

ZONING COMMITTEE STAFF REPORT

FILE NAME: 150 Water Street Rezoning (Farwell Yards)

FILE #: 22-036-328

APPLICANT: Jeffers Pond Development LLC

HEARING DATE: April 7, 2022

TYPE OF APPLICATION: Rezoning

LOCATION: Proposed adjusted 150 Water St W, between vacated Moses Street and vacated Bidwell Street

PIN & LEGAL DESCRIPTION: 06.28.22.43.0055 & part of 06.28.22.42.0017; See attached proposed parcel description.

PLANNING DISTRICT: 3

EXISTING ZONING: IT (RC4)

ZONING CODE REFERENCE: § 61.801(b), § 66.300, § 68.240

STAFF REPORT DATE: March 30, 2022

BY: Michael Wade

DATE RECEIVED: March 14, 2022

60-DAY DEADLINE FOR ACTION: May 13, 2022

- A. **PURPOSE:** Rezone proposed parcel from IT transitional industrial to T3 traditional neighborhood.
- B. **PARCEL SIZE:** ~145,837 square feet
- C. **EXISTING LAND USE:** Two vacant warehouse buildings, a garage with metal pole-barn structures, and a vacant varnish plant.
- D. **SURROUNDING LAND USE:**
North – Harriet Island Regional Park
East – 6-story building with art production studios and self-storage (The Farwell, Osmun, Kirk, or “FOK”, Building); and a multifamily apartment building (“Cordelle”) constructed in 2019
South – Vacant warehouse and office building
West – Furniture manufacturer’s showroom facility
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner. § 66.300 describes Traditional Neighborhood Districts. § 68.240 describes the RC4 River Corridor Urban Diversified Overlay District.
- F. **HISTORY/DISCUSSION:** This site was originally developed in the late 1880’s for lumber yard and light industrial use. The varnish building was developer originally for that use, and then used for paint retail, general construction management, real estate brokerage, warehousing, and hydraulic crane contractor’s offices. It has been vacant since 2015. The other buildings have been occupied by an automotive maintenance tenant, trash and recycled materials hauler, and leased warehouse storage tenants. The property is currently completely vacant.

This rezoning application is intended to prepare for a new 221-unit mixed residential-commercial building to be constructed on 150 Water Street. This building is part of the Farwell Yards project, headed by developers Buhl Investors, LLC. Farwell Yards includes three current parcels: 150 Water Street, 102 Water Street to the east, and 115 Plato Boulevard to the south. All properties are currently zoned IT transitional industrial. The development team is applying for 150 Water Street and 115 Plato Boulevard to be rezoned to T3 traditional neighborhood in order to take advantage of the additional height allowance (55 feet instead of 50 feet), and to avoid the requirement in § 65.143(a) for IT district that the first floor of a mixed residential-commercial building consist of 50% or more non-residential uses. 102 Water Street will retain its current IT zoning. The property owners have performed a series of lot combinations, subsuming the previously existing 75 Bidwell Street parcel, which held the varnish plant, into 150 Water Street, and subsuming two other previously existing parcels into 102 Water Street, which is owned by Buhl 102, LLC.

This parcel is also zoned RC4 River Corridor Urban Diversified Overlay District, which provides additional limits to building height increases in the T3 zoning district.

The applicant is simultaneously applying for an adjustment of common boundary to expand the parcel to include a portion of 102 Water Street into 150 Water Street. This rezoning application applies to the proposed parcel boundary as expanded by that adjustment of common boundary, and final approval of this rezoning application by the City Council will be withheld until the boundary adjustment is recorded by Ramsey County. By adjusting the boundary between 150 Water Street and 102 Water Street, the existing FOK Building may retain its existing zoning, while the new 150 Water Street may be rezoned to T3 and the new mixed-use building may be built without crossing property lines. Because this development site is located within a triangular superblock with block lengths of almost 2,000 feet, Public Works Traffic Engineering and PED Planning will be conditioning approval of the proposed adjustment of common boundary on establishment of a public street easement running along the northwest-southeast length of vacated Bidwell. The developer will be responsible for constructing public roadway along this portion of right-of-way, to be completed at an unknown later date along the remainder of vacated Bidwell currently owner by another entity.

In addition to the proposed new building on 150 Water Street, Buhl Investors is also intending to demolish the warehouse on 115 Plato Boulevard and construct 56-70 apartment units to be rented entirely at affordable levels. Buhl Investors has a purchase agreement on that property, and a concurrent rezoning application has been submitted for that parcel.

During the initial site plan review meeting for this project in 2020, Public Works Sewer Utility division noted that there is no longer any sanitary sewer capacity in the area west of Wabasha Street, south of the river, north of the bluffs. PED Planning and Public Works Sewer Utility division have been working with the engineering firm S.E.H. to study sanitary sewer capacity and analyze upgrade options. The study team is entering the preliminary design phase, to be followed by a final design phase and construction of the upgrades. Permitting for the Farwell Yards construction projects will depend on the progress of these sewer upgrades.

G. DISTRICT COUNCIL RECOMMENDATION: The West Side Community Organization has not submitted a comment as of the writing of this memo.

H. FINDINGS:

1. The property owner is applying to rezone this property, the boundary expanded as proposed through a concurrent adjustment of common boundary application, from IT transitional industrial to T3 traditional neighborhood. Final approval of this proposed rezoning by the City Council will be withheld until the boundary adjustment is recorded by Ramsey County.
2. Buhl Investors, LLC is planning to build a mixed residential-commercial building on this site. T3 permits a building height of 55 feet, rather than the 50 feet of IT. T3 also does not limit the first floor of a mixed residential-commercial building to a maximum of 50% residential uses.
3. The proposed zoning is consistent with the way this area has developed. The intent of T3 traditional neighborhood is to provide for higher-density pedestrian- and transit-oriented mixed-use development. It is intended for large sites that can include residential, commercial, civic and open space uses in close proximity to one another, or for smaller sites that will contribute to the above mix of uses within reasonable walking distance. Some residential developments in the area have been constructed recently, including: the 136-unit Cordelle apartments, built immediately adjacent at 84 Water Street (T3) in 2019; the West Side Flats apartments at the corner of Wabasha and the river; and the 82-unit Verdant and 171-unit Scenic apartments, completed just this year. These projects have established the river's edge and lowlands area at large as a redeveloping mixed-use neighborhood. The immediately adjacent, seventy-five-foot-tall Farwell Osmon Kirk Building contains artist studios and storage space, with the potential addition of office space on the top floor, contributing to the mixed-use, non-industrial nature of the area. Just across Water Street

from this site is Harriet Island Regional Park, which would be complemented by the urban nature of the T3 zoning. Increased local population through residential-heavy mixed use development is expected to catalyze further retail and transit. Additionally, Metro Transit has identified the Rice-Robert corridor as their G-Line arterial bus rapid transit route, paving the way for increased transit-oriented development such as is provided for by T3 traditional neighborhood zoning.

