

## AGENDA

Maplewood City Council  
7:00 P.M., Monday, March 24, 1986  
Municipal Administration Building  
Meeting 86-08

(A) CALL TO ORDER

(B) ROLL CALL

(C) APPROVAL OF MINUTES

1. Meeting 86-07, March 10, 1986

(D) APPROVAL OF AGENDA

(E) CONSENT AGENDA

1. Accounts Payable
2. Land Transfer
3. Tax-Forfeit Land Transfer Program
4. Public Safety Dispatching Agreement With City of No. St. Paul

(E-A) SHORT PRESENTATION BY DIRECTOR OF EAST COMMUNITY FAMILY CENTER

(F) PUBLIC HEARINGS

1. 7:00 - Connemara/Condor Storm Sewer \_\_\_\_\_
2. 7:20 - Connor Avenue: Hwy. 61 to Maplewood Drive \_\_\_\_\_
3. 7:30 - Cope Avenue-English Street Storm Sewer \_\_\_\_\_

(G) AWARD OF BIDS

(H) UNFINISHED BUSINESS

1. Crestview Drive-Hudson Place Water Main-Project 85-07 \_\_\_\_\_
2. Frost Avenue-Project 83-1 \_\_\_\_\_

(I) NEW BUSINESS

1. Hillwood Drive Petition for Public Improvement \_\_\_\_\_
2. Beam Avenue Reassessment-Project 78-24 \_\_\_\_\_
3. Density Conversion Table (4 Votes) \_\_\_\_\_
4. Park Acquisition Charge for Neighborhood Parks \_\_\_\_\_
5. Code Amendment - Parking (4 Votes) \_\_\_\_\_
6. H.R.A. Reappointment \_\_\_\_\_
7. Bus Shelter - Beebe Road \_\_\_\_\_
8. Metro East Study Funds \_\_\_\_\_

MINUTES OF MAPLEWOOD CITY COUNCIL  
7:00 P.M., Monday, March 10, 1986  
Council Chambers, Municipal Building  
Meeting No. 86-07

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A. CALL TO ORDER

A regular meeting of the City Council of Maplewood, Minnesota, was held in the Council Chambers, Municipal Building, and was called to order at 7:02 P.M. by Mayor Greavu.

B. ROLL CALL

John C. Greavu, Mayor	Present
Norman G. Anderson, Councilmember	Present
Gary W. Bastian, Councilmember	Present
Frances L. Juker, Councilmember	Present
Charlotte Wasiluk, Councilmember	Present

C. APPROVAL OF MINUTES

1. Meeting No. 86-96 (February 19, 1986)

Councilmember Wasiluk moved to approve the Minutes of Meeting No. 86-06 (February 19, 1986) as submitted.

Seconded by Councilmember Bastian. Ayes - all.

D. APPROVAL OF AGENDA

Mayor Greavu moved to approve the Agenda as amended:

1. New Building

Seconded by Councilmember Bastian. Ayes - all.

E. CONSENT AGENDA

Councilmember Bastian moved, Seconded by Councilmember Wasiluk, Ayes - all, to approve the Consent Agenda Items E-1 through 4 as recommended:

1. Accounts Payable

Approved the accounts (Part I - Fees, Services, Expenses Check register dated February 13 through February 26, 1986 - \$756,960.13: Part II - Payroll dated February 21, 1986, in the gross amount of \$138,025.90) in the amount of \$894,986.03.

2. Time Extension: Roof Sign - Gruber Hardware

Approval to extend the removal date of Gruber Hardware's roof sign at 1762 White Bear Avenue until May 1, 1986.

3. Time Extension: Mobile Home - 1918 Kennard

Approved a 90-day time extension to use a mobile home as a temporary residence at 1918 Kennard Street.

4. Time Extension: South Oaks Preliminary Plat

Approved a one-year time extension for the South Oaks preliminary plat, subject to the original conditions, as amended on March 25, 1985.

E-A PRESENTATION OF AWARDS; POLICE RESERVE CADETS

Mayor Greavu and Director of Public Safety, Ken Collins, presented the following Police Reserves and Cadets letter of commendation for their services during the Winter Carnival:

Cindy Travis  
Eric Jordan  
Jennifer Thomas  
Ken Mosten  
Pat Bailey  
Brian Harschman  
Shiela Grabowski  
Trina Nasseth  
Bill Grabowski  
Marion Luba  
Dick Eastland  
Roger Zerwes  
Roger Altendorfer  
Jay Thompson

Don Twedt  
Tammy Vorwerk  
Paul Strong  
Dennis Larsen  
Bill Maynard  
Brenda Vorwerk  
Michael Parent  
Danielle Major  
Shawnelle Winkler  
Delight Andreas  
Kathleen Hislop  
Gordie Schutte  
Todd Johnson

Mayor Greavu and Director of Public Safety Collins presented the coordinators of the Police Reserves and Cadets, Police Officers Bob Vorwerk and Vern Still, letters of commendation.

F. PUBLIC HEARINGS

1. 7:00 P.M., Preliminary Plat and Rezoning - Budd Kolby Addition (formerly the Schwichtenberg Addition).

a. Mayor Greavu convened the meeting for a public hearing regarding the request of Castle Design and Development to approve revisions to the Budd Kolby preliminary plat and conditions and to rezone the property from F Farm Residence to R-1, Single Dwelling.

b. Manager Don Lais presented the Staff report.

c. Mr. Ken Gervais, Castle Design and Development, spoke on behalf of the request.

d. Commissioner Bob Cardinal presented the Planning Commission recommendation.

e. Mayor Greavu called for proponents. None were heard.

f. Mayor Greavu called for opponents. None were heard.

g. Mayor Greavu closed the public hearing.

h. Councilmember Anderson moved to revise the Schwichtenberg Second Addition preliminary plat conditions as follows and rename the revised preliminary plat the Budd Kolby Addition:

1. If all required public improvements, including contracts for telephone and electricity, have not been accepted by the City prior to application for final plat, a developer's agreement and required surety shall be submitted for the remaining improvements. The developer shall also provide the City with a temporary easement for the Dorland Road cul-de-sac.
2. Approval by the City Engineer for final grading, drainage, and utility plans.
3. A ten-foot wide trail easement shall be deeded to the City within the twenty-foot wide drainage easement along the west boundary of the property, south of Dorland Road. The location of the trail easement within the drainage easement shall be approved by the City Engineer.
4. Submission of an erosion control plan to the City Engineer, consistent with the recommendations of the Soil Conservation Service.

Seconded by Councilmember Juker.

Ayes - all.

i. Councilmember Anderson introduced the following resolution and moved its adoption:

86 - 3 - 28

WHEREAS, the City of Maplewood initiated a rezoning from F, farm residence to R-1, residence district (single dwelling) for the following described property:

The E 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 28, Range 22.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was initiated by the City of Maplewood, pursuant to Chapter 36, Article VII of the Maplewood Code of Ordinances.
2. This rezoning was reviewed by the Maplewood Planning Commission on March 3, 1986. The Planning Commission recommended to the City Council that said rezoning be approved.
3. The Maplewood City Council held a public hearing on March 10, 1986, to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City Staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

Seconded by Councilmember Juker.

Ayes - all.

#### G. AWARD OF BIDS

None.

#### UNFINISHED BUSINESS

##### 1. Paramedic Bill - Application for Cancellation

a. Manager Lais stated he has checked with the Veteran's Administration in regard to the bill which was submitted to the Council for cancellation. They suggested the bill be submitted directly to the Veteran's Administration for their reply as to whether or not it would be paid. We have submitted the bill but have not as yet heard from them. The Council will be informed as soon as we have their reply.

b. Councilmember Bastian moved to cancel the applicant's obligation to the paramedic bill and to wait for further response from the Veteran's Administration.

Seconded by Councilmember Anderson.

Ayes - all.

##### 2. Meeting Date - Manager Criteria

a. Councilmember Bastian moved to establish a meeting date of March 17, 1986, Monday, at 7:00 P.M. at City Hall to discuss Manager Criteria.

Seconded by Councilmember Anderson.

Ayes - all.

#### I. NEW BUSINESS

##### 1. New City Hall - Change Order

a. Manager Lais presented the Staff report.

b. Mayor Greavu introduced the following resolution and moved its adoption:

WHEREAS, the City Council of Maplewood, Minnesota, has heretofore ordered made Improvement Project No. 85-28, City Hall and Public Safety Facility and has let a construction contract;

WHEREAS, it is now necessary and expedient that said contract be modified and designated as Improvement Project No. 85-28, Change Order No. 1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the City Engineer is hereby authorized and directed to modify the existing contract by executing said Change Order No. 1.

Seconded by Councilmember Wasiluk.

Ayes - Mayor Greavu, Councilmembers Anderson, Juker and Wasiluk

Nays - Councilmember Bastian.

c. Mayor Greavu moved to approve the budget transfer of \$3,035.00 from the unallocated Capital Improvement Projects Fund balance to account No. 4759 - New City Hall.

Seconded by Councilmember Wasiluk.

Ayes - Mayor Greavu, Councilmembers Anderson, Juker and Wasiluk.

Nays - Councilmember Bastian.

2. Diseased Tree Program.

a. Manager Lais stated the City's 1986 budget contains \$15,000 for a diseased tree program. It is proposed to contract for a certified tree inspector to operate the program. Inspection would be performed two (2) days per week between March and October, 1986. Some City employees would be used on a limited basis for clerical and administrative purposes.

The program would operate in a manner similar to previous years except no state aid is available to defray part of the removal cost. Property owners as well as government agencies would be required to pay the full cost of tree removal. This could either be direct payment with no interest or assessed over a period of time with interest.

The first step in the program is to contract with a certified inspector. Thomas Horwath has had a similar arrangement with a number of surrounding communities and has been recommended by those communities.

It is recommended that the City Council approve a contract with Thomas Horwath for tree inspection services.

b. Councilmember Bastian introduced the following resolution and moved its adoption:

BE IT RESOLVED BY THE MAPLEWOOD, MINNESOTA, CITY COUNCIL that the contract with Thomas Horwath for diseased trees inspection is hereby approved.

Seconded by Mayor Greavu.

Ayes - all.

3. Crestview Drive - Hudson Place Water Main (Project 85-07)

a. Manager Lais presented the Staff report.

b. Councilmember Bastian introduced the following resolution and moved its adoption:

86 - 3 - 31

WHEREAS, the City Engineer for the City of Maplewood has been authorized and directed to prepare a report with reference to the improvement of Water Service District 7 by construction of water main along Hudson Place and Crestview Drive, City Project 85-7, and

WHEREAS, the said City Engineer has prepared the aforesaid report for the improvement herein described:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The report of the City Engineer advising this Council that the proposed improvement of Water Service District 7 by construction of water main along Hudson Place and Crestview Drive, City Project 85-7 is feasible and should best be made as proposed, is hereby received.
2. The Council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to M.S.A. Chapter 429, at an estimated total cost of the improvement of \$293,000.00.
3. A public hearing will be held in the Council Chambers of the City Hall at 1380 Frost Avenue on Monday, the 24th day of March, 1986, at 7:10 P.M. to consider said improvement. The City Clerk shall give mailed and published notice of said hearing and improvement as required by law.

Seconded by Councilmember Anderson.

Ayes - all.

4. Connor Avenue (Project 84-10)

a. Manager Lais presented the Staff report.

b. Mayor Greavu introduced the following resolution and moved its adoption:

86 - 3 - 32

WHEREAS, the City Engineer for the City of Maplewood has been authorized and directed to prepare a report with reference to the improvement of Connor Avenue from Highway 61 to Maplewood Drive, City Project 84-10, by construction of a street, and

WHEREAS, the City Engineer has prepared the aforesaid report for the improvement herein described:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The report of the City Engineer advising this Council that the proposed improvement on Connor Avenue from Highway 61 to Maplewood Drive, City Project 84-10, construction of a street is feasible and should best be made as proposed, is hereby received.
2. The Council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to M.S.A. Chapter 429, at an estimated cost of the improvement of \$98,600.00.
3. A public hearing will be held in the Council Chambers of the City Hall at 1380 Frost Avenue on Monday, the 24th day of March, 1986, at 7:20 P.M. to consider said improvement. The City Clerk shall give mailed and published notice of said hearing and improvement as required by law.

