MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: August 10, 2016

SUBJECT: Consider Approval of Design Plans for a Proposed Indoor Storage Building, Northeast Corner of English Street North and Cope Avenue East

Introduction

Project Description

JJ Jenkins, of NorthPoint Development, is requesting approval to build a 108,150-square-foot indoor, self-storage facility on the vacant lot on the northeast corner of Cope Avenue East and English Street North, east of the Holiday store and west of MG McGrath Inc. The applicant requires city council approval for a conditional use permit (CUP) and design review in order to move forward with the project.

Discussion

Conditional Use Permit

Conditional Use Permit Revision

Proximity to Residential Districts

City code requires a CUP for interior storage facilities and any structure in a light manufacturing (M1) zoning district within 350 feet of a residential lot. In this instance, the proposed building would be approximately 260 feet from the nearest residential property line. The lot where the proposed building would be built has a lower elevation than the homes to the south and the applicant would leave much of the existing berm along Cope Avenue in place providing sufficient screening.

CUP Findings for Approval

The zoning ordinance requires that the city council find that all nine “standards” for CUP approval be met to allow a CUP. In short, these state that the use would (refer to the resolution for the complete wording):

- Comply with the city’s comprehensive plan and zoning code.
- Maintain the existing or planned character of the neighborhood.
- Not depreciate property values.

- Not cause any disturbance or nuisance.
- Not cause excessive traffic.
- Be served by adequate public facilities and police/fire protection.
- Not create excessive additional costs for public services.
- Maximize and preserve the site's natural and scenic features.
- Not cause adverse environmental effects.

The proposal would meet these CUP conditions with the proposed screening methods. English Street and Cope Avenue are designed to handle the traffic that would be expected by this use.

Design Review

Architectural

The proposed self-storage facility will consist of three stories at approximately 36,050 square feet per floor. There will be 1,200 square feet of office space on the southeast corner of the first floor. Both the office corner and the corner closest to Highway 36 will be highlighted with brick and glass. The balance of the building will have prefinished metal with variations in color and profile. The lighter trim and darker corrugated accents will provide variation along the elevations. Occasional windows will also provide variation. Users will utilize an internal drive-thru to pick up and drop off their storage materials. The glass entry door is located on the east side of the building and the exit door is located on the south side.

Staff recommends additional elements be added to the elevations – particularly the west elevation. This could include adding additional windows or brick elements. While the site is at a lower elevation and much of the building will be screened, portions of the west and north elevations will be visible from English Street and Highway 36 and need to have enhanced elevations.

Site Design and Setbacks

The proposed building setbacks meet city ordinance requirements. The building will be setback approximately 45 feet from English Street and 210 feet from Cope Avenue – well beyond the minimum requirements. Parking lots are required to be setback at least 15 feet from front property lines and the proposed parking areas with this project are also well beyond this minimum.

The site will be accessed from a single drive off of Cope Avenue on the east side of the site. Users will pull in and park inside the building to access their storage spaces.

Parking

The site plan shows the inclusion of seven parking spaces. The office space area of the building will be 1,200 square feet. For office space, the city requires one parking space for every 200 square feet. Meaning, this development requires six spaces and is providing seven.

Other storage facilities in the city have not been required to provide for parking for the square footage dedicated to storage. Acorn Storage – located at 2457 Maplewood Drive North – was required to provide seven parking spaces just for its office space. U-Haul Self Storage – located at 1195 Viking Drive East – was required to originally provide four parking spaces but in 2012

added two more for a total of six parking spaces. In addition to the seven spaces outside, there will be room for at least eight cars to be parked inside of the facility.

Sidewalks

There are existing sidewalk segments in place to the east and west of this proposed development. The applicant will be required to put in a sidewalk along Cope Avenue.

Landscaping

The applicant is not proposing to remove any significant trees and will be planting 31 new trees on site. The applicant is working to keep the site conditions along Cope Avenue and English Street as untouched as possible to provide screening between the new facility and the neighboring properties.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated August 8, 2016, attached to this report.

Building Official, Nick Carver

Applicant must meet all Minnesota State Building Code requirements.

Fire Department, Fire Marshall Butch Gervais

Fire protection and alarm monitoring will be required, there will need to be fire department standpipes inside and a fire department lockbox. All work must be done by licensed contractors and permits must be applied for and obtained.

Police Department, Chief Paul Schnell

No issues

Commission Review

August 16, 2016: The planning commission will review this project at its meeting.

August 16, 2016: The community design review board will review this project at its meeting.

Budget Impact

None.

Recommendations

A. Adopt the resolution approving a conditional use permit for an indoor storage building to be located at the northeast corner of English Street North and Cope Avenue East. This CUP allows the building to be constructed closer than 350 feet to a residential district. Approval is based on the findings required by ordinance and subject to the following conditions:

1. Adherence to the submitted plans dated August 5, 2016. Staff may approve minor changes.

2. The landscape plan shall be revised for staff's approval showing:

    a. Size, species, and location of all significant trees on the property; location of trees protected and measures for protection.

3. Outdoor storage and sales are not allowed anywhere on site.

4. Any rooftop equipment installed on the building must be screened from the residential properties to the south.

5. If parking shortages develop, applicant will be required to install additional parking spaces.

6. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.

7. The city council shall review this permit in one year.

B. Approve the plans date-stamped August 5, 2016, for the indoor storage building to be located at the northeast corner of English Street North and Cope Avenue East. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.

2. Prior to issuance of a grading or building permit, the applicant must submit to staff for approval the following items:

    a. A revised landscaping plan showing the size, species, and location of all significant trees on the property; location of trees protected and measures for protection.

    b. Revised building plans showing additional design elements added to the west and north elevations

    c. A revised photometric plan which meets all city lighting requirements.

    d. An irrevocable letter of credit or cash escrow for all required landscaping. The amount shall be 150 percent of the cost of the work. The city shall hold this

escrow until it has been shown that the landscaping has survived one full growing season.

3. Signage on the property is not part of the design review approval. The applicant shall apply for sign permits to be reviewed by staff.

4. Comply with all requirements of the engineering report dated August 8, 2016.

5. All work shall follow the approved plans and these conditions. Staff may approve minor changes.

Citizen Comments

Staff surveyed the 48 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Of the three replies, one was in favor one was opposed and one have comments.

In Favor

1. We are excited to have such quality developers on this lot. This is a great fit for the site and a wonderful improvement to the area. This will add a very quality service for Maplewood's residents. (Linn Investment Properties, 1789 Woodland Drive, Woodbury, MN – current owner of the subject property and the Holiday Store to the west)

Opposed

1. I have lived in Maplewood a long time and lately it seems like everything being built is "low-income housing" or some other form of multi-housing. As a first-ring suburb I think better use of property at Cope and English could be developed. Storage will add to the tax base but do little else to improve the community. A strip mall with various shops or an office building would be better use of the land. I would like to see the city have its own ice arena like Roseville, White Bear Lake and Woodbury have. (Kevin and Diane Halweg, 2234 McAfee Circle North)

Comments

1. As executer for the estate of Roger A Franz, I do want to comment – but on the Holiday Station, which was pushed through by the city council as a 24-hour operation, against the wishes of the neighbors. I have been trying to sell the house at 1282 Cope Court since May. Every negative comment has been regarding the Holiday Station at its 24-hour status. The price of the house has been reduced several times (house is in perfect condition). Now the price is $10,000 below the Zillow "zestimate" of its value. Still no interest. When the neighborhood begged to require the applicant for the gas station to close at midnight, Holiday called the city council's bluff. The city council caved to the station owner, with absolutely no regard for the longtime residents of the neighborhood, who had been paying taxes for 50 years. To think that in the current real estate market it is impossible to sell this three bedroom, two bath ranch style house on a cul-de-sac, hardwood floors, all appliances, fenced-in backyard and even a riding lawn mower. Truth is, nobody wants to live a few thousand feet away from a 24 hour gas station no matter what the price. The project was approved with minimal berming and minimal screening. The facility is brightly lighted, with a

high placed lighted sign – 24-hours a day. Apparently, being a loyal resident paying property taxes for 50 years means nothing to the Maplewood City Council when Holiday comes to town. I am almost glad Roger Franz is not here to witness the fiasco regarding trying to sell his house. He would be angry all over again. (Carole MacCarter, 1282 Cope Court)

Reference Information

Site Description

Site Size:	3.2 Acres
Existing Land Use:	Vacant Land

Surrounding Land Uses

North:	Highway 36
South:	Cope Avenue East and single family homes
East:	MG McGrath Inc
West:	English Street North and Holiday Store

Planning

Existing Land Use:	Commercial (C)
Existing Zoning:	Light Manufacturing (M1)

Application Date

The city deemed the applicant's applications complete on August 5, 2016. The initial 60-day review deadline for a decision was October 4, 2016. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary in order to complete the review of the application.

Criteria for Approvals

Findings for CUP Approval

Section 44-1097(a) requires that the city council base approval of a CUP on nine findings. Refer to the findings for approval in the resolution.

Design Review

Section 2-290 of the city code requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments, and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.

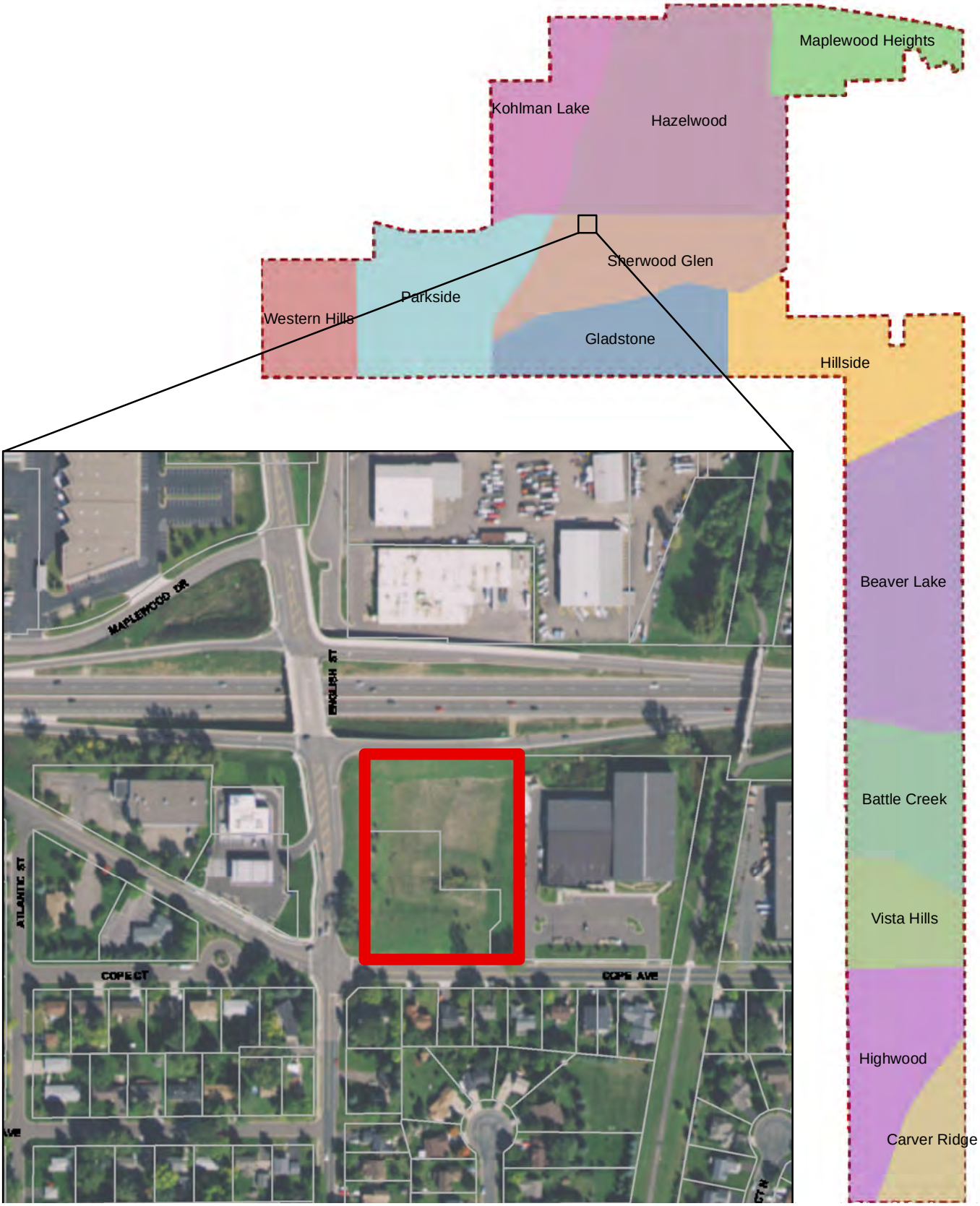
2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.

