PLANNING COMMISSION STAFF REPORT
Meeting Date August 18, 2020

REPORT TO:	Melinda Coleman, City Manager
REPORT FROM:	Michael Martin, AICP, Assistant Community Development Director
PRESENTER:	Michael Martin, AICP, Assistant Community Development Director
AGENDA ITEM:	Woodspring Suites, 1744 County Road D East a. Planned Unit Development and Lot Division Resolution b. Design Review and Comprehensive Sign Plan Resolution

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Action Requested: ✓ Motion ☐ Discussion ✓ Public Hearing
Form of Action: ✓ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

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Policy Issue:

SOTA Partners is proposing to develop a new four-story hotel with 126 rooms located on vacant land located at 1744 County Road D East. The planned unit development for this property currently allows a strip shopping center to be built – the city council will need to approve an amendment to the planned unit development in order to allow a hotel. To move forward with this project, the applicant needs city council approval of a planned unit development amendment, design review and a comprehensive sign plan.

Recommended Action:

a. Motion to approve a resolution for a conditional use permit for a planned unit development amendment and comprehensive sign plan which approves a four-story, 126-room hotel building to be constructed at 1744 County Road D East.

b. Motion to approve a resolution for design review and comprehensive sign plan for a four-story, 126-room hotel building to be constructed at 1744 County Road D East.

Fiscal Impact:

Is There a Fiscal Impact? ✓ No ☐ Yes, the true or estimated cost is $0.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source ☐ Use of Reserves ✓ Other: N/A

Strategic Plan Relevance:

☐ Financial Sustainability ☐ Integrated Communication ☐ Targeted Redevelopment
✓ Operational Effectiveness ☐ Community Inclusiveness ☐ Infrastructure & Asset Mgmt.

The city deemed the applicant's application complete on July 28, 2020. The initial 60-day review deadline for a decision is September 26, 2020. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review.

Background:

SOTA Partners is proposing to develop a new four-story hotel with 126 rooms located on vacant land located at 1744 County Road D East. The approved planned unit development for this property currently allows a strip shopping center to be built. The project will create two access drives to Flandrau Street on the west side of the parcel for a new 12,654-square-foot, four-story hotel building with a 126-space parking lot.

Planned Unit Development

Planned unit developments (PUD) allows the city council to grant flexibility from strict ordinance compliance in the internal and external design requirements of a proposed PUD and may consider deviations from those requirements. Deviations may be granted for planned unit developments provided that:

1. The proposed development and the surrounding neighborhood can be better served by relaxing the code requirements that regulate the physical development or layout of the project because of its unique nature.

2. The PUD would be consistent with the spirit, intent and purposes of this chapter.

3. The PUD would produce a development of equal or superior quality to that which would result from strict adherence to this chapter.

4. The deviations would not constitute a significant threat to the property values, safety, health or general welfare of the owners or occupants of nearby land or to the environment.

5. The deviations are required for the reasonable and practical physical development of the project.

Legacy Village Planned Unit Development

This site was part of the Legacy Village Planned Unit Development originally approved on July 14, 2003, and was designated for use as a “retail/commercial site.” On September 27, 2005, the community design review board approved plans for a strip shopping center which was going to have a front yard building setback of 15 feet.

On October 27, 2008, the city council approved an amendment to the approved planned unit development to allow the proposed strip shopping center to be setback 83 feet instead of the required 15 feet from County Road D East. This project proposes a front yard setback of 68 feet which is closer to County Road D East than what was approved in 2008.

Parking

The city's zoning ordinance requires hotels to provide one parking space for every lodging room within the building. In this case, the applicant is meeting this requirement. Ordinance also requires parking spaces at a hotel to be 9’6” wide and the applicant is seeking flexibility to provide 9-foot-wide parking spaces. The applicant states that it believes 9-foot-wide parking stalls are consistent with other projects they have developed and allows for additional green space to be placed on site. Staff is supportive of the request for 9-foot-wide spaces. The city’s parking ordinance is set up to determine space width based on turnover rate. The customer turnover rate is going to be very low at a hotel.

Design Review

Site Plan

The site will be accessed by two drives coming off Flandrau Street. The building's main entrance is located on the north side of the building with parking on the north, east and south sides of the site. A trash enclosure will be located in the southeast corner of the site. The building is setback 125 feet from the residential building to the south and 100 feet to the residential buildings to the west – meeting all setback requirements.

Parking lots are required to be setback 15 feet from all public right-of-way lines and five feet from all over property lines. The applicant's site plan meets this requirement on the west, east and south property lines but is only setback 10 feet from the County Road D East property line. The applicant will be required to submit a revised site plan showing the 15-foot parking lot setback being met on the north side of the site plan.

The applicant's site plan shows a connection to the existing sidewalk along County Road D East and a partial sidewalk on the west side of the building. In keeping with the rest of the Legacy PUD, the applicant shall be required to install a sidewalk along the south property line and complete the sidewalk segment along the entire west property line. A sidewalk shall also be required along the easterly frontage (Bittersweet Lane) unless the width of the site does not allow space for a sidewalk in this location. The Applicant shall work with the City during the permitting process to exhaust all options for site revisions to accommodate a sidewalk along this frontage before this requirement may be negated.

Building Elevations

The height of the four-story building is 46' 10" – at its highest peak. The hotel building was designed to blend in with the nearby residential architecture. This building would have a pitched roof with asphalt shingles, the first floor would be covered with a brick facade and the remaining floors will be covered with lap siding. The lap siding would have three different colors.

Landscaping

The July 14, 2003, Legacy Village PUD approval required that overstory trees be planted along Village Trail at an average of 30'-40' on center. The PUD further stated that the tree-replacement/tree-preservation requirements of the Maplewood Code of Ordinances must be met.

There are no significant trees on the site. The applicant is proposing to plant a total of 19 trees. Fifteen 2.5 caliper inch deciduous and four 2 caliper inch ornamental trees. There is approximately 364 feet of greenspace along Village Trail. Seven trees are proposed within this green space. To meet the PUD overstory tree requirement the applicant must install at least 9 trees that are 40 feet on center along the Village Trail greenspace. The rest of the site meets the City's tree preservation ordinance.

Lighting

The applicant's submitted photometric plan meets all city requirements.