Seconded by Councilmember Bastian. Ayes - all.

5. Connemara/Condor Storm Sewer

a. Manager Lais presented the Staff report.

b. Councilmember Anderson introduced the following resolution and moved its adoption:

86 - 3 - 33

WHEREAS, the City Engineer for the City of Maplewood has been authorized and directed to prepare a report with reference to the improvement of Connemara/Condor Storm Sewer, City Project 86-1, by construction of storm sewer improvements, and

WHEREAS, the said City Engineer has prepared the aforesaid report for the improvement herein described:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The report of the City Engineer advising this Council that the proposed improvement of Connemara/Condor Storm Sewer, City Project 86-1, by construction of storm sewer improvements is feasible and should best be made as proposed, is hereby received.
2. The Council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to M.S.A. Chapter 429, at an estimated total cost of the improvement of \$153,000.00.
3. A public hearing will be held in the Council Chambers of the City Hall at 1380 Frost Avenue on Monday, the 24th day of March, 1986, at 7:00 P.M. to consider said improvement. The City Clerk shall give mailed and published notice of said hearing and improvement as required by law.

Seconded by Councilmember Bastian. Ayes - all.

6. Cope Avenue/English Street Storm Sewer (Project 85-35)

- a. Manager Lais presented the Staff report.
- b. Councilmember Wasiluk introduced the following resolution and moved its adoption:

86 - 3 - 34

WHEREAS, the City Engineer for the City of Maplewood has been authorized and directed to prepare a report with reference to the improvement of the Cope Avenue-English Street trunk storm sewer, City Project 85-35, by construction of the storm sewer improvements, and

WHEREAS, the said City Engineer has prepared the aforesaid report for the improvement herein described:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The report of the City Engineer advising this Council that the proposed improvement on the Cope Avenue-English Street trunk storm sewer, City Project 85-35, by construction of storm sewer improvements is feasible and should best be made as proposed is hereby received.
2. The Council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to M.S.A. Chapter 429, at an estimated total cost of the improvement of \$692,000.00.

3. A public hearing will be held in the Council Chambers of the City Hall at 1380 Frost Avenue on Monday, the 24th day of March, 1986, at 7:30 P.M. to consider said improvement. The City Clerk shall give mailed and published notice of said hearing and improvement as required by law.

Seconded by Mayor Greavu.

Ayes - Mayor Greavu, Councilmember Bastian and Wasiluk

Nays - Councilmembers Anderson and Juker

- c. Councilmember Anderson moved that the Cope Avenue/English Street Storm Sewer Project be found in conformance with the Comprehensive Land Use Plan.

Seconded by Councilmember Juker.

Ayes - Councilmembers Anderson, Juker and Wasiluk

Nays - Mayor Greavu, Councilmember Bastian.

Motion failed.

7. Planning Commission Annual Report

- a. Manager Lais presented the Staff report.

- b. Mayor Greavu moved to accept the Planning Commission Annual Report as submitted.

Seconded by Councilmember Bastian.

Ayes - all.

8. Tribute to Ernest Radatz

- a. Councilmember Anderson introduced the following resolution and moved its adoption:

86 - 3 - 35

WHEREAS, Ernie Radatz, a long-time resident of the City of Maplewood, will celebrate his 100th Birthday on April 5, 1986;

WHEREAS, Ernie's parents came from Germany and first settled in Canada, then Cleveland, Ohio, then in 1870 came to Minnesota and settled in the area and in 1894 moved to Maplewood where they lived on their farm from that time on;

WHEREAS, Ernie walked to North St. Paul and took a street car to Central High School in St. Paul where he graduated;

WHEREAS, Ernie hauled potatoes by horse and wagon to St. Paul to sell them to his customers and to the market;

WHEREAS, Ernie and his sister, Frieda, lived in the family home together until his sister's death about ten years ago;

WHEREAS, Ernie enjoyed reading, gardening, visiting with his friends and neighbors and especially enjoyed visiting with the neighborhood children;

WHEREAS, Ernie was active in real-estate and served on many, many community functions; he was a member of the Maplewood Planning Commission for a great many years and was one of the founders of the Maplewood Community Club and an active member until it was disbanded a few years ago, he was very active in the P.T.A. and church, as they were the center of all social functions in Ernie's younger years;

WHEREAS, Ernie wore glasses for reading only and drove a car up until two years ago when he became a resident of Redeemer Residence in Minneapolis where his hidden sense of humor has come to life, such as dressing as a clown on Halloween and wearing a mop on his head; his personality has made it a pleasure for all who come in contact with him.

WHEREAS, Ernie Radatz is in condition to read this resolution and appreciate its content;

BE IT HEREBY RESOLVED by the Council of the City of Maplewood, for and on behalf of all the citizens of Maplewood, that Mr. Ernie Radatz is to be honored and congratulated on his 100th Birthday and will long be remembered for his many years of dedicated service to his community. From all of us a Very Happy Birthday, Ernie!!

Seconded by Councilmember Bastian. Ayes - all.

#### VISITOR PRESENTATIONS

1. Sam Cave, Ed Cave and Sons, Inc.
  - a. Mr. Cave wished to discuss the vote regarding the Cope Avenue/English Street Storm Sewer Project.
  - b. Mr. Cave was informed the vote was 3 to 2 and passed to call a public hearing on the project.
2. Mr. Dan Madden
  - a. Mr. Madden wishes to construct a mini storage building on Highwood and Century and is requesting information on how to apply.
  - b. Mr. Madden was referred to Staff.

#### K. COUNCIL PRESENTATIONS

1. New Building
  - a. Councilmember Bastian discussed having Maplewood artists display their work at the New City Hall. He will draw up an outline on how this idea can be accomplished and submit to the Council.

ADMINISTRATIVE PRESENTATIONS

None.

M. ADJOURNMENT

8:20 P.M.

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City Clerk

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: Land Transfer  
LOCATION: South of Sophia Avenue, Between Frank and Edward Streets  
APPLICANTS: George Ashton, Alex Jaros, William Johnson, Catherine Mestnik, Charlotte Wasiluk, Lorraine Anitizberger, Dorothy Harper, Jerome Kasmirski, Ethel Callan, Carol Mansfield, Daniel Scherer and Douglas Dettler  
OWNER: Ramsey County  
DATE: March 17, 1986

SUMMARY

Request

Authorize the City of Maplewood to act as an intermediary to transfer the ownership of an alley-like parcel from Ramsey County to the abutting property owners.

Comments

This alley has no public purpose and should be transferred to the abutting property owners.

Recommendation

Adopt the enclosed resolution (page 5) to request Ramsey County to transfer ownership to Maplewood of the alley-like parcel to the adjacent owners, provided that:

1. Ramsey County provides good and marketable title to Maplewood at the county's expense.
2. Twenty-five dollars shall be escrowed with the city from each abutting property owner to pay for the city attorney's time to prepare and record the necessary deeds. Any unused funds will be refunded.
3. A utility easement shall be retained over the west ten feet of the north/south portion of the alley-like parcel.

### Past Actions

The city council approved an alley vacation in 1981, at the request of the residents. The county informed us that they owned this land and that title would have to be deeded to the residents. The county will not transfer title directly to the applicants. The county does not want the job of coordinating the preparation of the deeds or returning a utility easement. The land commissioner has also stated that he did not think the county would authorize giving the land away, unless the title is transferred to Maplewood for disposal.

### Existing Land Use

Undeveloped, except for overhead utility lines over the west half of the north/south portion. It is being maintained for residential use by the abutting property owners. Two garages (1728 Phalen Place and 1758 Edward Street) appear to be located very close or on the parcel.

### Surrounding Property Owner Participation

Each of the owners of the twelve abutting properties has signed a request to participate in this land transfer subject to the conditions stated in the resolution.

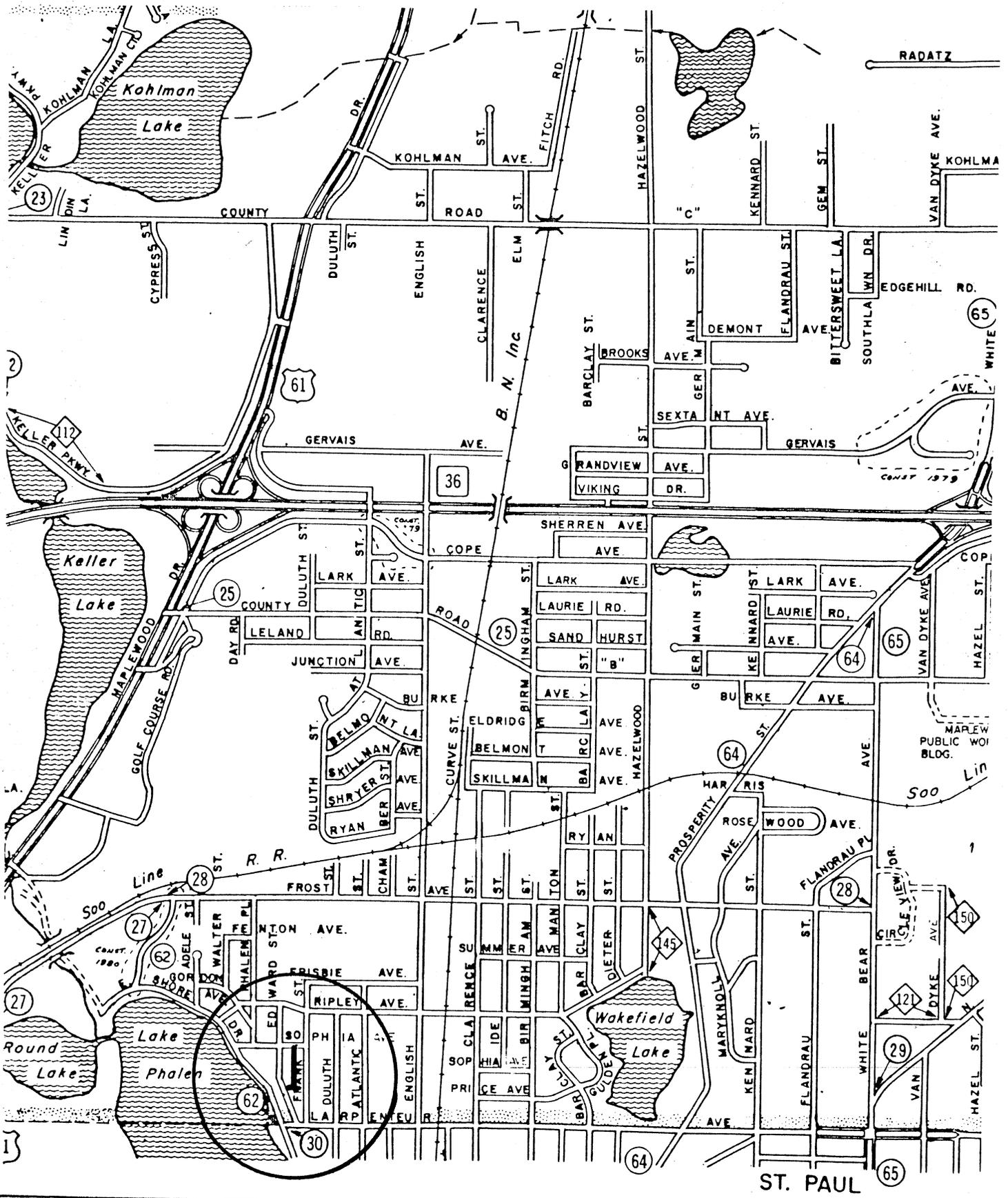
### Procedure

Council decision.

