

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

**DATE: SEPTEMBER 24, 2013
TIME: 7:00 PM
PLACE: SHOREVIEW CITY HALL
LOCATION: 4600 NORTH VICTORIA**

1. CALL TO ORDER

ROLL CALL

Approval of Agenda

2. APPROVAL OF MINUTES

August 27, 2013

Brief Description of Meeting Process – Chair Steve Solomonson

3. REPORT ON CITY COUNCIL ACTIONS

September 3, 2013 and September 16, 2013

4. NEW BUSINESS

A. MINOR SUBDIVISION / VARIANCE

File No: 2495-13-22

Applicant: Louise Ostergren / Kevin and Sara Ousdigian

Location: 5107 Alameda Street

B. RESIDENTIAL DESIGN REVIEW

File No.2498-13-25

Applicant: Summit Design Build, LLC/Daren and Jessica Wickum

Location: 3200 West Owasso Blvd.

C. SITE AND BUILDING PLAN REVIEW

File No. 2497-13-24

*Applicant: Kass Wilson Architects/Steven Scott Management/Lakeshore Oaks Apartments
LLP*

Location: 505, 525, 555, 585, and 605 Harriet Ave

5. MISCELLANEOUS

A. City Council Assignments for *October 7th, 2013 and October 21st, 2013*
Commission Members McCool and Ferrington

B. Planning Commission November and December meeting date: December 3rd, 2013

6. ADJOURNMENT

TO: Planning Commission
FROM: Niki Hill, Economic Development and Planning Technician
DATE: September 19, 2013
SUBJECT: File No. 2495-13-22; Kevin and Sara Ousdigian, Minor Subdivision and Variances, 5107 Alameda Street

INTRODUCTION AND BACKGROUND

Kevin and Sara Ousdigian submitted a minor subdivision application to divide the property at 5107 Alameda Street into two parcels. In addition, a variance application was also submitted for variances to the minimum lot width and structure setback requirements. The property is currently owned by Louise Ostegren. Sara and Kevin Ousdigian have a purchase agreement with Mrs. Ostegren to buy the home and property subject to the approval of this variance and subdivision application. The property is a riparian lot located west of Alameda Street on the east shore of Turtle Lake.

The property is currently developed with a single-family residential structure, detached garage, driveway and other ancillary site improvements. The house will remain on the larger parcel and the detached garage will be torn down. The adjacent land uses are single-family residential. The existing home is serviced with city sewer and water.

This application was complete as of September 6, 2013.

MINOR SUBDIVISION

DEVELOPMENT ORDINANCE REQUIREMENTS

Minor subdivisions require review by the Planning Commission and approval by the City Council. Minor subdivisions must be reviewed in accordance with subdivision and zoning district standards in the Development Regulations.

The City's subdivision standards require all lots to front on a publicly dedicated right-of-way. Municipal sanitary sewer and water must be provided to the resulting lots. These standards also require 5-foot public drainage and 10-foot utility easements along property lines where necessary. Public drainage and utility easements are also required over infrastructure, watercourses, drainages or floodways.

The property is zoned R1, Detached Residential, as are the adjacent properties. The property is also located in the Shoreland Overlay District of Turtle Lake. For riparian properties in the Shoreland district, lot standards require a minimum lot area of 15,000 square feet and a width of 100 ft. measured at three locations: the front lot line; the Ordinary High Water (OHW); and at

the building setback line from the OHW. The minimum front and OHW setbacks are calculated based on the setbacks of the houses on the adjoining parcels.

STAFF REVIEW

The applicant is proposing to retain the existing house and divide the property into two parcels. The house will remain on Parcel A and a new single-family residential home would be constructed on the newly created Parcel B in the future. As shown below, the proposed parcels exceed the minimum lot area requirements but do not comply with the minimum lot width requirements. Again, the applicant is seeking a variance to the minimum 100-foot width requirement for both parcels.

	Requirements	Parcel A (North)	Parcel B (South)
Area:	15,000 sf	35,787 sf	27,707 sf
Width:	100 feet	93.49 feet*	78.69 feet*

** 100 feet is required, and a variance is requested for both parcels*

The existing house would remain on Parcel A and after modifying the existing screen porch to create an unenclosed porch it will meet the minimum setback requirements. The existing detached garage will be removed.

Municipal sanitary sewer and water service are already provided to Parcel A, and a stub for the water service for Parcel B is located at the street. City records do not show that a sewer service was stubbed for Parcel B, and so service for the new house will have to tie into the existing infrastructure. The standard drainage and utility easements along the property lines will be required, as well as a corrected easement conveyed to the City over the city sewer, covering both the manhole and the pipe. A private easement between the two properties is required for the private infrastructure serving the existing house which extends onto Parcel B.

When utilities were installed, the property was assessed for sanitary sewer, but water and street assessment was for a single lot, and so the assessments for the second lot must be paid with the subdivision creating two lots. Please see that attached comment of the Senior Engineering Technician. Details of these assessments will be included in the Development Agreement.

Tree impacts will be evaluated further during the building permit review process. The submitted survey does identify some landmark trees on the property, which may be impacted by the construction of a new home on Parcel B. Tree removal, replacement and protection will also be addressed in the Development Agreement.

VARIANCE

The applicant is seeking variances to reduce the minimum lot width requirement to 93.49 feet for Parcel A and 78.69' for Parcel B. In addition, the applicants have requested a setback variance for Parcel B.

VARIANCE CRITERIA

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

The applicant states that they are requesting two variances to enable building on the new south parcel. The first is a variance to the minimum lot width. They propose creating Parcel A, with the existing home, at a width of 93.49 feet and Parcel B with a width of 78.69 feet. Both lots would exceed the minimum lot area of a riparian lot of 15,000 sq ft with Parcel A having 35,787 sq. ft (.82 acres) and Parcel B having 27,707 sq ft (0.64 acres).

The second variance is for the building setback requirements for Parcel B to be reduced for the future a building pad. This is request is based on the variation of the OHW and the street setbacks of the adjoining properties.

Please see attached statement regarding the variance requests.

STAFF REVIEW

Minor Subdivision

The proposed subdivision complies with City requirements, except for the proposed lot widths, and cannot be approved without approval of the requested variance to reduce lot width for each proposed parcel. Staff concurs with the applicant that practical difficulty exists. The proposed use of subdividing the property for a new lot for a future detached single-family homes is a reasonable use for this 172-foot wide by 385-foot deep property. The property is zoned R1, Detached Residential, as are the adjacent properties. Further, staff believes a subdivision of a property of this size into two parcels is reasonable as the new parcels will exceed the minimum lot area required.

Width Variances

The unique circumstance concerning the widths of the proposed parcels is that no subdivision of the large 1.5 acre property is possible unless a variance is approved because of the lot width requirements. Staff believes the proposed subdivision allows the applicant to develop the property with a higher intensity use that recognizes and retains the existing development pattern, relationship to the adjacent properties, and character of the neighborhood. Staff believes that these proposed widths meet the spirit and intent of the Code, which was adopted to maintain separation between structures.

In this neighborhood, other riparian parcels have a similar development pattern, with lot sizes ranging from 50 to 100 feet, with an average of 66.3 feet. The two parcels created by this subdivision will result in lot widths greater than the average for the neighborhood and, in staff's opinion, will not alter the character of the neighborhood.

Staff also considered the proposed square foot areas of the parcels and design standards for substandard lots. The requested reductions in width are offset by the lot areas, which are well in excess of the 15,000 square foot minimum lot area. Because of the lot width variances, both resulting parcels will be legal nonconforming properties (i.e., substandard riparian lots) subject to residential design review for exterior alterations on the existing home and the construction of a new home on Parcel B. The design standards that apply to substandard lots include foundation area, lot coverage, building height, structure setbacks and architectural mass and are intended to address the scale of a proposed home in context with the surroundings and mitigate impacts on the lakeshore environment. As such, the Commission will have an opportunity to review the future development on Parcel B. Nearby property owners will also be notified when house construction is proposed.

Setback Variance – Parcel B

The proposed residential use for a future detached single family dwelling is a reasonable use of this property, and the staff agrees with the applicant that the unique circumstances for the requested setback variances are present. These circumstances stem from the presence of the 'inlet' along the shoreline to the south, which causes the OHW setback for proposed Parcel B to shift abruptly inland; the alignment of the houses north and south of Parcel B relative to both the OHW and the street, and the grade of the parcel. The changes in the shoreline cause the calculated OHW setback to push the setback to the east on the property (see attached survey) in an irregular manner.

The properties to the north of 5107 are characterized by front setbacks over 225 feet while the properties to the South all have setbacks of approximately 50 feet. The applicants see a future house on Parcel B with an OHW setback more similar to the pattern of the houses to north, and the existing street setback of the houses to the south, while still tending towards the average as intended by Code.

Lastly, Parcel B has a significant topographical grade that affects the location of a future house and attached garage. With the OHW and street setback standards, a home would likely be designed with a garage entry from the east. If the garage is side-loaded, and so entered from the south side, the resulting garage will have to be significantly further east than the home on the south side. This creates the need for a larger building pad with shorter street setback. While

staff recognizes the need for setback flexibility for this proposed lot, the variance should also consider whether the house design suits the site characteristics. A future house will be subject to Residential Design Review by the Planning Commission, and staff believes that is the appropriate opportunity to consider the setback variance request.

The property is situated on the cusp of two different building setbacks in the neighborhood. A variance to the setback would enable a transition between the ranges and help to retain the character of the neighborhood.

PUBLIC COMMENT

Property owners within 150 feet were notified of the applicant's request. Three comments have been received. One is in support of the proposed subdivision and variances, the second would like the future home construction to be monitored with the narrow size and slope of the parcel, and the third opposes the proposed subdivision and variances. The comments are attached.

STAFF RECOMMENDATION

The minor subdivision application has been reviewed in accordance with the standards of the Development Regulations and found to be in compliance with these standards, except for the proposed lot widths. Staff believes that the variance request for lot width are reasonable, in keeping with the spirit and intent of the Development Code, and that hardship exists due to the existing 173-foot width of the parcel. Staff recommends that the Planning Commission adopt Resolution 13-85 approving the variance to the lot widths, and to recommend approval of the minor subdivision to the City Council.

Staff recommends the variance request for the structure setback be tabled, and the review period extended to 120-days to provide the applicant opportunity to develop a building plan.

The approvals are subject to the following conditions:

Minor Subdivision

1. The minor subdivision shall be in accordance with the plans submitted.
2. For Parcel B, a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before the City endorses the deed to create Parcel B. The fee will be 4% of the fair market value of the property.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director, including a conveyance expanding to the existing sanitary easement to fully encompass the City's sewer interest. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. The applicants shall enter into a Subdivision Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording. A Development Agreement will also be required for the construction of a new home on Parcel B.

5. Municipal water and sanitary sewer service shall be provided to Parcel B. Payment in lieu of assessments for City water availability to the new lot in the amount of \$4,325 for the Water Unit and \$1,209 for the street unit. The cost of connection and SAC fees, together with permit charges, will be due with the building permit.
6. An escrow for the work to connect to the existing city sewer will be required in the amount of \$3,000.
7. Driveways and all other work within the Alameda Street right-of-way are subject to the permitting authority of the City of Shoreview.
8. The garage shall be removed prior to the City endorsing the Deed for Parcel B or a financial surety submitted to the City to ensure removal.
9. A tree protection plan shall be submitted prior to issuance of a building permit (including the demolition permit). The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
10. An erosion control plan shall be submitted with the building permit application for each parcel and implemented during the construction of the new residence.
11. A final site-grading and drainage plan shall be submitted and approved by the City Engineer prior to issuance of a building permit.
12. A Mitigation Affidavit is required for both parcels. For Parcel A, this Affidavit shall be executed prior to the City's release of the deed for recording. For Parcel B, this Affidavit shall be required with the Residential Design Review process.
13. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

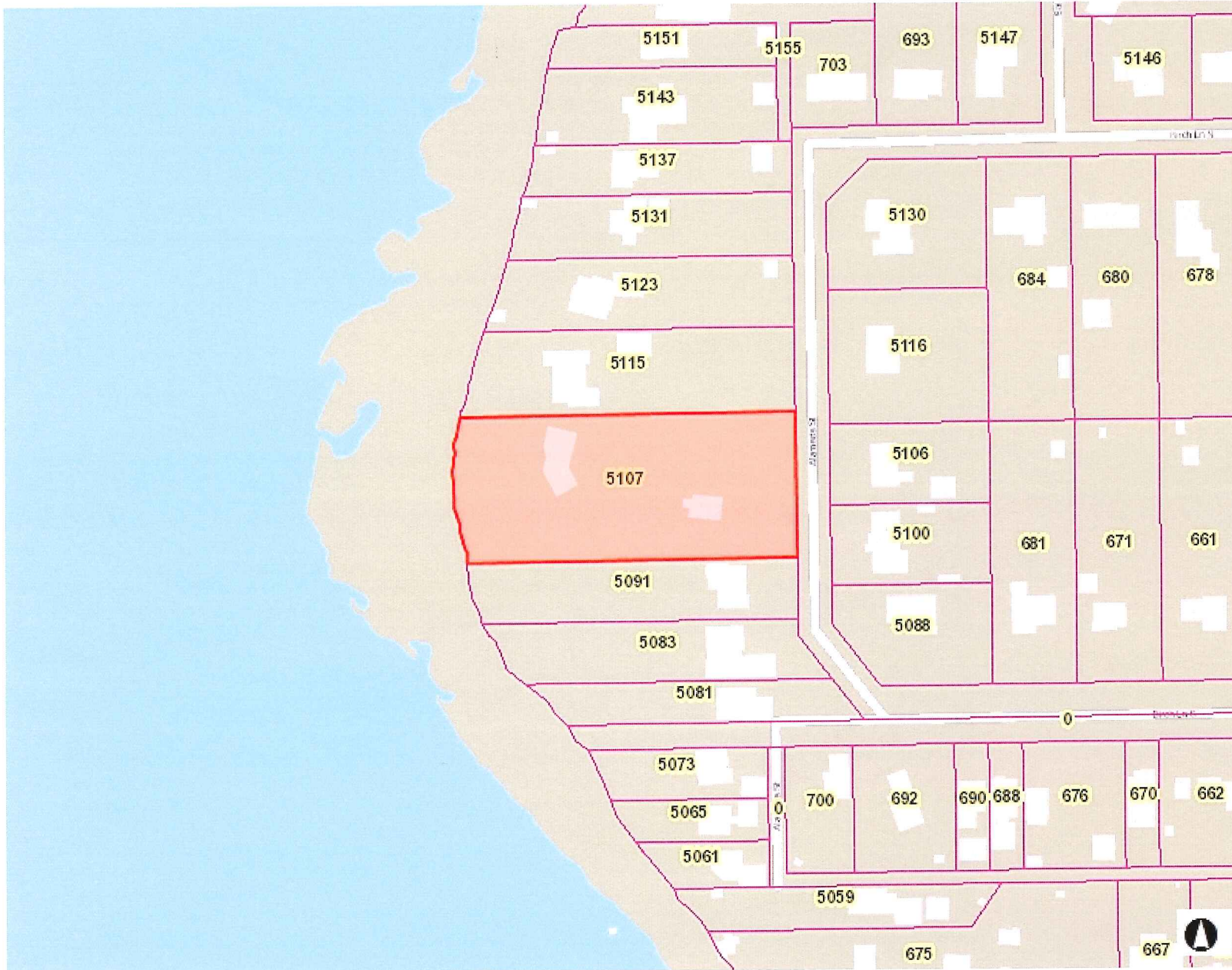
VariANCES

1. The approval is subject to approval of the Minor Subdivision application by the City Council.
2. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
3. The approval is subject to a 5-day appeal period.

Attachments

- 1) Location Map
- 2) Site Aerial Photo
- 3) Submitted Statement and Plans
- 4) Public Works Comment on Municipal Utilities
- 5) Response to Request for Comment
- 6) Resolution Number 13-85
- 7) Motion

5107 Alameda Location Map



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

348.0 0 174.00 348.0 Feet

5107 Alameda Aerial



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

348.0 0 174.00 348.0 Feet

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

TO: Shoreview Department of Community Development

FROM: Sara and Kevin Ousdigian

DATE: August 26, 2013 (minor update Sept 18, 2013)

SUBJECT: Application for Variance and Subdivision for 5107 Alameda Street

Overview

The current single family home at 5107 Alameda Street in Shoreview is a walkout rambler on the northern side of a large parcel which is 172' wide by 385' deep and 1.52 acres (per county records). The property is a riparian lot located in the R1 – Detached Residential District on the east side of Turtle Lake. The property is currently owned by Louise Ostergren. Sara and Kevin Ousdigian have a purchase agreement with Louise Ostergren to buy the home and property subject to the approval of this variance and subdivision application by the city, planning commission, and city council.

Our two primary goals for submitting this variance and subdivision proposal are:

- 1) Preserve the existing fine single family home at 5107 Alameda.
- 2) Maximize the width of a new buildable parcel on the south side to minimize deviation from the 100' width minimum and balance the two new parcel widths as best as possible.

Summary

5107 Alameda is a great opportunity for infill development which is consistent with the Shoreview Comprehensive Development Plan. This property is unique because it is the only property between 150 and 200' that is available for splitting into 2 parcels and also the fine existing home can be preserved.

We are asking for variances of the minimum lot width and building setbacks due to the unique circumstances described on pages 2-4. The new parcels require a variance of the minimum new lot width of 100 feet because they will be 93.49 and 78.69 feet. The new parcel areas of 35,787 and 27,707 square feet will still be far above the new lot minimum area of 15,000 square feet. The new parcels will be the 2nd and 5th widest lots and the 2nd and 4th largest lots by area along a 16 home span along the eastern shore despite the sub-100 foot widths (See Figure 4-5 on pgs 9-10). A variance in the setbacks is required due to the unique and dramatic change in OHW and street setbacks along Alameda and the fact that OHW mark shifts dramatically eastward just south of the border of Parcel B. Our setback proposal is effectively to follow the spirit of the city code for OHW setback which is to have new homes 'average' the setbacks of adjacent properties. The street setback request of 120 feet far exceeds the minimum of 25' but is necessary due to the unique situation (pg 4).

The new parcels will fit well into the character of this residential neighborhood and they will still be among the largest lots in the neighborhood by lot width or area. The new home on Parcel B with the proposed setbacks will also create a nice transition from the homes out at the point on the north side and the ones closer to street on the south side.

VariANCES Requested:

We are requesting two variances to enable building on the new South Parcel:

1) A variance of the minimum lake lot width. Our proposal will create a Parcel A (North Parcel) with the existing home that will be 93.49' wide (lake frontage) and a Parcel B on the South which will be a buildable lot that will be 78.69' wide. The minimum lot area for a riparian lot is 15,000 sq. ft. Parcel A will be 35,787 sq. ft. (0.82 acres) above the OHW and the Parcel B will be 27,707 square feet (0.64 acres). These new parcels will have the 2nd and 5th most lake frontage among the 16 homes on the east side of Turtle Lake including the 7 homes to the north and south of the 2 new parcels. They will also be the 2nd and 4th largest lots by area among the 16.

2) The setback requirements for the Parcel B need to be modified to create a buildable pad due to the unique and **extreme** variation in ordinary high water (OHW) and front/street setbacks between the adjacent properties at 5107 and 5091 Alameda Street. In addition the OHW turns sharply to the east by over 35' in the property to the south of Parcel B which also pushes the OHW further from the lake. See Unique Circumstances under Practical Difficulties for further details.

Practical Difficulties

Reasonable Manner

The split of the current large 1.5 acre lot to create an opportunity for an additional lot for single-family residential development is consistent with the City's land use and housing guidelines. According to the Shoreview Comprehensive Plan: "With only 1.25% of land area being vacant and available for development, most new development will likely take place through infill and redevelopment. Infill development is the development of land, lots or parcels that are adjacent to developed land on two or more sides. These lots may have been passed over during the urbanization process or **may currently be underutilized.**" "Parcels that do remain vacant have typically been passed over by urbanization due to development constraints such as floodplain areas, wetlands or lack of services." Parcel B is a very unique large parcel that is ripe for infill development and is consistent with the Shoreview Comprehensive Plan.

Unique Circumstances

Unique Circumstances: Lot Width and Area:

5107 Alameda is very unique because this property is the ONLY one on Turtle Lake that has BOTH:

1) Lake frontage between 150 and 200 feet.

AND

2) A fine existing home on mostly one side of parcel creating potential for infill development.

In addition, this property is a very deep lot at 385' with a large area (1.52 acres).

This unique combination makes it possible to keep the existing home and create a new lake lot with over 78' lake frontage that will have an area of 27,707 which is 12,707 over the minimum.

The uniqueness of 5107 Alameda and this opportunity for infill development are shown in Figure 1 – 5. An overview of Turtle Lake is shown in Figure 1. The lots and homes locations surrounding 5107 are shown in Figure 2. Note the location of the existing home is on the north side of the lot.

Lot Width: A graph of the existing lot widths for the 7 homes north and south of 5107 Alameda is shown in Figure 3. The range in lot sizes is 50 to 100 feet with an average of 66.3 feet and a median of 60 feet. The proposal for the lot widths of the new parcel A (93.49 feet) and B (78.69 feet) is shown in Figure 4 relative to the other lots. These new parcel widths are less than the 100 feet minimum however they will still be the 2nd and 5th widest lot widths among these 16 lots along the east shore.

Lot Area: The lot areas of the existing lots and the new parcels are shown in Figure 5. The range in lot sizes of the existing 14 lots surrounding 5107 Alameda is 7,405 to 37,026 with an average of 19,535 and median of 17,826. The new lot areas of 35,787 and 27,707 square feet are well over the minimum new lot width of 15,000 square feet and they will be the 2nd and 4th largest lot areas among this 16 lot stretch.

Importantly, there are only 2 other homes on Turtle Lake that have between 150 and 200' of frontage. These two homes (5366 Lexington with 165 feet and 5315 Hodgson with 177 feet) are centered on the lots and have estimated county market values of 1.3+ million and 1.5+ million making them unsuitable for infill development.

Unique Circumstances: Setbacks

The 2nd set of unique circumstances that requires the second variance on setbacks is that there is:

- 1) A dramatic change in the OHW and street setbacks along Alameda Street. 5107 Alameda is at a point on Turtle Lake and juts out to the furthest western most point along the east shore as shown in Figure 1. 5107 Alameda and the homes to the north have OHW setbacks relatively close to shore (e.g., 72' for 5107) with long street side setbacks (e.g., 250') as shown in Figure 2. In stark contrast, the homes to the south of 5107 Alameda have longer OHW setbacks (183' at 5091 Alameda) and shorter street setbacks (56.11' at 5091 Alameda).
- 2) The OHW mark shifts dramatically eastward by about 35' within 25' of the south border of Parcel B (Figure 6 or survey). This causes the city computed setback to shift markedly to the east as seen in the survey with setbacks.
- 3) A significant slope in the grading such that the garage will need to be on the north end of the lot. However the OHW setback on the south end of the lot is much further east than on the north end of Parcel B. This will mean a home will need to be strategically designed such that the garage will need to be entered from the east and/or if the garage is entered from the south side the garage will have to be significantly further east than the home on the south side. This creates the need for a larger building pad with shorter street setback even though it will not all be used for home.

We propose following the spirit of the city code 'averaging' lake side setbacks. We propose the lake setback be just east of the sewer easement on the south side of Parcel B (where manhole and sewer easement exist). The setback should be to the east of the easement by whatever the city deems necessary. This is essentially the same as using the city determined OHW setback of 117.6' but only measuring that distance from the OHW line on Parcel B (i.e., straight west rather than following the dramatic shift in OHW from 5091 Alameda property to the south). Then on north end of Parcel B the lake setback will follow the 'average' line between the adjacent homes (see survey).

We propose using at most a 120' street setback to allow for different garage possibilities as described in 3 above. This far exceeds the minimum street setback of 25'.

Character of Neighborhood

Creating a new single family home along the east shore is consistent with the character of the neighborhood. A new lake cottage type of home will also fit in well with the lake neighborhood. Following a tear down, a new home will soon be built 5131 Alameda which is just 3 parcels north of 5107 Alameda. The lot width and area will also fit in well with the neighborhood and be the 2nd and 4th largest lots along the 16 parcels on the east shore.

The proposed setback variances will also fit in the character of the neighborhood by creating a nice transition between the existing 5107 Alameda home and the home at 5091 by using the spirit of the city code averaging.