3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Attachments

1. Location Map
2. Land Use Map
3. Zoning Map
4. Applicant’s Narrative and Background
5. Proposed Site Plan
6. Proposed Landscape Plan
7. Proposed Building Elevations
8. Jon Jarosch, Engineering comments, dated August 8, 2016
9. Conditional Use Permit Resolution
10. Applicant’s Plan Set (separate attachment)

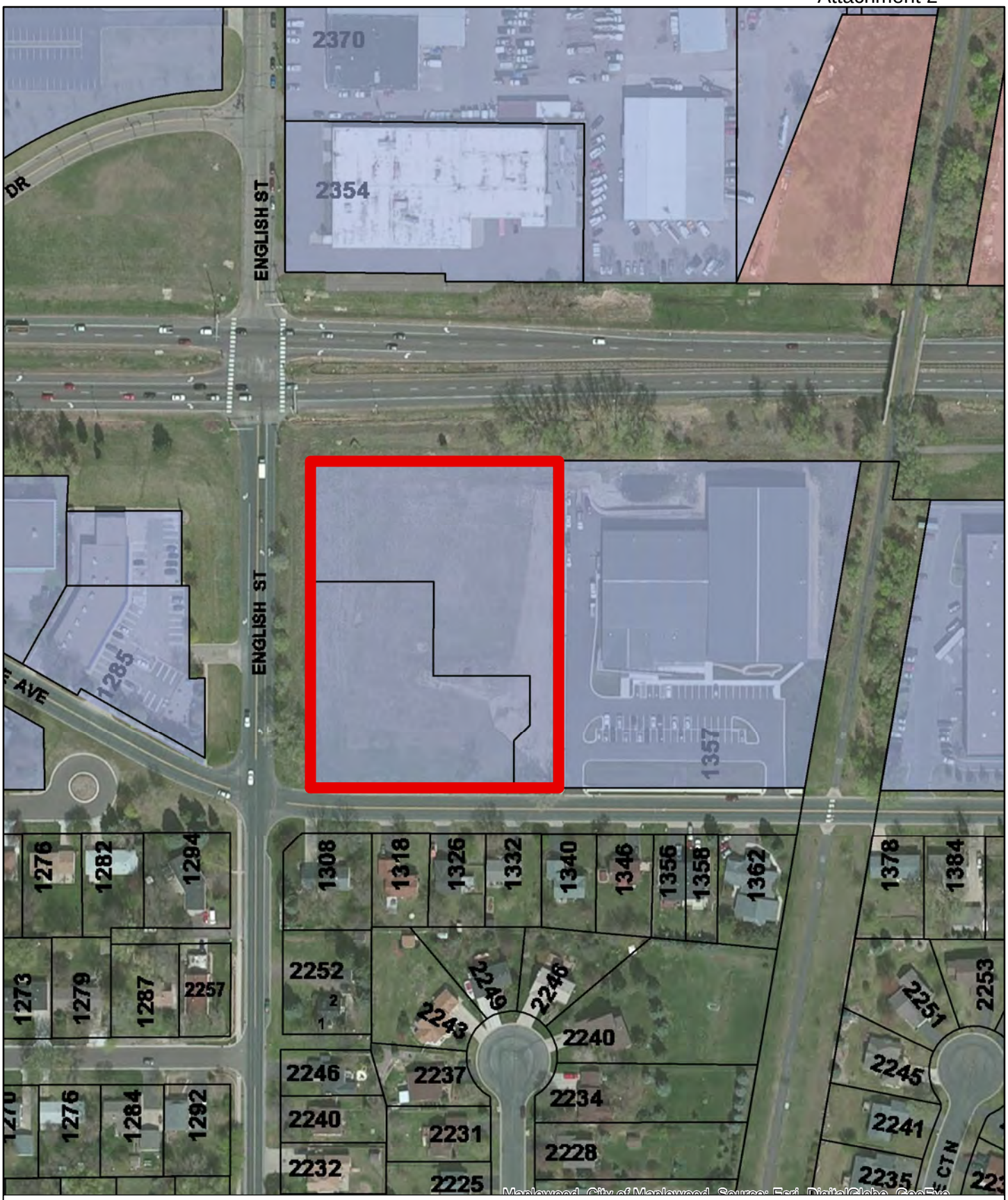
Attachment 1



NE Corner of Cope Avenue East and English Street North - Beyond Self Storage

Conditional Use Permit and Design Review - Overview Map

Attachment 2



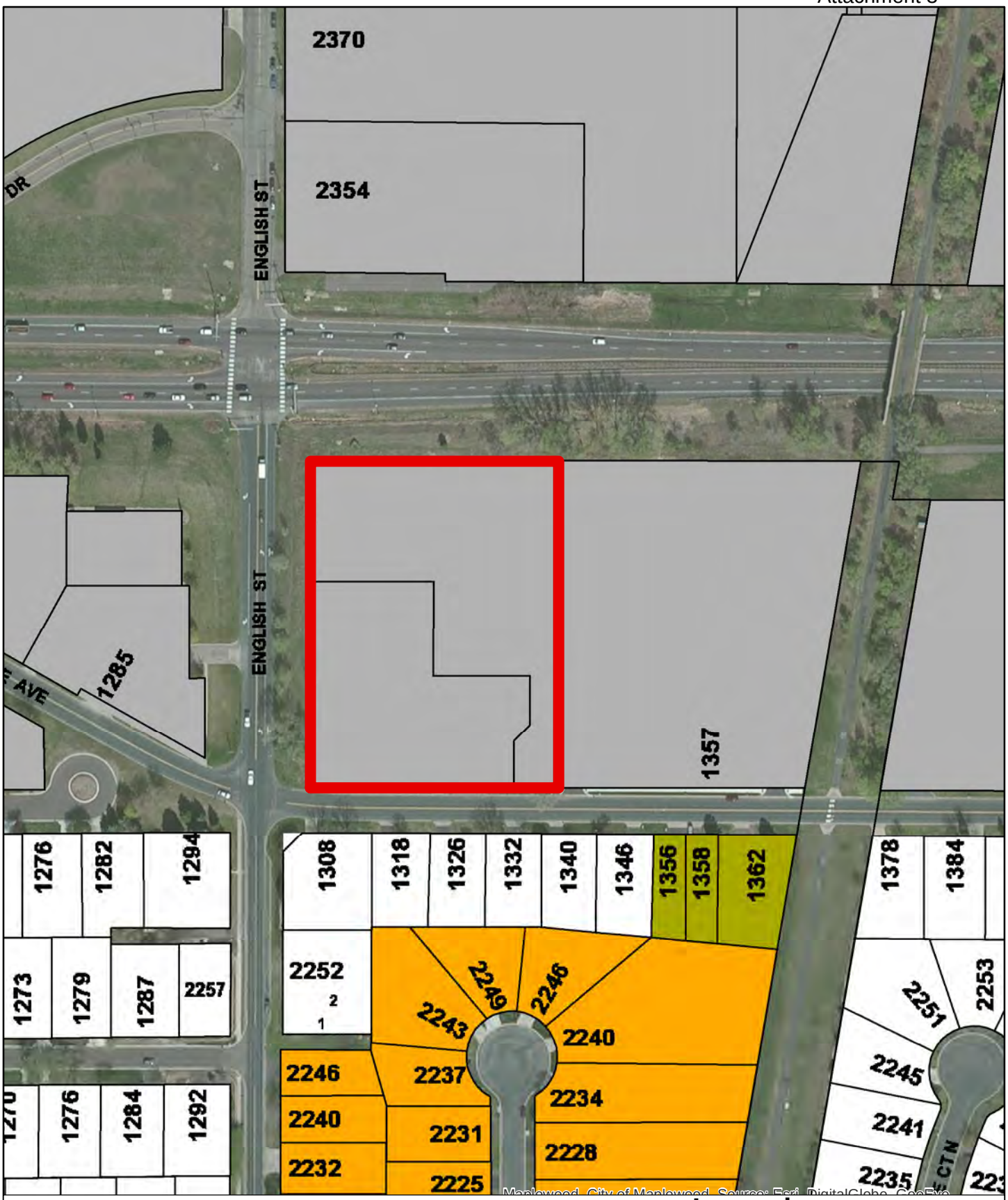
NE Corner of Cope Avenue East and English Street North - Beyond Self Storage

Conditional Use Permit and Design Review - Land Use Map

Legend

- Commercial
- Low Density Residential
- Government

Attachment 3



NE Corner of Cope Avenue East and English Street North - Beyond Self Storage

Conditional Use Permit and Design Review - Zoning Map

Legend

- Light Manufacturing (m1)
- Single Dwelling (r1)
- Double Dwelling (r2)
- Planned Unit Development (pud)

Kimley»Horn

2550 University Avenue W.
Suite 238N
St. Paul, MN
55114

To: Michael Martin
City of Maplewood

From: JJ Jenkins
NorthPoint Development

Trisha Sieh, P.E.
Kimley-Horn

Date: July 26th, 2016

Subject: **Proposed Development**
Beyond Self Storage at Maplewood
Southeast corner Hwy 36 and English Street
Maplewood, MN

INTRODUCTION
NorthPoint Development seeks to build a high quality self-storage facility in the City of Maplewood, MN.

Operated as Beyond Self Storage, NorthPoint Development focuses on Class A self-storage facilities in strong urban and suburban markets at prime locations with good drive-by traffic and great visibility. Our properties will boast outstanding professionals who have excellent management skills including sales, customer service, and marketing. This 100% climate-controlled enclosed self-storage facility, approximately 108,150 SF within 3 stories, will have modern amenities including self service automation, a drive-in feature for loading and unloading within the building, a conference center for the tenants' to utilize for convenience, and the latest access control and security features to protect the facility and our tenant's possessions. Example pictures, to provide context into the character of the building NorthPoint is proposing, are at the end of this letter for your review.