4. The proposed zoning is consistent with the Comprehensive Plan. The Future Land Use Map in the 2040 Comprehensive Plan designates this parcel Mixed-Use, which the Plan describes as “primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another.” The rezoning is also supported by the following policies:

Policy LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

Policy LU-2. Pursue redevelopment of Opportunity Sites (generally sites larger than one acre identified as having potential for redevelopment) as higher-density mixed-use development or employment centers with increased full-time living wage job intensity, and the appropriate location for community services that are completely absent in the surrounding area (Map LU-3).

Policy LU-9. Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm.”

Policy LU-10. Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life. (The planned development includes commercial space, a large outdoor recreational area that is meant to link conceptually to Harriet Island, and public art pieces.)

This parcel is within 1,300 feet of the West Side Flats Neighborhood Node.

Policy LU-30. Focus growth at Neighborhood Nodes...

Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.

According to Figure LU-4: 2040 Residential Land Use Density Ranges, Mixed-Use areas are meant to reach a base range of 20-75 units per acre, while Mixed-Use areas near Neighborhood Nodes are meant to reach a range of 50-200 units per acre.

This parcel is included in the 2003-adopted Harriet Island/District Del Sol Opportunity Site, which calls for the Harriet-Island area to transition from more mixed uses near Wabasha to more residential uses moving west along Harriet Island. Strategy LU3 of the West Side Community Plan, adopted 2013, supports “development that maintains the traditional urban form...”

5. The proposed zoning is compatible with surrounding uses. Multifamily and mixed residential-commercial developments have increased across the lowlands area of the West Side in recent years, including the West Side Flats apartments, the adjacent Cordelle, and 2022 Scenic and Verdant apartments. Harriet Island Regional Park sets the tone for a vibrant urban neighborhood that is seeing replacement of large industrial lots that are deterrents to a pedestrian-friendly urban fabric.
 - I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the application to rezone 150 Water Street from IT transitional industrial to T3 traditional neighborhood at 150 Water Street, with final approval of this proposed rezoning by the City Council withheld until the boundary adjustment is recorded by Ramsey County.



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

PD=

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Property Owner(s) Jeffers Pond Development, LLC

Address 5116 Mirror Lakes Dr City Edina State MN Zip 55436

Email jimdeanovic@me.com Phone 612-799-5399

Contact Person (if different) Peter Deanovic Email pete@buhlinvestors.com

Address 5100 Eden Ave, Suite 317 City Edina State MN Zip 55436

(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 150 Water St W

PIN(s) & Legal Description 062822430055
(Attach additional sheet if necessary.)

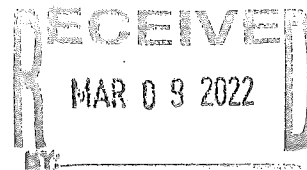
Lot Area 2.62 Current Zoning IT

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
IT zoning district to a T3 zoning district, for the purpose of:

Establishing 221 units of market rate housing within the context of the overall Farwell Yards redevelopment. Integral to this request is the broader Farwell Yards TIF district which will serve as the funding mechanism alongside accessing Unified bonding pool this summer to accomodate low income housing tax credits for the neighboring property on 115 Plato Blvd.

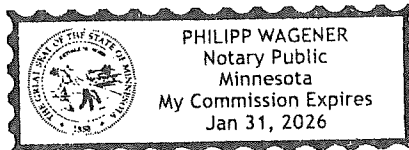


Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date 3/4 2022

Notary Public



By: _____
Feeowner of property

Title: _____



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only
File # _____
Fee Paid \$ _____
Received By / Date _____
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APPLICANT

Property Owner(s) Jeffers Pond Development, LLC
Address 5116 Mirror Lakes Dr City Edina State MN Zip 55436
Email jimdeanovic@me.com Phone 612-799-5399
Contact Person (if different) Peter Deanovic Email pete@buhlinvestors.com
Address 5100 Eden Ave, Suite 317 City Edina State MN Zip 55436
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 150 Water St W and that portion of 102 Water St W included in "Parcel 2" show on the attached survey
PIN(s) & Legal Description 062822430055 and that portion of 062822420017 included in the "Proposed Parcel 2 Description"
(Attach additional sheet if necessary.)
Lot Area 2.62 Current Zoning IT