Figure 1: Overview of Turtle Lake

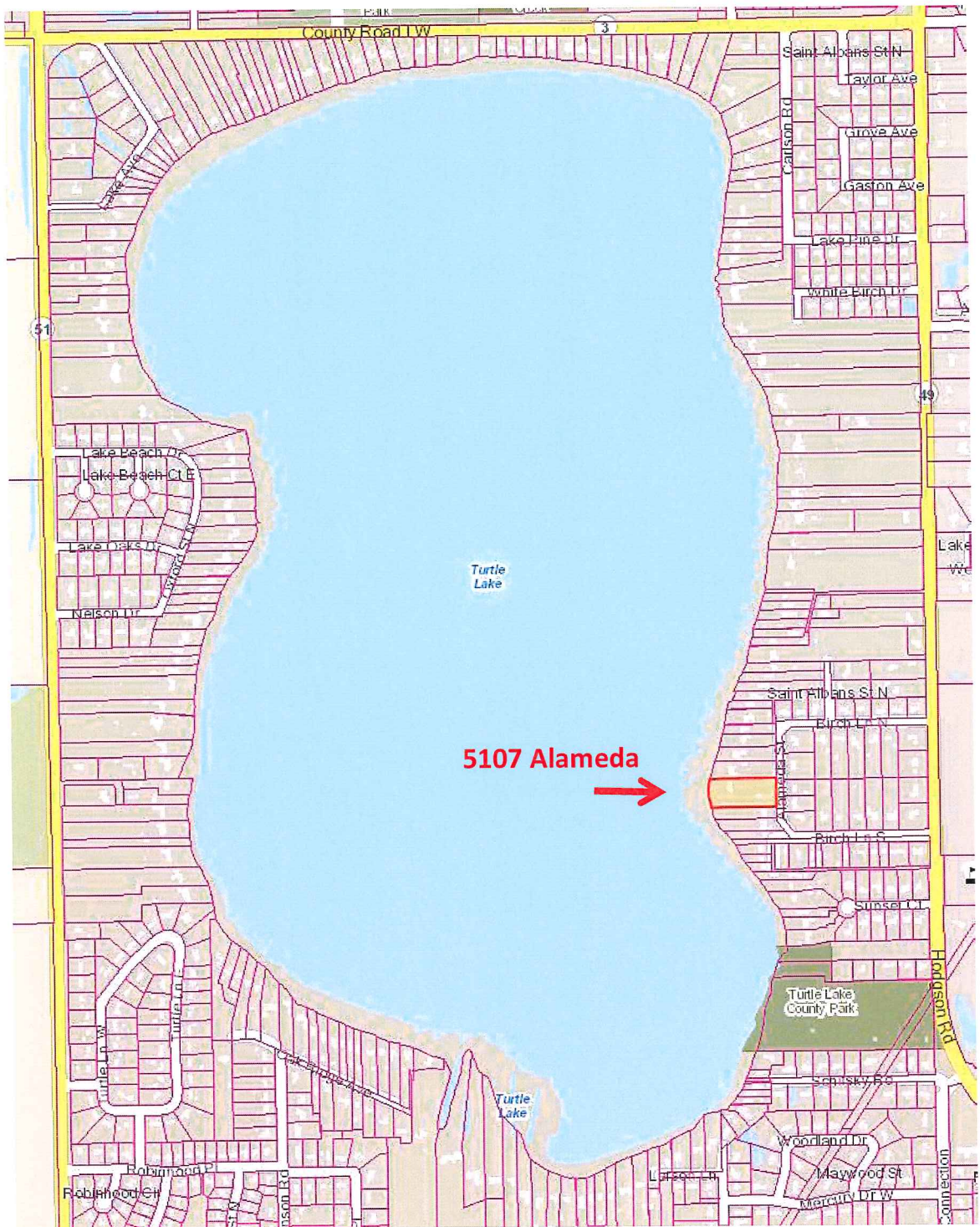


Figure 2: Homes on East Shore Surrounding 5107 Alameda (7 to north and 7 to south)

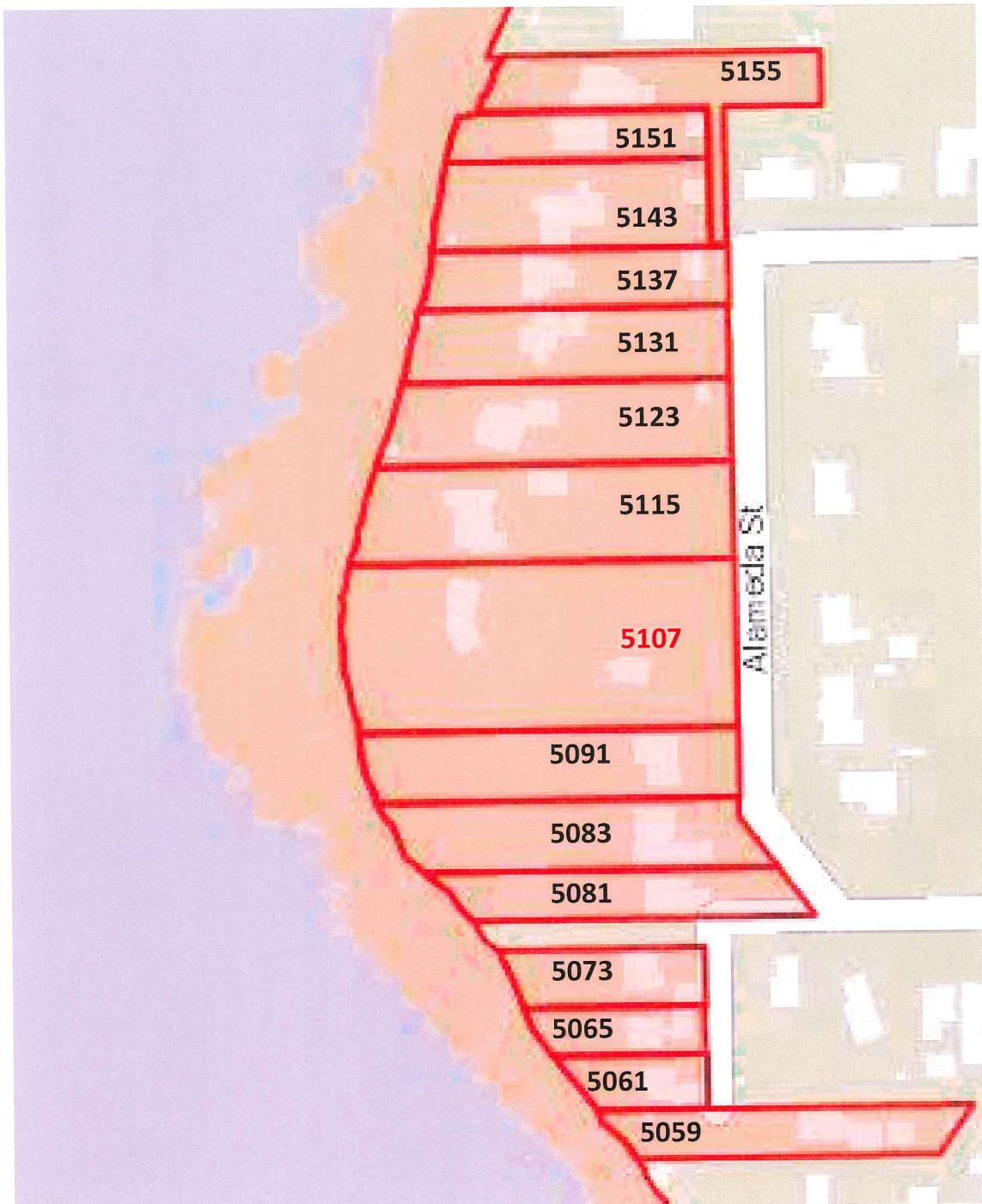


Figure 3:

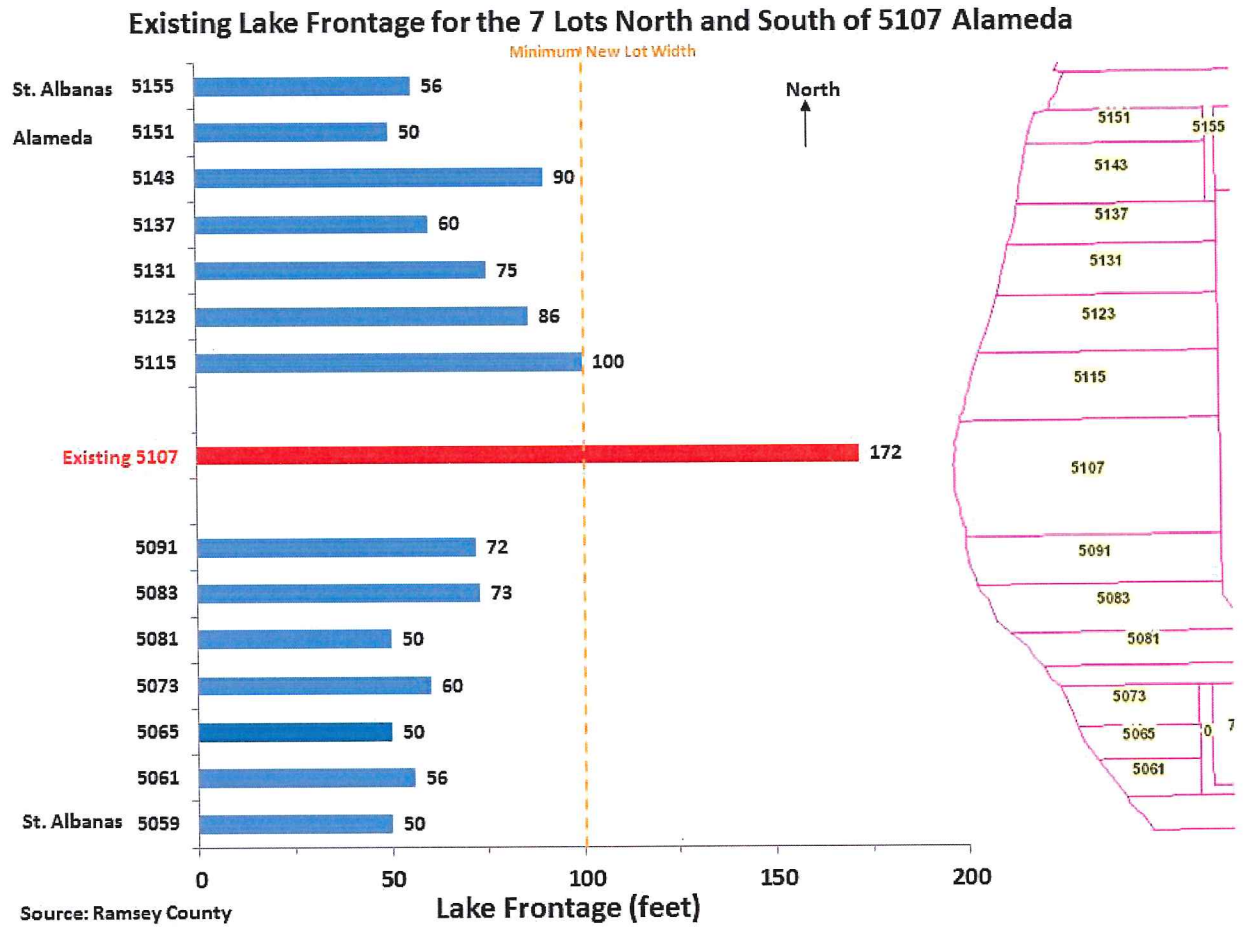


Figure 4:

Lake Frontage for **New Parcels** and 7 Lots North and South of 5107 Alameda

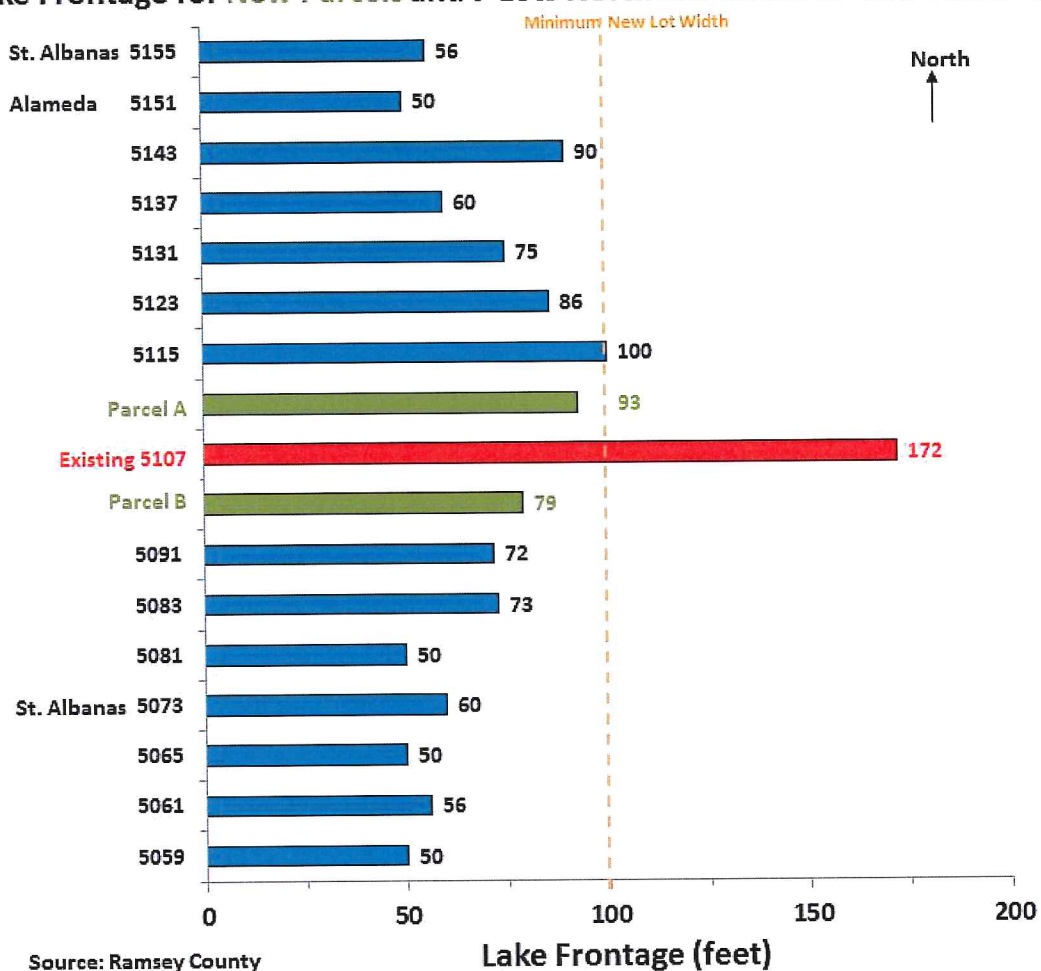


Figure 5:

Lot Area for **New Parcels** and 7 Lots North and South of 5107 Alameda

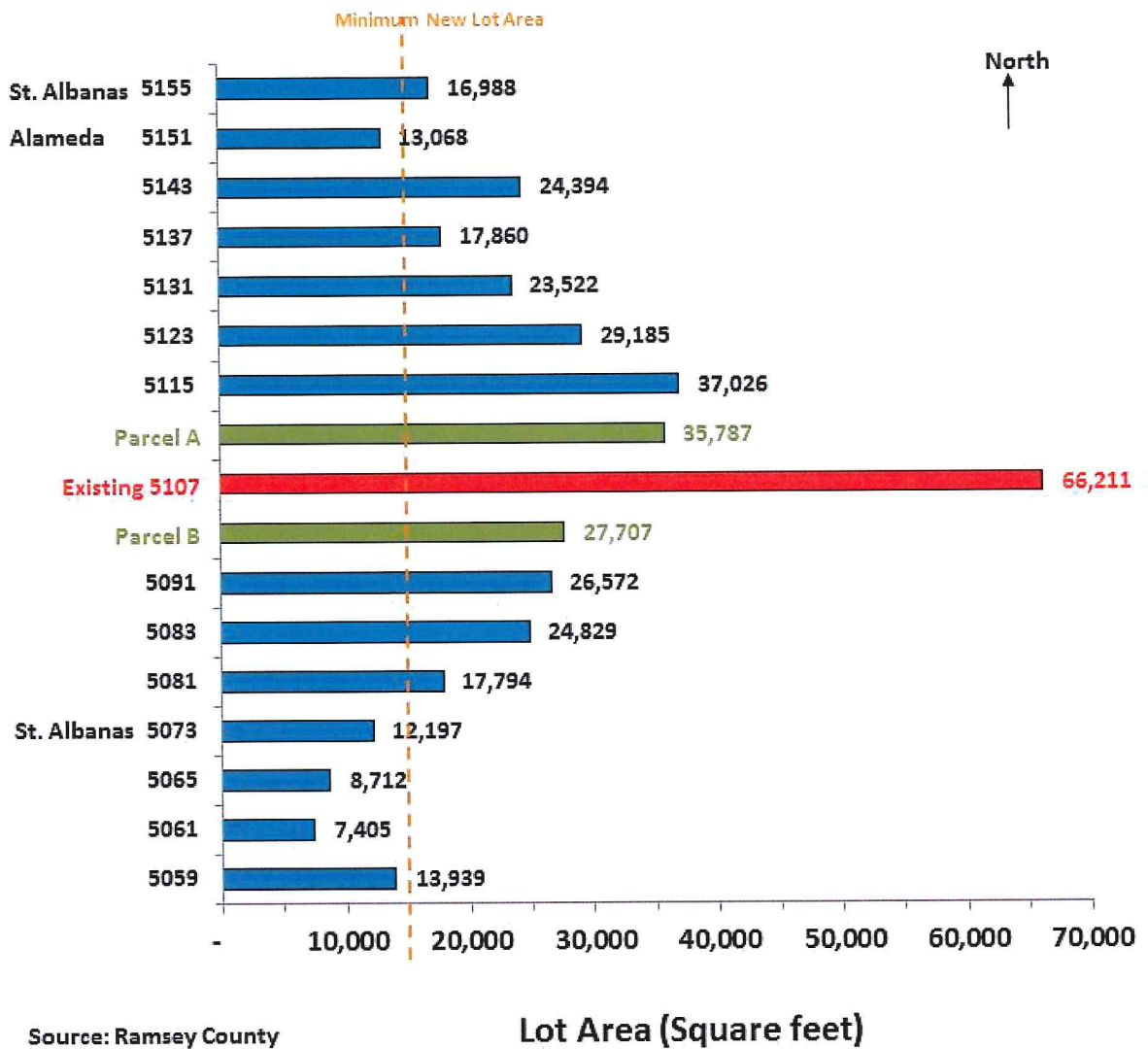
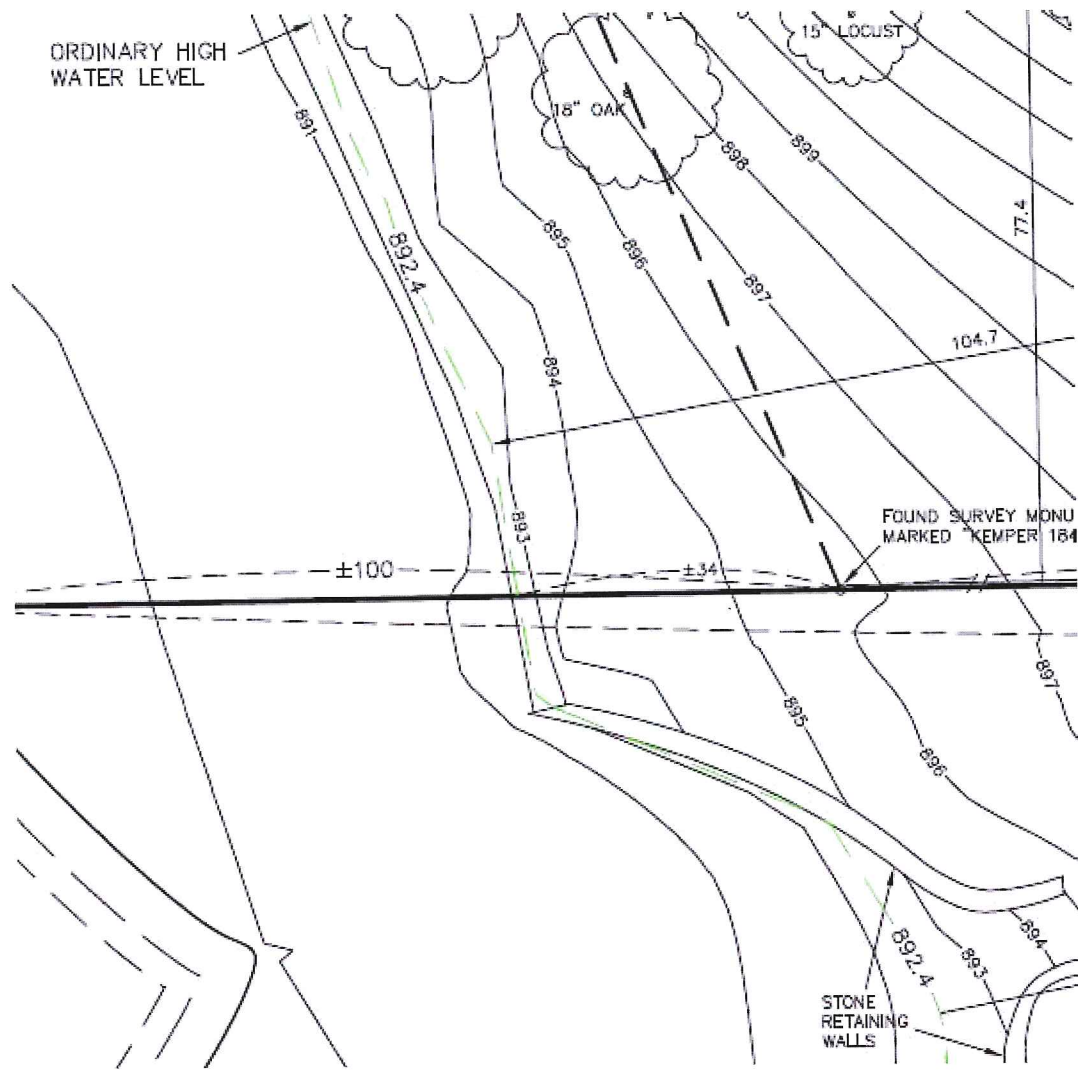


Figure 6: Dramatic ($\approx 35'$) shift in OHW to the east just south of lot line.



Other Considerations:

We will consider the following in the future and include input from city:

A. Existing Deck and Screen Porch:

We will modify the deck and screen porch structures attached to the existing home to meet the side setback requirements for the existing home with a new Parcel A width of 93.49'.

B. Existing Detached 3 Car Garage:

The existing detached 3 car garage (875 sq. ft) will likely need to be removed because it does not meet the side setback. If the city and planning commission would support an additional variance on this setback we would be glad to keep the existing garage so whoever builds on Parcel B has the option to utilize the existing structure within the constraints of city code on garages. We would like to at least keep the garage after lot split but before any building starts on Parcel B. Any advice from the city on the possibilities for this garage is appreciated.

C. New Garage for 5107 Alameda:

This development proposal will result in 5107 losing the existing 3 car detached garage (875 sq ft.) which is about 140' from existing home entrance. We believe a new garage is likely to be added to the existing home at 5107 Alameda somewhere on the south or south side of the lot where there is ample room. A detached 3 car garage (<= 750 sq. ft.) or even an attached garage that ties in with existing northern most entrance on the east side of home is possible. City code will be followed with necessary screening from 5115 Alameda if the garage ends up on north side. The garage could be in southeast corner of Parcel A where the bituminous driveway turns to gravel to avoid adding more driveway and the rest of the existing gravel driveway can be abandoned.

D. Driveway for Parcel B:

We will consider changing deed on 5107 such that the existing bituminous driveway can be shared between the two properties. This will enable the new South Parcel to minimize impervious surface and also avoid needing to create a new access to Alameda Street.

E. Landmark trees:

A minimum of 3 landmark oak trees (15", 18", and 24") will need to be removed for building pad and driveway. Other landmark trees (e.g., Ash, Locust) may need to be removed also depending on final home design. The tree replacement and protection will be addressed in the Development Agreement. Our proposal will be to replace these trees with the 2:1 ratio on Parcel B. We will ensure there is sufficient screening of the home at 5091 to maintain a private atmosphere using the replacement and or additional trees.

F. Encroachment:

5091 Alameda has a patio sidewalk that encroaches onto Parcel B. We will renew the agreement Ms. Ostergren has with Ms. Napier, the owner of 5091, as we are very comfortable with this minor encroachment which will not get in the way of future development of Parcel B.

