

Planning commission meeting

The St. Louis Park planning commission is meeting in person at St. Louis Park City Hall, 5005 Minnetonka Blvd. Members of the public can attend the planning commission meeting in person or watch the regular meeting by webstream at bit.ly/watchslppc and on local cable (Comcast SD channel 14 and HD channel 798). Visit bit.ly/slppcagendas to view the agenda and reports.

You can provide comment on agenda items in person at the meeting or by emailing your comments to info@stlouispark.org by noon the day of the meeting. Comments must be related to an item on the meeting agenda.

Agenda

PLANNING COMMISSION

1. Call to order – roll call
2. Approval of minutes – September 4, 2024
3. Hearing
 - 3.a. Conditional use permit amendment for Aquila Elementary School
8500 31st St. W.
Applicant: St. Louis Park Public Schools
Case No: 24-18-CUP
4. Other Business
5. Communications
6. Adjournment

Future scheduled meeting/event dates:

October 9, 2024 - planning commission regular meeting **CANCELED***

October 16, 2024 - planning commission regular meeting

November 6, 2024 - planning commission regular meeting

November 20, 2024 – planning commission regular meeting

*Meeting held on October 9 because Rosh Hashanah begins on October 2.

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Planning commission

Members present: Jim Beneke, Mia Divecha, Katie Merten, Tom Weber, Jan Youngquist

Members absent: Matt Eckholm, Sylvie Hyman

Staff present: Gary Morrison, Sean Walther, Marcus Hansen

Guest: Karl Eicher, applicant and owner of Haggard Barrel Brewing

1. **Call to order – roll call.**
2. **Approval of minutes – August 7, 2024, Regular meeting and Study Session minutes**

Commissioner Eckholm noted a correction related to the condominium issue, which should read: *“Commissioner Eckholm added there is legislation proposed for more housing reform at the state level to help push costs down for many people. Speaking to representatives could help elevate the condominium building issue with a resolution on future housing reform legislation.”*

Commissioner Beneke noted a correction on page 7 that should read: *“Commissioner Beneke stated he still has concerns that the zoning changes do not promote affordable owner-occupied housing enough.”*

Commissioner Beneke added a correction on page 8 which should read: *“Commissioner Beneke asked that staff outline more how the zoning changes could promote affordable owner-occupied housing.”*

It was moved by Commissioner Weber, seconded by Commissioner Merten, to approve the Aug. 7, 2024, regular meeting and study session minutes with corrections. The motion passed unanimously.

3. **Hearings.**
- 3a. **Zoning Text Amendment – breweries with taprooms**
Applicant: Karl Eicher
Case No: 24-17-ZA

Marcus Hansen, Community Development Intern, presented the report.

Commissioner Weber asked related to IG and why taprooms are not permitted at this time. Mr. Hansen stated it was likely because no one else had requested it.

Mr. Walther added the city initiated allowing taprooms in the business district and then with subsequent changes, they were initiated by the applicants to address their site and zoning district, and an overall review had not yet been conducted, but a comprehensive review is planned next year.

Commissioner Beneke asked if any other current breweries in the IG could be affected. Mr. Hansen stated no, in the general industrial area this is the first brewery. He added any future breweries that come into IG zones will be able to have taprooms.

Chair Divecha asked about the decision not to limit the total barrel production to 20,000 and to rely on the limit of the state which is 250,000. She asked for staff to explain that decision as it would leave inconsistencies between the districts.

Mr. Walther stated previously this district allows breweries of any size. The cap on production relates to state requirements for taprooms, limited to microbreweries. Since the city code changes were initially adopted, the cap at the state has changed multiple times, and the city's zoning codes have not kept up with that. He added this has not caused any concerns for existing breweries and that would also be reviewed as part of the broader update to the commercial and industrial zoning districts, but this change today will allow this business to continue to operate in the IG and to add a taproom.

Chair Divecha opened the public hearing.

There were no speakers from the public.

Chair Divecha closed the public hearing.

Commissioner Youngquist stated this is important for small businesses in St. Louis Park and noted the IG zone is the only place where a taproom is not allowed, which puts this brewery owner at an extreme disadvantage in St. Louis Park and the metro area as most general industrial zones with breweries do allow taprooms.

Commissioner Youngquist added when the zoning code is changed, the city has to look at all implications to the zoning district. She noted the typical hours a taproom is open- usually evenings and weekends- is the opposite of industrial uses in these zones, so potential concerns about trucks and other industrial items are reduced. She stated this could provide the potential for shared parking in the future and she said she will support this.

Commissioner Merten stated they do allow distilleries to operate cocktail rooms so why not allow breweries to operate taprooms, noting it makes sense and she will support it.

Commissioner Weber thanked Mr. Hansen for presenting and invited him to return to St. Louis Park in the future.

It was moved by Commissioner Merten, seconded by Commissioner Youngquist, to approve the zoning text amendment allowing taprooms in the IG general industrial zoning district as recommended by staff. The motion passed unanimously.

4. Other Business – none.

5. Communications.

Mr. Walther noted following the regular meeting there is a study session on the zoning code update and uses allowed in the proposed zoning code districts. He added several boards and commissions have openings for new members and the council is scheduled to make appointments by Oct. 21, and as of Nov. 1, the outcome of those appointments will be known.

Mr. Walther stated an appeal of the BOZA zoning decision was received and will be brought forward in November.

Mr. Walther stated the next planning commission meeting is Sept. 18 with a proposed addition at Aquila Elementary School. He stated the October meeting will be on Oct. 9 due to Rosh Hoshana.

Mr. Walther stated that the planning commission's presentation to the council will be on October 28, along with all of the other statutory boards and commissions, including the planning commission, BOZA, and the Housing Authority.

6. Adjournment – 6:16 p.m.

Sean Walther, liaison

Mia Divecha, chair member

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Planning commission

Study Session

Members present: Jim Beneke, Mia Divecha, Katie Merten, Tom Weber, Jan Youngquist

Members absent: Matt Eckholm, Sylvie Hyman

Staff present: Gary Morrison, Sean Walther, Marcus Hansen

1. Zoning code update

Mr. Morrison presented the report.

Commissioner Merten asked if group homes are allowed in these districts. Mr. Morrison stated yes, they are allowed in all districts. There are two categories, with or without a state license. Having a state license makes them exempt from additional zoning requirements.

Commissioner Weber asked if there has been any conversation of nursing homes being not in N1 but in N2, N3, and N4 districts. Mr. Morrison stated there has not been discussion and added typically a nursing home might resemble a multi-family dwelling in size and scale.

Commissioner Beneke asked if group homes in N1 are restricted to three occupants. Mr. Morrison stated they are restricted to six occupants, and that is governed by state statute. Mr. Walther added the state law limits to six people per unit, so if the city allows single, two, or three-family buildings, then it could be up to 6 per unit in the N1 district.

Chair Divecha asked what a state license residence means and what does a rooming house mean. Mr. Morrison stated a state-licensed residence refers to a group home, a facility licensed by the state to provide supportive housing for vulnerable individuals. He stated a rooming house is independent living. It includes a housing use where the person who owns and occupies a home, rents out rooms. Mr. Morrison stated this is still being reviewed by staff.

Chair Divecha asked about offices less than 2500 square feet, adding she is not opposed to this, but was surprised to see an office in residential and if this refers to small businesses. Mr. Morrison stated it does provide for small businesses and noted some are in multi-family districts and identified a couple dentist's offices that look like a house.

