



CITY OF SOUTH ST. PAUL MEETING AGENDA

PLANNING COMMISSION

Council Chambers
125 3rd Avenue North
South St. Paul, MN 55075

Wednesday, August 6, 2025
7:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. MINUTES:**
 - A. 07.02.2025 Minutes
- 4. NEW BUSINESS:**
- 5. PUBLIC HEARINGS:**
 - A. Conditional Use Permit for On-Sale Liquor for Don Carlo's Taqueria
 - B. Conditional Use Permit for Automotive Repair at 157 Bridgepoint Drive
 - C. Development Application for Holiday Station Store at 677 Concord Street South
- 6. OTHER BUSINESS:**
- 7. STAFF UPDATES:**
- 8. ADJOURNMENT**

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
WEDNESDAY JULY 2, 2025**

MEETING CALLED TO ORDER BY ACTING CHAIR MILLER AT 7:00 P.M.

1) ROLL CALL

Present: Geoff Fournier
Tracy Haye
Andrew Hoffman
Brienne Miller
James Hart
Michael Healy, Planning Manager

Absent: Tyler Fehrman
Tim Felton

2) APPROVAL OF AGENDA –Motion to approve the agenda as presented– Hoffman/Fournier (5-0).

3) APPROVAL OF MINUTES –June 4,2025 –Motion to approve as presented– Hart/Hoffman (5-0).

4) NEW BUSINESS

None.

5) PUBLIC HEARINGS

A. Conditional Use Permit for a Detached Garage at 1571 Stickney Avenue

Mr. Healy presented the staff report. The Applicant has applied for a Conditional Use Permit to construct a 1,000 sq. ft. detached garage at 1571 Stickney Avenue on a property that has an attached garage. The Applicants have stated that they would like to construct a large, detached garage to address their storage needs. The subject property has previously been subject to code enforcement due to exterior storage on the lot. The garage complies with the requirements for a detached garage and the code criteria for when to grant a conditional use permit. Staff recommend approval of the conditional use permit subject to the conditions listed in the staff report.

Chair Miller asked Mr. Healy to explain the exterior storage violations at the subject property. Mr. Healy stated that City Code Section 118-240 regulates exterior storage. Exterior storage is not allowed in residential districts with a few exceptions. The City has received multiple complaints related to boats, building materials, and unlicensed vehicles being stored outside at the subject property.

Commissioner Hart asked Staff if the next set of compliance dates had been set for addressing the exterior storage at the subject property. Mr. Healy explained that there is an interdepartmental group that meets bimonthly to review large code enforcement cases. This interdepartmental group decides compliance deadlines based on the site conditions, whether there are any hazards present, and the amount of time that seems reasonable to address the code violation. The group would be meeting in the next two weeks to determine the next compliance deadline.

Commissioner Hart asked if any code citations would occur if progress was not being made during the period where the garage was being constructed. Mr. Healy explained that a new enforcement deadline would need to be selected and if action was not being taken in good faith, the City would have options to encourage compliance.

Commissioner Fournier asked if the gravel driveway at the subject property would create erosion issues. Mr. Healy explained the City Engineer did not have concerns about the gravel driveway causing erosion. The City Attorney is advising that it likely is not a reasonable condition to require the gravel driveway to be paved as a condition of approval for the project. The driveway is lawful nonconforming.

Commissioner Haye asked if the construction of the detached garage was a “band-aid fix” for the code enforcement issues at the site. Mr. Healy explained the code enforcement complaints at the site were all related to exterior storage. Commissioner Haye asked if a condition of the garage’s approval could be to require more frequent inspections of the property. Mr. Healy explained that this type of condition would not be a reasonable condition of approval.

Commissioner Hart asked about the public comment that had been received prior to the meeting and whether the conditions recommended by the commenter would be official conditions of approval for the project. Mr. Healy explained that he had received a number of phone calls and emails prior to the meeting. Staff reviewed the conditions of approval that the emailer had recommended for the project with the City Attorney who advised that most of the recommended conditions are unreasonable for this type of request and would not be lawful. One of the conditions that the commenter had proposed was one that staff already had as a condition of approval which was that the Applicant must utilize exterior building materials for the garage that comply with the City Code.

Acting Chair Miller called the Applicant to come forward. David Myers was present to answer questions.

Commissioner Hoffman asked the Applicant about the status of the unlicensed vehicles. Mr. Myers stated that the vehicles had been removed.