Economic Impact to City/County

The present 2013 tax for 5107 Alameda was \$15,335 before special assessments.

- The subdivision of this land will generate a one-time Public Use Dedication fee for the new lot which will be 4% of the fair market value of the property.
- Drawing a building permit will also generate a one-time fee for the city.

We estimate the following recurring annual tax revenue based on current land and home and a new value:

- \$12,000 for an assessed value of \$700,000 for Parcel A
- \$20,000 for an assessed value of \$1 million for Parcel B (500,000 land and 500,000 new home which is less than the 530k of the new home across lake at 5230 Oxford St)

This revenue of \$32,000 is about \$17,000 more than the existing tax collected on 5107 Alameda.

721 OLD HIGHWAY B N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveyors.com

PROPOSED MINOR SUBDIVISION OF 5107 ALAMEDA STREET

CITY OF SHOREVIEW, RAMSEY COUNTY, MINNESOTA

PROPOSED SETBACK CALCULATIONS

STREET SETBACK:
5107 ALAMEDA ST. DECK = 255.47 FEET
5091 ALAMEDA ST. GARAGE = 56.11 FEET
AVERAGE = 155.79 FEET - 10 FEET = 145.79 FEET
ORDINARY HIGH WATER SETBACK:
5107 ALAMEDA ST. DECK = 72.0 FEET
5091 ALAMEDA ST. DECK = 183.2 FEET
AVERAGE = 127.6 FEET - 10 FEET = 117.6 FEET

AREA SUMMARY

EXISTING PROPERTY = 263,484 SQ. FT. OR 6.146 ACRES
(TO ORDINARY HIGH WATER LEVEL)
PROPOSED PARCEL A = 436,787 SQ. FT. OR 10.02 ACRES
(TO ORDINARY HIGH WATER LEVEL)
PROPOSED PARCEL B = 227,707 SQ. FT. OR 5.244 ACRES
(TO ORDINARY HIGH WATER LEVEL)

SCALE IN FEET
0 10 20

BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD 83, 1984)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
RTS NETWORK)

BASIS FOR ELEVATION:
TOP NUT OF FIRE HYDRANT
AT 8811 BIRCH LANE SOUTH
ELEVATION=525.92
(AS PER CITY OF SHOREVIEW
ENGINEERING DEPARTMENT,
FOR 2002 SURVEY)
CONTOUR INTERVAL=1 FOOT



EAST SIDE OF 5115 ALAMEDA ST.

RECEIVED
AUG 28 2013
BY:

TURTLE LAKE

ORDINARY HIGH WATER LEVEL=892.4
HIGHEST RECORDED ELEV.=893.1 (05/31/1942)
LOWEST RECORDED ELEV.=888.7 (08/14/1926)
(MSL 1912 ELEVATIONS AS PER MINNESOTA
DEPARTMENT OF NATURAL RESOURCES
"LAKE PROX" SERIES)
100-YEAR FLOOD ELEVATION=893 (NAVD 85)
(AS PER FEMA MAP)

FLOODPLAIN NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "A"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AND "AE"
(SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE
FLOOD). BASE FLOOD ELEVATIONS DETERMINED
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NUMBER 271230-0219 G,
DATED JUNE 4, 2010, RAMSEY COUNTY, MINNESOTA.
THE BASE FLOOD ELEVATION SHOWN FOR TURTLE
LAKE IS 893.

ZONING REQUIREMENTS

ZONED R1 - DETACHED RESIDENTIAL DISTRICT
SUBJECT TO SHORELAND MANAGEMENT
SUBJECT TO FLOOD PLAN MANAGEMENT
MINIMUM LOT AREA - 10,000 SQ. FT. (R1)
- 15,000 SQ. FT. (S)
MINIMUM LOT WIDTH - 75 FEET (R1)
- 100 FEET (S)
MINIMUM LOT DEPTH - 125 FEET (R1)
MAXIMUM IMPERVIOUS SURFACE COVERAGE - 25% (S)
MAXIMUM HEIGHT - 35 FEET
BUILDING SETBACKS:
FRONT - 25 FEET MINIMUM/40 FEET MAXIMUM
SIDE - 10 FEET
ORDINARY HIGH WATER - 50 FEET
ACCESSORY STRUCTURES:
DETACHED ACCESSORY STRUCTURE AREA
SHALL NOT EXCEED 75% OF THE FOUNDATION
AREA OF THE DWELLING UNIT OR 750 SQ. FT.,
WHICHEVER IS MORE RESTRICTIVE.
THE COMBINED AREA OF ALL ACCESSORY
STRUCTURES SHALL NOT EXCEED 50% OF
THE DWELLING UNIT FOUNDATION AREA OR
1,500 SQ. FT., WHICHEVER IS MORE
RESTRICTIVE.
SIDE SETBACK - 5 FEET
MAXIMUM HEIGHT - 18 FEET AS MEASURED
FROM THE HIGHEST ROOF
PEAK TO THE LOWEST
FINISHED GRADE. HOWEVER,
IN NO CASE SHALL THE
HEIGHT OF ANY ACCESSORY
STRUCTURE EXCEED THE
HEIGHT OF THE DWELLING
UNIT. HEIGHT OF ROOFSHALL
CANNOT EXCEED 10 FEET
MAXIMUM NUMBER OF DETACHED ACCESSORY
STRUCTURES - 2
(AS PER CITY OF SHOREVIEW ZONING CODE)



VIEW OF TURTLE LAKE FROM 5107 ALAMEDA STREET



EAST SIDE OF 5091 ALAMEDA ST.



WEST (LAKE) SIDE OF 5107 ALAMEDA STREET



GARAGE AT 5107 ALAMEDA STREET



EAST SIDE OF 5107 ALAMEDA STREET

EXISTING LEGAL DESCRIPTION

QUIT CLAIM DEED DOC. NO. 3092836
The North 155.68 feet of Lot Six (6), except the Easterly 902 feet thereof, Birch Lane, Ramsey County, Minn., including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5), Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plot thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A
The North 155.68 feet of Lot Six (6), except the South 78.68 feet thereof, and except the Easterly 902 feet thereof, Birch Lane, Ramsey County, Minn., including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5), Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plot thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.

PARCEL B
The South 78.68 feet of the North 155.68 feet of Lot Six (6), except the Easterly 902 feet thereof, Birch Lane, Ramsey County, Minn., including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5), Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plot thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.

LEGEND

- 910 — EXISTING CONTOUR LINE
- MH ○ MANHOLE
- SMH ○ SANITARY SEWER MANHOLE
- CB ○ CATCH BASIN
- LP ○ LAMP POST
- FH ○ FIRE HYDRANT
- ET ○ ELECTRIC TRANSFORMER
- TV ○ CABLE TV RISER
- EM ○ ELECTRIC METER
- AC ○ AIR CONDITIONER
- △ ○ SIGN
- ○ DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

NOTE: ONLY "LANDMARK" TREES AS DEFINED IN THE CITY OF SHOREVIEW CODE ARE SHOWN HEREON. SMALLER TREES ON THE SUBJECT PROPERTY ARE NOT SHOWN.

PREPARED FOR:
KEVIN OUSDIGIAN
4491 HARBOR PLACE DRIVE
SHOREVIEW, MINNESOTA 55126
763-218-8154



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 28th DAY OF August, 2013

CERTIFICATE OF SURVEY

13178 (1/17/68.CHG) D.B. TOOD HOLEN

KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY B N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-9805
email: kemper@pro-na.net
www.kempersurveyors.com



EAST SIDE OF 5115 ALAMEDA ST.

RECEIVED
AUG 28 2013
BY:

TURTLE LAKE

ORDINARY HIGH WATER LEVEL=892.4
HIGHEST RECORDED ELEV.=893.1 (05/21/1942)
LOWEST RECORDED ELEV.=889.7 (08/14/1928)
(MSL 1912 ELEVATIONS AS PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES "LAKE FINDER" WEBSITE)

100-YEAR FLOOD ELEVATION=893 (NAVD 88)
(AS PER FEMA MAP)

FLOODPLAIN NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 27123-0010 G, DATED JUNE 4, 2010, RAMSEY COUNTY, MINNESOTA. THE BASE FLOOD ELEVATION SHOWN FOR TURTLE LAKE IS 893.

ZONING REQUIREMENTS

ZONED R1 - DETACHED RESIDENTIAL DISTRICT
SUBJECT TO SHORELAND MANAGEMENT
SUBJECT TO FLOOD PLAN MANAGEMENT

MINIMUM LOT AREA - 10,000 SQ. FT. (R1)
- 15,000 SQ. FT. (S)

MINIMUM LOT WIDTH - 75 FEET (R1)
- 100 FEET (S)

MINIMUM LOT DEPTH - 125 FEET (R1)
- 100 FEET (S)

MAXIMUM IMPERVIOUS SURFACE COVERAGE - 25% (S)

MAXIMUM HEIGHT - 35 FEET

BUILDING SETBACKS:
FRONT - 25 FEET MINIMUM/40 FEET MAXIMUM
SIDE - 10 FEET
ORDINARY HIGH WATER - 50 FEET

ACCESSORY STRUCTURES:
DETACHED ACCESSORY STRUCTURE AREA SHALL NOT EXCEED 75% OF THE FOUNDATION AREA OF THE DWELLING UNIT OR 750 SQ. FT., WHICHEVER IS MORE RESTRICTIVE.

THE COMBINED AREA OF ALL ACCESSORY STRUCTURES SHALL NOT EXCEED 50% OF THE DWELLING UNIT FOUNDATION AREA OR 1,200 SQ. FT., WHICHEVER IS MORE RESTRICTIVE.

SIDE SETBACK - 5 FEET
MAXIMUM HEIGHT - 18 FEET AS MEASURED FROM THE HIGHEST ROOF PEAK TO THE LOWEST FINISHED GRADE; HOWEVER, IN NO CASE SHALL THE HEIGHT OF THE ACCESSORY STRUCTURE EXCEED THE HEIGHT OF THE DWELLING UNIT. HEIGHT OF SIDEWALLS CANNOT EXCEED 10 FEET.

MAXIMUM NUMBER OF DETACHED ACCESSORY STRUCTURES - 2
(AS PER CITY OF SHOREVIEW ZONING CODE)



VIEW OF TURTLE LAKE FROM 5107 ALAMEDA STREET



EAST SIDE OF 5091 ALAMEDA ST.



WEST (LAKE) SIDE OF 5107 ALAMEDA STREET



GARAGE AT 5107 ALAMEDA STREET

PROPOSED MINOR SUBDIVISION OF
5107 ALAMEDA STREET

CITY OF SHOREVIEW, RAMSEY COUNTY, MINNESOTA

PROPOSED SETBACK CALCULATIONS

STREET SETBACK:
5107 ALAMEDA ST. DECK = 255.47 FEET
5091 ALAMEDA ST. GARAGE = 56.11 FEET
AVERAGE = 155.79 FEET - 10 FEET = 145.79 FEET

ORDINARY HIGH WATER SETBACK:
5107 ALAMEDA ST. DECK = 72.0 FEET
5091 ALAMEDA ST. DECK = 183.3 FEET
AVERAGE = 127.6 FEET - 10 FEET = 117.6 FEET

AREA SUMMARY

EXISTING PROPERTY = 263,484 SQ. FT. OR 6.01 ACRES
(TO ORDINARY HIGH WATER LEVEL)

PROPOSED PARCEL A = 235,787 SQ. FT. OR 5.40 ACRES
(TO ORDINARY HIGH WATER LEVEL)

PROPOSED PARCEL B = 227,702 SQ. FT. OR 5.24 ACRES
(TO ORDINARY HIGH WATER LEVEL)

SCALE IN FEET

BASES FOR BEARINGS:
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
COORDINATE SYSTEM
(NAD 83, 1998)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

BASES FOR ELEVATION:
TOP HWT OF FIRE HYDRANT
AT 4811 BIRCH LANE SOUTH,
ELEVATION=925.02
(AS PER CITY OF SHOREVIEW
ENGINEERING DEPARTMENT,
FOR 2002 SURVEY)

CONTOUR INTERVAL=1 FOOT



EAST SIDE OF 5107 ALAMEDA STREET

EXISTING LEGAL DESCRIPTION

QUIT CLAIM DEED DOC. NO. 3092936

The North 155.68 feet of Lot Six (6), except the Easterly 902 feet thereof, Birch Lane, Ramsey County, Minn., including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5), Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plot thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

The North 155.68 feet of Lot Six (6), except the South 78.69 feet thereof, Birch Lane, Ramsey County, Minn., including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5), Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plot thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.

PARCEL B

The South 78.69 feet of the North 155.68 feet of Lot Six (6), except the Easterly 902 feet thereof, Birch Lane, Ramsey County, Minn., including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5), Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plot thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.

LEGEND

- 910 — EXISTING CONTOUR LINE
- MH (C) MANHOLE
- SMNH (C) SANITARY SEWER MANHOLE
- CB (C) CATCH BASIN
- LP (C) LAMP POST
- PH (C) FIRE HYDRANT
- ET (C) ELECTRIC TRANSFORMER
- TV (C) CABLE TV RISER
- EM (C) ELECTRIC METER
- AC (C) AIR CONDITIONER
- SL (C) SIGN
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

NOTE: ONLY "LANDMARK" TREES AS DEFINED IN THE CITY OF SHOREVIEW CODE ARE SHOWN HEREON. SMALLER TREES ON THE SUBJECT PROPERTY ARE NOT SHOWN.

PREPARED FOR:
KEVIN OUSIGIAN
4491 HARBOR PLACE DRIVE
SHOREVIEW, MINNESOTA 55126
763-218-8154



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark D. Kemper
MARK D. KEMPER, PLS 18407

DATED THIS 28th DAY OF August, 2013

CERTIFICATE OF SURVEY

13178 (13176C.DWG) D.B. TOOD HOLEN

TO: Rob Warwick

FROM: Sara and Kevin Ousdigian

DATE: August 26, 2013

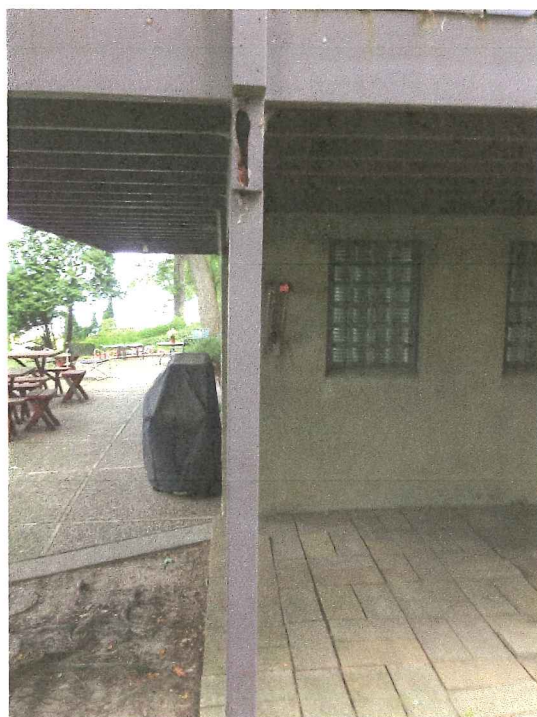
SUBJECT: Details of Modifications to existing deck and screen porch

The details below describe our proposed modifications to the existing deck and screen porch to achieve the lot widths described in the subdivision and variance applications.

The existing deck and screen porch are over 42" off the ground (actually over 8' above ground below). As noted by the recent inspection, the screen porch and deck do not have railings that meet code as the guard rail is greater than 4". The support that is farthest SW (see picture) also has some rotting wood so they need to be modified to meet code and create a safe environment for young children. These structures also need minor modifications so the North Parcel can be 94' wide and meet setback requirements for home, deck, and screen porch enclosures. The minimum home side setback is 10'. The north side of the home has a 12.44' setback and the south side will have a 10' setback. Modifications to the existing structures will ensure at least a 5' setback for the deck, covered porch (without screens), and tuck under garage that is under the current screen porch.

Modifications include:

- A) Reconstructing the deck to ensure that the railing meets code and is at most 5' from home in the southwest corner of the home.
- B) Reconstructing the existing screen porch to ensure its railing meets code and furthermore is just a covered deck and not a screened enclosure so that only a 5' setback is needed.



City Council:
Sandy Martin, Mayor
Emy Johnson
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
651-490-4600 phone
651-490-4699 fax
www.shoreviewmn.gov

September 12, 2013

REQUEST FOR COMMENT

Dear Shoreview Property Owner:

Please be advised that on **Tuesday, September 24 at 7:00 p.m.**, the Shoreview Planning Commission will review Minor Subdivision and Variance applications for **5107 Alameda Street** submitted by **Kevin and Sara Ousdigian**. The applicant proposes to subdivide the property into two parcels. The resulting two parcels would need variances in the required lot width of 100 feet as they will be 93.49 and 78.69 feet. The new parcel areas of 35,787 sq ft and 27,707 sq ft will still exceed the new lot minimum area of 15,000 sq ft. A variance in setbacks for the future building on Parcel B is also requested because of the shift in the OHW mark and the varying street setbacks of adjoining properties. The proposed lots conform to other requirements of the Municipal Code. Please see the attached plans.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. Comments received by **September 20th** will be distributed to the Planning Commission with the Planning Commission agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting. The meeting is held in the City Council Chambers at Shoreview City Hall, 4600 North Victoria Street.

If you would like more information or have any questions, please call me at 651-490-4658 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. I can also be reached via e-mail at nhill@shoreviewmn.gov.

Sincerely,

Niki Hill

Comments:

I support the changes proposed for variances on property located at 5107 Alameda St. and wish the best of luck to the Ousdigian's on subdividing the property.

Name:

Mary Kath

Address:

5081 Alameda St.

Re: Subdivision Variance

For
5107 Alameda St.

Comments:

If approved, will be important to monitor type of home and placement of home on Parcel B since lot will be narrow and home will be built on a slope.

Name: Ross Anderson

Address: 5115 Alameda St.

Shoreview



FW: proposed subdivision 5107 Alameda St

Napier, Diane L. (PC) <DLNapier@printcraft.com>
To: Niki Hill <nhill@shoreviewmn.gov>
Cc: "Napier, Diane L. (PC)" <DLNapier@printcraft.com>

Thu, Sep 19, 2013 at 4:09 PM

Ms. Hill,

Thank you for your communication regarding the proposal to subdivide 5107 Alameda St.

I am strongly opposed to the granting of this proposal. I live adjacent to the subject property. I have lived at this address for 57 years. My opposition encompasses numerous issues.

The original plot, which has stood for more than 60 years should be honored and stand as is.

1. I have been a loyal and faithful citizen at this address for 57 years. I feel that Shoreview should consider my preferences and show deference to its long standing constituents as opposed to someone who wants to come in and upset and change the complexion of our neighborhood especially when it is a challenge to the current restrictions.
2. The proposal is sub- standard to the current zoning requirements. Why do we have requirements if they can be broken? The zoning rules should be adhered to in order to protect my property and other residents of the neighborhood. Isn't granting this proposal a breach of trust to me and my long standing residency?
3. Variances are by definition are granted for hardship or as a special privilege. I maintain my privilege should not be subordinate to new and frivolous entitlements. There are at least 5 other homes on the lake that are being offered for sale and have been on the market for a length of time. It is not fair to those home owners to circumvent the rules and jeopardize their offerings. There are no hardship circumstances or justification for this proposal.
4. The proposal would erode the aesthetics of the neighborhood and my property. Many old and landmark trees would need to be removed. I believe this is in conflict with Shoreview's intent to preserve an environmentally attentive city.. It would also change sunlight, shade and privacy of my property.
5. When purchasing my home my decision was affected by the wooded lot, large trees and open space that are currently there and the confidence that the lot would not be sub-divided based on the standing zoning requirements. My purchase price and trust reflected these attributes.

6. This change would diminish my property value extensively.

7. It is a defiance to have a house be built that is so far in front on my home. This would restrict my view and indeed be a visual intrusion to me which again substantially changes the impact and value of my property.

8. It is not fair to the people that follow the zoning requirements and restrictions.

9. It would provide no value to the intrinsic nature of the neighborhood. In fact, it only has negative consequences.

a. more traffic

b. less wooded area, less open space

c. old irreplaceable trees not preserved. How many trees would be lost?.

d. more traffic and people on an already crowded lake

e. creates 2 sub-standard lots

10. The slope of this area would need to change dramatically and the grading and drainage would most probably affect my old and established foundation and property negatively.

11. By the very proposal, it is calling the sub-division, sub-standard. Why would I, anyone or you want anything sub-standard in Shoreview?

I appreciate your consideration and forbearance in preserving the aesthetics, longevity and my reasonable opposition to protect my property and longstanding investment. I respectfully, request you to adhere to the zoning requirements that were developed by the city of Shoreview and to implement the trust awarded to you to guard the considerable assets and outstanding visual character of the city.

Respectively,

Diane Napier

COMMENTS FOR THE SHOREVIEW PLANNING COMMISSION
SUBMITTED BY JEANNE WEISKOPF 5100 ALAMEDA

- ① ALAMEDA STREET IS ONLY 20 FT WIDE, THERE IS ALREADY TOO MANY CARS & DELIVERY TRUCKS. MORE TRAFFIC WOULD NOT BE SAFE FOR CHILDREN AND WALKERS, THERE IS NO SIDEWALK.
- ② TURTLE LAKE IS ALREADY TOO POPULATED THE COUNTY BOAT LAUNCH PARKING LOT WAS LIMITED TO 22 TRAILER PARKING SPACES TO DISCOURAGE LAKE TRAFFIC.
- ③ THIS IS THE ONLY ONE HALF WOODED PLACE ON ALAMEDA STREET
- ④ I BUILT MY HOUSE ACROSS FROM THE LOT IN QUESTION 42 YEARS AGO BECAUSE IT WAS WOODED AND IT SHOULD REMAIN THAT WAY.
- ⑤ THIS SUBDIVISION WOULD NOT BENEFIT CURRENT HOMEOWNERS.
IT WOULD ONLY LOWER PROPERTY VALUES.
- ⑥ THE LOT WAS PLOTTED AS IS AND SHOULD NOT BE CHANGED.
- ⑦ THERE IS NO HARDSHIP HERE
- ⑧ THE SUBDIVISIONS OF THIS LOT IS FOR FINANCIAL REASONS ONLY.
- ⑨ I AM ASKING THE PLANNING COMMISSION TO NOT APPROVE THIS REQUEST.



Jeanne Weiskopf
5100 ALAMEDA.



Nicole Hill <nhill@shoreviewmn.gov>

RE: Minor Subdivision Application

Rick Current <rcurrent@ljfd.org>
Reply-To: rcurrent@ljfd.org
To: Niki Hill <nhill@shoreviewmn.gov>

Tue, Sep 10, 2013 at 4:34 PM

Niki,

If they are going to share the current driveway then I have no comments other than that they need to maintain the current access and also make sure to address both houses at the driveway entrance. If they would add a driveway, then it would need to be 14' for access.

Let me know if you need anything else from me.

Thanks,

Rick Current

Fire Marshal

Lake Johanna Fire Department

651-481-7024

From: Niki Hill [mailto:nhill@shoreviewmn.gov]
Sent: Monday, September 09, 2013 8:29 AM
To: tboehlke@ljfd.org; rcurrent@ljfd.org
Subject: Minor Subdivision Application

Hey guys,

The City of Shoreview has received an application for the minor subdivision of the property at 5107 Alameda St, Shoreview, MN. Along with the subdivision of the property, they have requested variances to the lot widths and the building setbacks of the new parcel. They have also proposed the possibility of sharing a common driveway, which I would like the Fire Department's opinion on. I have attached a PDF that contains a brief description of the project, location map, and their proposed plan.

If you could please respond with comments about the project by Thursday (Sept 12th) it would be great.

Thanks!