jc

### Attachments

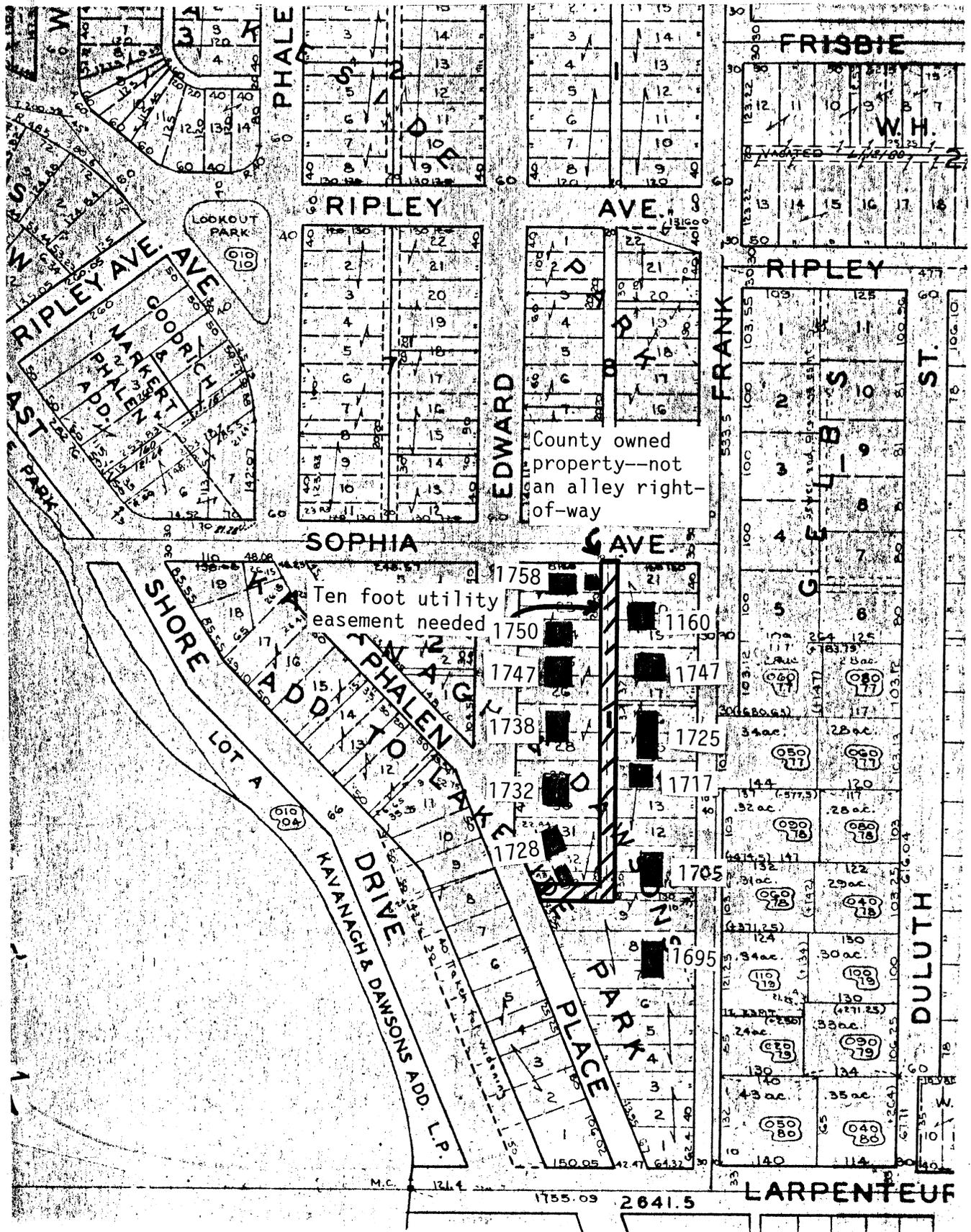
1. Location Map
2. Property Line Map
3. Resolution



(MAP 1)

LOCATION MAP





(MAP 2)

PROPERTY LINE MAP



N

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: Tax-Forfeit Land Transfer Program  
DATE: March 17, 1986

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

Request

Revise the enclosed resolution requesting Ramsey County's permission to proceed with this program.

Purpose of Program

This program is intended to encourage the combination of substandard tax-forfeited parcels with adjoining developed parcels for additional side or rear yard usage. The adjoining property owners would be obligated only for the cost of preparing and recording the necessary deeds.

Presently, these parcels must be purchased from the county at a land auction. Since these parcels are too small to be built on, there is little incentive to buy them. As a result, they remain off the tax rolls and in some cases become maintenance problems.

Comments

The Ramsey County Land Commissioner will not accept the resolution adopted by council on October 28, 1985 (page 2 ). He wants the statute citation amended, the property identification numbers supplemented with legal descriptions and reference made to a requirement for a county administrative fee.

Also, since council adopted the first resolution, the county adopted a policy of charging a \$10.00 fee to record any deed. The revised resolution includes other costs as part of the deed transfer costs to be paid by the adjoining owners.

In August 1985, another substandard parcel also went tax forfeit (page 4 ). This parcel has been added to the revised resolution.

Recommendation

Adopt the resolution on page 5 to revise resolution 85-10-169 as requested by the Ramsey County Land Commissioner.

Procedure

- 1. Council decision.
- 2. Ramsey County approval.

Attachments

- 1. October 28, 198 council minutes
- 2. Property Line Map
- 3. Resolution

3. Tax-Forfeit Land Transfer Program

10-28-85

a. Acting Manager Haider requested the Council authorize the City to take title to seven sub-standard tax-forfeited parcels and transfer them to abutting property owners for side or rear yard usage and to forgive the unpaid assessments against three of the seven substandard parcels.

b. Councilmember Bastian moved to implement the tax-forfeited land transfer program subject to:

1. Receipt of a cash escrow of \$100.00 for each property to be transferred (\$500.00 for parcel four) to cover the cost of the City Attorney preparing the necessary deeds.
2. Interior lots shall be split equally between property owners along the same street, unless otherwise agreed to by the adjacent owners.
3. The creation of flag-shaped parcels shall be avoided, unless there is no other alternative to eliminate the tax-forfeit status.
4. No parcels shall be sold to an owner who allows a parcel to go tax delinquent.

Seconded by Councilmember Wasiluk. Ayes - all.

c. Councilmember Bastian introduced the following resolution and moved its adoption:

85 - 10 - 169

WHEREAS, there presently exists within the City of Maplewood certain parcels of land which cannot be improved because of non-compliance with the City's zoning code regarding minimum area, shape, frontage or access; and

WHEREAS, three of said non-complying parcels have been purchased from Ramsey County by prospective developers; and

WHEREAS, the Maplewood City Council has consistently denied approval of requested variances with reference to similar size parcels as homesites; and

WHEREAS, judicial challenges of the City's denial of requested variances have been sustained; and

WHEREAS, the processing of these variance requests with reference to non-complying parcels is an unproductive use of the City's resources; and

WHEREAS, the City proposes to apply to the County of Ramsey pursuant to Minnesota Statutes 282.01, Subdivision 7a for conveyance for the purpose of conveying certain of said parcels to owners of lands adjoining the tax-forfeited parcels in question for the creation of additional side yards;

WHEREAS, it is in the public interest to combine said parcels with abutting property for the purpose of eliminating public nuisances and returning to the tax roles land otherwise unproductive.

NOW, THEREFORE, be it resolved by the Maplewood City Council that application is hereby made to Ramsey County seeking conveyance pursuant to the provisions of Minnesota Statutes 282.01, Subdivision 7a, those parcels of real property hereinbelow described for the purpose of resale to owners of lands adjoining the land to be transferred hereby:

Property Tax I.D. No.

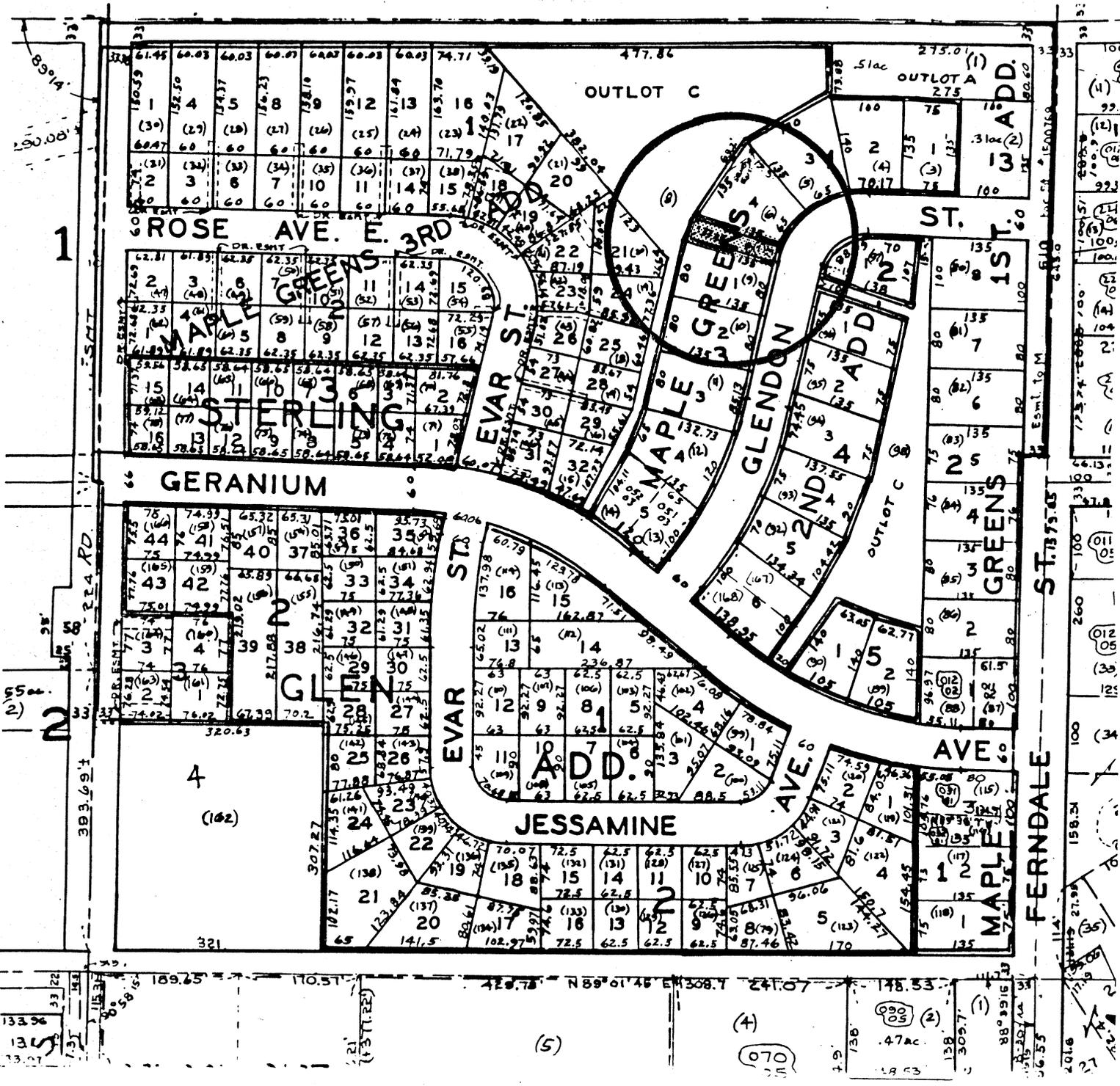
57-58800-010-02	(15-29-22-12-0005-9)
57-29800-161-05	(15-29-22-32-0069-1)
57-81500-270-01	(15-29-22-34-0079-2)
57-48950-010-06	(25-29-22-12-0098-0)
57-24700-040-01	(17-29-22-21-0013-6)
57-00410-120-02	(04-29-22-11-0001-4)
57-03500-040-92	(35-30-22-43-0002-4)

Recording of deeds for each land transfer is subject to:

1. Receipt of a cash escrow of \$100.00 for each property to be transferred to cover the cost of the City attorney preparing the necessary deeds.
2. Interior lots shall be split equally between property owners along the same street, unless otherwise agreed to by the adjacent owners.