Commissioner Fournier asked about the estimated timeline for the construction of the garage. Mr. Myers stated he was working as quickly as possible to construct the garage.

Commissioner Hart asked the Applicant if he was comfortable with the conditions of approval that were recommended for the project. Mr. Myers stated that he was.

Commissioner Hoffman asked if the Applicant would be hiring a contractor or doing the work himself. Mr. Myer stated that he was a contractor by trade.

Acting Chair Miller opened the public hearing.

John Larson, 1621 Evans Avenue, came forward to air grievances about exterior storage on the subject property. He shared that the property is “a horrible place to look at.” He stated that a lot of the items that are being stored outside are junk. He questioned whether building a new garage would help address issues with junk and garbage. He conceded that his comments are all code enforcement comments and are largely unrelated to the conditional use permit for a garage.

Dan Niederkorn, 421 Outlook Avenue, expressed his disappointment regarding the state of the subject property and chided the Applicant for not taking pride in his property's appearance. He stated that he does not agree with the City Planner and the City Attorney that code enforcement and the conditional use permit for a garage legally

need to be kept separate. He wants a condition in the conditional use permit stating that the property cannot have exterior storage. He also questioned whether the Applicant should be allowed to keep their gravel driveway and suggested that other properties in town, including his own, have been required to have a hard-surfaced driveway.

Acting Chair Miller asked if any other correspondence had been shared prior to the meeting. Mr. Healy shared the email received from Kristie Ahern who resides at 2031 Wilson Avenue that requested certain conditions be placed on the approval.

Acting Chair Miller closed the public hearing.

Motion to recommend approval of a conditional use permit for a detached garage at 1571 Stickney Avenue-Hart/Fournier (5-0).

B. Wakota Business Park Development Application

The Applicant is the Danner Family limited partnership. They are requesting a preliminary plat, a site plan review for building #1 of the proposed Wakota Business Park, and a variance from the Shorelands district rule that limits impervious surface coverage to 30%. Staff recommend approval of the development subject to the conditions.

Commissioner Hoffman asked staff to elaborate on the park dedication fees that the Applicant would be required to pay. Mr. Healy explained that there are state statutes that allow cities to acquire land for the creation of a future park at time of development. If a City does not want or need parkland, they can accept a fee in lieu of land dedication. The maximum park dedication fee the City can charge is \$5,000/acre for commercial and industrial businesses. Commissioner Hoffman asked what the funds can be used for. Mr. Healy explained that per State Statute, park dedication fees cannot be used for maintenance but can be used to build new amenities.

Commissioner Haye asked if the parcel on the east side of the site that is owned by the City would be accessible. Mr. Healy explained that the parcel is adjacent to the Mississippi River Trail and can only be accessed via the trail. Commissioner Haye asked if this would be an issue in the future. Mr. Healy explained the site would likely be used for the stormwater ponds for the Wakota Business Park to ensure compliance with Mississippi River Corridor Critical Area requirements.

Acting Chair Miller called up the Applicant. Bryan Chirhart of the Danner Family Limited Partnership and Matt Sorenson of Kimley Horn were present to answer questions.

Commissioner Hoffman asked the representatives if they had any concerns with the conditions of approval for the project. Mr. Chirhart stated they did not.

Chair Miller opened the public hearing.

No one was present the comment on the application and no correspondence was received prior to the meeting.

Chair Miller closed the public hearing.

The Commissioners shared their general support for the project.

Planning Commission Minutes

July 2, 2025

Page 4 of 4

Motion to recommend approval of a preliminary plat, site plan and variance for the Wakota Business Park as well as the naming of Marley Danner Drive - Hoffman/Fournier (5-0)

6) OTHER BUSINESS

None.

7) STAFF UPDATES

None.

8) ADJOURNMENT

Motion to adjourn- Hart/Fournier (5-0)



PLANNING COMMISSION AGENDA REPORT

DATE:

August 6, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Michael Healy

AGENDA ITEM NUMBER:

5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Conditional Use Permit for On-Sale Liquor for Don Carlo's Taqueria

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of a conditional use permit for on-sale liquor at Don Carlo's Taqueria.

OVERVIEW

Application

The Applicant, Don Carlo's Taqueria, is a new restaurant that will soon be opening at 514-516 Concord Exchange South. The restaurant will be located in a commercial suite within the same building as the recently opened Asian Mart grocery store. The Applicant is seeking a conditional use permit for on-sale liquor which would allow them to qualify for a liquor license.

