

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

**DATE: DECEMBER 13, 2016
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
November 15, 2016

3. REPORT ON CITY COUNCIL ACTIONS
*MEETING DATE: November 21, 2016 and December 5, 2016
Brief Description of Meeting process- Chair John Doan*

4. NEW BUSINESS

A. SITE AND BUILDING PLAN REVIEW*
*FILE NO: 2646-16-45
APPLICANT: Station 19 Architects
LOCATION: 3495 North Victoria Street*

5. MISCELLANEOUS

A. BUILDING HEIGHT-Text Amendment

B. BEEKEEPING- Text Amendment

C. CHAIR/VICE CHAIR APPOINTMENTS

City Council Meeting Assignments for December 19, 2016, January 3, 2016
And January 17, 2016 are, Planning Commissioners Mc Cool, Peterson, and Thompson.

6. ADJOURNMENT

**These agenda items require City Council review or action. The Planning Commission will hold a hearing, obtain public comment, discuss the application and forward the application to City Council. The City Council will consider these items at their regular meetings which are held on the 1st or 3rd Monday of each month. For confirmation when an item is scheduled at City Council, please check the City's website at www.shoreviewmn.gov or contact the Planning Department at 651-490-4682 or 651-490-4680*

NEW BUSINESS

VARIANCE

FILE NO: 2644-16-43
APPLICANT: DELORES MITTELMARK
LOCATION: 266 LION LANE

Presentation by Economic Development and Planning Associate Niki Hill

The application is to reduce the 10-foot minimum rear setback for an accessory structure. The setback would be reduced to 3 feet. The new accessory structure would be a 160 square foot shed that on an existing concrete foundation.

The applicant states that while the existing shed is 10 feet from the rear property line, it is half on and half off the existing concrete slab, which makes it difficult to comply with tie-down requirements. The existing shed is in an awkward position in the yard. Placement of the shed is limited because the east side of the property is an unimproved road right-of-way where structures are prohibited.

Staff finds that the proposal is consistent with City land use and housing policies. Placing the shed in the proposed location is a reasonable use of the property. Practical difficulty is present. Unique circumstances include the concrete slab constructed by a previous owner for a previous shed. Using the concrete slab for the new shed would have the least impact to existing vegetation and would allow installation of an access ramp. There is a fence between the structure and rear lot line and also a row of trees just inside the lot line of the adjoining neighbor that provides screening. No homes are close to the rear lot line and there would be no visual impact.

Notices were sent to property owners within 150 feet. Adjacent neighbors have provided letters of support for putting the new shed on the concrete slab where a shed was located for a previous owner. Two additional comments of support have been received. Staff is recommending approval with the conditions listed in the staff report.

Commissioner Solomonson asked if the previous structure was legal. Ms. Hill stated that a permit was not issued for the previous structure. The home was built in 1956, and it is not known what rear setback requirements were at that time.

Ms. Mittlemark, Applicant, 266 Lion Lane, stated that the first shed on the slab was a small aluminum shed that collapsed under snow.

Vice Chair McCool asked how long the existing shed has been on the slab that you can see on the picture. **Ms. Mittlemark** stated that she received approval for it last September.

Commissioner Peterson expressed support for the proposal because of the unique circumstances of needing to tie down the structure and the screening provided.

Commissioner Solomonson questioned the right to rebuild on the concrete pad since the previous structure was totally torn down. The positive is that the structure will not impact any adjacent structures, but support of the neighbors should not be a reason for approval.

Commissioner Ferrington agreed with Commissioner Peterson in of the variance but noted Commissioner Solomonson's concern. Her view is that with the safety issue and the walkway next to the property means one less property that could be impacted.

Commissioner Thompson expressed support because the application meets the requirement of unique circumstances.

Vice Chair McCool echoed Commissioner Solomonson's statements. If the request for a new concrete pad in this location, he would not support it. If nothing is allowed on the pad, the pad will continue to exist in its location with nothing on it. Reusing the slab instead of disturbance of turf makes sense. The encroachment is for a small structure. While not a basis for a decision, neighbors do support the proposal.

Commissioner Wolfe expressed his support because if the slab is left without a structure, it will look unfinished.

MOTION: by Commissioner Thompson, seconded by Commissioner Solomonson to approve the variance request submitted by Delores Mittelmark, 266 Lion Lane, to reduce the required 10 foot rear setback to 3 feet for an accessory structure and adopt Resolution 16-106, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance 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 the structure is not relocated.
3. The structure shall be used for the personal storage of household and lawn equipment.
4. The structure shall not be used in any way for commercial purposes.

This approval is subject to a 5-day appeal period.

This motion is based on the following findings:

1. The variance request to locate the shed in the proposed location closer to the rear lot line represents a reasonable use of the property. City Code permits detached structures as an accessory use. By establishing these provisions, the City deems that a detached structure represents a reasonable use of the property provided Code standards are met.
2. The variance request stems from the uniqueness of the existing cement foundation location that was not created by the property owner. The concrete slab was constructed by a previous owner, and the previous shed was located on the pad at least a decade ago (as verified for aerial photographs), well before the applicant purchased the property a

Adjacent property owners were notified of the application. No comments have been received. Staff finds that the proposal complies with the Development Code standards and recommends approval with the conditions listed in the staff report.

Commissioner Solomonson asked the distance from the Policoff driveway to the new property line and whether there is a buffer. Ms. Hill referred to the Certificate of Survey shows the property line does not directly follow the driveway.

Vice Chair asked if an additional 10 feet were discussed so that no variance would be needed for lot width. Further, would the land be used for a garage or other structure?

Mr. Keith Loewen, 4376 Reiland Lane, Applicant, stated that there was no discussion of an additional 10 feet to the subdivision. The land has been set aside to for preservation and is restricted. There are no plans for any structure.

Vice Chair McCool and Commissioners agreed that this is a straight forward application. It makes sense to add width and area to a small substandard lot.

Variance

MOTION: by Commissioner Ferrington, seconded by Commissioner Thompson to approve the variance request submitted by Keith and Kendal Loewen for their property at 4376 Reiland Lane, to waive the 100 foot width requirement and adopt Resolution No. 16-105 subject to the following conditions:

1. This 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 motion is based on the following findings:

1. The applicant is proposing to use the property in a reasonable manner. The current homes and access with stay the same with the land exchange. No new development is proposed.
2. Unique circumstances are present due to the existing lot configurations. The property at 4736 Reiland Land is a substandard riparian lot that has a current frontage of 42 feet at the front property line. With Lot 4 being split into the separate parcels currently, combining the two parts would double the amount of average width to approximately 89 feet as measured from the front, building setback and OWH lines. This will also nearly double square footage for the property at 4376 Reiland Lane.

3. The character of the neighborhood will not be altered at all. The existing homes and access to them will not be changed with the minor subdivision nor will any new lots be created.

VOTE: **Ayes - 6** **Nays - 0**

Minor Subdivision

MOTION: by Commissioner Ferrington, seconded by Commissioner Thompson to recommend approval to the City Council of the Minor Subdivision request submitted by Ivan and Joan Policoff for their property at 4380 Reiland Lane, subject to the following conditions:

1. The minor subdivision shall be in accordance with the plans submitted.
2. Public drainage and utility easements with a width of 5-feet on each side of the new common property line shall be conveyed to the City. The applicant shall be responsible for providing legal descriptions for all required easements. The easements shall be conveyed before the City will endorse deeds for recording.
3. The applicant shall enter into a Subdivision Agreement with the City. This agreement shall be executed before the City will endorse deeds for recording.
4. Resulting Parcel B shall be combined with the existing property at 4376 Reiland Lane (Parcel A), creating a single lot.
5. Approval of the Minor Subdivision is contingent upon the approval of a variance permitting waiving the 100 foot width requirement for 4376 Reiland Lane.
6. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

VOTE: **Ayes - 6** **Nays - 0**

SITE AND BUILDING PLAN REVIEW - Withdrawn

FILE NO: **2640-16-39**
APPLICANT: **VENTURES 2000**
LOCATION: **1030 COUNTY ROAD E**

This item was withdrawn from consideration at this meeting.

MISCELLANEOUS

Commissioners Wolfe and Thompson will respectively attend the November 21, 2016 and December 5, 2016 City Council meetings.

Vice Chair McCool noted that the Commission met in workshop session at 6:00 p.m. immediately prior to this regular meeting.

ADJOURNMENT

MOTION: by Commissioner Peterson, seconded by Commissioner Solomonson to adjourn the meeting at 7:36 p.m.

VOTE: Ayes - 6 Nays - 0

ATTEST:

Kathleen Castle
City Planner

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: December 8, 2016
SUBJECT: File No. 2646-16-45, Site and Building Plan Review, Station 19 Architects/St. Odilia Catholic Church, 3495 Victoria Street N

INTRODUCTION

The applicant, Station 19 Architects on behalf of St. Odilia Catholic Community, 3495 Victoria Street N, is requesting site and building plan review for the expansion of their church and school facility. This application was complete November 18, 2016.

BACKGROUND AND PROJECT DESCRIPTION

The St. Odilia campus is located south of Island Lake Elementary School, west of Victoria Street, east of Vivian Avenue and north of Cottage Place. The campus has an area of 19.6 acres and access from both Vivian Avenue and Victoria Street. The site is principally used as a church and a private school, with additional facilities including a single family detached dwelling, an administration building, hospice care facility, cemetery, parking and driveways, playgrounds, and soccer field.

The campus abuts detached single family residential areas on the south, west and east. To the north on Victoria Street there is a single-family residence that is not part of the campus, and another institutional use, Island Lake Elementary School.

St. Odilia is planning on expanding the existing church and school by adding onto the structure. The intent of the expansion is to address the school needs and provide better separation between the church and school uses in the building.

The first addition is a 2,820 square foot, one-story church addition on the Southeast corner of the building. This addition will include a new entrance lobby area, multi-purpose music room, restrooms and playground access for the pre-school.

The second addition planned is located on the Northwest corner of the school building. This 9,518 square foot (foundation area), two-story addition will provide new school administration offices, multi-purpose room, locker rooms, specialty classrooms, an elevator and accessible restrooms.

Interior remodeling will also be completed as part of these improvements.

Modifications are also proposed to the parking lot and traffic circulation.

Please see the attached plans.

COMPREHENSIVE PLAN

The 2008 Comprehensive Plan designates this property for Institutional use. Uses within this category include public and private schools, fire and police stations, city hall, water towers and other public or quasi-public uses. Surrounding planned land uses include low-density residential, institutional, natural, and park.

The church and school use are consistent with this land use designation.

DEVELOPMENT ORDINANCE REQUIREMENTS AND REVIEW

Site and Building Plan Review

The property is zoned R-1, Detached Residential, a typical zoning for church and school properties. Public and quasi-public uses are allowed in this zoning district through the Site and Building Plan Review process provided the use will not conflict with or impede the planned use of adjoining property. Conditions may be attached to site and building plan approval by the City Council to ensure compatibility with adjacent land uses.

Staff believes that the proposed expansion is compatible with the nearby residential and institutional land uses. The submitted plans have been reviewed in accordance with the Code standards. In the past, church and school uses have been reviewed in accordance with the standards of the O, Office District rather than the R-1, Detached Residential District, due to the nature of the use. The Office District standards have been used as a guide in Staff's review of the proposal.

Site Plan

The proposal is to expand and remodel this building to better meet the needs of the church and school uses. Both additions exceed the minimum structure setbacks required from the property lines as shown in the following table. Again, the Office Zoning District standards have been used as a guide for this proposal.

Property Line	Minimum Structure Setback Required (Office District, Section 205.044(D))	Proposed Structure Setbacks	
		SE Addition	NW Addition
Front (Victoria Street)	50 feet	355 feet	415 feet
Side	10 feet	70 feet	183 feet
Rear	20 feet	N/A	274 feet
Adjacent Residential	50 feet	70 feet	183 feet

The playground area located immediately south of the building will be relocated due to the location of the Southeast addition. The playground will be shifted to the south and be setback 20 feet from a side lot line and 67 feet from the Cottage Place right-of-way which adjoins a portion of the lots

southern boundary. The playground area will be enclosed with fencing, including a wooden privacy fence on the east side which is adjacent to a single-family residential use.

Architectural Design

The exterior of the proposed additions will blend in with the existing building utilizing a combination of brick, metal and glass. Mechanical equipment will be located on the rooftop and screened with metal screening walls. The design complies with the City's architectural design standards (Section 206.050).

Parking

The parking lot will be reconfigured to accommodate the land area needed for the proposed additions. Improvements include new walkways, drop-off curbing, school bus striping and restoring landscaping where needed. The number of parking stalls on-site will be reduced but will still exceed the parking required by the Development Code. The following table provides a comparison regarding the number of stalls required, existing and proposed

Use	Development Code (206.020 (B))	Required	Existing	Proposed
Sanctuary	1 stall per 3 seats based on design capacity	376 stalls	532 stalls	490 stalls
Classroom	1.5 stalls per classroom (35)	53 stalls		
Total		429 stalls	532 stalls	490 stalls

Stormwater Management

The property is located in the Ramsey Washington Metro Watershed District and does not require a permit from the District. Impervious surface coverage for the site is slightly increased from 52.2% to 52.9% and is less than the 70% permitted in the comparable Office district. Stormwater from the addition on the northwestern side of the structure will be directed into the existing stormwater management system located in the parking lot. On the Southeastern side of the building, stormwater from the addition will flow into a proposed rain garden.

Signage

St. Odilia is also proposing to enhance the signage on site by adding a message center sign and signage on the church and school facility. A Comprehensive Sign Plan is required since the property is zoned residential and adjoins single-family residential land uses.

PUBLIC COMMENTS

Property owners within 350 feet were notified of the applicant's request. No comments have been received.

Lake Johanna Fire Department staff reviewed the plans and did not have any comments.

STAFF RECOMMENDATION

The proposed plans conform to the requirements of the City's development regulations and the policies of the *Comprehensive Plan*. Therefore, staff recommends that the Planning Commission hold the hearing and take testimony from all interested parties, and forward the application to the City Council with a recommendation of approval, subject to the following conditions:

1. The project must be completed in accordance with the submitted site and building plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission and the City Council.
2. The approval will expire after one year a building permit has not been issued.
3. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
4. 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.
5. The items identified in the memo from the City Engineer must be addressed prior to the issuance of a building permit.
6. Prior to the installation of any signs, a Comprehensive Sign Plan is required by the City.
7. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

Attachments

1. Memo dated 12-07-16– City Engineer
2. Email – Nate Berg, Fire Marshal - LJFD
3. Location Map
4. Applicant's Statement and Submitted Plans
5. Motion Sheet

Date: December 7, 2016
To: Kathleen Castle, City Planner
From: Tom Wesolowski, City Engineer
Subject: Site & Building Plan Review Application
St. Odilia Church & School building addition – 3495 Victoria Street

The City of Shoreview Engineering staff has reviewed the preliminary plan submittal for the St. Odilia Church & School building addition dated November 14, 2016. The Engineering staff has the following comments regarding the proposed development:

1. St. Odilia is located with the Ramsey-Washington Metro Watershed District (RWMWD). The developer contacted the RWMWD and due to the size and nature of the project a permit is not required by the watershed.
2. Due to the nature of the project, the City does not require any stormwater improvements on the site. If funding is available, the church is proposing to install a rain garden to collect run-off from one of the building additions.
3. An erosion control cash deposit will be required for the improvements.



Kathleen Castle <kcastle@shoreviewmn.gov>

St. Odilia

1 message

Nate Berg <nberg@ljfd.org>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Wed, Nov 30, 2016 at 9:09 AM

Kathleen,

The fire department has no comments on the St. Odilia addition.

Nate Berg

Fire Marshal/Deputy Chief

Lake Johanna Fire Department

5545 Lexington Ave N

Shoreview, MN 55126

(651) 481-7024

nberg@ljfd.org



Church of St. Odilia - 3495 Victoria Street



600.0 0 300.00 600.0 Feet

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

Legend



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

Notes

Site and Building Plan Review

**STATION NINETEEN
ARCHITECTS, INC.**

2001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
MINNEAPOLIS, MINNESOTA 55414
612-623-1800
WWW.STATION19.COM



City Submission Date: 11/14/16

Project Description: Saint Odilia Catholic Community - Addition of and Remodel

The Saint Odilia Catholic Community proposes to modify their existing Church and School facility by adding two additions.

A 2,820 square foot, one-story Church addition is planned for the Southeast corner of the Church building. The Church addition will add a new Church entrance Lobby, multi-purpose Music Room, restrooms and a separate exit and playground access for the Preschool. Remodel work will include revamping of the existing Brides/Cry Room, relocation of an on-grade air handling unit and relocation of the existing Preschool playground.

A 19,036 square foot (9,518 square foot footprint), two-story Education addition is planned for the Northwest corner of the School building. The education addition will house new School Administration Offices, a Multi-purpose Staff/Youth Room, Locker Rooms, Specialty Classrooms for Learning Lab, Science and Computer, Library/Media Center, Elevator and accessible restrooms. Remodel work will include addition of a new linking upper level corridor for accessible access to the South Education wing, remodel for four-specialty rooms into Classrooms, remodel of 2-Classrooms into a Large Motor Preschool Room and remodel of the existing school offices into a Faith Formation and Latino Ministry Office suite.

Exterior materials for the additions will be a combination of brick and metal to match the existing as well as glass and a stone accent on the monument sign and School entrance identity wall. The Education addition height will be approximately six feet higher than the existing school. There will be roof mounted mechanical equipment enclosed with metal roof screening walls over the entry area. The southeast Church addition will be lower than the existing school height with roof mounted mechanical equipment enclosed with metal roof screening walls over the Preschool entrance.

Site work will include new walks, drop-off curbing, school bus striping, monument sign replacement and new landscaping at disturbed areas around additions, Preschool playground and relocated air handling unit. Parking stall count will be reduced by 42-parking stalls. The net remaining stalls will exceed the city requirements by 50 stalls. Impervious surface will be increased by approximately .7% of the Lot 1 site. Given the minimal change both the City and Watershed District have stated that additional storm water management (SWPP) is not required.

The increase to the Church/School (Lot 1) population is anticipated to result from the availability of approximately 4-additional classrooms (80-100 children with 4 additional teachers). The Faith Formation and Latino Ministry offices will be moving from the existing Office Building on Lot 4, adding 9 people to the Church/School (Lot 1). The overall change to the Church/School (Lot 1) population will be an additional 89-109 people.

The current traffic pattern is anticipated to remain the same with approximately 16 buses dropping off in the morning (approximately 3 buses at a time) and 12 buses picking up in the afternoon. The primary parent drop-off and pick-up will remain in the existing location on the North drop-off curb. We have included an approximate traffic pattern for current bus traffic attached. The change to bus pattern will be minimal. See proposed bus parking and drop-off diagrams.