The commissioners discussed the pros and cons of homes with businesses within the N1 district.

Commissioner Weber asked about country clubs and golf courses, and if those listings need to remain in this code, because they are already in there, or is this an appropriate time to say they should be removed from that code. Mr. Morrison stated these are legal uses within the code so if they are removed from the code, it would make them legally non-conforming. Mr. Walther stated at this time only the Minneapolis Golf Club is zoned N1, single-family residential. He added the Meadowbrook Golf Course was recently moved into a park and open space.

Commissioner Youngquist asked what the golf courses are guided in the comp plan. Mr. Walther stated they are both guided park and open space.

Commissioner Merten asked about Airbnb and VRBO regulations. Mr. Morrison stated they are allowed with the condition of a minimum 30-day stay.

Chair Divecha commented that accessibility in a walkable city would be the next level. She stated the ideal would be a small coffee shop or small grocery store in a walkable neighborhood, which allows people to purchase a home and turn it into these tiny businesses.

Chair Divecha asked if there is interest in this or if this would have potential. Mr. Morrison stated the risk is once it's legal and operating and if the city changes the rules to remove the uses from the district, those businesses would remain as legal non-conformities. So if the code changes to no longer allow them because they are creating problems, then the existing ones remain as legal non-conformities even though they may be causing problems. He asked if the commission thinks the commercial nodes allow for this convenience, or do we need commercial within residential.

Commissioner Youngquist stated this is a discussion of where the zones are on the map. She added there are zones that allow for the retail uses. The zones keep the retail uses in the commercial areas, rather than putting them virtually anywhere.

Commissioner Weber stated if someone wanted a small business within a residential space, they would need to apply for re-zone.

Chair Divecha stated she would like to see more small businesses, more St. Louis Park-owned businesses, not large chain-type businesses.

Chair Divecha noted Minnetonka Blvd at N2, stating there could not be any large businesses there.

Commissioner Weber stated part of the commission's job is to create a zoning code that legalizes everything that exists today and brings everything up to code. He added we also want to allow for other things in residential that most are not used to, and will not be knocking down homes, but adding a slate of uses within residential.

Chair Divecha asked about homes within nodes and if they are allowed to build commercial businesses. Mr. Morrison stated there are some properties on Minnetonka Blvd at intersections that are zoned commercial. The rest of the properties along Minnetonka Blvd are residential.

Unofficial minutes
Planning commission
Sept. 4, 2024

He added Minnetonka Blvd is proposed to be zoned N2 allowing for a 3-story apartment, and then properties to the north and south are N1 districts.

Chair Divecha stated this change would bring everything up to date and within the zoning code, but it does not look at the bigger picture of the potential vision for the city 50 years from now. She stated she would like to explore more of a mixed district in these areas.

Commissioner Weber stated thoughtful considerations is given to the zoning of the properties and that the city shouldn't zone residential properties to commercial, making their residence non-conforming. He added the code changes should be brought up to date, and in the future people can ask for their property to be rezoned if they wish to change how they are using it.

Chair Divecha stated with Wells Roadside, they get to exist and run their business because it just happened to be there already. Mr. Morrison stated however that the neighbors are concerned about it. Chair Divecha stated some of the neighbors were excited about walking to the restaurant though.

Commissioner Weber stated the planning commission cannot go with one idea for the development of an area with the city forcing zoning so a business can be added. He stated these changes must come from the community, and a developer contacting neighbors to ask about an idea, adding it should have to be from the ground up.

Chair Divecha stated however just because it has not happened does not mean it should not. Mr. Morrison added apart from zoning, part of the reason it hasn't happened is because of the cost to convert a house to a restaurant under the building, fire, and health codes.

Chair Divecha stated if the commission makes this change, it only makes it legal for residences to make the change to businesses but does not mean it will happen. Mr. Walther stated this would not be rezoning but would be a flex district that allows both uses, such as a mixed-use district.

Mr. Walther stated many prefer a broader use, but it is challenging to do, also noting a council member is interested in doing this as well. He noted staff has not found a solution to that, and he would prefer that when the city updates all the commercial and industrial districts, this can be revisited. He added this can also be discussed during the visioning process or the comp plan which are both coming up soon.

Commissioner Youngquist asked how ADUs play into this and if one of the owners needs to live within the ADU unit. Mr. Walther stated the provision is that to initially create an ADU, a person must live in the ADU unit, but once the ADU is established, that would not apply any longer. He added that ADUs are limited in size vs. a duplex, but there some time when they are difficult to distinguish.

Mr. Morrison added there is also an occupancy limit for properties with an ADU of family plus two boarders.

Mr. Morrison noted that food trucks are not allowed in residential areas right now, not even for events or parties on a private residence.

The commission discussed various examples of home occupations allowed.

Chair Divecha asked if a parking lot is permitted in any area. Mr. Walther stated it cannot be a principal use but can be if it is an accessory use.

Chair Divecha asked if a pickleball court is allowed on residential property. Mr. Morrison stated yes, as long as it's accessory to a principal use, and for personal use. If they charge for lessons, then it becomes a business.

Commissioner Youngquist asked if the code will have photographs showing how and where setbacks are measured, so it is not all text. Mr. Morrison stated there are exhibits in the definition section. Mr. Walther stated there is a general rule in the ordinance if there is a discrepancy between the image and the text, the text rules.

Mr. Morrison said this will be reviewed at the council meeting on Sept. 9. He stated staff will ask council if they are satisfied with the ordinance and the outreach and if they are ready to begin the process for adopting this, and if yes, the hearing will be scheduled first for the planning commission.

Mr. Walther stated notices will not be mailed out, but this will be broadcast more generally and if additional notices are required, they will be sent out. He noted there will be a delay between the council's action and when it comes to the planning commission. He added there have been several neighborhood meetings in June and also did online surveys as well as social media updates over the summer.

A member of the public, Bill Weber, asked to be recognized. Chair Divecha stated the engagement process is in place and has been robust over the summer. The member of the public wanted to speak at the study session and not wait for the public hearing. Chair Divecha stated public comments are not accepted at study sessions and offered that she and staff could speak with him informally after the meeting adjourned.

2. Adjournment – 7:50 p.m.

Sean Walther, liaison

Mia Divecha, chair member

3a Conditional use permit amendment for Aquila Elementary School

Location: 8500 W 31st Street
Case number: 24-18-CUP
Applicant: SLP Public Schools
Owner: SLP Public Schools
Subject property: 8500 W 31st Street
Review deadline: 60 days: October 18, 2024 120 days: December 17, 2024
Recommended motion: Chair to open public hearing, take testimony, and close public hearing.
Motion to recommend approval of a major amendment to the conditional use permit to allow the expansion of Aquila Elementary School to add a new kindergarten classroom wing, learning commons and flex space that also functions as a storm shelter.

Summary of requests: St. Louis Park Public Schools has a conditional use permit to operate an educational facility with more than 20 students at 8500 W 31st Street (Aquila Elementary School). The school district requests a conditional use permit amendment to allow an expansion for a new kindergarten classroom wing, learning commons and flex space that also functions as a storm shelter.

Proposed project



Site information:



Site area (acres): 8.85 acres.