TO THE HONORABLE MAYOR AND CITY COUNCIL:
Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
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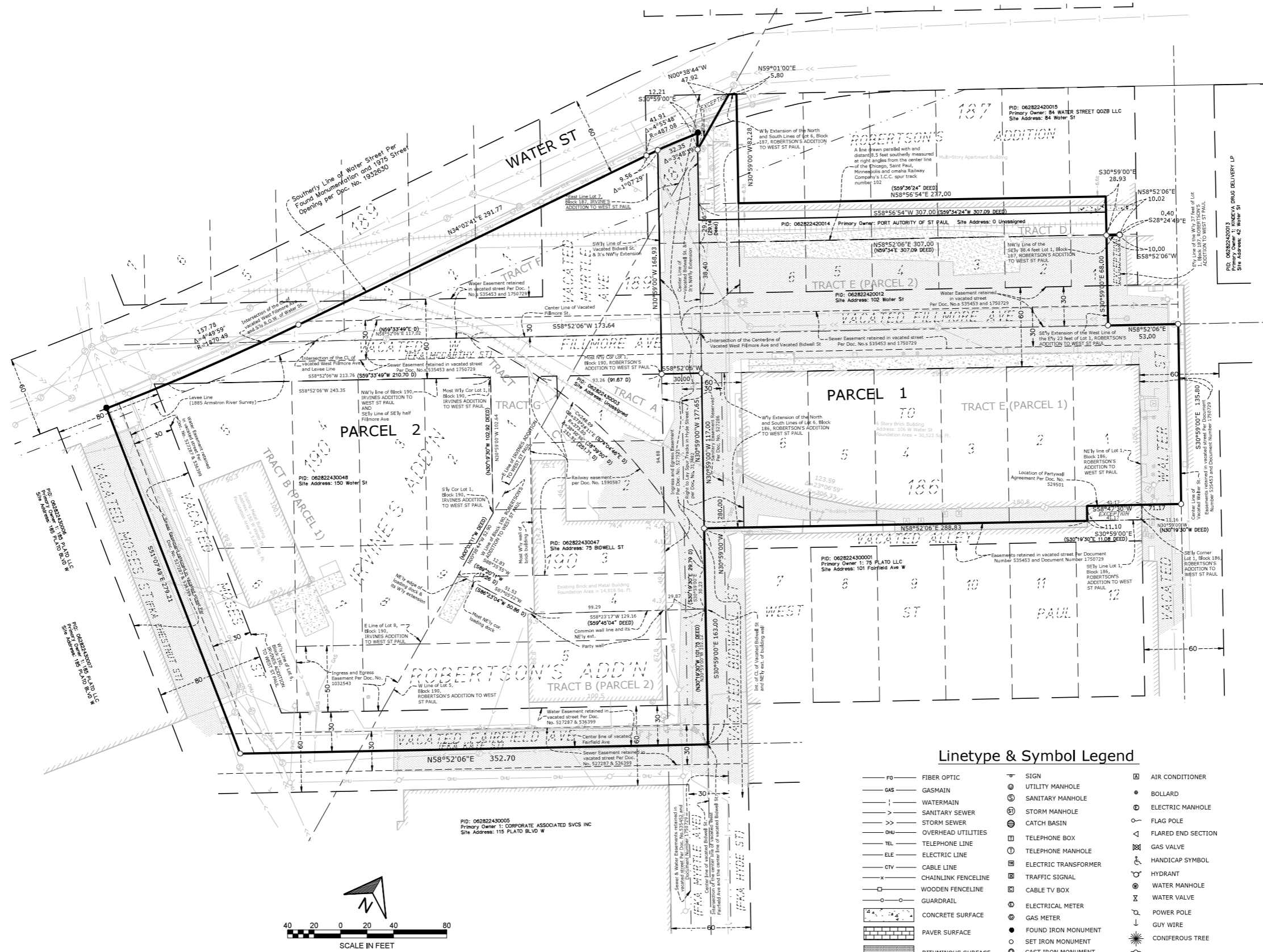
Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date _____ 20____

Notary Public


By: _____
Fee owner of property
Title: _____



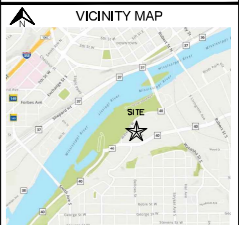
Farwell Yards
St. Paul, Ramsey County, MN 55107

Mohagen Hansen
1000 Twelve Oaks Center Drive, Wayzata, MN 55391

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 12-2-2021 LICENSE NO. 44565