SITE AND BUILDING ORIENTATION
The current zoning of the Site is Light Manufacturing (m1) and while the proposed use of the property as self-storage fits within the character of the zoning district, a Conditional Use Permit is required for interior storage. The surrounding properties consist of light manufacturing to the east, Cope Avenue and residential to the south, English Street and the Holiday Stationstore to the west and Highway 36 to the north. There is currently 32 feet of fall across the site, with the footprint of the building sitting in the low spot approximately 60 horizontal feet from the northern property line and 210 horizontal feet from the southern property line. The 3-story building is approximately 39' high to the parapet line and 44' in total height to the top of the feature wall line. A natural berm currently exists on the south side of the property, ranging up to 10' higher than the elevation of Cope Avenue. The berm will remain, and be enhanced with additional landscaping to provide screening from the residences on the south side of Cope Avenue. Between the southern berm and the building, an infiltration area for stormwater treatment and attenuation, the parking stalls, and mechanical pad area will be constructed. In lieu of the mechanical units being on the rooftop, and potentially viewed from the adjacent higher streets, the mechanical units will be constructed at grade and screened with landscape material.

BUILDING DESIGN
This self-storage facility will consist of three stories at approximately 36,050 SF per floor. There will be approximately 1,200 SF of office and amenities on the southeast corner of the first floor. Both the office corner (southeast) and the corner closest to Highway 36 (northeast) will be highlighted with brick and glass. The balance of the building will have prefinished metal with variations in color and profile. The lighter trim and darker corrugated accents will provide relief and variations along the elevations. Occasional windows will also provide variation. Clients will utilize an internal drive-thru to pick up and drop off their belongings. The drive-thru glass entry door is located on the east side and the drive-thru exit door is located on the south.

Kimley»Horn

PARKING
Seven exterior parking stalls are proposed for staff members and customers. At 1,200 SF of office, six parking stalls are required by City Code. Additionally, up to eight vehicles can park along the interior drive-thru aisle, while still allowing thru access for other vehicles, to adequately serve the individual storage units. The parking area and building exterior will be adequately lit for safety and in accordance with the City's guidelines.

SUMMARY
The proposed self-storage facility will fit nicely into the community by establishing a quality building on a vacant site, consistent with the zoning district guidance, while maintaining a low intensity use to be harmonious with the adjacent residential. The Site and Architectural design meets the City of Maplewood District Regulations, thus no variances or deviations are requested.

A Conditional Use Permit for interior self-storage and consideration by the Community Design Review Board are respectfully requested.

Should you have any questions or comments, please do not hesitate to contact me at (651) 643-0470, or by email at trisha.sieh@kimley-horn.com

Modern Buildings

100% Climate Control

Kimley»Horn

High-Tech Security Systems

Access Controlled Facilities

Security Cameras w/ DVR

Intercom System

Convenient Amenities

Drive-Thru Loading/Unloading

Business Center W/ Free WiFi

Moving Supplies and Services

Attachment 4

NorthPoint™
DEVELOPMENT

CORPORATE PROFILE

beyond the contract

WHOWEARE

NorthPoint Development is a Kansas City based real estate development, management and leasing firm that is principally focused on industrial, multi-family, and senior living markets in the central part of the United States.

Our firm is guided by the principal that taking care of our customers is our number one priority. Our motto: "Beyond The Contract" embodies the concept that no contract can ever be written to reflect everything that will occur in a complex real estate transaction. Our approach in all of our business relationships is to be fair and to operate by the "Golden Rule."

NorthPoint prides itself in delivering the very best value for our customers. We have a strong technically based team of engineers that have expertise ranging from civil, geotechnical, electrical and industrial process engineering. Our team's broad experience puts us in the unique position to assist our clients with the most technical manufacturing or distribution requirements. We have a strong focus on helping our clients reduce their shipping and logistics costs through smart real estate decisions.

We have in-house expertise to assist our clients in maximizing local and state incentives to help offset the investments they make. All of our employees are highly motivated, we share 25% of all profits we make on any project with our employees and over 30% of our firm is owned by the employees.

In order to be successful for our customers, our firm will remain financially disciplined with all of our endevours. We will continue to align our interests with the interests of our investors, we don't make any money until our investors make money. We will never use any debt to acquire land, we will not levereage our projects with excessive debt and we will always be careful not to 'chase cap rates' instead focusing on creating long term value. Our approach is simple and we intend to keep it that way.

CORE VALUES

LIVE GENEROUSLY

We believe we have an obligation to give back to the community through charitable efforts and, as a token of our appreciation to those who have helped us succeed, we will pay it forward.

PUT PEOPLE FIRST

The relationships with our customers, employees, and investors are our most valuable assets. We will strive to always take care of each other and to operate our business so that we maintain our culture of appreciation, respect, transparency, and we shall avoid office politics.

MAINTAIN OUR FINANCIAL DISCIPLINE

We will approach every deal with an appropriate margin of safety and maintain our financial discipline while never stretching for a deal or becoming greedy.

TAKE OWNERSHIP OF EVERY SITUATION

Every individual shall take ownership, be accountable, and take responsibility while avoiding blame, excuses, and denial. We will always strive to admit, learn, and grow from failure and mistakes.

DO THE RIGHT THING EVERY TIME

As we conduct our business, we will operate with the highest integrity and we shall strive to live by the Golden Rule.

DOING RIGHT FOR OUR COMMUNITY

We will help support our employees' charitable endeavors by matching 100% of the charitable donations that all of our employees make. This allows the charity of our organization to reflect the values of each of our employees. We will make the goal of helping people who are less fortunate to be a part of the fabric of our company; it will be an active goal of our company to seek out and help others. We want to look back over our careers and be proud of the good that we have done.

JUST A FEW OF THE MANY CHARITIES WE SUPPORT

Greater Kansas City Community Foundation
Head for the Cure Foundation
heartland Community Church
ALS Association
Women's Employment Network
mfcaa
MFH
Drumm Farm Center for Children
Paws March for a Cause
ZERO The End of Prostate Cancer
The hope Center
St. Jude Children's Research Hospital
Benedictine College
Park University
Girls on Fire
fire Association
University of Notre Dame
Robinson Community Learning Center
Foundation
BishopSullivanCenter
Special Olympics

TOTAL CHARITABLE CONTRIBUTIONS //

OVER **$1,325,000**

"For us, it's really been about the people."

- Nathaniel Hagedorn

(when asked to name the main reason for NorthPoint's success)

2015 1st Place Winners in Medium Sized Company - Kansas City Business Journal's Best Place to Work

OUR**TEAM**

Nathaniel Hagedorn
CEO

Rob Alumbaugh
Partner

Chad Meyer
President / COO

Larry Lapinski
VP of Development

Brent Miles
VP of Economic Development

Patrick Robinson
VP of Development

Robert Gude, CCIM
VP of Development

Mark Pomerenke
VP of Operations

John Thomas
VP of Development

Johan Henriksen
VP of Development

Robb Waters, AIA
Director of Architecture

Sarah Miklich
VP of Senior Living Operations

Ian McDonald
General Counsel / Project Manager

John Beasley
Director of Logistics

Brad Haymond
Project Managerd

R.J. Agee
Project Manager

Eric Watts
Project Manager

Brett Powell
Project Manager

Ron Schauwecker RA, LEED, AP
Project Manager

Jed Momot
Project Manager

Adam Frankenberg
Project Manager

Grant Barnes
Project Manager

JJ Jenkins
Project Manager

Aaron Burks
Project Manager

Kristen Johnson
Project Administrator

Amy Smith
Project Administrator

Suzanne Leach
Project Administrator

Paula Sage
Project Administrator

Brett Grady, CFA, CPA
Chief Financial Officer

Tammy Tappana
Accounting Manager

Davey Krause
Controller

Jeremy Davis
Project Accountant

Brett Brase
Project Accountant

Taylor Jessup
Property Accountant

Melissa Fry
Property Accountant

Melanie Glidewell
Accounting Associate

Brian Votava, CCIM
Supervising Broker

Jayme Miller
Leasing Associate

Kelly Clark
Director of Property Management

Greg Norris
Commercial Property Management

Lonnie Garrett CPM
Commercial Property Management

Cara Northup
Assistant Commercial Property Manager

Jenna Patterson
Multi-family Asset Manager

Tiffany Harris
Multi-family Area Manager

Jennifer Edwards
Lease Administrator

Amber Claxton
Operations Specialist - Multi-family

Renee Halterman
Office Manager / HR

Heather Pfender
Executive Assistant

Ann Erdmann
Administrative Assistant

Philecia Markovich
Administrative Assistant

Ramona Suter
Office Assistant

Marissa Denton
Creative Director

Jake Adams
Graphic Design & Marketing Specialist

Sarah Rogers
Graphic Design & Marketing Specialist

Chris Reeves
Administrative Assistant / Marketing

Darin Glaze
Director of Facilities

Jesse Perez
Building Engineer

Jeremy Jones
Building Engineer

Benjamin Hagedorn
Self-Storage Operations Manager

KEY**PRINCIPALS**

Nathaniel Hagedorn
Founder / CEO

With 14 years of commercial real estate experience, Nathaniel is responsible for the overall strategy of the company and is principally focused on guiding development, leasing and management activities for the firm.

Nathaniel has raised over $1,400,000,000 in capital in the last three years for our various real estate projects and has emerged as one of Kansas City's most active commercial real estate developers. Our firm now owns / manages in excess of 20,100,000 sq. ft. of commercial space and over 2,000 apartments.

Patrick Robinson
VP of Development

During his 15-year career, Patrick has been involved in the development and planning of over 2,700 acres of commercial and residential projects throughout the United States, with a primary focus on the Kansas City Metropolitan area. Over the past eight years, Patrick has had direct responsibility for some of the largest residential and industrial developments in Kansas City. In his current role, Patrick is focused on identifying, evaluating, and executing new real estate development opportunities.

Chad Meyer
President / COO

With 18 years of industrial engineering and construction experience, Chad is responsible for the general oversight & growth of development, brownfield re-development and Design Build industrial construction for NorthPoint Development projects nationwide. Currently, NorthPoint has over 20,100,000 SF of industrial projects completed, and is on track to double industrial deliveries nationally in the next twenty four months.

Prior to joining NorthPoint Development, Chad served as the Regional Director of ARCO National Construction and an Industrial Systems Engineer at GE.

John Thomas
VP of Development

John has over 18 years of engineering, design & construction experience. His primary responsibility relates to the infreastructure and industrial building development and construction at Logistics Park Kansas City. John also supports NorthPoint's industrial space redevelopment team.

Prior to joining NorthPoint Development, John served as the Kansas City area Operations Manager for Terracon Consultants.v

KEY**PRINCIPALS**

Brent Miles
VP of Economic Development

With 14 years of economic development experience, Brent is responsible for development prospects, incentive offers and approvals, and governmental relations. Brent's day to day tasks include contracts for incentives, real estate and land development negotiations, and governmental financing structures. In addition to his role at NorthPoint Development, Brent is President of NorthPoint Incentive Consultants (NPIC) which assists businesses with Federal, State, Local, and Utility Incentive packages. During his career, Brent has procured more than 600 incentive programs for clients.

Robert Gude, CCIM
VP of Development

With 30 years in real estate construction, brokerage and development, Bob is responsible for the site development and project management of new warehouse construction. Current projects are located at Logistics Park Kansas City, Columbus, Ohio and Indianapolis.

Robb Waters AIA, NCARB
Director of Architecture

Robb brings over 20 years of experience in the design and management of a wide variety of project types. His unique balance of design, technical and administrative skills has contributed to many successful projects in the industrial, manufacturing and cold storage divisions. He is NCARB certified, which facilitates reciprocal registration allowing design and oversight in most US and Canadian jurisdictions.

