

## MEMORANDUM

**TO:** Melinda Coleman, City Manager  
**FROM:** Michael Martin, AICP, Economic Development Coordinator  
**DATE:** March 15, 2016  
**SUBJECT:** Approval of Design Plans for a Proposed Retail Building at 3070 White Bear Avenue

### **Introduction**

Sheldon Berg of DJR Architecture and representing Becky Lynn, LLC is proposing to remove the existing restaurant building and build a new 4,300 square foot retail building at 3070 White Bear Avenue. In addition to the new building, Mr. Berg is proposing updates to the parking lot and landscaping.

#### *Background*

This existing building is currently used as the North China restaurant. The property is guided by the city's comprehensive plan as Commercial and zoned Business Commercial, which retail is a permitted use.

### **Discussion**

#### *Building Design and Site Plan*

The proposed structure will largely be attractive as designed. The proposed materials include brick, metal panel, cast stone and aluminum storefront. The trash enclosure is proposed to be located on the southeast corner of the site. The proposed site plan meets all setback requirements.

#### *Landscaping*

The applicant's landscape plan preserves all existing trees and proposes one new hackberry tree and several shrubs and perennials throughout the site. The included decorative landscaping is proposed along the east side of the building and the walk in front of the store.

#### *Parking Lot*

The building is proposed to be 4,300 square feet which requires 22 parking spaces. The plans show 36 spaces. The parking spaces and driveway connections will reflect the site's current conditions – meaning no alterations are proposed. Spaces are to remain 10 feet in width. Staff is recommending the applicant provide the city with a copy of an executed cross-access agreement with the property owners to the west and south which allows use of the drive.

## **Department Comments**

### *Building Official*

Jason Brash, building inspector, commented the applicant will need to meet the following requirements:

1. They need a demolition permit and Ramsey County approval.
2. Build per 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2012 Minnesota State Plumbing Code, 2015 Minnesota State Building Code 1323 Commercial Energy Code 2012 IECC, 2015 Minnesota State Building Code with ANSI A117. 1-2009 accessibility rules.

### *Assistant Fire Chief*

Butch Gervais, assistant fire chief, commented the applicant is required to provide fire protection with monitoring fire department lock box and must have all permits pulled and on site. Work shall be done by a licensed contractor

### *Engineer*

Refer to the engineering report from Jon Jarosch, staff engineer. The applicant would need to comply with Mr. Jarosch's conditions as stated in his report.

### *Police*

Chief Paul Schnell has no issues with the proposal.

## **Budget Impact**

None.

## **Recommendation**

Approve the plans date-stamped March 7, 2016 for the proposed building, site and landscaping plans for 3070 White Bear Avenue. Approval is subject to the following conditions:

1. Approval of design plans is good for two years. If the applicant has not begun construction within two years, this design review shall be repeated. Staff may approve minor changes to these plans.
2. The applicant shall comply with the conditions noted in the engineering report by Jon Jarosch dated March 15, 2016.
3. Submit to staff a copy of the executed cross cross-access agreement between the applicant and owners of the properties to the west and south of the site.
4. The applicant shall provide an irrevocable letter of credit or cash escrow in the amount of 150 percent of the cost of installing the landscaping, before getting a building permit.

## **Reference Information**

### *Site Description*

Site size: 0.56 acres

Existing land use: North China restaurant

### *Surrounding Land Uses*

North: Baker's Square

South: Denny's

West: White Bear Avenue and Maplewood Mall

East: Sibley Cove Apartment building

### *Planning*

Land Use Plan designation: C (commercial)

Zoning: BC (business commercial)