-



Minor Subdivision Application - City of Shoreview

Kyle Axtell <KAxtell@ricecreek.org>
To: Niki Hill <nhill@shoreviewmn.gov>

Mon, Sep 9, 2013 at 2:50 PM

Niki,

Thank you for the opportunity to comment on this proposal. The RCWD does not have any major objections or issues with the proposal, but offers the following for City consideration:

1. If more than 10,000 square feet of impervious surface is created or reconstructed on the site as part of a future project, a RCWD permit would be required, along with stormwater management BMPs consistent with RCWD Rule C.
2. If more than 10,000 square feet of land is disturbed during a future project, a RCWD permit would be required for erosion and sediment control.
3. The proposed platting does not appear to allow for any impacts to the 100-year floodplain of Turtle Lake.
4. The site has not been reviewed by RCWD staff for the presence of wetlands, although none are expected in the proposed building envelope given the soils and topography of the area.
5. While not necessarily a concern of the RCWD, our staff offers some site layout questions:
 - a. Where will the driveway come in from Alameda Street?
 - b. Where will a new garage go if not attached to a future home?
 - c. There appears to be multiple lot encroachments due to existing structures, driveways, etc. Is there a demolition plan to correct this or will easements be placed over portions of the new lot to accommodate existing structures belonging to the existing home? Should the lot boundaries simply be adjusted to accommodate these structures now?
6. This last comment is being provided by me on purely a personal note, having an interest in land use planning. It does not relate to RCWD regulations in anyway. Also, I am not knowledgeable about Shoreview's land use code specifically, but I offer the following conspiracy theory... If the lot split is approved, but the south lot is never intended to be sold off, the split as designed could have the effect of allowing the current owner to build an additional accessory building. Because the original accessory building is located on the south lot, it may not count for the north lot anymore but would continue to be allowed on the south lot as a pre-existing, non-conforming structure. Thoughts?

Thanks again,

Kyle Axtell

Water Resource Specialist

Rice Creek Watershed District

4325 Pheasant Ridge Dr. NE #611

Blaine, MN 55449-4539

P: (763) 398-3072

F: (763) 398-3088

E: kaxtell@ricecreek.org



From: Niki Hill [<mailto:nhill@shoreviewmn.gov>]

Sent: Monday, September 09, 2013 8:13 AM

To: Kyle Axtell

Subject: Minor Subdivision Application - City of Shoreview

[Quoted text hidden]

MEMORANDUM

To: Niki Hill
Community Development

From: Tom Hammitt
Senior Engineering Tech

Date: September 20, 2013

Subject: Proposed Lot Split – 5107 Alameda Street

I have reviewed the water and sanitary sewer related information for the above property. Currently the existing house is connected to City water and sanitary sewer.

Water

The City water was installed in the street in 2000 during the road reconstruction, Project 00-01. 5107 Alameda was assessed one unit of water and one unit for street improvements. There is an existing second water stub located in front of the southern portion of this lot that was not assessed. If the property is subdivided, an additional unit of assessments is required to be paid at the time of lot split. The Water unit cost was \$\$4,325 and the street unit cost was \$1,209. These costs are in addition to the normal permit charges of \$540.13 (2013) which is for the water meter, connection charge and permit/inspection.

Sanitary Sewer

The sanitary sewer was installed in 1967 under Project 67-1A. At that time, assessments were by front footage. The property was assessed the full frontage of 172 feet and the full area charge. No further assessments are required.

The as-builts and other records do not indicate a sewer stub for the property other than the one for the existing house, which is along the lake side of the property. The new house would require a tap of the old clay sewer main. There would be a \$1,000 escrow for the sewer connection on the sewer permit to ensure there is no damage to the main. The normal permit fees would be \$305 which is for the connection charge and permit/inspection. The new house would also pay Metro SAC charge on the building permit of \$2,435 (2013).

Another issued I noticed on the survey provided by Kemper & Associates, is that the easement shown for the sanitary sewer does not extend to the dead end sanitary sewer manhole. As part of the lot split a corrected easement should be dedicated to the City that covers the city's sewer interests.

Also, the existing sewer service to 5107 would be crossing the new lot. A private easement between the two properties should be granted to allow the owner of 5107 to maintain their service on the adjacent parcel.

If you have other questions or need more information, please let me know.

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD SEPTEMBER 24, 2013**

* * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

**RESOLUTION NO. 13-85 FOR A VARIANCE TO REDUCE THE LOT WIDTH FOR A
MINOR SUBDIVISION**

WHEREAS, Sara and Kevin Ousdigian submitted a variance application for the following described property:

The North 155.68 feet of Lot Six (6), except the Easterly 902 feet thereof, Brich Lane, Ramsey County, Minnesota, including full riparian rights to Turtle Lake; also the South 16.5 feet of Lot Five (5) Birch Lane, Ramsey County, Minn., except the Easterly 902 feet thereof, including full riparian rights to Turtle Lake, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said county, subject to restrictions, reservations, and easements of record and utility easements and public highways.
(Commonly known as 5107 Alameda Street)

WHEREAS, the Development Regulations require a minimum 100-foot lot width; and

WHEREAS, the applicant has requested a variance to reduce this requirement to 93.49-feet for Parcel A and 79.69 for Parcel B; and

WHEREAS, the Shoreview Planning Commission is authorized by state law and the City of Shoreview Development Regulations to make final decisions on variance requests.

WHEREAS, on September 24, 2013 the Shoreview Planning Commission made the following findings of fact:

1. *The property in question cannot be put to a reasonable use under the conditions allowed by the Development Ordinance.* The subdivision is a reasonable use of the property as both of the proposed lots comply with and exceed the minimum standards of the Shoreland District, except for the widths of the parcels. With lot areas over the minimum 15,000 square feet, Parcel A is able to maintain the current single family residence and Parcel B has adequate area for a single family residence.
2. *The hardship is created by circumstances unique to the property and was not created by the landowner.* The unique circumstance is that no subdivision of the large 1.5 acre property is possible unless a variance is approved because of the lot width requirements. Staff believes the proposed subdivision allows the applicant to develop the property with a higher intensity use that recognizes and retains the existing development pattern, relationship to the adjacent properties, and character of the neighborhood.
3. *The variance will not alter the essential character of the neighborhood.* In this neighborhood, other riparian parcels have a similar development pattern, with lot sizes ranging from 50 to 100 feet, with an average of 66.3 feet. The two parcels created by this subdivision will result in lot widths greater than the average for the neighborhood and should not alter the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 5107 Alameda Street, be approved, subject to the following conditions:

1. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
2. This approval is subject to approval of the Minor Subdivision application by the City Council.
3. This approval is subject to a 5-day appeal period.

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 24th day of September, 2013

Steve Solomonson, Chair
Shoreview Planning Commission

ATTEST:

Kathleen Castle, City Planner

SEAL

ACCEPTANCE OF CONDITIONS:

Kevin Ousdigian

Sara Ousdigian

T:\2013 Planning Case Files\2495-13-22 5107 Alameda - stousdigian\13-85 Resolution.docx

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 24th day of September, 2013 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution 13-85

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 24th day of September, 2013.

Terry C. Schwerm
City Manager

SEAL

**PROPOSED MOTION
TO APPROVE THE LOT WIDTH VARIANCE AND MINOR SUBDIVISION
APPLICATIONS FOR KEVIN AND SARA OUSDIGIAN
5107 ALAMEDA STREET**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

The minor subdivision application has been reviewed in accordance with the standards of the Development Regulations and found to be in compliance with these standards, except for the proposed lot widths. The Commission believes that variance request for lot widths are reasonable, in keeping with the spirit and intent of the Development Code, and that hardship exists due to the existing 173-foot width of the parcel. To adopt resolution 13-85 approving the variance to the lot widths, and to recommend approval of the minor subdivision to the City Council.

And to table the variance request for the structure setback be tabled, and extend review period to 120-days to provide the applicant opportunity to develop a building plan.

The approvals are subject to the following conditions:

Minor Subdivision

1. The minor subdivision shall be in accordance with the plans submitted.
2. For Parcel B, a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before the City endorses the deed to create Parcel B. The fee will be 4% of the fair market value of the property.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director, including a conveyance expanding to the existing sanitary easement to fully encompass the City's sewer interest. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. The applicants shall enter into a Subdivision Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording. A Development Agreement will also be required for the construction of a new home on Parcel B.
5. Municipal water and sanitary sewer service shall be provided to Parcel B. Payment in lieu of assessments for City water availability to the new lot in the amount of \$4,325 for the Water Unit and \$1,209 for the street unit. The cost of connection and SAC fees, together with permit charges, will be due with the building permit.
6. An escrow for the work to connect to the existing city sewer will be required in the amount of \$3,000.
7. Driveways and all other work within the Alameda Street right-of-way are subject to the permitting authority of the City of Shoreview.
8. The garage shall be removed prior to the City endorsing the Deed for Parcel B or a financial surety submitted to the City to ensure removal.

9. A tree protection plan shall be submitted prior to issuance of a building permit (including the demolition permit). The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
10. An erosion control plan shall be submitted with the building permit application for each parcel and implemented during the construction of the new residence.
11. A final site-grading and drainage plan shall be submitted and approved by the City Engineer prior to issuance of a building permit.
12. A Mitigation Affidavit is required for both parcels. For Parcel A, this Affidavit shall be executed prior to the City's release of the deed for recording. For Parcel B, this Affidavit shall be required with the Residential Design Review process.
13. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

VariANCES

1. The approval is subject to approval of the Minor Subdivision application by the City Council.
2. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
3. The approval is subject to a 5-day appeal period.

This approval is based on the following findings:

Variance

1. *The property in question cannot be put to a reasonable use under the conditions allowed by the Development Ordinance.* The subdivision is a reasonable use of the property as both of the proposed lots comply with and exceed the minimum standards of the Shoreland District, except for the widths of the parcels. With lot areas over the minimum 15,000 square feet, Parcel A is able to maintain the current single family residence and Parcel B has adequate area for a single family residence.
2. *The hardship is created by circumstances unique to the property and was not created by the landowner.* The unique circumstance is that no subdivision of the large 1.5 acre property is possible unless a variance is approved because of the lot width requirements. Staff believes the proposed subdivision allows the applicant to develop the property with a higher intensity use that recognizes and retains the existing development pattern, relationship to the adjacent properties, and character of the neighborhood.
3. *The variance will not alter the essential character of the neighborhood.* In this neighborhood, other riparian parcels have a similar development pattern, with lot sizes ranging from 50 to 100 feet, with an average of 66.3 feet. The two parcels created by this subdivision will result in lot widths greater than the average for the neighborhood and should not alter the character of the neighborhood.

Minor Subdivision

1. The subdivision is consistent with the policies of the Comprehensive Plan and in compliance with the regulations of the Development Code.
2. The proposed lots conform to the adopted City standards for the Shoreland District.

VOTE:

AYES:

NAYS:

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: September 18, 2013

SUBJECT: File No. 2498-13-25, Residential Design Review, 3200 West Owasso Boulevard

INTRODUCTION

Summit Design Build, LLC, on behalf of Daren and Jessica Wickum, are proposing to expand and remodel the existing home at 3200 West Owasso Boulevard. The property is located on Lake Owasso and considered a substandard riparian lot due to the lot width; therefore residential design review is required. The Residential Design Review process allows the plans to be reviewed in a public forum before the Planning Commission. The Planning Commission reviews the application for compliance with the City's development standards. Please see the attached plans.

The application was complete September 13, 2013.

PROJECT DESCRIPTION

The subject property is a substandard riparian lot located in the R1 – Detached Residential District on the west side of Lake Owasso. The lot is 31,809 square feet in area with a width of approximately 75 feet. The lot slopes from the west to the east towards the lake and contains a bluff.

In 2006, the property owners received approval to demolish an existing home on the property and construct a two-story home with a lower level walkout and three car attached garage. The boathouse was retained. The property owners also executed a Mitigation Affidavit using architectural mass and the removal of impervious surface coverage as mitigation practices. In accordance with the affidavit, the maximum lot coverage permitted for this property is 22.3%.

The project consists of removing the existing garage on the west side of the home and altering the existing porch/deck on the east (lake) side of the home. A two-story addition will be constructed on the west side of the home which includes the detached garage and living space on the first and second floors. Beneath the garage and driveway surface (a portion of the driveway will be removed and replaced), a basement will be added which will include gym space. Pervious pavers will be used in a portion of the driveway area to mitigate impervious surface coverage.

On the east side of the property, the porch and deck will be altered by enclosing the lower level. The size and location of this structure will remain the same as the existing structure with a setback of 36 feet from the top of the bluff and 125 feet from ordinary high water line of Lake Owasso.

DEVELOPMENT REGULATION REQUIREMENTS

Design Standards

The Development Ordinance requires residential construction on substandard riparian lots to comply with certain design standards. The proposed dwelling complies with these standards.

Standard	Allowed	Proposed
Lot Coverage	6,932.85 square feet (22.3%)	6,795 square feet (21.85%)
Building Height	35 feet	34'11" (no change)
Foundation Area	5,596 square feet (18% of lot area)	4,068 square feet (13%)
Setbacks		
Front	186.1 – 206.1 feet	188.2 feet
OHW (Lake)	125.75 feet	126 feet
Side	10 feet – Living Area 5 feet – Accessory/Garage Area	10 feet – north side 9.7 feet - north side
Architectural Mass	Encourage use of natural colors/materials, landscaping.	Cedar shakes, hardi-plank and stone. Brown earth tones, with off-white trim (matches the existing)

***Lot Coverage of 22.3% applies per 2006 Mitigation Affidavit**

STAFF REVIEW

Again, the project involves removing the existing garage and expanding the home with a second story addition, attached garage and basement area. On the lakeside, the lower level of the deck will be enclosed. The project does comply with the residential design standards.

In accordance with the 2006 residential design review approval and mitigation affidavit, the maximum impervious surface coverage permitted for this site is 22.3%. The proposal identifies coverage of 21.85%. To remain compliant with the coverage requirement, pervious material is planned for a portion of the driveway and sidewalk areas.

Stormwater from this property generally drains from the west to the east, towards Lake Owasso. The proposal does not include any significant changes in grading and the drainage pattern will remain the same. Stormwater from the west and southwest will be directed to a rain garden area that is being reconstructed. Drainage will also be channeled along the north side of the property and flow to the east towards the lake. No grading is taking place on the lakeside of the home. Erosion control is shown as required; however, additional measures may be needed due to the

amount of material being excavated for the basement area. This will be reviewed in more detail with the building permit application.

PUBLIC COMMENTS

Property owners within 150 feet of the parcel were notified of this request. No comments have been received.

STAFF RECOMMENDATION

Staff reviewed the proposal in accordance with the design standards and found that it complies with the City's standards. Said approval is subject to the following conditions.

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. The mitigation affidavit executed on December 6, 2006 shall remain in effect.
4. The erosion control plan that is submitted with the building permit application shall address the erosion control methods, scheduling, staging and removal of stockpiled material associated with the excavation of the basement and other foundation work.
5. The Grading Certificate (as-built survey) required for the project shall confirm that the impervious surface coverage and foundation area were constructed in compliance with this approval.
6. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

Attachments

- 1) Executed Mitigation Affidavit and Agreement – 2006
- 2) Location Map
- 3) Submitted plans
- 4) Request for Comment
- 5) Motion



Location Map - 3200 West Owasso Boulevard



341.8

170.90

341.8 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

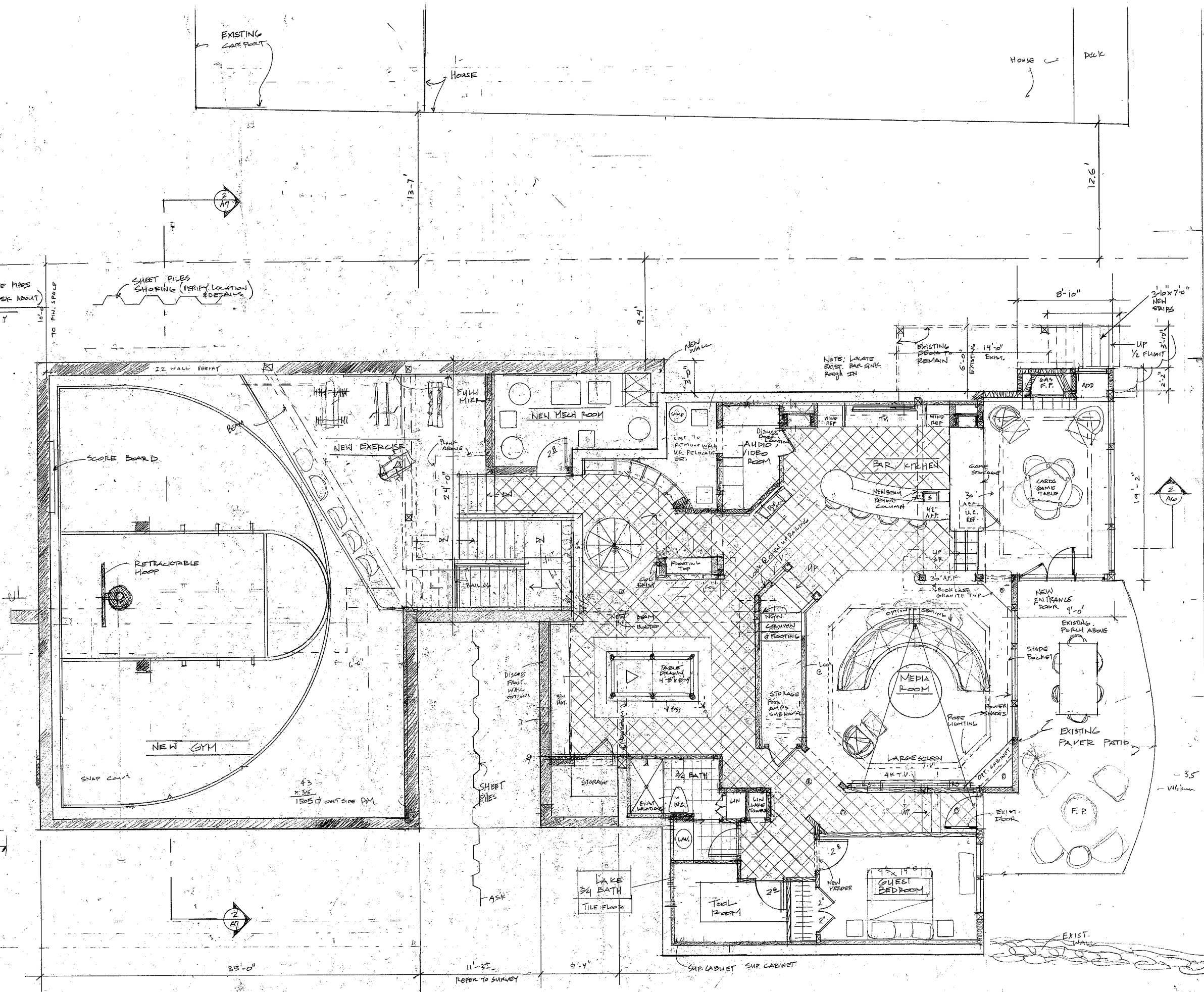
Notes

Residential Design Review

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

(FROM NOTES) SMALL DRAINAGE PIPES (PRIVATE ASK ABOUT) Rob from city

SHEET PILES SHORING (VERIFY LOCATION & DETAILS)



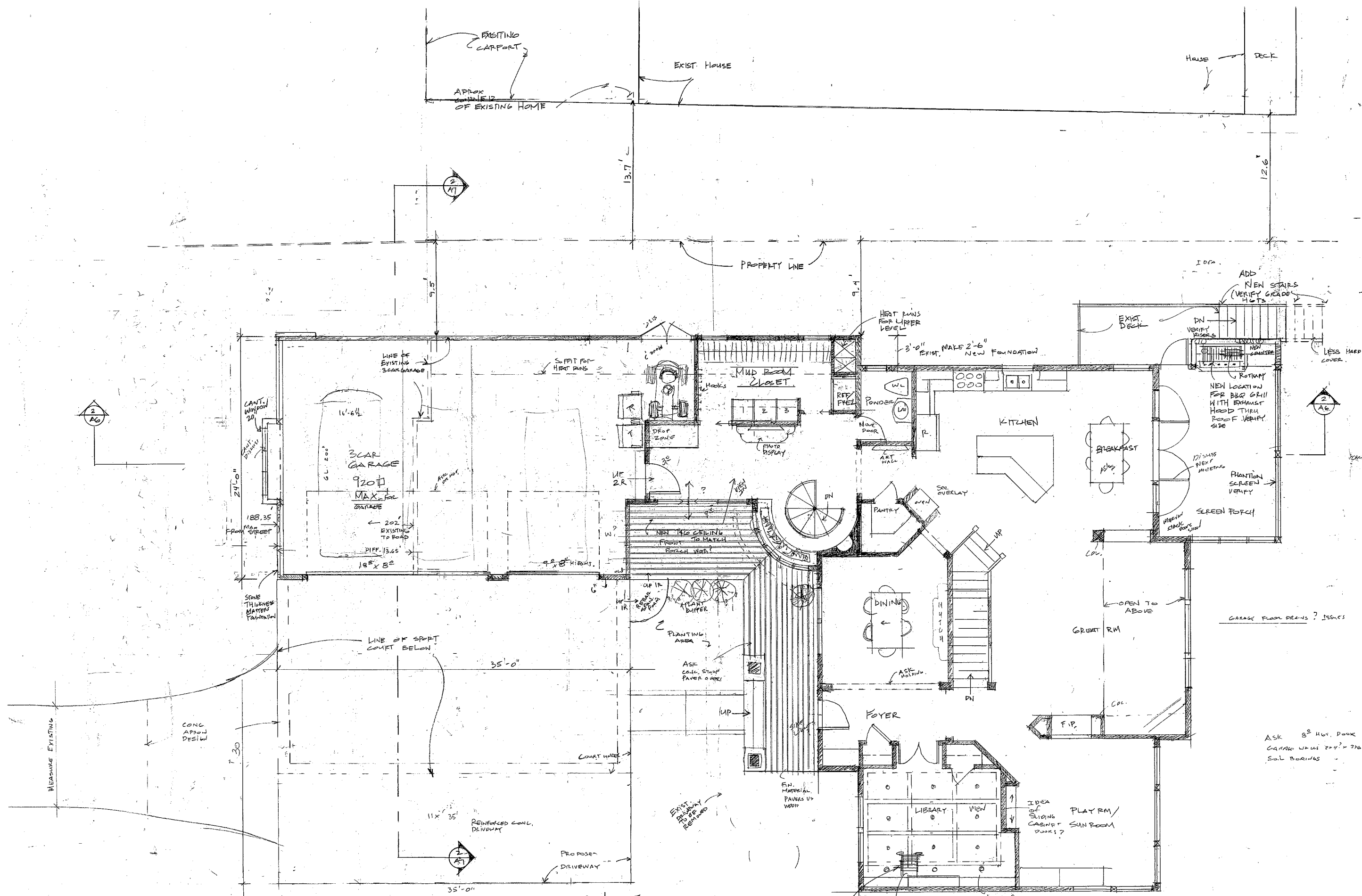
LOWER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

Resett Creek Business Center
 301 North 3rd Street, Suite 100
 Minneapolis, MN 55401
 612-87-8815 voice
 612-87-0865 fax

ARCHITECTURAL DESIGN BY TRI-SON INC.
 CONTACT TIM NELSON 612-220-8868
 timnelson@comcast.net
 732 SADDLEWOOD DRIVE EAGAN MN 55123