Cultured Stone for Wall Accent and Monument Sign

DESIGNED BY NATURE
PERFECTED BY RESOLVO CRETE
RESOLVO
CRETE
PRODUCTS

S8200 PRAIRIE BLUFF LANER



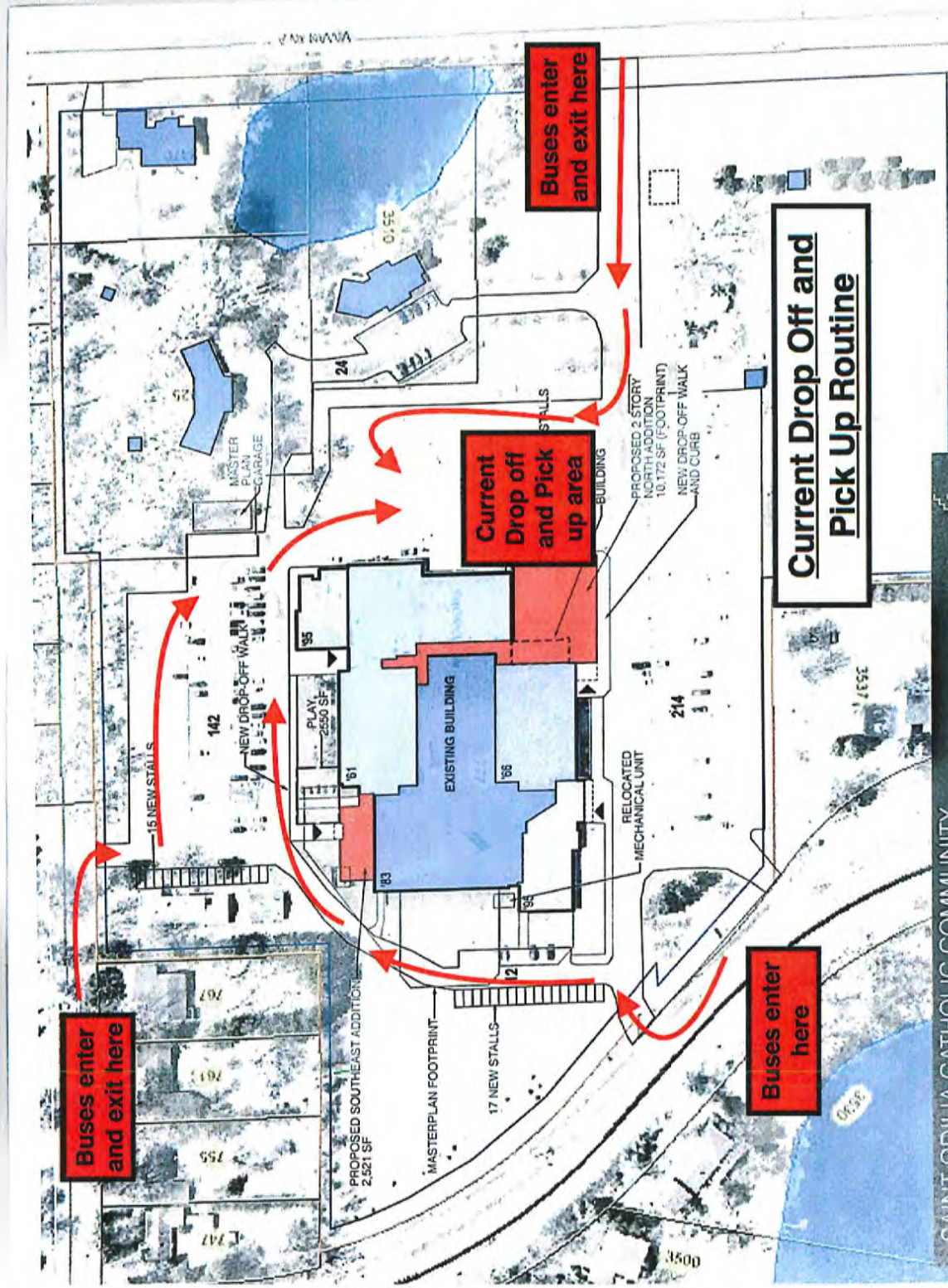
Brick to Match Existing

Cloud
Ceramics

CLOUD CERAMICS
100% RECYCLED
POLYMER
VELOUP

Metal Panels, Trim and Frames

PROPOSED EXTERIOR MATERIAL
for
Saint Odilia Catholic Community
11/14/16



Current Drop Off and Pick Up Routine

Buses enter and exit here

Buses enter and exit here

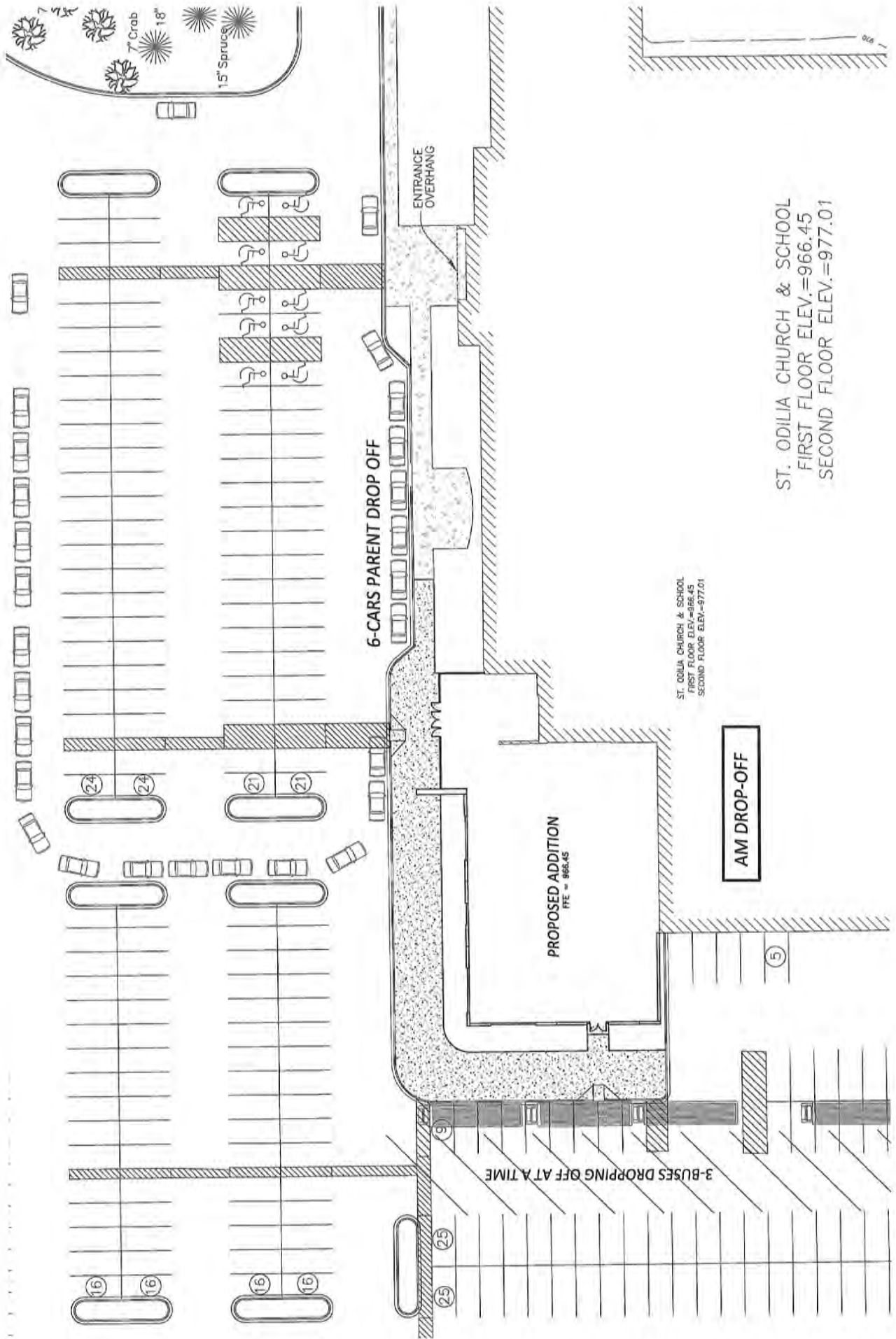
Buses enter here

Current Drop off and Pick up area

STATION 19
 ARCHITECTS, INC.
 DIVISION ARCHITECTS, INC. © 2019

SAINT ODILIA CATHOLIC COMMUNITY
 BROOKLYN, NY

SITE PLAN



ST. ODILIA CHURCH & SCHOOL
 FIRST FLOOR ELEV.=966.45
 SECOND FLOOR ELEV.=977.01

ST. ODILIA CHURCH & SCHOOL
 FIRST FLOOR ELEV.=966.45
 SECOND FLOOR ELEV.=977.01

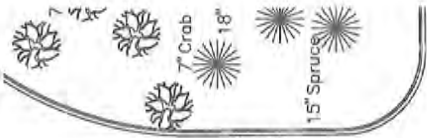
AM DROP-OFF

6-CARS PARENT DROP OFF

PROPOSED ADDITION
 PFE = 966.45

3-BUSES DROPPING OFF AT A TIME

ENTRANCE OVERHANG



5

16

16

24

24

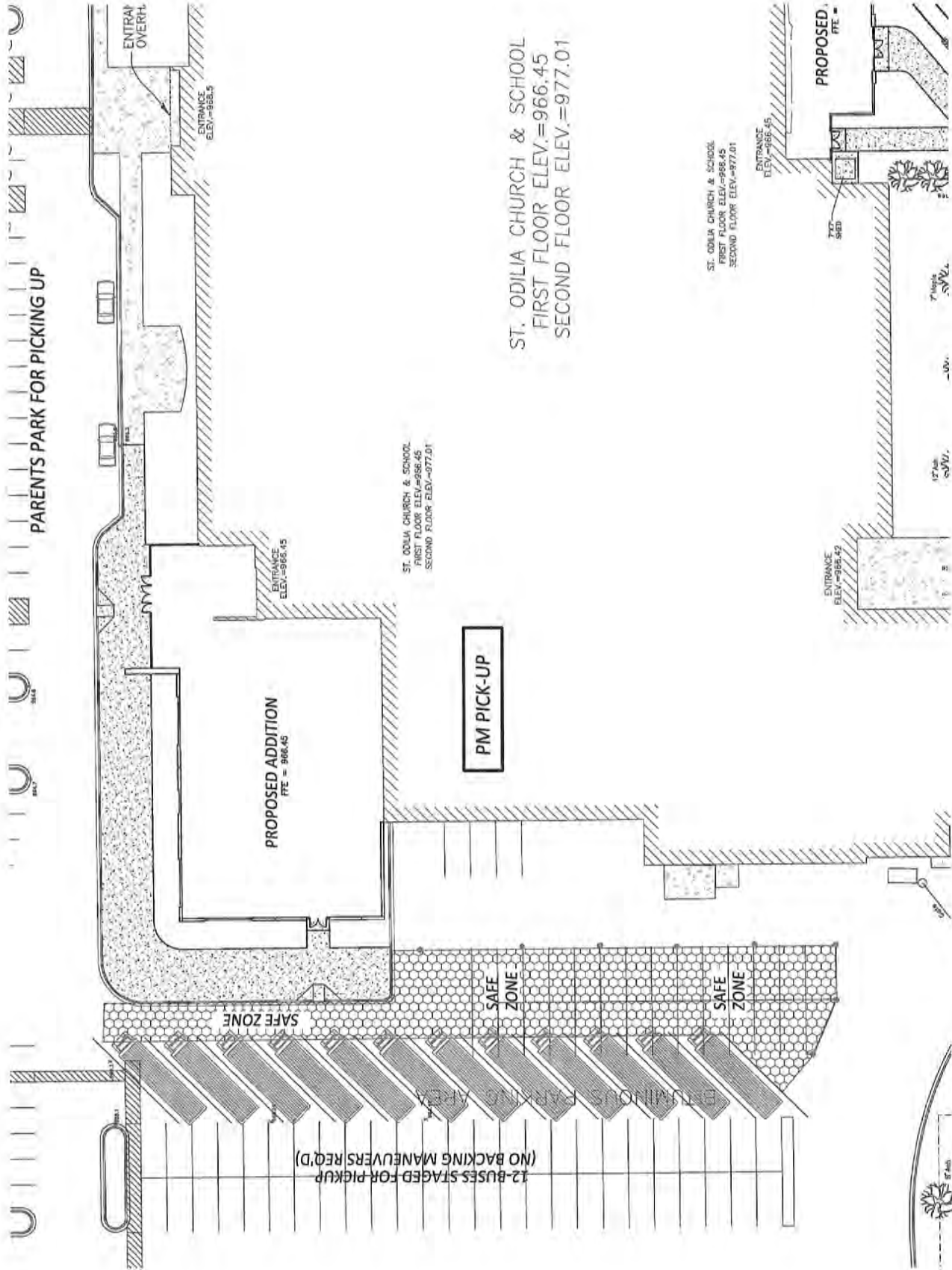
21

21

25

25

0.6



PARENTS PARK FOR PICKING UP

PROPOSED ADDITION
FFE = 966.45

PM PICK-UP

12 BUSES STAGED FOR PICKUP
(NO BACKING MANEUVERS REQ'D)

ST. ODILIA CHURCH & SCHOOL
FIRST FLOOR ELEV.=966.45
SECOND FLOOR ELEV.=977.01

ST. ODILIA CHURCH & SCHOOL
FIRST FLOOR ELEV.=966.45
SECOND FLOOR ELEV.=977.01

ST. ODILIA CHURCH & SCHOOL
FIRST FLOOR ELEV.=966.45
SECOND FLOOR ELEV.=977.01

ENTRANCE
ELEV.=966.42

PROPOSED
FFE =

ENTRANCE
ELEV.=966.45

7'10'
SW

7'10'
SW

-0.0'

17'6"
SW

7'6"
SW



ST. ODILIA CATHOLIC COMMUNITY

CITY SUBMISSION

SHOREVIEW, MINNESOTA

PROJECT TEAM

ARCHITECT
Station 19 Architects, Inc.
2001 University Ave. S.E. Suite 100
Minneapolis, MN 55414
PH: (612) 623-1800

MECHANICAL/ELECTRICAL ENGINEER
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
PH: 952-930-0080

CIVIL ENGINEER
Rehder & Associates
3440 Federal Drive, Suite 110
Eagan, MN, 55414
PH: 651-452-5051

LANDSCAPE ARCHITECT
Solution Blue, Inc.
318 Cedar Street
Satin Paul, MN, 55101
PH: 651-294-0038

- T1.1** TITLE SHEET
- CIVIL - LANDSCAPE - ELECTRICAL**
- C0** OVERALL SITE PLAN
 - C1** SITE DEMOLITION PLAN
 - C2** SITE DIMENSION PLAN
 - C3** GRADING & EROSION CONTROL PLAN
 - C4** GRADING & EROSION CONTROL PLAN
 - L1.1** LANDSCAPE PLAN
 - SP1** SITE PHOTOMETRIC PLAN

- ARCHITECTURAL**
- A0.1** MAIN LEVEL CODE PLAN
 - A0.2** UPPER LEVEL CODE PLAN
 - A6.1** EXTERIOR ELEVATIONS



STATION NINETEEN

Architects - Incorporated

2001 UNIVERSITY AVENUE SOUTHEAST
SUITE 100
MINNEAPOLIS, MINNESOTA 55414
PHONE (612) 623.1800
FAX (612) 623.0012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of:

MINNESOTA

SIGNATURE

ARCHITECT: NICOLE THOMPSON

REGISTRATION NUMBER: 41520

DATE: 11/14/2016

DRAWN BY: MM

CHECKED BY: AK

PROJECT TITLE

ST. ODILIA CATHOLIC COMMUNITY

SHOREVIEW, MINNESOTA

Project Number 4417

Owner may access the transmission of electronic files. Station Nineteen Architects, Inc. is not responsible for any delays, damages or expenses resulting from the transmission of the information contained in electronic files.

Electronic files may not accurately reflect the final design conditions. It is the responsibility of the user to verify all types, dimensions and other related information. The document may not be used or copied without prior consent.

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No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

Phase

CITY SUBMISSION

Sheet Title

TITLE SHEET

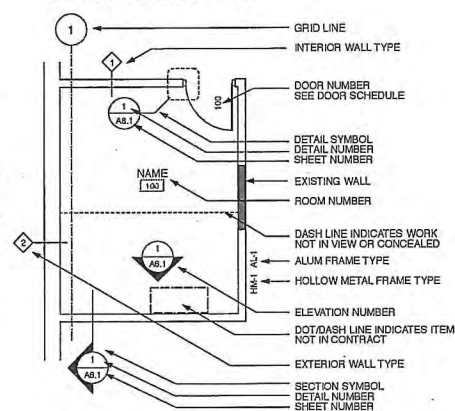
Drawing No.

T1.1

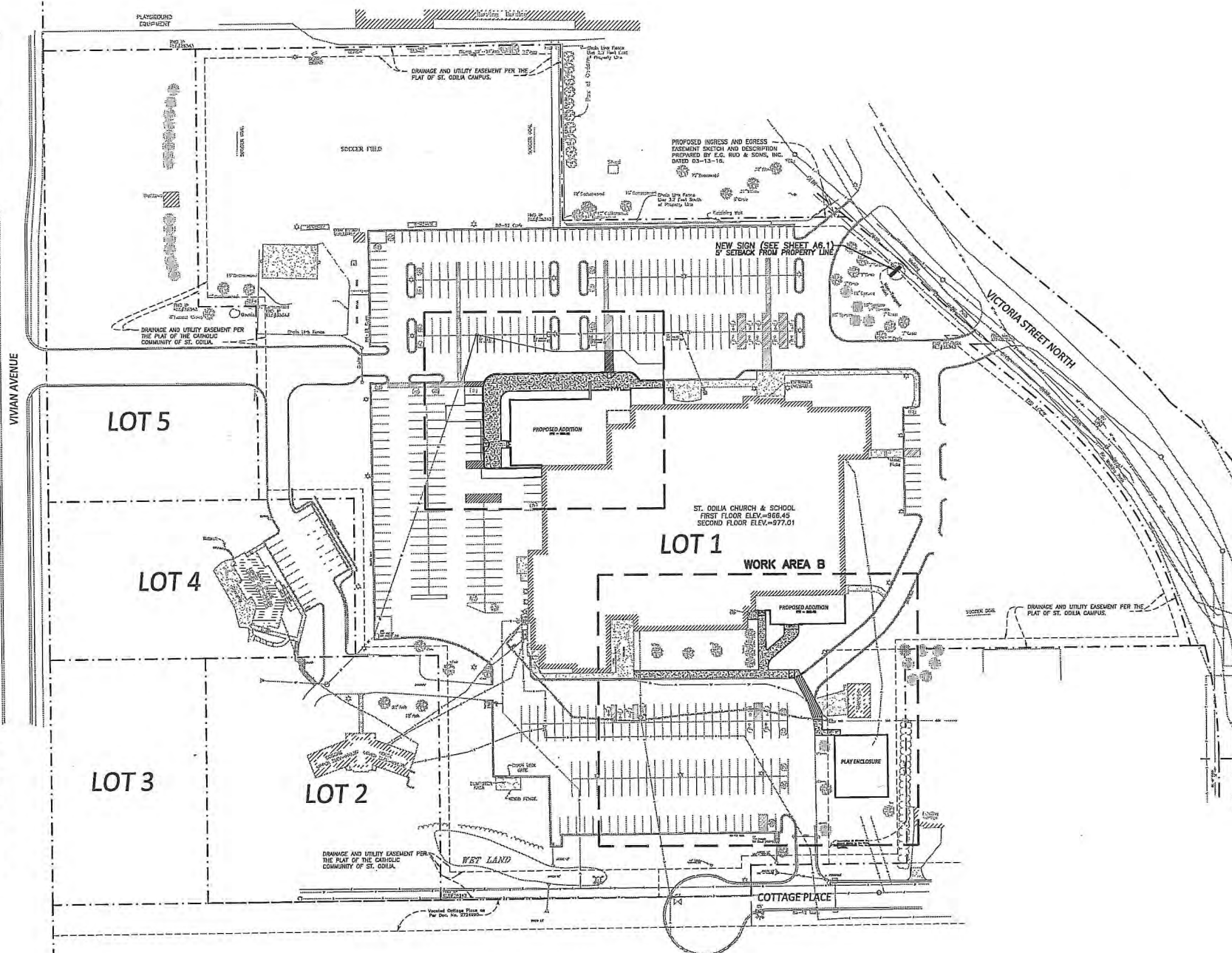
MATERIAL SYMBOLS

- EARTH
- GRANULAR MATERIAL
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- BRICK
- PLASTER OR GYPSUM BOARD
- METAL (LARGE SCALE)
- SINGLE METAL (SMALL SCALE)
- PLYWOOD
- WOOD, FINISHED
- 2X WOOD FRAMING
- NON-SIZED WOOD FRAMING
- BLANKET INSULATION
- ACOUSTIC TILE
- RIGID INSULATION

SYMBOL LEGEND



Boundary & Topographical Information was prepared by E.G. Rud & Sons, Inc. dated 10-13-16. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.



LOT 1 AREA SUMMARY

LOT 1 AREA = 592,825 SQ.FT. (13.61 ACRES)
 EXISTING IMPERVIOUS AREA = 309,742 SQ.FT. (52.2%)
 POST CONSTRUCTION IMPERVIOUS AREA = 313,335 SQ.FT. (52.9%)

LOT 1 BLDG COVERAGE SUMMARY

EXISTING BUILDING COVERAGE = 78,035 SQ.FT. (13.2%)
 POST CONSTRUCTION BUILDING COVERAGE = 89,555 SQ.FT. (15.1%)

LOT 1 PARKING SUMMARY

PARKING STALLS REQUIRED		
SANCTUARY	3:1	376 STALLS
SCHOOL	1.5/CL	53 STALLS
TOTAL		429 STALLS REQUIRED

PARKING STALLS PROVIDED (EXISTING CONDITIONS)		
STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
510	22	532

PARKING STALLS PROVIDED (PROPOSED CONDITIONS)		
STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
472	18	490

STATION NINETEEN

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 2001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
 MINNEAPOLIS, MINNESOTA 55414
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 FAX (612) 623.0012

Rehder & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors
 8440 Federal Drive, Suite 110, Eden Prairie, MN 55344
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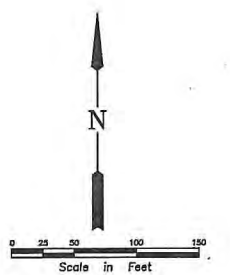
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 ENGINEER: Benton G. Ford, P.E.
 REGISTRATION NUMBER: 24392
 DATE: 14 NOVEMBER 2016
 DRAWN BY: NPA
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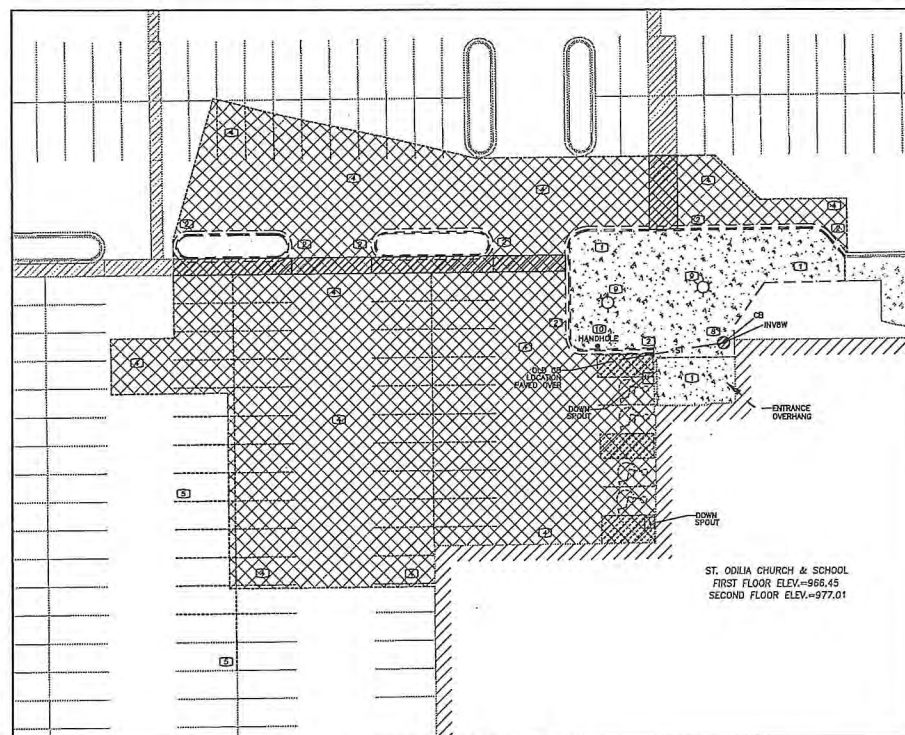
PROJECT TITLE
ST. ODILIA CATHOLIC COMMUNITY
 SHOREVIEW, MINNESOTA
 Project Number **4417**