<p>Current use: Educational facility with more than 20 students (grades K – 12)</p>	<p>Surrounding land uses: North: R-4 multiple-family residence East: R-C high-density multiple-family residence South: POS park and open space West: R-1 single-family residence</p>
<p>Current 2040 land use guidance Low Density Residential</p>	<p>Current zoning R-2 single-family residence</p>

Background: Aquila Elementary School was built in 1956. In 2014, St. Louis Park Public Schools applied for a conditional use permit (CUP) to allow an educational (academic) facility with more than 20 students in the R-2 single family residence zoning district. Given the existing building did not have a CUP, the city required the school district to come into compliance with the zoning code at the time of a proposed addition to the front of the school. The property was approved for a CUP via Resolution No. 14-064.

Present considerations: The proposed expansion of the existing building will add a new kindergarten classroom wing, learning commons and flex space that will also serve as a storm shelter. The addition will provide added space for the school’s current student population. The project will also improve overall on-site stormwater management and minimally effect the current street and traffic conditions.

Zoning analysis: Below is a table summarizing the zoning requirements for this project. Further details on some of the requirements are provided after the table.

Factor	Required		Proposed		Met?
Height	3 stories/30 feet		1 story/15 feet		yes
Building Materials	Minimum 60% class 1; Maximum 10% class 3		North: Class I – 73%, Class II – 20%, Class III – 6% South: Class I – 72%, Class II – 28%, Class III – 0% East: Class I – 75%, Class II – 20%, Class III – 4% West: Class I – 70%, Class II – 27%, Class III – 3%		Yes
Yards - Front/Rear	25 feet	25 feet	40.4 feet	400.4 feet	Yes
Yards - Side/Side	5 feet	15 feet	47.2 feet	53.2 feet	
Floor Area Ratio	0.35		0.20		Yes
Landscaping	64 trees for existing building 15 trees for expansion 79 trees	384 shrubs for existing building 90 shrubs for expansion 473 shrubs	57 existing trees to remain + 27 new trees = 84 trees Existing site has alternative landscaping pollinator areas 209 additional shrubs proposed		Yes

Building materials. The zoning ordinance requires at least 60% class 1 materials, which includes materials such as glass, brick, stucco and other materials. The expansion proposes at least 70% of class 1 materials on each building elevation. The project complies with this zoning requirement.

Height. The existing building is one story, and approximately 10 feet in height. The maximum height allowed is 35 feet. The existing building and the expansion meet the height limits.

Yards. As noted in the table above, the project complies with all minimum yard requirements for the building.

Landscaping. The zoning ordinance requires one tree per 1,000 square feet of gross building floor area. Seventy-nine (79) trees are required on the entire site. Fifty-seven (57) existing trees will remain on the site and 27 new trees are proposed. The zoning ordinance also requires at least 473 shrubs – the existing site utilizes alternative landscaping of pollinator wildflower areas and an additional 209 shrubs are proposed.

Screening. The zoning ordinance requires all off-street parking areas located within 30 feet of any parcel that is zoned residential and used or subdivided for residential to be screened with landscaping and a solid fence or wall a minimum of eight feet high in the side and rear yard and

48 inches when adjacent to a front yard. An existing 10-foot chain link fence runs along the west property line along with some trees and other natural landscaping providing screening. The project will require the removal and reinstallation of portions of the fence. The boulevard of the parking area has natural plantings installed by the city that provide screening from headlights onto the road.

Conditional use permit. Staff finds the application meets the following general requirements for conditional use permits listed in city code section 36-33(b):

1. *Consistency with plans. It is consistent with and supportive of principles, goals, objectives, land use designations, redevelopment plans, neighborhood objectives, and implementation strategies of the comprehensive plan.* The use of this property as a school is consistent with the comprehensive plan and meets the requirements of an educational facility located within the R-2 single-family residence zoning district.
2. *Nuisance. It is not detrimental to the health, safety, morals, and general welfare of the community. It will not have undue adverse impacts on the use and enjoyment of properties, existing and anticipated traffic conditions, parking facilities on adjacent streets, and values of properties in close proximity to the conditional use.* The building expansion will provide more space for the current student population rather than serve to accommodate additional students. Although the facility generates peak traffic flows during morning and afternoon student drop-off and pick-up, this traffic should stay the same given there is no change in student population associated with this project.

The school is adjacent to residential properties to the west and both the existing building and proposed expansion meet the required 50-foot setback from residentially zoned properties. Although the existing and proposed play areas do not meet the required 25-foot setback from residentially zoned properties, most of the area within that distance is city property through which the North Cedar Lake Regional Trail runs.

3. *Compliance with code. It is consistent with the regulations, intent and purpose of city code and the zoning district in which the conditional use is located.* The existing use and proposed expansion meet the conditions required for an educational facility with 20 or more students located in the R-2 single-family residence zoning district.
4. *Consistency with service capacity. It will not have undue adverse impacts on governmental facilities, services or improvements which are either existing or proposed.* The proposal is consistent with sewer and water service capacity.
5. *Site design. It is consistent with the design and other requirements of site and landscape plans prepared by or under the direction of a professional landscape architect or civil engineer registered in the state and adopted as part of the conditions imposed on the use by the city council.* The site design meets these requirements.
6. *Consistency with utilities. It is consistent with the city's stormwater, sanitary sewer, and water plans.* The utilities have capacity for the proposed use.

Staff find the application meets the following requirements for conditional use permits listed in city code section 36-164(d)(4). These conditions are specific to educational facilities with 20 or more students located in the R-2 single-family residence zoning district:

1. *Buildings shall be located at least 50 feet from a lot in an R district.* The existing building is located approximately 156 feet from the residentially zoned properties to the west and the proposed addition will be located 53.2 feet from these properties.
2. *An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.* An off-street passenger loading area is provided.
3. *Outdoor recreational and play areas shall be located at least 25 feet from any lot in an R district.* The area impacted by the proposed expansion is an existing play area covered by bituminous pavement and painted with playground games such as hopscotch and foursquare. The building expansion will replace part of the existing play area, while the remainder will be replaced by new painted asphalt games and basketball hoops, landscaping, sidewalks and sod. The existing and proposed play areas do not meet the 25-foot minimum setback to the R-1 single-family residence zoned properties to the west. This setback is legally non-conforming and can continue as such without a variance given the play area is not expanded and/or the setback is not reduced further.

There is another existing play area located directly north of the parking lot that does not meet the 25-foot minimum setback from the R-1 single-family residence zoned properties to the west. The proposed expansion will not alter this area.

4. *Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.* Access to the facility is gained by W 31st Street. Although this is a local road, traffic may easily access Minnetonka Boulevard to the north (A minor reliever) and Texas Avenue South (major collector) to the east.

Next steps: The CUP is tentatively scheduled for city council consideration on October 7, 2024.

Public outreach: The developer held a neighborhood meeting on September 11, 2024. Four neighbors attended the meeting, along with two city council members. A public hearing notice was posted in the Sun Sailor and mailed to property owners within 350 feet of the site.