QA/QC	
FIELD CREW	DD/DT
DRAWN BY	JRN/CJ
REVIEWED BY	RS
UPDATED BY	

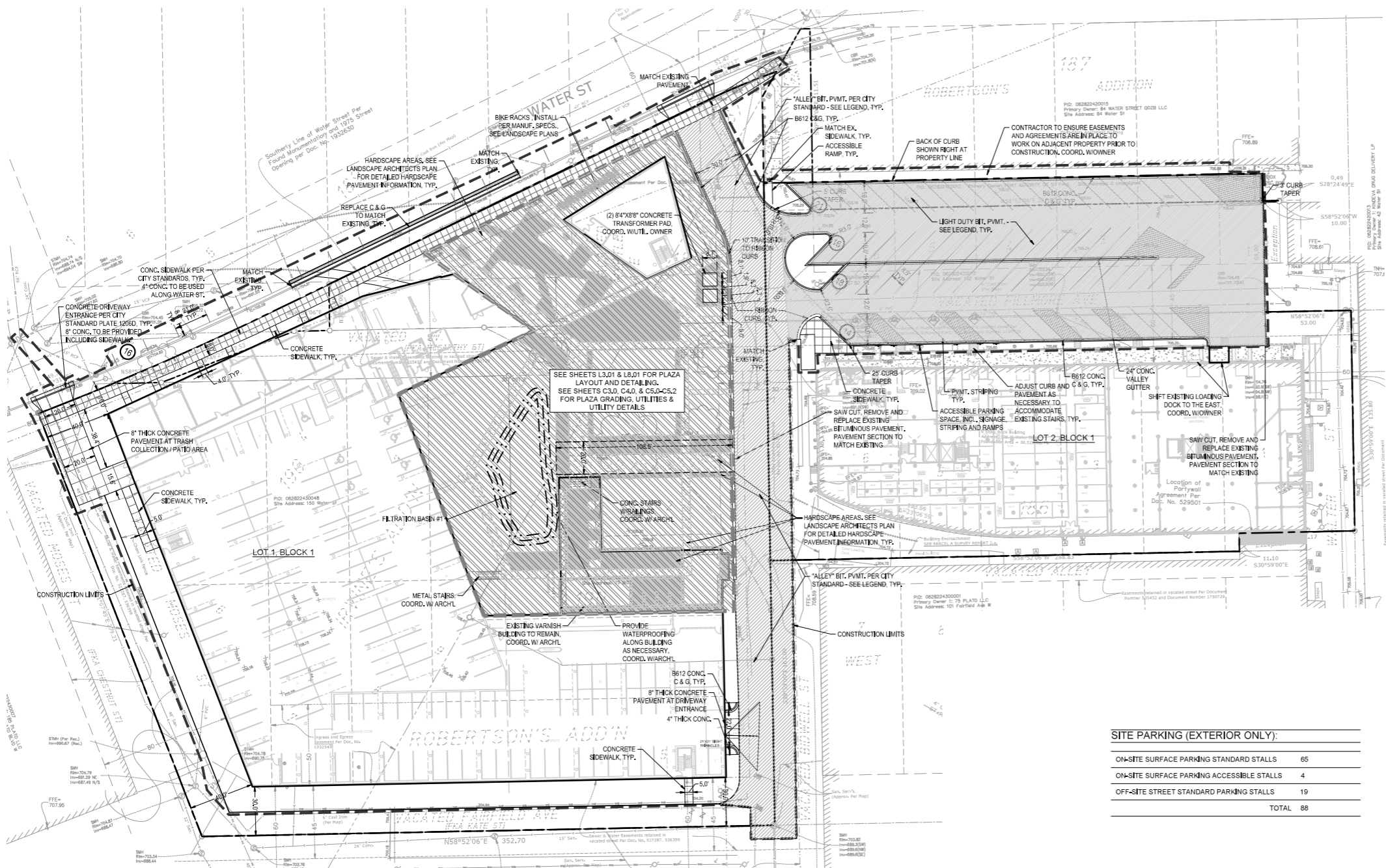


REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO: 18275.03

CERTIFICATE OF SURVEY

V1.1



SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS, STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET IMPROVEMENT PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURBS, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, BOLLARDS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES, THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE, ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADIUS ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL, OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF ST. PAUL SITE SPECIFIC NOTES:

- ENSURE ALL REQUIRED EXITS FROM THE BUILDING ARE KEPT OPEN AND CLEAR AT ALL TIMES DURING AND AFTER THE CONSTRUCTION PERIOD IF BUILDING IS PLANNED TO BE OCCUPIED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB, DRIVE ACCESS AND BOULEVARD LANDSCAPING CAUSE DURING THE CONSTRUCTION. CONTRACTOR ADVISED TO DOCUMENT PRE-EXISTING CONDITION OF THE RIGHT OF WAY PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.
- A TEMPORARY PEDESTRIAN ACCESS ROUTE (TPAR) AND/OR A TEMPORARY TRAFFIC CONTROL (TTC) PLAN MAY BE REQUIRED AS PART OF THE RIGHT-OF-WAY (ROW) PERMITTING PROCESS, SAID TTC OR TPAR PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE ROW PERMITTING OFFICE ISSUING A PERMIT(S).

SITE PARKING (EXTERIOR ONLY):

ON-SITE SURFACE PARKING STANDARD STALLS	65
ON-SITE SURFACE PARKING ACCESSIBLE STALLS	4
OFF-SITE STREET STANDARD PARKING STALLS	19
TOTAL	88

OPERATIONAL NOTES:

- SNOW REMOVAL:** ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT & IN AVAILABLE PLAZA AREAS. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS-OF-SITE.
- TRASH REMOVAL:** TRASH SHALL BE MOVED FROM AN INSIDE COLLECTION AREA ADJACENT TO WATER STREET ON COLLECTION DAY AND REMOVED BY COMMERCIAL CO. WEEKLY.
- DELIVERIES:** DELIVERIES SHALL OCCUR THROUGH THE PARKING GARAGE OR THE FRONT DOOR OFF WATER STREET VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FEDEX, USPS).

SITE PLAN LEGEND:

- BITUMINOUS PAVEMENT - PRIVATE LOT - SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- BITUMINOUS PAVEMENT - PUBLIC ALLEY & STREET REPAIR - PER CITY STANDARD FOR ALLEY & STREET CONSTRUCTION. COORDINATE W/ SEE GEOTECHNICAL REPORT. SEE DETAIL.
- PLAZA AREAS. SEE SHEETS L3.01 & L8.01 FOR LAYOUT & DETAILING. SEE SHEETS C3.0, C4.0 & C5.0-5.2 FOR GRADING UTILITIES & GRADING & UTILITY DETAILS. ADDITIONAL HATCHING SHOWN TO DENOTE CONG. & GRAVEL PAVEMENTS THROUGHOUT PLAZA FOR REFERENCE ONLY. SEE PLAZA SHEETS FOR ACTUAL LAYOUT.
- ALL CONCRETE PAVEMENT (PUBLIC & PRIVATE) SHALL BE EITHER 4" OR 8" NON-REINFORCED. PER CITY STANDARD. SEE NOTES ON PLAN. UTILITY PADS SHALL BE PER UTILITY CO. STANDARD. COORDINATE WITH GEOTECHNICAL REPORT FOR AGGREGATE BASE & FINAL CONCRETE DEPTHS.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) T.P. OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HP = ACCESSIBLE SIGN. NP = NON-PARKING LANE. ST = STOP. CP = COMPACT CAR PARKING ONLY

CITY OF ST. PAUL SITE SPECIFIC NOTES:

- INSPECTION CONTACT:** THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, JIM HEIN AT 651-467-1417 ONE WEEK PRIOR TO BEGINNING WORK TO DISCUSS CONTROL, PEDESTRIAN SAFETY AND CONTROL OF ALL WORK IN THE PUBLIC RIGHT OF WAY. IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW DIRECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SCHED DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
- SAFE WORK SITE REQUIREMENTS:** THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MUTCO REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.
- TEMPORARY TRAFFIC CONTROL PLAN (TTC):** AS ADVISED A TTC PLAN MAY BE NEEDED AS PART OF THE RIGHT-OF-WAY (ROW) PERMITTING PROCESS FOR WORK BEING CONDUCTED IN THE ROW. SAID PLAN NEEDS TO BE COMPLETED BY A COMPANY THAT SPECIALIZES IN DEVELOPING TEMPORARY TRAFFIC CONTROL PLANS AND MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCO).
- TEMPORARY PEDESTRIAN ACCESS CONTROL PLAN (TPAC):** AS ADVISED A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN (TPAR) MAY BE REQUIRED AS PART OF THE UTILITY PERMITTING PROCESS. SAID PLAN NEEDS TO MEET THE REQUIREMENTS OF CHAPTERS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCO). ALSO NOTE THAT THE ADA COMPLIANCE OF THE ROUTE NEEDS TO MEET THE MINIMUM LEVEL THAT IS PRESENT ON THE ROUTE. IN OBTAINING CONSENT, ANY PLAN PROVIDED AS PART OF THE SITE PLAN REVIEW PROCESS MAY BE MODIFIED AS PART OF THE REVIEW PROCESS BY RIGHT-OF-WAY PERMITTING OFFICE PRIOR TO IMPLEMENTATION. THE CITY RESERVES THE RIGHT TO REQUIRE CHANGES AS PART OF THE REVIEW AND IMPLEMENTATION PROCESS.
- NO PRIVATE FACILITIES IN THE RIGHT OF WAY:** THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IN THE CITY'S RIGHT OF WAY. THE INCLUDED STUBBING CONDUIT OR CABLE INTO PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY DEEDS TO THE SITE COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED POINTS INTO THE PROPERTY. UTILITIES ARE RESPONSIBLE FOR SECURING OCCUPATION PERMITS TO RUN THEIR SERVICE INTO A SITE, AND (WHERE REQUIRED) SUBMITTING PLANS FOR REVIEW BY THE PUBLIC WORKS UTILITY REVIEW COMMITTEE. THE CONTRACTOR SHALL CONTACT MIKE LUSIGN, GENERAL FOREMAN, LIGHTING & SIGNAL MAINTENANCE, 651-266-9070, IF REMOVAL OR RELOCATION OF EXISTING FACILITIES IS REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR SIGNAL UTILITIES, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY (AND RELATED COST) FOR ANY DAMAGE OR RELOCATIONS. ACCESS TO SIGNAL CONTROLLER AND LIGHTING CABINETS MUST BE MAINTAINED AT ALL TIMES. IF FENCING IS REQUIRED FOR A JOB SITE, A KEY OR OTHER MEANS OF ACCESS MUST BE PROVIDED TO THE CITY OF ST. PAUL'S TRAFFIC OPERATIONS DEPARTMENT, CONTACT MIKE LUSIGN, GENERAL FOREMAN SIGNALS AND LIGHTING AT 651-266-9070 FOR INFORMATION. ACCESS TO SIGNAL CONTROLLER AND LIGHTING CABINETS MUST BE MAINTAINED AT ALL TIMES - IF FENCING IS REQUIRED FOR A JOB SITE, A KEY OR OTHER MEANS OF ACCESS MUST BE PROVIDED TO THE CITY OF ST. PAUL'S TRAFFIC MAINTENANCE DEPARTMENT, CONTACT MIKE LUSIGN, GENERAL FOREMAN SIGNALS AND LIGHTING AT 651-266-9070.
- SIGNING:** SIGNS REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY (OUTSIDE OF THE PUBLIC RIGHT OF WAY ROW) SHALL BE FURNISHED AND INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR AT NO COST TO THE CITY OF ST. PAUL DEPARTMENT OF PUBLIC WORKS. REMOVAL OF EXISTING SIGNS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED BY THE CITY AT THE EXPENSE OF THE DEVELOPER. NEW SIGNS OR THE REINSTALLATION OF EXISTING SIGNS, AS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING, REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC RIGHT OF WAY SHALL BE FURNISHED AND INSTALLED BY THE CITY AT THE EXPENSE OF THE DEVELOPER. ALL EQUIPMENT, MATERIALS, AND LABOR COSTS ASSOCIATED WITH THE CITY ASPECT OF A COMPLETE SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT CHRIS GULDEN OF PUBLIC WORKS 651-266-9078 TWO WEEKS IN ADVANCE OF NEEDED SIGN WORK.
- ENCROACHMENTS:** PER CHAPTER 13A OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OF ENCROACHMENT WITHIN THE PUBLIC RIGHT OF WAY, CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT OF WAY (ROW) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS TRUCKS, ROCK BOLTS, WHEELS, LAGGING, TIMBERS, SHEET PILING, ETC., THAT THE OWNER IS SEEKING TO ABANDON IN THE ROW. SECTION 302.3 OF THE MINNESOTA BUILDING CODE DEFERS FINAL AUTHORITY OF ENCROACHMENTS INTO PUBLIC RIGHTS-OF-WAY PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS MANAGEMENT OF THE PUBLIC RIGHT OF WAY, PROVIDED SUCH INSTALLATIONS ARE APPROVED BY PUBLIC WORKS. FOOTINGS MAY BE ALLOWED TO ENDOCH INTO CITY ROW NO MORE THAN TWELVE (12) INCHES AT DEPTHS BELOW EIGHT (8) FEET AS PROVIDED FOR IN MINNESOTA BUILDING CODE SECTION 320.1. SAID ENCROACHMENTS WOULD REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY PER CHAPTER 13A OF THE LEGISLATIVE CODE. ENCROACHMENTS INTO COUNTY OR STATE ROW ARE NOT ALLOWED UNLESS AUTHORIZATION HAS BEEN GRANTED FROM SAID AGENCY. ENCROACHMENTS INSTALLED BY THE ROW WITHOUT AUTHORIZATION WILL BE REMOVED AT NO EXPENSE TO THE CITY OR CONTRACTOR.
- STRIPING:** STRIPING RESTORATION SHALL BE COMPLETED IMMEDIATELY FOLLOWING FINAL PAVEMENT RESTORATION. ROADWAY STRIPING IMPACTED BY THE WORK ZONE SHALL BE REPLACED IMMEDIATELY AT NO COST TO THE ROAD AGENCY. IF THERE ARE QUESTIONS AS TO THE TYPE OF STRIPING MATERIALS TO BE USED, CONTACT THE CITY OF ST. PAUL TRAFFIC OPERATIONS SECTION. IF THERE IS A DESIRE FOR THE CITY OF ST. PAUL PUBLIC WORKS DEPARTMENT TO COMPLETE PAVEMENT MARKING RESTORATION WORK, CONTACT CHRIS GULDEN OF PUBLIC WORKS TRAFFIC OPERATIONS FOR AN ESTIMATE. AT A MINIMUM, TWO WEEKS ADVANCE NOTICE SHALL BE PROVIDED FOR ANY STRIPING WORK REQUEST. IF ADVANCE NOTICE IS NOT PROVIDED, ANY ASSOCIATED PROJECT DELAYS, AND COSTS INCURRED RESULTING FROM SAID DELAYS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ROADWAY RESTORATION:** AS PER THE CITY'S STANDARD SPECIFICATION FOR STREET OPENINGS POLICY, RESTORATION ON ROADWAY SURFACES LESS THAN YEARS OLD SHALL REQUIRE FULL WIDTH MILL AND OVERLAY OR ADDITIONAL DEGRADATION FEES, DEGRADATION FEES