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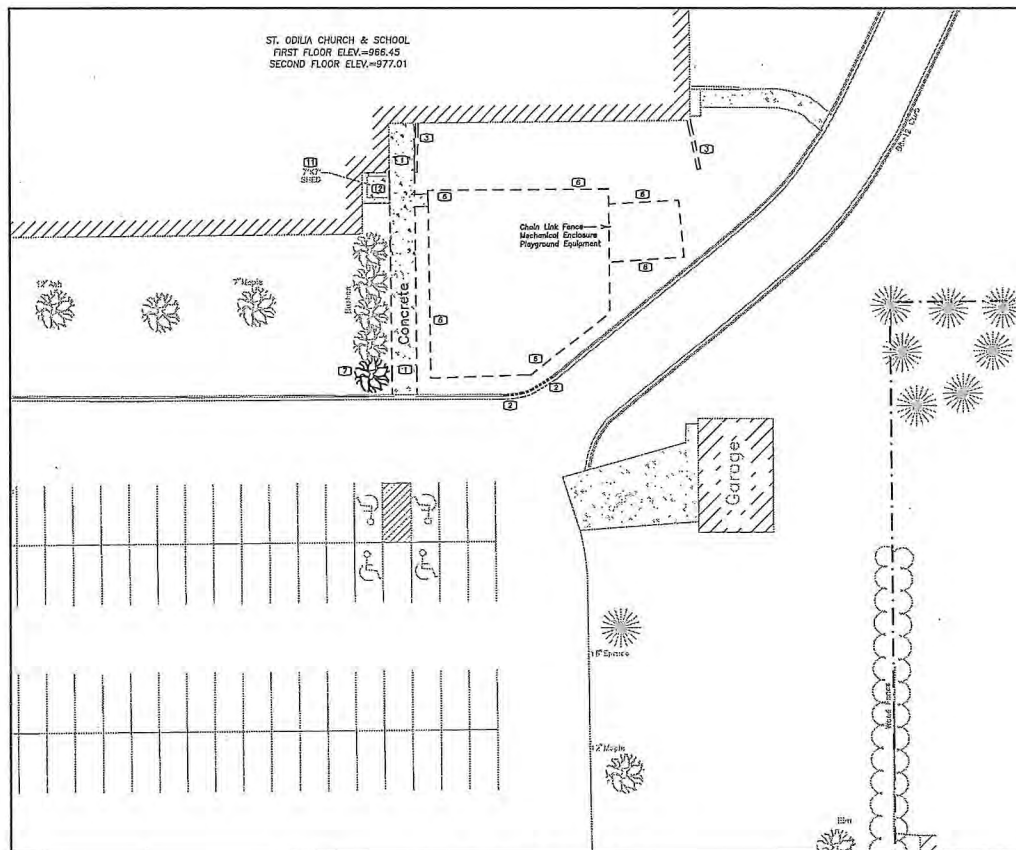
No.	Date	Appr	Revision Notes

Place
CITY SUBMISSION
 Sheet Title
OVERALL SITE PLAN
 Drawing No.
CO





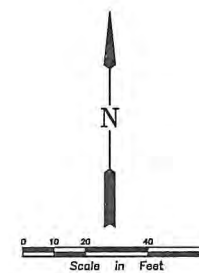
WORK AREA A



WORK AREA B

DEMOLITION NOTES

- 1 - Remove concrete pavement.
- 2 - Remove concrete curb & gutter.
- 3 - Remove retaining wall.
- 4 - Remove bituminous pavement.
- 5 - Remove striping.
- 6 - Remove and salvage chainlink fence.
- 7 - Remove tree/shrub.
- 8 - Remove storm sewer piping and catch basin.
- 9 - Remove light poles.
- 10 - Remove handhole.
- 11 - Remove & salvage shed.
- 12 - Remove concrete slab under shed.



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PROJECT NO. 4417 DATE: 11/14/2016

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SHOREVIEW, MINNESOTA

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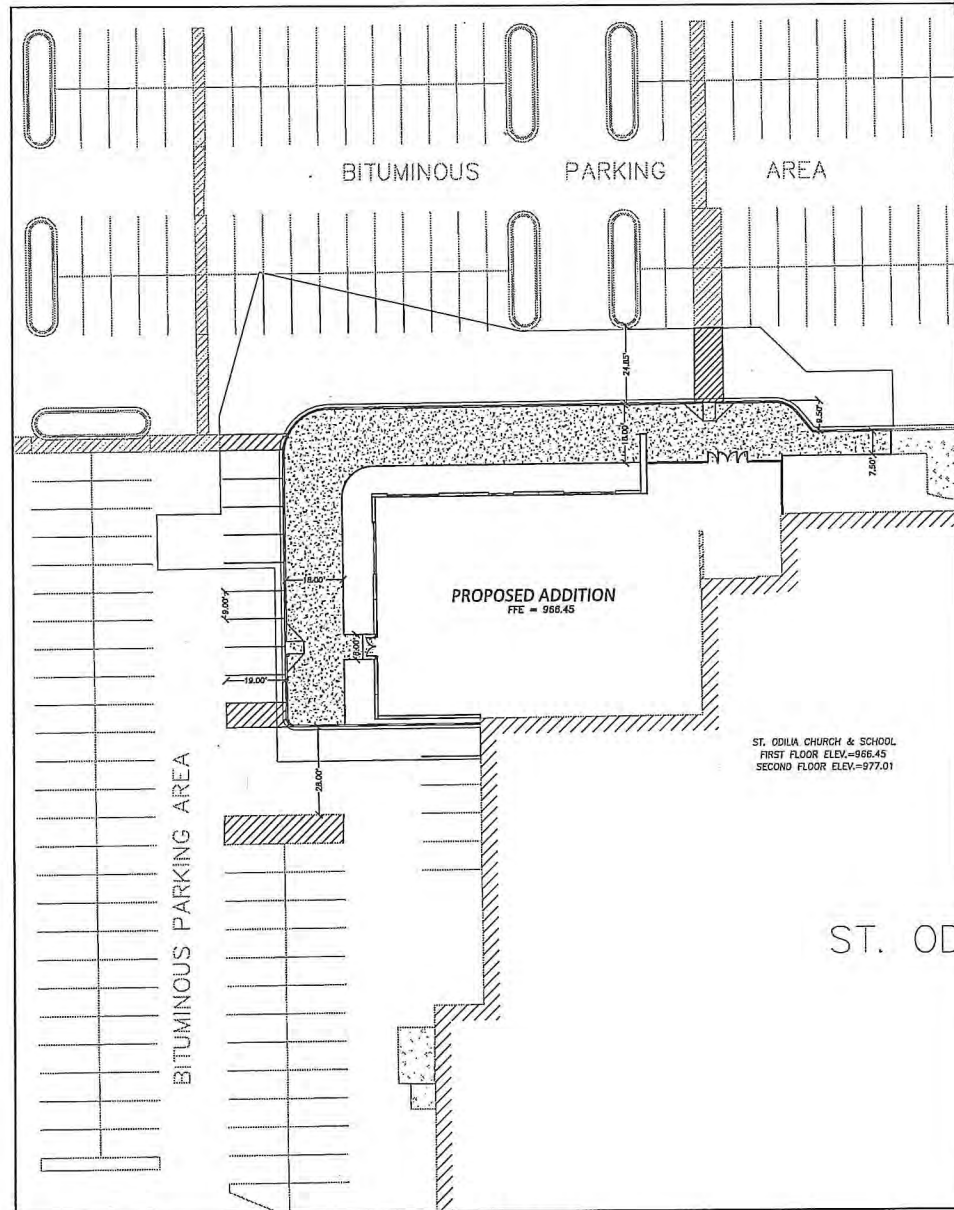
No. Date Issue Notes

Phase
CITY SUBMISSION

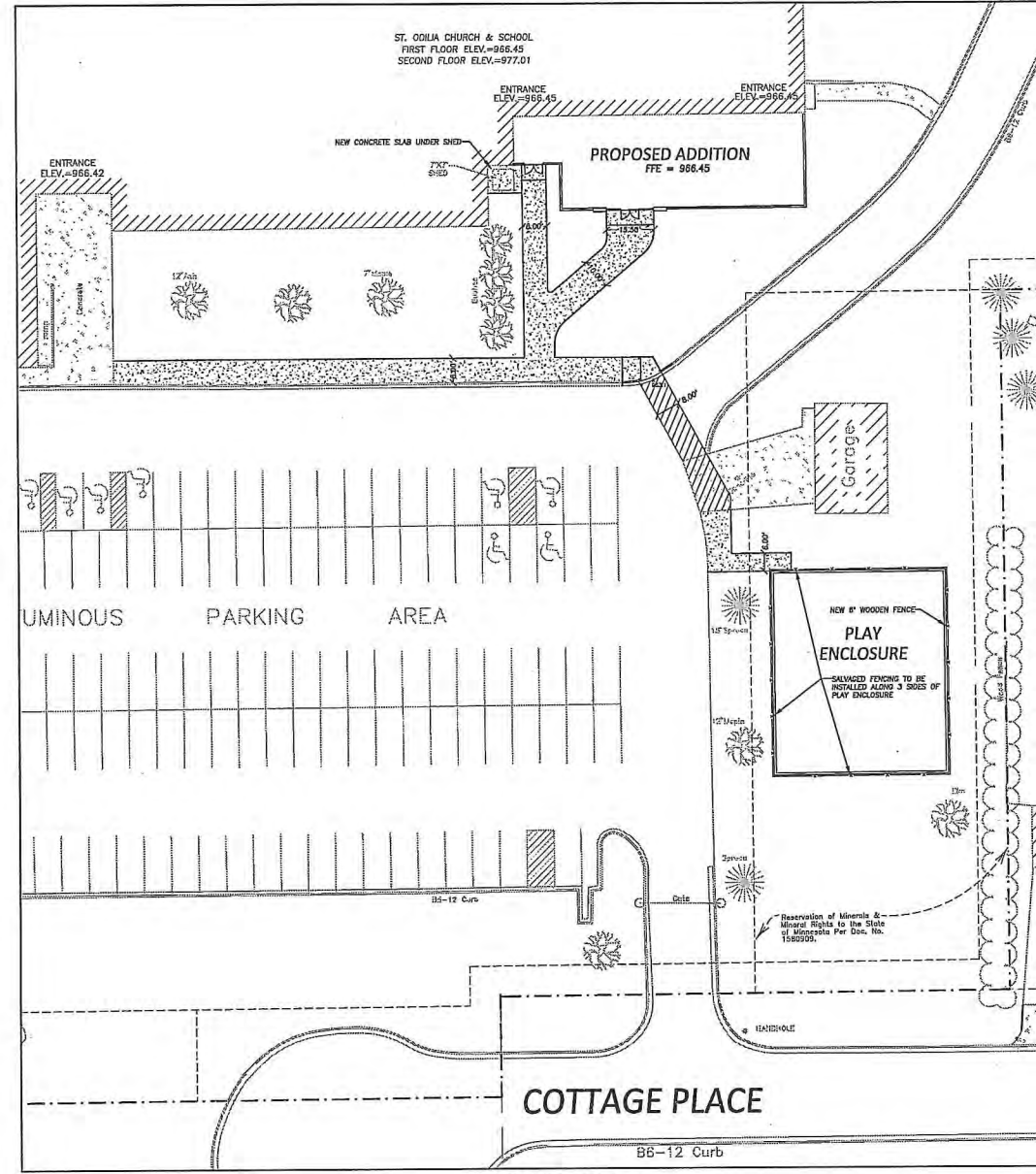
Sheet Title
SITE DEMOLITION PLAN

Drawing No.

C1



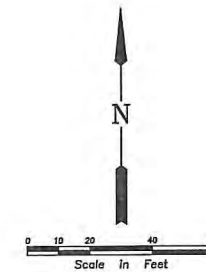
WORK AREA A



WORK AREA B

- SITE NOTES**
- ① - All dimensions between curbing and to radius points are to face of curb.
 - ② - All dimensions abutting curbs are to back of curb.
 - ③ - All curb and gutter on private property shall be type B-612 unless otherwise noted.
 - ④ - All parking stall striping width is 9.00' unless otherwise noted.

- LEGEND**
- BOUNDARY/ROW/BLOCK LINE
 - - - EASEMENT
 - ▨ PROPOSED CONCRETE
 - ▤ PROPOSED STD. DUTY BITUMINOUS
 - ▧ PROPOSED HEAVY DUTY BITUMINOUS



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PROJECT NO. 080808 DRAWING FILE: 080808DWG

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REGISTRATION NUMBER: 24392

DATE: 14 NOVEMBER 2011

DRAWN BY: NPA

CHECKED BY: BOF

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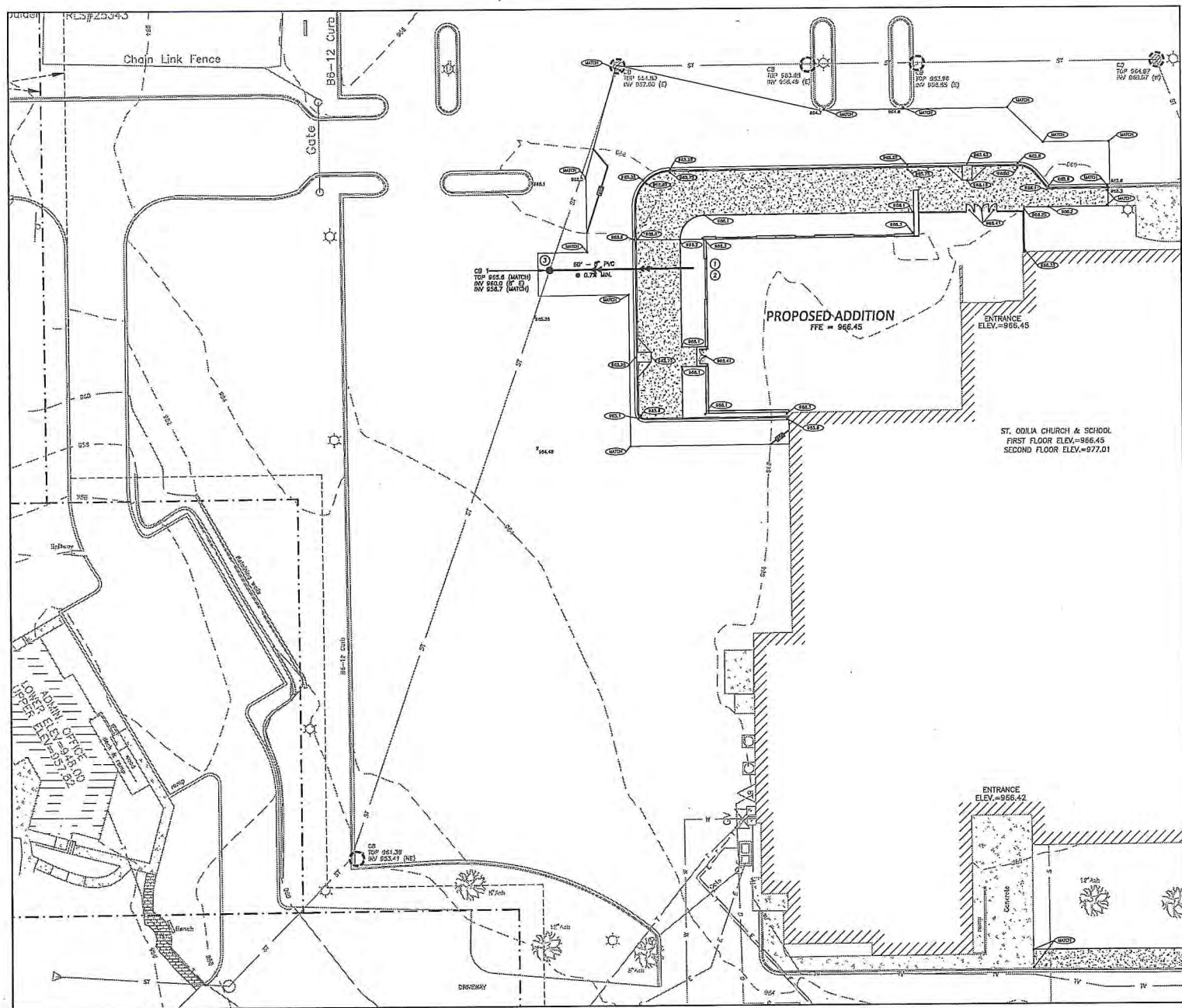
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City SUBMISSION

SITE DIMENSION PLAN

Drawing No. **C2**



WORK AREA A

GRADING NOTES

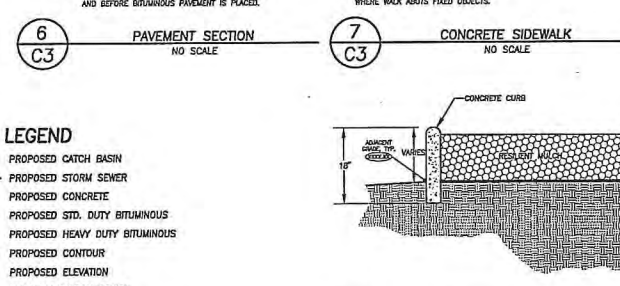
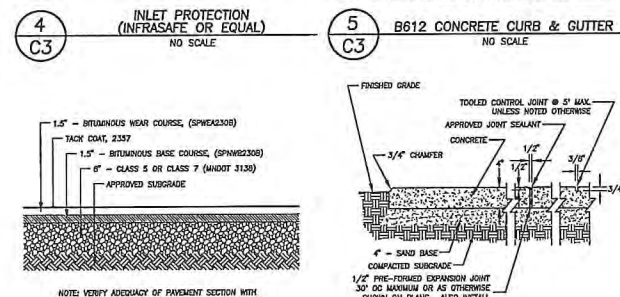
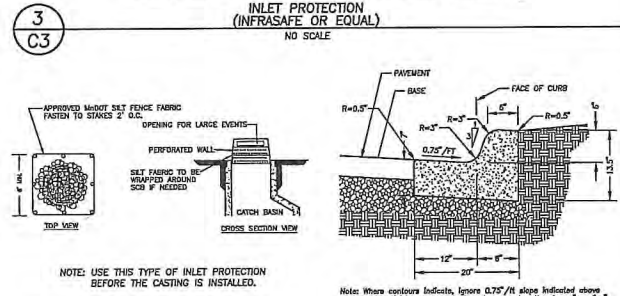
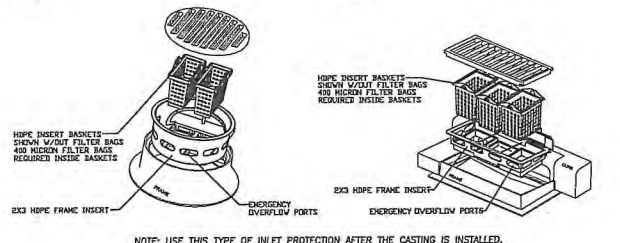
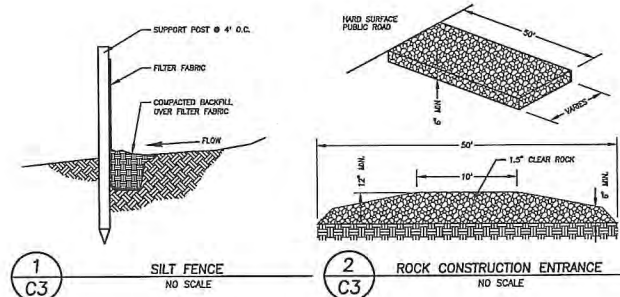
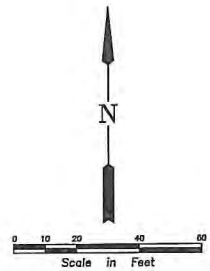
□ - All elevations shown are in final surfaces.

EROSION CONTROL NOTES

- ① - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ② - Sweep paved public streets as necessary where construction sediment has been deposited.
- ③ - Each area disturbed by construction shall be restored per the specifications within two weeks of substantial completion of grading in that area.
- ④ - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- ⑤ - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

UTILITY NOTES

- ① - All sewer services to extend to a point 5' from proposed building.
- ② - Verify all service locations and invert with mechanical engineer before construction.
- ③ - Construct CB over existing storm sewer pipe.



