.285.5043
www.theurbanstudio.com

Conifer Ridge Apartments

Maplewood, MN

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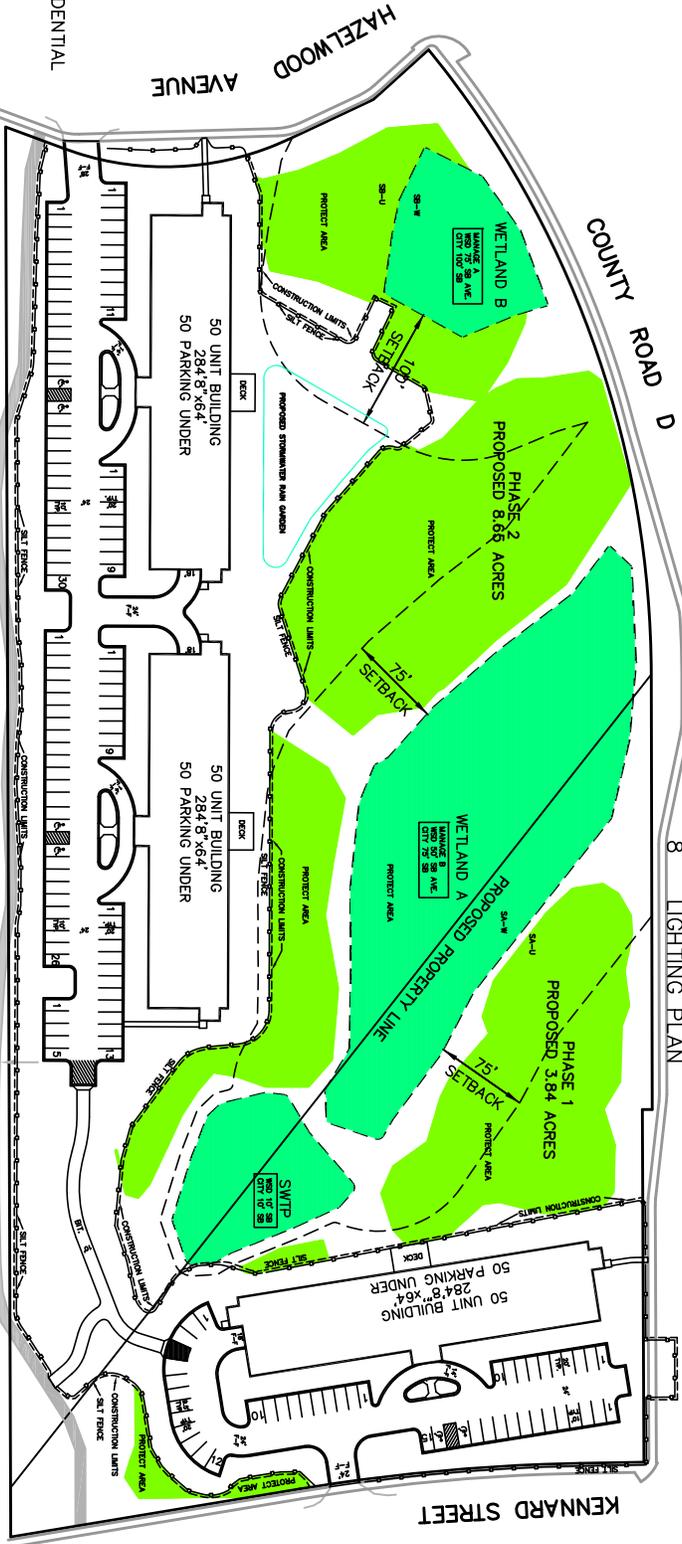
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GRAPHIC SCALE



SHEET INDEX - CIVIL PLANS

- 1 SITE PLAN
- 2 CERTIFICATE OF SURVEY
- 3 TREE PRESERVATION AND WETLAND PROTECTION
- 4 EROSION CONTROL PLAN
- 5 GRADING AND DRAINAGE PLAN
- 6 UTILITY PLAN
- 7 LANDSCAPE PLAN
- 8 LIGHTING PLAN



EXISTING ZONING
MEDIUM DENSITY RESIDENTIAL

SITE DATA

LOT 1 - 3.84 ACRES
LOT 2 - 8.65 ACRES
TOTAL - 12.5 ACRES

TREE REMOVAL-GROSS AREA
LOT 1 - 0.65 ACRES = 17.0%
LOT 2 - 1.59 ACRES = 18.0%
TOTAL - 2.24 ACRES = 17.4%

GREEN SPACE
LOT 1 - 2.94 ACRES = 76.5%
LOT 2 - 6.55 ACRES = 75.7%
TOTAL - 9.49 ACRES = 75.9%

PROTECTED AREA
LOT 1 - 2.11 ACRES = 55.0%
LOT 2 - 4.38 ACRES = 50.6%
TOTAL - 6.50 ACRES = 52.0%

EXISTING WETLAND AREA
LOT 1 - 0.55 ACRES = 14.32%
LOT 2 - 1.32 ACRES = 15.24%
TOTAL - 1.87 ACRES = 14.96%

DISTURBED AREA
LOT 1 - 1.73 ACRES = 45.0%
LOT 2 - 4.27 ACRES = 49.0%
TOTAL - 6.00 ACRES = 48.0%

PROPOSED GROSS DENSITY
LOT 1 - 50 UNITS/3.84 AC = 13 UNITS/AC
LOT 2 - 100 UNITS/8.65 AC = 12 UNITS/AC
TOTAL - 150 UNITS/12.5 AC = 12 UNITS/AC

PROPOSED NET DENSITY, BUILDABLE AREA
LOT 1 - 50 UNITS/3.29 AC = 15 UNITS/AC
LOT 2 - 100 UNITS/7.33 AC = 14 UNITS/AC
TOTAL - 150 UNITS/10.63 AC = 14 UNITS/AC

PROPOSED SURFACE PARKING
LOT 1 - 47 SPACES
LOT 2 - 103 SPACES
TOTAL - 150 SPACES

IMPERVIOUS AREA
LOT 1 - 0.9 ACRES
LOT 2 - 2.1 ACRES
TOTAL - 3.0 ACRES

EXISTING TREES
LOT 1 - 1.40 ACRES
LOT 2 - 3.73 ACRES
TOTAL - 5.13 ACRES

PERCENTAGE OF TREES REMOVED
LOT 1 - 0.65 ACRES = 46%
LOT 2 - 1.59 ACRES = 43%
TOTAL - 2.24 ACRES = 44%

KEY - PROTECTION AREAS
PROTECT WETLANDS
PROTECT WOODS

G-Cubed Inc.
Engineering
Surveying
200 Waterloo Plaza
West, Saint Paul, MN 55116
PH: 651.282.4341 FAX: 651.282.4348

DESIGNED	DJT	REVISION	BY	DATE
DRAWN				
CHECKED				
LATEST REVISION: 07-06-2015				
Prepared For: RAMSEY COUNTY MINNESOTA				
Submitted: 2015 CONSTRUCTION				

CITY OF MAPLEWOOD
RAMSEY COUNTY MINNESOTA
2015 CONSTRUCTION

CONIFER RIDGE

SITE PLAN
SHEET 1 OF 8 SHEETS