Staff recommendation: Staff recommend approval of the major amendment to the conditional use permit to allow the expansion of Aquila Elementary School located at 8500 W 31st Street subject to the following conditions:

1. The site shall be developed, used and maintained in conformance with the Official Exhibits.
2. All utilities shall be buried.
3. All necessary permits must be obtained, including the city's erosion and sediment control permit and permits from the Minnehaha Creek Watershed District.
4. Prior to issuing the building permit, the following conditions shall be met:

- a. A development contract shall be executed between the developer and city that addresses, at a minimum:
 - i. The conditions of CUP approval as applicable or appropriate.
 - ii. Submit as-builts in accordance with city requirements.
 - iii. The developer shall reimburse city attorney's fees in drafting/reviewing such documents as required in the final CUP approval.
 - iv. The mayor and city manager are authorized to execute said development contract.
 - b. A preconstruction meeting shall be held with the appropriate development, construction, private utility and city representatives.
 - c. Final construction plans for all improvements shall be signed by a registered engineer and submitted to the city engineer for review and approval.
5. The developer shall comply with the following conditions during construction:
- a. All city noise ordinances shall be complied with, including that there be no construction activity between the hours of 8 p.m. and 7 a.m. Monday through Friday, and between 8 p.m. and 9 a.m. on weekends and holidays.
 - b. All activity to and from the site shall be along haul routes approved by the city; the site shall be accessed from Wooddale and Highway 7 as directly as possible to avoid residential neighborhoods and streets.
 - c. The site shall be kept free of dust and debris that could blow onto neighboring properties.
 - d. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
 - e. The city shall be contacted a minimum of 72 hours prior to any work in a public street.
 - f. Work in a public street shall take place only upon the determination by the city engineer (or designee) that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
 - g. Temporary electric power connections shall not adversely impact surrounding neighborhood service.
6. In addition to any other remedies, the developer or owner shall pay an administrative fee of \$750 per violation of any condition of this approval.
7. Under the Zoning Ordinance Code, this permit shall be revoked and cancelled if the building or structure for which the conditional use permit is granted is removed.
8. Approval of a Building Permit, which may impose additional requirements.

Supporting documents: Site rendering, developer narrative, project plans

Prepared by: Katelyn Champoux, associate planner
Laura Chamberlain, senior planner

Reviewed by: Sean Walther, planning manager/deputy community development director

Memorandum

To: City of St. Louis Park
From: Cunningham, Loucks, and CMTA
Project Name: **St. Louis Park Public Schools – Aquila Elementary School**
Project No.: 23-0217
Subject: **St. Louis Park CUP Description**
Date: August 19, 2024
Copy To: File

Provide a more detailed description of your request for a conditional use permit, being sure to address the following items:

- *The effect of the proposed use on the health, safety, and welfare of occupants of surrounding lands;*
- *The effect on existing and anticipated traffic conditions, including parking facilities on adjacent streets;*
- *The effect on property values in the surrounding area; and*
- *The consistency of the proposed use with the principals, goals, and objectives of the Comprehensive Plan.*

The proposed Aquila School site will contain a new Kindergarten classroom wing, learning commons and flex space that is also a storm shelter. Improved overall site water containment and minimally effect the current street and traffic conditions. The overall hardscape of the site will be reduced even with the new addition.

Parking: The current parking lot is not being modified and the number of staff is staying the same. The addition is providing added space for the current population that is under sized.

Building:

The project includes a kindergarten classroom addition, learning commons and flex space that is also a storm shelter.

- Additional renovations inside the school are at the cafeteria, front office space and Special education spaces.
- The existing boilers for the entire school will also be replaced with the new addition.

The architectural character of these additions are designed with a sensitivity to the human scale, wayfinding, security, and the aesthetic requirement of Zoning and the Comprehensive Plan.

In support of the Comprehensive Plan goal to protect and sustain the environment, the project incorporates features such as LED lighting, heat recovery at new mechanical units, and new high efficiency boilers. New plantings, landscaping and play space have also been incorporated throughout the new design.

END OF MEMO

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**CUP APPLICATION SET
NOT FOR CONSTRUCTION
09/06/2024**

Revisions

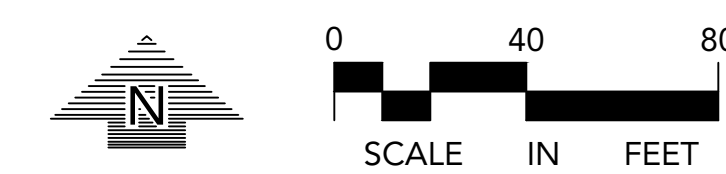
No.	Date	Description

Project Information
Phase: CD Date: 09/06/2024
Project No.: 23-0217 PIC/AIC: X
Aquila Elementary School

Sheet Title
SITE PLAN
OVERALL

Sheet Number **Current Revision**

C2.01



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A BOUNDARY,
LOCATION, TOPOGRAPHIC AND
UTILITY SURVEY PROVIDED BY SUNDE
LAND SURVEYING, DATED 04/19/2024.

LEGEND

EXISTING	PROPOSED

PAVEMENT TYPES

	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	CRUSHED STONE
	RIP RAP
	INFIELD MATERIAL

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C802 FOR TYPE AND DEPTH INFORMATION.

SITE DATA

CURRENT ZONING: R-2 SINGLE-FAMILY RESIDENCE
PROPOSED ZONING: R-2 SINGLE-FAMILY RESIDENCE
PROPERTY AREA (GROSS): 9.706 ± AC
EASEMENTS: 0.836 ± AC
NET AREA (EXCLUDING EASEMENTS): 8.850 ± AC
DISTURBED AREA: 1.84 ± AC
EXISTING IMPERVIOUS AREA: 1.30 ± AC (71%)*
PROPOSED IMPERVIOUS AREA: 1.15 ± AC (63%)*
*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
FRONT: 25 FT MINIMUM
SIDE: 5 FT MINIMUM
SIDE (ABUTTING STREET): 15 FT MINIMUM
REAR: 25 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9.5 FT
PARKING SPACE LENGTH = 20 FT
DRIVE LANE WIDTH = 24 FT

BUILDING DIMENSIONS:
NORTH = 400.4 FT
EAST = 47.2 FT
SOUTH = 40.4 FT
SOUTHWEST = 256.1 FT
NORTHWEST = 53.2 FT

OFF-STREET PARKING CALCULATIONS

EXISTING SCHOOL: 27 CLASSROOMS
PROPOSED ADDITION: 4 CLASSROOMS
TOTAL: 31 CLASSROOMS @ 2 STALL PER CLASSROOM = 62 STALLS

TOTAL PARKING REQUIRED = 62 STALLS
EXISTING PARKING = 89 STALLS
PARKING REMOVED = -0 STALLS
PROPOSED PARKING = 0 STALLS
TOTAL PARKING PROVIDED = 89 STALLS

ACCESSIBLE PARKING

ACCESSIBLE PARKING REQUIRED = 4 STALLS**
EXISTING ACCESSIBLE PARKING = 4 STALLS
REMOVED ACCESSIBLE PARKING = -0 STALLS
PROPOSED ACCESSIBLE PARKING = 0 STALLS
TOTAL ACCESSIBLE PARKING = 4 STALLS