LEGEND

- PROPOSED CATCH BASIN
- ▬ PROPOSED STORM SEWER
- ▬ PROPOSED CONCRETE
- ▬ PROPOSED STD. DUTY BITUMINOUS
- ▬ PROPOSED HEAVY DUTY BITUMINOUS
- ▬ PROPOSED CONTOUR
- PROPOSED ELEVATION
- INLET PROTECTION DEVICE
- SILT FENCE
- ▬ BOUNDARY/ROW/BLOCK LINE
- ▬ EASEMENT
- ▬ DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- C EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- T EXISTING BURIED TELEPHONE LINE
- TV EXISTING BURIED TELEVISION LINE
- EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

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PROJECT TITLE
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SHOREVIEW, MINNESOTA

Project Number **4417**

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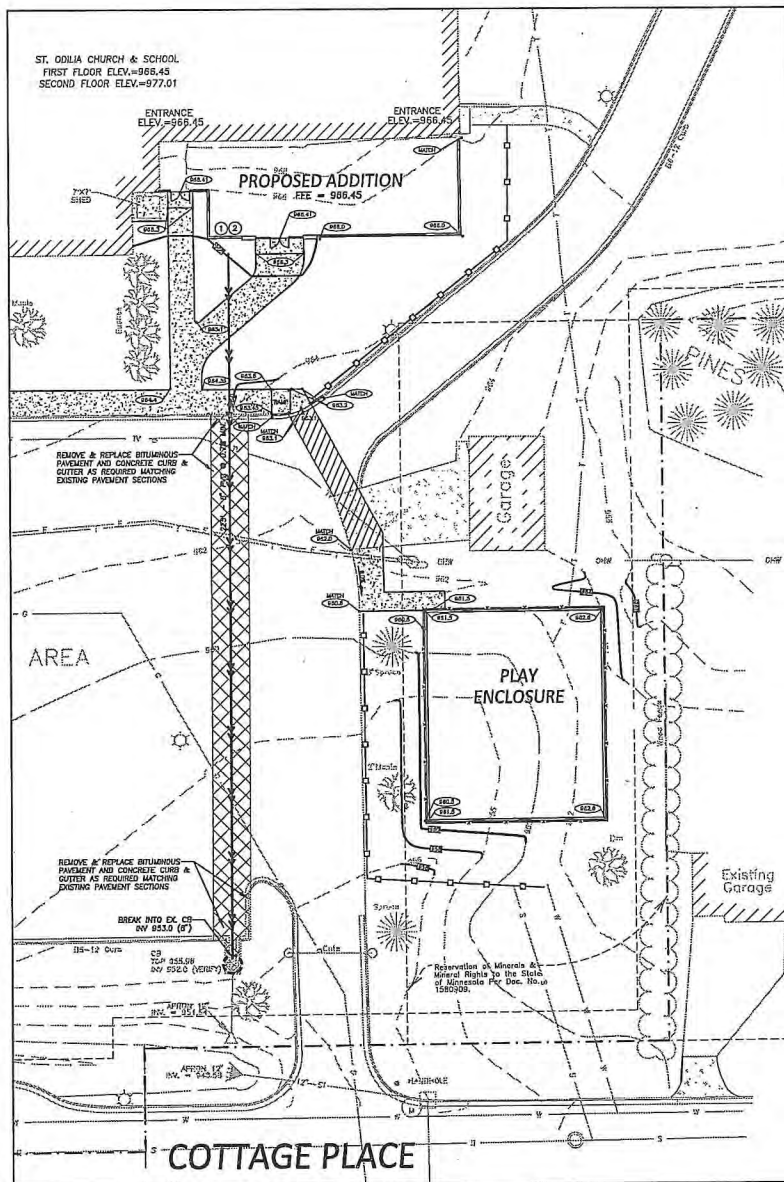
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CITY SUBMISSION

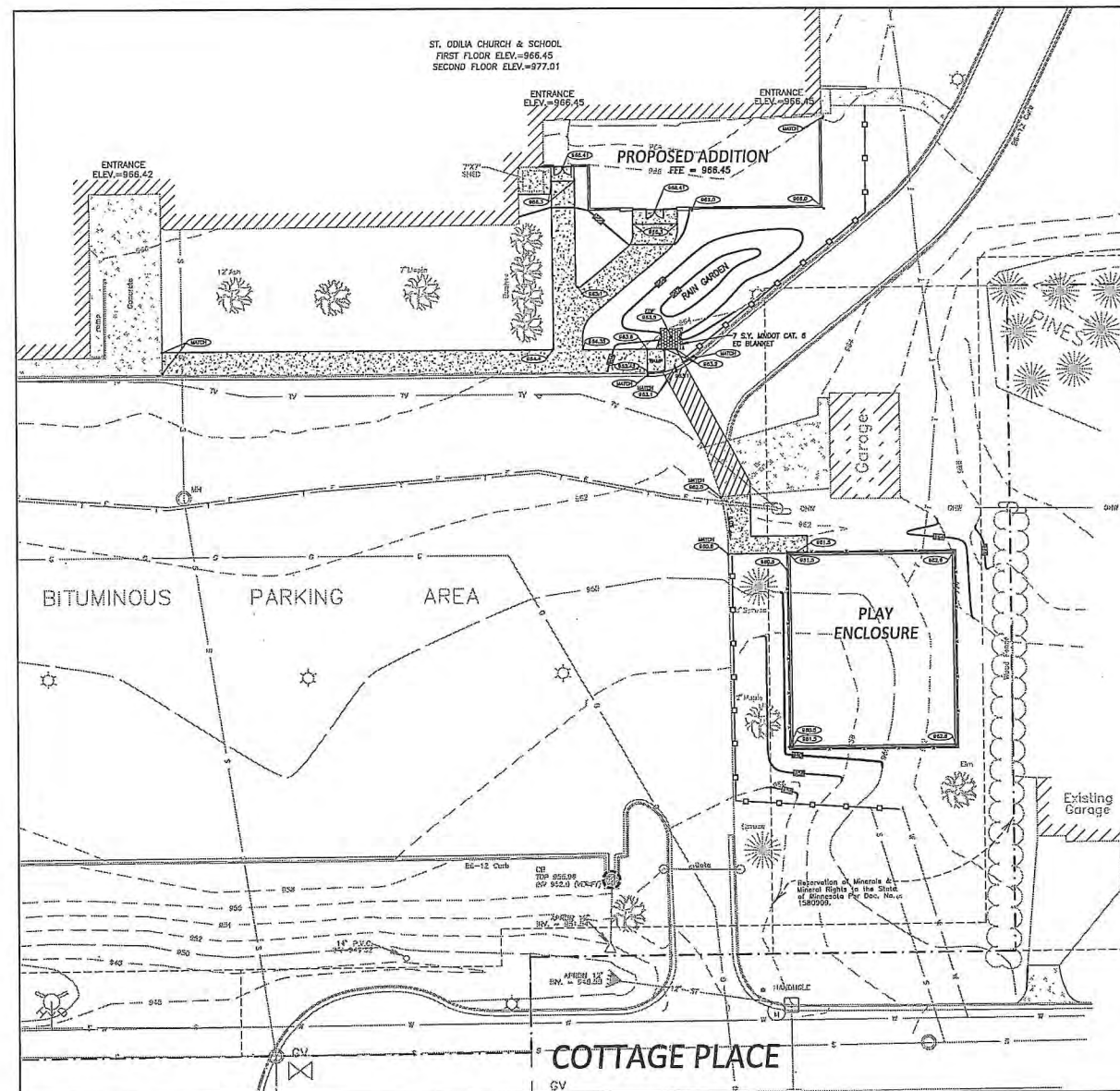
Sheet Title
GRADING & EROSION CONTROL PLAN

Drawing No.

C3

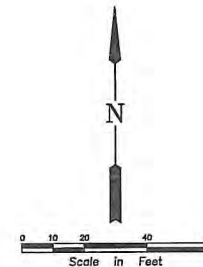


WORK AREA B - ALTERNATE 5



WORK AREA B - ALTERNATE 6

- LEGEND**
- PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - ▭ PROPOSED CONCRETE
 - ▭ PROPOSED STD. DUTY BITUMINOUS
 - ▭ PROPOSED HEAVY DUTY BITUMINOUS
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - INLET PROTECTION DEVICE
 - SILT FENCE
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - DRAINAGE ARROW
 - W EXISTING WATERMAIN
 - S EXISTING SANITARY SEWER
 - ST EXISTING STORM SEWER
 - G EXISTING BURIED GAS LINE
 - E EXISTING BURIED ELECTRIC LINE
 - T EXISTING BURIED TELEPHONE LINE
 - TV EXISTING BURIED TELEVISION LINE
 - 966 EXISTING CONTOUR
 - 955.50 EXISTING ELEVATION



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PROJECT NO. 441748 DRAWING FILE: 441748.DWG

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DATE: 14 NOVEMBER 2011

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CHECKED BY: BGF

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SHOREVIEW, MINNESOTA

Project Number 4417

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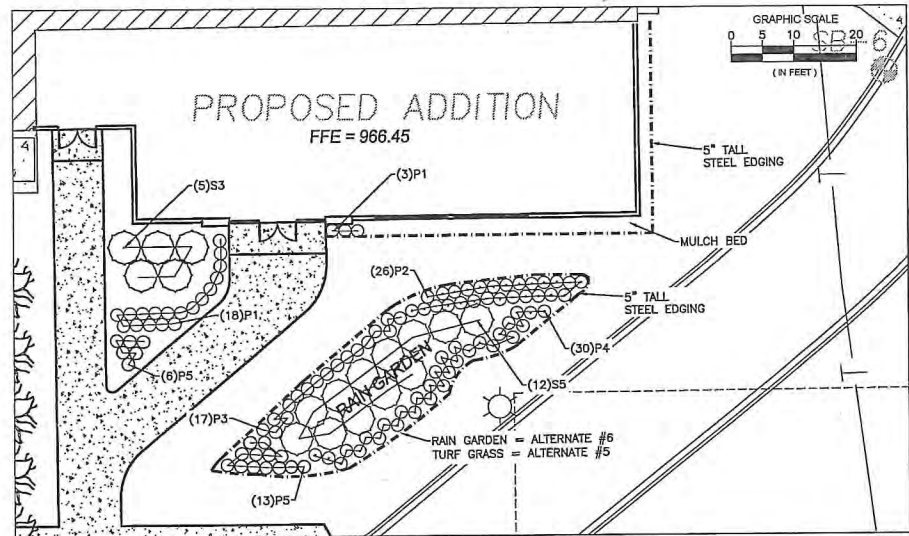
No.	Date	Appr.	Revision Notes

Phase **CITY SUBMISSION**

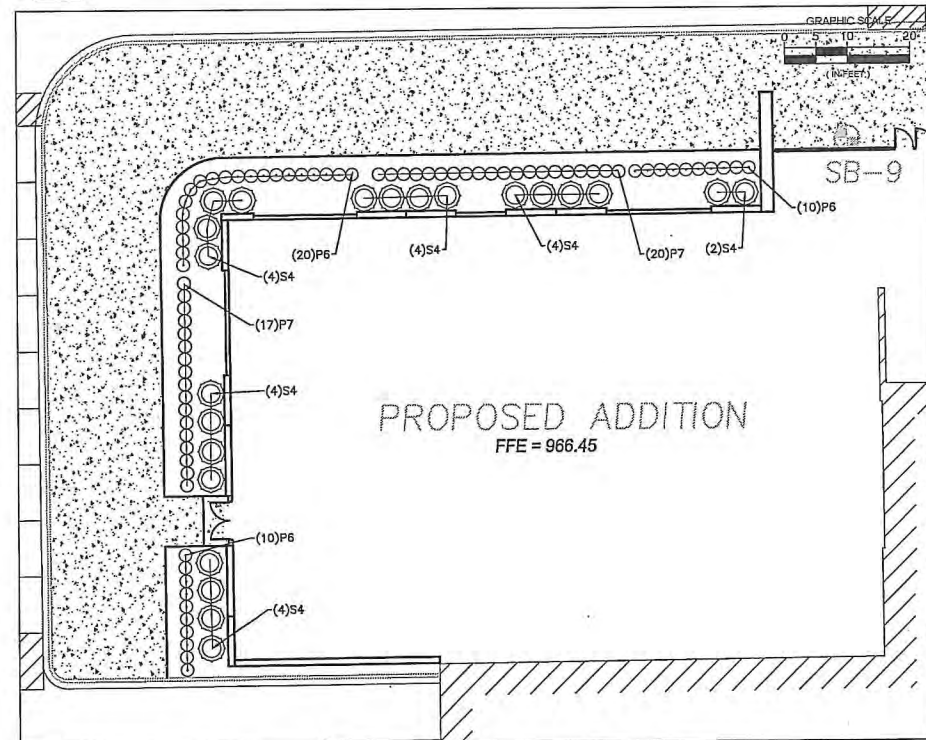
Sheet Title **GRADING & EROSION CONTROL PLAN**

Drawing No.

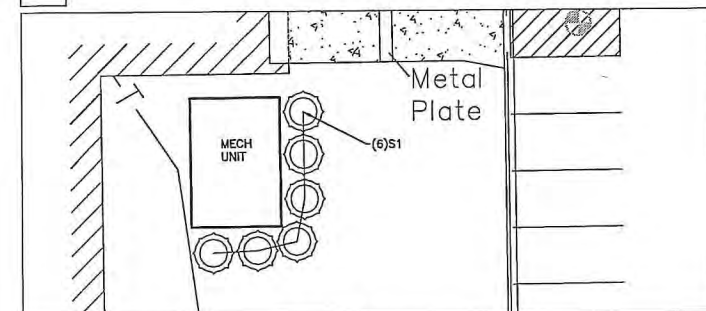
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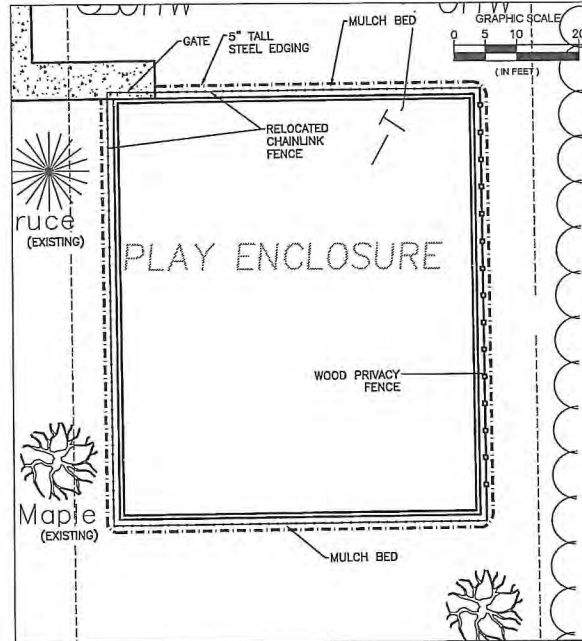
1 SOUTHEAST ADDITION



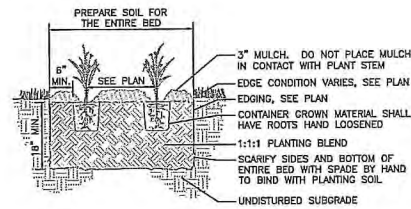
2 NORTHWEST ADDITION



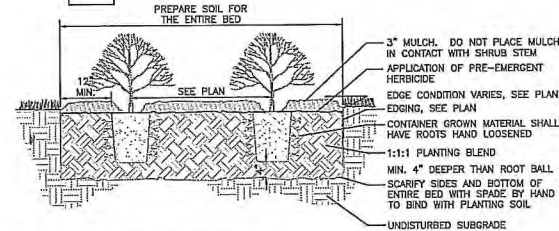
3 EAST SIDE - RELOCATED MECHANICAL UNIT



4 PLAYGROUND AREA



5 PERENNIAL PLANTING DETAIL



6 SHRUB PLANTING DETAIL

Quantity	ID	Common Name	Scientific Name	Size	Height	Width
SHRUBS						
6	S1	Torchy Abutilon (Evergreen)	<i>Thalictrum occidentale</i> 'Torchy'	#20 cont.	12"	6"
5	S3	Dwarf Gold Ninesbark	<i>Physocarpus opulifolius</i> 'Dwarf Gold'	#5 cont.	5"	5"
22	S4	Tanout Yew (Evergreen)	<i>Taxus x media</i> 'Tanout'	#8 cont.	3"	4"
12	S5	Compact American Viburnum	<i>Viburnum trilobum</i> 'Compact'	#3 cont.	5"	5"
PERENNIALS						
21	P1	Elizabethe Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Elizabethe'	#1 cont.	4"	2"
26	P2	Rud Switch Grass	<i>Panicum virgatum</i> 'Switchgrass'	#1 cont.	3"	2"
17	P3	Prarie Dropseed Grass	<i>Sporobolus heterophyllus</i>	#1 cont.	2"	2"
30	P4	Black Eyed Susan	<i>Rudbeckia hirta</i>	#1 cont.	2.5'	2"
19	P5	Pow Wow Wilted Purple Coneflower	<i>Echinacea purpurea</i> 'Pow Wow Wilted'	#1 cont.	2'	2"
40	P6	Diamonds Are Forever Hosta	<i>Hosta 'Diamonds Are Forever'</i>	#1 cont.	1'	2"
37	P7	Paradigm Hosta	<i>Hosta 'Paradigm'</i>	#1 cont.	1.5'	2"

GENERAL NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, WALKWAYS, TREES, LAWNS AND OTHER SITE FEATURES DESIGNATED TO REMAIN DURING CONSTRUCTION OPERATIONS (SEE CIVIL PLANS). DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- EXISTING CONTOURS, PAVEMENT, VEGETATION, UTILITIES AND OTHER FEATURES ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST.
- CONTRACTOR SHALL INSTALL STEEL EDGING (5" TALL x 3/16" THICK) AT ALL MULCH BED BORDERS THAT ARE NOT ADJACENT TO PAVEMENT OR THE BUILDING FOUNDATION.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BE TRUE TO TYPE, HAVE NORMAL AND WELL DEVELOPED BRANCHES AND HAVE A VIGOROUS AND FIBROUS ROOT SYSTEM. ALL PLANTS SHALL ALSO BE FREE OF ANY DEFECTS, DISEASES, SUNGLAD INJURIES, ABRASIONS, INSECT EGGS, BORERS AND ALL FORMS OF INFESTATION. ALL NEW PLANTS SHALL BE NURSERY GROWN IN SIMILAR CLIMATIC CONDITIONS AS THAT FOUND IN THE PROJECT AREA.
- STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS AND NOTES INCLUDING 1:1:1 PLANTING BLEND OF 1 PART WASHED SAND (MNDOT SPEC. 3149-92), 1 PART ORGANIC COMPOST (MNDOT SPEC. 3850 GRADE 2) AND 1 PART TOPSOIL BORROW (MNDOT SPEC. 3877-5).
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE AND SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN THE FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF ANY PLANTS.
- APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ALL PLANTING BEDS FOLLOWED BY 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH.
- ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. FERTILIZE THE SAUCERS OF ALL TREES WITH AN ADDITIONAL APPLICATION OF GRANULAR 27-3-3 FERTILIZER THE FOLLOWING SPRING AFTER INSTALLATION - APPLY 6 OZ. PER 2.5" CALIPER TREE AND 3 OZ. PER SHRUB.
- WRAP ALL DECIDUOUS TREES WITH HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR TREE WRAPPING. WRAP TREES PRIOR TO DECEMBER 1 AND REMOVE ALL WRAPPING AFTER MAY 1 EVERY YEAR.

IRRIGATION NOTES

- CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM PLAN/DETAILS/SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ENSURE THAT ALL SOD AND PLANTING AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING THE BUILDING.
- IRRIGATION SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO THE SYSTEM.
- IRRIGATION SYSTEM SHALL NOT SPRINKLE ACROSS ANY PAVEMENT.

TURF NOTES

- INSTALL LAWN SOD (MNDOT SPEC. 3878-A) AFTER PLACING 3" DEEP LAYER OF PULVERIZED TOPSOIL BORROW (MNDOT SPEC. 3877-5) ACROSS ALL DISTURBED AREAS THAT ARE NOT COVERED WITH MULCH, PAVEMENT OR STRUCTURES.
- WHERE SOD ABUTS PAVED SURFACES, THE FINISHED GRADE OF SOD SHALL BE HELD 0.50" BELOW THE SURFACE ELEVATION OF THE ADJACENT PAVEMENT.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD SHALL BE STAKED SECURELY IN PLACE USING 5-INCH LONG BIODEGRADABLE U STAPLES.
- CONTRACTOR SHALL WATER SOD THOROUGHLY IMMEDIATELY AFTER INSTALLATION. THEN WATER SOD DAILY FOR THE FIRST 30 DAYS FOLLOWING INSTALLATION.

ONGOING MAINTENANCE NOTES

- EVENLY SPREAD PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) ACROSS ALL LANDSCAPE BEDS TWO (2) TIMES EACH YEAR - ONCE AFTER SNOWMELT AND ONCE MORE IN MID-SUMMER (LATE JULY OR EARLY AUGUST). SPREAD THE PREEN BY HAND ONLY IN DRY CONDITIONS.
- WRAP ALL DECIDUOUS TREES WITH HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR TREE WRAPPING EVERY YEAR. WRAP TREES PRIOR TO DECEMBER 1 AND REMOVE ALL WRAPPING AFTER MAY 1.
- TRIM AND MAINTAIN ALL PLANTS/SOD/SEED PER THE PRODUCERS' WRITTEN INSTRUCTIONS.

LANDSCAPE ARCHITECT CONTACT:
MITCHELL COOKAS
MCOOKAS@SOLUTIONBLUE.COM
651-280-5534

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SIGNATURE

ARCHITECT:

REGISTRATION NUMBER:

DATE: 2018

DRAWN BY: NJW

CHECKED BY: MGC

PROJECT TITLE

ST. ODILIA CATHOLIC COMMUNITY
SHOREVIEW, MINNESOTA

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Revisions

No.	Date	By	Revision Notes

Phase

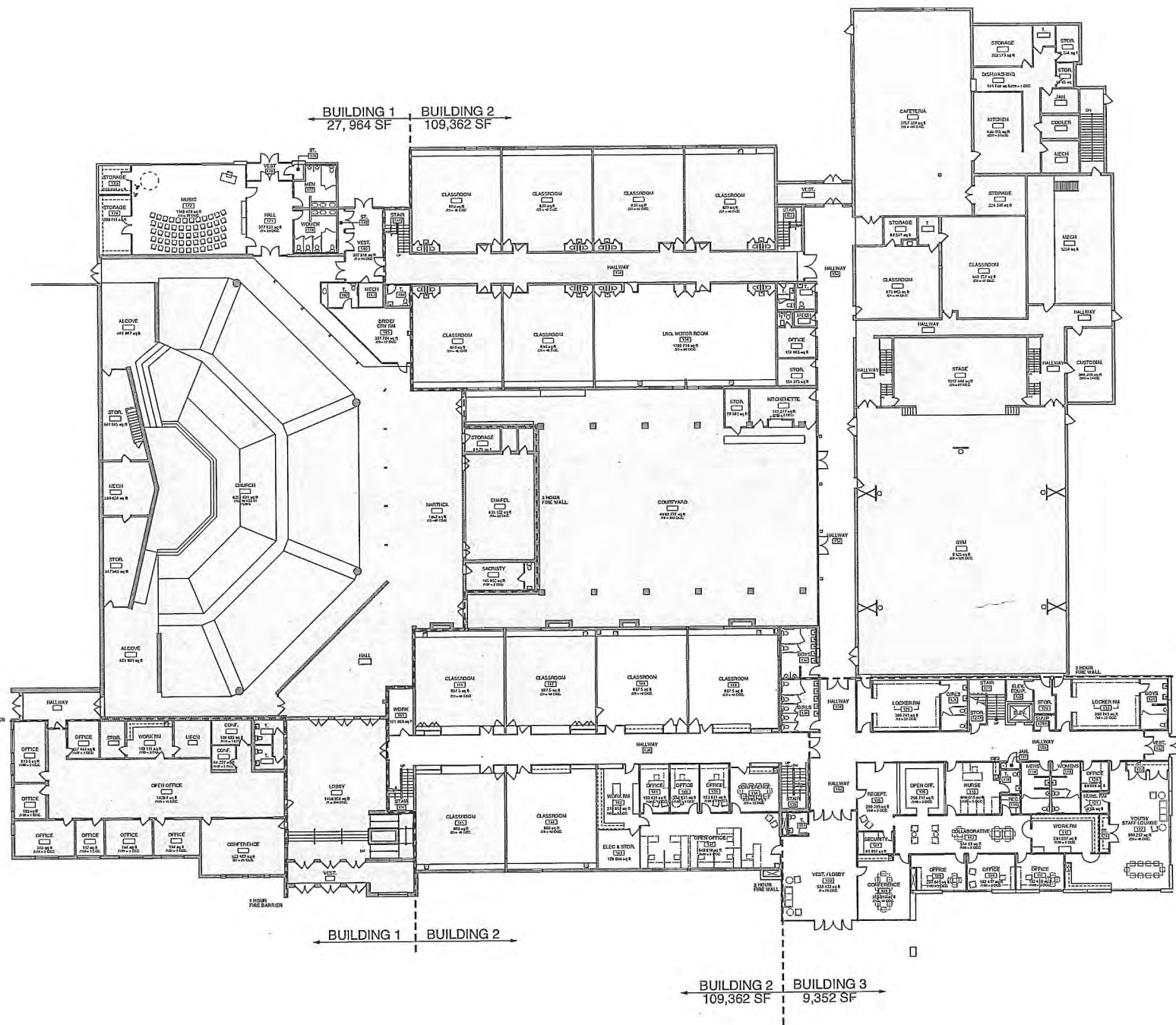
DESIGN DEVELOPMENT

Sheet Title

LANDSCAPE PLAN

Drawing No.