- ARE DETERMINED BY CONTACTING THE RIGHT OF WAY SERVICE DESK AT 651-266-9151. PAVEMENT RESTORATION SHALL BE COMPLETED BY THE DEVELOPER/CONTRACTOR. CONTACT STREET MAINTENANCE FOR ESTIMATE OR COSTS FOR PAVEMENT RESTORATION.
- STREET SWEEPING:** STREET SWEEPING IS AN IMPORTANT TEMPORARY EROSION CONTROL, BEST MANAGEMENT PRACTICE SHALL BE PERFORMED WITH THE USE OF WATER. DRY SWEEPING IS PROHIBITED. ADDITIONALLY, TRUCKS HAULING IN AND OUT OF THE SITE FOR ANY ACTIVITY INCLUDING BUT NOT NECESSARILY LIMITED TO PAVING, EXCAVATION, ETC., NEEDS TO ENSURE CLEAN OFF OF TIRES TO AVOID ANY BUILDUP ON THE STREET PAVEMENT.
 - MISCELLANEOUS:** ANY PUBLIC INFRASTRUCTURE DAMAGE RESULTING FROM THE CONTRACTORS ACTIVITIES, INCIDENTAL OR OTHERWISE, SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE CITY AT NO COST TO THE CITY.
- ADDITIONAL NOTES:**
- PER MINNESOTA STATE STATUTE 326, PLEASE BE SURE THAT THE FINAL PLANS SUBMITTED ARE SIGNED BY THE APPROPRIATE LICENSED PROFESSIONAL, I.E. PE, LA, PLS, ETC., RESPONSIBLE FOR PLAN DEVELOPMENT.
 - CONSTRUCTION SUPPLIES, MATERIALS, SPILLS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIVE LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREES FROM DAMAGE.
- CITY OF ST. PAUL PERMITS REQUIREMENTS:**
- OBSTRUCTION PERMITS AND EXCAVATION PERMITS:** CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-9151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BEING TO OBTAIN ACCURATE COST ESTIMATES.
 - OBSTRUCTION PERMITS:** THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES), BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
 - EXCAVATION PERMITS:** ALL DRIVING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING TO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
 - FAILURE TO SECURE PERMITS:** FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
- SIDEWALK NOTES:**
- CONSTRUCTION IN RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-4100). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
 - RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE SECTION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY RESTORATION IN THE STREET AT 651-266-9070. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATION" AND ARE AVAILABLE AT THE PERMIT OFFICE.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB, DRIVE ACCESS AND BOULEVARD LANDSCAPING CAUSED DURING THE CONSTRUCTION. CONTRACTOR RECOMMENDED TO DOCUMENT PRE-EXISTING CONDITION OF THE RIGHT-OF-WAY PRIOR TO COMMENCEMENT.
 - SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
 - ADJACENT STREETS AND ALLEYS MUST BE SWEEP TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SHEEP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY.
- ENCROACHMENT NOTES:**
- ENCROACHMENTS PER CHAPTER 13A OF THE LEGISLATIVE CODE. NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
 - CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY (ROW) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS TRUCKS, ROCK BOLTS, WHEELS, LAGGING, TIMBERS, SHEET PILING, ETC., THAT THE OWNER IS SEEKING TO ABANDON IN THE ROW.
 - SECTION 302.3 OF THE MINNESOTA BUILDING CODE DEFERS FINAL AUTHORITY OF ENCROACHMENTS INTO PUBLIC RIGHTS-OF-WAY PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS MANAGEMENT OF THE PUBLIC RIGHT-OF-WAY. PROVIDED SUCH INSTALLATIONS ARE APPROVED BY PUBLIC WORKS. FOOTINGS MAY BE ALLOWED TO ENDOCH INTO CITY ROW NO MORE THAN TWELVE (12) INCHES AT DEPTHS BELOW EIGHT (8) FEET AS PROVIDED FOR IN MINNESOTA BUILDING CODE SECTION 302.1. SAID ENCROACHMENTS WOULD REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY PER CHAPTER 13A OF THE LEGISLATIVE CODE.
 - ENCROACHMENTS INTO COUNTY OR STATE ROW ARE NOT ALLOWED UNLESS AUTHORIZATION HAS BEEN GRANTED FROM SAID AGENCY.
 - ENCROACHMENTS INSTALLED IN THE ROW WITHOUT AUTHORIZATION WILL BE REMOVED AT NO EXPENSE TO THE CITY OR CONTRACTOR.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION LOT 1		PROPOSED CONDITION LOT 1	
	EXISTING	%	PROPOSED	%
BUILDING COVERAGE	19,846 SF	13.3%	74,857 SF	50.3%
ALL PAVEMENTS	101,623 SF	68.2%	33,570 SF	21.2%
ALL NON-PAVEMENTS	27,440 SF	18.4%	42,482 SF	28.5%
TOTAL SITE AREA	148,909 SF	100.0%	148,909 SF	100.0%

SITE AREA CALCULATIONS	EXISTING CONDITION LOT 2		PROPOSED CONDITION LOT 2	
	EXISTING	%	PROPOSED	%
BUILDING COVERAGE	30,527 SF	38.9%	30,527 SF	38.9%
ALL PAVEMENTS	44,106 SF	56.3%	46,556 SF	59.4%
ALL NON-PAVEMENTS	3,744 SF	4.8%	1,294 SF	1.7%
TOTAL SITE AREA	78,377 SF	100.0%	78,377 SF	100.0%

FARWELL YARDS
150 W WATER STREET, ST. PAUL, MN 55107
BUHL INVESTORS
5100 EDEN AVENUE, SUITE 317, EDINA, MN 55436

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.
David J. Kuehler
DATE: 02/28/21 LICENSE NO.: 48776