### *Application Date*

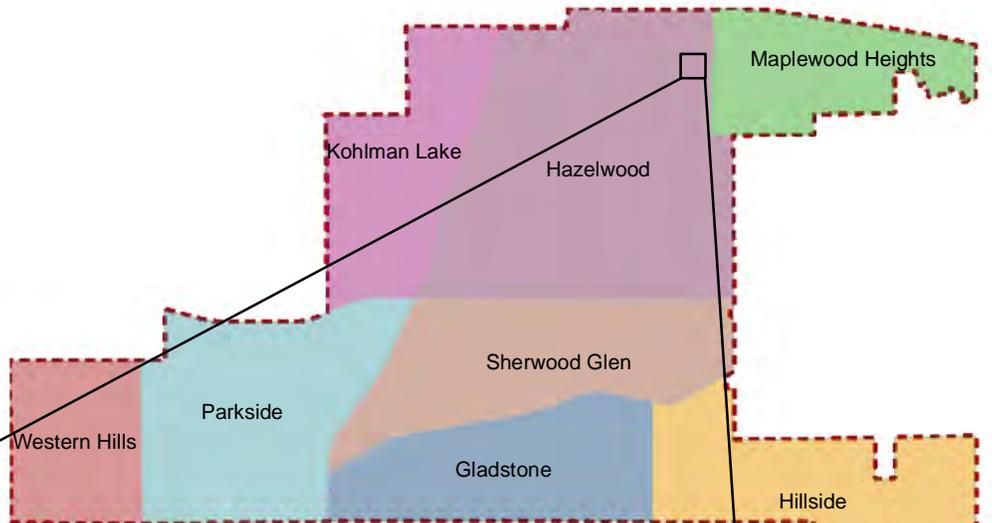
The application for this request was considered complete on March 7, 2016. State law requires that the city decide on these applications within 60 days. The deadline for city action on this proposal is May 6, 2016.

## **Attachments**

1. Location Map
2. Applicant's Letter
3. Site Plan
4. Building Elevations
5. Engineer's Report dated March 15, 2016
6. Plans date-stamped March 7, 2016 (separate attachment)



Maplewood



Sources: Esri, HERE, DeLorme, TomTom, Intermap.

### 3070 White Bear Avenue - Retail Building

Design Review - Overview Map



333 Washington Avenue North, Suite 210, Union Plaza, Minneapolis, MN 55401  
T: 612.676.2700 F: 612.676.2796 www.djr-inc.com

September 15, 2014

Michael Martin  
City of Maplewood  
1830 County Road B East  
Maplewood, MN 55109

Re: 3070 White Bear Avenue – Redevelopment to Retail

**Project Narrative**

The project at 3070 White Bear is the redevelopment of the existing restaurant site. The redevelopment plans to construct an approximately 4,300 SF single story retail building near the location of the existing building. The redevelopment will also include a modification of the paving to the west of the building. Site lighting will remain.

The uses for the building will be a new single retail tenant. The existing parking is more than is required for the planned uses or any combination of retail and restaurant uses. The design of the building is combination of brick, metal panel, cast stone and aluminum storefront.

The project is proposed to start construction this summer.