L1.1



BUILDING 1 - CODE REVIEW SUMMARY
2015 MINNESOTA BUILDING CODE

302.4	DESCRIPTION OF OCCUPANCY GROUP A-3		
602.2	TYPE OF CONSTRUCTION TYPE V8		
T 601	FIRE RESISTIVE REQUIREMENTS STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES) BEARING WALLS-EXTERIOR BEARING WALLS-INTERIOR NON-BEARING WALLS AND PARTITIONS - EXTERIOR NON-BEARING WALLS AND PARTITIONS- INTERIOR FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS) ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	REQUIRED 0 HR. 0 HR. 0 HR. 0 HR. 0 HR. 0 HR.	PROVIDED 0 HR. 0 HR. 0 HR. 0 HR. 0 HR. 0 HR.
T 602	FIRE-RESISTIVE RATING REQ. FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FIRE SEPARATION DISTANCE => 30'-0"		0 HR.
T 503 P. 112	ALLOWABLE HEIGHT AND BUILDING AREAS		
SEC.506	AREA MODIFICATIONS - SPRINKLING USED FOR AREA ALLOWABLE AREA PER FLOOR (A ₁) = A ₁ x I ₁ x F ₁ x P ₁ x W ₁		28,037 SF
	A ₁ = TABULAR AREA PER STORY IN ACCORDANCE WITH T.503 =		6462
	A ₁ = (1.5 x 9000) + (85 x 6000) PER SEPARATED OCCUPANCIES 508.4.2		
	I ₁ = AREA INCREASE FACTOR DUE TO SPRINKLE PROTECTION IN ACCORDANCE W/ S.505.3		300
	MULTI-STORY = 200		0.59
	F ₁ = BUILDING PERIMETER WHICH FRONTS ON PUBLIC WAY OR OPEN SPACE (20' MIN)		864 FT
	P ₁ = PERIMETER OF ENTIRE BUILDING		558 FT
	W ₁ = WIDTH OF A PUBLIC WAY OR OPEN SPACE (20' MAX)		30 FT
		MAIN LEVEL	2,294 SF NEW
			25,745 SF EXIST
			27,994 SF TOTAL - OK

BUILDING 2 - CODE REVIEW SUMMARY
2015 MINNESOTA BUILDING CODE

302.4	DESCRIPTION OF OCCUPANCY GROUP E		
602.2	TYPE OF CONSTRUCTION TYPE IA		
T 601	FIRE RESISTIVE REQUIREMENTS STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES) BEARING WALLS-EXTERIOR BEARING WALLS-INTERIOR NON-BEARING WALLS AND PARTITIONS - EXTERIOR NON-BEARING WALLS AND PARTITIONS- INTERIOR FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS) ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	REQUIRED 1 HR. 1 HR. 1 HR. 0 HR. 0 HR. 1 HR. 1 HR.	PROVIDED 1 HR. 1 HR. 1 HR. 0 HR. 0 HR. 1 HR. 1 HR.
T 602	FIRE-RESISTIVE RATING REQ. FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FIRE SEPARATION DISTANCE => 30'-0"		0 HR.
T 503 P. 112	ALLOWABLE HEIGHT AND BUILDING AREAS		
SEC.506	AREA MODIFICATIONS - SPRINKLING USED FOR AREA ALLOWABLE AREA PER FLOOR (A ₁) = A ₁ x I ₁ x F ₁ x P ₁ x W ₁		89,183 SF
	A ₁ = TABULAR AREA PER STORY IN ACCORDANCE WITH T.503 =		26,500
	A ₁ = (1.5 x 9000) + (85 x 6000) PER SEPARATED OCCUPANCIES 508.4.2		
	I ₁ = AREA INCREASE FACTOR DUE TO SPRINKLE PROTECTION IN ACCORDANCE W/ S.505.3		200
	MULTI-STORY = 200		0.62
	F ₁ = BUILDING PERIMETER WHICH FRONTS ON PUBLIC WAY OR OPEN SPACE (20' MIN)		846 FT
	P ₁ = PERIMETER OF ENTIRE BUILDING		1050 FT
	W ₁ = WIDTH OF A PUBLIC WAY OR OPEN SPACE (20' MAX)		30 FT
		MAIN LEVEL	8 SF NEW
			109,362 SF EXIST
		UPPER LEVEL	2,769 SF NEW
			23,135 SF EXIST
			24,894 SF TOTAL - OK

BUILDING 3 - CODE REVIEW SUMMARY
2015 MINNESOTA BUILDING CODE

302.4	DESCRIPTION OF OCCUPANCY GROUP E		
602.2	TYPE OF CONSTRUCTION TYPE IA		
T 601	FIRE RESISTIVE REQUIREMENTS STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES) BEARING WALLS-EXTERIOR BEARING WALLS-INTERIOR NON-BEARING WALLS AND PARTITIONS - EXTERIOR NON-BEARING WALLS AND PARTITIONS- INTERIOR FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS) ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	REQUIRED 1 HR. 1 HR. 1 HR. 0 HR. 0 HR. 1 HR. 1 HR.	PROVIDED 1 HR. 1 HR. 1 HR. 0 HR. 0 HR. 1 HR. 1 HR.
T 602	FIRE-RESISTIVE RATING REQ. FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FIRE SEPARATION DISTANCE => 30'-0"		0 HR.
T 503 P. 112	ALLOWABLE HEIGHT AND BUILDING AREAS		
SEC.506	AREA MODIFICATIONS - SPRINKLING USED FOR AREA ALLOWABLE AREA PER FLOOR (A ₁) = A ₁ x I ₁ x F ₁ x P ₁ x W ₁		89,265 SF
	A ₁ = TABULAR AREA PER STORY IN ACCORDANCE WITH T.503 =		26,500
	A ₁ = (1.5 x 9000) + (85 x 6000) PER SEPARATED OCCUPANCIES 508.4.2		
	I ₁ = AREA INCREASE FACTOR DUE TO SPRINKLE PROTECTION IN ACCORDANCE W/ S.505.3		200
	MULTI-STORY = 200		0.62
	F ₁ = BUILDING PERIMETER WHICH FRONTS ON PUBLIC WAY OR OPEN SPACE (20' MIN)		291
	P ₁ = PERIMETER OF ENTIRE BUILDING		422 FT
	W ₁ = WIDTH OF A PUBLIC WAY OR OPEN SPACE (20' MAX)		30 FT
		MAIN LEVEL	9,352 SF NEW
			0 SF EXIST
		UPPER LEVEL	9,352 SF NEW
			0 SF EXIST
			9,352 SF TOTAL - OK

NOTE:
NO WORK IN SHADED AREAS



STATION NINETEEN

Architects - Incorporated

3001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
MINNEAPOLIS, MINNESOTA 55414
PHONE (612) 623.1800
FAX (612) 623.0012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of:

MINNESOTA

SIGNATURE

ARCHITECT: NICOLE THOMPSON

REGISTRATION NUMBER: 41520

DATE: 11/14/2016

DRAWN BY: MM

CHECKED BY: AK

PROJECT TITLE

ST. ODILIA CATHOLIC COMMUNITY

SHOREVIEW, MINNESOTA

Project Number 4417

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No.	Date	Appr	Revision Notes

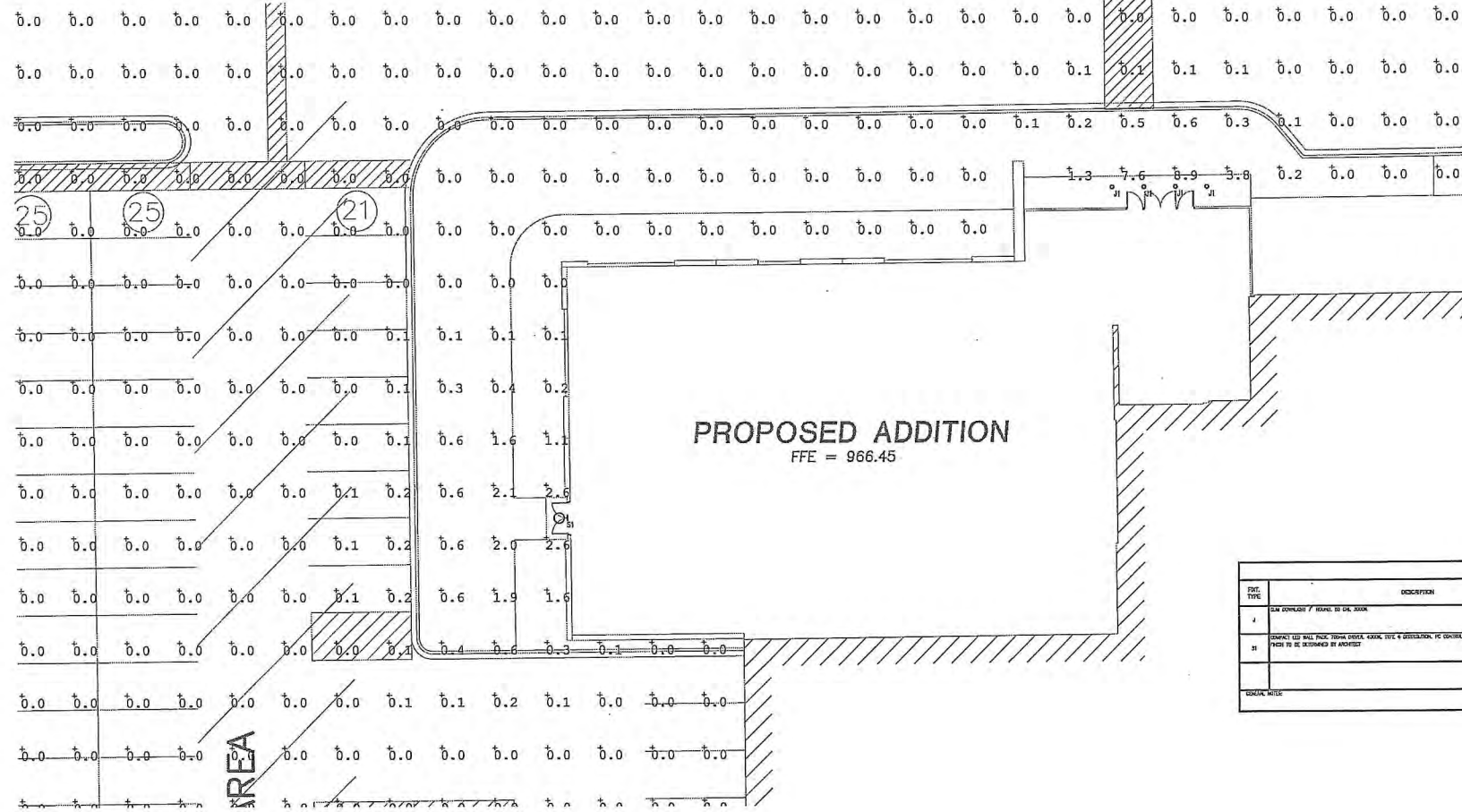
Phase

CITY SUBMITTAL

Sheet Title
MAIN LEVEL CODE PLAN

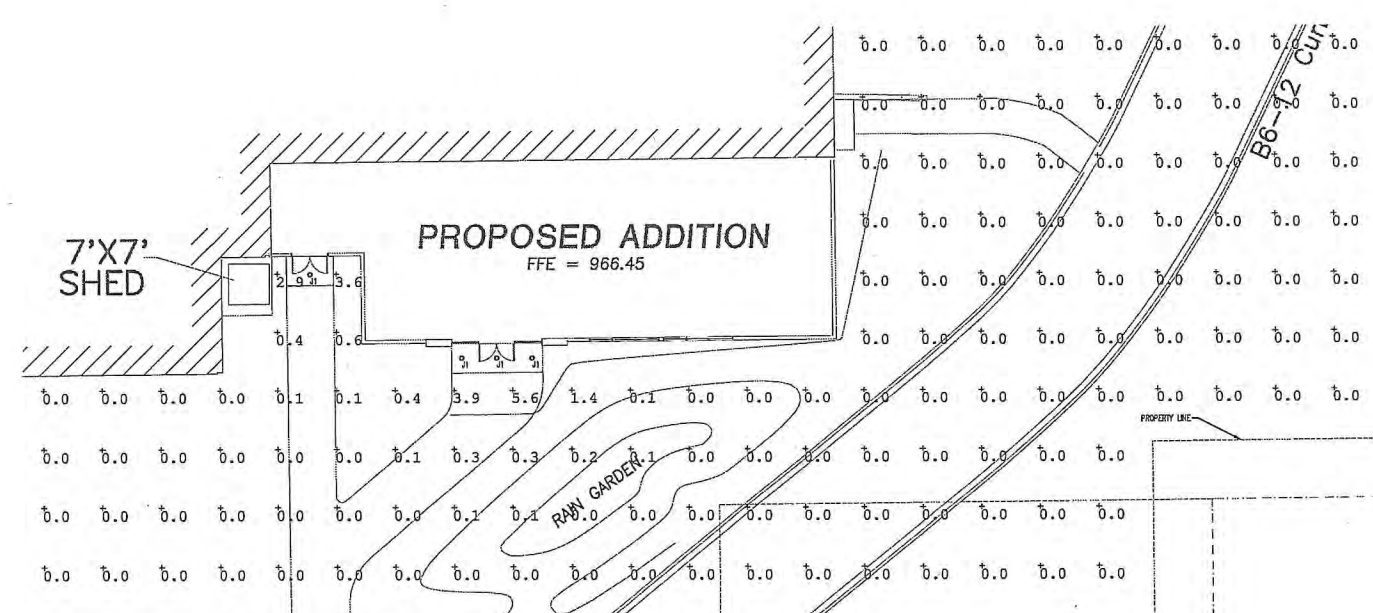
Drawing No.

A0.1

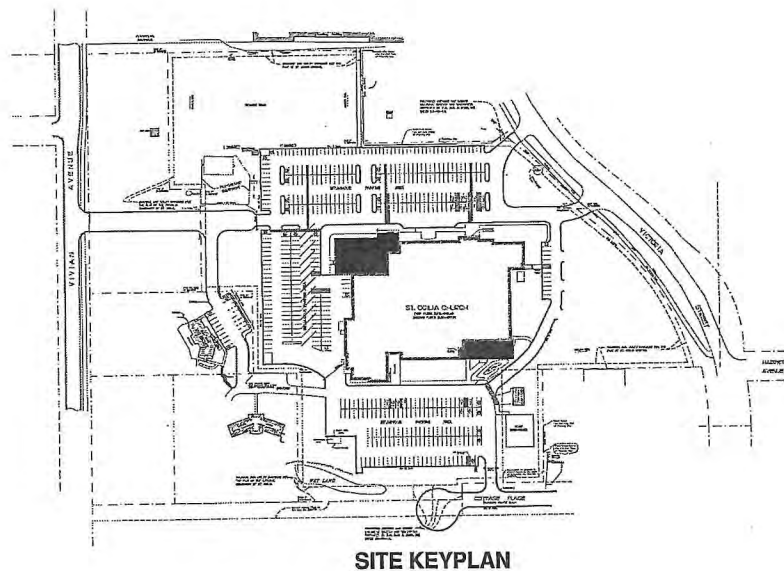


2 NORTHWEST ADDITION PHOTOMETRIC PLAN
SCALE: 3/32" = 1'-0"


LIGHT FIXTURE SCHEDULE									
ITEM	DESCRIPTION	QUANTITY	SIZE		CITY	NO. FEET	MANUFACTURER	CATALOG NUMBER	NOTES
			TYPE	WATTAGE					
1	LOW VOLTAGE / BAYONET BASE	120	120	120	120	120	120	120	
2	QUANTITY TO BE DETERMINED BY ARCHITECT	120	120	120	120	120	120	120	



2 SOUTHEAST ADDITION PHOTOMETRIC PLAN
SCALE: 3/32" = 1'-0"



SITE KEYPLAN




STATION NINETEEN

Architects - Incorporated

2001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
MINNEAPOLIS, MINNESOTA 55414
PHONE (612) 623.1800 FAX (612) 623.0012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of:

MINNESOTA

 Professional Engineer License No. 0000000000 State of Minnesota, Exp. Date 12/31/2012 www.mde.state.mn.us

SIGNATURE: _____
ENGINEER: _____
REGISTRATION NUMBER: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____

PROJECT TITLE
ST. ODILIA CATHOLIC COMMUNITY
SHOREVIEW, MINNESOTA

Project Number 3969.0000

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No.	Date	Appr.	Revision Notes

Phase
CITY SUBMISSION

Sheet Title
SITE PHOTOMETRIC PLAN

Drawing No.
SP1



STATION NINETEEN

Architects - Incorporated

2001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
MINNEAPOLIS, MINNESOTA 55414
PHONE (612) 623.1800 FAX (612) 623.0012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of:

MINNESOTA

SIGNATURE: _____
ARCHITECT: NICOLE L. THOMPSON
REGISTRATION NUMBER: 41520
DATE: 14 NOVEMBER 2016
DRAWN BY: MM
CHECKED BY: AK/NT

PROJECT TITLE
ST. ODILIA CATHOLIC COMMUNITY

SHOREVIEW, MINNESOTA

Project Number 4417

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No.	Date	Appr.	Revision Notes