Comprehensive Sign Plan

The PUD for this site requires a comprehensive sign plan for this site and states pylon signs are not allowed but does allow monument signs that are no higher than 12 feet in height. The applicant's plans show one monument, one pylon, and four wall signs. Staff does not feel it is warranted to eliminate the pylon prohibition for this site. The site is a transition between commercial and residential areas and monument signs are appropriate. In addition, staff does not feel it is appropriate to have wall signs on the south and west sides of the building which face residential properties. Staff would recommend allowing two monument signs – that do not exceed 12 feet in height – and a single wall sign each of the north and east building elevations. The wall signs shall meet ordinance requirements for wall signs within the Business Commercial zoning district.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated August 7, 2020, attached to this report.

Board and Commission Review

August 18, 2020: The community design review board will review this project.

August 18, 2020: The planning commission will hold a public hearing and review this project.

Citizen Comments

Staff surveyed the 80 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received seven responses as shown below.

1. I approve of the suites. It will look better than the empty lot where people dump their garbage. (Kristine Heckler, 1671 Village Trail East, Unit 211)

2. As a resident of the Heritage Square townhome development (immediately west of the planned development site) I am writing to voice my opposition to this project. As you know, the area west of White Bear Avenue is a high density residential area, townhomes, condo's or apartments. Placing a hotel at this location brings many concerns, i.e. security, increased traffic at all hours, noise, etc. The following are just a few of my concerns.

   Density

   A quick hotel search already shows 25 hotels within 7 miles of Maplewood Mall. 5 of which are within 4 miles, please see attached. I do not see the need or understand the marketing strategy for placing yet another one at this location. In the past, there was indeed a hotel located in the immediate vicinity of the mall. This was renovated into a senior living space quite some time ago based on the hotels failure to prosper in that location.

   Parking

   The location itself is small and I am concerned about parking. While they've allotted 1 parking space per room, we already have parking issues within the apartment and townhome units, with street parking being a commodity and constant issue.

Height of Building

The proposed building is also set at 4 stories. That's higher than the other buildings surrounding it and I do not believe it meets the aesthetics of this location.

Proximity to the Myth

I'm sure you're well aware of the security issues at this location. Placing a hotel here will only increase the problems with the crowds that the Myth attracts. The following is from an April 2019 new article:

On Mar. 29, police were called to the club five times, with officers dealing with disorderly people, a drug overdose, and a large fight that ultimately ended with the shooting.

"The Myth Live has been associated with numerous public safety issues in the past two years which have resulted in unsafe conditions and a threat to public safety," the council report says.

This is just one of many incidents and speaks to the level and type of crowds that I am concerned about. I do not believe Maplewood needs to open our city to this type of development. I do appreciate the opportunity to voice my concerns and will be monitoring the progress of this development project. (Christine Peterson, 1686 Village Trail East, Unit 1)

3. My name is Yasir Aljaleeli, I am a resident in 1691 Village Trail East unit 7, next to land planned to be Woodspring Suites Hotel. Thank you for having and sharing us by mail for this new development amendment and design review. Unfortunately our opinion to use this land as a shopping plaza and restaurants is much better than Suites Hotel, and half miles from this land on County Rd D East, there are already hotel rooms! But, the last decision is for Maplewood city, we agreed to all the city council approval for this application. (Yasir Aljaleeli, 1691 Village Trail East, Unit 7)

4. Our townhome is a few feet away from the proposed hotel. I strongly oppose the building of this hotel. I believe it will be a terrible nuisance during building, increase traffic, litter, and crime, and devalue our residences. Please reconsider this poor use of the land. If for some reason you do choose to do what I oppose, I BEG you to at LEAST have their in/out driveways on the east side (from Bittersweet Lane) rather than from Flandrau, as the traffic on Flandrau is already too high and congested. (Richard Engel, 1691 Village Trail East, Unit 5)

5. I do not agree that the proposed hotel would improve the look of the area. I live very close to the property and enjoy having the open space with its wild flowers and grasses without crowding another building into already busy crowded street. I am very concerned about a hotel bringing an increase in traffic, crime and litter and devaluation of our property. I am also very unhappy about the idea of construction going on so near to my home. I work at home and the noise pollution will make that very difficult If the proposal goes forward despite the reservations and opposition to it from our neighborhood, I would ask that you please do not make the entrances to the hotel on the West side (Flaundrau Street). It would be better to have the entrances on the East side (Bittersweet Lane) where there is less traffic flow. (Heather Engel, 1691 Village Trail East, Unit 5)

6. This would be terrible for the neighborhood! A hotel would generate too much activity during the late hours of the evenings. I think this will be a disturbance to the nearby neighbors! Not to mention all the extra traffic and hotel guests parking where they shouldn't (e.g. side streets).

At least a shopping mall would close for the evenings... Please do what you can to save the neighborhood. (Matthew Lombardo, 1678 Village Trail East, Unit 1)

7. This would be terrible for the neighborhood! A hotel would generate too much activity during the late hours of the evenings. I think this will be a disturbance to the nearby neighbors! Not to mention all the extra traffic and hotel guests parking where they shouldn't (e.g. side streets). At least a shopping mall would close for the evenings... Please do what you can to save the neighborhood. (Mindy Trettin, 1678 Village Trail East, Unit 1)

Reference Information

Site Description

Site Size: 2.04 acres
Existing Land Use: Undeveloped

Surrounding Land Uses

North:	County Road D East and Slumberland
East:	Wyngate Townhomes
South:	Ashley Furniture
West:	Heritage Square Second Addition Townhomes

Planning

Existing Land Use:	Commercial
Existing Zoning:	Planned Unit Development

Attachments:

1. Conditional Use Permit For A Planned Unit Development Amendment
2. Design Review and Comprehensive Sign Plan Resolution
3. Overview Map
4. 2040 Future Land Use Map
5. Zoning Map
6. Applicant's Narrative
7. Site Plan
8. Landscape Plan
9. Building Elevations
10. Jon Jarosch's Engineering Report, dated August 7, 2020
11. Applicant's Plans (separate attachment)

CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AMENDMENT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 SOTA Partners has requested approval of a conditional use permit for a planned unit development amendment.

1.02 The property is located at 1744 County Road East and is legally described as:

PIN: 032922110005 – Lot 3, Block 2, Legacy Village of Maplewood

Section 2. Standards.

2.01 City Ordinance Section 44-1092(6) requires a Conditional Use Permit for Planned Unit Developments.

2.02 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

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

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 minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering the conditional use permit for a planned unit development amendment request.

1. On August 18, 2020, the planning commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council _____ this resolution.

2. On September 14, 2020, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions: (additions are underlined and deletions are crossed out):

1. The retail/commercial site is planned in concept only within the PUD and will come in for design review and approval at a later date, but the use is allowed as long as the provisions of the BC zoning district and conditions outlined here are met.