Respectfully,

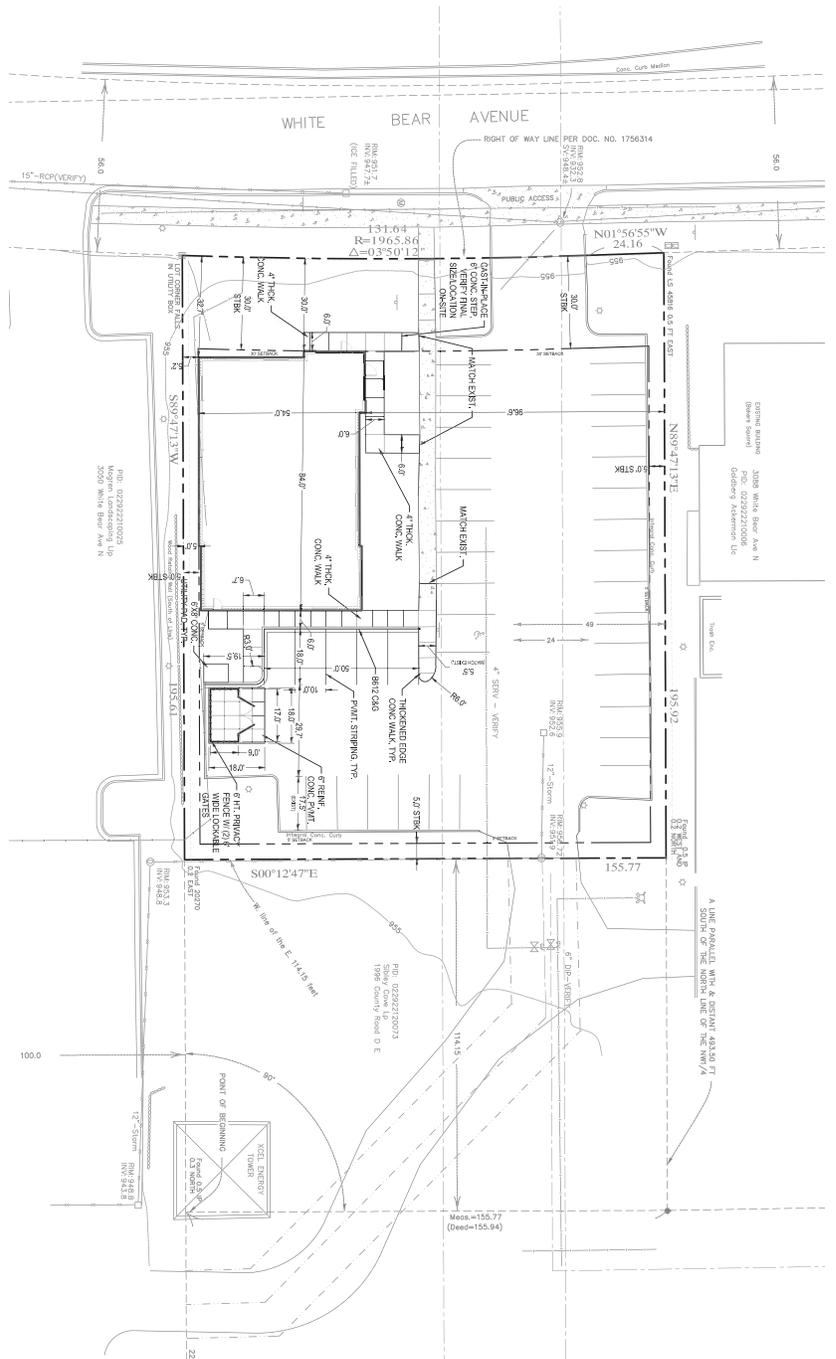
DJR Architecture, Inc.

A handwritten signature in black ink, appearing to read "Sheldon Berg", with a long, sweeping horizontal stroke extending to the right.

Sheldon Berg, AIA, LEED AP  
Principal

Cc: File

15-0081\_Narrative



CITY OF MAPLEWOOD SITE SPECIFIC NOTES:  
 1. ASSIGNED FOR CITY SPECIFIC NOTES.

**SITE AREA TABLE:**

EXISTING	PROPOSED	
BUILDING COVERAGE	2,911 SF 9.7%	4,327 SF 14.26%
ALL PAVEMENTS	19,189 SF 63.24%	17,703 SF 58.58%
ALL NON PAVEMENTS	8,231 SF 27.28%	8,286 SF 27.80%
TOTAL SITE AREA	30,345 SF 100.0%	30,345 SF 100.0%
INTERLUDES SURFACE	21,893 SF 71.84%	22,097 SF 72.84%
PROPOSED CONVICTION	4.5 SF 0.08%	
DIFFERENCE		

**SITE LAYOUT NOTES:**

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION INCLUDING SETTING THE LOCATIONS OF EXISTING AND PROPOSED PERMITS PLACES, ETC. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION INCLUDING A PERMIT FOR CONSTRUCTION AND STREET CLOSURE PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO-TECHNICAL REPORT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT.
- CONTRACTOR SHALL FIELD VERIFY CORNERMENTS AND LOCATIONS OF THE BUILDING AND STAKE MATERIALS.
- LOCATIONS OF STRUCTURES, SOAKAWAY, CURBS AND OTHERS BOLLARDS AND WALLS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
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**SITE PLAN LEGEND:**