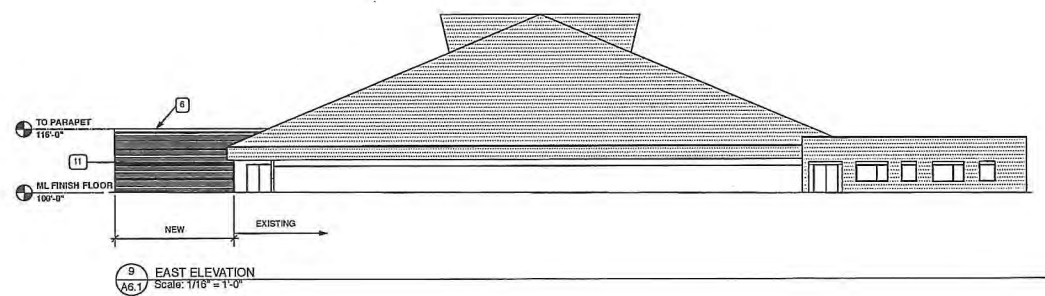
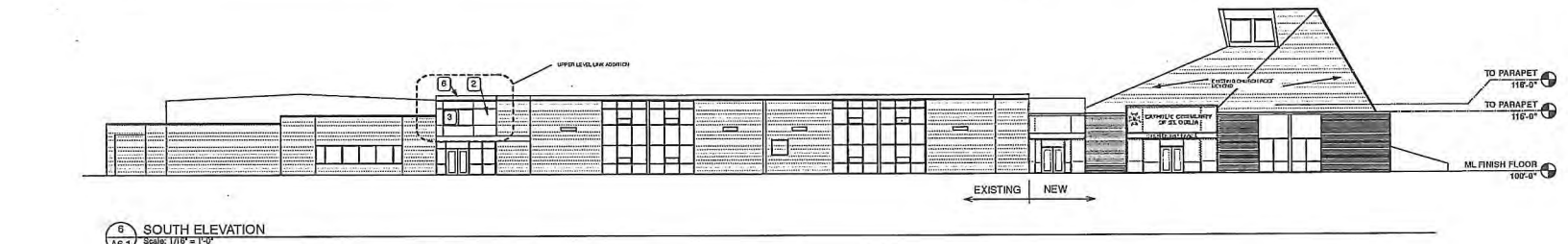
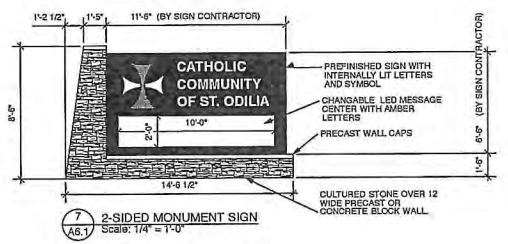
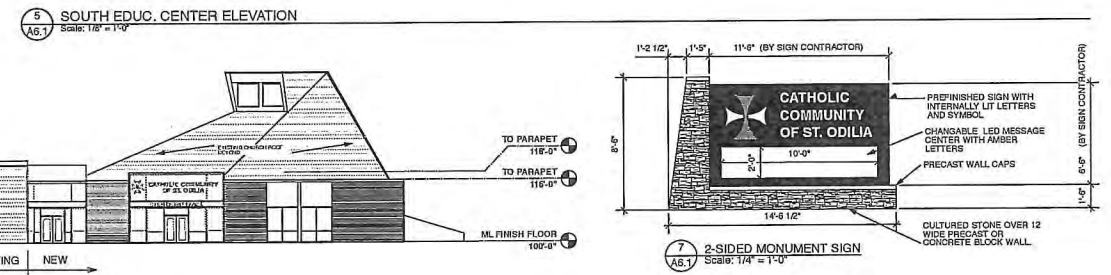
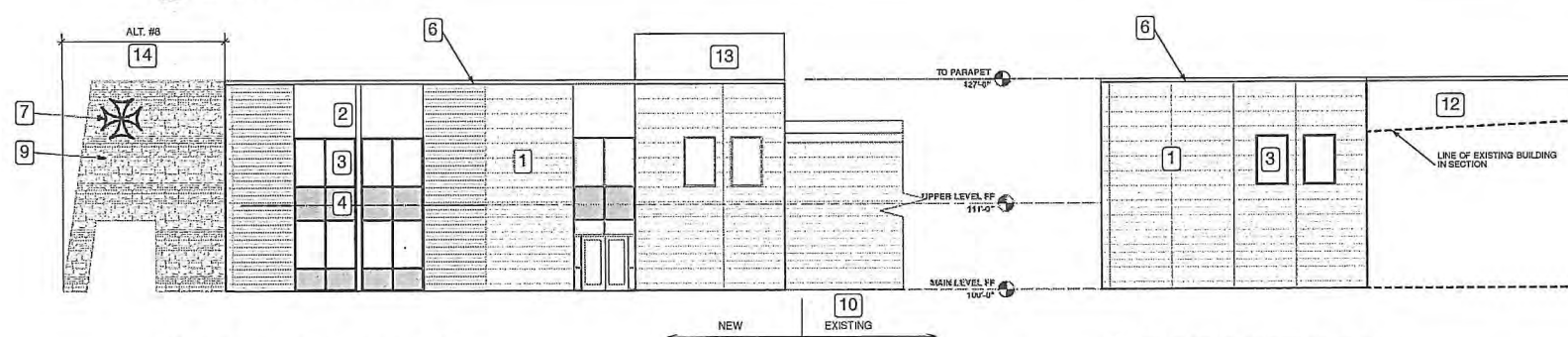
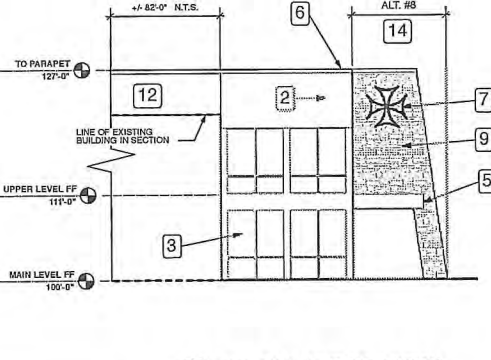
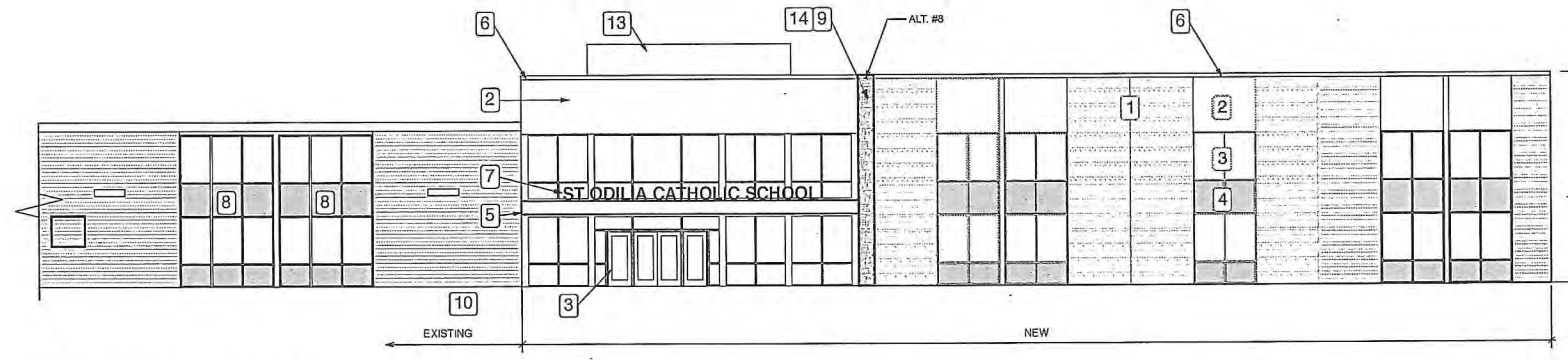
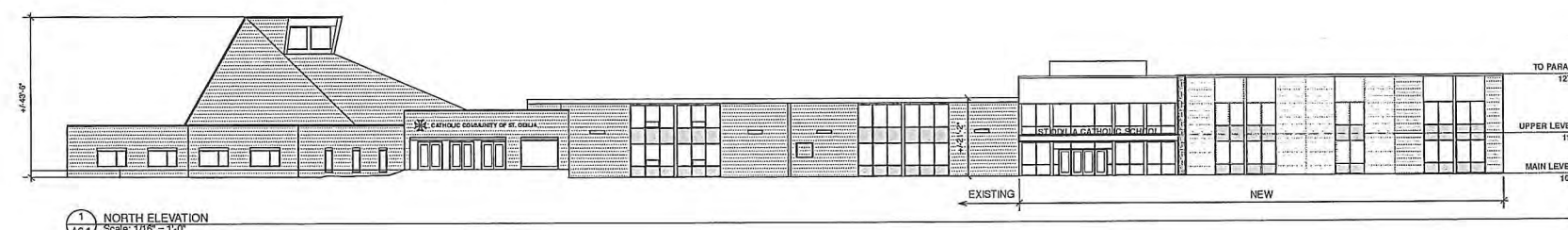
Phase
CITY SUBMISSION

Sheet Title
ELEVATIONS

Drawing No.

A6.1

- ### ELEVATION NOTES
1. PRECAST PANELS WITH THIN BRICK TO MATCH EXISTING
 2. METAL PANEL - DARK BRONZE TO MATCH EXISTING
 3. ALUMINUM DOORS & WINDOWS - DARK BRONZE
 4. SPANDREL GLASS
 5. CANOPY W/ PREFINISHED METAL FASCIA - DARK BRONZE
 6. PREFINISHED METAL ROOF EDGE - DARK BRONZE
 7. NEW METAL SIGNAGE
 8. ALTERNATE #7 - WINDOW REPLACEMENT
 9. CULTURED LIMESTONE
 10. EXISTING BRICK, PREFINISHED METAL AND ALUMINUM WINDOWS.
 11. BRICK TO MATCH EXISTING OVER METAL STUD WALL
 12. VERTICAL METAL PANEL TO MATCH EXISTING - DARK BRONZE
 13. METAL ROOF EQUIPMENT SCREENING - DARK BRONZE
 14. IF ALT. NOT ACCEPTED, WRAP GLASS & METAL AROUND WEST WALL



BOUNDARY AND TOPOGRAPHICAL SURVEY

for THE CHURCH OF ST. ODILIA
of THE CATHOLIC COMMUNITY OF ST. ODILIA

VICINITY MAP

PART OF SEC. 35, TWP. 30, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

BENCHMARK

Approximate location of Benchmark is the west rim of manhole on south side of church drive on east side of Vivian Avenue.
Elevation = 948.30 feet 1929 NGVD

PROPERTY DESCRIPTION

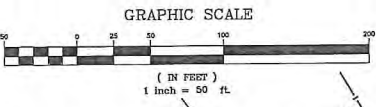
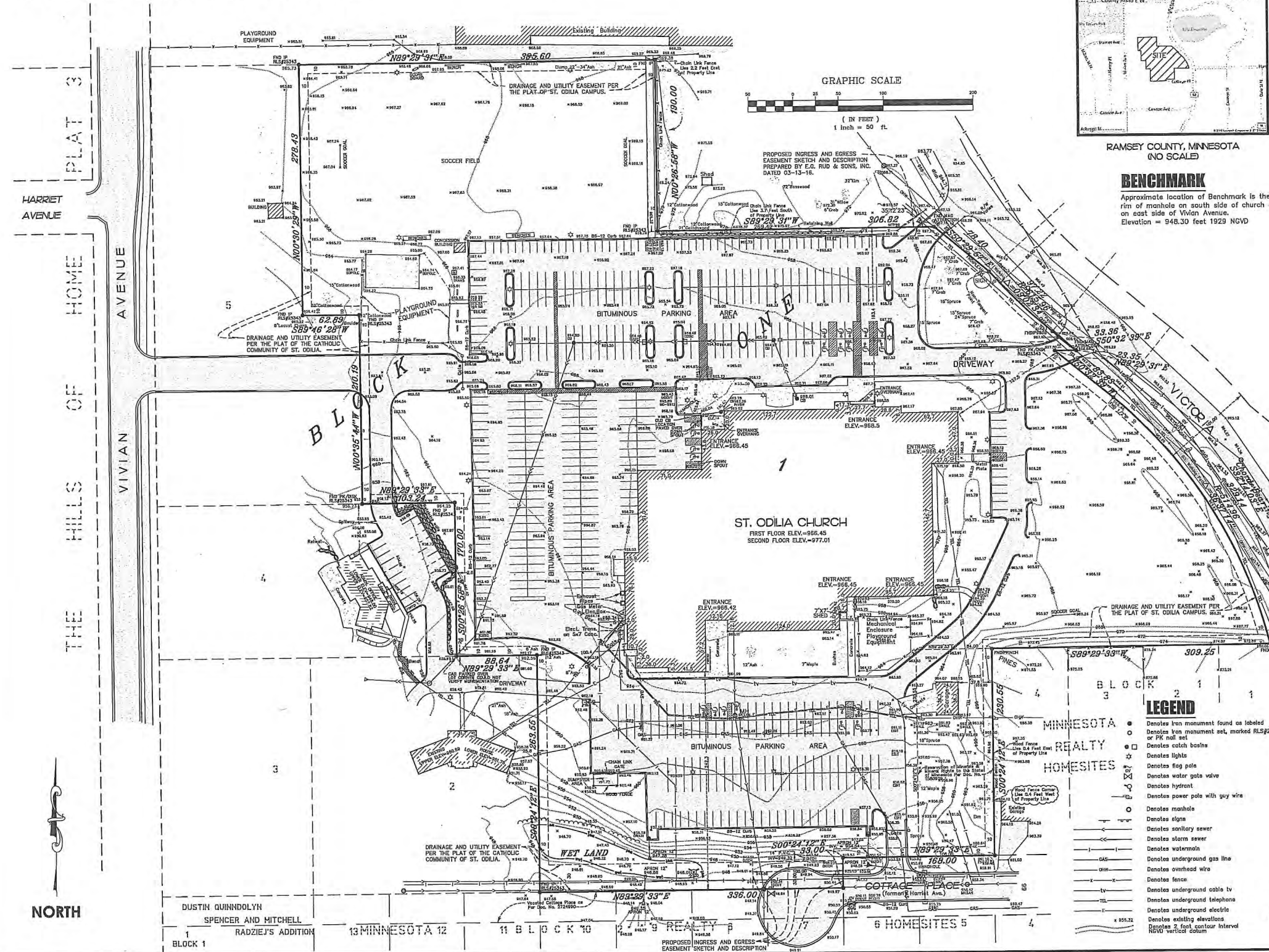
Lot 1, Block 1, THE CATHOLIC COMMUNITY OF ST. ODILIA, Ramsey County, Minnesota.

NOTES

- The orientation of this bearing system is based upon the Ramsey County coordinate system.
- Topography shown is based upon a Topography performed by E.G. Rud & Sons Land Surveyors November 1994, updated November 2001 and February 2013. Field work was performed on October 12, 2016 to update the topography and verify boundary corners.
- All utility lines on drawing are approximate locations shown per individual utility company sketches and some field location of utilities pointed on ground from previous field work. Only visible utilities were located on October 12, 2016.
- This survey was prepared without the benefit of current title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- For purposes of this survey the parking stripes were not updated. Parking stripes shown are per February 2016 survey.

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

James E. Napier
JAMES E. NAPIER
Date: 10-13-16 License No. 25343



LEGEND

- Denotes iron monument found as labeled
- Denotes iron monument set, marked RLS25343
- Denotes catch basins
- ★ Denotes lights
- Denotes flag pole
- Denotes water gate valve
- Denotes hydrant
- Denotes power pole with guy wire
- Denotes manhole
- Denotes signs
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes watermain
- Denotes underground gas line
- Denotes overhead wire
- Denotes fence
- Denotes underground cable tv
- Denotes underground telephone
- Denotes underground electric
- Denotes existing elevations
- Denotes 2 foot contour interval
- Denotes vertical datum

DRAWN BY: JEN	JOB NO: 13050PP	DATE: 10/13/16	
CHECK BY: JEN	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

E.G. RUD & SONS, INC.
EST. 1917
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

NORTH

DUSTIN QUINDOLYN
SPENCER AND MITCHELL
RADZIE'S ADDITION
13 MINNESOTA 12
11 BLOCK 10
6 HOMESITES 5

SV-16-CAD-13050-1-1-TOP-2016.dwg 10/13/2016 3:03:51 PM CDT

**MOTION
TO APPROVE SITE AND BUILDING PLAN REVIEW APPLICATION
STATION 19 ARCHITECTS/ST. ODILIA**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Site and Building Plan Review application submitted by Station 19 Architects on behalf of the Catholic Community of St. Odilia, 3495 North Victoria Street. Said approval is subject to the following:

1. The project must be completed in accordance with the submitted site and building plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission and the City Council.
2. The approval will expire after one year a building permit has not been issued.
3. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
4. 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.
5. The items identified in the memo from the City Engineer must be addressed prior to the issuance of a building permit.
6. Prior to the installation of any signs, a Comprehensive Sign Plan is required by the City...
7. 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 existing and proposed land use is consistent with the Institutional land use in the Comprehensive Plan.
2. The expansion of the church and school facility is compatible with the adjoining land uses and will not have a significant adverse impact on surrounding properties.
3. The proposed expansion complies with the Development Code standards.

VOTE:

AYES:

NAYS:

TO: Planning Commission
FROM: Niki Hill, AICP, Economic Development and Planning Associate
DATE: December 9, 2016
SUBJECT: Text Amendments – Building Height

INTRODUCTION

In both September and April, the Planning Commission discussed potential revisions to the maximum building heights permitted for multi-family residential, commercial, business and industrial properties. Commission members generally have supported height increases but have expressed concern regarding the impact taller buildings may have on adjoining low-density residential land uses. Visual impact from the public right-of-way has also been identified as a concern.

The following memo summarizes the current development code of areas where ordinance changes are proposed as well as the proposed revisions.

CURRENT DEVELOPMENT CODE

Multiple Dwelling Residential Area Setbacks

Per section 205.084 (C)(2) the setback for the front, side and rear yards of Multiple Dwelling Residential District (R3) is 30 feet. Zero lot line developments shall be permitted.

Building Height

Current development code has a maximum building height of 35 feet in all Business 205.040(C)(1), Commercial 205.040(C)(1), Industrial 205.050(D)(3), and Multi-Family districts 205.084 (C)(3). Maximum building height may be exceeded if for every additional foot of height there is an additional foot of setback on all sides and does not exceed the firefighting capabilities of the Fire Department.

PROPOSED REVISIONS

Multiple Dwelling Residential Area

The staff is proposing changes to the code to address the visual impact of multi-family residential on adjoining low-density residential land uses, while allowing taller heights that

reflect the current trends.. The following section summarizes the proposed revisions in the districts:

The Development Code does not require a minimum setback between a high density residential use and low or medium density residential land uses. Residential land uses, regardless of density or type, are considered compatible with one another.

A tiering system is being proposed when multi-family residential is adjacent to single family detached or single family attached residential land uses. This is area, also known as the transition zone, is in addition to the minimum structure setback required. The transition area will mitigate the visual impact and activity of the structure on the adjoining residential land uses. Transition zones are not proposed for the other zoning districts since these districts require structures to have a greater setback from adjoining residential land uses

The height transition area is an area that extends beyond the minimum structure setback. The width of the transition area is defined and within this area, the height of the structure is permitted to increase incrementally until the maximum building height is reached. The following is the proposed code changes for the R3 District.

205.084 Multiple Dwelling Residential District (R3)

(C) Required Conditions. In addition to the conditions of Section 205.080(D) (Residential Overview), the following specifications apply for the Multiple Dwelling Residential District:

- (1) Lot size. Minimum zoned area of 5 acres unless being rezoned from Urban Underdeveloped; minimum lot size of 25,000 square feet per building, and a minimum width of 175 feet.
- ~~(2) Setback. Front, side and rear yards of 30 feet. Zero lot line developments shall be permitted.~~
- ~~(3) Height. 35 feet; this may be exceeded if for every additional foot of height there is an additional foot of setback on all sides.~~

(2) Setback and Height:

Minimum Structure Setback	Width of Transition Area when adjacent to R1/ R2 Zones	Maximum Height Permitted in Transition Area	Maximum Building Height Permitted
30'	10'	35' at the minimum structure setback then a 1' increase in height for every 2' in additional structure setback	40' 50' adjacent to arterial roadways

Business and Industrial Districts

The staff is proposing that the existing criteria permitting taller building heights be removed on Business and Industrial Districts as the proposed text would increase heights in all zoning districts. This would include eliminating the standard requiring an additional foot of setback for every additional foot of height and reference to the firefighting capabilities of the City. Staff is recommending a table that includes both the proposed building heights permitted and the existing required structure setbacks.

Part of the reasoning the 35 foot maximum height was put in place was to ensure that the height of the buildings did not exceed the fire-fighting capabilities of the City. The proposed changes outlined below would increase the allowable height to 45', 55' and 65' feet depending on the district and whether or not it is adjacent to the Interstate Highways. The increases come in response to the repeated requests by developers to go higher than the permitted height as well as the increased firefighting capabilities of Lake Johanna Fire Department. The following is the proposed code changes for section 205.040 Business Districts Overview and section 205.050 Industrial Districts

205.040 Business Districts Overview.

(C) Required Conditions. In addition to the standards of Section 203-206, the following specifications shall apply to all Business Districts:

(+) Maximum Building Height. ~~35 feet; this height may be exceeded if, for every additional foot of height, there is an additional foot of building setback on all sides.~~

	Maximum Building Height Permitted	Structure Setback Adjacent to Street	Structure Setback Adjacent to Residential Uses
C1A, Limited Retail Service	35'	40' – Minor Arterial 30' – Collector	50'
C1, Retail Service	45' 50' – adjacent to I694 or I35W	40' – Minor Arterial 30' – Collector	50'
C2, General Commercial	45' 50' – adjacent to I694 or I35W	40' – Minor Arterial 30' – Collector	50'
OFC, Office	55' 65' adjacent to I694 or I35W	40' – Minor Arterial 30' – Collector	50'
BPK. Business Park	55' 65' adjacent to I694 or I35W	40' – Minor Arterial 30' – Collector	75'

(2) Building Setback.

(a) Adjacent to Residential. In all business districts, with the exception of the Business Park District, a 50-foot minimum building setback is required from the property line of land planned for residential use. In the Business Park District (BP), a 75-foot minimum building setback is required from the property line of land planned for residential use. This setback area shall serve as a buffer between commercial/office property and property planned for residential use.

(b) Minor Arterial and Collector Streets. Along minor arterial streets as identified in the Comprehensive Guide Plan, structures shall maintain a 40-foot setback. Along collector streets as identified in the Comprehensive Guide Plan, structures shall maintain a 30-foot setback.

205.050 Industrial District (I)

(D) Required Conditions.

(1) Lot Size. No minimum lot size; minimum lot width of 100 feet.

(2) Building Setbacks. Front yard shall be 50 feet; rear yard shall be 20 feet; side yard shall be 10 feet except that side yard setbacks on corner lots shall be 30 feet. A landscaped 75-foot setback is required as a buffer between industrial structures, truck and equipment parking, or outdoor storage facilities and property designated for residential use. Employee and visitor parking areas shall be set back at least 20 feet from dedicated rights of way and property planned for residential use. Required setbacks to property planned for residential use shall be heavily landscaped and include earthen berms.