2. The building(s) on the retail/commercial site shall be set back as shown on the site plan approved by the city council, approximately ~~83~~ <u>68</u> feet, from the north lot line.

3. The applicant shall submit a comprehensive sign plan. One criterion to be established, however, is that pylon signs shall not be allowed. Monument signs may be allowed, but shall not exceed 12 feet in height.

4. The architectural character and exterior building materials must be in keeping with the adjacent townhomes and other buildings if present.

5. Access to the site shall be from the side streets.

6. All ground-mounted and roof-mounted mechanical equipment shall be screened according to the ordinance;

7. Overstory trees must be planted along the south side of the extension of Street B <u>(Village Trail)</u> at an average of 30 feet - 40 feet on center.

8. Adequate separation, buffering and screening must be provided for the multi-family residential units from the front doors, parking areas, loading areas, and mechanical equipment of this commercial building.

9. Parking stalls with a width of 9 feet are permitted on this site.

10. ~~Noise levels shall be kept to that required by the city's noise ordinance. The drive-up service window, if used, shall not have a menu board with p.a. system on the south or west sides of the building.~~

11. ~~The hours of operation and delivery times shall be worked out with staff.~~

_____ by the City Council of the City of Maplewood, Minnesota, on September 14, 2020.

DESIGN REVIEW AND COMPREHENSIVE SIGN PLAN RESOLUTION

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 SOTA Partners has requested approval of design review and comprehensive sign plan.

1.02 The property is located at 1744 County Road East and is legally described as:

PIN: 032922110005 – Lot 3, Block 2, Legacy Village of Maplewood

1.03 On April 21, 2020, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) 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 are in keeping with the character of the surrounding neighborhood and are 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.

2.02 City ordinance Section 44-738 requires a comprehensive sign plan shall be provided for planned unit developments.

Such a plan, which shall include the location, size, height, color, lighting and orientation of all signs and/or murals, shall be submitted for preliminary plan approval by the city. Exceptions to the sign ordinance of this article may be permitted for sign areas, densities, and dynamic display changeover rates for the plan as a whole if the signs are in conformity with the intent of this article, results in an improved relationship between the various parts of the plan, encourages and promotes the removal of nonconforming signs through the use of shared signs, and in the case of long-term exemptions to temporary window and banner signs show that there are unusual circumstances with the request. In addition, murals must be tasteful, in

keeping with the business premises and surrounding properties, and not contain any defamatory, obscene, treasonous expressions or opinions, including graffiti.

Section 3. City Council Action.

3.01.1 The above-described site and design plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site and design plans date-stamped July 28, 2020. 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. All requirements of the fire marshal and building official must be met.

3. Meet all requirements in the engineering report, dated August 7, 2020.

4. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

5. Rooftop vents and equipment shall be located out of view from residential properties to the south and west.

6. A comprehensive sign plan is approved for this site per the following conditions.

   a. A maximum of two monument signs are approved for this site. A monument sign on the Bittersweet Lane side of the site may be up 140-square-feet in size. A monument sign on the Flandrau Street side of the site may be up to 80-square-feet in size. Monument signs shall not exceed 12 feet in height.

   b. Two wall signs are permitted. One wall sign on the north elevation and one wall sign on the east elevation. Wall signs shall not exceed 100 square feet or 20 percent of wall face to which it is attached, whichever is less.

   c. All signs require permits.

7. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:

   a. Revised site plan showing the parking lot front yard setback of 15 feet being met.

   b. Revised landscaping plan showing at least nine trees being planted along Village Trail as required per this site's planned unit development.

   c. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

8. The applicant shall complete the following before occupying the building:

a. Replace any property irons removed because of this construction.

b. Provide continuous concrete curb and gutter around the parking lot and driveways.

c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.

d. Install all required outdoor lighting.

9. If any required work is not done, the city may allow temporary occupancy if:

a. The city determines that the work is not essential to public health, safety or welfare.

b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.

10. All work shall follow the approved plans. The director of community development may approve minor changes.

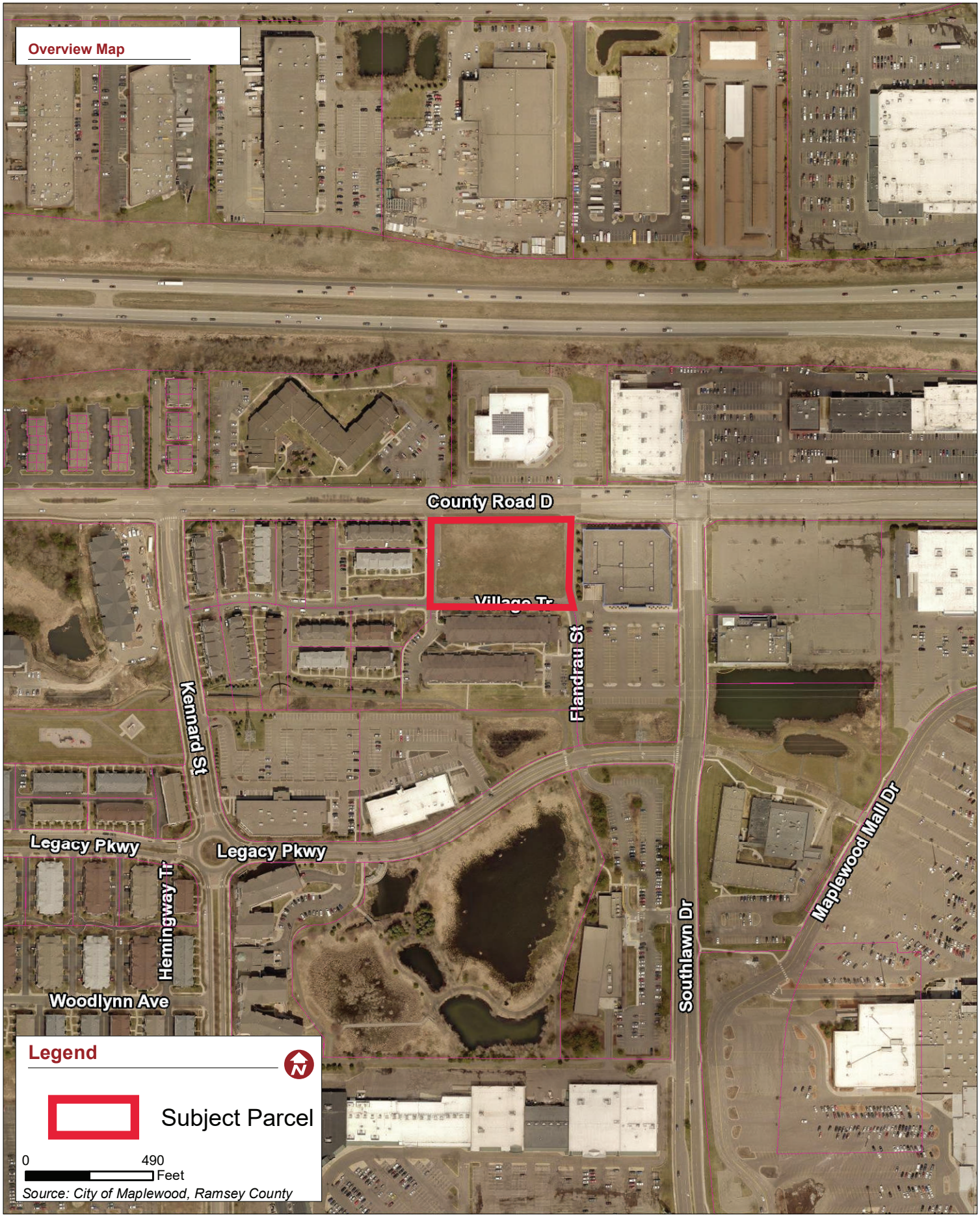
_____ by the City Council of the City of Maplewood, Minnesota, on September 14, 2020.