Seconded by Councilmember Wasiluk.

Ayes - all.



# LOCATION MAP



Tax-Forfeited Parcel



February 7, 1986 Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

MEMORANDUM

To: City Manager Donald Lais  
From: Director of Public Safety Kenneth V. Collins *KVC*  
Subject: Public Safety Dispatching Agreement With City of North St. Paul

Attached is the annual dispatching agreement between the City of North St. Paul and the City of Maplewood. The only change in the agreement is the amount they pay the City of Maplewood for dispatching services.

I request that, with your approval, that this agreement be presented to the City Council for signing.

KVC:js

cc Dispatching File  
Lieutenant Nelson

## AGREEMENT

WHEREAS, the City of North St. Paul is desirous of having someone receive and dispatch certain of its emergency calls during certain hours, and

WHEREAS, the City of Maplewood is desirous of handling this dispatching, NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. That the City of Maplewood, by utilizing its present personnel and facilities, will handle the receiving and dispatching of all calls for police, ambulance service, fire service and emergency utility calls for the City of North St. Paul.
  2. That the City of Maplewood will be responsible for said dispatching during the hours of 4:30 o'clock p.m. to 8:00 o'clock a.m., Monday through Friday, and during the hours of 4:30 o'clock p.m. on Friday to 8:00 o'clock a.m. on Monday each week, and in addition, from 4:30 o'clock p.m. on the day preceding all legal holidays, according to Minnesota law, to the hour of 8:00 o'clock a.m. on the day after each of said holidays.
  3. That the City of Maplewood will not be liable in any way to the City of North St. Paul, nor to any inhabitant or property owner thereof, for claims arising out of this dispatching service.
- That the City of North St. Paul agrees to indemnify and hold forever harmless the City of Maplewood from any and all claims, demands and actions in law that may hereafter arise on account of this dispatching agreement and the services to be rendered thereunder.
4. That the City of North St. Paul agrees to pay the City of Maplewood as compensation for this dispatching service the sum of Twenty Thousand Three Hundred and no/100 Dollars (\$20,300.00) per year commencing on the 1st day of January 1986.
  5. That the City of Maplewood will begin to provide this dispatching service on the 1st day of January 1986 at 00:01 o'clock a.m.

6. That all costs incurred to install and maintain whatever additional facilities are necessary so that the City of Maplewood can handle this dispatching will be paid by the City of North St. Paul.

7. This contract shall remain in force and effect until terminated by thirty (30) days written notice by either party.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest:

CITY OF MAPLEWOOD

\_\_\_\_\_  
City Clerk

By \_\_\_\_\_  
Mayor

By \_\_\_\_\_  
City Manager

Attest:

CITY OF NORTH ST. PAUL

*Judy Anger*  
\_\_\_\_\_  
Deputy Clerk

By *William T. Sandberg*  
\_\_\_\_\_  
Mayor

By *Robert T. Bath*  
\_\_\_\_\_  
City Manager

MEMORANDUM

Action by Council:

FROM: City Manager  
 FROM: Assistant City Engineer  
 SUBJECT: Connemara/Condor Storm Sewer  
 Public Hearing  
 Project 86-01  
 DATE: March 17, 1986

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

A public hearing has been called by the council for March 24, 1986 at 7 p.m. for the above-named project. All parties in the proposed assessment area have been notified of this hearing. An informational meeting is to be held March 19 from 2 to 6 p.m. at the East County Line No. 2 Fire Station for all interested parties to receive general information about the project from the engineering staff.

The feasibility report was accepted by the council at the March 10 meeting. It is recommended that the council hold the public hearing and order the project by passing the attached resolution.

jw  
 Attachment

RESOLUTION ORDERING IMPROVEMENT  
AFTER PUBLIC HEARING

WHEREAS, after due notice of public hearing on the construction of storm sewer improvements for Connemara/Condor storm sewer, City Project 86-1, a hearing on said improvement in accordance with the notice duly given was duly held on March 24, 1986, and the Council has heard all persons desiring to be heard on the matter and has fully considered the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. That it is advisable, expedient, and necessary that the City of Maplewood construct storm sewer improvements on Connemara/Condor Storm Sewer, City Project 86-1, as described in the notice of hearing thereon, and orders the same to be made.

2. The city engineer is designated engineer for this improvement and is hereby directed to prepare final plans and specifications for the making of said improvement.

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Assistant City Engineer  
SUBJECT: Connor Avenue--Highway 61 to Maplewood Drive  
Public Hearing  
City Project 84-10  
DATE: March 17, 1986

A public hearing has been called by the council for March 24, 1986 at 7:20 p.m. for the above-named project. All parties in the general project area have been notified of this hearing. An informational meeting is to be held March 20 from 2 to 6 p.m. at the Hazelwood Fire Station for all interested parties to receive general information about the project from the engineering staff.

The feasibility report was accepted by the council at the March 10 meeting. The report recommended city cost participation in the project to 50% of the project costs per a 1984 agreement. This agreement also called for construction to be completed prior to December 31, 1986. It is recommended that the council hold the public hearing and order the project by passing the attached resolution.

jw  
Attachment

RESOLUTION ORDERING IMPROVEMENT  
AFTER PUBLIC HEARING

WHEREAS, after due notice of public hearing on the construction of a street on Connor Avenue from Highway 61 to Maplewood Drive, a hearing on said improvement in accordance with the notice duly given was duly held on March 24, 1986, and the council has heard all persons desiring to be heard on the matter and has fully considered the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. That it is advisable, expedient, and necessary that the City of Maplewood construct a street on Connor Avenue from Highway 61 to Maplewood Drive as described in the notice of hearing thereon, and orders the same to be made.

2. The city engineer is designated engineer for this improvement and is hereby directed to prepare final plans and specifications for the making of said improvement.

MEMORANDUM

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
 FROM: Assistant City Engineer  
 SUBJECT: Cope Avenue-English Street Storm Sewer  
 Public Hearing  
 City Project 85-35  
 DATE: March 17, 1986

A public hearing has been called for March 24, 1986 at 7:30 p.m. for the above-named project. Notification has been given to all property owners in the proposed assessment area. An informational meeting will be held on Thursday, March 20 from 2 to 6 p.m. at the Hazelwood Fire Station for all interested parties to obtain general information about the project from the engineering staff.

Additional data pertaining to tax-increment financing is being prepared at this time and will be available for the council to consider at the hearing. The feasibility report was accepted by the council at the March 10 meeting. It is recommended that the council hold the hearing and order the project by passing the attached resolution.

jc

RESOLUTION ORDERING IMPROVEMENT  
AFTER PUBLIC HEARING

WHEREAS, after due notice of public hearing on the construction of trunk storm sewer improvements on the Cope Avenue-English Street Trunk Storm Sewer, City Project 85-35, a hearing on said improvement in accordance with the notice duly given was held on March 24, 1986, and the council has heard all persons desiring to be heard on the matter and has fully considered the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. That it is advisable, expedient, and necessary that the City of Maplewood construct trunk storm sewer improvements on the Cope Avenue-English Street Trunk Storm Sewer, City Project 85-35 as described in the notice of hearing thereon, and orders the same to be made.

2. The city engineer is designated engineer for this improvement and is hereby directed to prepare final plans and specifications for the making of said improvement.

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Assistant City Engineer  
SUBJECT: Crestview Drive--Hudson Place Water Main Extension  
Public Hearing  
City Project 85-07  
DATE: March 17, 1986

A public hearing has been called by the council for the March 24 meeting for the above-named project. However, due to errors by the engineering department, proper notification was not given to all property owners in the proposed assessment area, which means the council should cancel the public hearing. Attached is a letter sent to all affected property owners explaining the errors and apologizing for the confusion.

It is recommended that the council cancel the public hearing scheduled for March 24, 1986 at 7:10 p.m. and reschedule the hearing for April 14, 1986 at 7:30 p.m. by passing the attached resolution.

jw  
Attachment



# CITY OF MAPLEWOOD

1902 EAST COUNTY ROAD B      MAPLEWOOD, MINNESOTA 55109

DEPARTMENT OF PUBLIC WORKS

770-4550

March 14, 1986

Dear Property Owner:

In the past seven days you received two mailings from the City of Maplewood about a project for which your property was being considered for assessment. The first mailing was an empty envelope where we forgot to put the material in the envelope. The second mailing, which you probably received last Friday, was for a notice of hearing of improvement for a storm sewer project which the city is considering at this time on Lower Afton Road. The Minnesota Statutes state that the city must give all property owners who are proposed to be assessed a minimum of 10 days proper notice prior to holding of a public hearing. Since our notices were not correct and the 10 days from the original hearing date of March 24, 1986 has passed, we will be canceling the public hearing on March 24 and the informational meeting scheduled for March 19.

The public hearing will be rescheduled for April 14 and an informational meeting will be scheduled for April 3. New notices of these hearings will be mailed to you in the next two weeks and I assure you that we will double check to be sure they are correct. We apologize for any and all confusion that our mistakes may have caused. If you have any questions regarding this or any other projects, please call me at 770-4554.

Sincerely,

R. Charles Ahl, P. E.  
Assistant City Engineer

RESOLUTION CANCELING AND  
RESCHEDULING PUBLIC HEARING

WHEREAS, a public hearing was called by resolution for March 24, 1986 at 7:10 p.m. for the improvement of Water Service District 7 by construction of water main along Hudson Place and Crestview Drive, City Project 85-7, and

WHEREAS, proper notification was not given to all affected property owners as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The public hearing called for March 24, 1986 at 7:10 p.m. for the improvement of Water Service District 7 by construction of water main along Hudson Place and Crestview Drive, City Project 85-7, is hereby cancelled.

2. A public hearing will be held in the council chambers of the city hall at 1380 Frost Avenue on Monday, the 14th day of April, 1986, at 7:30 p.m. to consider said improvement. The city clerk shall give mailed and published notice of said hearing and improvement as required by law.

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

MEMORANDUM

TO: City Manager  
FROM: Assistant City Engineer  
SUBJECT: Frost Avenue Reconstruction, City Project 83-1  
DATE: March 17, 1986

Preparations for construction of Frost Avenue from Adele Street to Birmingham Street are proceeding so that the project will be completed in 1986. The Ramsey County Public Works Department and the Maplewood Engineering Department have finalized the plans and specifications for this project and they will be available for inspection by the council at the March 24 meeting.

It is recommended that the council approve these plans and specifications by passing the attached resolution.

jc

RESOLUTION

APPROVING PLANS

WHEREAS, pursuant to resolution passed by the city council on February 10, 1986, plans and specifications for Frost Avenue reconstruction from Adele to Birmingham, Project 83-1, have been prepared by the city engineer and the Ramsey County Public Works Department, who have presented such plans and specifications to the council for approval,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MINNESOTA:

Such plans and specifications, a copy of which are attached hereto and made a part hereof, are hereby approved and ordered placed on file in the office of the city clerk.

MEMORANDUM

Action by Council:

Endorsed\_\_\_\_\_

Modified\_\_\_\_\_

Rejected\_\_\_\_\_

Date\_\_\_\_\_

TO: City Manager  
FROM: Assistant City Engineer  
SUBJECT: Petition for Public Improvement  
DATE: March 17, 1986

A signed petition has been submitted for the construction of street, sanitary sewer, water main and storm sewer along the Hillwood Drive right-of-way from approximately 155 feet east of Crestview Drive along the south boundary of Judge Kirby's property for 583 feet. The petitioner is the owner of 50% of the frontage for this improvement so the petition is a valid request.