Kelly Clark
Director of Property Management

As Director of Property Management, Kelly is responsible for overseeing the property management operations for a portfolio of over 2,000 apartment units and 8 million square feet of commercial space. Kelly has over 15 years of successful property management and business development experience including an extensive background in portfolio management and property operations. Kelly's expertise includes new construction, lease-ups, acquisitions, renovations and dispositions. She is a CAPS designate through the National Apartment Association and is a recent graduate of the Lyceum Program. Kelly actively serves on the Board of Directors as the Vice Chairman and co-chair for the Legislative Committee for the Apartment Association of Kansas City.

Attachment 4

NORTHPOINTBYNUMBERS

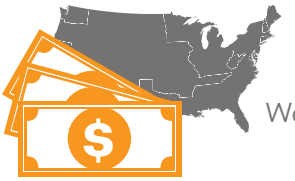
FINANCIALAPPROACH //

To limit our leverage to no more than 65% loan to cost. Often times our Loan to Value is less than 50%

example

$10m PROJECT

$6.5m MAX LOAN

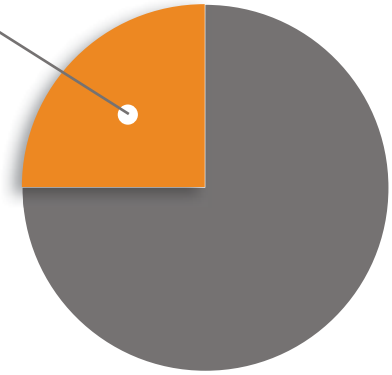


We will never purchase land using debt; **ONLY CASH**

EMPLOYEEPROFITS //

25% of profits stay with the employees through the employee bonus pool

25% of profits stay with our employees



30% EMPLOYEE**OWNED**

MAXIMIZEINCENTIVES //

Proven track record of leveraging incentive programs to our client's benefit

Over **$100**MILLION in incentives negotiated for our clients

$1.4 BILLION — **TOTAL CAPITAL RAISED //** SINCE 2011

2,000 UNITS — **MULTI-FAMILY //** DEVELOPED & MANAGED

20,100,000 SF — **INDUSTRIAL & WAREHOUSE //** DEVELOPED & MANAGED

2,114 ACRES — **UNDEVELOPED INDUSTRIAL LAND //** OWNED

FUTURE DEVELOPMENT // **32,000,000**SF REPRESENTED IN UNDEVELOPED LAND

Attachment 4

KEY**PROJECTS**

LOGISTICS PARK KANSAS CITY
EDGERTON, KANSAS

SPRING HILL LOGISTICS CENTER
SPRING HILL, TENNESSEE

CENTRAL INDUSTRIAL PARK
FAIRFAX, KANSAS CITY, KS

LEBANON 65
INDIANAPOLIS, INDIANA

WENTZVILLE LOGISTICS CENTER
WENTZVILLE, MISSOURI

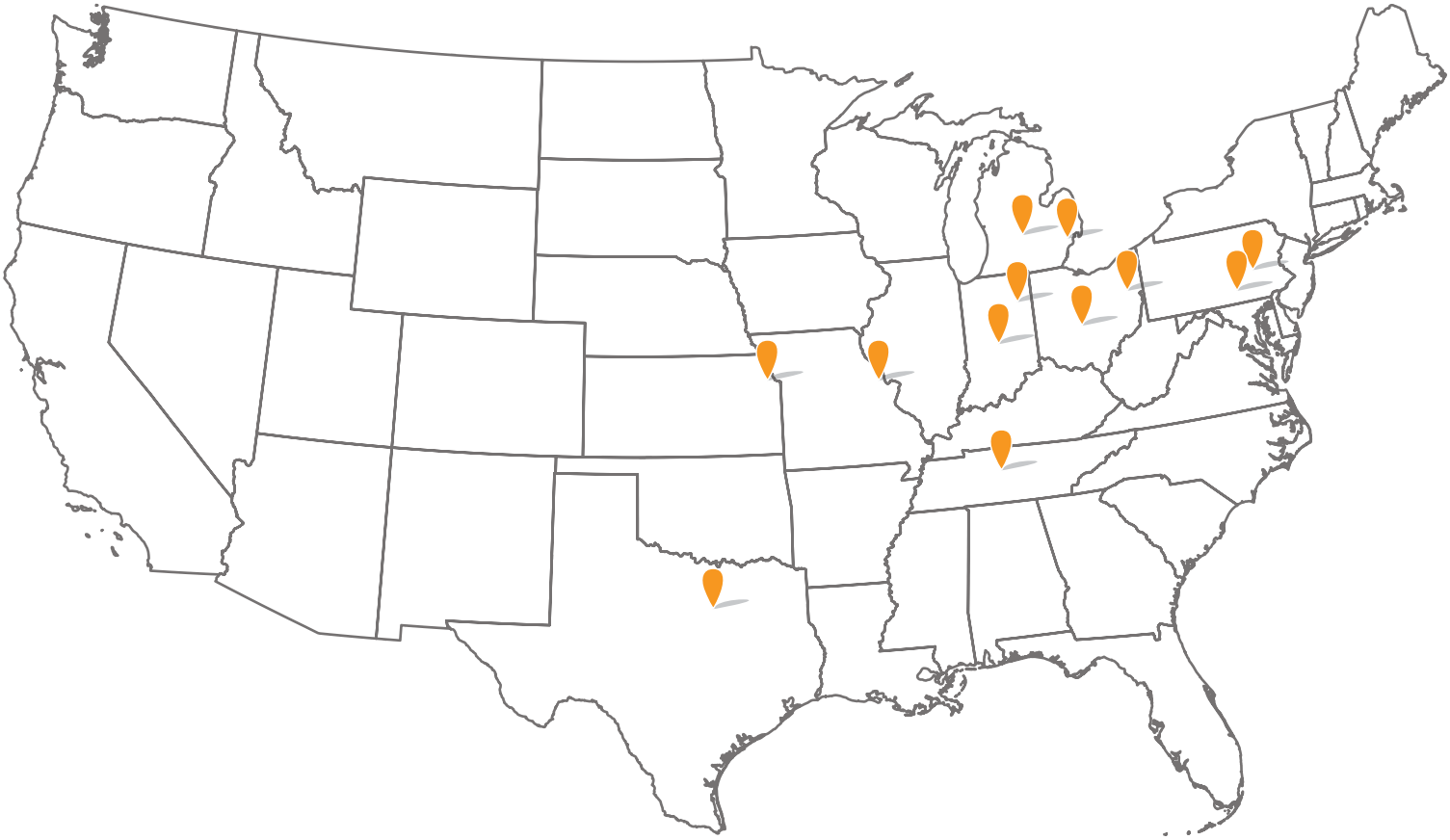
RIVERSIDE HORIZONS
RIVERSIDE, MISSOURI

LORDSTOWN LOGISTICS CENTER
LORDSTOWN, OHIO

FORT WAYNE LOGISTICS CENTER
FORT WAYNE, INDIANA

COLUMBUS GROVEPORT I & II
COLUMBUS, OHIO

ARLINGTON MANUFACTURING CENTER
ARLINGTON, TEXAS



AWARDS&RECOGNITIONS

Kansas City Business Journal // Best Places to Work
- **2013 - 2nd Place** - Small Company Category
- **2014 - 1st Place** - Medium Company Category
- **2015 - 1st Place** - Medium Company Category

Kansas City Business Journal // Capstone Awards
- **2012 - Multi-family** - Briarcliff City Apartments
- **2013 - Industrial** - Horizons Industrial I
- **2013 - Industrial** - Premium Waters
- **2013 - Industrial** - Premium Waters
- **2014 - Retail** - Mosaic at Shoal Creek
- **2016 - Industrial** - Kaw Point Industrial Building

Apartment Association of Kansas City // Awards

2010
- Best Community Brochure - Briarcliff City Apartments
- Best Property Website - Briarcliff City Apartments
- Best Leasing Office - Briarcliff City Apartments

2011
- Assistant Manager Of The Year - April Binfet, Briarcliff City Apartments
- White Glove Award - Anita Wirth, Briarcliff City Apartments
- Rookie Of The Year - Briarcliff City Apartments
- Best Landscaping - Briarcliff City Apartments

2012
- Best Magazine Advertisment - Briarcliff City Apartments
- Property Of The Year - Briarcliff City Apartments

2013
- Best Property Marketing Plan - The Residences At Burlington Creek
- Best Landscaping - Briarcliff City Apartments
- Best Model Under 5 years - The Residences AT Burlington Creek

2014
- Company Management Team Of The Year - NorthPoint Development
- Owner of The Year - Nathaniel Hagedorn, NorthPoint Development
- Best Resident Services/Concierge - Nicholle Pyle, 45 Madison
- Model of The Year - Village West Luxury Apartments
- Manager Of The Year - Suzanne Congrove, 45 Madison
- Leasing Professional Of The Year - Amy Middleton, 45 Madison
- Clubhouse/Leasing Of The Year - Village West Luxury Apartments
- Amenities of The Year - Village West Luxury Apartments
- White Glove Award - Kimberly Osbourne, 45 Madison
- Local Management Company Of The Year - NorthPoint Development

2015
- Management Team Of The Year - NorthPoint Development
- Owner of The Year - Nathaniel Hagedorn
- Multi-site Supervisor of the Year - Jenna Patterson
- Property Manager of the Year - Pam Lakey
- Marketing Director of the Year - Nicholle McKenzie
- Leasing Professional of the Year - Melissa Allinder
- Rookie of the Year - Amy Hood
- White Glove of the Year - Christy Jackson

Earnst Young Entrepreneur of the Year //
- **2014 - Nominee** - Nathaniel Hagedorn

Greater Kansas City Chamber //
- **2015 - Top 10 Small Business** -

Attachment 4

NorthPoint™
DEVELOPMENT

INDUSTRIAL PROJECTS

RELEVANT EXPERIENCE

OUR**EXPERTISE**

INDUSTRIAL SERVICES

// Logistics

// Intermodal

// Rail Solutions

// Refrigerator / Freezer Warehouses

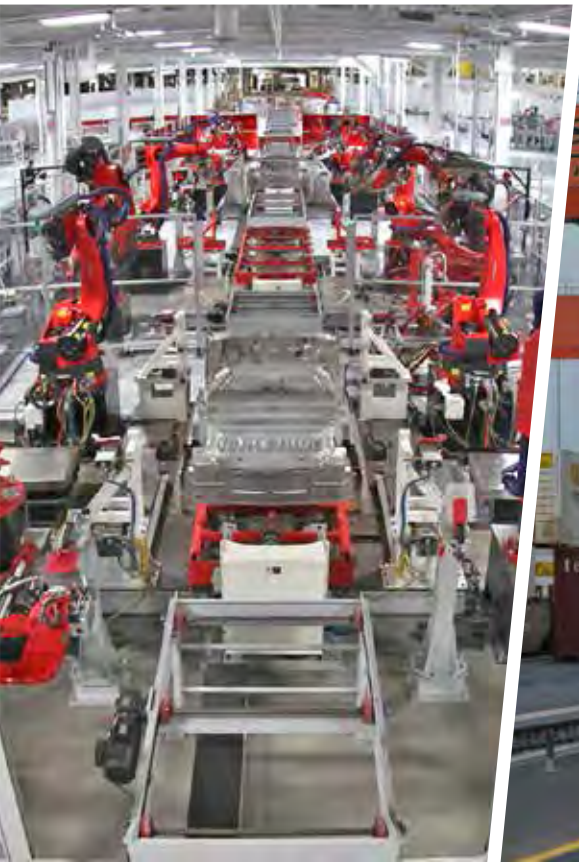
// Transportation Logistics

// Automotive Manufacturing

// Core Distribution

// Local & State Incentives

// Property Management



Attachment 4

"... On a handshake NorthPoint started construction at-risk before contract was issued, in order to preserve the critical path timeline of the project demonstrating that they are a true partner."