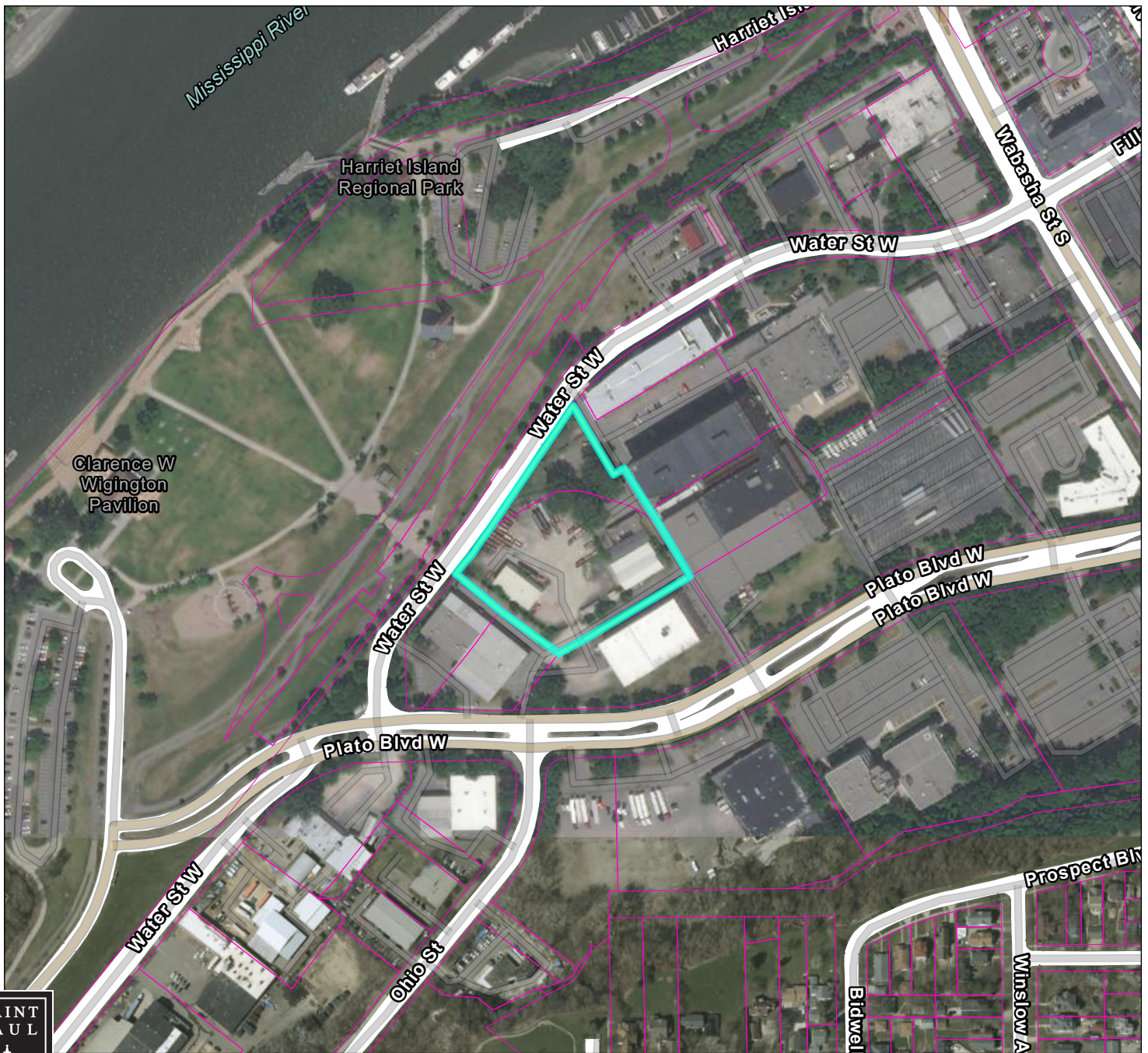
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02/28/21	REV SUBMITTAL
11/20/20	ISSUE FOR DEVELOPMENT

REVISION SUMMARY

DATE	DESCRIPTION

OVERALL SITE PLAN

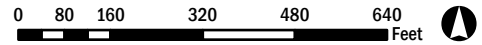


FILE #22-430-055 | AERIAL MAP
Application of Jeffers Pond Dev. LLC

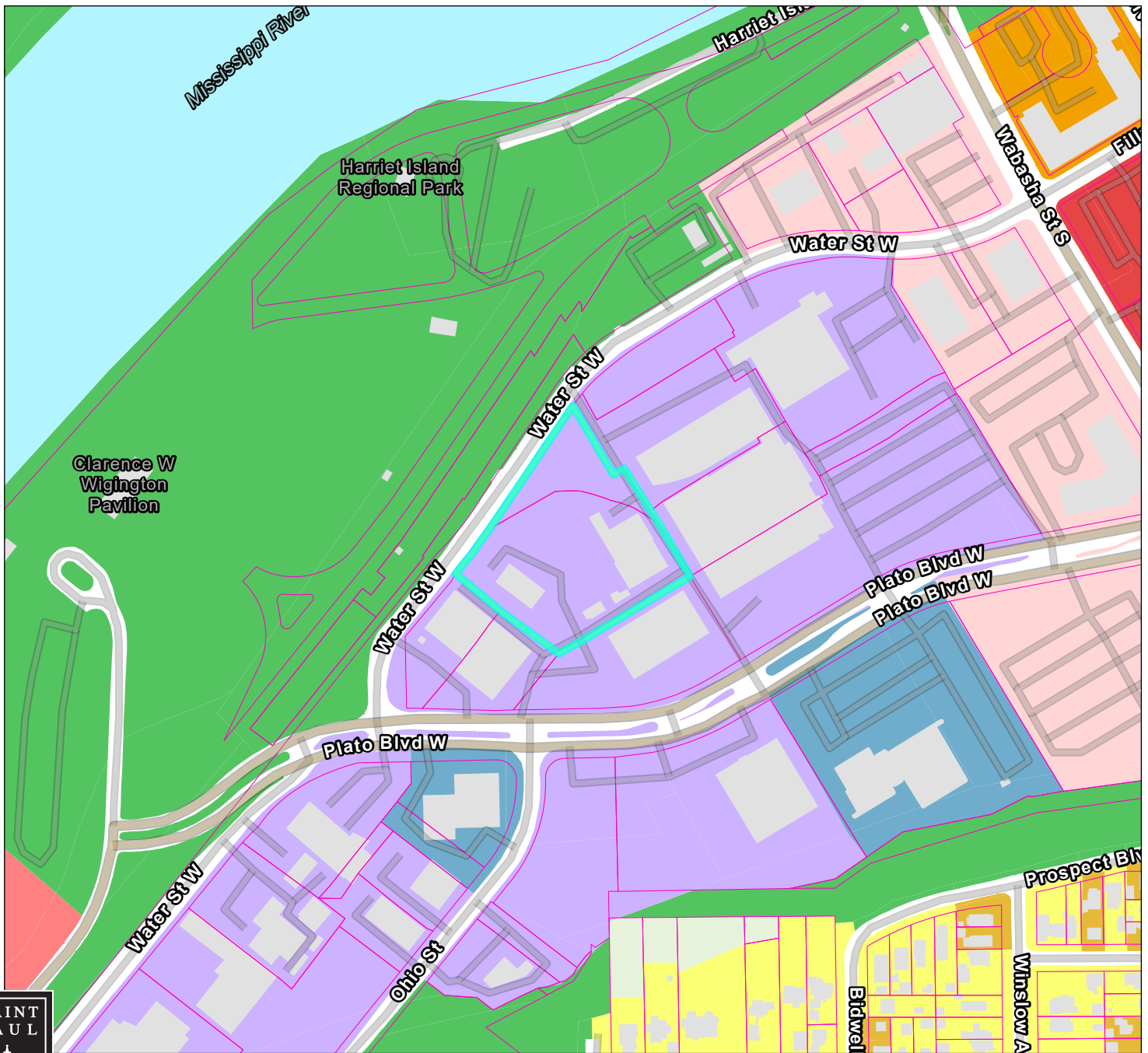
Application Type: Rezone
 Application Date: March 9, 2022
 Planning District: 3