It is recommended that the council order a feasibility study by passing the attached resolution. The attached map shows the proposed improvement.

jc



RESOLUTION--ORDERING PREPARATION OF A FEASIBILITY STUDY

WHEREAS, it is proposed to construct street, sanitary sewer, water main and storm sewer along the Hillwood Drive alignment from approximately 155 feet east of Crestview Drive along the southern boundary of Judge Kirby's property for approximately 583 feet and to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA:

That the proposed improvement be referred to the city engineer for study and that he is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: City Engineer  
SUBJECT: Beam Avenue Reassessment Hearing  
DATE: March 19, 1986

There are three properties on the Beam Avenue sanitary sewer project that have had the assessments canceled. It is proposed to reassess the properties at a lower rate.

It is recommended that the city council set an assessment hearing for April 14, 1986 at 7:40 p.m.

**BANNIGAN & KELLY, P.A.**

ATTORNEYS AT LAW  
409 MIDWEST FEDERAL BUILDING  
5TH AND CEDAR  
SAINT PAUL, MINNESOTA 55101

JOHN F. BANNIGAN, JR.  
PATRICK J. KELLY

AREA CODE 612  
224-3781

March 6, 1986

Ms. Lucille Aurelius  
1380 Frost Avenue  
Maplewood, MN 55109

Mr. Ken Haider  
1902 E. County Road B  
Maplewood, MN 55109

RE: Project 78-24  
Appeals of Mahnke, Roy & Keene

Dear Ms. Aurelius and Mr. Haider:

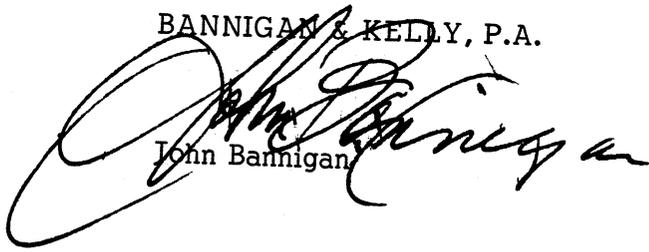
This is to advise that on Wednesday, March 5, 1986, I received a telephone inquiry from attorney Engebretson on behalf of the above appellants. He wanted to know when to expect the rehearing on the reassessment of the properties owned by his three clients.

This is also to remind you that in preparation for trial, some preliminary appraisal work had been performed by Mr. Mitchell. If you do not have that available to you, please advise and I can obtain it so that we can get some hard and fast opinions as to the increase in value directly attributable to the project in question.

Lastly, although he did not inquire, it occurred to me that the County should be apprised of the earlier Resolution voiding these assessments so that any requests for refunds can be handled accordingly.

Sincerely yours,

BANNIGAN & KELLY, P.A.

  
John Bannigan

JB:cg

3 07 '86

## MEMORANDUM

TO: City Manager  
 FROM: Director of Community Development  
 SUBJECT: Plan Amendment: Density Conversion Table  
 DATE: February 26, 1986

Action by Council:

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

Request

Gene Wilson and Clyde Fish requested, at the November 25, 1985 council meeting, that the city update the density conversion table in the comprehensive plan to reflect the 1980 Census. The changes proposed by staff are shown on Attachment Two. Attachment One is the existing table.

Reason for the Request

1. Page A-2 of the comprehensive plan states that "the city intends to review these figures every five years, as census data becomes available, and make such adjustments as may be considered necessary." (See page 4 .) The current figures are based on the 1970 Census.
2. Developers would like to build more units per acre. This was one of the concerns expressed to the council last October by a group of developers.

Effects of the Request

1. Except for mobile homes, there would be more units per acre and less open space especially for town houses.

The 1980 Census shows a reduction in the number of people per unit since the 1970 Census, because of a steady decline in the birth-rate. Reducing the people per unit on page 5, increases the units per acre allowed. This is because the city bases maximum densities on people, rather than buildings. All planned residential land is designated as RH, residential high density (34 people/net acre), RM, residential medium density (22 people/net acre) or RL, residential low density (14 people/net acre). The number of units per acre is determined by dividing the maximum people per net acre allowed by the people per unit listed on the density conversion table. If the people per unit is decreased, the units per acre will increase.

The second table on page 5 compares the existing and proposed number of units per acre. The most significant increase would be with town houses. Town house units would increase by 34% compared to 5% increase for apartments.

Increasing the density means less open space. To visualize this, look at the existing site plan on page 7 of the recently completed Lake Ridge Park town houses on White Bear Avenue, south of Radatz Avenue. It has a density of 5.2 units per acre. Six units per

acre are allowed. The proposed change would allow 8.1 units per acre or an additional 13 units. (See the site plan on page 8 .)

Increasing density would provide more incentive for developers and make Maplewood more competitive with other suburbs. The enclosed survey on page 9 of the 20 cities closest to Maplewood in population shows the maximum allowed number of units per acre compared to Maplewood's current and proposed densities:

	<u>Survey Cities</u> <u>(units/acre)</u>	<u>Maplewood-Current</u> <u>(units/acre)</u>	<u>Maplewood-Proposed</u> <u>(units/acre)</u>
RH (apartments)	17.5	17.0	17.9
RM (town houses)	9.0	6.0	8.1

RH = residential high density  
 RM - residential medium density

2. Mobile home densities would remain the same.

The current maximum density in RM acres is 8.8 units per acre. The 1980 Census would increase this to 11.3 units per acre. Current mobile home park densities are as follows:

Rolling Hills (Century and Ivy)	5.1 units/acre
Beaver lake (Maryland Avenue)	6.3 units/acre
Town and County (Highway 61)	10.9 units/acre
English Street, south of Frost Avenue	19 units/acre

The only undeveloped land zoned for mobile home park use is the adjacent parcel to the north of the Rolling Hills park. Allowing a density of 11.3 units per acre would be inconsistent with the density of the Rolling Hills park.

3. The new table omits bedroom units and establishes two categories of apartments.

This is the format that the census information was given in. It is simpler to use. A separate category for 3 to 4 unit apartments is needed, since they are more similar to town houses in density, than apartments.

4. A new table converting people/unit to units/acre has been added.

It is easier to understand density in units per acre.

5. The city's utility systems are adequately sized to handle the proposed increase in units.

Advantages

1. The city will be more competitive with other suburbs in attracting residential developers, particularly town house developments.

2. The new format is easier to use and understand.

#### Disadvantages

1. There would be less open space, particularly for town house projects.
2. If the birthrate significantly increases, the population in neighborhoods constructed under the proposed density table may exceed the maximum planned population designation in the land use plan. Although, this will average out city-wide.

#### Recommendation

Approval of the enclosed resolution on page 13 updating the density conversion table to reflect the 1980 Census.

jc

#### Attachments

1. Existing Density Conversion Table
2. Proposed Density Conversion Table
3. Existing Site Plan--Lake Ridge Park
4. Possible Site Plan--Lake Ridge Park
5. Twenty City Survey
6. Adjacent City Survey
7. Resolution

EXISTING  
DENSITY CONVERSION TABLE

Single dwellings:	4.1 persons/unit
Double dwellings:	4.1 persons/unit
Mobile homes:	2.5 persons/unit
Apartments:	
Efficiency:	1.1 person/unit
1 bedroom:	1.4 person/unit
2 bedroom:	2.5 persons/unit
3 bedroom:	3.3 persons/unit
4 bedroom:	4 persons/unit
Apartments for the Elderly:	
1 bedroom:	1.1 person/unit
2 bedroom:	2.0 persons/unit
Townhouses:	
1 bedroom:	1.9 persons/unit
2 bedroom:	3.3 persons/unit
3 bedroom:	4 persons/unit
4 bedroom:	4.2 persons/unit

The above figures are not intended to reflect the actual people per unit of any specific project. They are an estimated maximum average density for the City, based on the 1970 Census and supplemented with studies done by the City of actual conditions in Maplewood at that time. The City intends to review these figures every five years, as Census data becomes available, and make such adjustments as may be considered necessary.

PROPOSED AMENDMENT TO PAGE A-2 OF THE PLAN

(Numbers in parentheses are based on the existing densities. They are included for comparison purposes only and would be omitted on the amended page.)

DENSITY CONVERSION TABLE

<u>Type of Dwelling</u>	<u>People/Unit</u>	
Single Dwellings	3.4	(4.1)
Double Dwellings	2.7	(4.1)
Town Houses	2.7	(3.7) <sup>a</sup>
Mobile Homes	2.5	(2.5)
Apartments (3-4 units/building)	2.7	(2.9) <sup>b</sup>
Apartments (5+ units/building)	1.9	(2.0) <sup>c</sup>
Apartments (elderly)	1.1	(1.1)

TABLE CONVERTING PEOPLE/UNIT TO UNITS/ACRE

<u>Type of Dwelling</u>	<u>Maximum Allowed Density in Units/Acre</u>					
	<u>RL</u>		<u>RM</u>		<u>RH</u>	
Single Dwelling <sup>1</sup>	4.2	(3.4)	6.6	(5.4)	--	
Double Dwellings <sup>2</sup>	5.2	(3.4)	8.1	(5.4)	12.5	(8.3)
Town Homes	5.2	(3.8) <sup>a</sup>	8.1	(6.0) <sup>a</sup>	12.5	(9.3) <sup>a</sup>
Mobile Homes	--		8.8	(8.8)	--	<sup>2</sup>
Apartments (3-4 U/bldg)	5.2	(4.8) <sup>b</sup>	8.1	(7.6) <sup>b</sup>	12.5	(11.7) <sup>b</sup>
Apartments (5+ U/bldg)	7.4	(7.0) <sup>c</sup>	11.6	(11.0) <sup>c</sup>	17.9	(17.0) <sup>c</sup>
Apartments (elderly)	12.7	(12.7)	20.0	(20.0)	30.9	(30.9)

Notes

<sup>1</sup>The maximum allowed density shall be determined by the minimum lot areas in the zoning code. If minimum area lots for each unit are not platted, the maximum number of units shall be determined by dividing the net project area by the minimum required lot area. Minimum lot areas may be reduced in planned unit developments, where the overall project density does not exceed the allowed people/net acre.

<sup>2</sup>The maximum allowed density shall be determined by State required minimum lot areas.

The above numbers are based on the 1980 Census, except for mobile homes. Each of the three maximum population densities from the

land use plan was divided by the combined people per unit for each type of dwelling reported in the census. Mobile homes are at the 1970 Census figure to keep future mobile home parks consistent with the character of the most recently developed parks. The city intends to review all density figures after each Federal Census and make adjustments as needed.