- Tim Conder
General Motors LLC Global Real Estate Investments

"... we were impressed with NorthPoint's in-house technical capabilities and industrial construction experience which resulted in lowering the total project costs..."

- Dan Walker
Yanfeng USA Automotive Trim Systems

"... NorthPoint delivered on every commitment they made to Magna. Our relationship with NorthPoint Development has been categorically positive, and we look forward to partnering with them on many future projects nationally."

- Jeff Fuller
General Manager - Magna Spring Hill

INDUSTRIAL**CLIENTS**

References available from our clients; a few are represented below

Attachment 4

INDUSTRIALPROJECTS //

LOGISTICS PARK KANSAS CITY | EDGERTON, KANSAS

Attachment 4

INDUSTRIALPROJECTS //

LOGISTICS PARK KANSAS CITY | EDGERTON, KANSAS

Logistics PARK

KANSAS CITY

// 15,000,000 SF Masterplanned Industrial Park
// $750,000,000 Total Project Cost

INDUSTRIALPROJECTS //

CENTRAL INDUSTRIAL PARK | KANSAS CITY, KANSAS

Inergy Automotive Plant

// Tier 1 Gas Tank Manufacturing Facility
// 80,000 SF
// 75 FTE
// $24,000,000 Total Project Cost

Attachment 4

INDUSTRIALPROJECTS //

RIVERSIDE HORIZONS INDUSTRIAL PARK | RIVERSIDE, MISSOURI

RIVERSIDE HORIZONS

// 250 Acre Masterplanned Industrial Park
// 4,000,000 SF
// Joint venture with Northwestern Mutual Life Insurance
// $300,000,000 Total Project Cost

Attachment 4

INDUSTRIALPROJECTS //

KAW POINT INDUSTRIAL PARK | KANSAS CITY, KANSAS

Site - Pre-demolition

Site - Pre-demolition

Site - During Construction

KAW POINT
INDUSTRIAL PARK

// 25 Acre Redevelopment
// Demolition of 8 existing buildings
// 396,000 SF

Attachment 4

INDUSTRIALPROJECTS //

EDEN ROAD LOGISTICS CENTER | YORK, PENNSYLVANIA

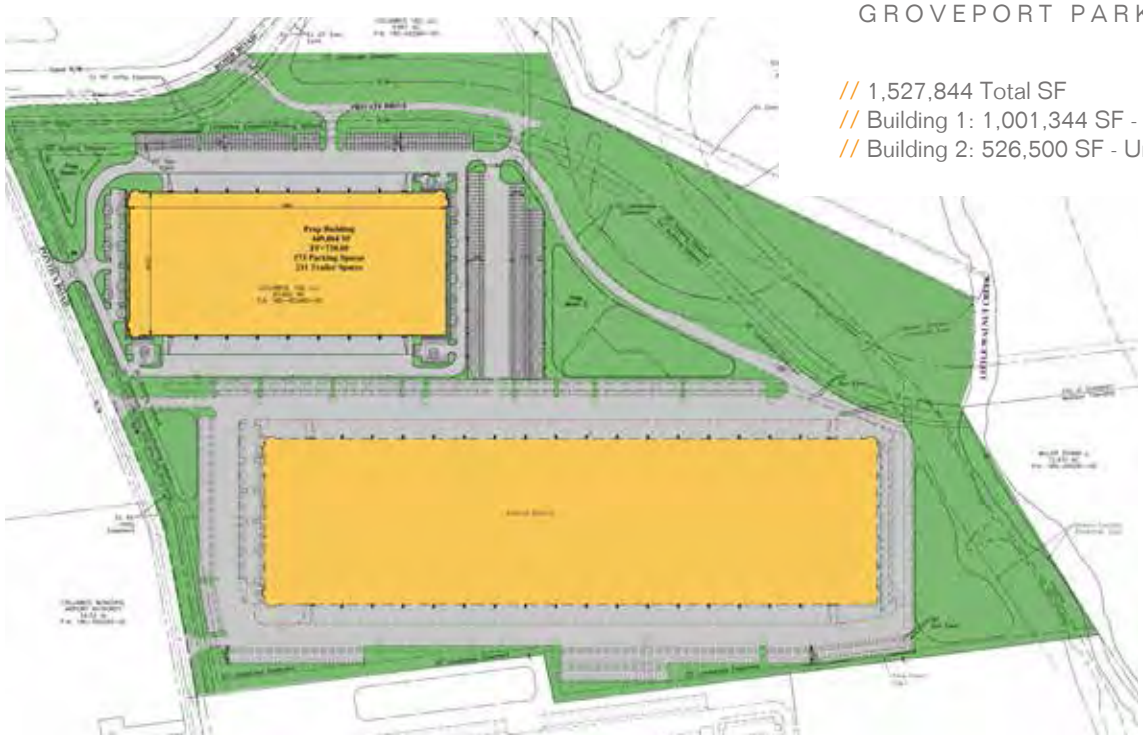
edenroad
LOGISTICS CENTER

// 755,721 SF
// Re-development of old Harley Plant
// Currently UNDER CONSTRUCTION
// Available December 2016

Attachment 4

INDUSTRIALPROJECTS //

GROVEPORT PARK, COLUMBUS OHIO



// 1,527,844 Total SF
// Building 1: 1,001,344 SF - Fully Leased
// Building 2: 526,500 SF - Under Construction

Attachment 4

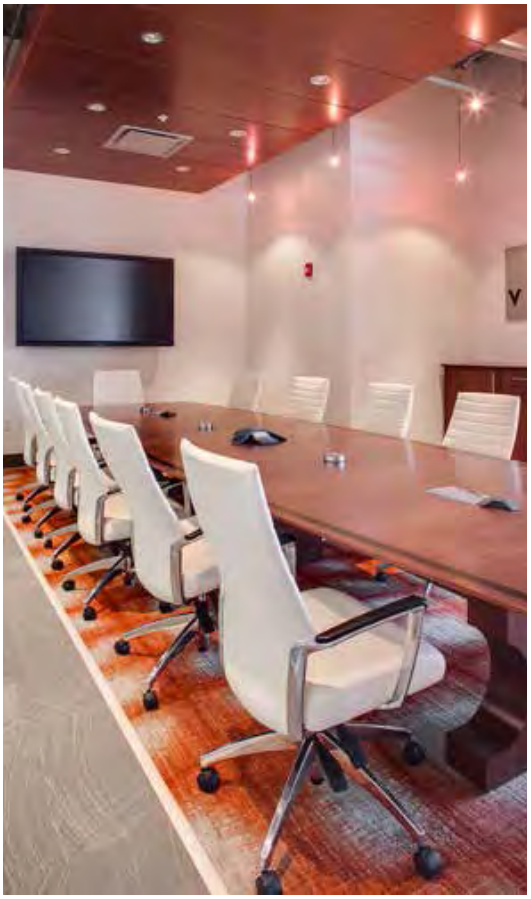
INDUSTRIALPROJECTS //

25 KEYSTONE BLVD. | POTTSVILLE, PENNSYLVANIA

Attachment 4

INDUSTRIALPROJECTS //

INTERIOR FINISHING SAMPLES



Attachment 4

Northwestern Mutual®

Real Estate Investments

Stephen R. Holle
Regional Director

15455 Dallas Parkway, Suite 1080
Addison, Texas 75001
972 386 3010 office
972 386 3005 fax
steveholle@northwesternmutual.com

April 4, 2012

Nathaniel Hagedorn
President & CEO
NorthPoint Development
6300 N. Revere, Suite 225
Kansas City, MO 64151

Dear Nathaniel,

By the time you get this, our joint venture has closed. Congratulations.

I want to thank you and your team for their hard work and relentless pursuit in defense of Northwestern's interests. Northpoint has been a good partner.

I saw the enclosed book, The Little Engine That Could, and it reminded me of your team's similar commitment to getting this complex project closed. There must have been times that your team was muttering the same cadence as the Little Engine – "I think I can, I think I can, I think I can..."

I also want to express my appreciation for your vision and skill to create this exciting investment opportunity in Horizons. It certainly wasn't simply "grading off some flat land on the prairie." It took hours of planning, work, and negotiations to satisfy the many stakeholders in the project, including the City, your outside partners, and Northwestern. You have certainly mastered the "Art of the Deal".

Thanks again for your hard work, and I look forward to working with you on many future successful projects.

Steve

The Northwestern Mutual Life Insurance Company, Milwaukee, Wisconsin. Northwestern Mutual Real Estate Investments is a division of Northwestern Investment Management Company, LLC.

Attachment 4

Spring Hill Seating Systems

701 Beechcroft Rd
Spring Hill, TN 37174
Tel: (931)548-3079
www.magna.com

Date: **December 29, 2014**

Subject: **NorthPoint Development**

Please accept this as a letter of recommendation for NorthPoint Development. Magna Seating recently selected NorthPoint for the development of a new 122,500 square foot JIT manufacturing facility in Spring Hill, Tennessee.

After the initial green-light of the project, NorthPoint was able to negotiate with local authorities to reduce planning approvals from 12 weeks to under 1 month. Through NorthPoint's careful and detailed management, the project site progressed from a farm field to a fully operational manufacturing facility in an unbelievably short 6 month time frame. Construction activities were started on a handshake, at risk, to ensure adherence to the extremely aggressive schedule. NorthPoint carefully coordinated with their design team, FM Global, State & local jurisdictions and contractors to keep the project progressing as the building design was being finalized. NorthPoint's engineering and construction expertise with modern manufacturing facilities was evident, as the facility was completed ahead of schedule and with all the functionality that Magna required.

The fast track delivery of the facility was not at the expense of quality or our budget. NorthPoint efficiently and aggressively worked to find Value Engineering opportunities, controlled project costs and met all financial goals established at the outset.

In summary – NorthPoint delivered on every commitment they made to Magna. Our relationship with NorthPoint Development has been categorically positive, and we look forward to partnering with them on many future projects nationally.

Sincerely,

Jeff Fuller
General Manager
Magna Spring Hill

Memo

Global Real Estate

General Motors LLC
300 Renaissance Center
Mail Code 482-C19-GRE
Detroit, MI 48265-3000
Tel: (313) 665-6606
E-mail: timothy.conder@gm.com

Via Email

February 21, 2014

Mr. Dan Infusino
Mr. Rocco Marinaccio
Mr. Jason Vermeiren
Martinrea

Re: General Motors/NorthPoint

Dear Messrs:

Please let this letter serve as a recommendation for NorthPoint Development on behalf of General Motors (GM). GM has contracted directly with NorthPoint to Design, Engineer, Permit and Construct the new Gas Tank manufacturing facility in Fairfax, KS. This particular project was extremely budget constrained from the start, has a high level of complexity due to the Blow Molding manufacturing process and has an extremely tight, yet critical timeline. Their in-house engineering capabilities, accounting and bond processing staff, experience with local utility companies and municipalities, as well as their ability to handle the negotiation and administration of our State incentives and reporting requirements have made the process seamless and more cost effective for the GM team. Their experience, professionalism, strong local presence, scale and stellar reputation in the community has been able to leverage protection on pricing, avoidance of change orders, and aggressive scheduling for our project. On a handshake, NorthPoint started construction at-risk before a contract was issued, in order to preserve the critical path timeline of the project – demonstrating that they are a true partner.