Woodspring Suites Hotel - 1744 County Road D East

Attachment 3

City of Maplewood

July 28, 2020

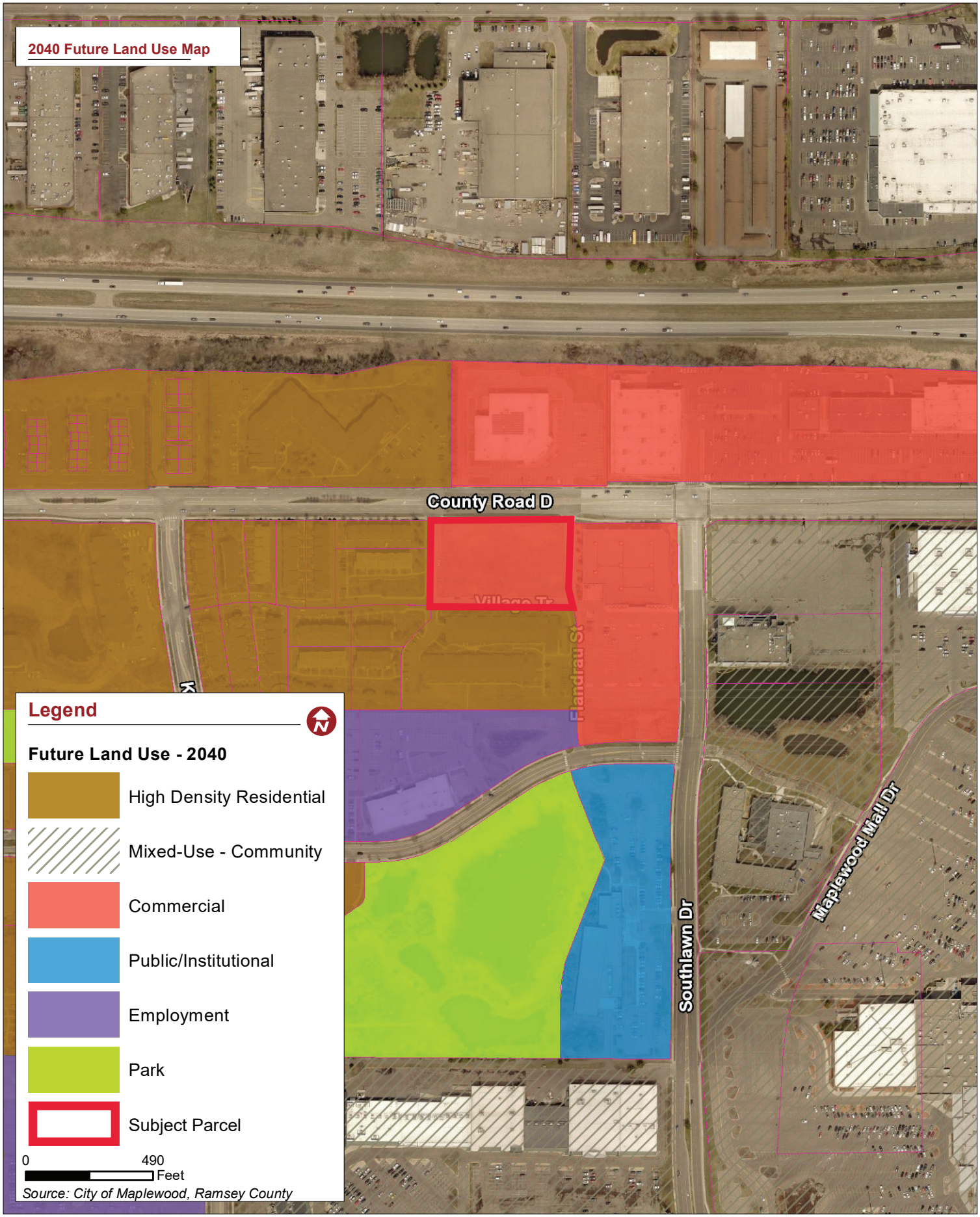


Woodspring Suites Hotel - 1744 County Road D East

Attachment 4

City of Maplewood

July 28, 2020

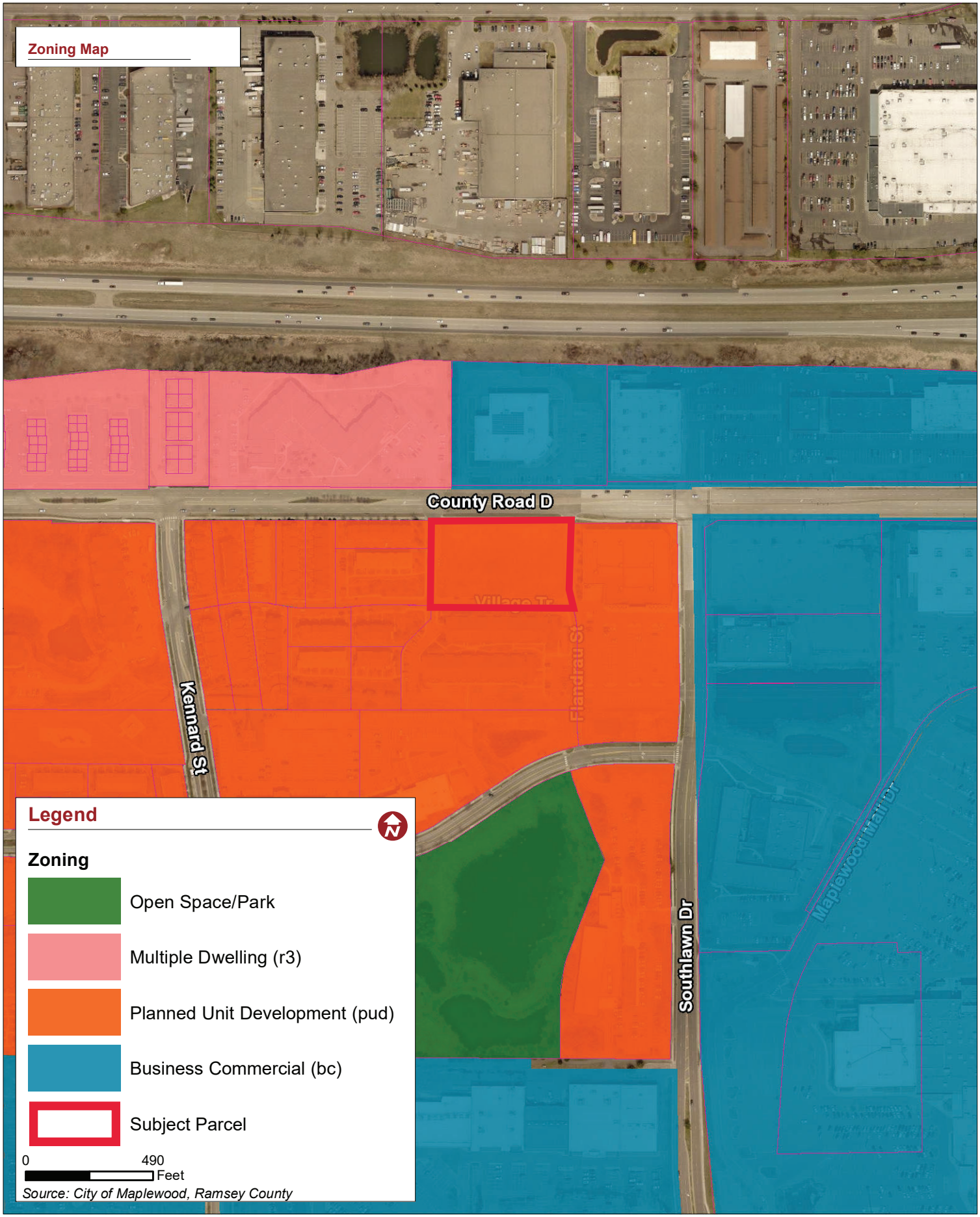


Woodspring Suites Hotel - 1744 County Road D East

Attachment 5

City of Maplewood

July 28, 2020



Project Narrative
Woodspring Suites Hotel – Maplewood

Location: 1744 County Road D East
Maplewood, MN 55109

Applicant: SOTA Partners

Proposal: Attached to this letter please find the application of the Woodspring Suites Hotel for the property located at 1744 County Road D East in Maplewood, MN. Through the attached application, SOTA Partners is requesting approval for construction of a new 4-story hotel and related parking lot and site utilities within the Legacy Parkway PUD.

A PUD revision for the property was approved for a commercial/retail building (Legacy Shops) back in 2008 but that development never came to fruition and the lot is still vacant currently. The use requested is for a Woodspring Suites Hotel, which is a quality extended stay hotel.

The project will consist of creating two access openings to Flandrau Street on the west of the parcel and constructing a new 12,600 square foot 4-story hotel building with 126-stall parking lot (1 space per guest room). Bicycle parking is included, and extensive landscaping restoration to improve site aesthetics considerably from the vacant condition. The development would be an enhancement to the neighboring area.