DATE: 08/26/2013

WICKUM RESIDENCE
 REMODEL/ ADDITION
 3200 WEST OWASSO BLVD.
 SHOREVIEW, MN



WICKUM RESIDENCE

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

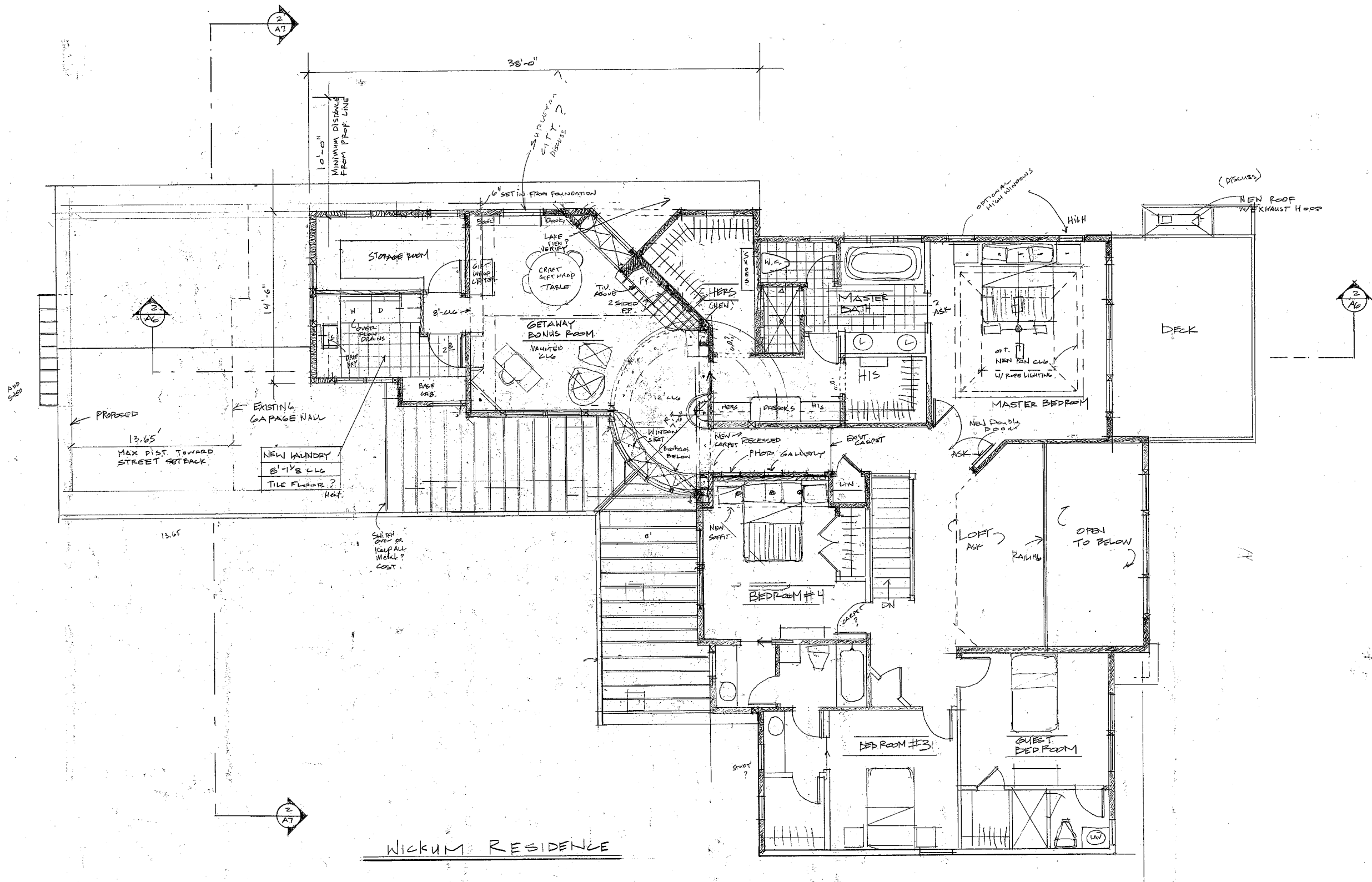
08-15-2013
 05-13-13 5:00 PM
 07-01-13 3:33 CITY PLAN

ARCHITECTURAL DESIGN BY TRILSON INC.
 CONTACT TIM NELSON 612-220-8868
 timnelson@comcast.net
 732 SADDLEWOOD DRIVE EAGAN MN 55123

DATE: 08/26/2013

WICKUM RESIDENCE
 REMODEL/ ADDITION
 3200 WEST OWASSO BLVD.
 SHOREVIEW, MN





WICKUM RESIDENCE

UPPER LEVEL FLOOR PLAN

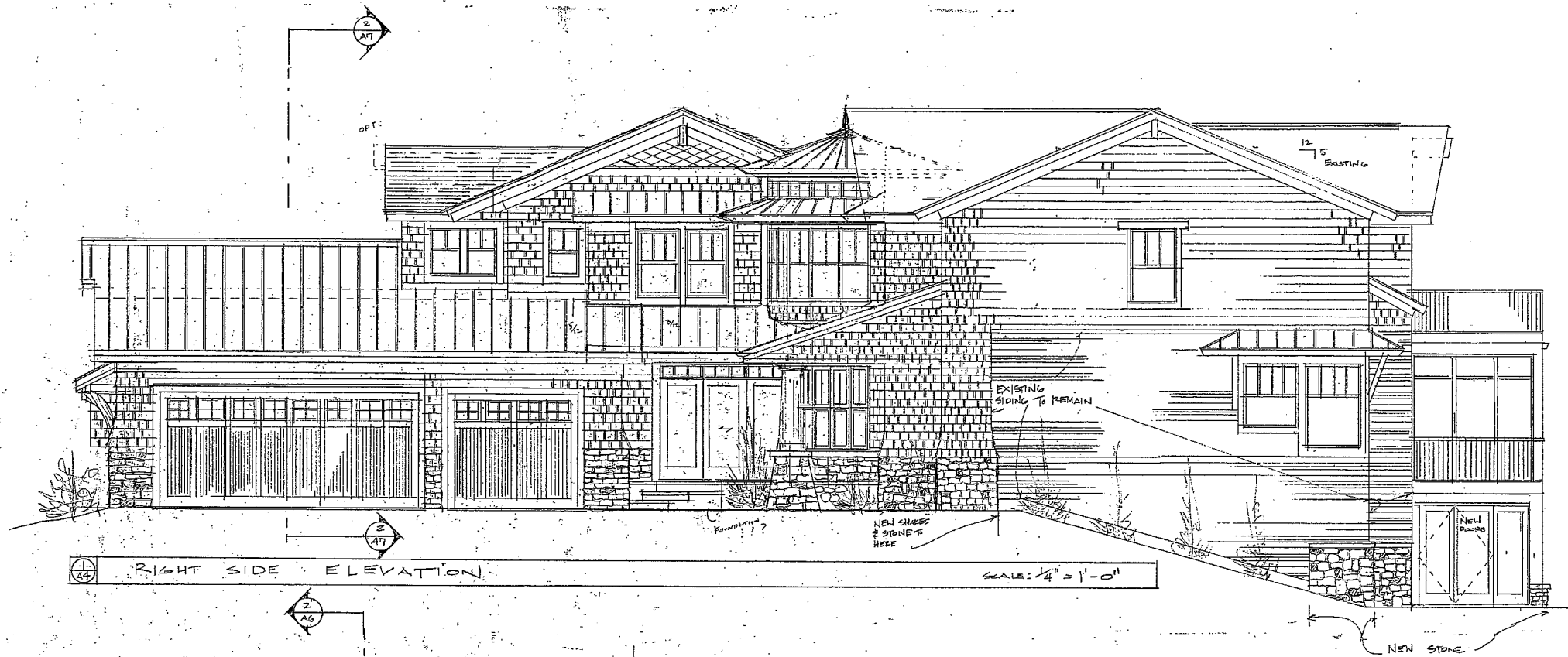
SCALE: 1/4" = 1'-0"

ARCHITECTURAL DESIGN BY TRI-SON INC.
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 timnelson@comcast.net
 732 SADDLEWOOD DRIVE EAGAN MN 55123

DATE: 08/26/2013

WICKUM RESIDENCE
 REMODEL/ ADDITION
 3200 WEST OWASSO BLVD.
 SHOREVIEW, MN

A3



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"

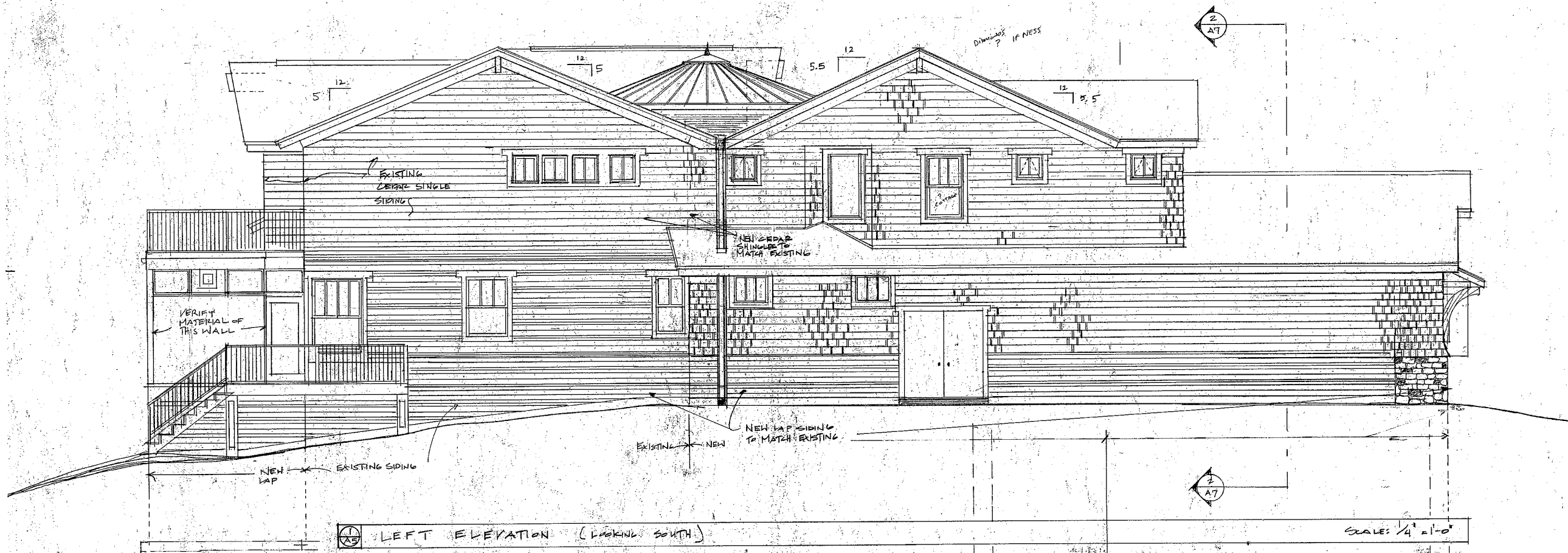


FRONT ELEVATION SCALE: 1/4" = 1'-0"



PERSPECTIVE STUDY

SLOPED SIDING
 FINAL LOOK HOT.
 RULES TO STREET
 FACE OF WALL
 STONE OR SIDING POOR (SLIDING)
 GRADE @ PORCH
 ENTRY SLOPE SAME AS GARAGE ROOF
 PITCH OF ROOF @ TURRET
 FEELS
 ASK LIT ROOF SINK



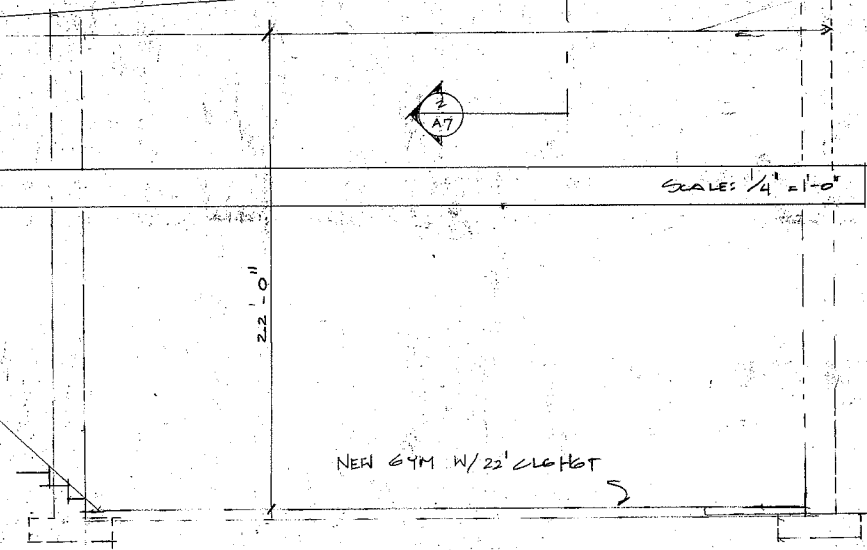
2
A5 LEFT ELEVATION (LOOKING SOUTH)

SCALE: 1/4" = 1'-0"



2
A5 REAR ELEVATION (LAKE SIDE)

SCALE: 1/4" = 1'-0"

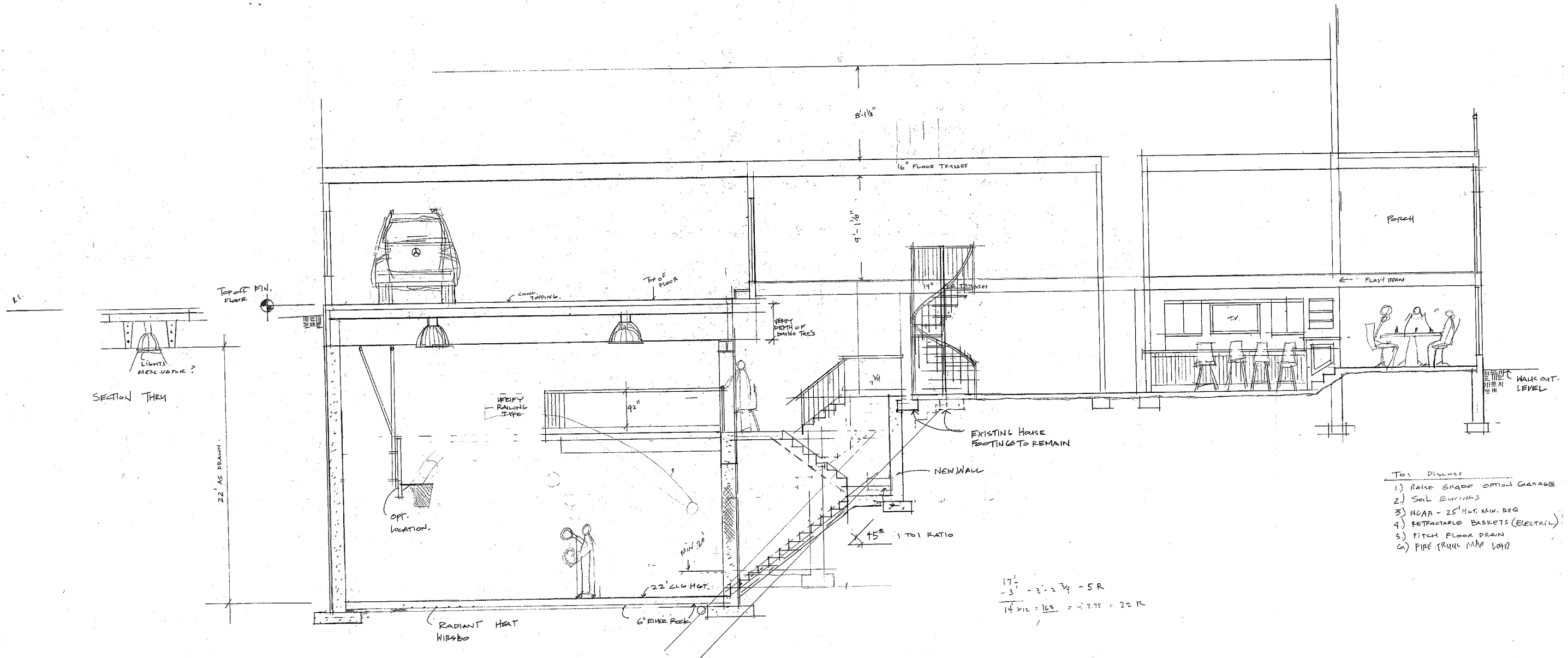


ARCHITECTURAL DESIGN BY TRI-SON INC.
CONTACT TIM NELSON 612-220-8868
nelsontri@comcast.net
732 SADDLEWOOD DRIVE EAGAN MN 55123

DATE: 08/26/2013

WICKUM RESIDENCE
REMODEL / ADDITION
3200 WEST OWASSO BLVD.
SHOREVIEW, MN

A5



- Top Discus
- 1) Raise GRADE OPTIMAL GARAGE
 - 2) SOIL BULKING
 - 3) NCAA - 25' HGT. MIN. REQ
 - 4) RETRACTABLE BASKETS (ELECTRIC)
 - 5) PITCH FLOOR DRAIN
 - 6) PIPE TRUCK MINO LIFT

$$\frac{17'}{3} = 5' - 2\frac{3}{4} - 5R$$

$$14 \times 12 = 168 \div 7.75 = 22 R$$

SECTION THRU GYM LOOKING NORTH (PARTIAL)

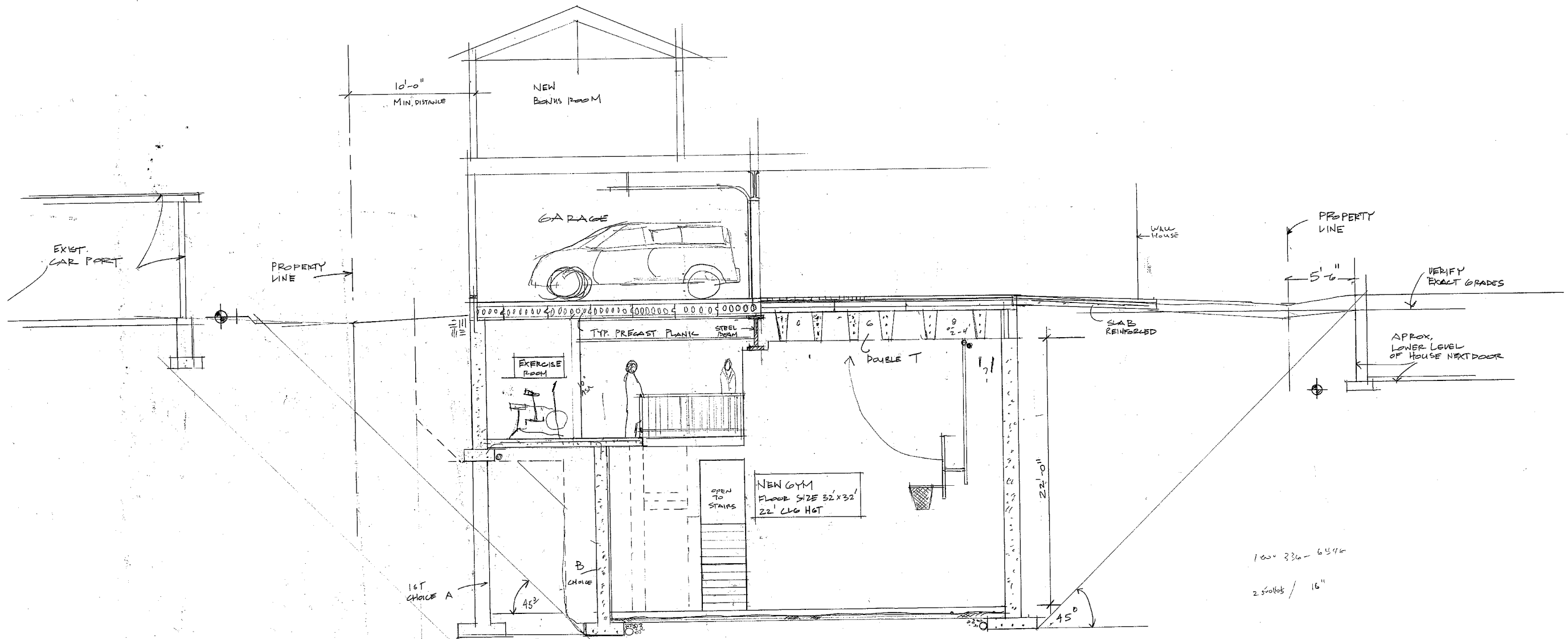
SCALE: 1/4" = 1'-0"

ARCHITECTURAL DESIGN BY TRI-SON INC.
 CONTACT TIM NELSON 612-220-8868
 tnelson@comcast.net
 732 SADDLEWOOD DRIVE EAGAN MN 55123

DATE: 08/26/2013

WICKUM RESIDENCE
 REMODEL/ ADDITION
 3200 WEST OWASSO BLVD.
 SHOREVIEW, MN





2/27 BUILDING SECTION LOOKING EAST THRU GARAGE / EXERCISE / GYM (PARTIAL)

SCALE: 1/4" = 1'-0"

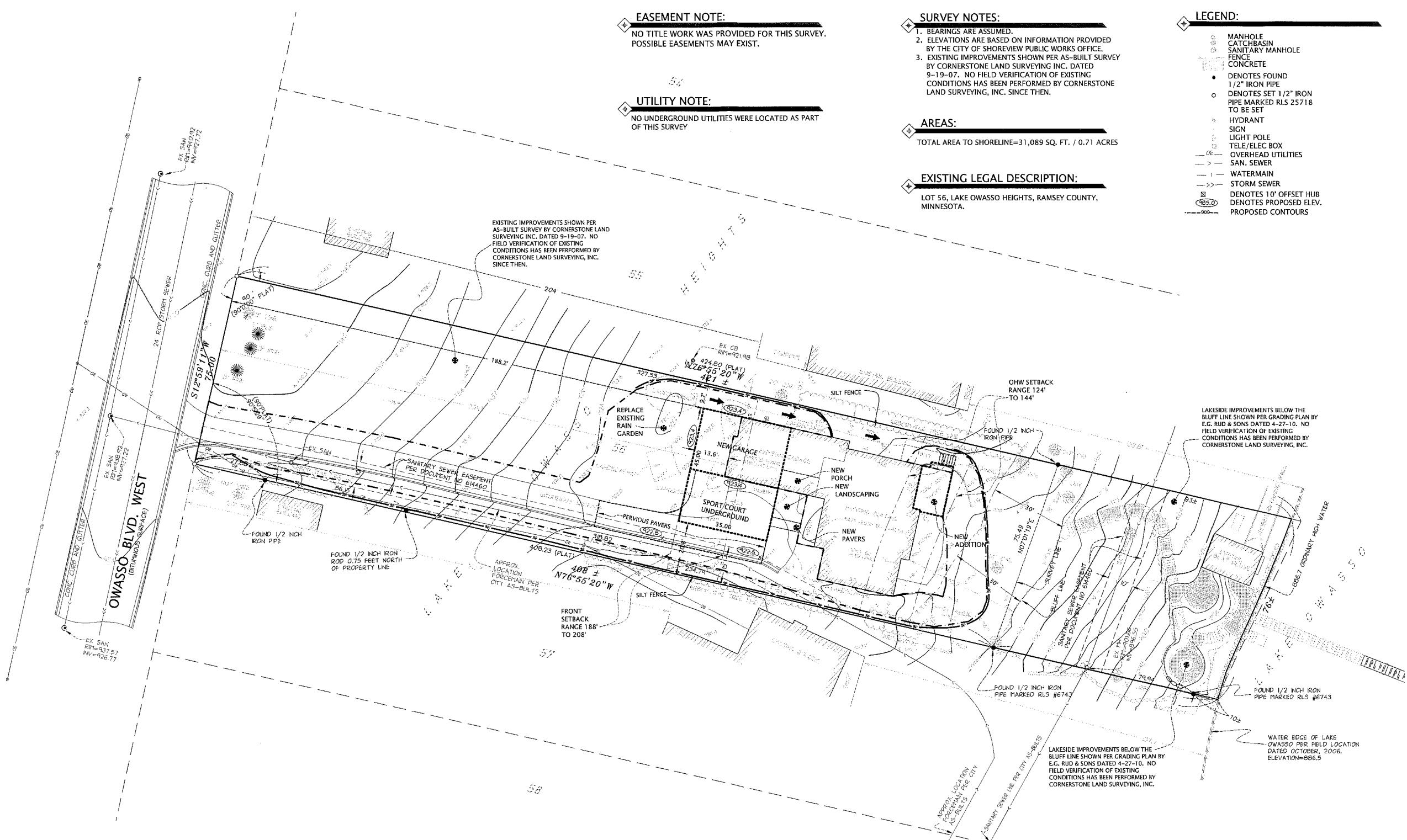
08-15-2013

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 732 SADDLEWOOD DRIVE EAGAN MN 55123

DATE: 08/26/2013

WICKUM RESIDENCE
 REMODEL / ADDITION
 3200 WEST OWASSO BLVD.
 SHOREVIEW, MN





EASEMENT NOTE:
NO TITLE WORK WAS PROVIDED FOR THIS SURVEY. POSSIBLE EASEMENTS MAY EXIST.

UTILITY NOTE:
NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

SURVEY NOTES:
1. BEARINGS ARE ASSUMED.
2. ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.
3. EXISTING IMPROVEMENTS SHOWN PER AS-BUILT SURVEY BY CORNERSTONE LAND SURVEYING INC. DATED 9-19-07. NO FIELD VERIFICATION OF EXISTING CONDITIONS HAS BEEN PERFORMED BY CORNERSTONE LAND SURVEYING, INC. SINCE THEN.

AREAS:
TOTAL AREA TO SHORELINE=31,089 SQ. FT. / 0.71 ACRES

EXISTING LEGAL DESCRIPTION:
LOT 56, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA.