Subject Parcel(s) Outlined in Blue

 Parcel Boundaries

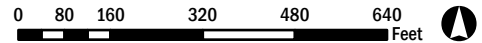


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FILE #22-430-055 | LAND USE MAP
Application of Jeffers Pond Dev. LLC

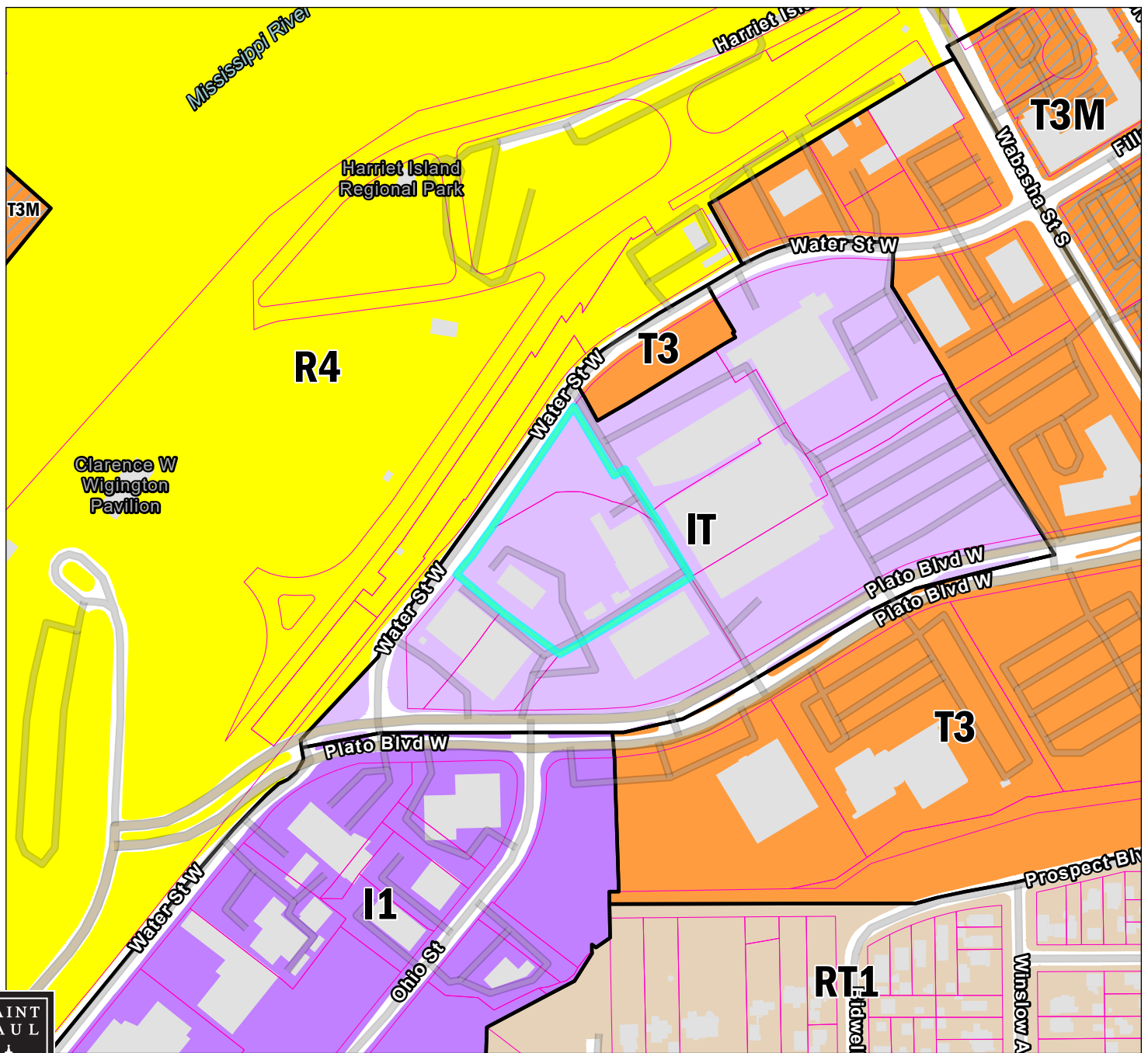
Application Type: Rezone
 Application Date: March 9, 2022
 Planning District: 3



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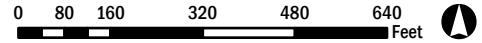
Subject Parcel(s) Outlined in Blue

- | | | |
|-----------------------------|--------------------------------|-------------------|
| Farmstead | Mixed Use Residential | Major Highway |
| Seasonal/Vacation | Mixed Use Industrial | Railway |
| Single Family Detached | Mixed Use Commercial and Other | Airport |
| Manufactured Housing Park | Industrial and Utility | Agricultural |
| Single Family Attached | Extractive | Undeveloped |
| Multifamily | Institutional | Water |
| Office | Park, Recreational or Preserve | Parcel Boundaries |
| Retail and Other Commercial | Golf Course | |



FILE #22-430-055 | ZONING MAP
Application of Jeffers Pond Dev. LLC

Application Type: Rezone
 Application Date: March 9, 2022
 Planning District: 3



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Subject Parcel(s) Outlined in Blue

RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	Parcel Boundaries
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	
RM3 Multiple-Family	B2 Community Business	F2 Residential Low	