- PROPERTY LINE
- CONCRETE PAVEMENT AS SPECIFIED (PAV OR WALK)
- CURB AND GUTTER NOTES
- TRAFFIC DIRECTIONAL ARROWS

SEEN AND POST ASSEMBLY, X, SHIP DIMENSIONS REQUIRED.  
 HP = HORIZONTAL DIMENSION  
 ST = STAKE  
 CP = CONTACT CALL MARKED ONLY

**PROJECT**  
**3070 WHITE BEAR RETAIL DEVELOPMENT**  
 3070 WHITE BEAR AVE NORTH, MAPLEWOOD, MN.  
**BECKY LYNN, LLC**  
 2200 N HUNTINGTON DRIVE, ALGONQUIN, IL 60102

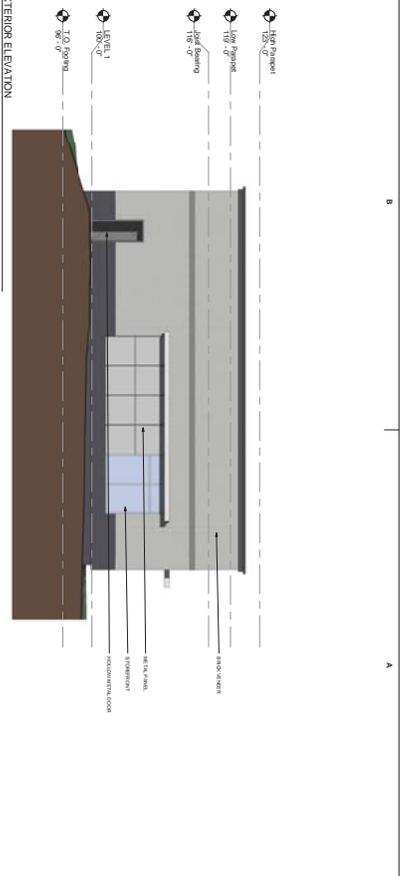
**CivilSite**  
 ARCHITECTURE, INC.  
 3030 W. WISCONSIN AVENUE, SUITE 200  
 WILSON, WI 53190  
 (262) 261-1111  
 WWW.CIVILSITE.COM

**C2.0**  
 SITE PLAN

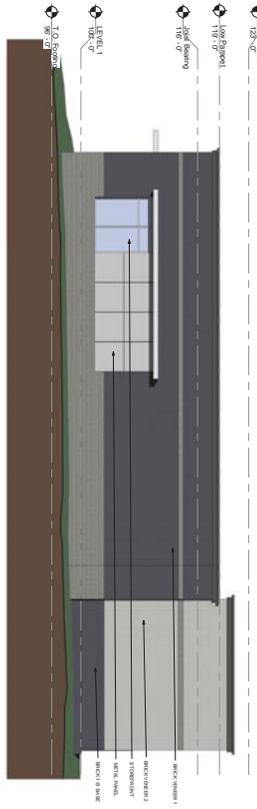
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 800.452.4343  
 WWW.GOPHERSTATEONECALL.COM



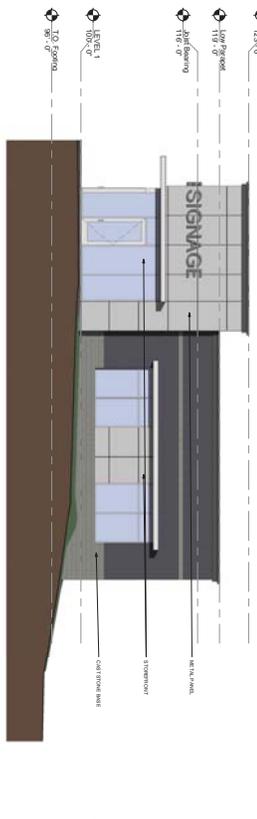
C2 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



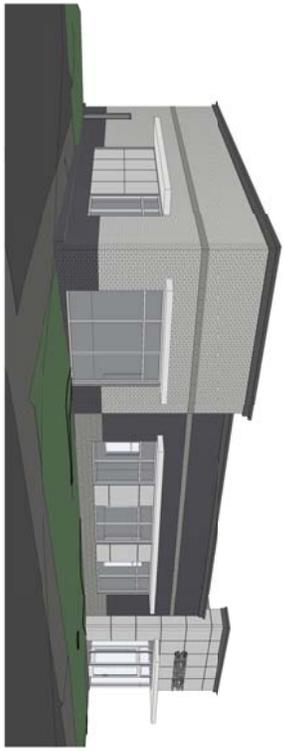
C1 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"