- LEGEND:**
- MANHOLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - FENCE
 - CONCRETE
 - DENOTES FOUND
 - DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET
 - HYDRANT
 - SIGN
 - LIGHT POLE
 - TELE/ELEC BOX
 - OVERHEAD UTILITIES
 - SAN. SEWER
 - WATERMAIN
 - STORM SEWER
 - DENOTES 10' OFFSET HUB
 - DENOTES PROPOSED ELEV.
 - PROPOSED CONTOURS

CONTACT:
SUMMIT DESIGN-BUILD
1835 NORTHWESTERN AVE.
STILLWATER, MN 55082
O-651-674-3013
C-651-307-1839
F-651-674-3067

COUNTY:
RAMSEY COUNTY
CITY OF SHOREVIEW

SEAL:
THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

CERTIFICATION:
I hereby certify that this plan 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.
Daniel J. Thulies
Daniel J. Thulies Registration No: 25118
Date: 9-19-07

REVISIONS:

DATE	REVISION
9-19-07	INITIAL ISSUE
8-22-13	NON-SURVEY UPDATE

PROJECT LOCATION:
3200 WEST OWASSO BLVD

PID#353023440019

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC

FILE NAME SURVAH10A/2013
PROJECT NO. AH06010A

EXISTING IMPROVEMENTS SHOWN PER AS-BUILT SURVEY BY CORNERSTONE LAND SURVEYING INC. DATED 9-19-07. NO FIELD VERIFICATION OF EXISTING CONDITIONS HAS BEEN PERFORMED BY CORNERSTONE LAND SURVEYING, INC. SINCE THEN.

LAKESIDE IMPROVEMENTS BELOW THE BLUFF LINE SHOWN PER GRADING PLAN BY E.G. RUD & SONS DATED 4-27-10. NO FIELD VERIFICATION OF EXISTING CONDITIONS HAS BEEN PERFORMED BY CORNERSTONE LAND SURVEYING, INC.

LAKESIDE IMPROVEMENTS BELOW THE BLUFF LINE SHOWN PER GRADING PLAN BY E.G. RUD & SONS DATED 4-27-10. NO FIELD VERIFICATION OF EXISTING CONDITIONS HAS BEEN PERFORMED BY CORNERSTONE LAND SURVEYING, INC.

WATER EDGE OF LAKE OWASSO PER FIELD LOCATION DATED OCTOBER, 2006. ELEVATION=886.5

PROPOSED IMPERVIOUS AREAS

PROPOSED IMPROVEMENTS
HOUSE AND GARAGE=4,068 SQ. FT.
DRIVE (EXCLUDING UNDERGROUND SPORT COURT)
IMPERVIOUS=1,630 SQ. FT.
PERVIOUS PAVERS-TOTAL=682 SQ.FT. (50%) = 341 SQ.FT.
BOATHOUSE=280 SQ. FT.
LAKESIDE PAVER PATIO =323 SQ. FT.
PERVIOUS PAVER SIDEWALK - TOTAL=41 SQ.FT. (50%) = 20 SQ.FT.
FRONT PORCH = 133 SQ.FT.
TOTAL = 6,795 SQ.FT.

SIDE DECK = 87 SQ.FT. (NOT INCLUDED, PERVIOUS)
DECK STAIRS - 26 SQ.FT. (NOT INCLUDED, PERVIOUS)

2010 LAKESIDE IMPROVEMENTS AS SHOWN ON GRADING EXHIBIT BY E.G. RUD & SONS DATED 4-27-10
NATURAL STONE STAIRS = 215 SQ.FT.
PERVIOUS PAVERS = 604 SQ.FT. (50%) = 302 SQ.FT.
TOTAL = 517 SQ.FT.

EXISTING IMPERVIOUS AREAS

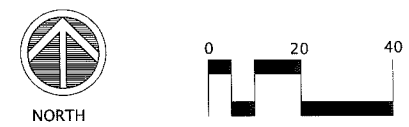
EXISTING IMPROVEMENTS AS SHOWN ON 2007 CORNERSTONE SURVEY
HOUSE AND GARAGE=2,764 SQ. FT.
DRIVE=2,844 SQ. FT.
BOATHOUSE=280 SQ. FT.
PAVERS=774 SQ. FT.
FRONT PORCH = 133 SQ.FT.
TOTAL = 6,795 SQ.FT.

REAR PORCH = 211 SQ.FT. (NOT INCLUDED, OVER PAVERS)
DECK = 90 SQ.FT. (NOT INCLUDED, PERVIOUS)

2010 LAKESIDE IMPROVEMENTS AS SHOWN ON GRADING EXHIBIT BY E.G. RUD & SONS DATED 4-27-10 (NOT FIELD VERIFIED)
NATURAL STONE STAIRS = 215 SQ.FT.
PERVIOUS PAVERS = 604 SQ.FT. (50%) = 302 SQ.FT.
TOTAL = 517 SQ.FT.

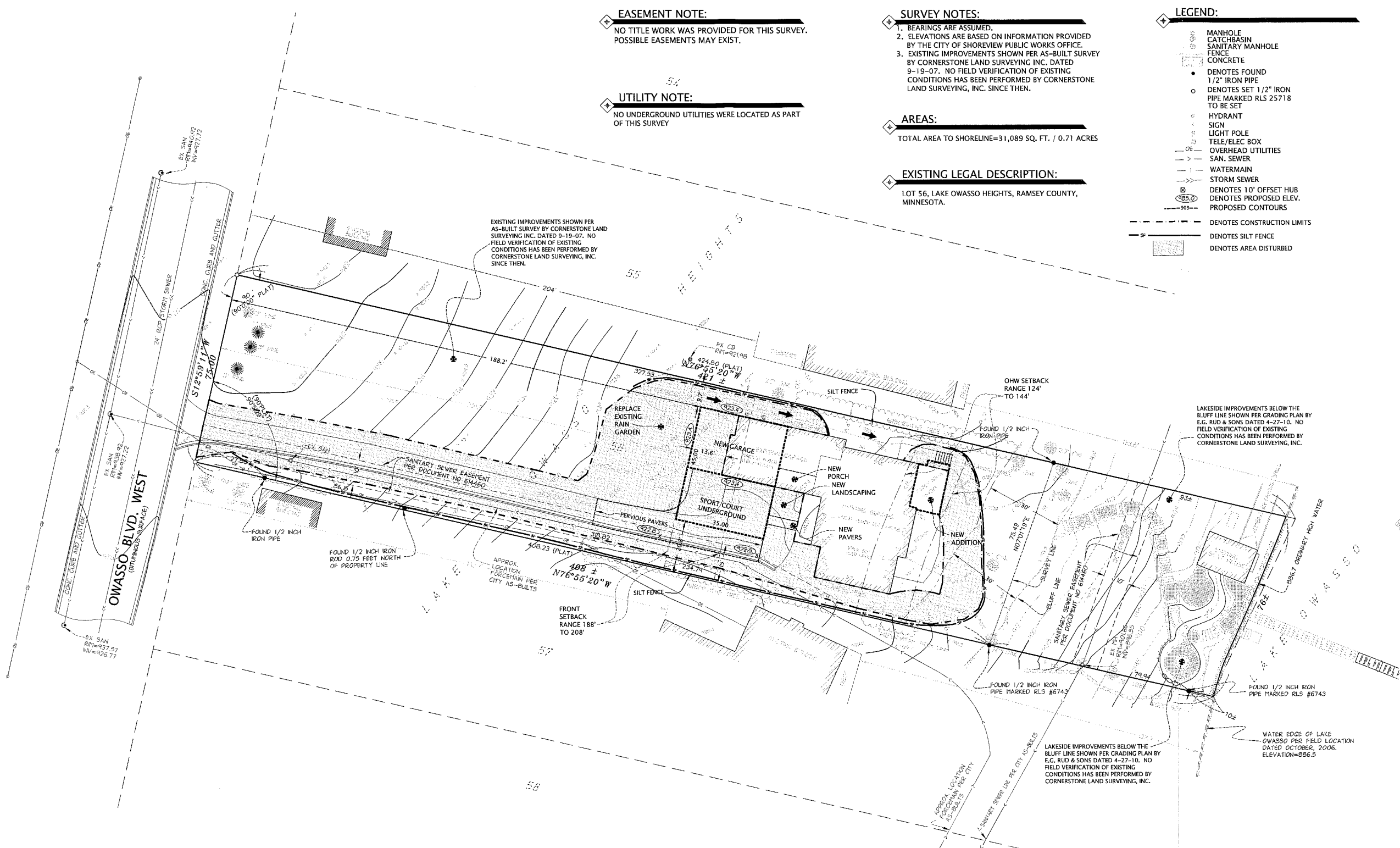
PROPOSED ELEVATIONS:

BASEMENT FLOOR=917.3 EXISTING
GARAGE FLOOR=923.4 EXISTING
GARAGE STAIRS=923.4 PROPOSED
FIRST FLOOR = 925.6 EXISTING
LOWEST FLOOR SPORT COURT=898.5 (FIELD VERIFY)
ORDINARY HIGH WATER ELEVATION = 886.7



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

GRADING-SITE PLAN



EASEMENT NOTE:
NO TITLE WORK WAS PROVIDED FOR THIS SURVEY. POSSIBLE EASEMENTS MAY EXIST.

UTILITY NOTE:
NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

SURVEY NOTES:
1. BEARINGS ARE ASSUMED.
2. ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.
3. EXISTING IMPROVEMENTS SHOWN PER AS-BUILT SURVEY BY CORNERSTONE LAND SURVEYING INC. DATED 9-19-07. NO FIELD VERIFICATION OF EXISTING CONDITIONS HAS BEEN PERFORMED BY CORNERSTONE LAND SURVEYING, INC. SINCE THEN.

AREAS:
TOTAL AREA TO SHORELINE=31,089 SQ. FT. / 0.71 ACRES

EXISTING LEGAL DESCRIPTION:
LOT 56, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA.

- LEGEND:**
- MANHOLE
 - CATCHBASIN
 - SANITARY MANHOLE
 - FENCE
 - CONCRETE
 - DENOTES FOUND 1/2" IRON PIPE
 - DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET
 - HYDRANT
 - SIGN
 - LIGHT POLE
 - TELE/ELEC BOX
 - OVERHEAD UTILITIES
 - SAN. SEWER
 - WATERMAIN
 - STORM SEWER
 - DENOTES 10' OFFSET HUB
 - DENOTES PROPOSED ELEV.
 - PROPOSED CONTOURS
 - DENOTES CONSTRUCTION LIMITS
 - DENOTES SILT FENCE
 - DENOTES AREA DISTURBED

CONTACT:
SUMMIT DESIGN-BUILD
1835 NORTHWESTERN AVE.
STILLWATER, MN 55082
O-651-674-3013
C-651-307-1839
F-651-674-3067

COUNTY:
RAMSEY COUNTY
CITY OF SHOREVIEW

SEAL:
THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

CERTIFICATION:
I hereby certify that this plan 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.
Daniel L. Trimmis Registration No: 25713
Date: 9-13-07

REVISIONS:

DATE	REVISION
9-19-07	INITIAL ISSUE
8-22-13	NON-SURVEY UPDATE

PROJECT LOCATION:
3200
WEST OWASSO BLVD

PID#353023440019

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC

FILE NAME SURVAH10A/2013
PROJECT NO. AH06010A

EROSION CONTROL PLAN

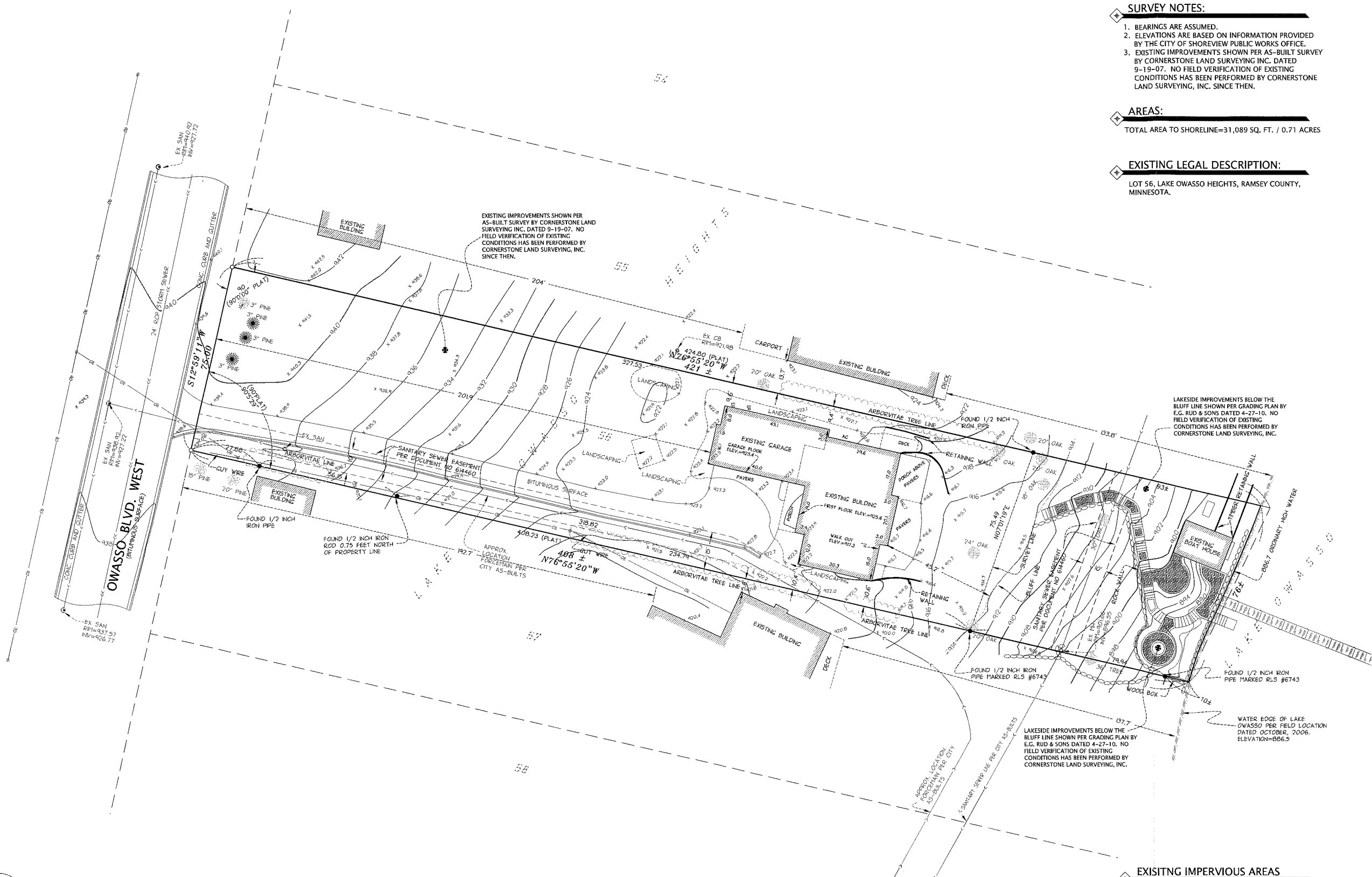
PROPOSED DISTURBED AREAS:
APPROXIMATE AREA DISTURBED = 9,522 SQ. FT.
NO SIGNIFICANT CHANGES IN GRADE WILL TAKE PLACE. THE MAJORITY OF AREA DISTURBED WILL BE DUE TO ACCESS FOR CONSTRUCTION.
APPROXIMATE AMOUNT OF EARTH TO BE MOVED OFF SITE FOR THE EXCAVATION OF THE SPORT COURT = 1,400 YARDS

PROPOSED IMPERVIOUS AREAS
PROPOSED IMPROVEMENTS
HOUSE AND GARAGE=4,068 SQ. FT.
DRIVE (EXCLUDING UNDERGROUND SPORT COURT)
IMPERVIOUS=1,630 SQ. FT.
IMPERVIOUS-TOTAL=682 SQ.FT. (50%) = 341 SQ.FT.
BOATHOUSE=280 SQ. FT.
LAKESIDE PAVER PATIO =323 SQ. FT.
PERVIOUS PAVER SIDEWALK - TOTAL=41 SQ.FT. (50%) = 20 SQ.FT.
FRONT PORCH = 133 SQ.FT.
TOTAL = 6,795 SQ.FT.
SIDE DECK = 87 SQ.FT. (NOT INCLUDED, PERVIOUS)
DECK STAIRS - 26 SQ.FT. (NOT INCLUDED, PERVIOUS)
2010 LAKESIDE IMPROVEMENTS AS SHOWN ON GRADING EXHIBIT BY E.G. RUD & SONS DATED 4-27-10 (NOT FIELD VERIFIED)
NATURAL STONE STAIRS = 215 SQ.FT.
PERVIOUS PAVERS = 604 SQ.FT. (50%) = 302 SQ.FT.
TOTAL = 517 SQ.FT.

EXISTING IMPERVIOUS AREAS
EXISTING IMPROVEMENTS AS SHOWN ON 2007 CORNERSTONE SURVEY HOUSE AND GARAGE=2,764 SQ. FT.
DRIVE=2,844 SQ. FT.
BOATHOUSE=280 SQ. FT.
PAVERS=774 SQ. FT.
FRONT PORCH = 133 SQ.FT.
TOTAL = 6,795 SQ.FT.
REAR PORCH = 211 SQ.FT. (NOT INCLUDED, OVER PAVERS)
DECK = 90 SQ.FT. (NOT INCLUDED, PERVIOUS)
2010 LAKESIDE IMPROVEMENTS AS SHOWN ON GRADING EXHIBIT BY E.G. RUD & SONS DATED 4-27-10 (NOT FIELD VERIFIED)
NATURAL STONE STAIRS = 215 SQ.FT.
PERVIOUS PAVERS = 604 SQ.FT. (50%) = 302 SQ.FT.
TOTAL = 517 SQ.FT.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166





SURVEY NOTES:

1. BEARINGS ARE ASSUMED.
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COUNTY:

RAMSEY COUNTY
CITY OF SHOREVIEW

SEAL:

THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes
 Daniel L. Thurmes Registration No: 25718
 Date: 9-19-07

REVISIONS:

DATE	REVISION
9-19-07	INITIAL ISSUE
8-22-13	NON-SURVEY UPDATE

PROJECT LOCATION:

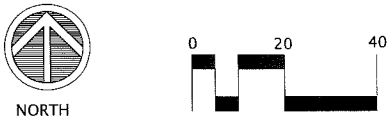
3200
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Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC

FILE NAME SURVAH10A/2013
 PROJECT NO. AH06010A



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

EASEMENT NOTE:

NO TITLE WORK WAS PROVIDED FOR THIS SURVEY. POSSIBLE EASEMENTS MAY EXIST.

UTILITY NOTE:

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LEGEND:

- MANHOLE
- ⊕ CATCHBASIN
- ⊙ SANITARY MANHOLE
- FENCE
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2010 LAKESIDE IMPROVEMENTS AS SHOWN ON GRADING EXHIBIT BY E.G. RUD & SONS DATED 4-27-10 (NOT FIELD VERIFIED)
 NATURAL STONE STAIRS = 215 SQ. FT.
 PERVIOUS PAVERS = 604 SQ. FT. (50%) = 302 SQ. FT.
 TOTAL = 517 SQ. FT.

SURVEY AS-BUILT

MOTION

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To approve residential design review application submitted by Summit Design Build, LLC Inc. on behalf of Daren and Jessica Wickum 3200 West Owasso Boulevard, to expand the existing home, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. The mitigation affidavit executed on December 6, 2006 shall remain in effect.
4. The erosion control plan that is submitted with the building permit application shall address the erosion control methods, scheduling, staging and removal of stockpiled material associated with the excavation of the basement and other foundation work.
5. The Grading Certificate (as-built survey) required for the project shall confirm that the impervious surface coverage and foundation area were constructed in compliance with this approval.
6. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

The approval is based on the following findings:

1. The proposal is consistent with the Land Use Chapter of the Comprehensive Plan and the Development Code.
2. The proposal complies with the adopted standards for construction on a substandard riparian lot.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting – September 24, 2013

TO: Planning Commission

FROM: Rob Warwick, Senior Planner

DATE: September 18, 2013

SUBJECT: Case File 2497-13-24, Site and Building Plan Review, Lakeshore Oaks Apartments/Kass-Wilson Architect/Steven Scott Management Company – 505, 525, 555, 585, and 655 Harriet Avenue

Introduction and Background

Kass-Wilson Architects, on behalf of the property owners and managers, has submitted a Site and Building Plan Review application for improvements at the Lakeshore Oaks apartment complex. The complex is owned by the Lakeshore Oaks Apartments LLP and managed by Steven Scott Management.

Lakeshore Oaks is a 240-unit apartment complex constructed in 1970/71. The complex consists of 5 three-story buildings, each with 48 apartments, a community building, tennis courts, and an outdoor pool. Parking for the 240 apartments is provided through a combination of outdoor parking areas surrounding the buildings, and underground garages below each building.

Project Description

The plan proposes improvements throughout the complex. The most highly visible exterior improvement is to the existing community center which now is approximately 45-feet by 71-feet (3,246 square feet). An addition of 21-feet onto the south end of the center is proposed. The added 933 square feet of space will principally be used to expand the area used for exercise equipment, but the interior of the center will be completely remodeled, including new office areas and restrooms.

The applicant proposes other interior and exterior improvements for the complex that includes:

- Rain gardens and landscape plantings
- Fire pit, grills, outdoor seating and amenities
- A new trash enclosure
- New monument sign
- New sidewalks and patio
- Replace the concrete pool deck and pool fencing
- Remove existing tennis courts
- New entrance canopies for each building
- Remodel corridors, security system, laundries and stairs in each building
- New cabinets, kitchen appliances, bath fixtures and floor coverings in each apartment

Please see the attached plans, including the scope of work proposed.

Comprehensive Plan

The Planned Land Use of the property is designated *Residential, 8 – 20 Units/Acre* in the Land Use Chapter of the Comprehensive Plan. The Planned Land Use of adjoining properties include *Light Industrial* on the north, while to the west, south and east is *Low-Density Residential*, intermixed with several *High Density Residential* developments (Midland Terrace Apartments, the Lakeplace Condos, and the Lake Owasso Townhomes). An excerpt from the Planned Land Use Map is attached. Staff believes the proposed improvements are consistent with the Planned Land Use designation, and that the improvements also further the policies outlined in the Housing Chapter of the Plan relating to affordable housing and reinvestment.

Development Code Requirements

The Site and Building Plan Review can be approved provided the proposed use is a permitted use, compliant with the standards and criteria of the Development Ordinance, and that the use is in harmony with the general purposes and intent of the Development Ordinance and the Comprehensive Plan.

The property is located in the R-3 Multi-Dwelling Residential District, where apartment buildings are permitted. The R-3 District regulations include minimum 30-foot front, side and rear setbacks for principal structures, 35-foot maximum height, and 65% maximum impervious surface coverage.

Staff Review

While about 40 years old, the buildings remain in good repair and appearance. The parking area was repaved in 2004, all the apartment decks were replaced during 2012, and a new roof was installed on the 605 building earlier this year. The improvements now proposed address conditions throughout the complex, and so continue the re-investment the owners have been making in the property.

The construction schedule has not been finalized, but the addition and remodeling the center will commence after City approvals and a spring completion is expected. Site grading, including rain gardens and landscaping will likely wait for the spring 2014 growing season.

The apartment renovations will commence immediately. These improvements will address a ‘stack’ of three apartments at a time to ease plumbing and electrical work.

The improvements are consistent with City requirements, and the staff has not identified any issues of concern. See the brief discussion of the center addition location, design, impervious, and landscaping proposals below.

Center Addition – Location

The property is developed on 5 tax parcels, each with one apartment building. The center is currently located on the same tax parcel as the 525 building. The addition will extend the center south across the boundary of the tax parcel occupied by the 555 building. This appears in

keeping with the original approval for the center, but the current Building Code requires that the two parcels remain in common ownership. See the comment below.

Architectural Design

The apartment buildings in the complex, and the community center, are designed with mansard roof styles and brick exteriors. The remodeled community center will be finished with a mix of lap siding, brick, and smooth panels on the exterior. The siding and panels will be painted brown and olive. Windows and doors will provide natural light to the interior on the south, west and east elevations.

The entrance canopies for each building will be renovated using the existing design, while the secondary common entries to each of the five buildings will be revamped with new ‘storefront’ glass, doors, and fabric canopies.

Impervious Coverage and Stormwater Management

There will be a small decrease in impervious coverage with the proposed new sidewalks and patio area, which is offset by the removal of the existing tennis courts. A maximum 65% lot coverage is permitted in the R-3 District, and the complex will have 43.1% impervious after completing these improvements.

Stormwater generally flows to either the street, and into the City system, or to the north property boundary, which is developed with a ponding area and drainage swale. The swale channels the runoff to the east where it enters the City storm sewer system.

Proposed with the improvements is a grading plan and rain gardens intended to filter runoff prior to discharge off site. These may provide some incidental infiltration, but are principally designed for filtration. Soil conditions here are not conducive to infiltration.

The plan has been reviewed by the City Engineer, and his comment is attached.