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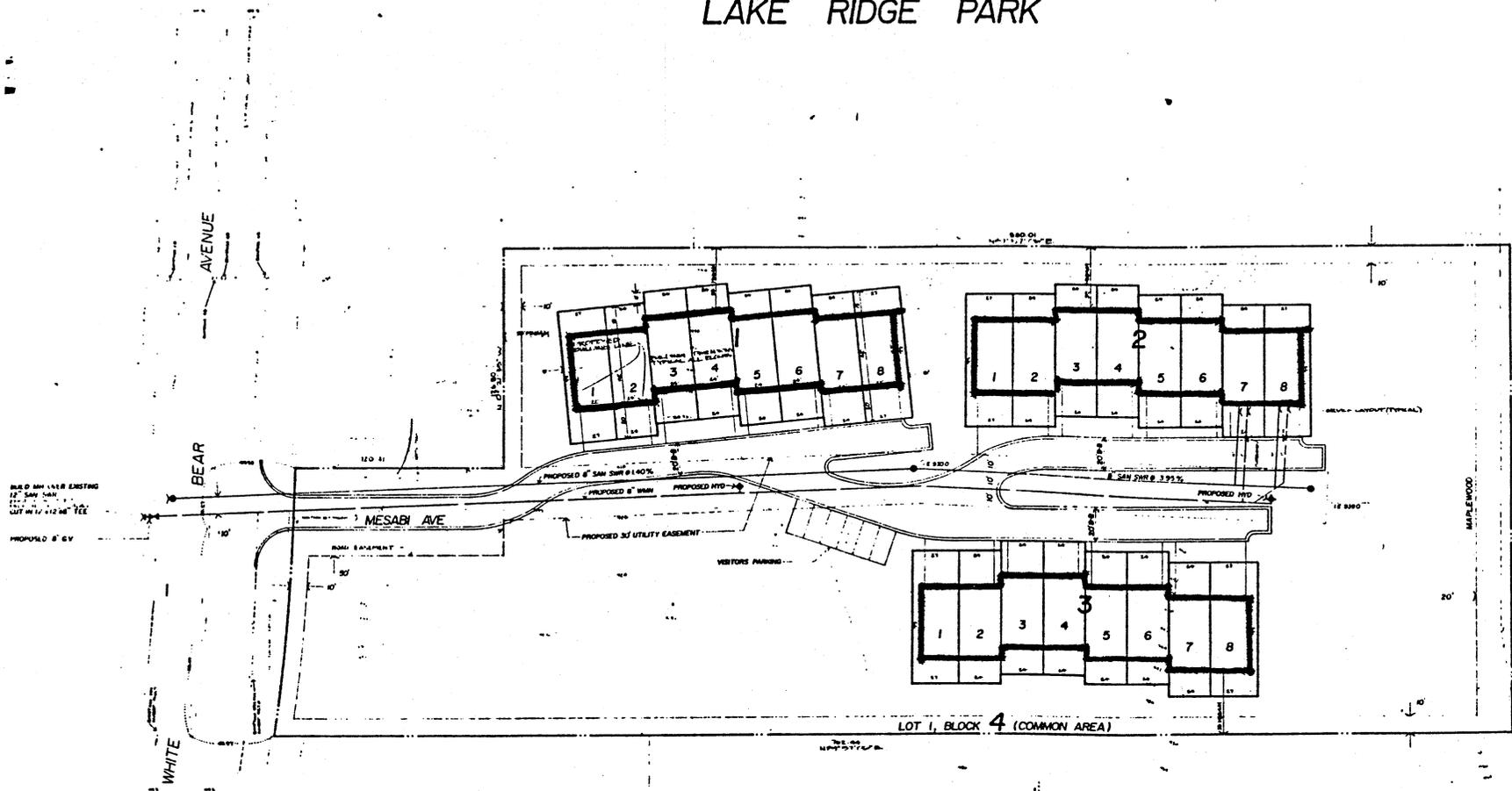
(The following to be deleted when adopted)

<sup>a</sup>Assumes an equal mix of 2 and 3 bedroom units (source: Fred Haas, Marv Anderson Construction).

<sup>b</sup>Assumes an equal mix of 2 and 3 bedroom units.

<sup>c</sup>Based on a bedroom mix of 1.9% efficiencies, 43.4% one-bedrooms, 52.1% two-bedrooms and 2.6% three-bedrooms (source: Maplewood survey of apartment units).

# PRELIMINARY PLAT OF LAKE RIDGE PARK



5.2 Units/Acre  
 Note: 3 additional units  
 could have been built  
 Under current density

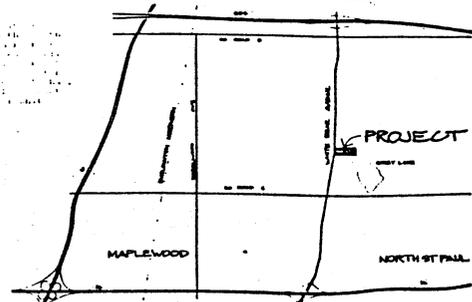
**OWNER-DEVELOPER**  
 SID JOHNSON  
 1866 TIOGA BLVD  
 ST. PAUL, MN 55112  
 PHONE: (612)-633-6507

**SURVEYOR**  
 CAINE & O'MALLEY LAND SURVEYORS, INC.  
 17600 CENTRAL AVE NE  
 SODERVILLE, MN 55304  
 PHONE: 434-7646

**LEGAL DESCRIPTION**

LOT 1, BLOCK 4 (COMMON AREA)

**LOCATION MAP**



**SITE DATA**

EXISTING ZONING	R-3C
PROPOSED ZONING	R-3C
GROSS AREA	4.8
NET AREA	4.8
UNITS	24
DENSITY	5.0 UNITS/ACRE

Attachment 3

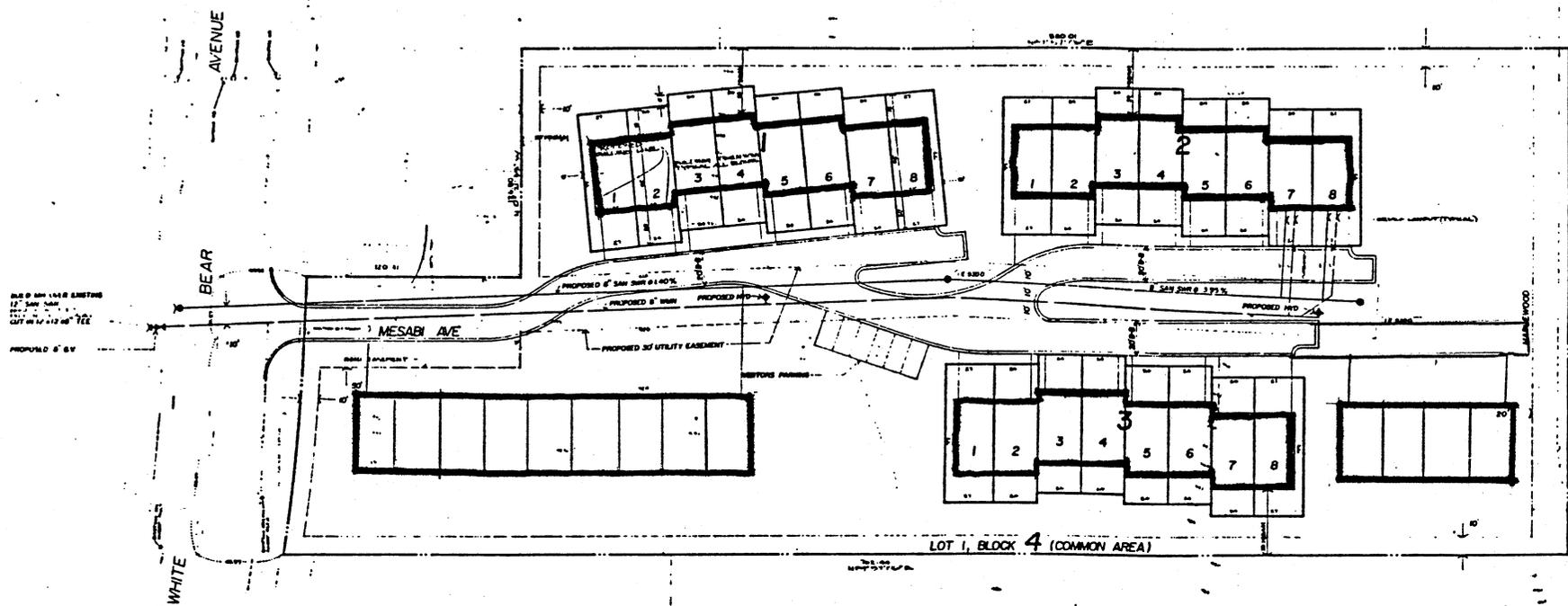
1 2

DEWAYNE C. OLSON  
 CONSULTING ENGINEERS, INC.  
 1611 HIGHWAY 10 N.E.  
 MPLS., MN. 55432  
 Tel. (612) 780-1540

PRELIMINARY PLAT  
 LAKE RIDGE PARK  
 MAPLEWOOD, MINNESOTA

DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_

# PRELIMINARY PLAT OF LAKE RIDGE PARK



.8 Units/Acre

**OWNER-DEVELOPER**

SID JOHNSON  
1866 TIOGA BLVD  
ST. PAUL, MN 55112  
PHONE: (612)-633-6507

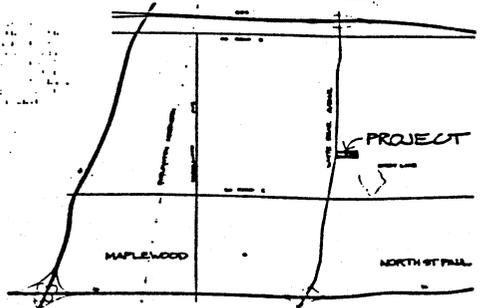
**SURVEYOR**

CAINE & O'MALLEY LAND SURVEYORS, INC  
17600 CENTRAL AVE NE  
SODERVILLE, MN 55304  
PHONE: 434-7646

**LEGAL DESCRIPTION**

LOT 1, BLOCK 4 (COMMON AREA)

**LOCATION MAP**



**SITE DATA**

EXISTING ZONING	R-2C
PROPOSED ZONING	R-2C
TOTAL AREA	0.8
NET AREA	0.8
DATE	08
DRAWN BY	08/08/2014/AVE



SURVEY OF THE 20 METRO CITIES CLOSEST TO MAPLEWOOD IN POPULATION

Key: U/A = units/acre  
RH = residential high density, primarily apartments  
RM = residential medium density, primarily town houses  
Bonuses = additional density allowed for providing specific amenities

Coon Rapids

RH: 12 U/A Town houses  
18 U/A Apartments  
RM: 10 U/A  
Bonuses allowed

Roseville

RH: 16 U/A  
RM: 12 U/A

Burnsville

RH: 21.8 U/A without underground parking  
25.6 U/A with underground parking  
RM: 8.7 U/A

Plymouth

R-2: 20 U/A allowed; realistic density: 13 U/A  
R-3: 10 U/A " " " 7 U/A  
R-4: 5 U/A " " " 3.5 U/A

High end of range can only be obtained with PUD and all allowed bonuses. This is rarely done.

Bonuses include: 1. Low and moderate income housing  
2. Projects over 40 acres  
3. Variety of housing types  
4. Public open space

Brooklyn Center

RH: 16 U/A Bonuses for underground parking  
RM: 8 U/A

Apple Valley

RH: 17 U/A  
RM: 6 U/A  
Bonus: underground parking

South St. Paul

22 U/A  
No bonuses

Eagan

RH: 12-20 U/A, based on bedroom mix. 14-16 U/A is typical.  
RM: 7 U/A

Maple Grove

RH: 22 U/A  
RM: 6 U/A  
No bonuses

Columbia Heights

20 U/A  
No bonuses

Cottage Grove

RH: 16 U/A  
RM: 10 U/A  
Bonuses: underground parking  
subsidized units  
innovative design

West St. Paul

RH: 22 U/A  
RM: 13 U/A  
Bonus: underground parking

Fridley

17 U/A  
No bonuses

Blaine

RH: 20 U/A  
RM: 10 U/A  
No bonuses

Crystal

16 U/A  
Bonuses for elevators, transit service available and  
underground parking

New Brighton

RH: 12 U/A  
RM: 8 U/A  
A 20% increase in density is allowed for a planned unit  
development.

New Hope

RH: 15 U/A  
RM: 8 U/A  
No bonuses

Golden Valley

RH: 24 U/A  
RM: 12 U/A  
Bonus for underground parking

White Bear Lake

RH: 17 U/A  
RM: 9 U/A  
No bonuses

Shoreview

RH: 20 U/A  
RM: 8 U/A  
No bonuses

Median and Average RH density: 17.5 U/A  
Median and Average RM density: 9.0 U/A

SURVEY OF CITIES ADJACENT TO MAPLEWOOD

White Bear Lake

RH: 17 U/A  
RM: 9 U/A  
Bonuses: none

North St. Paul

RH: 17 U/A  
RM: 9 U/A  
Bonuses: none

Oakdale

RH: 15 U/A (assume 2-bedroom apartments)  
RM: 10 U/A  
Bonuses: yes

Woodbury

RH: 10 U/A  
RM: 7 U/A  
The city is considering increasing the density to 15 U/A  
with bonus points: open space  
underground parking  
good design

Newport

20 U/A  
Bonuses: none

Roseville

RH: 16 U/A  
RM: 12 U/A

Little Canada

RH: 22 U/A  
RM: 11 U/A  
Bonuses: none

Vadnais Heights

RH: 14.5 U/A  
RM: 9.2 U/A  
Bonuses: underground parking  
dedicating public land

St. Paul

RH: 24 U/A  
RM: 16 U/A

PLAN AMENDMENT RESOLUTION

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan to update the density conversion table on page A-2 of the Plan.