NorthPoint has consistently delivered on every commitment that they have made to GM.

We look forward to the opportunity to continue our long term partnership with the NorthPoint team in Kansas City, and at our other plant locations in the near future.

Regards,

Tim Conder

National Beef®

December 21, 2015

Re: Recommendation for NorthPoint Development

To Whom It May Concern:

It is my pleasure to write this letter of recommendation for NorthPoint Development. National Beef recently partnered with NorthPoint on our newest national distribution facility. After an extensive interview process, we selected NorthPoint to locate, acquire, engineer, renovate and complete improvements on a 100,440 square foot warehouse, converting it into a cold storage fulfillment facility in Kansas City, Kansas. Our decision to partner with NorthPoint was based on their exceptional financial capacity as well as their extensive experience delivering cold storage facilities nationally and their in-house engineering capabilities. Through NorthPoint's careful and detailed management, the project progressed from an empty warehouse into a fully engineered and operational facility with a -10F freezer and a 38F refrigerated dock and fulfillment line in under five months.

NorthPoint diligently worked with local authorities to reduce the planning approval and review durations. Construction activities were started and long lead time ammonia equipment were released early to ensure adherence to an aggressive schedule. NorthPoint carefully coordinated with the design team and contractors to keep the project progressing as system designs were being finalized. NorthPoint's engineering and construction expertise was evident, as the facility was completed on schedule and with the functionality necessary to meet our requirements.

The on-time delivery of the facility was not at the expense of the budget. NorthPoint efficiently and aggressively controlled project costs and met all financial goals established at the outset. NorthPoint acted as valued partner, continuously providing updates and transparent accounting throughout the project.

Our relationship with NorthPoint Development has been very enjoyable, and we hope to partner with them on many future projects.

Sincerely,

Phil Groetken
Sr. VP. National Beef

P.O. Box 20046 • Kansas City, MO 64195-0046
12200 N. Ambassador Drive, Suite 500 • Kansas City, MO 64163
1-800-449-BEEF • www.nationalbeef.com

M&M QUALITY SOLUTIONS

Tuesday, December 30, 2014

Dear Nathaniel,

Please let this serve as a strong "Letter of Recommendation" to others considering a project with NorthPoint Development. I am the owner M&M Quality Solutions, which is an integral supplier to Harley Davidson. One of the key components of my business is to allow maximum flexibility to Harley Davidson by continuing to provide "just in time" service to them. In order to do this, I need a landlord that not only can adjust to my real estate needs, but can also provide me the ability to grow or change my needs with very limited notice. I previously occupied several locations in the Kansas City Metro, but recently consolidated all my real estate needs with NorthPoint due to their aggressive, customer-focused attitude towards my business and myself. I have leased space from other landlords, include Block Real Estate Services, but the NorthPoint facility, demeanor, and solution based method of doing business are far superior to any real estate partner we have had. I consider NorthPoint not only an asset to my current needs, but also partners as I continue to further grow my businesses.

Sincerely,

Brian McMaster, CEO
M & M Quality Solutions, Inc.
10960 N. Congress Ave
Kansas City, MO 64153

Yanfeng USA Automotive Trim Systems, Inc.
延锋美国汽车饰件系统有限公司

February 20, 2014

Mr. Dan Infusino
Mr. Rocco Marinaccio
Mr. Jason Vermeiren
Martinrea International
3210 Langstaff Rd.
Vaughan, ON L4K 5B2

Re: NorthPoint Development / YF USA

Dear Martinrea Team:

Yanfeng USA was awarded an automotive supply contract for the 31XX program at General Motor's Wentzville Assembly Plant, and we recently opened a 243,000 +/- square foot production facility at NorthPoint's Horizons Business Park.

As an operational company with limited real estate experience, we relied on NorthPoint for its expertise in design, entitlements and development. Prior to the commencement of construction, we were impressed with NorthPoint's in-house technical capabilities' and industrial construction experience which resulted in lowering the total project costs, while improving on the functionality of our new manufacturing facility. They were able to increase our state and local incentive package, manage the IRB & State filing & reporting process and the processing of all of our monthly construction draws, tax exempt equipment & bond requisitions and accounting functions for this project. Throughout the predevelopment and development processes, NorthPoint was successful in expediting the project schedule including building permits, inspections, and a temporary certificate of occupancy (TCO). NorthPoint has an exceptional working relationship with the City of Riverside, Fire Department & Building Codes staff. NorthPoint was able to facilitate TCO's for the critical path areas of the building, which allowed us to receive and start the installation of our injection molding and process equipment while the balance of the warehouse and office spaces were still under construction. This was absolutely critical to the success of our project and the only way we were able to meet our aggressive timing commitments with GM.

I am pleased to report that NorthPoint exceeded our expectations, and I would recommend them for similar manufacturing facilities with expedited schedules. We look forward to working with the NorthPoint team on our upcoming expansion in Riverside as well as future projects in other automotive markets.

Sincerely,

Dan Walker

PLASTIC OMNIUM

27 December, 2014

Subject: NorthPoint Development

To Whom it may Concern,

This purpose of this letter is to recommend the services of NorthPoint Development. Plastic Omnium and NorthPoint are nearing completion of a 68,000 square foot fuel tank manufacturing plant in Kansas City, Kansas. NorthPoint has been a valuable member of the project team, and played a key role in the successful delivery of the project.

NorthPoint efficiently managed the design, entitlement and construction of the facility, while keeping the manufacturing requirements of Plastic Omnium in the forefront of this project. The project had an aggressive schedule and a very constrained budget. NorthPoint was able to overcome these challenges by utilizing their engineering and construction experience, as well as their relationships with the general contractor, local utilities and municipalities.

Our relationship with NorthPoint Development has been enjoyable, and we would consider them as a partner on other future projects.

Sincerely,

Terry Shelswell

Terry A. Shelswell, P.Eng.
Regional Facilities Director – Americas
Plastic Omnium
Auto Inergy Division

Attachment 4

Telephone 816-920-7070 Fax 816-920-7171

Seattle Fish Company Intl.

Quality Since 1918

FRESH FISH AND SEAFOODS

4300 N Mattox Rd Riverside MO 64150

December 21, 2015

Re: Recommendation for NorthPoint Development

To Whom It May Concern:

Seattle Fish Company recently partnered with NorthPoint on the development of a new 30,000 square foot production and cold storage facility in Riverside, Missouri. Through NorthPoint's thorough and technical management, the project progressed from an undeveloped parcel into a fully designed and operational facility with a 38F production suite, -10F freezer and refrigerated dock in six months.

NorthPoint diligently worked with local authorities to minimize the duration of planning and zoning approvals. Construction activities were started and long lead time refrigeration equipment items were released early to ensure adherence to the aggressive schedule. NorthPoint's engineering and construction expertise was evident, as the facility was completed on schedule and with the functionality necessary to meet our requirements.

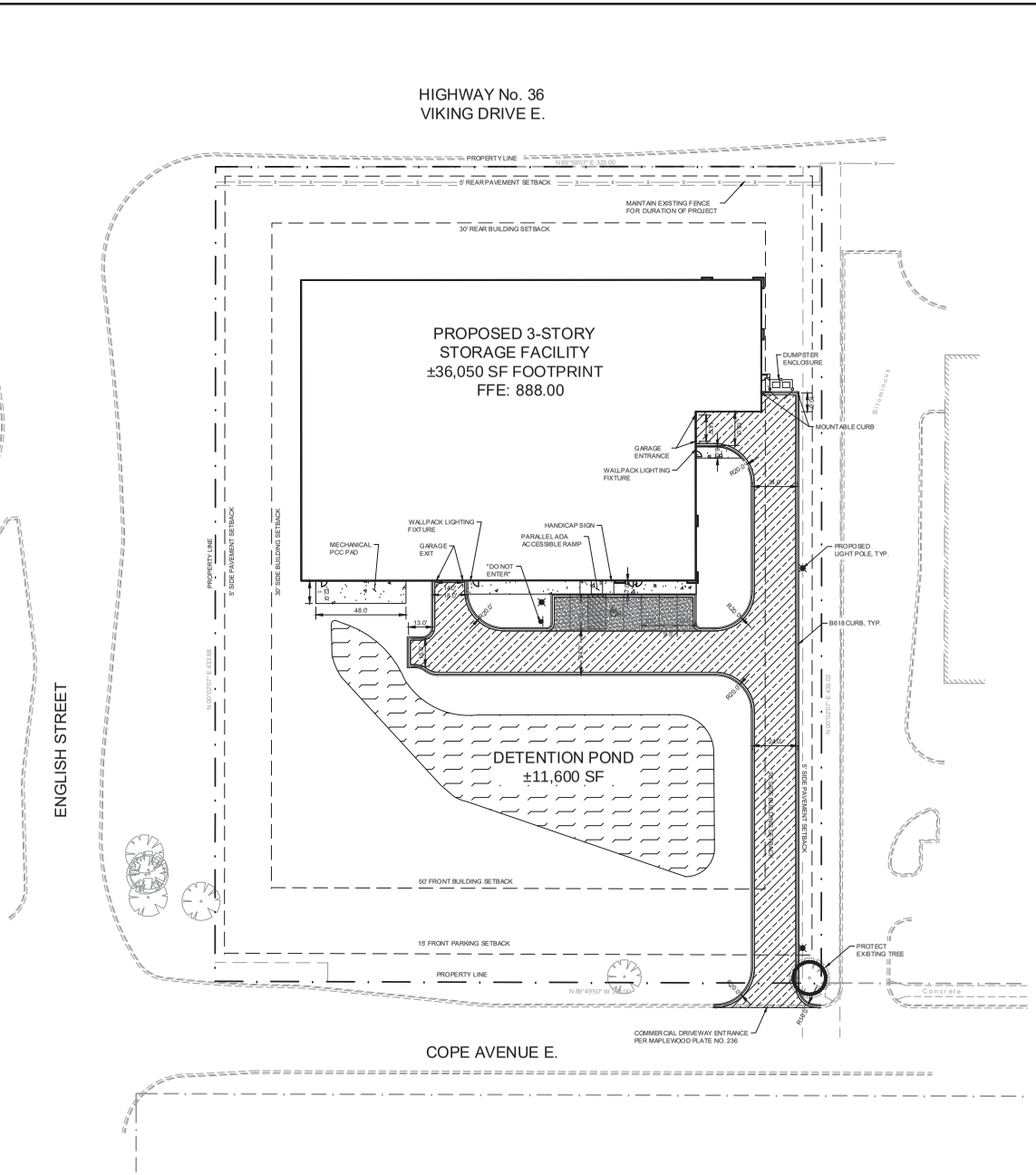
NorthPoint did not allow the aggressive schedule to impact the budget. NorthPoint acted as valued partner, continuously providing updated and transparent accounting throughout the project.

Our relationship with NorthPoint Development has been very enjoyable, and we hope to partner with them on future projects.