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 76 TO 100 STALLS

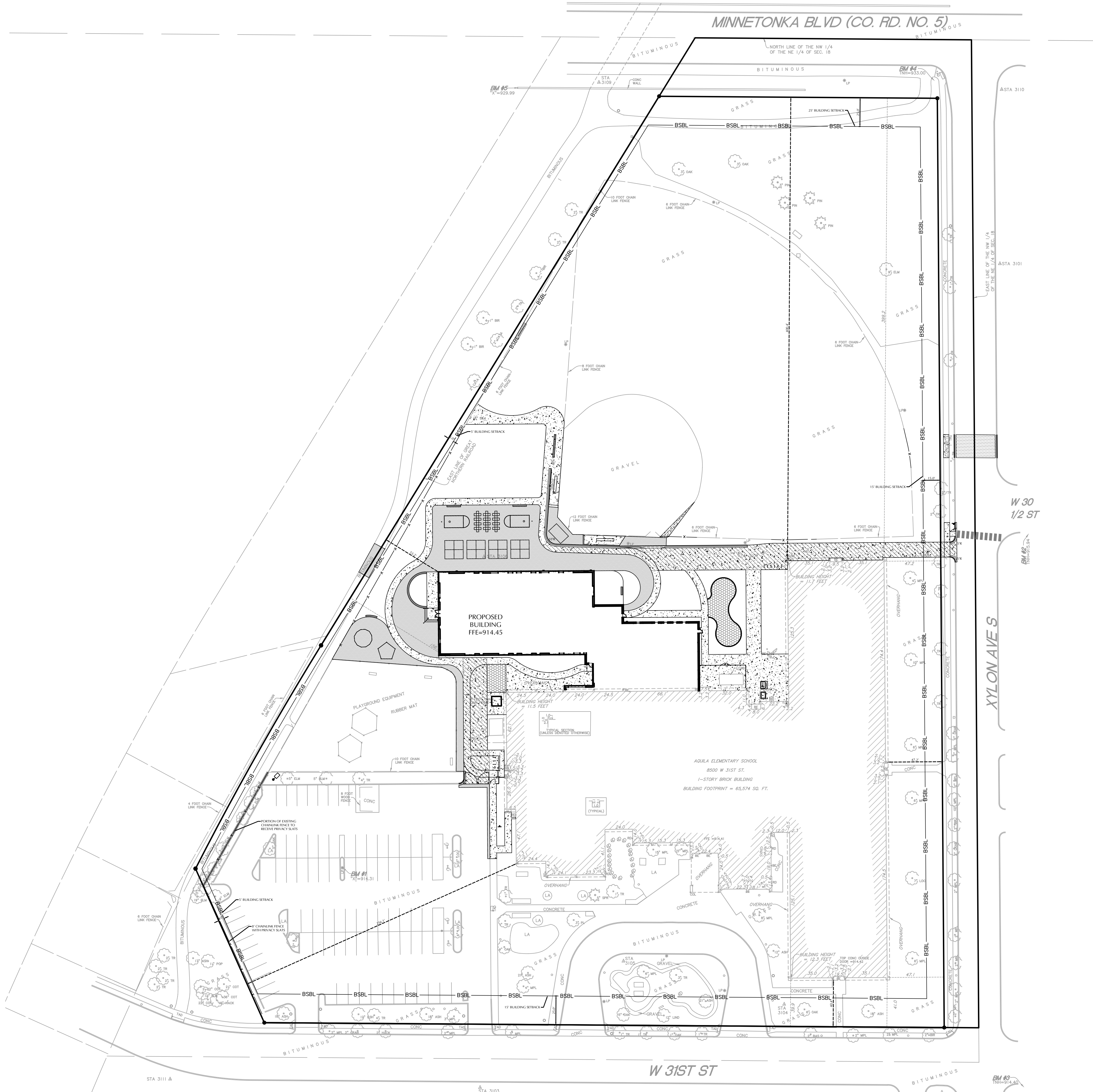
SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO THE GEOTECHNICAL REPORT ADDENDUM 1 (B2400440.00) PREPARED BY BRAUN INTERTEC CORPORATION, DATED JUNE 19, 2024, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

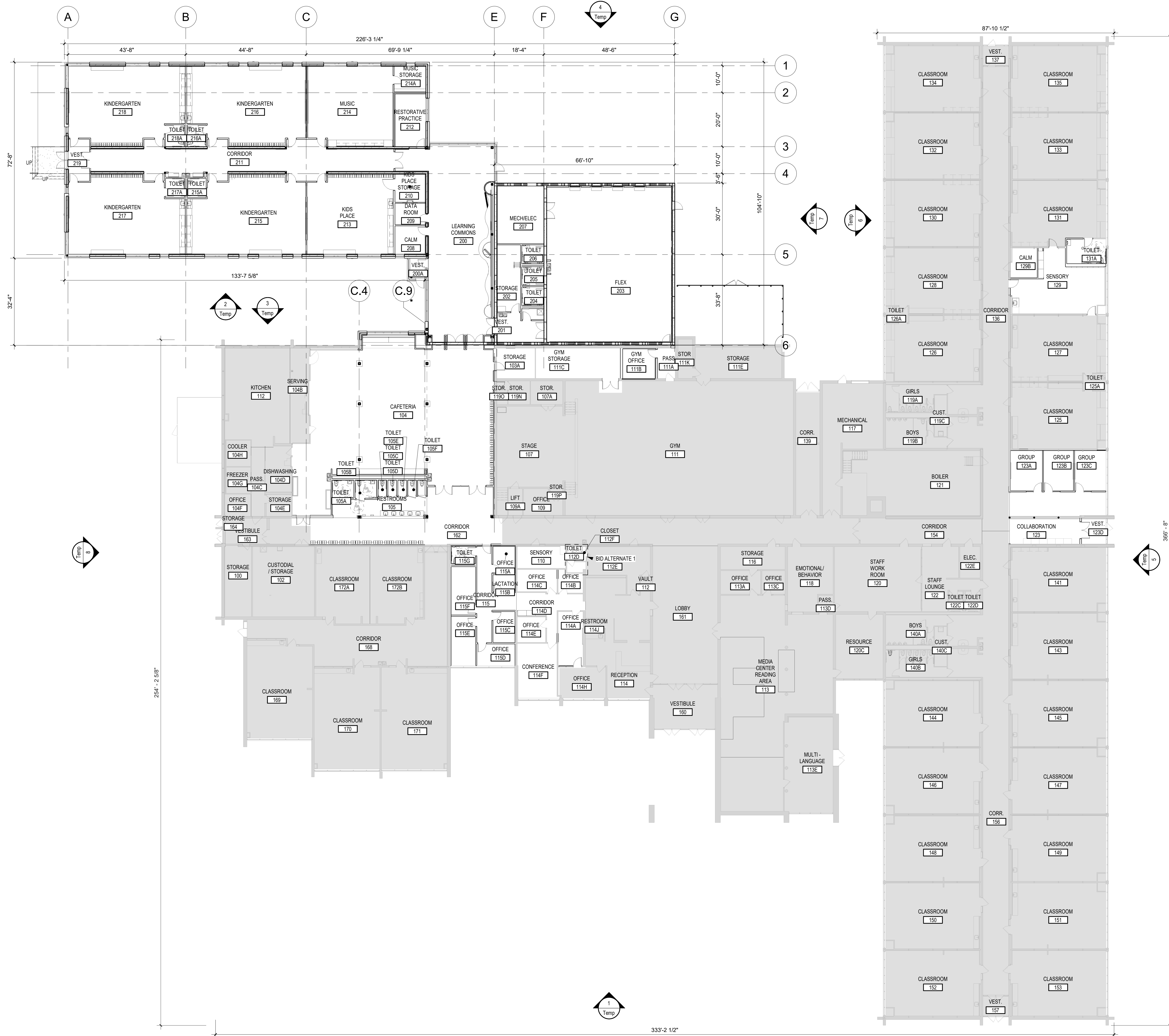
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAILS.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

REFER TO LANDSCAPE PLANS FOR EXTENTS OF INTEGRAL COLORED CONCRETE.



WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



**CUP APPLICATION SET
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08/19/2024**

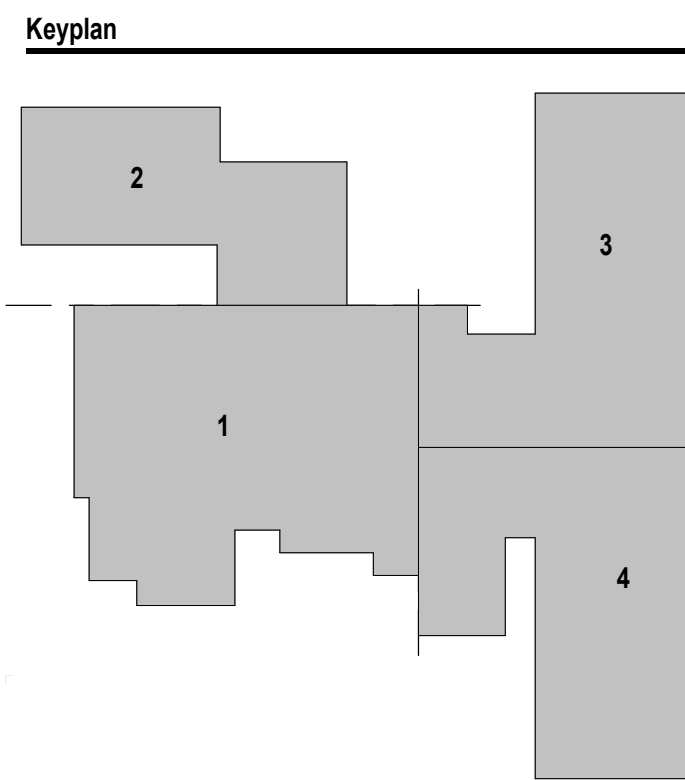
Revisions

No.	Date	Description

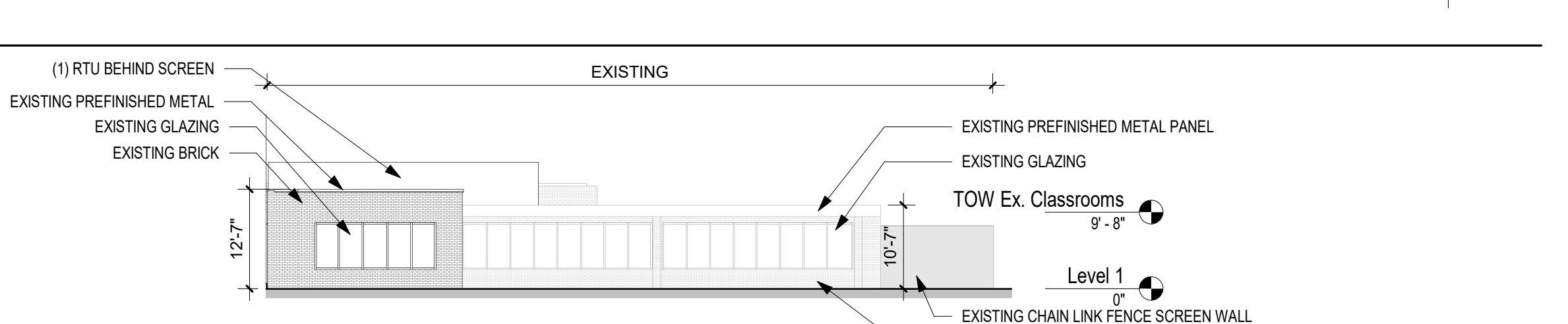
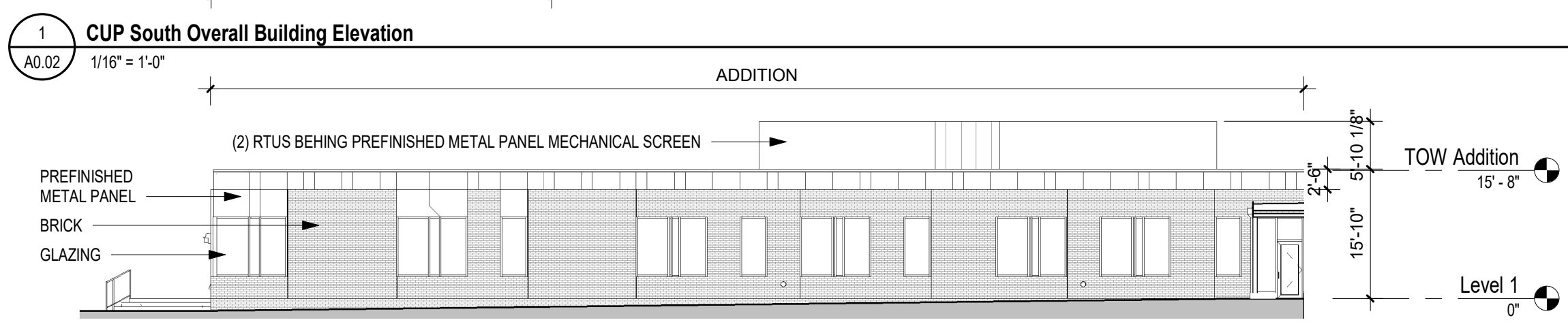
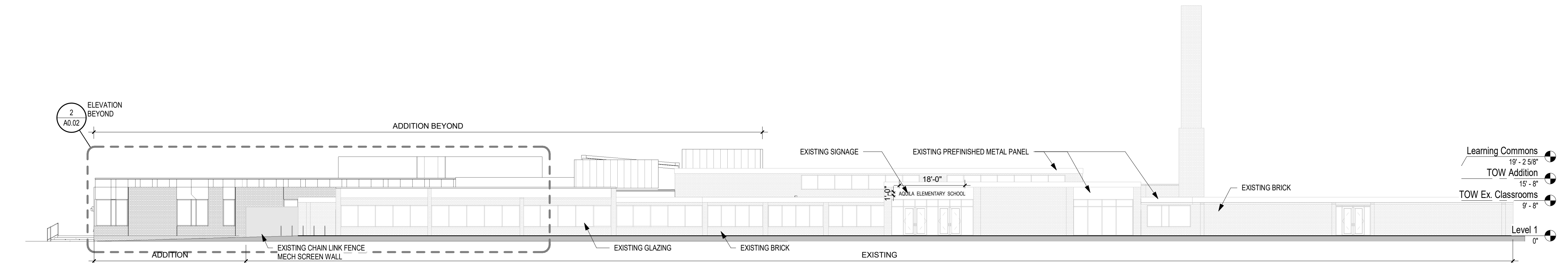
Project Information
Phase: CD Date: 08/19/2024
Project No.: 23-0217 PIC/AIC: JP/PL
Aquila Elementary School