WHEREAS, the procedural history of this plan amendment is as follows:

1. The Maplewood Planning Commission held a public hearing on , 1986 to consider this plan amendment. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The planning commission recommended to the city council that said plan amendment be approved.

2. The Maplewood City Council considered said plan amendment on , 1986. The council considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described plan amendment be approved on the basis that:

1. Page A-2 of the Plan states that it will be the city's policy to update the conversion table as new census figures are available.

2. 1980 Census figures are available and show a significant decline in the birthrate.

Adopted this            day of            , 1986.

Seconded by

Ayes--

A. Plan Amendment--Density Conversion Table

3-3-86

Secretary Olson read the notice of public hearing. The proposal is to update the density conversion table in the comprehensive plan to reflect the 1980 Census.

The commission questioned if an existing development could request additional units on their site with the change in the density that is outlined in this proposed table. Will this only affect lands not as yet developed?

Secretary Olson said it would apply city-wide, both existing and proposed development. A developer could possibly add units to an existing development. It would depend on the design of the site.

Chairman Axdahl asked if there was anyone present who wished to comment on the proposal.

Gene Wilson, Grant Realtors, said his associate Mr. Fish and he requested the change be made to the density table. He said there is some difficulty with developing property with the present standards. He does not feel the proposal is actually an increase in the densities, they are requesting to be able to build more units. He agreed that this table should be reviewed and possibly revised every five years, this would be adequate protection for the developers and the city.

The commission questioned if Maplewood would really become competitive in development within the Twin Cities area because of these changes and what types of dwelling units will become competitive.

Mr. Wilson said he felt that the changes proposed will improve Maplewood's image. It will change the perception as to what is available in the Maplewood area. That would improve and increase the competitiveness in terms of attracting desirable development. He thought this change from the 1980 Census should have been done earlier.

The commission reviewed with Mr. Wilson the development and street pattern for the mall area.

Ken Gervais, Castle Design and Development Company, said he has property in Maplewood which will be developed in multiple. They did a survey before constructing the three-bedroom units on Beebe Road. The lots were large enough to handle this. Most of the units do not have more than two children in each unit, some have one child. They had expected large families--they did not get them. They will be constructing five more 4-plexes at the site, they will revert back to two and one bedroom units. When planning town-houses, you maximize a site, vacant land is not left with the intention of developing it in the future. He thought there was enough town houses on the market to fulfill the need, he did not think there would be a rush to construct additional units because of this change. Because of guarantees required by the city for development, it is costly to develop in Maplewood. This proposal for a change in the density table is one thing that will help make Maplewood more competitive.

Jim Tilsen, Tilsen Homes, said the proposal will allow more diversity. Allowing higher density will help the tax base. This will help in development. He agrees that the required development costs have to be lowered in Maplewood to lower initial costs.

Gary Grant, Marv Anderson Homes, he agrees that this change is needed to make Maplewood more competitive. They are building single family and town homes in the southern portion of Maplewood. Of the 40 town house units constructed, there is one child living in the complex. He encouraged the commission to adopt this new density table. He agreed that the change in the letter of credit required would also help make Maplewood more competitive. This change in density is a first step.

Richard Schreier, 2125 DeSoto, said the property included in a town house development that is not constructed upon generally becomes part of the town house association's property, therefore, he did not think anyone could come back in and develop that vacant property. He commented regarding the cost involved to develop property and what lots have to sell for to cover these costs.

Chairman Axdahl closed the public hearing.

Commissioner Fischer moved the planning commission recommend the city council approve the resolution updating the density conversion table to reflect the 1980 Census including the addition of the following to Note One of the conversion table "Minimum lot areas may be reduced in planned unit developments, where the overall project density does not exceed the allowed people/net acre."

Commissioner Whitcomb seconded

Cardinal, Ditch, Fischer, Larson, Sigmundik, Sletten, Whitcomb

Ayes--Commissioners Axdahl, Barrett,

Abstained--Commissioner Ellefson

MEMORANDUM

Action by Council:

To: Don Lais, City Manager  
 From: Robert D. Odegard, Director of Parks & Recreation *RO*  
 Subj: Neighborhood Park Acquisition Charge  
 As Affected By Plan Amendment: Density Conversion Change  
 Date: March 18, 1986

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

The Maplewood Planning Commission will be recommending to the City Council a change in the density for the Comprehensive Plan to reflect the 1980 census. The attached staff report from the Director of Community Development indicates some major changes in the number of people per unit in the different types of dwellings. Since the Neighborhood Park Acquisition Charge is determined by multiplying the per person cost for development and acquisition of parks in a community times the number of people per unit-any reduction in the people per unit reduces the P.A.C. funds.

The Park and Recreation Commission on March 17th discussed the effects of the reduction in the people per unit and recommends to the City Council that the Neighborhood P.A.C. Charge be increased to \$95 per person.

In keeping with Maplewood Code Sec. 21-56, it is recommended that the City Council by resolution approve the average acre acquisition cost be increased to \$5,000 per acre and the average acre development cost for Neighborhood parks be increased to \$9,000 per acre with the City financing 50% of the development cost.

The effect of the \$95 per person will affect the Park Acquisition Charge as follows:

Type of Dwelling	Present People Unit	Present \$79.50/Person	Proposed People/Unit	Recommended \$95/Person	Difference
Single Dwelling	4.1	\$326	3.4	\$323	(3)
Double Dwelling	4.1	652	2.7	512	(140)
Town Houses	3.7	295	2.7	256	(39)
Mobile H0mes	2.5	200	2.5	237	37
Apartment (3-4 Units)	2.9	230	2.9	275	45
Apartment (5+ Units)	2.0	160	2.0	190	30
Apartment (elderly)	1.1	88	1.1	99	11

RESOLUTION FOR PARK ACQUISITION CHARGE  
FOR NEIGHBORHOOD PARKS

WHEREAS Maplewood Code Sec. 21-46 recognizes the need for neighborhood parks, establishes standards and improvement guidelines for such and provides methods of acquisition and development, and

WHEREAS Sec. 21-56 (a) states that the City Council shall act to adopt by resolution the average acre acquisition cost and the average acre development cost for neighborhood parks throughout the City, and

WHEREAS the intention of the Ordinance is to provide for future quality of life through the acquisition and development of park-open space, and

WHEREAS the costs of acquisition of property and the development of parks has continued to increase, therefore

The City Council of Maplewood establishes that effective the average acre acquisition cost will be \$5,000 per acre, and the development cost will be \$9,000 per acre, with the City financing 50% of the development costs.

MEMORANDUM

To: Park and Recreation Commissioners  
From: Robert D. Odegard, Director of Parks & Recreation  
Subj: Plan Amendment: Density Conversion Table  
Date: March 12, 1986

Please find attached a memorandum from the Director of Community Development which discusses the density changes that are being recommended by the Planning Commission to the City Council. As the report reflects, this request is intended to bring the City into conformity with the 1970 census which indicates that there are fewer people per unit per acre in our City.

If the changes in density are approved by the City Council, the Parks and Recreation income to the Park Acquisition Charge will be affected. As an example: at the present time a single dwelling home has 4.1 people per unit and when this is multiplied times \$79.50 per person, we receive \$326.00 toward our P.A.C. fund. Under the proposed plan, the number of people per unit would be reduced to 3.4 for single dwellings, which would mean a reduction to \$270.00 for P.A.C. Attached is a Density Conversion Table indicating the effects of changing our present \$79.50 per person to other possibilities.

The present \$79.50 per person is determined by adding \$4,200.00 per acre for acquisition and 1/2 of \$7,500.00 per acre for development and dividing the sum by 100 people.

Recommendation

It is my recommendation that we request that the City Council approve that the average acre acquisition cost be increased to \$5,000 and to increase the development cost to \$10,000 per acre with the City financing 50% of the development cost.

The above recommendation will then increase our present \$79.50 per person to \$100.00 per person. As the chart indicates, the single family dwelling will increase from the present \$326 to \$340, but the double dwelling will drop from \$652 to \$540, townhouses from \$295 down to \$270, but mobile homes will increase from \$200 to \$250, and apartment houses will increase also. (See chart)

DENSITY CONVERSION TABLE

Type of Dwelling	Present People Unit	Present PAC	Proposed People/Unit	Present \$79.50/Person	Loss	\$90	\$100	\$110	<u>95</u>	
Single Dwelling	4.1	\$326	3.4	\$270	(56)	\$306	\$340	\$374	<u>323</u>	(3)
Double Dwelling	4.1	652	2.7	430	(222)	486	540	594	<u>512</u>	(140)
Town Houses	3.7	295	2.7	215	(80)	243	270	297	<u>256</u>	(39)
Mobile Homes	2.5	200	2.5	200	0	225	250	275	<u>237</u>	37
Apartment (3-4 Units)	2.9	230	2.9	215	(15)	261	290	319	<u>275</u>	45
Apartment (5+ Units)	2.0	160	2.0	151	(9)	180	200	220	<u>190</u>	30
Apartment (elderly)	1.1	88	1.1	88	0	100	110	121	<u>99</u>	11

## MEMORANDUM

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Plan Amendment: Density Conversion Table  
DATE: February 26, 1986

### Request

Gene Wilson and Clyde Fish requested, at the November 25, 1985 council meeting, that the city update the density conversion table in the comprehensive plan to reflect the 1980 Census. The changes proposed by staff are shown on Attachment Two. Attachment One is the existing table.

### Reason for the Request

1. Page A-2 of the comprehensive plan states that "the city intends to review these figures every five years, as census data becomes available, and make such adjustments as may be considered necessary." (See page 4 .) The current figures are based on the 1970 Census.
2. Developers would like to build more units per acre. This was one of the concerns expressed to the council last October by a group of developers.

### Effects of the Request

1. Except for mobile homes, there would be more units per acre and less open space especially for town houses.

The 1980 Census shows a reduction in the number of people per unit since the 1970 Census, because of a steady decline in the birth-rate. Reducing the people per unit on page 5, increases the units per acre allowed. This is because the city bases maximum densities on people, rather than buildings. All planned residential land is designated as RH, residential high density (34 people/net acre), RM, residential medium density (22 people/net acre) or RL, residential low density (14 people/net acre). The number of units per acre is determined by dividing the maximum people per net acre allowed by the people per unit listed on the density conversion table. If the people per unit is decreased, the units per acre will increase.

The second table on page 5 compares the existing and proposed number of units per acre. The most significant increase would be with town houses. Town house units would increase by 34% compared to 5% increase for apartments.

Increasing the density means less open space. To visualize this, look at the existing site plan on page 7 of the recently completed Lake Ridge Park town houses on White Bear Avenue, south of Radatz Avenue. It has a density of 5.2 units per acre. Six units per

acre are allowed. The proposed change would allow 8.1 units per acre or an additional 13 units. (See the site plan on page 8 .)

Increasing density would provide more incentive for developers and make Maplewood more competitive with other suburbs. The enclosed survey on page 9 of the 20 cities closest to Maplewood in population shows the maximum allowed number of units per acre compared to Maplewood's current and proposed densities:

	<u>Survey Cities</u> <u>(units/acre)</u>	<u>Maplewood-Current</u> <u>(units/acre)</u>	<u>Maplewood-Proposed</u> <u>(units/acre)</u>
RH (apartments)	17.5	17.0	17.9
RM (town houses)	9.0	6.0	8.1

RH = residential high density  
RM - residential medium density

2. Mobile home densities would remain the same.

The current maximum density in RM acres is 8.8 units per acre. The 1980 Census would increase this to 11.3 units per acre. Current mobile home park densities are as follows:

Rolling Hills (Century and Ivy)	5.1 units/acre
Beaver lake (Maryland Avenue)	6.3 units/acre
Town and County (Highway 61)	10.9 units/acre
English Street, south of Frost Avenue	19 units/acre

The only undeveloped land zoned for mobile home park use is the adjacent parcel to the north of the Rolling Hills park. Allowing a density of 11.3 units per acre would be inconsistent with the density of the Rolling Hills park.