Landscape Design

The common area is now landscaped with turf. The proposed landscape plan proposes more than 30 trees, about 175 shrubs, and over 200 perennial plants. Staff believes the plan will improve the visual interest of the common area for residents.

Monument Sign

The existing sign, located in front of the 555 building, will be removed and replaced with a new 50 square foot monument sign. The sign will be 5 feet in height, and located east of the access drive between the 525 and 555 buildings.

Comments

The Fire Marshall commented that the fire pit must comply with the Fire Code regulations (3-foot maximum diameter and 25-foot minimum structure setback), and the magnetic locks used on laundry doors must be tested.

The Building Official commented that the proposed community center addition will result in a structure that straddles the property line of the existing tax parcel. The solution is to record a covenant requiring that the two tax parcels remain in common ownership. A condition of approval reflects this requirement.

Property owners within 350 feet of the complex were notified of the application. One comment expressing concerns with potential construction noise and parking has been received. Staff responded that City Code limits construction to the hours of 7 a.m. to 9 p.m., Monday through Friday; 8 a.m. to 9 p.m. on Saturdays; with no construction noise permitted on Sundays and holidays. Resident parking is not expected to be affected by the proposed work, and parking for construction vehicles will be provided on-site.

Comments are attached.

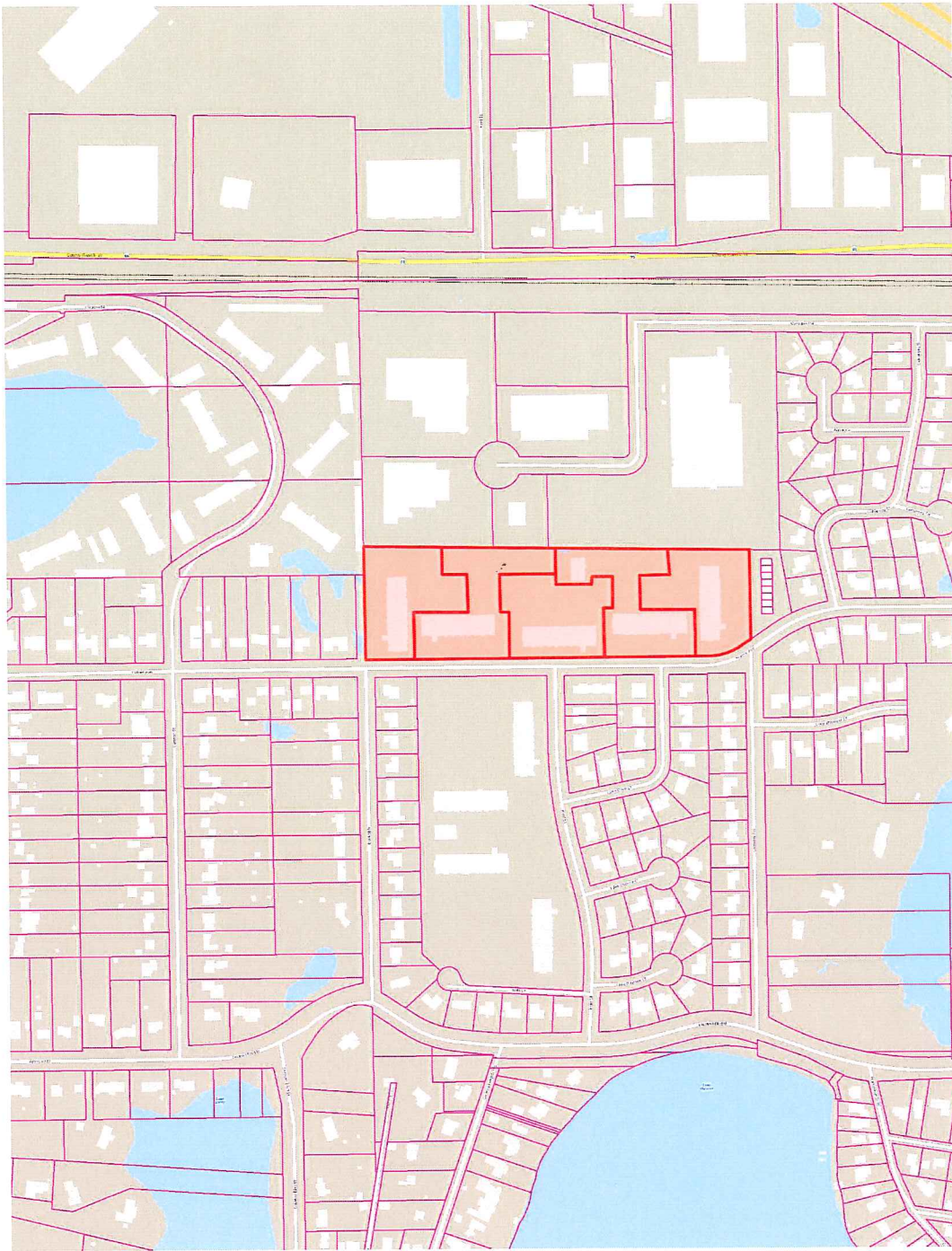
Recommendation

Staff finds the application meets City requirements and so recommends that the Planning Commission forward the matter to the City Council with a recommendation for approval, subject to the following conditions:

1. This approval permits the construction of a 933 square foot addition to the community center, new building canopies, grading and stormwater management, and other site improvements shown on the submitted plans. These improvements are being made in conjunction with extensive remodeling of all of the apartment units. Any significant change to the plans will require review and approvals by the City Council.
2. Approval of the final grading, drainage, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. Prior to issuance of a building permit, the property owner shall execute an affidavit, in a form approved by the City, requiring that the two tax parcels on which the community building will be located will remain in common ownership. The executed affidavit shall be submitted to the City along with the County recording fee.
5. The project shall comply with the requirements of the Fire Marshall.
6. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

Attachments:

1. Location Map
2. Applicant's Statement and Submitted Plans
3. Excerpt from Map 4-3, Planned Land Use
4. Aerial Photo
5. Comments
6. Proposed Motion



Legend

- Parcel Points
- Parcel Boundaries
- County Borders

1,126.1 0 563.04 1,126.1 Feet



1: 6,757

NAD_1983_HARN_Adj_MN_Ramsey_Feet

© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Location Map

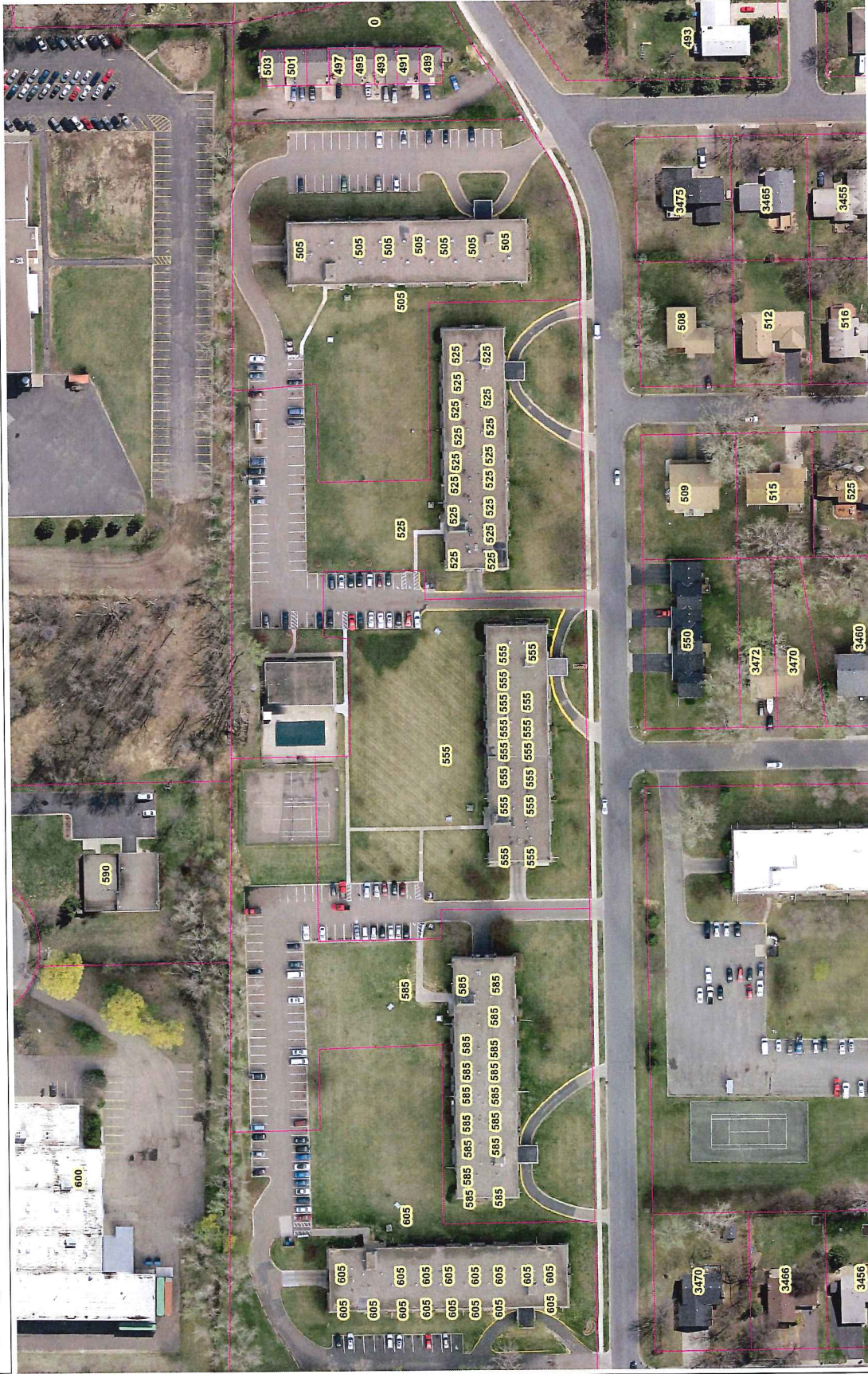




Lakeshoreoaks Apartments



- Legend**
- Parcel Points
 - Parcel Boundaries



200.0
 NAD_1983_HARN_LA_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division.

Notes
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505, 525, 555, 585, and 605 Harriet Avenue
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

GENERAL SCOPE OF WORK

SITE:

1. INSTALL RAIN GARDENS AND PLANTINGS PER CIVIL AND LANDSCAPE ARCHITECT
2. INSTALL SITE AMENITIES PER CIVIL AND ARCHITECTURAL - THIS WILL CONSIST OF FIRE PIT, GRILLS, SEATING, TRELIS AND FENCING
3. INSTALL SITE LIGHTING PER CIVIL, ARCHITECTURAL AND ELECTRICAL - THIS WILL CONSIST OF LED BOLLARD LIGHTING
4. INSTALL MONUMENT SIGN PER CIVIL, ARCHITECTURAL AND ELECTRICAL - THIS WILL CONSIST OF A MASONRY SIGN ILLUMINATED FROM THE GROUND
5. INSTALL/RELOCATE TRASH ENCLOSURE PER CIVIL AND ARCHITECTURAL - SEE ARCHITECTURAL DETAILS FOR ASSEMBLIES
6. INSTALL SIDEWALK, PATHS AND PATIO SLABS PER CIVIL - THIS WILL CONSIST OF ALL NEW SIDEWALK, POOL DECK AND NEW AMENITY AREAS
7. INSTALL NEW POOL DECK PER STATE CODE STANDARDS - THE POOL IS TO NOT BE DISTURBED

CLUBHOUSE:

1. RENOVATE EXISTING BUILDING - REMOVE BATHROOMS COMPLETE, REMOVE OFFICES COMPLETE, REALLOCATE SPACE FROM MECHANICAL AND STORAGE FOR NEW AMENITY SPACE PER PLANS
2. INSTALL ADDITION - INSTALL WINDOWS, DOORS, WALLS, FLOORING, ROOFING, APPLIANCES, TECHNOLOGY, CEILINGS, LIGHT FIXTURES AND FINISHES PER PLANS
3. MECHANICAL AND ELECTRICAL IS DESIGN BUILD - ARCHITECT TO REVIEW AND COORDINATE DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION FOR COORDINATION PURPOSES

APARTMENT BUILDING:

1. REBUILD EXISTING CANOPY AND GANY ROOF PER NEW DETAILS - VERIFY EXISTING CONDITIONS, NOTIFY ARCHITECT IF THERE ARE DISCREPANCIES
2. INSTALL CAMERAS (3 THUS PER BUILDING) AND FOPS PER PLANS
3. INSTALL NEW STOREFRONT PER PLANS - MATCH EXISTING IF POSSIBLE
4. IN CORRIDORS - INSTALL NEW CARPET, CEILING LIGHTING, WOOD TRIM, UNIT SIGNAGE AND PAINT PER PLANS
5. IN LAUNDRY - REMOVE EXISTING STORAGE, INSTALL NEW DOOR HARDWARE (MAG HOLDS), FLOORING, PAINT, MOP SINK AND FOLDING COUNTER WITH METAL BRACKETS PER PLANS
6. IN STAIRS - REMOVE EXISTING CARPET, INSTALL NEW CARPET, MATCH EXISTING INSTALLATION
7. IN ENTRY VESTIBULE - REMOVE EXISTING LIGHTING AND TECHNOLOGY AS NECESSARY, INSTALL NEW TECHNOLOGY (CALL BOX, CAMERA), NEW LIGHT FIXTURE, NEW WINDOWS (CORRIDOR SIDE ONLY) AND WALLS, PAINT PER PLANS

APARTMENT UNITS:

1. REMOVE ALL EXISTING CABINETS, APPLIANCES, AND FLOORING AT THE BEDROOMS, LIVING AND KITCHEN AREAS PER PLANS
2. REMOVE ALL EXISTING BATH FIXTURES (TOILET, SHOWER CONTROLS/HEAD AND FAUCET), LIGHT FIXTURE AND MEDICINE CABINET - LEAVE TUB AND TILE (WALL AND FLOOR) IN PLACE
3. REPLACE LIGHT FIXTURES IF ALTERNATE IS ACCEPTED BY OWNER
4. RELOCATE APPLIANCES PER PLANS - GC TO VERIFY IF POWER IS PROVIDED PRIOR TO RECONFIGURATION
5. INSTALL CABINETS, APPLIANCES, FLOORING AND FINISHES PER PLAN - GC TO COORDINATE WITH ARCHITECT AND INTERIOR DESIGNER



KW kaas
wilson
architects

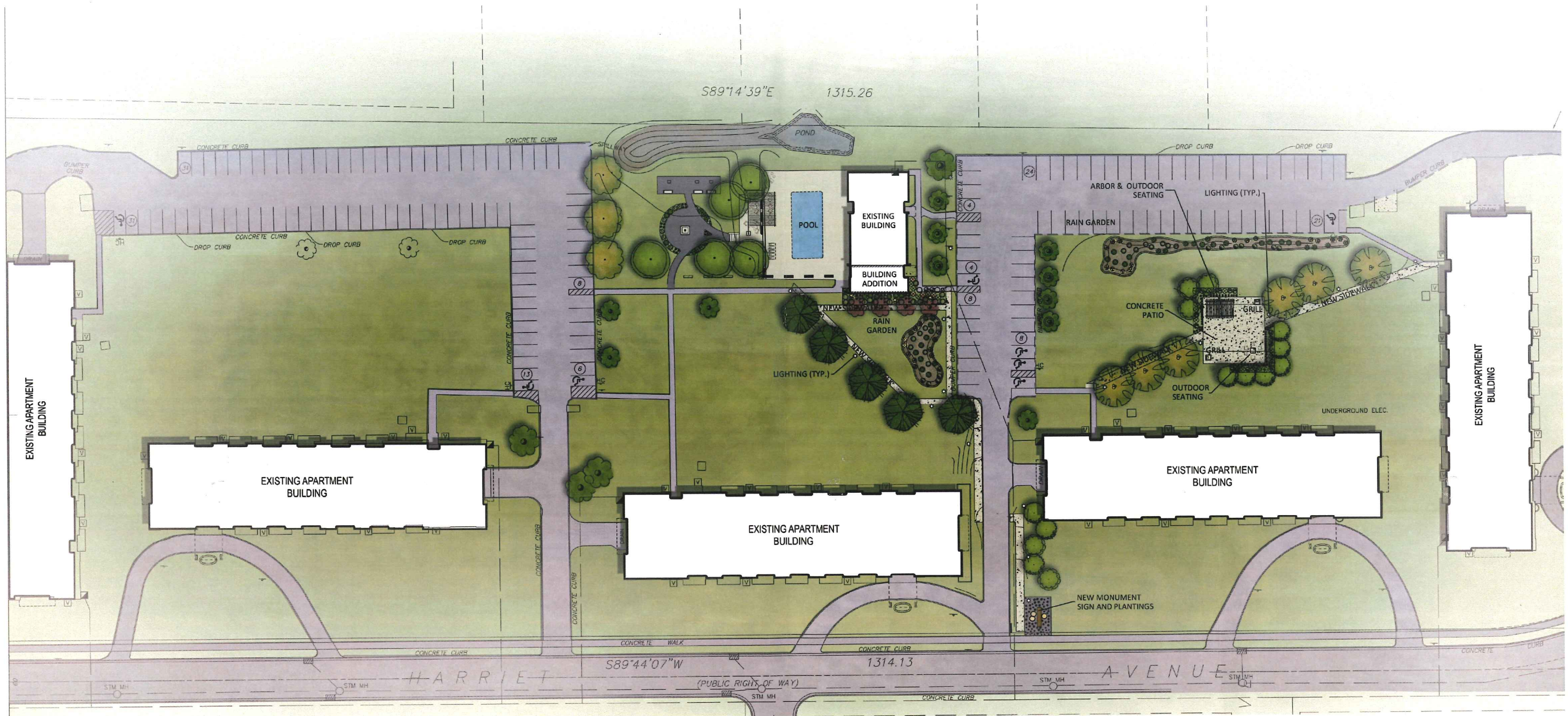
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Lakeshore Oaks Clubhouse and Apartment Renovation
577 Harriet Ave, Shoreview, MN

RECEIVED

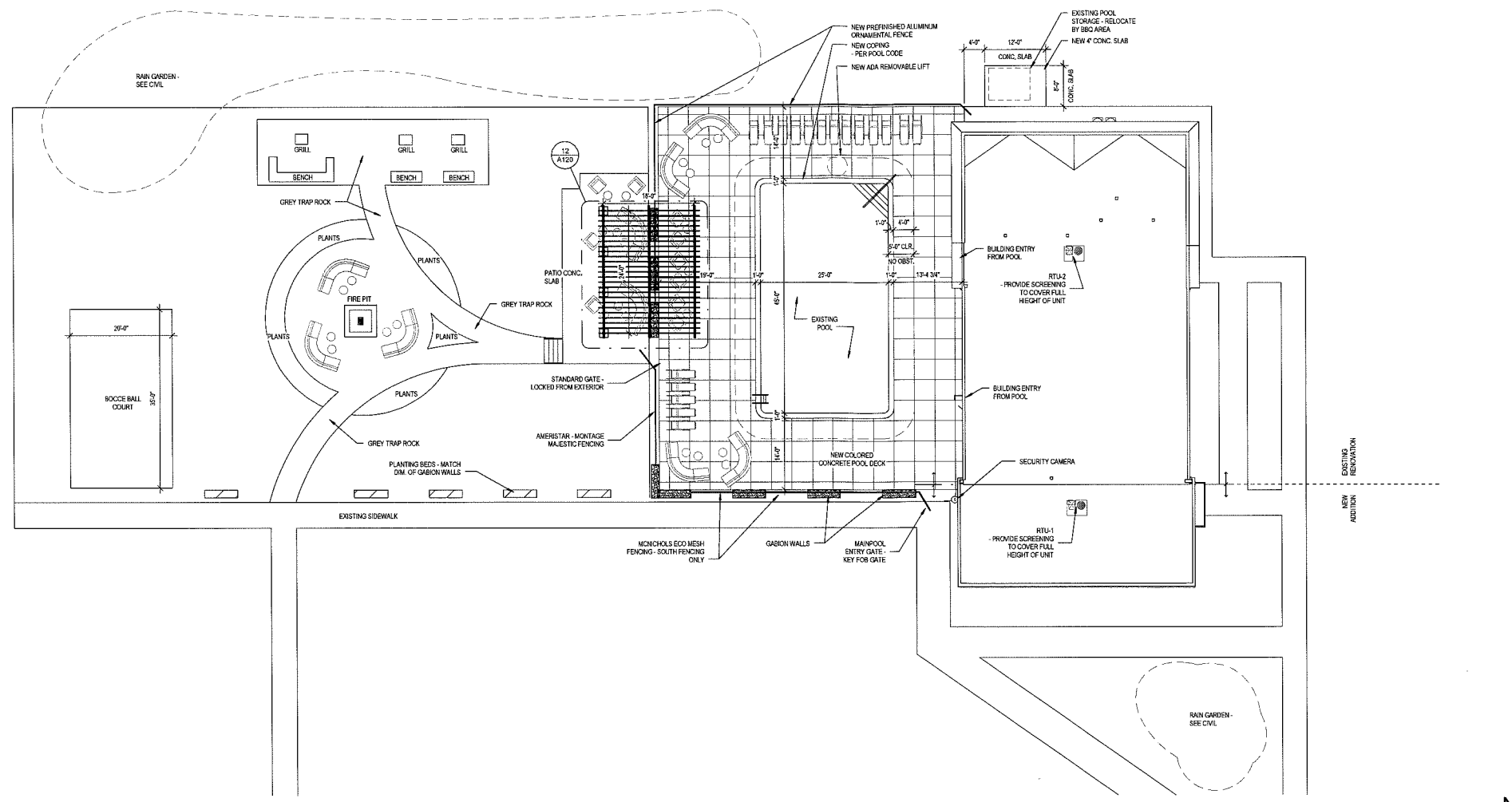
AUG 26 2013

BY:



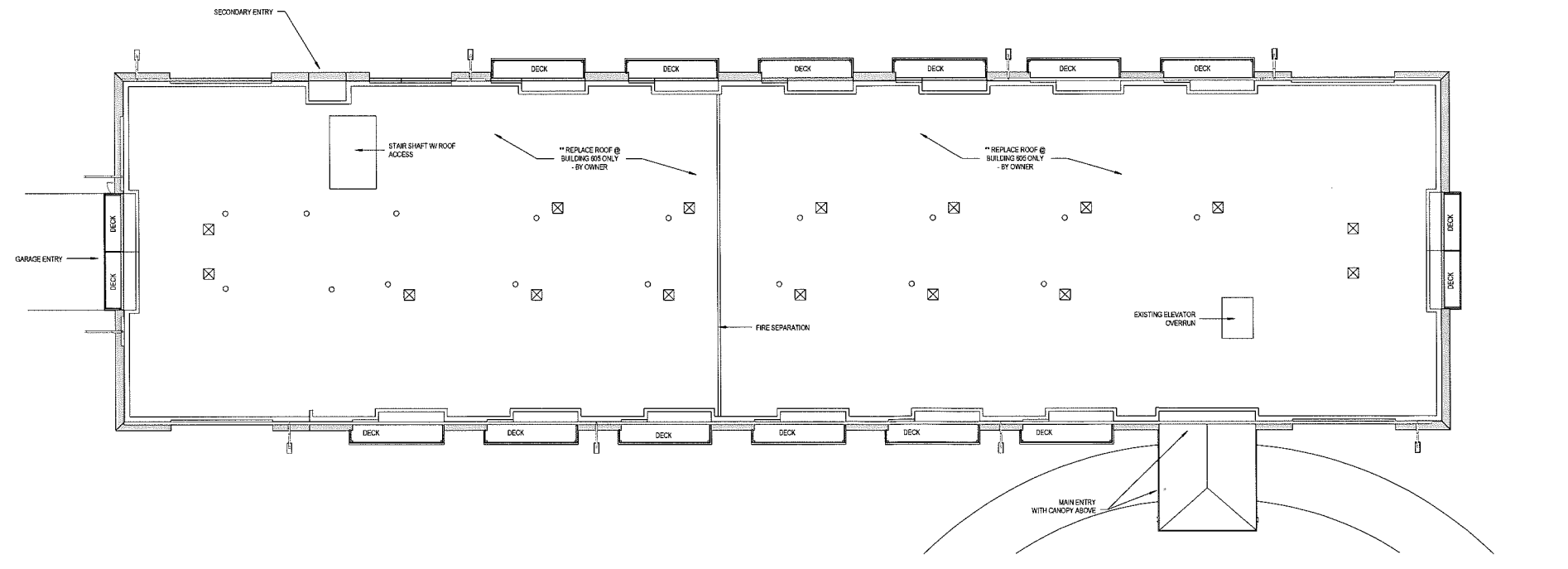
kaas
 wilson
 architects
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 577 Harriet Ave, Shoreview, MN

C:\Users\lean\Documents\Local Revit\1335-SSN-Lakeshore Oaks Reno.rvt
 Copyright Koss Wilson Architects 8/25/2013 2:31:20 PM



- GENERAL SITE NOTES**
1. ROOF TOP UNIT (RTU) SCREENING TO BE PROVIDED PER CITY REQUIREMENTS AND INSTALLED PER MANUFACTURER REQUIREMENTS.
 2. NOT USED.
 3. SEE A500 FOR EXTERIOR ELEVATIONS.
 4. AFTER DEMOLITION AND DURING CONSTRUCTION, VERIFY DRAWINGS MATCH THE EXISTING BUILDING'S STRUCTURE, DIMENSIONS, AND MATERIALS. SHOULD DISCREPANCIES BETWEEN THE EXISTING BUILDING AND THE DRAWINGS EXIST, NOTIFY GENERAL CONTRACTOR AND ARCHITECT ABOUT THE DISCREPANCY, ITS EFFECT ON THE REQUIRED WORK, AND POSSIBLE SOLUTIONS PRIOR TO WORKING ON THE AREA IN QUESTION.
 5. ALL SUBCONTRACTORS INCLUDING BUT NOT LIMITED TO DRYWALL, ACOUSTIC CEILING, CARPENTRY, MASONRY AND PAINTING MUST CAREFULLY REVIEW ALL DRAWINGS & NOTES FOR AREAS OF DISTURBANCE THAT NEED REPAIR. COORDINATE ALL WORK WITH PLUMBING AND ELECTRICAL CONTRACTORS.
 6. MAINTAIN AND REPAIR ALL FIRE PROTECTION CONSTRUCTION - FIRE CALL ALL PENETRATIONS THROUGH NEW OR EXISTING FIRE PROTECTION CONSTRUCTION. REPAIR ANY DAMAGED FIRE PROTECTION CONSTRUCTION UPON REMOVAL OF ANY EXISTING WALL OR ANY OTHER SYSTEM. RESTORE TO ORIGINAL, UL LISTED RATING/SPECIFICATION.
 7. PRIOR TO FABRICATING & INSTALLING ENTRY CANDRIES, FIELD VERIFY DIMENSIONS AND INTERNAL WALL STRUCTURE OF ALL BUILDING ENTRIES. NOTIFY GENERAL CONTRACTOR AND ARCHITECT REGARDING DISCREPANCIES BETWEEN EXISTING BUILDING AND DRAWINGS/DETAILS.
 8. ARCHITECT WILL NOT SPECIFY LOCATION OR QUANTITIES OF EXTERIOR SITEWORK. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND QUANTITIES OF EXTERIOR REPAIRS.
 9. ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN-BUILD EXTERIOR LIGHTING SCHEME UPON FIELD VERIFYING THE CONDITION OF EXISTING FIXTURES AND THEIR LIGHT OUTPUT. DESIGN APPROVAL OF GENERAL CONTRACTOR AND ARCHITECT REQUIRED.
 10. REMOVE EXTERIOR WALL OUTLETS AND EXPOSED CONDUIT TO MEET MINIMUM STATE AND CITY CODE COMPLIANCE. PATCH AND PAINT STUCCO AS NECESSARY. ELECTRICAL CONTRACTOR AND GC TO COORDINATE.