Sheet Title
CUP Level 1 Composite
Floor Plan

Sheet Number **A0.01** Current Revision

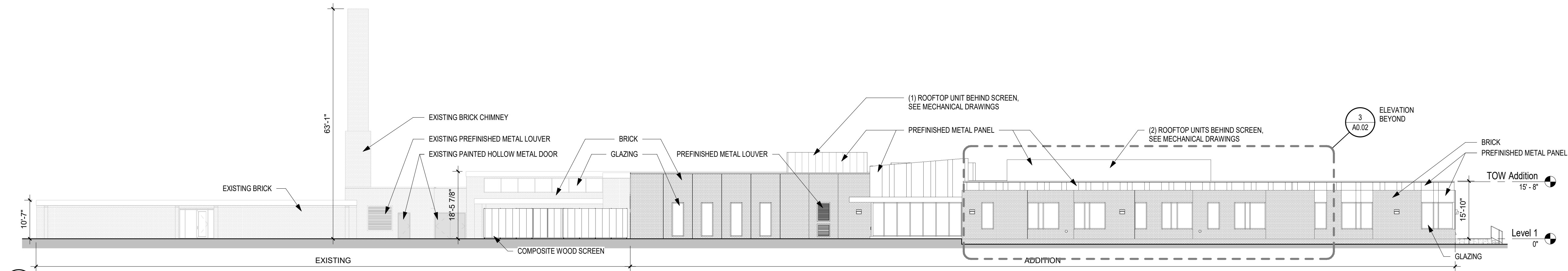


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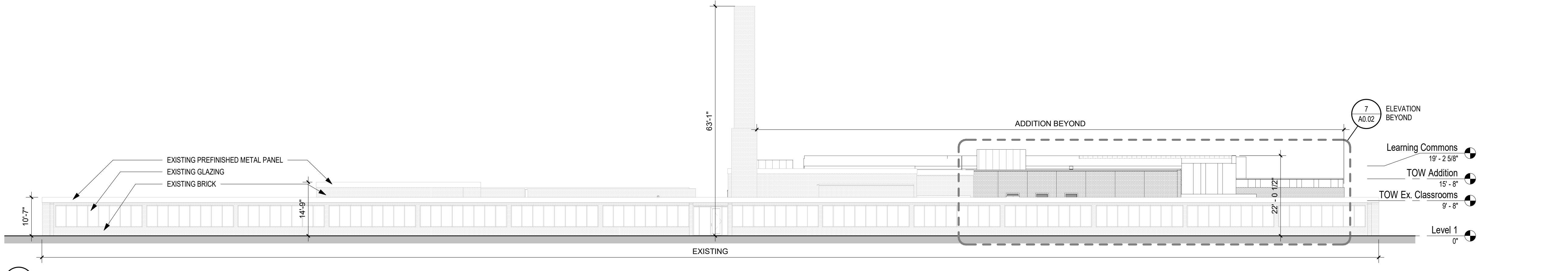


1 CUP South Overall Building Elevation
A0.02 1/16" = 1'-0"

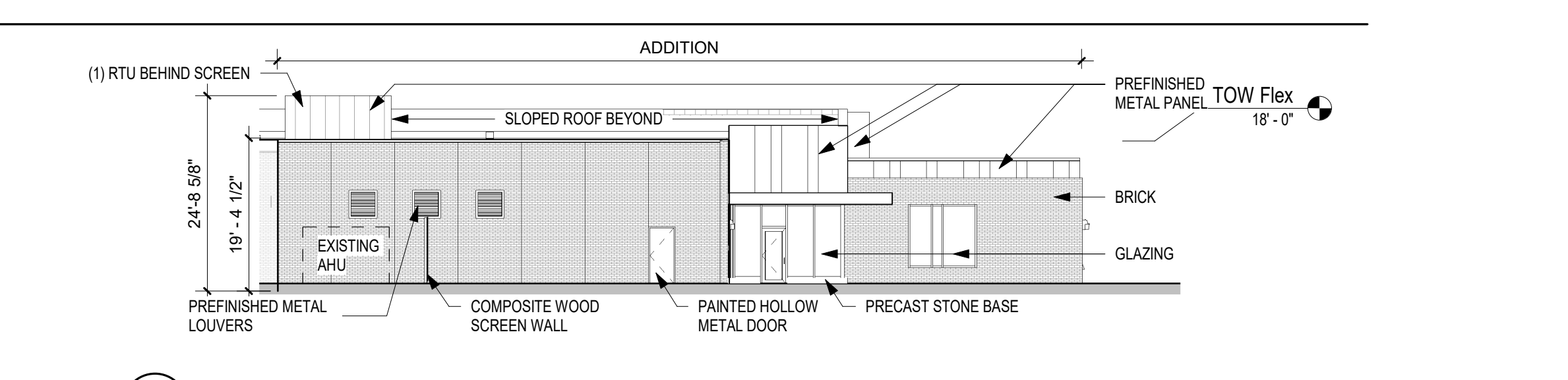
3 CUP North Courtyard Partial Building Elevation
A0.02 1/16" = 1'-0"



4 CUP North Overall Building Elevation
A0.02 1/16" = 1'-0"



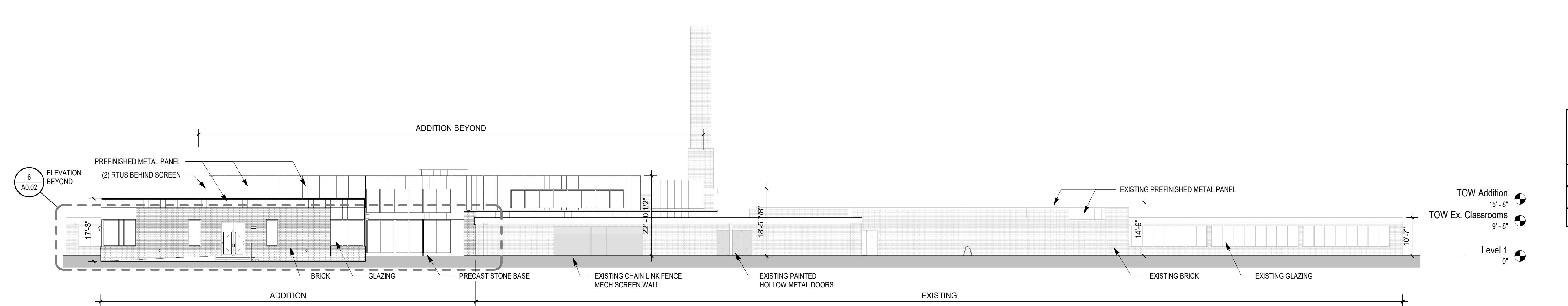
5 CUP East Overall Building Elevation
A0.02 1/16" = 1'-0"



7 CUP East Partial Building Elevation
A0.02 1/16" = 1'-0"



6 CUP West Partial Building Elevation
A0.02 1/16" = 1'-0"



8 CUP West Overall Building Elevation
A0.02 1/16" = 1'-0"

AQUILA BUILDING FACADE MATERIALS

	OVERALL SQUARE FEET	FACADE			
		NORTH (SF)	SOUTH (SF)	EAST (SF)	WEST (SF)
CLASS 1 MATERIALS					
	BRICK SF (% OF FACADE)	4511 (56%)	3666 (46%)	3224 (44%)	3302 (44%)
	GLASS SF (% OF FACADE)	1419 (17%)	2090 (26%)	2263 (31%)	1929 (26%)
	INTEGRAL COLORED CAST STONE (% OF FACADE)	17 (<1%)	2 (<1%)	6 (<1%)	18 (<1%)
CLASS 2 MATERIALS					
	PREFINISHED METAL SF (% OF FACADE)	1655 (20%)	2202 (28%)	1483 (20%)	2046 (27%)
CLASS 3 MATERIALS					
	PAINTED METAL COMPOSITE WOOD CHAIN LINK (% OF FACADE)	524 (6%)	0 (0%)	316 (4%)	257 (3%)
	PERCENTAGE OF CLASS 1 MATERIALS	73%	72%	75%	70%