Company: The Woodspring Suites brand is committed to providing incredibly clean, affordable rooms and a welcoming, friendly guest experience to all guests for a night, a week, a month, or longer. Their extended stay hotels offer the perfect mixture of home-like comforts and more and hotel-like convenience to a variety of guests who need a great room at a great price for several nights or longer. All rooms include a well-designed kitchen with full-size refrigerator with freezer, two-burner stove top and microwave, comfortable seating, flat panel TVs, desk and workspace, and space for belongings. The hotel also features 24/7 access to guest laundry room, vending machines, and staff support.

Landscaping & Screening:

Landscape screening between the proposed parking lot and adjacent businesses will exceed City minimum requirements. A variety of coniferous, deciduous, and ornamental trees will be provided throughout the site. Trees will be a hardy mix of native of non-native species and will be provided within interior parking islands to minimize the heat island effect. Shrubs and trees will wrap the sides of the parking lot and create an aesthetically pleasing presentation.

Signage: One pylon sign in the northeast corner and one monument sign at the main entrance in the northwest corner are proposed.

Lighting: Lighting will be LED on poles with concrete bases. Lighting will be in conformance with City Code. All lighting will be shielded as necessary to avoid any overlap to adjacent properties.

Parking: 126 parking spaces are proposed to meet city & corporate standards of 1 space per guest room. 10 bicycle spaces are also proposed per city requirements.

We respectfully request City support for the enclosed application by SOTA Partners for PUD Revision & CDRB for the 1744 County Road D East parcel depicted on the attached site plan. Please see responses to the code deviation requests on the following page. We look forward to reviewing this application with the City in the weeks ahead.

Sincerely,

Pete Moreau
Sambatek, Inc.