3. The new table omits bedroom units and establishes two categories of apartments.

This is the format that the census information was given in. It is simpler to use. A separate category for 3 to 4 unit apartments is needed, since they are more similar to town houses in density, than apartments.

4. A new table converting people/unit to units/acre has been added.

It is easier to understand density in units per acre.

5. The city's utility systems are adequately sized to handle the proposed increase in units.

#### Advantages

1. The city will be more competitive with other suburbs in attracting residential developers, particularly town house developments.

2. The new format is easier to use and understand.

#### Disadvantages

1. There would be less open space, particularly for town house projects.
2. If the birthrate significantly increases, the population in neighborhoods constructed under the proposed density table may exceed the maximum planned population designation in the land use plan. Although, this will average out city-wide.

#### Recommendation

Approval of the enclosed resolution on page 13 updating the density conversion table to reflect the 1980 Census.

jc

#### Attachments

1. Existing Density Conversion Table
2. Proposed Density Conversion Table
3. Existing Site Plan--Lake Ridge Park
4. Possible Site Plan--Lake Ridge Park
5. Twenty City Survey
6. Adjacent City Survey
7. Resolution

EXISTING  
DENSITY CONVERSION TABLE

Single dwellings:	4.1 persons/unit
Double dwellings:	4.1 persons/unit
Mobile homes:	2.5 persons/unit
Apartments:	
Efficiency:	1.1 person/unit
1 bedroom:	1.4 person/unit
2 bedroom:	2.5 persons/unit
3 bedroom:	3.3 persons/unit
4 bedroom:	4 persons/unit
Apartments for the Elderly:	
1 bedroom:	1.1 person/unit
2 bedroom:	2.0 persons/unit
Townhouses:	
1 bedroom:	1.9 persons/unit
2 bedroom:	3.3 persons/unit
3 bedroom:	4 persons/unit
4 bedroom:	4.2 persons/unit

The above figures are not intended to reflect the actual people per unit of any specific project. They are an estimated maximum average density for the City, based on the 1970 Census and supplemented with studies done by the City of actual conditions in Maplewood at that time. The City intends to review these figures every five years, as Census data becomes available, and make such adjustments as may be considered necessary.

PROPOSED AMENDMENT TO PAGE A-2 OF THE PLAN

(Numbers in parentheses are based on the existing densities. They are included for comparison purposes only and would be omitted on the amended page.)

DENSITY CONVERSION TABLE

<u>Type of Dwelling</u>	<u>People/Unit</u>	
Single Dwellings	3.4	(4.1)
Double Dwellings	2.7	(4.1)
Town Houses	2.7	(3.7) <sup>a</sup>
Mobile Homes	2.5	(2.5)
Apartments (3-4 units/building)	2.7	(2.9) <sup>b</sup>
Apartments (5+ units/building)	1.9	(2.0) <sup>c</sup>
Apartments (elderly)	1.1	(1.1)

TABLE CONVERTING PEOPLE/UNIT TO UNITS/ACRE

<u>Type of Dwelling</u>	<u>Maximum Allowed Density in Units/Acre</u>					
	<u>RL</u>		<u>RM</u>		<u>RH</u>	
Single Dwelling <sup>1</sup>	4.2	(3.4)	6.6	(5.4)	--	--
Double Dwellings <sup>2</sup>	5.2	(3.4)	8.1	(5.4)	12.5	(8.3)
Town Homes	5.2	(3.8) <sup>a</sup>	8.1	(6.0) <sup>a</sup>	12.5	(9.3) <sup>a</sup>
Mobile Homes	--	--	8.8	(8.8)	--	2
Apartments (3-4 U/bldg)	5.2	(4.8) <sup>b</sup>	8.1	(7.6) <sup>b</sup>	12.5	(11.7) <sup>b</sup>
Apartments (5+ U/bldg)	7.4	(7.0) <sup>c</sup>	1.6	(11.0) <sup>c</sup>	17.9	(17.0) <sup>c</sup>
Apartments (elderly)	12.7	(12.7)	20.0	(20.0)	30.9	(30.9)

Notes

<sup>1</sup>The maximum allowed density shall be determined by the minimum lot areas in the zoning code. If minimum area lots for each unit are not platted, the maximum number of units shall be determined by dividing the net project area by the minimum required lot area.

<sup>2</sup>The maximum allowed density shall be determined by State required minimum lot areas.

The above numbers are based on the 1980 Census, except for mobile homes. Each of the three maximum population densities from the land use plan was divided by the combined people per unit for each type of dwelling reported in the census. Mobile homes are at the

1970 Census figure to keep future mobile home parks consistent with the character of the most recently developed parks. The city intends to review all density figures after each Federal Census and make adjustments as needed.

---

(The following to be deleted when adopted)

<sup>a</sup>Assumes an equal mix of 2 and 3 bedroom units (source: Fred Haas, Marv Anderson Construction).

<sup>b</sup>Assumes an equal mix of 2 and 3 bedroom units.

<sup>c</sup>Based on a bedroom mix of 1.9% efficiencies, 43.4% one-bedrooms, 52.1% two-bedrooms and 2.6% three-bedrooms (source: Maplewood survey of apartment units).

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Thomas Ekstrand--Associate Planner  
SUBJECT: Code Amendment--Parking  
DATE: March 5, 1986

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

SUMMARY

Request

1. Amendment of the parking requirements to permit nine-foot wide parking stalls, rather than ten foot, for 90 degree parking.
2. Amendment of the parking requirements to require hard-surfaced parking lots and striping.

Reason for the Request

1. The city council, at the joint council/planning commission meeting of January 29, 1986, directed staff to draft a code amendment to allow nine-foot wide parking stalls.
2. The recent amendment of the parking code did not address hard surfaces or striping on parking lots.

Comments

Nine-foot wide parking spaces are the most accepted standard today, based on the survey on page 4. Although there is a greater potential for dents in car doors with nine-foot stalls, they are still relatively safe.

The city requires hard-surfaced parking lots and striping through the site plan review process. This policy should be put into ordinance to make it more enforceable. Hard-surfaced parking lots are cleaner, more aesthetic, facilitate drainage better, are dust free and are less of a maintenance problem since they hold up longer than the alternative--dirt or gravel.

Staff considered whether future city park parking lots should be exempt from the paving and striping requirement, and surveyed 21 area cities. (See page 5.) Some of Maplewood's parks are not used during the winter, which may lessen the need for paving. The majority (81%) of the cities survey, however, require paving, so hard surfacing of the park parking lots would not be out of character with these neighboring communities. Requiring paving and striping of future city park parking lots would avoid complaints from the private sector that the city uses a double standard.

Recommendation

Approval of the attached code amendment requiring minimum parking stall widths of nine feet and requiring parking lots to have hard surfaces and striping.

## BACKGROUND

### Past Action

8-26-85:

Council amended the parking requirements to make one concise parking ordinance. Part of this revision dealt with parking stall dimensions which required that all 90-degree parking spaces be at least ten-feet wide. Parking stalls for owner-occupied multiple dwellings and diagonal spaces, however, may be only nine feet wide.

### Sample of Car Dimension

<u>Make</u>	<u>Dimensions (Width/Length in Feet)</u>
VW Bug	5 x 13.5
Mercury Linx	5.5 x 14
VW Rabbit pickup	5 x 14.5
Dodge Aries	5.5 x 14.5
Oldsmobile Omega	5.5 x 14.5
Ford F 100 (full-size pickup)	6.5 x 16.5
Ford van	6.5 x 17
Chevrolet Caprice	6.5 x 17.5
Ford Torino	6.5 x 17.5
Chevrolet Kingswood Estate Wagon	6.5 x 18.5

### Survey (Parking Space Dimension)

The most often required parking stall dimension is 9 by 20 feet.

### Survey (Paving of City Park Parking Lots)

Of the 21 cities surveyed, seventeen required paving, one did not (as well as Maplewood) and three encouraged it but had no specific requirement.

### Procedure

1. Recommendation by the community design review board.
2. First reading by the city council.
3. Second reading by the city council.

jc

### Attachments

1. Ordinance amendment
2. Parking space dimension survey
3. Paving of park parking lots survey

ORDINANCE NO

AN ORDINANCE AMENDING MINIMUM PARKING REQUIREMENTS

THE MAPLEWOOD CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 36-22 (b) is amended and Section 36-22 (f) is added as follows (all additions are underlined and deletions are crossed out):

Section 36-22. Off-Street Parking.

(b) Ninety-degree parking spaces shall be at least nine ~~ten~~ feet wide and twenty feet long, except for owner-occupied multiple dwellings. All other spaces, including ninety degree stalls for owner-occupied multiple dwellings, shall be not less than nine feet wide and nineteen feet in length (measured parallel with the striping lines), exclusive of access aisles. If a parking space abuts a curb, sidewalk or landscaped area, the required length of the space may be reduced by one foot.

(f) All parking lots and associated driveways shall have a hard surface of bituminous or concrete. All parking spaces shall be striped.

Section 2. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood  
City Council this      day  
of                      , 1986.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Ayes--  
Nays--

PARKING SPACE DIMENSION SURVEY

8-30-83

City	Parking Stall Dimensions	Stall Dimensions when abutting curb, sidewalk or landscaped area	Aisle Width
Coon Rapids	9 x 18	9 x 16	24
Eagan	10 x 20	10 x 18	24
Brooklyn Center	8'8"x 19.5	8' 8"x 18	24
Vadnais Heights	9 x 18	9 x 16	24
St. Paul	9 x 18	9 x 16	20
Burnsville	(8 x 16 compact)		
Plymouth	9 x 18	no change	24
Fridley	9 x 18.5	"	26
Blaine	10 x 20	"	25
Crystal	9 x 20	"	24
New Brighton	9.5 x 20	"	24
New Hope	9 x 20	"	22
Golden Valley	10 x 20	"	24
	9 x 20	"	No specified requirement
White Bear Lake	8.5 x 20	"	24
Apple Valley	10 x 20	"	24
South St. Paul	9 x 20	"	20
Roseville	9 x 18	"	24
Columbia Heights	9 x 20	"	22
Cottage Grove	9 x 20	"	No specified requirement
Shoreview	9 x 20	"	24
No. St. Paul	9 x 20	"	No specified requirement
Oakdale	9 x 20	"	"
Woodbury	9 x 20	"	24
Newport	10 x 20	"	No specified requirement

SURVEY

PAVING OF CITY PARK PARKING LOTS

2-27-86

<u>City</u>	<u>Requires Paving</u>	<u>Paving Not Required</u>	<u>Paving Encouraged but Not Required</u>
Maplewood		x	
Roseville	x		
Plymouth	x		
Brooklyn Center	x		
Fridley	x		
Crystal	x		
New Brighton	x		
Apple Valley	x		
St. Paul	x		
Vadnais Heights	x		
Little Canada	x		
Woodbury	x	(Paving may not take place initially, but would be added later.)	
West St. Paul	x		
Cottage Grove	x		
Columbia Heights	x	(Parking lots with over six spaces must be paved.)	
Maple Grove	x		
White Bear Lake	x		
New Hope	x		
North St. Paul		x	
Newport			x
Oakdale			x
Shoreview			x

"Paving" in this survey refers to asphalt or concrete surfacing.

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: HRA Commissioner Reappointment  
DATE: March 12, 1986

Request

Reappoint Commissioner Fischer to the Housing and Redevelopment Authority.

Background

Commissioner Fischer has requested reappointment to the HRA. She has served on the HRA since its inception in 1975. HRA commissioners are appointed for five-year terms.

Recommendation

Reappoint Lorraine Fischer as a commissioner of the HRA for a five-year term, expiring March, 1991.

jw