1 Architectural Site Plan - Club House
 3/32" = 1'-0"



2 Architectural Site Plan - Apartments
 3/32" = 1'-0"



2104 4th Avenue S.
 Suite B
 Minneapolis, MN 55404
 tel: (612) 879-6000
 fax: (612) 879-6666
 www.kosswilson.com

General Contractor:
 Frerichs Construction
 9600 Labore Road, Suite 8
 St. Paul, Minnesota 55110
 P: 651.787.0887

Civil/Landscape Architect:
 MFRA, Inc.
 14800 28th Ave N, Ste. 140
 Plymouth, MN 55447
 P: 763.4768010

Structural:
 Darg, Bolgreen, Menk, Inc.
 7575 Golden Valley Road,
 Suite 210
 Golden Valley, MN 55427
 P: 763.544.8456

Interior Design:
 BDH & Young Space Design
 7001 France Avenue South,
 Suite 200
 Edina, MN 55435
 P: 952.893.9020

Project:
Lakeshore Oaks Renovation
 577 Hamlet Ave, Shoreview, MN 55126

Owner:
Steven Scott Management
 5402 Penikese Drive, Suite 200, Minneapolis, MN 55416

Project Number 1333
 Date Planning Comm. 8.26.2013

NOT FOR CONSTRUCTION

Date	Revision

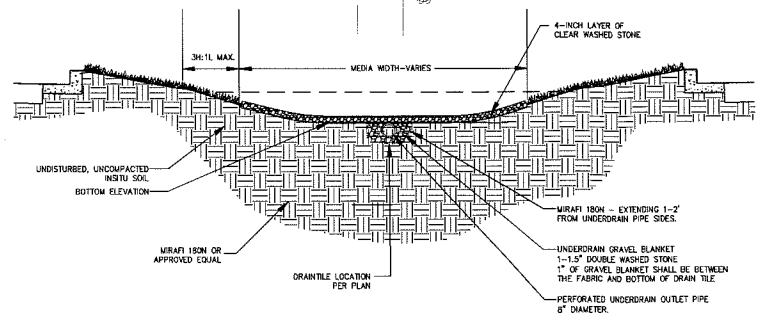
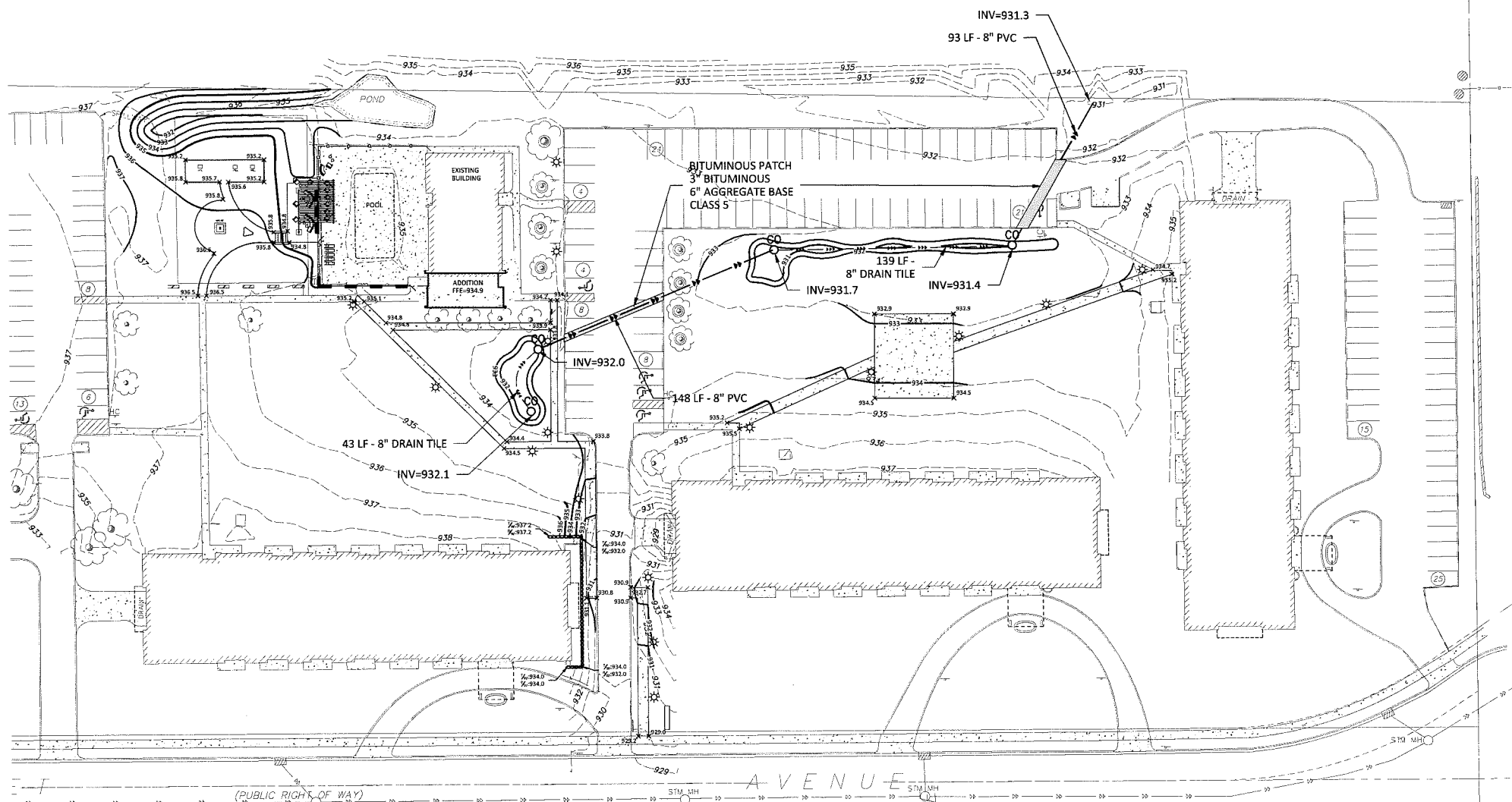
Rev. No. _____

Site - Buildings
 As indicated
A121

LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	---
CURB & GUTTER	---
STORM SEWER	---
DRAIN TILE	---
BUILDING	---
RETAINING WALL	---
WETLAND LIMITS	---
TREELINE	---
SPOT ELEVATION	932.5
CONTOUR	---
RIP RAP	---
OVERFLOW ELEV.	902.5
SOIL BORINGS	---

GRADING NOTES

- A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- B. CONTRACTOR SHALL REVIEW FAVEMENT GRADIENT AND CONSTRUCT "GUTTER CUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- C. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMP (1:12), AND A MAXIMUM CROSS SLOPE OF 2.0% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
- D. THE CONTRACTOR IS GUARANTEED THAT THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF OJASCE 36-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION 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 AT 1-800-235-1150), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES 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).
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- F. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- G. SAFETY NOTICES TO CONTRACTORS, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE LIABILITY OF THE ENGINEER ON THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- I. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SURFACE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDUM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DISCRETION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSUITABLE. CORRECTION OF THE UNSUITABLE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- J. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.



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 55404
 tel: (612)
 879-6000
 fax: (612) 879-6666
 www.koaswilson.com

General Contractor:
 Frerichs Construction
 3600 Labore Road, Suite 8
 St. Paul, Minnesota 55110
 P: 651.787.0687

Civil/Landscape Architect:
 MFRA Inc.
 14800 28th Ave N, Ste. 140
 Plymouth, MN 55447
 P: 763.478.6010

Structural:
 Dang, Bolgreen, Menk, Inc.
 7575 Golden Valley Road,
 Suite 210
 Golden Valley, MN 55427
 P: 763.544.8456

Interior Design:
 BDH & Young Space Design
 7001 France Avenue South,
 Suite 200
 Edina, MN 55435
 P: 952.893.9200

Project:
**Lakeshore Oaks
 Renovation**

Owner:
Steven Scott Management
 5402 Parkdale Drive, Suite 200, Minneapolis, MN 55416

Project Number: KAA18670

Date: 7.15.2013

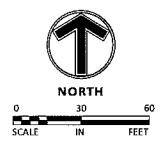
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

First Name: _____ Date: MM/DD/YYYY
 Signature: _____
 If you are not a registered professional engineer, this plan is preliminary and is available upon request at MFRA, Inc., Plymouth, MN office.

NOT FOR CONSTRUCTION
PRELIMINARY

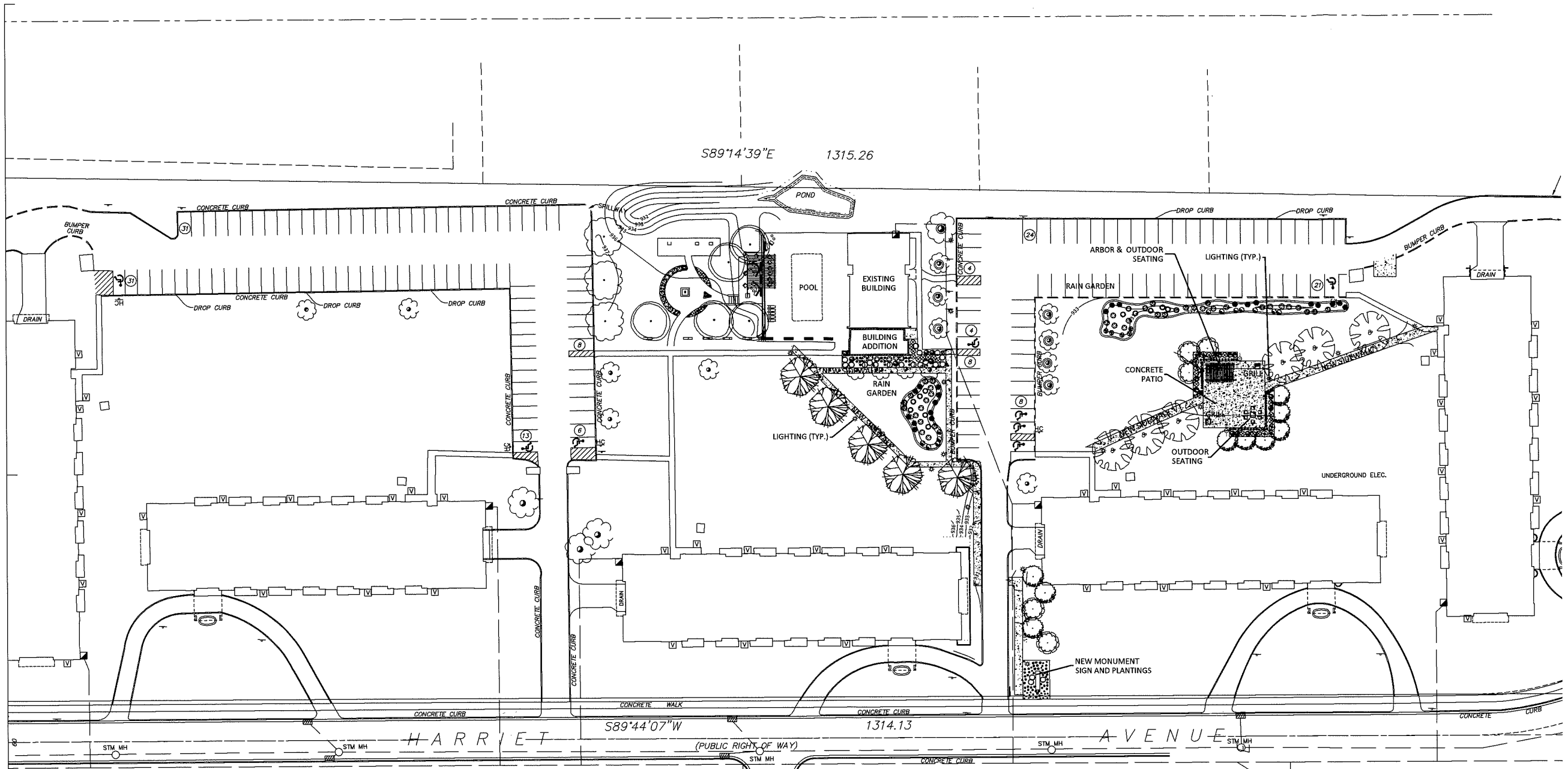
GRADING AND DRAINAGE PLAN

C4.01



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF OJASCE 36-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION 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 AT 1-800-235-1150), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES 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).

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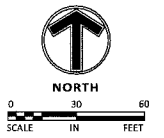


KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT
SM	Acer saccharum	SUGAR MAPLE	2.5"	BB	5	15'	50'
WO	Quercus bicolor	SWAMP WHITE OAK	2.5"	BB	-	10'	50'
HL	Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	3	15'	50'
QA	Populus tremuloides	QUAKING ASPEN	#10	CONT.	-	10'	60'
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	5	15'	60'
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	6	14'	55'
RM	Acer rubrum 'Northwoods'	NORTHWOODS MAPLE	2.5"	BB	-	14'	50'
RB	Betula nigra	RIVER BIRCH	1.5"	BB	-	8'	25'
SB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	5	8'	20-25'
SS	Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	9	8'	25-30'
BH	Picea glauca var. densata	BLACK HILLS SPRUCE	6"	BB	-	6'	35-40'
CB	Picea pungens	COLORADO BLUE SPRUCE	6"	BB	-	6'	55'

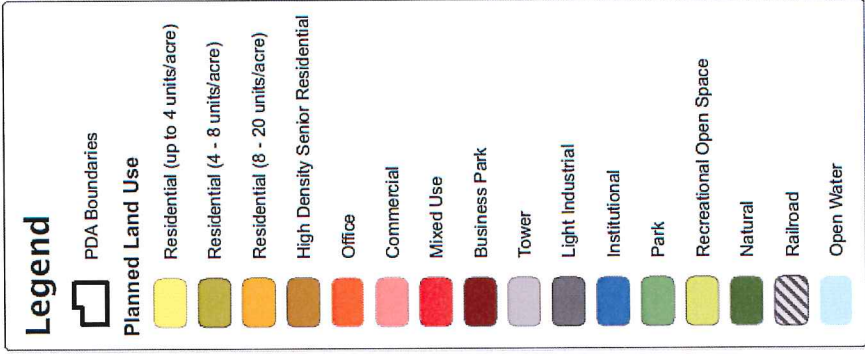
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT
JVJ	Juniperus horizontalis 'Savin'	SAVIN JUNIPER	#5	CONT.	-		1'	3'x4'
DBB	Euconymus alatus 'Comptex'	DWARF BURNING BUSH	#5	CONT.	27		1.5'	4'x4'
DBW	Salix purpurea 'Nana'	DWARF BLUE ANCTIC WILLOW	#5	CONT.	30		1'	3'x4'
GLS	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	20		1'	2.5'x5'
BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	21		1.5'	4'x4'
AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.	16		1.5'	3'x4'
SPL	Syringa x 'Balsugar'	SUGAR PLUM LILAC	#5	CONT.	6		1.5'	4'x4'
MGH	Lonicera x xylosteoides 'Minglobe'	MINIGLOBE HONEYLUCKLE	#5	CONT.	-		1.5'	4'x4'
RTD	Cornus Sericea 'Bailey'	RED TWIG DOGWOOD	#5	CONT.	14		1.5'	5'x5'
BCB	Aronica melanocarpa elata	BLACK CHOKEBERRY	#5	CONT.	21		1.5'	4'x4'
JDW	Ilex verticillata 'Jim Dandy'	JIM DANDY WINTERBERRY	#5	CONT.	5		1.5'	3'x3'
NSW	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	#5	CONT.	17		1.5'	3'x3'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	WET SEED MIX W/ "NO MOW FESCUE MIX"
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND SOD
[Symbol]	HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	SHREDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	1/2" CRUSHED GRANITE	CRUSHED QUARY GRANITE



Lakeshore Oaks



**Excerpt from Map 4-3, Planned Land Use,
2008 Comprehensive Plan**



Robert Warwick <rwarwick@shoreviewmn.gov>

LAKESHORE SITE AND BUILDING PLAN COMMENTS

Steve Nelson <snelson@shoreviewmn.gov>

Thu, Sep 19, 2013 at 8:45 AM

To: "WARWICK, ROBERT" <rwarwick@shoreviewmn.gov>

I have one concern for approval of the Lakeshore Oaks site and building plan approval. The proposed building addition appears to be close to, or encroaching over a property line. The building code has certain requirements for construction and fire protection when buildings get close to property lines.

If the buildings were on the same property line, the code allows for assumed property lines. Because all the properties are owned by one entity, I do not have a problem with the building encroaching over property lines without requiring prohibitive construction. However, I would ask that a condition be placed on the approval stating that the parcels could not be individually sold unless property lines were moved to make the community building compliant with property line separation per the building code.

Steve Nelson

*Building Official
City of Shoreview
4600 N Victoria Street
Shoreview, MN 55126
651-490-4691*



Robert Warwick <rwarwick@shoreviewmn.gov>

file no. 2497-13-24

Rick Current <rcurrent@ljfd.org>
Reply-To: rcurrent@ljfd.org
To: Robert Warwick <rwarwick@shoreviewmn.gov>

Wed, Sep 18, 2013 at 3:57 PM

Rob,

Sorry these comments are late.

- 1) Fire Pit installed within guidelines
- 2) Test new mag hold on laundry room after installation.

That is it.

Thanks,

Rick Current

Fire Marshal

Lake Johanna Fire Department

651-481-7024



Robert Warwick <rwarwick@shoreviewmn.gov>

Lakeshore Oaks Engineering comments

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: "WARWICK, ROBERT" <rwarwick@shoreviewmn.gov>

Tue, Sep 17, 2013 at 2:47 PM

Rob,

The project will be adding additional impervious and reducing existing impervious, so there will not be an increase of impervious surfaces on the site. Because impervious surface area will not be increased stormwater calculations are not required because the amount of runoff from the site will not change or be reduced from the existing condition.

The project does include the installation of some rain gardens. Due to the soils the rain gardens were designed for filtration of stormwater runoff not infiltration. A perforated pipe is located beneath the rain gardens to drain the water out of the garden over time. The addition of the rain gardens will provide additional storage areas and treatment for the runoff from the site.

Stormwater management BMPs are not required with the project because there is not an increase of impervious surfaces on the site. The addition of the rain gardens are in excess of what is required and the developer may qualify for a grant from the watershed district.

Please contact me if you have any questions or require additional information.

Thank you,

--
Tom Wesolowski, P.E.
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696



Robert Warwick <rwarwick@shoreviewmn.gov>

Lakeshore Oaks Apartment Building Plan

Karen Pierce <karen@tkpierce.com>

Tue, Sep 17, 2013 at 1:09 PM

To: rwarwick@shoreviewmn.gov

Rob Warwick,

I own two properties on Kent Street (#3470 & 3472). Your notice was a bit vague. For example, other than the meeting dates, there is no indication of when construction would be planned to start and finish, nor which streets may be impacted by construction vehicles or displaced tenants vehicle parking.

That said, my biggest concerns are noise and access.

Currently I have a firefighter living in one of my units who often must sleep during the day as he has irregular shifts. How will this construction affect noise in the area? What days and times will construction be allowed? I would prefer that no loud exterior work begin before 8am any day and finish no later than 6pm. No outdoor construction on Sundays.

Access, especially in the winter with snow piles and limited on-street parking, is a concern. Will the cars of tenants of Lakeshore Oaks be required at times to find on-street parking elsewhere? If so, I suggest that this be communicated to the area a week in advance and that parking for Lakeshore Oak tenants be on one side of the street only (i.e. West or North depending on street). With decals in the windows to identify them. We have trouble with visitor parking on the street in the winter time, and do not want to have that further encumbered by their tenants. If this conflicts with snow removal parking restrictions, either a temporary change in the restrictions (communicated to the entire effective area) will need to be made, or Lakeshore Oaks will need to provide some other solution for their tenants - i.e. overnight parking at a nearby church or school.

Thank you for your attention,

Karen Pierce
952-856-6113

PS I will not be able to attend the meeting as I am currently out of town.

**MOTION
TO APPROVE THE SITE AND BUILDING PLAN REVIEW**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Site and Building Plan review application submitted Kaas Wilson Architects for the Lakeshore Oaks Apartment complex at 505, 525, 555, 585 and 605 Harriet Avenue.

This approval is subject to the following:

1. This approval permits the construction of a 933 square foot addition to the community center, new building canopies, grading and stormwater management, and other site improvements shown on the submitted plans. These improvements are being made in conjunction with extensive remodeling of all of the apartment units. Any significant change to the plans will require review and approvals by the City Council.
2. Approval of the final grading, drainage, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. Prior to issuance of a building permit, the property owner shall execute an affidavit, in a form approved by the City, requiring that the two tax parcels on which the community building will be located will remain in common ownership. The executed affidavit shall be submitted to the City along with the County recording fee.
5. The project shall comply with the requirements of the Fire Marshall.
6. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Residential (8-20 units per acre) land use of the Comprehensive Plan.
2. The proposed development complies with the standards identified in the City's Development Code.
3. The proposed improvements meet the spirit and intent of the Comprehensive Plan and the Development Code.

VOTE:

AYES:

NAYS:

t:/2013pcf/2497-13-24/pcmotion