PUD Revision Code Requests

1. We are requesting a deviation from 9.5' wide to 9.0' wide parking spaces.

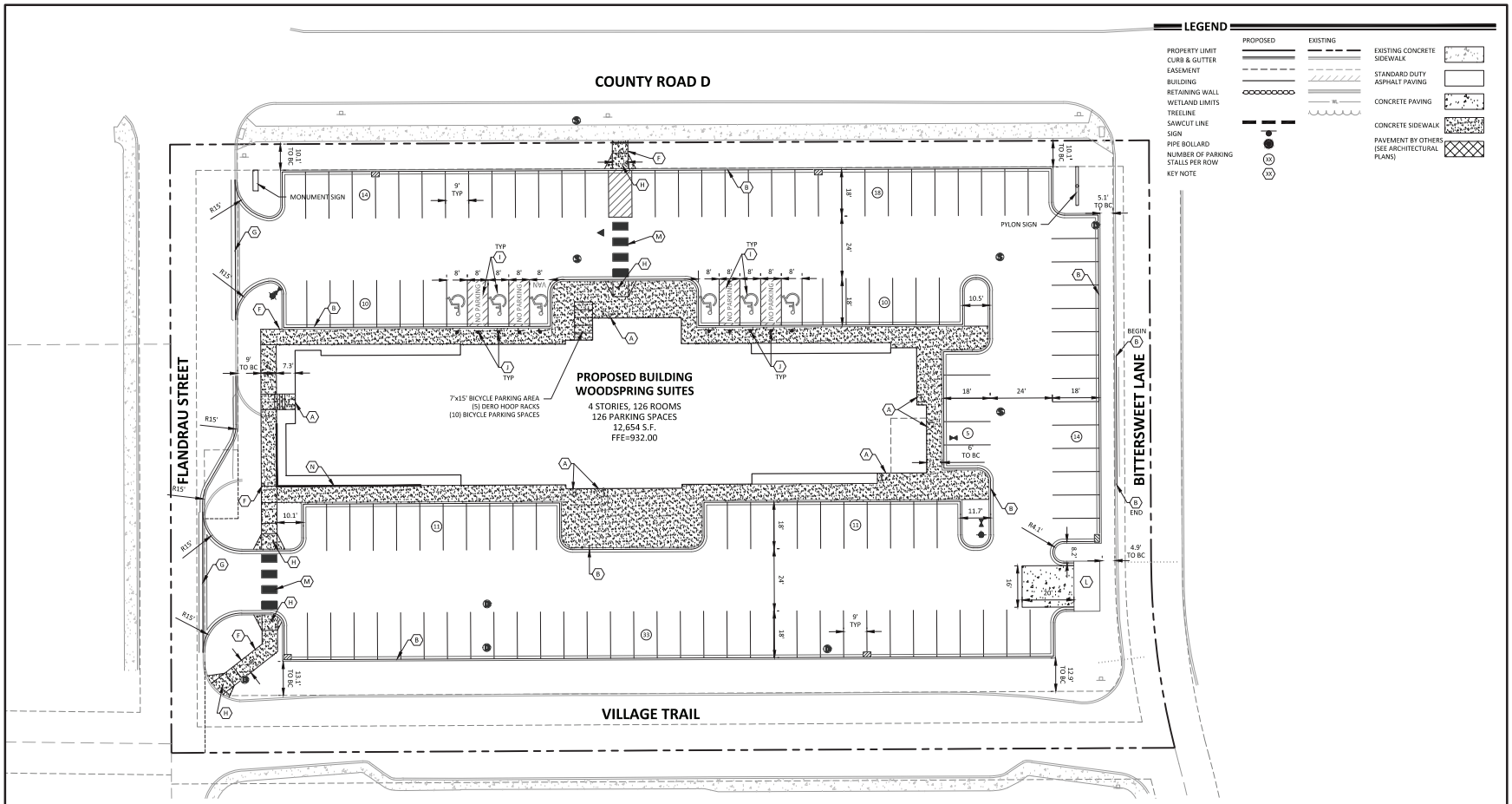
Justification:
9.0' wide parking spaces are a widely accepted minimum parking space width for low turnover uses such as hotels and consistent with similar developments. The deviation would not constitute a threat to property value, safety, health, or general welfare of owners or occupants of nearby land. The deviation is required to fit the code required 1:1 parking ratio (for guest rooms) and is reasonable for the physical development by providing additional green space & landscaping with the reduced parking space width that is still an acceptable parking standard.

Setback Summary

The site layout proposes a compliant 68' front building setback which exceeds the original Legacy Parkway front setback of 15' and is less than the approved 83' setback allowed in the 2008 PUD amendment.

A minimum of 5' landscape side yard setback is maintained from the right-of-way on all four sides of the proposed parking area.

Pedestrian sidewalk connections are proposed to the north sidewalk along County Road D and to the southwest corner at Flandrau Street & Village Street to meet the goals for the area of promoting pedestrian circulation.



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW	W	
KEY NOTE	XX	

EXISTING CONCRETE SIDEWALK
STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	88,979 SF	2.04 AC
LESS R-O-W	15,799 SF	0.36 AC
NET SITE AREA	73,180 SF	1.68 AC
GREEN SPACE CALCULATIONS		
EXISTING IMPERVIOUS	228 SF	0.3%
EXISTING GREEN SPACE	72,952 SF	99.7%
PROPOSED IMPERVIOUS	60,447 SF	82.6%
PROPOSED GREEN SPACE	12,733 SF	17.4%
BUILDING SETBACKS PROVIDED		
FRONT YARD (NORTH)		67 FEET
REAR YARD (SOUTH)		79 FEET
SIDE YARD		18 FEET
PARKING SETBACKS PROVIDED		
FRONT YARD (NORTH)		10 FEET
REAR YARD (SOUTH)		12 FEET
SIDE YARD		4 FEET
ZONING		
EXISTING ZONING	PUD (LEGACY PARKWAY)	
PROPOSED ZONING	PUD (LEGACY PARKWAY)	
PARKING SUMMARY		
PARKING REQUIRED (1 STALL PER ROOM)		126 STALLS
PARKING PROVIDED		126 STALLS
BICYCLE PARKING REQUIRED = 4 SPACES + 5% REQUIRED AUTOS (5%*126=6.3)		10 SPACES
BICYCLE PARKING PROVIDED		10 SPACES

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER GOPHER STATE ONE FOR MINNESOTA. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES UNDERGROUND AND OVERHEAD.

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER (SEE DETAIL 04, SHEET C9.03)
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION (SEE DETAIL 05, SHEET C9.03)
F. CONCRETE SIDEWALK (SEE DETAIL 230, SHEET C9.01)
G. VALLEY GUTTER (SEE DETAIL 06, SHEET C9.03)
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING (SEE DETAILS 01 & 03, SHEET C9.03)
J. ACCESSIBLE PARKING SIGN (SEE DETAIL 02, SHEET C9.03)
K. TRANSFORMER
L. TRASH ENCLOSURE
M. PEDESTRIAN CROSSWALK MARKINGS - ZEBRA DESIGN (SEE DETAIL 08, SHEET C9.03)
N. CONCRETE WALL WITH HANDRAIL (BY OTHERS)

NORTH

0 20 40
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
Engineering | Surveying | Planning | Environmental

Client
SOTA PARTNERS

CLIENT ADDRESS

Project
WOODSPRING SUITES HOTEL

Location
MAPLEWOOD, MINNESOTA
LOCATION ADDRESS

Certification
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.