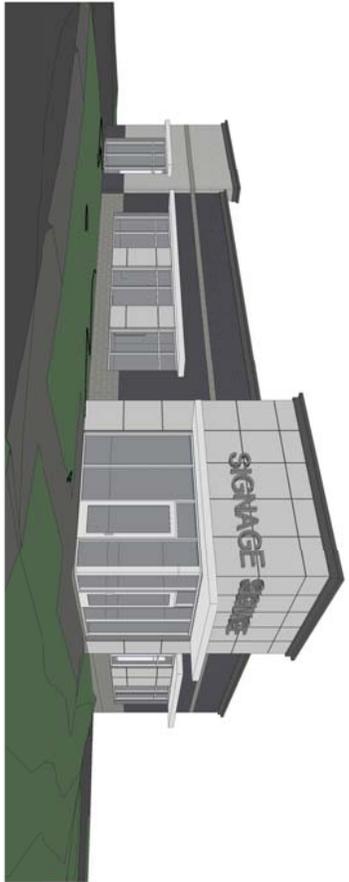
B2 SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



B1 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"



1 NORTH EXTERIOR VIEW



2 WEST EXTERIOR VIEW

A200

3070 White Bear Avenue  
Maplewood, MN  
PRELIMINARY - NOT FOR CONSTRUCTION

Copyright 2014 DJR Architecture, Inc.  
EXTERIOR ELEVATIONS

Issue:	Date:	Project #:	15-081
Drawn by:	Issue Date:	Date:	Issue Date
Checked by:		Drawn by:	

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 Architect under the laws of the State of Minnesota.

APPROVED:	DATE:	SCOPE:	ISSUE DATE:
CLIENT:	CONTRACTOR:	STRUCTURAL:	CIVIL:

**DJR**  
ARCHITECTURE, INC.  
333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55411  
612.676.2702 www.djr-inc.com

**Engineering Plan Review****PROJECT:                 Retail Building – 3070 White Bear Avenue****PROJECT NO:            16-04****COMMENTS BY:        Jon Jarosch, P.E. – Staff Engineer****DATE:                    3-15-2016****PLAN SET:              Civil Plans dated 3-4-2016**

The applicant is proposing to construct a new 4,300 square foot retail building on the current North China Restaurant property. In order to accommodate the new building, the existing restaurant is proposed to be demolished. The applicant is requesting a review of the current design.

As the amount of disturbance on this site is less than 0.5 acre and the impervious surface coverage is remaining relatively unchanged, the applicant is not required to meet the City's stormwater management requirements.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

**Drainage and Stormwater Management**

- 1)     The applicant shall ensure that drainage is properly routed away from the building.
- 2)     The applicant shall ensure that additional runoff is not being routed onto neighboring properties.

**Grading and Erosion Control**

- 3)     All slopes shall be 3H:1V or flatter.
- 4)     Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized.
- 5)     Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 6)     All new pedestrian facilities shall be ADA compliant.
- 7)     The total grading volume (cut/fill) shall be noted on the plans.

- 8) A grading and erosion control permit is required for this project.

Sanitary Sewer and Water Service

- 9) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project.
- 10) Any modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.
- 11) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Other

- 12) A right-of-way permit shall be obtained from Ramsey County for any work done within County right-of-way along White Bear Avenue.
- 13) A cross-access agreement shall be established to accommodate the ingress and egress between the applicant's parcel and the access road on the property to the east. A copy of this agreement shall be provided to the City.
- 14) B.P. Pipeline Company has pipeline facilities that run through this property. The applicant shall coordinate with B.P. and meet any requirements they may have.
- 15) The applicant shall satisfy the requirements of all other permitting agencies. Please provide copies of other required permits and approvals.

- END COMMENTS -