Table (2) (a)

	Maximum Building Height Permitted	Structure Setback Adjacent to Street	Structure Setback Adjacent to Residential Uses
I, Industrial	55' 65' adjacent to I694 or I35W	50' – Front 30' – Sideyard adjacent to a street 20' - Rear 10' - Sideyard	75'*

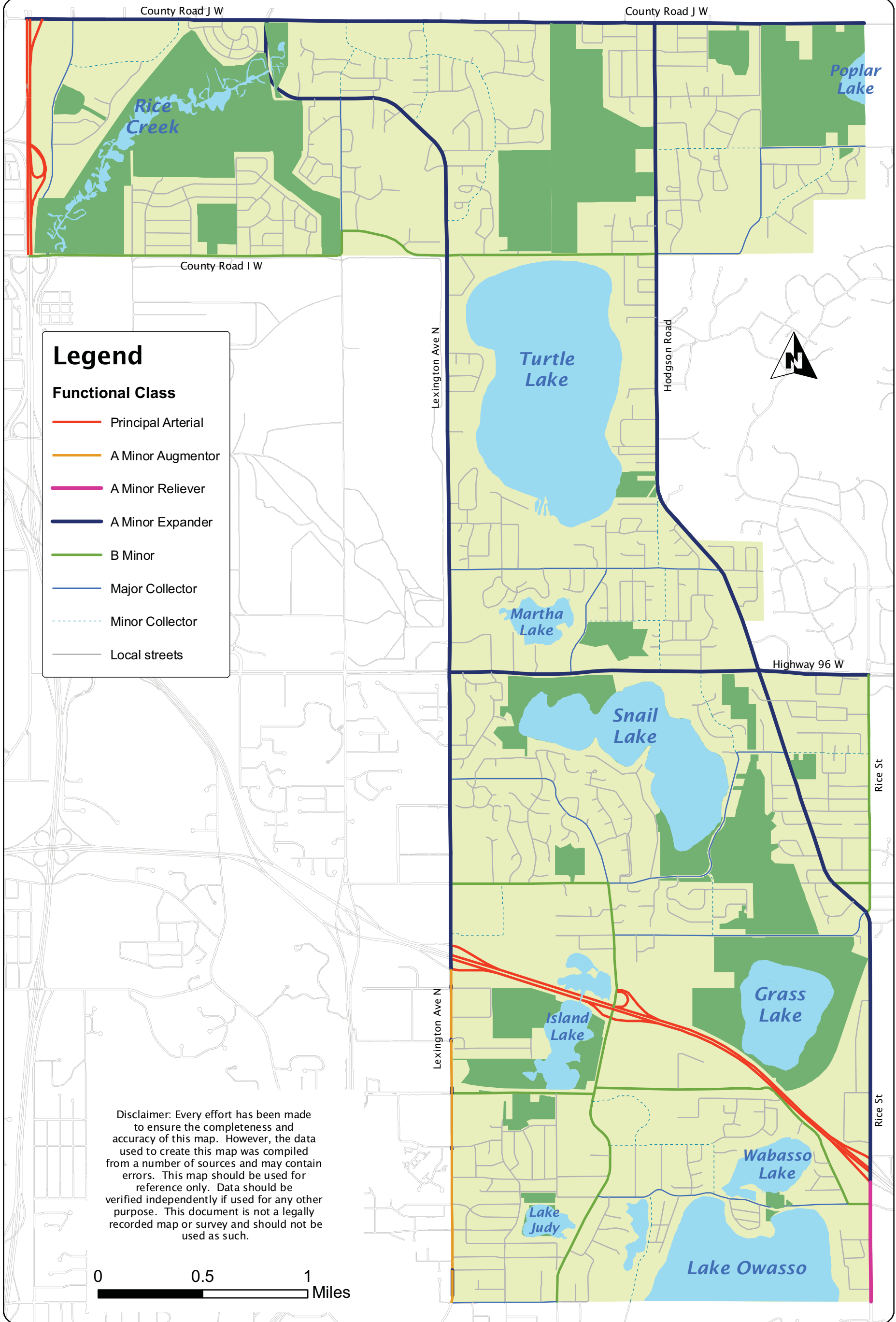
- (b) A landscaped 75-foot-setback is required as a buffer between industrial structures, truck and equipment parking, or outdoor storage facilities and property designated for residential use. Employee and visitor parking areas shall be set back at least 20 feet from dedicated rights-of-way and property planned for residential use. Required setbacks to property planned for residential use shall be heavily landscaped and include earthen berms.

RECOMMENDATION

The Staff believes the proposed changes related to Multi-Family setbacks and building height of Business and Industrial Districts add greater flexibility these districts while keeping the spirit and intent of the original code . The changes also better clarifies the requirements and adds a cap to the total allowable square footages for all property sizes. Staff is recommending the Planning Commission Review the proposed draft text amendment and add their comments. Staff will be looking to come back with a forma public hearing to consider the text amendment in January.

Attachments

- 1) Map 5-2, Functional Road Classifications
- 2) Zoning Map
- 3) Transition Zone Elevation
- 4) Examples of Buffer Zones on Area Complexes



Legend

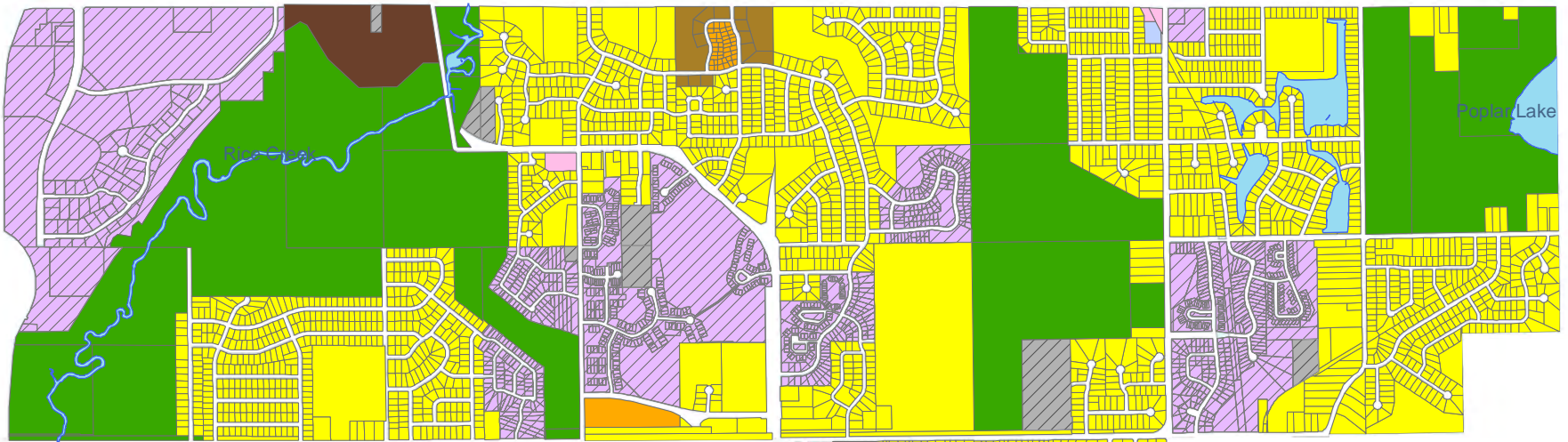
Functional Class

- Principal Arterial
- A Minor Augmentor
- A Minor Reliever
- A Minor Expander
- B Minor
- Major Collector
- Minor Collector
- Local streets

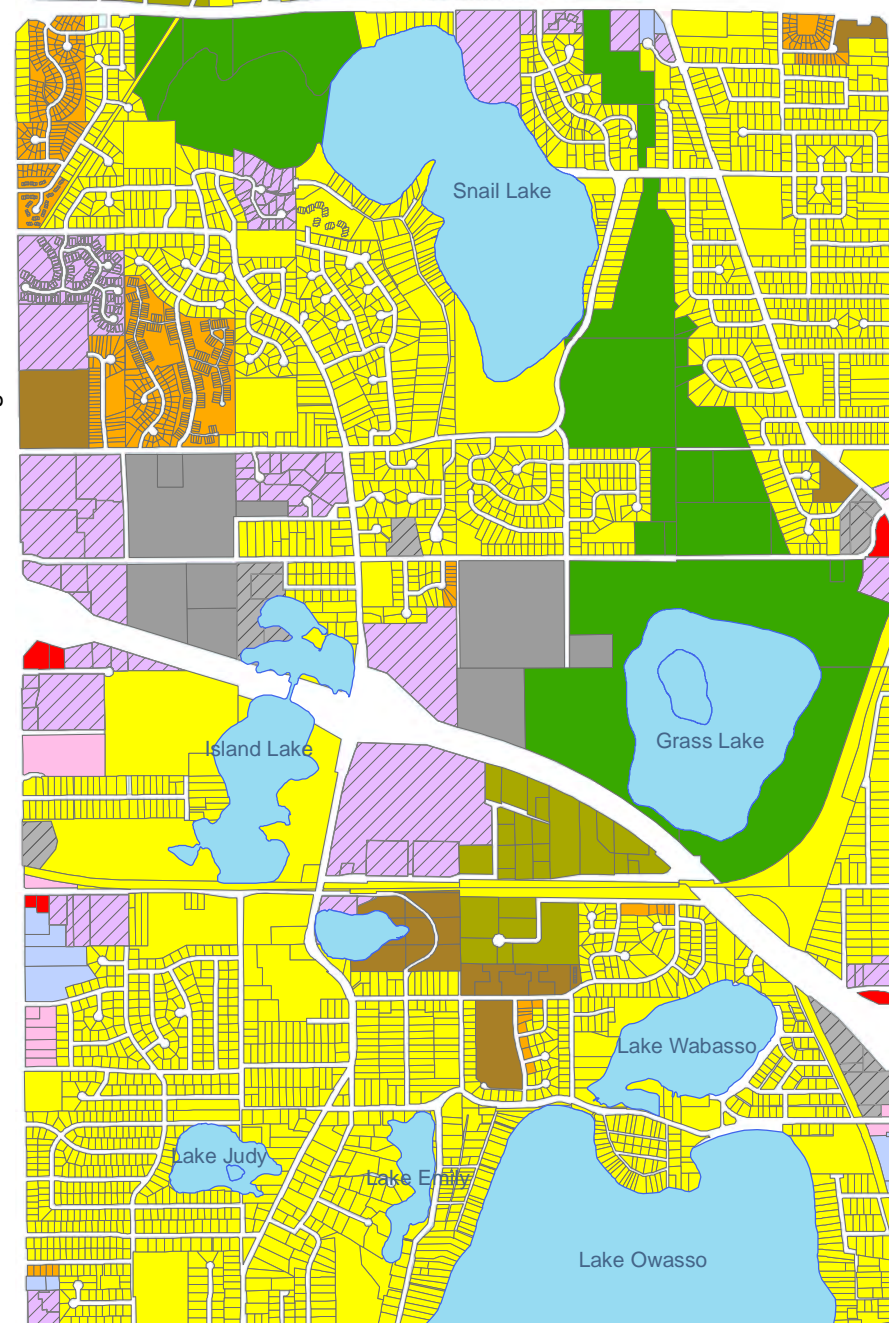
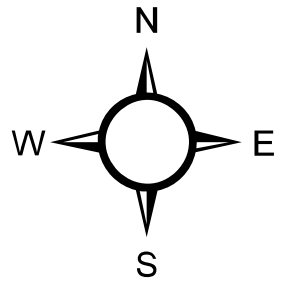
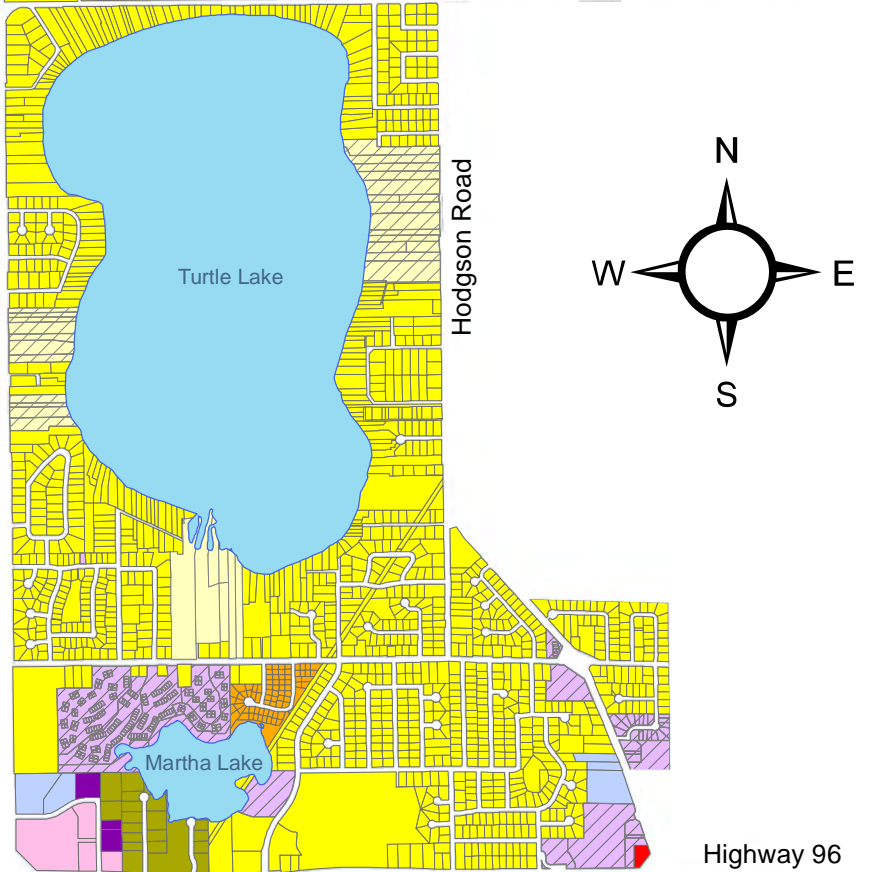
Disclaimer: Every effort has been made to ensure the completeness and accuracy of this map. However, the data used to create this map was compiled from a number of sources and may contain errors. This map should be used for reference only. Data should be verified independently if used for any other purpose. This document is not a legally recorded map or survey and should not be used as such.

0 0.5 1 Miles

5.2 Functional road classifications



County Road I W



Legend



Open Water

Zoning



RE(40) - Residential Estate - 40,000 sq. ft or more



RE(20) - Residential Estate - 20,000 sq. ft. or More



R1 - Detached Residential



R2 - Attached Residential



R3 - Multi-Dwelling Residential



R4 - Mobile Home Residential



C1 - Retail Service



C2 - General Commercial



OFC - Office



I - Industrial



T - Tower



OS - Open Space



PUD - Planned Unit Development



UND - Urban Underdeveloped



BPK - Business Park

Disclaimer: Every effort has been made to ensure the completeness and accuracy of this map. However, the data used to create this map was compiled from a number of sources and may contain errors. This map should be used for reference only. Data should be verified independently if used for any other purpose. This document is not a legally recorded map or survey and should not be used as such.

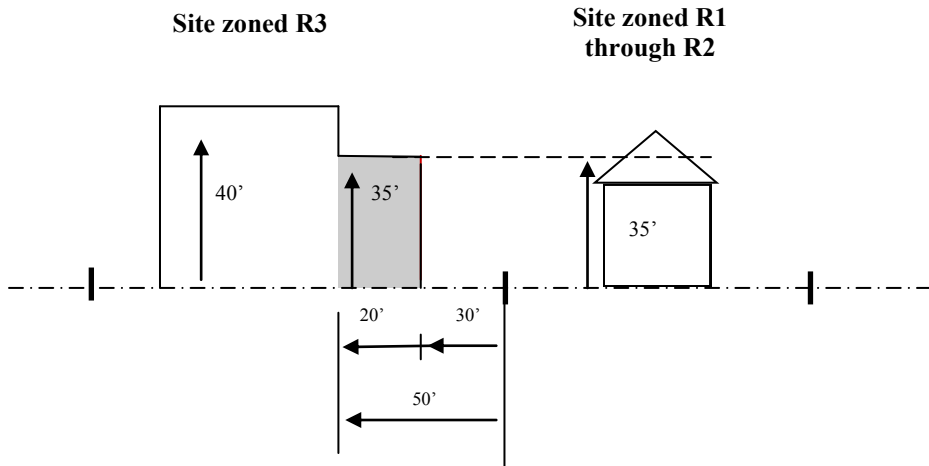
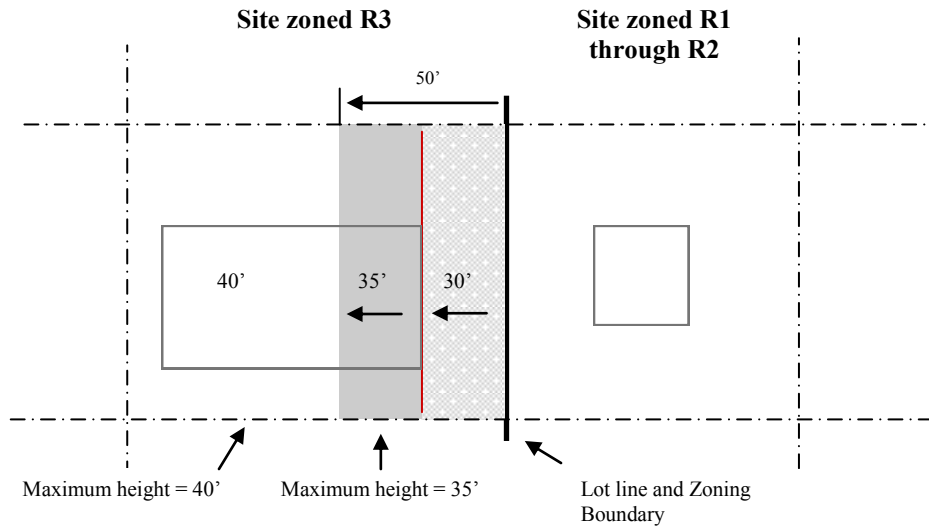


Zoning Map










Adopted by the City Council March 2, 2009
Update with Rezoning through April 2016

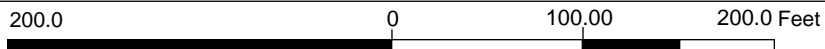


Height limits on sites abutting R1- R2





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

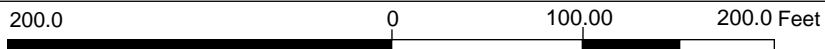
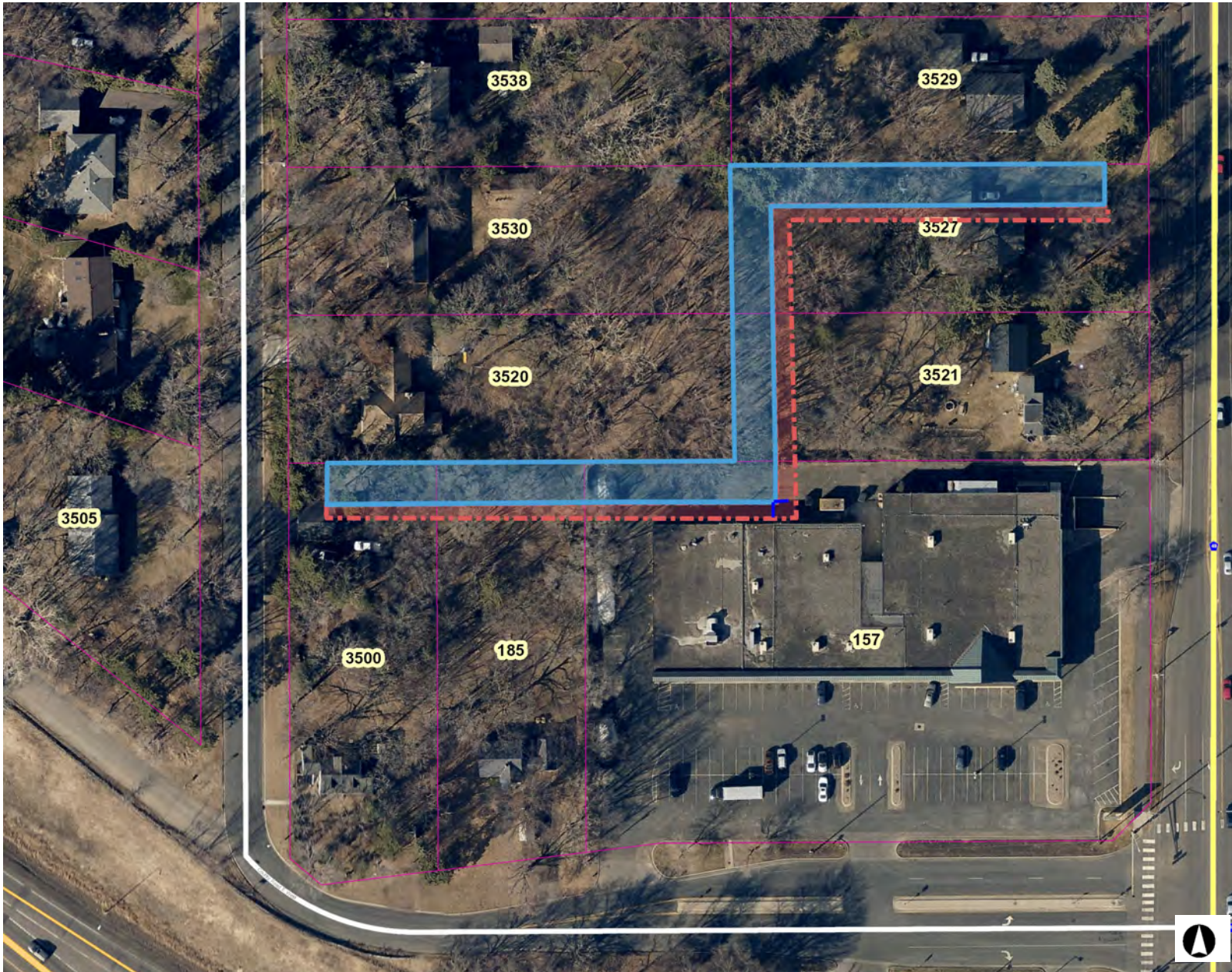