Pete S. Moreau
Registration No. 53735 Date: MM/DD/2020
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: PSM Drawn: JMW
Approved: PSM Book / Page:
Phase: PRELIMINARY Initial Issue: 07/24/2020

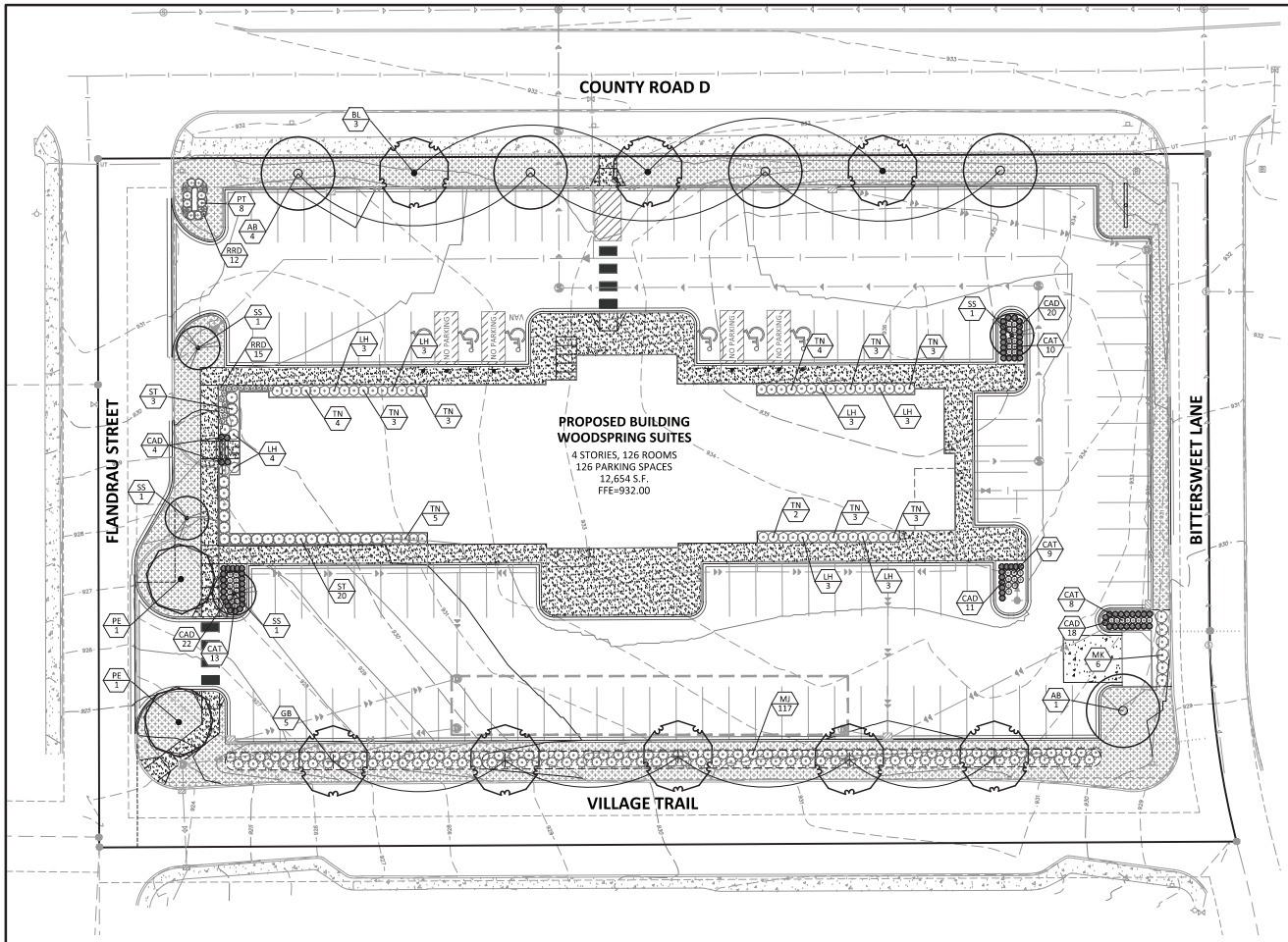
Revision History
No. Date By Submittal / Revision

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01

Project No. 22163

Attachment 7



LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER			CONCRETE PAVING	
EASEMENT			CONCRETE SIDEWALK	
BUILDING				
RETAINING WALL				
WETLAND LIMITS		WL		
TREELINE				
LANDSCAPE EDING				
STORM SEWER	D			
SANITARY SEWER	S			
FORCEMAIN (SAN.)	S	FM		
WATERMAIN				
YARDDRAIN				
LIMITS OF DISTURBANCE				
SIGN				
PIPE BOLLARD				

MAPLEWOOD LANDSCAPE CODE

CALCULATIONS	REQUIRED	PROPOSED
OVERSTORY TREES	TBD BY	15
CONIFEROUS TREES	BOARD	-
ORNAMENTAL TREES		4
SHRUBS		209

PLANT SCHEDULE

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal	5
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal	5
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	3
	PE	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal	2
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"Cal	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal		22
	MJ	Juniperus chinensis 'Mint Julep' / Mint Julep Juniper	5 gal		117
	TN	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal		33
	PT	Potentilla fruticosa 'Fargo' TM / Fargo Potentilla	5 gal		8
	ST	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	5 gal		23
	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal		6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	CAD	Hemerocallis x 'Chicago Apache' / Daylily	1 gal		75
	RRD	Hemerocallis x 'Rosy Returns' / Daylily	1 gal		27
	CAT	Nepeta x faassenii 'Junior Walker' / Junior Walker Catmint	1 gal		40
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	TUR HIG	Turf Sod Highland Sod / Sod	Sod		9,885 sf

NORTH

0 20 40
SCALE IN FEET

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Client
SOTA PARTNERS

CLIENT ADDRESS

Project
WOODSPRING SUITES HOTEL

Location
MAPLEWOOD, MINNESOTA

LOCATION ADDRESS

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Delaney
Registration No. 40252 Date: 07/24/2020

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: PSM Drawn: JMW
Approved: PSM Book / Page:
Phase: PRELIMINARY Initial Issue: 07/24/2020