Sincerely,

Scott Godke
General Manager
Seattle Fish Company

Attachment 5



SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY THE GREGORY GROUP, INC, LOT SURVEYS COMPANY.
9. TOTAL LAND AREA IS 3.22 ACRES.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MINNESOTA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTHMOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

SITE DATA SUMMARY

DEVELOPMENT	
PROPOSED ZONING	M-1 LIGHT MANUFACTURING
TOTAL SITE AREA	3.22 ±ACRES
PROPOSED BUILDING AREA	35,400 ±SF FOOTPRINT, 3-4 STORIES
REQUIRED SETBACKS	
FRONT SETBACK	50 FT (BUILDING), 15 FT (PAVEMENT)
SIDE SETBACK	30 FT (BUILDING), 5 FT (PAVEMENT)
REAR SETBACK	10 FT (BUILDING), 5 FT (PAVEMENT)

SITE PARKING SUMMARY

PROPOSED PARKING	7 SPACES
HANDICAPPED PARKING	1 SPACE

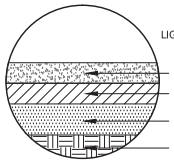
*CITY REQUIRES 1 SPACE PER 250 SF OF GFA

PAVING AND STRIPING NOTES

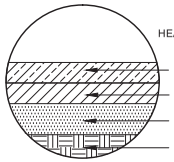
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MINNESOTA DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

LEGEND

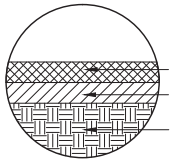
- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED PORTLAND CEMENT CONCRETE
- PROTECT EXISTING TREE



INSET A
LIGHT DUTY ASPHALT PAVEMENT



INSET B
HEAVY DUTY ASPHALT PAVEMENT



INSET C
CONCRETE PAVEMENT

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY – NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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2550 UNIVERSITY AVENUE WEST, SUITE 230N, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

IN
DATE: _____ LIC. NO. _____

KHA PROJECT 160709101
DATE 07-26-2016
SCALE AS SHOWN
DESIGNED BY RP
DRAWN BY KO
CHECKED BY TS

SITE PLAN

BEYOND SELF-STORAGE
MAPLEWOOD, MN

SHEET NUMBER
C2.0

K:\TWC_LDEV\NorthPoint Development\MAPLEWOOD, MN\3 Design\CAD\PlanSheets\C2.0 – SITE PLAN.dwg July 26, 2016 – 10:26am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment 6

K:\TWC_LDEV\NorthPoint Development\MAPLEWOOD, MN\3 Design\CAD\PlanSheets\L1.0 - PLANTING PLAN.dwg July 26, 2016 - 10:30am

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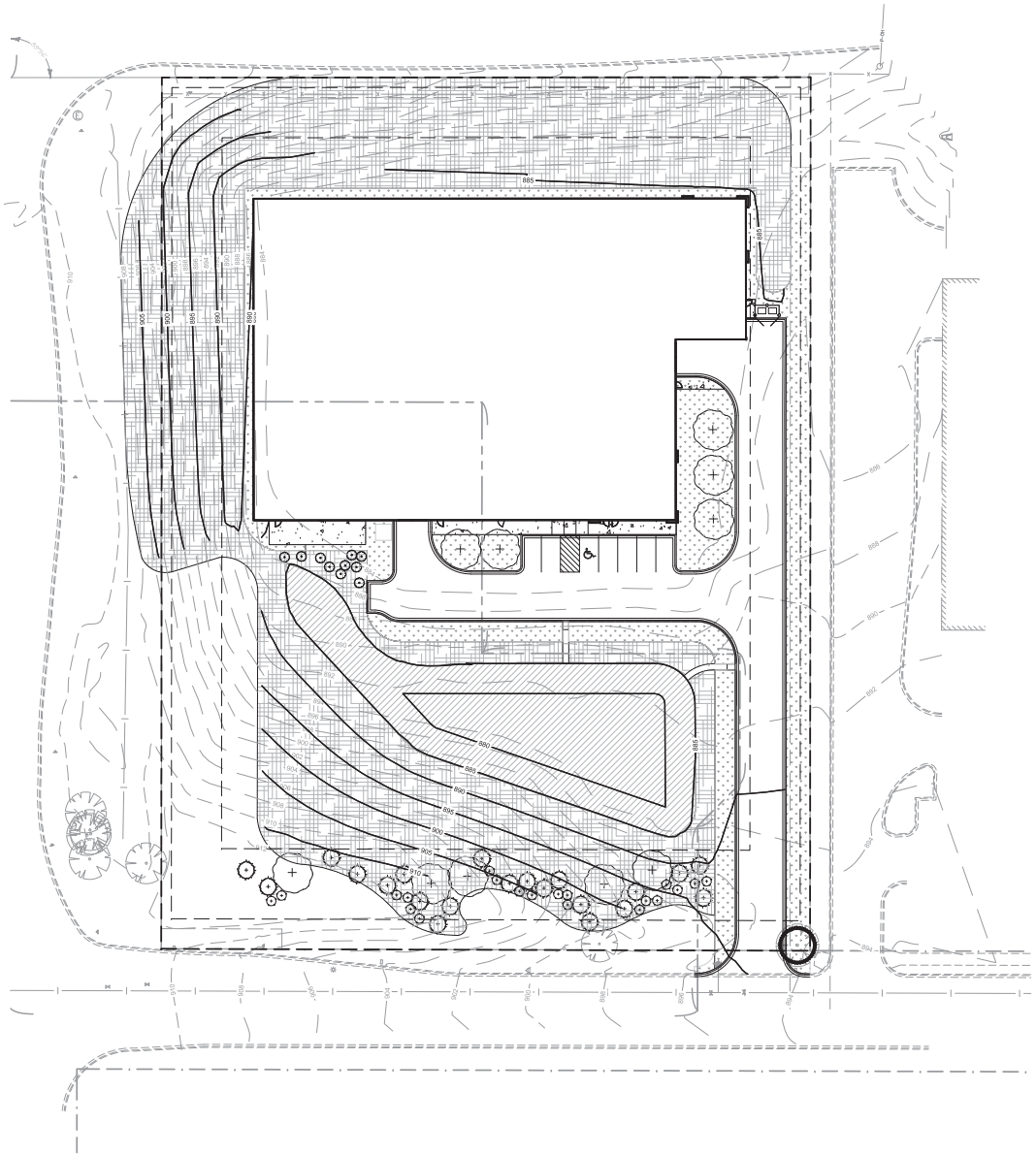

GENERAL NOTES

1. INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
6. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
10. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
11. PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
12. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF IRRIGATION UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
13. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SEE L1.1 FOR LANDSCAPE DETAILS AND NOTES

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	QM	10	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
CONIFERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	JE	21	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	8' HT. MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AR	10	AMELANCHIER STOLONIFERA	RUNNING SERVICEBERRY	#5 CONT.	
	CA	20	CORYLUS AMERICANA	AMERICAN HAZELNUT	#5 CONT.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	11,399 SF	MN STATE MIX 33-261	STORMWATER SW	SEED		
	48,961 SF	MN STATE MIX 35-641	MESIC PRAIRIE SE	SEED		
	3,376 SF	TURFGRASS (SOD)		SOD		

CITY CODE

1. SEC. 12-311 (D): ANY TREES REQUIRED TO BE PLANTED SHALL BE VARIED IN SPECIES, SHALL MAXIMIZE THE USE OF SPECIES NATIVE TO THE AREA, SHALL NOT INCLUDE ANY SPECIES UNDER DISEASE EPIDEMIC AND SHALL BE HARDY UNDER LOCAL CONDITIONS. TREES SHALL BE AT LEAST 2½ INCHES IN DIAMETER FOR DECIDUOUS TREES AND EIGHT FEET TALL FOR CONIFEROUS TREES.

2. SEC. 44-19 (A): A LANDSCAPED AND POSSIBLE SCREENED AREA OF NOT LESS THAN 20 FEET IN WIDTH SHALL BE PROVIDED WHERE:
   a. A NONRESIDENTIAL USE ABUTS A RESIDENTIALLY ZONED OR PLANNED PROPERTY.

3. SEC. 44-19 (C): SCREENING SHALL BE SATISFIED BY THE USE OF A SCREENING FENCE, PLANTING SCREEN, BERM OR COMBINATION THEREOF. IF THE TOPOGRAPHY, NATURAL GROWTH OF VEGETATION, PERMANENT BUILDINGS, OR OTHER BARRIERS MEET THE STANDARDS OF SUBSECTIONS (C)(1) AND (2) OF THIS SECTION, THEY MAY BE SUBSTITUTED FOR ALL OR PART OF THE SCREENING FENCE OR PLANTING SCREEN:
   (1) A PLANTING SCREEN SHALL CONSIST OF EVERGREEN PLANTINGS. TREES SHALL BE A MINIMUM OF 2½ INCHES IN TRUNK DIAMETER, TWO FEET ABOVE GRADE. SHRUBS MAY BE USED IN COMBINATION WITH A BERM AND SHALL BE A MINIMUM OF TWO FEET IN HEIGHT. SPACING OF TREES AND SHRUBS SHALL BE SO AS TO CREATE AN 80-PERCENT-OPAQUE SCREENING AT LEAST SIX FEET IN HEIGHT.

4. SEC. 44-20 (C)(8): PLANT TREES WITH THE FOLLOWING MINIMUM SIZES:
   a. LARGE DECIDUOUS TREES, 2½ INCHES IN DIAMETER, BALLED AND BURLAPPED.
   b. SMALL DECIDUOUS (ORNAMENTAL) TREES, 1½ INCHES IN DIAMETER, BALLED AND BURLAPPED.
   c. EVERGREEN TREES, SIX FEET IN HEIGHT.

5. SEC. 44-20 (C)(13): PRESERVE SIGNIFICANT NATURAL FEATURES, SUCH AS WETLANDS AND LARGE TREES, AS REQUIRED IN CHAPTER 12, ARTICLE VII, WHICH PERTAINS TO ENVIRONMENTAL PROTECTION.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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IN
DATE: _____ RE. NO. _____

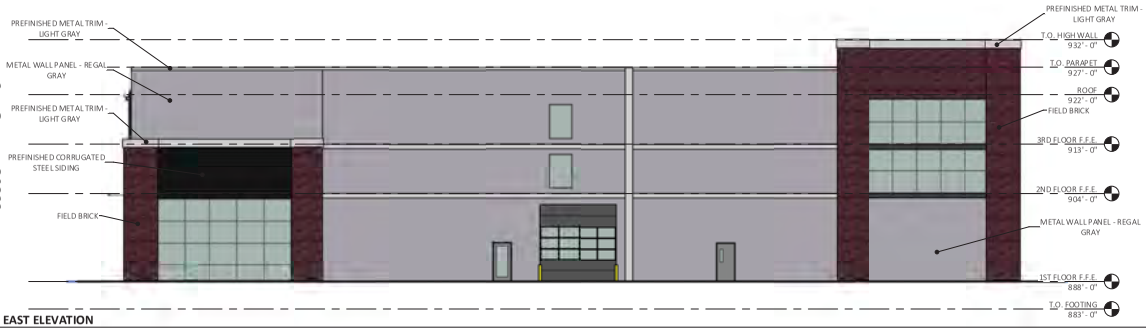
KHA PROJECT 160709101
DATE 07-26-2016
SCALE AS SHOWN
DESIGNED BY RP
DRAWN BY KO
CHECKED BY TS