Notes

- 30 Foot Buffer Area = Blue
- 10 Foot Transition Area = Red












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

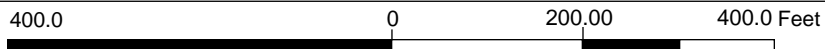
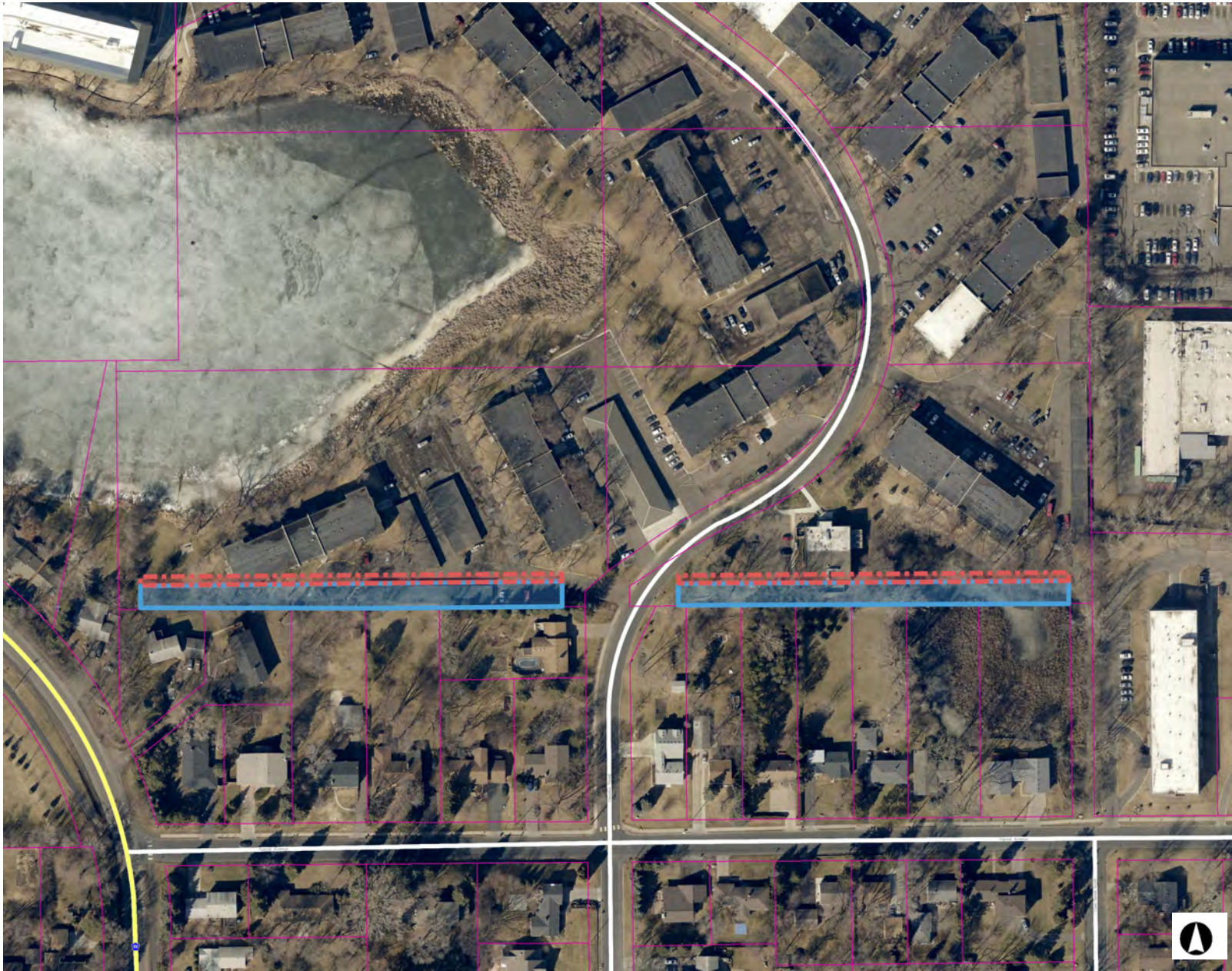


Notes

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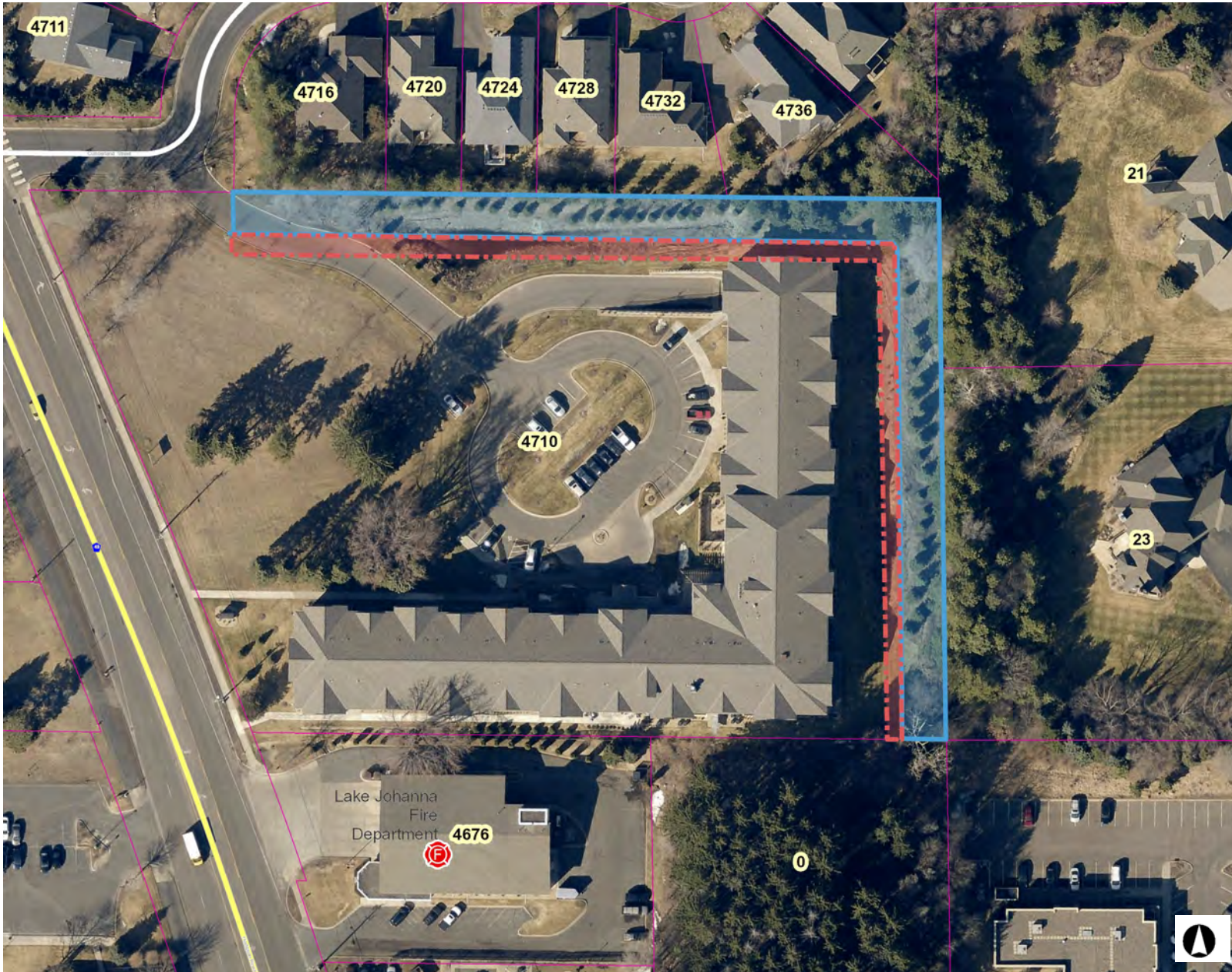


-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Airports



Notes

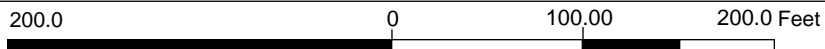
- 30 Foot Buffer Area = Blue
- 10 Foot Transition Area = Red



Legend



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



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

30 Foot Buffer Area = Blue
10 Foot Transition Area = Red

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: December 7, 2016
SUBJECT: **Text Amendment – Beekeeping**

Background

In June, members of the Planning Commission and Environmental Quality Committee attended a workshop at Oakhill Montessori School to discuss backyard beekeeping and bee behavior. Students of the Oak Hill presented their research findings pertaining bee behavior. This presentation included the opportunity to observe a working bee hive located on the school property.

In addition, Gary Reuters of the University of Minnesota Extension Office – Bee Lab was present and provided additional information and answered questions related to beekeeping.

The video tape of this workshop is being edited and will soon be available to Commission members for review.

Discussion

The City continues to receive inquiries regarding Shoreview's beekeeping regulations and Staff has been asked to develop regulations permitting beekeeping in residential zoning districts. Information that was provided to the Commission in March of 2016 is being presented to the Commission again. This information includes ordinance considerations, a copy of the Minnesota Hobby Beekeeper's Association Model Beekeeping Ordinance and a summary of requirements from other communities.

The Commission is being asked to discuss potential regulations that would permit this type of use within the City. Information from the previous bee workshop was beneficial as questions that were raised in March may have been addressed in the student presentation or by Mr. Reuter.

TO: Planning Commission and Environmental Quality Committee
FROM: Kathleen Castle, City Planner
DATE: March 18, 2016
SUBJECT: Text Amendment – Beekeeping

Introduction

The City Staff has been asked to develop regulations permitting beekeeping in residential zoning districts. The City has received a number of inquiries from residents who are interested in producing honey and/or addressing the decline in the bee population by establishing back-yard bee hives. In recent years, several other suburban communities have revised local ordinances to permit beekeeping in residential areas.

Development Code

In the R1, Detached Residential District, the keeping of non-domestic animals is permitted on property containing two or more acres. Bees are defined as a non-domestic animal. The City Council may require the owner of non-domestic animals to apply for a Conditional Use Permit if the Council determines that it is in the best interest of the public's health, safety and general welfare. The ordinance does provide an exemption for chickens provided a license is obtained.

Ordinance Considerations

The Staff reviewed the ordinances adopted by other communities and information from the Minnesota Hobby Beekeeper's Association (MHBA) and the University of Minnesota Extension Office. A copy of the model ordinance from the MHBA is attached. Attachment A also compares regulations adopted by other metropolitan area communities.

The following summarizes key considerations for an ordinance regulation beekeeping.

License Requirement

The City requires a license for dogs, cats, chickens and wild animals. The Staff is proposing that a bi-annual license be required for beekeeping in order to track the location of beekeeping activity in the community and monitor for compliance. This is consistent with the licensing required for the keeping of chickens.

The Conditional Use Permit requirement for properties over 2 acres would remain if for some reason the Council was concerned about the general welfare.

Beekeeping Regulations

The following topics should be addressed and incorporated into any future ordinance allowing the keeping of bees within the City.

Definitions. Definitions are needed to define terms used within the proposed ordinance, including but not limited to colony, hive, apiary and beekeeper.

Zoning. While there has been interest in beekeeping on single-family residential properties, this type of use could occur on non-residential properties. The raising of bees can be viable on non-residential properties and are suitable on flat-roofed structures. In some instances, communities require bee-keeping occur only when the owner is occupying the property or has consented to beekeeping on the property.

Location of Apiary/Setback Requirements. The apiary (hive and honey comb) should be kept from public view and located in the rear or side yards. Apiaries should also maintain a minimum setback from a property line and adjoining residential dwelling unit.

Colony Density. Colony density refers to the number of hives permitted. The number of permitted hives is generally related to lot size, however, some ordinances have a maximum limit regardless of lot size.

Neighbor Notification. A number of communities require notification of nearby neighbors as part of the registration, permitting or licensing process. In some cases, notification is a courtesy while other communities require consent. For some permits, the City is required to notify nearby property owners after the permit is issued. This intent is to inform nearby property owners that the proposed activity or use has been reviewed by the City and complies with the Code requirements. When consent of nearby property owners is required, in Staff's opinion, the review becomes less objective because it is no longer based on the performance standards cited in the Code.

Other. Other standards found in ordinances relate to education/training requirements, sale of honey/home occupation, need for a water source, inspections and compliance/enforcement.

Recommendation

The Staff has been asked to prepare an ordinance permitting beekeeping in the City. Information regarding beekeeping and ordinance considerations is being presented to the Planning Commission and Environmental Quality Committee for review and discussion.

Attachments

- 1) Attachment A – Ordinance Comparison
- 2) MHBA Model Ordinance

MODEL BEEKEEPING ORDINANCE

prepared by the
Minnesota Hobby Beekeepers Association

This model ordinance is not intended to be adopted without legal review by counsel representing the jurisdiction considering it. Like any proposed ordinance, it must be reconciled with existing ordinances and may be revised to fit community standards and needs. Our purpose in advancing the model ordinance is to offer a document with the apicultural framework we believe will enable hobbyist and sideliner beekeepers to safely and successfully pursue this pleasurable and economically, culturally and agriculturally critical activity in urban and suburban areas.

WHEREAS, honey bees (*apis mellifera*) are of benefit to mankind, and to Minnesota in particular, by providing agriculture, fruit and garden pollination services and by furnishing honey, and other useful products; and

WHEREAS, Minnesota is among the leading states in honey production and agricultural by products associated with beekeeping throughout the United States; and

WHEREAS, domestic strains of honey bees have been selectively bred for desirable traits, including gentleness, honey production, tendency not to swarm and non-aggressive behavior, characteristics which are desirable to foster and maintain; and

WHEREAS, gentle strains of honey bees can be maintained within populated areas in reasonable densities without causing a nuisance if the bees are properly located and carefully managed;

NOW THEREFORE, be it ordained and enacted by _____:

Section 1. Preamble Adopted.

That the findings contained in the preamble of this ordinance are hereby adopted as a part of this ordinance.

Section 2. Definitions.

As used in this article, the following words and terms shall have the meanings ascribed in this section unless the context of their usage indicates another usage.

- 2.1 "Apiary" means the assembly of one or more colonies of bees at a single location.
- 2.2 "Beekeeper" means a person who owns or has charge of one or more colonies of bees.
- 2.3 "Beekeeping equipment" means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

- 2.4 "Colony" means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at times drones, brood, combs, and honey.
- 2.5 "Hive" means the receptacle inhabited by a colony that is manufactured for that purpose.
- 2.6 "Honey bee" means all life stages of the common domestic honey bee, *apis mellifera* species.
- 2.7 "Lot" means a contiguous parcel of land under common ownership.
- 2.8 "Nucleus colony" means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.
- 2.9 "Undeveloped property" means any idle land that is not improved or actually in the process of being improved with residential, commercial, industrial, church, park, school or governmental facilities or other structures or improvements intended for human occupancy and the grounds maintained in associations therewith. The term shall be deemed to include property developed exclusively as a street or highway or property used for commercial agricultural purposes.

Section 3. Purpose of Ordinance.

- 3.1 The purpose of this ordinance is to establish certain requirements for beekeeping within the City, to avoid issues which might otherwise be associated with beekeeping in populated areas.
- 3.2 Compliance with this ordinance shall not be a defense to a proceeding alleging that a given colony constitutes a nuisance, but such compliance may be offered as evidence of the beekeeper's efforts to abate any proven nuisance.
- 3.3 Compliance with this ordinance shall not be a defense to a proceeding alleging that a given colony violates applicable ordinances regarding public health, but such compliance may be offered as evidence of the beekeeper's compliance with acceptable standards of practice among hobby beekeepers in the State of Minnesota.

Section 4. Standards of Practice.

- 4.1 Honey bee colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition.
- 4.2 Each beekeeper shall ensure that a convenient source of water is available to the colony so long as colonies remain active outside of the hive.
- 4.3 Each beekeeper shall ensure that no wax comb or other material that might encourage robbing by other bees are left upon the grounds of the apiary lot. Such materials once removed from the site shall be handled and stored in sealed containers, or placed within a building or other insect-proof container.
- 4.4 For each colony permitted to be maintained under this ordinance, there may also be maintained upon the same apiary lot, one nucleus colony in a

Section 6. Inspection.

A designated City official shall have the right to inspect any apiary for the purpose of ensuring compliance with this ordinance between 8 a.m. and 5 p.m. once annually upon prior notice to the owner of the apiary property, and more often upon complaint without prior notice.

Section 7. Presumed Colony/Hive Value.

For the purpose of enforcing City ordinances against destruction of property, each colony/hive shall be presumed to have a value of \$275.

Section 8. Compliance.

8.1 Upon receipt of credible information that any colony located within the City is not being kept in compliance with this ordinance, [the designated City official] shall cause an investigation to be conducted. If the investigation shows that a violation may exist and will continue, [the designated City official] shall cause a written notice of hearing to be issued to the beekeeper, which notice shall set forth:

- a. The date, the time and the place that the hearing will be held, which date shall be not less than 30 days' from the date of the notice;
- b. The violation alleged;
- c. That the beekeeper may appear in person or through counsel, present evidence, cross examine witnesses and request a court reporter, and
- d. That if [the designated City official] finds that they have been kept in violation of this ordinance, and if the violation is not remediated within the time allowed, the bees may be ordered removed and/or destroyed.

Notices shall be given by certified US Mail return receipt requested or personal delivery. However, if the beekeeper cannot be located, then notice may be given by publication in a legal newspaper for the county in which the apiary property is located, at least seven days before the hearing.

8.2 The hearing shall be conducted by [the designated City official]. The burden shall be on the City to demonstrate by a preponderance of evidence that the colony or colonies have been kept in violation of this ordinance. If [the designated City official] finds a violation, then he/she may order that the bees be removed from the City or such other action as may address the violation, and that the apiary lot be disqualified for permitting under this ordinance for a period of 2 years from the date of the order, the apiary lot ownership changes, in which case the prohibition shall terminate. If the order has not been complied with within 20 days of the order, the City may remove or destroy the bees and charge the beekeeper with the cost thereof. Upon destruction of bees by the City, all equipment shall be returned by the City to the beekeeper, with expenses of

hive structure not to exceed one standard 9-5/8 inch depth 10-frame hive body with no supers.

- 4.5 Each beekeeper shall maintain his beekeeping equipment in good condition, including keeping the hives painted if they have been painted but are peeling or flaking, and securing unused equipment from weather, potential theft or vandalism and occupancy by swarms. It shall not be a defense to this ordinance that a beekeeper's unused equipment attracted a swarm and that the beekeeper is not intentionally keeping bees.

Section 5 Colony Density.

- 5.1 Except as otherwise provided in this ordinance, in each instance where a colony is kept less than 25 feet from a property line of the lot upon which the apiary is located, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least 6 feet in height. The flyway barrier may consist of a wall, fence, dense vegetation or a combination thereof, such that bees will fly over rather than through the material to reach the colony. If a flyway barrier of dense vegetation is used, the initial planting may be 4 feet in height, so long as the vegetation normally reaches 6 feet in height or higher. The flyway barrier must continue parallel to the apiary lot line for 10 feet in either direction from the hive, or contain the hive or hives in an enclosure at least 6 feet in height. A flyway barrier is not required if the property adjoining the apiary lot line (1) is undeveloped, or (2) is zoned agricultural, industrial or is outside of the City limits, or (3) is a wildlife management area or naturalistic park land with no horse or foot trails located within 25 feet of the apiary lot line.

- 5.2 No person is permitted to keep more than the following numbers of colonies on any lot within the City, based upon the size or configuration of the apiary lot:

a. One half acre or smaller lot	2 colonies
b. Larger than 1/2 acre but smaller than 3/4 acre lot	4 colonies
c. Larger than 3/4 acre lot but smaller than 1 acre lot	6 colonies
d. One acre but smaller than 5 acres	8 colonies
e. Larger than 5 acres	no restriction

- 5.3 Regardless of lot size, so long as all lots within a radius of at least 200 feet from any hive, measured from any point on the front of the hive, remain undeveloped, there shall be no limit to the number of colonies. No grandfathering rights shall accrue under this subsection.

- 5.4 If the beekeeper serves the community by removing a swarm or swarms of honey bees from locations where they are not desired, the beekeeper shall not be considered in violation the portion of this ordinance limiting the number of colonies if he temporarily houses the swarm on the apiary lot in compliance with the standards of practice set out in this ordinance for no more than 30 days from the date acquired.

ATTACHMENT A
(March 18, 2016)

Community	License/Permit required	Fee	Zoning	Location	Setback Requirements	Colony Density	Neighborhood Notification
Model Ordinance					Flyway barrier required if within 25' of lot line	½ acre or less: 2 ½ acre to ¾ acre: 4 ¾ acre to 1 acre: 6 1 acre to 5 acres: 8 Over 5 acres: no restriction No limit if undeveloped land within 200-foot radius of hive	
Minneapolis	Annual Permit	\$100 Initial \$50 Renewal	Residential and non-residential		Flyway barrier required if within 25' of lot line Exception for rooftop hives	½ acre or less: 2 ½ acre to ¾ acre: 4 ¾ acre to 1 acre: 6 1 acre to 5 acres: 8 Over 5 acres: no restriction No limit if undeveloped land within 200-foot radius of hive	Yes -- Written consent 80% of property owners within 100 feet of property and signatures of 100% of occupants adjoining the property Exception for rooftop hives
Bloomington			Residential Non-residential*	Not permitted in front yard	100' – residential lot line 150' – adjoining dwelling unit on neighboring lot		
Stillwater	Permit		Single-family residential properties with one exception for two-family properties		Flyway barrier required if within 25' of lot line	½ acre or less: 2 ½ acre to ¾ acre: 4 ¾ acre to 1 acre: 6 1 acre to 5 acres: 8 Over 5 acres: no restriction	Yes – within 150-foot property lines – 10 day comment period
Edina	Annual Registration	\$20	Residential	Not permitted in front yard	10' – lot line 20' – adjacent dwelling unit 20' – public sidewalk	½ acre or less: 2 ½ acre to ¾ acre: 4 ¾ acre to 1 acre: 6 1 acre to 5 acres: 8 Over 5 acres: no restriction If undeveloped land within 200-foot radius of hive: 12	Yes – within 200 feet
Eden Prairie	Annual Registration	None		Not permitted in front yard – less than 10 acres	10' – lot line 10' – dwelling unit Flyway barrier required if within 25' of lot line	½ acre or less: 2 ½ acre to ¾ acre: 4 ¾ acre to 1 acre: 6 1 acre to 5 acres: 8 Over 5 acres: no restriction No limit if undeveloped land within 200-foot radius of hive	Yes – within 200 feet – 30 day comment period
Mounds View	License -- Public Hearing -- City Council		Single-Family	Rear yard only – hives must face towards lot interior	10' – lot line and dwelling on subject property 25' – trail or walkway	4	
White Bear Lake	License -- 5 years	\$30	Single-Family Two-Family	Not permitted in the front yard	10' – lot line 25' – dwelling unit on adjoining lot Flyway barrier required if within 20' of lot line	4	Written consent from property owners within 100 feet

*Bloomington's ordinance has different standard for non-residential properties

transportation to be paid by the beekeeper. The City's destruction of the bees shall be by a method that will not damage or contaminate the equipment, include wax foundation.

8.3 The decision of the hearing officer may be appealed by the beekeeper as provided in the City's rules and procedures. If no provision for appeal exists, then the beekeeper may file a notice of appeal with the City secretary within 15 days of the date the order is placed in US Mail to the beekeeper, or 10 days if the decision is announced at the hearing by [the designated City official]. An appeal shall not stay [the designated City official]'s decision, and the beekeeper shall be required to comply with such order pending the outcome of the appeal.

8.4 No hearing and no order shall be required for the destruction of honey bees not residing in a hive structure that is intended for beekeeping.

Section 9. Savings Clause.

In the event any part of this ordinance or its application to any person or property is held to be unenforceable for any reason, the unenforceability thereof will not affect the enforceability and application of the remainder of this ordinance, which will remain in full force and effect.

Section 10. Effective Date.

This ordinance shall become effective on _____, 20_____.