Revision History

No.	Date	By	Submittal / Revision

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision
L1.01

Project No. 22163

Attachment 8

Jul 23, 2020 - 4:35pm - User: jweyenberg L:\PROJECTS\22163\CAD\Civil\Sheets\22163-L1-LSCP.dwg

brr

WoodSpring Suites

MAPLEWOOD, MN

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

01

7/24/2020

Attachment 9

brr

WoodSpring Suites Overall Perspective

MAPLEWOOD, MN

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02

7/24/2020

Attachment 9

brr

WoodSpring Suites Overall Perspective

MAPLEWOOD, MN

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03

7/24/2020

Attachment 9

Front Elevation

Right Elevation

brr

WoodSpring Suites Elevations

MAPLEWOOD, MN

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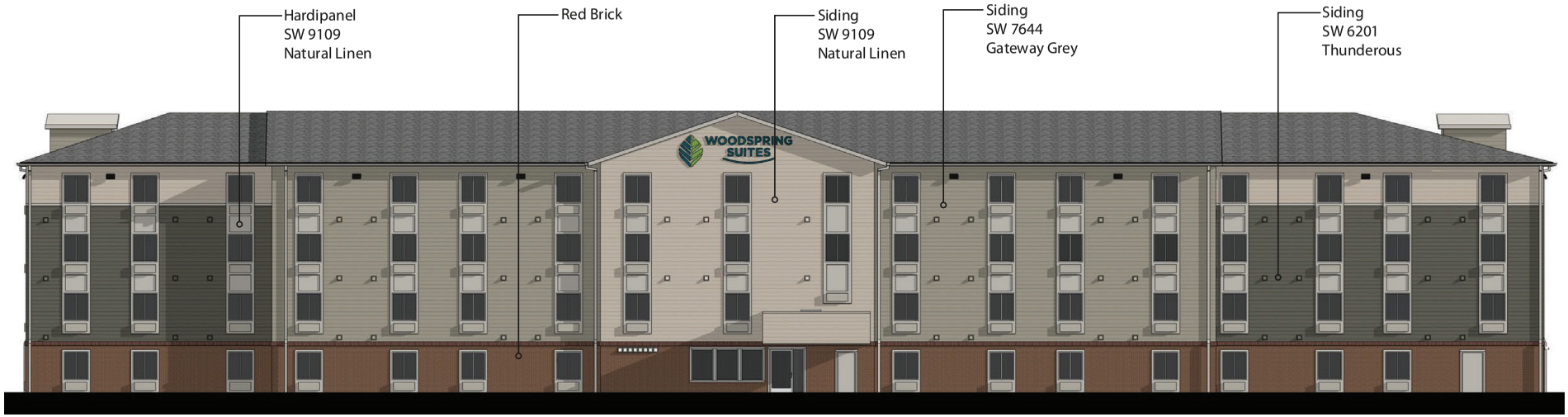

Rear Elevation

Left Elevation

brr

WoodSpring Suites Elevations

MAPLEWOOD, MN

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Engineering Plan Review

PROJECT: **Woodspring Suites Hotel – 1744 County Road D**

PROJECT NO: **20-20**

COMMENTS BY: **Jon Jarosch, Assistant City Engineer**

DATE: **8-7-2020**

PLAN SET: **Engineering plans dated 7-24-2020**
Stormwater Management Plan dated 7-27-2020

The applicant is proposing a new four-story hotel and associated site improvements on the vacant lot at 1744 County Road D. The applicant is requesting design approval.

As this project disturbs more than 1/2 acre, it is required to meet the City's water quality and rate control requirements. Stormwater management for the site is proposed to be accommodated via the use of an underground infiltration system located beneath the parking lot. It appears from the stormwater management plan that the proposed development meets the City's stormwater management standards.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review, along with ratified agreements, prior to issuing building and grading permits.

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.

2) A joint stormwater maintenance agreement with the City and RWMWD shall be signed by the owner for the proposed underground filtration system, sump structures, and associated storm sewer system.

3) Soil boring information or infiltration test data shall be submitted to support the infiltration rates utilized in the Stormwater Management Plan. The more general Web Soil Survey Results are not adequate for this purpose.

4) Emergency overflow routes shall be identified on the plans for low-points throughout the site.

5) Cleanouts are recommended along the roof drain piping system at all bend locations and tees to ensure the system can be properly maintained in the future.

Grading and Erosion Control

6) The underground filtration system shall be protected from sedimentation throughout construction.

7) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils are stabilized.

8) Public and private drives shall be swept as needed to keep the pavement clear of sediment and construction debris.

9) All pedestrian facilities shall be ADA compliant.

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

11) All slopes shall be 3H:1V or less steep in slope.

12) The total cut/fill volume shall be noted on the grading plan.

13) Stabilized rock construction entrances shall be installed at all entry/exit points into the site. If the southern site entrance is not to be used during the Phase II portion of the project, fencing shall be placed to ensure all entry and exit occurs through the stabilized northerly entrance.

Sanitary Sewer and Water Service

14) Sanitary sewer service piping shall be schedule 40 PVC or SDR 35.

15) The proposed water service modifications are subject to the review and conditions of Saint Paul Regional Water Services (SPRWS). The applicant shall submit plans and specifications to SPRWS for review and meet all requirements they may have prior to the issuance of a grading permit by the City.

16) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this phase of the project. Appropriate fees shall be charged during the permitting process.

17) All points where the storm sewer and sanitary sewer cross the watermain shall be reviewed for appropriate clearance. These areas shall be reviewed with SPRWS to determine whether or not insulation is needed for freeze protection.

Other

18) All work within the right-of-way along County Road D shall be reviewed and approved by Ramsey County. Work in this area will require a right-of-way permit from the County.

19) Keeping in spirit with the remainder of the Legacy PUD, sidewalks shall be added along all street frontages. The existing site plan shows the existing sidewalk along the north frontage (County Road D) and a proposed sidewalk along a portion of the west frontage (Flandrau Street). The sidewalk shall be extended the complete length of the westerly frontage. A sidewalk shall also be added along the southerly frontage (Village Trail).

20) A sidewalk shall also be required along the easterly frontage (Bittersweet Lane), unless the width of the site does not allow space for a sidewalk in this location. The Applicant shall work with the City during the permitting process to exhaust all options for site revisions to accommodate a sidewalk along this frontage before this requirement may be negated.

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.

21) Grading and erosion control permit

22) Sanitary Sewer Permit

23) Storm Sewer Permit

24) Maplewood Right-of-way Permit (ROW Permit also needed from County)

- END COMMENTS -