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Revisions			
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Project Information
Phase: CD Date: 08/30/2024
Project No.: 23-0217 PIC/AIC: JP/PL
Aquila Elementary School

Sheet Title
CUP Exterior Elevations

Sheet Number: A0.02
Current Revision:

Landscape Materials Legend

	ASPHALT PAVING (SEE CIVIL FOR PAVING PROFILE)
	STANDARD CONCRETE PAVING (LIGHT BROOM FINISH, SEE CIVIL FOR PAVING PROFILE)
	INTEGRAL COLORED CONCRETE PAVING (LIGHT BROOM FINISH, SEE CIVIL FOR PAVING PROFILE)
	CRUSHED STONE PAVING
	ROCK MULCH SURFACING
	ARTIFICIAL TURF SURFACING (PLAY PLATINUM BY SYNLAWN)
	WOOD BENCH TOP
	HARDWOOD MULCH PLANTING AREA (SHRUB AND PERENNIAL PLANTING)
	SOD / LAWN
	SEED MIX

Landscape Linetypes Legend

	LIMIT OF WORK
	EXISTING BUILDING OVERHEAD
	EXISTING CHAIN LINK FENCE
	PROPOSED FENCE

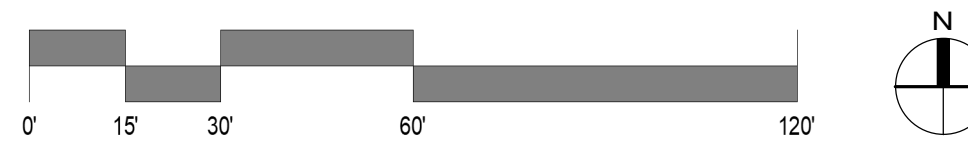
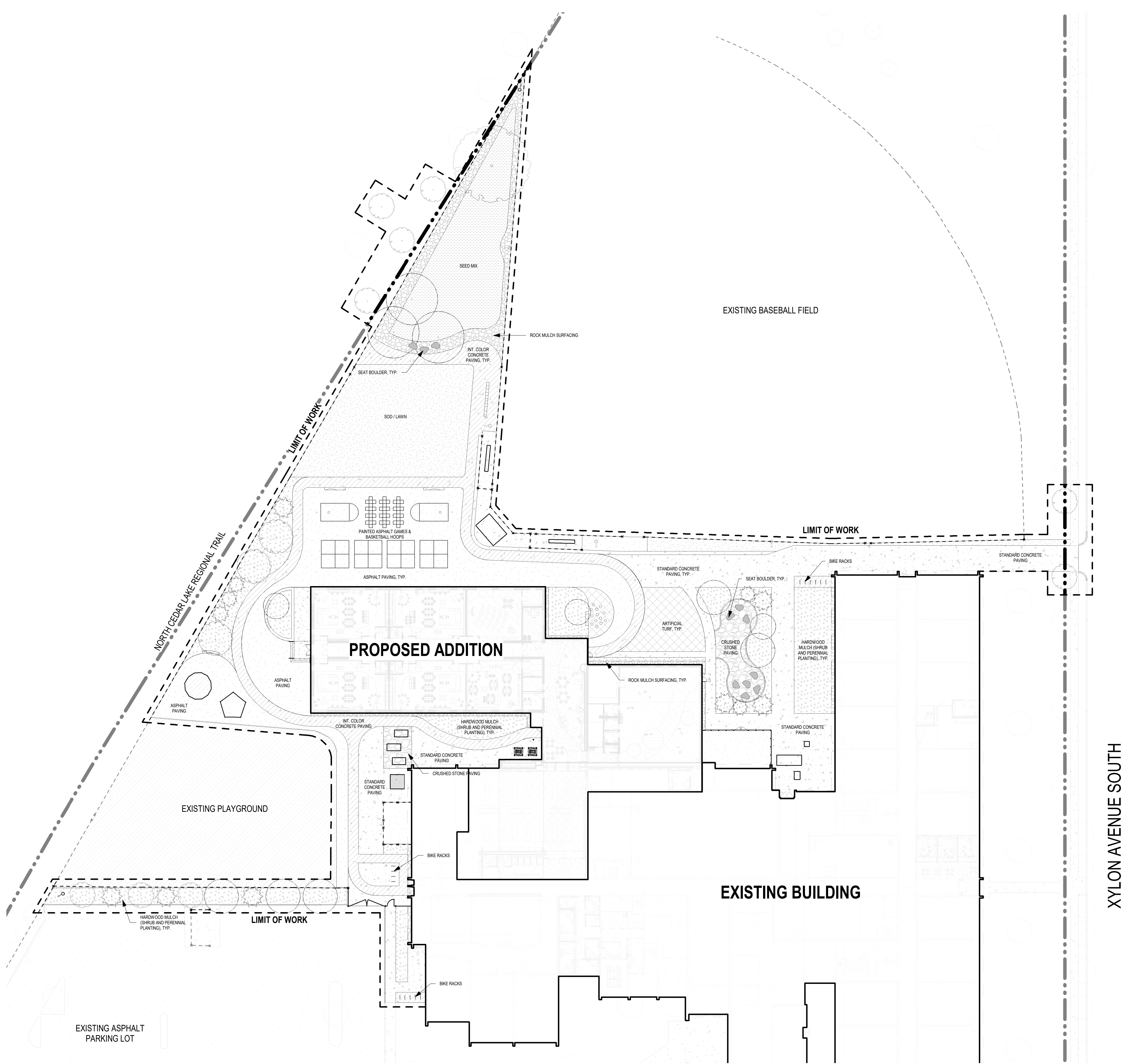
Planting Schedule

Type Mark	Botanical Name	Common Name	Installed Size	Count
Tree Deciduous				
ACR	Acer rubrum 'Northwood'	Red Maple	2.5" CAL.	3
AMG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL.	3
GTS	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	2.5" CAL.	5
QUB	Quercus bicolor	Swamp White Oak	2.5" CAL.	1
ULM	Ulmus 'Morton'	Accolade Elm	2.5" CAL.	3
Tree Coniferous				
PCG	Picea glauca	White Spruce	3" CAL.	7
POB	Picea omorika 'Bruns'	Bruns Serbian Spruce	3" CAL.	5
Shrub				
COA	Cornus alba 'Minbat'	Baton Rouge Dogwood	#5 CONT	65
RHA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 CONT	144
Perennial				
AQC	Aquilegia canadensis	Columbine	#3 CONT	124
AST	Asclepias tuberosa	Butterfly Weed	#3 CONT	26
ECP	Echinacea purpurea	Purple Coneflower	#3 CONT	170
NEF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#3 CONT	76
PPF	Panicum 'Prairie Fire'	Prairie Fire Switchgrass	#3 CONT	30
RDT	Rudbeckia triloba	Brown Eyed Susan	#3 CONT	57
SCS	Schizachyrium scoparium 'MinnBlue A'	Blue Heaven Little Bluestem	#3 CONT	7
SPH	Sporobolus heterolepis	Prairie Dropseed	#3 CONT	40

PROPOSED TREE TOTAL QUANTITY: 27
 PROPOSED TREE CALIPER INCH: 70.5
GRAND TOTAL CALIPER INCHES TO REPLACE: 20

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Revisions

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Project Information

Phase:	CD	Date:	08/19/2024
Project No.:	23-0217	PIC / A/C:	JP/PL

Aquila Elementary School

Sheet Title
 CUP Landscape Plan

Sheet Number **Current Revision**

L0.02