PLANTING PLAN

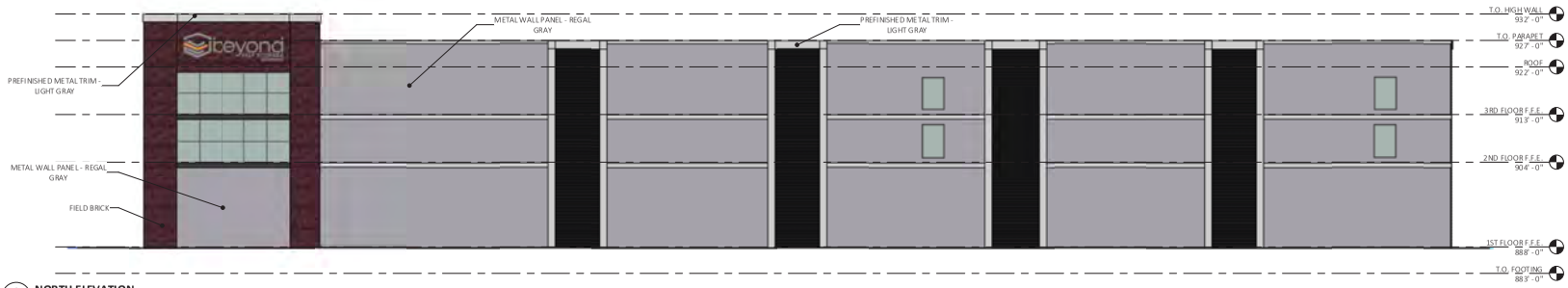
BEYOND SELF-STORAGE
MAPLEWOOD, MN

SHEET NUMBER
L1.0

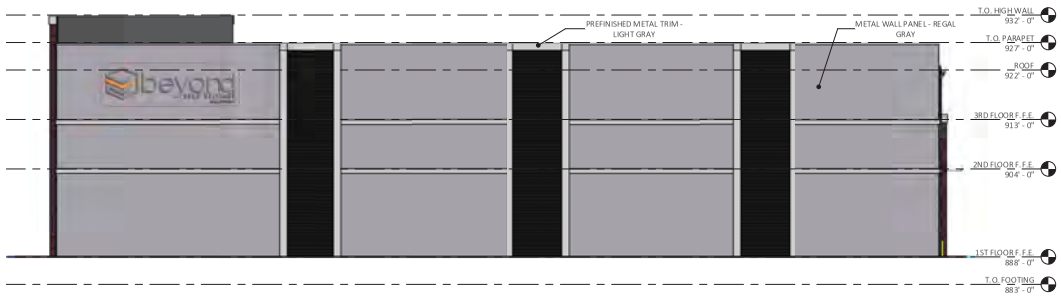
Attachment 7



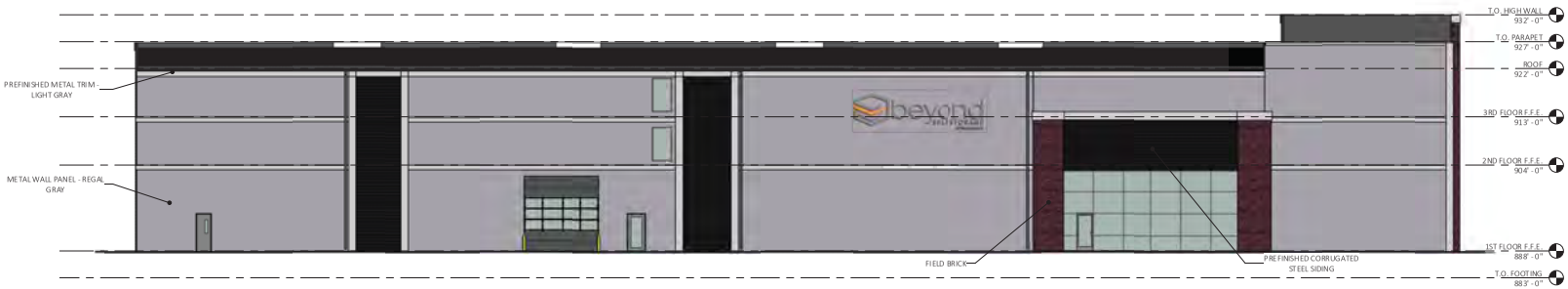
1 A300 **EAST ELEVATION**
3/32" = 1'-0"



2 A300 **NORTH ELEVATION**
3/32" = 1'-0"



3 A300 **WEST ELEVATION**
3/32" = 1'-0"



4 A300 **SOUTH ELEVATION**
3/32" = 1'-0"

C:\Revit Projects\Beyond Self Storage at Maplewood_nmissling.rvt

PROJECT NAME

BEYOND SELF STORAGE AT MAPLEWOOD
CITY SUBMITTAL

BEYOND SELF STORAGE AT MAPLEWOOD
ENGLISH ST & COPE AVE E, MAPLEWOOD, MN 55109

ARCHITECT

MOHAGEN HANSEN
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NUMBER: 16281.0NPO
DRAWN BY: N. MISSLING
CHECKED BY: S. PAETZEL
DATE: 07/05/2016
COMPUTER DIRECTORY: C:\Revit Projects\Beyond Self Storage at Maplewood_nmissling.rvt

SHEET DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

PHASE

CITY SUBMITTAL

A300

Engineering Plan Review

PROJECT: **Beyond Self Storage - Cope Avenue at English Street**
PROJECT NO: **16-23**

COMMENTS BY: **Jon Jarosch, P.E. – Staff Engineer**

DATE: **8-8-2016**

PLAN SET: **Engineering plans dated 7-26-2016**

REPORTS: **Storm Water Management Report – Dated 7-26-2016**

The applicant is proposing to construct a 3-story self-storage facility at the northeast corner of Cope Avenue and English Street. The applicant is requesting a review of the current design.

As the amount of disturbance on this site is greater than 0.5 acre, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The submitted stormwater management plan depicts the project meeting the City's requirements via the use of an infiltration basin.

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 project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met. Permit coverage from the RWMWD is required prior to the issuance of a City grading permit.

2) Emergency overland overflows shall be identified on the plans for the underground infiltration system.

3) High water level for the proposed infiltration basin shall be shown on the grading plan.

Grading and Erosion Control

4) All slopes shall be 3H:1V or flatter.

5) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.

6) Bio-roll or silt-fencing shall be installed at intervals along the slopes and left in place until vegetation is established.

7) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.

8) All pedestrian facilities shall be ADA compliant.

9) A copy of the project SWPPP and NDPES Permit shall be submitted prior to the issuance of a grading permit.

10) The total grading volume (cut/fill) shall be noted on the plans.

11) All emergency overland overflows shall contain adequate stabilization to prevent soils from eroding during large storm events.

12) Construction details shall be provided for the proposed infiltration basin.

13) Plant establishment phasing details shall be provided to ensure a successful establishment of plants within the infiltration basin area. The concern is that the seeded areas could have difficulty establishing with runoff

Sanitary Sewer and Water Service

14) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required prior to the issuance of permits.

15) Water system modifications shall be reviewed by Saint Paul regional Water Services.

Other

16) Sidewalk shall be installed along the property frontage on Cope Avenue.

17) The plans shall be signed by a professional engineer currently licensed in the State of Minnesota.

18) The Owner shall submit a signed copy of the joint storm-water maintenance agreement being prepared for the Ramsey-Washington Metro Watershed District to the City prior to the issuance of a grading permit.

19) The applicant shall satisfy the requirements of all other permitting agencies. Please provide copies of other required permits and approvals.

Public Works Permits

The following permits are required by the Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

20) Grading and erosion control permit

21) Sanitary Sewer Permit

22) Storm Sewer Connection Permit

23) Right-of-way permit for work on Cope Avenue

- END COMMENTS -

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, JJ Jenkins of NorthPoint Development, applied for a conditional use permit to build a new indoor storage building that is within 350 feet of residential property.

WHEREAS, this permit applies to the vacant property at the northeast corner of English Street North and Cope Avenue East. The legal descriptions for the property are:

Parcel A:

All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, lying Southerly and Westerly of the following described dividing line: Commencing at the Southwest comer of the South Half of the Northwest Quarter of the South West Quarter, thence South 89 degrees 51 minutes 56 seconds East 342.00 feet, along the South line of said South Half of the Northwest Quarter of the Southwest Quarter of the point of beginning of the following described dividing line; thence North 91.66 feat along a line parallel to and 342.00 feet East of the West line of said South Half of the Northwest Quarter of the Southwest Quarter; thence North 45 degrees 00 minutes 00 seconds East 29,70 feet; thence North 64,71 feet along a line parallel to and 363,00 feet East of said West line; thence South 89 degrees 56 minutes 00 seconds West 128.50 feet along a line parallel with the South right-of-way line of Trunk Highway No. 36: thence North 125.00 feet along a line parallel 10 and 234.50 feet East from the said West line: thence South 89 degrees 56 minutes 00 seconds West parallel to said South right-of-way line of Trunk Highway No. 36 to the West line of the Northwest Quarter of the Southwest Quarter.

Parcel B:

All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, lying Northerly and Easterly of the following described dividing line: Commencing at the Southwest corner of the South Hail of the Northwest Quarter of the South West Quarter; thence South 89 degrees 51 minutes 56 seconds East 342.00 feet, along the South line of said South Half of the Northwest Quarter of the Southwest Quarter of the point of beginning of the following described dividing line; thence North 91.86 feet along a line parallel to and 342,00 feet East of the West line of said South Half of the Northwest Quarter of the Southwest Quarter; thence North 45 degrees 00 minutes 00 seconds East 29,70fee1; thence North 64,71 feet along a line parallel to and 363.00 feet East of said West line; thence South 89 degrees 56 minutes 00 seconds West 128.50 feet along a line parallel with the South right-of-way line of Trunk Highway No. 36; thence North 125.00 feet along a line parallel to and 234.50 feet East from the said West line: thence South 89 degrees 56 minutes 00 seconds West parallel to said South right-of-way line of Trunk Highway No. 36 to the West line of the Northwest Quarter of the Southwest Quarter. Subject to public right-of-way for Cope Avenue and English Street.

WHEREAS, the history of this conditional use permit revision is as follows:

1. The planning commission held a public hearing on August 16, 2016. City staff published a notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The planning commission gave everyone at the hearing an opportunity to speak and present written statements. The council also considered reports and recommendations from the city staff. The planning commission recommended that the city council _____ this conditional use permit revision.

NOW, THEREFORE, BE IT RESOLVED that the city council _____ the above-described conditional use permit based on the building and site plans. The city approved this permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.

2. The use would not change the existing or planned character of the surrounding area.

3. The use would not depreciate property values.

4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.

5. The use would not exceed the design standards of any affected street.

6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.

7. The use would not create excessive additional costs for public facilities or services.

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions (additions underlined, deletions crossed out):

1. Adherence to the submitted plans dated August 5, 2016. Staff may approve minor changes.

2. The landscape plan shall be revised for staff's approval showing:

    a. Size, species, and location of all significant trees on the property; location of trees protected and measures for protection.

3. Outdoor storage and sales are not allowed anywhere on site.

4. Any rooftop equipment installed on the building must be screened from the residential properties to the south.

5. If parking shortages develop, applicant will be required to install additional parking spaces.

6. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.

7. The city council shall review this permit in one year.

The Maplewood City Council _____ this resolution on _____, 2016.