Review Timeline

Application Submittal: July 7, 2025

Planning Commission: August 6, 2025

Tentative City Council Meeting: August 18, 2025

60-Day Review Deadline: September 5, 2025

Background

The Asian Mart multi-tenant retail building was constructed in 2024 with two vacant "shell" spaces that could host future tenants, which were given the addresses 514 and 516 Concord Exchange South. The development project was a partnership between Asian Mart's proprietor, Watson Fong, and the City's Economic Development Authority (EDA) which sold him the land and assisted with financing. The tenant spaces were unfinished when the building was constructed. The Applicant, Don Carlo's Taqueria, has leased both of the vacant tenant spaces and has combined them to create a single 3,140 square-foot restaurant space. The Applicant obtained a building permit to finish the restaurant space in April and construction is underway.

Details of Proposed Business Model

The restaurant will be owned by South St. Paul resident Carlos Cortez and operated by his family. Per the Applicant, the current plans for the business are as follows:

- The restaurant will offer both dine-in and take-out service. The maximum capacity of the restaurant space is 77 customers.
- They are looking to obtain a full liquor license to offer beer, wine, and spirits.
- They anticipate initially employing 3-5 individuals.
- They will serve breakfast, lunch and dinner. They anticipate being open until 2 AM on Fridays and Saturdays, but they are only planning to serve alcohol until 1 AM.

Zoning and Comprehensive Plan Guidance

The subject property is zoned “CGMU-2-Concord Gateway Mixed Use Subdistrict 2” and guided “mixed-use” in the 2040 Comprehensive Plan. In the CGMU zoning district:

- “Cafés, cafeterias, and restaurants” are a permitted use and do not need special zoning approvals.
- On-sale liquor requires a conditional use permit. *Any business that wants to sell wine, beer, or liquor for consumption on-site must get a conditional use permit before they are eligible for a liquor license. The City can attach reasonable “case by case” conditions to the conditional use permit.*

Relevant City Code

The following code sections are relevant to this review:

- Section 118-125 of the City Code governs the Concord Gateway Mixed Use zoning district
- Section 118-40 of the City Code governs Conditional Use Permits.
- Sections 118-351 through 118-355 govern off-street parking and loading.

Licensing For This Type of Business

The conditional use permit is just one tool that the City uses to regulate this type of business. The Applicant will also need to obtain a liquor license and keep it in good standing to sell alcohol. The liquor license is issued by the City Council and can be revoked for license violations.

State Statute lays out base requirements for liquor licenses. State Statute allows bars and restaurants to sell alcohol until 1 AM with a standard liquor license. Bars and restaurants can sell alcohol until 2 AM with a special permit. The City Code is allowed to be stricter than State Statute but cannot be less strict. The City Code does restrict hours of operation for bars and restaurants in some parts of the community, but businesses that are within 750 feet of Concord Street are not subject to those restrictions. The subject property is located in what has historically been the community's entertainment district where late-night activities have always been welcome.

If the Applicant wants to serve alcohol and provide music and other types of entertainment, they will also need to secure an entertainment license. This type of license is issued by the City Council and can be revoked for license violations.

Site and Building Plan Review

The Applicant is not currently proposing to make any changes to the exterior of the building or the overall site. They may add a privacy fence at some point in the future to provide screening between the restaurant and the adjacent car dealership.

Parking

The Asian Mart multi-tenant building had its site plan and parking plan approved by the Planning Commission and City Council in 2022. The Applicant's proposal for the use of the tenant space falls within what is allowed under the approved site plan and parking plan and the CGMU district's zoning rules. The Asian Mart multi-tenant building has 14 dedicated off-street parking stalls. Additionally, there is abundant on-street parking on both sides of Concord Exchange in this area and the City Council recently had Concord Exchange rebuilt with extra-wide 9-foot parking lanes and fully paved boulevards to make it even easier for customers to park on the street. The CGMU zoning district was established in 2003 to help Concord Exchange develop as a walkable pedestrian-oriented mixed-use district. The zoning rules were designed to

encourage businesses to utilize on-street parking whenever possible instead of building large surface parking lots. This allows for an improved pedestrian experience and makes it possible to fit buildings on the corridor's small and challenging parcels, which are hemmed in by a bluff on the west side.

Surrounding Land Uses

Direction	Existing Use	Existing Zoning	Comp Plan Guidance
<i>West (up the bluff)</i>	Camber Hill Townhomes	R-4 Multifamily Residential	High Density Residential
<i>North</i>	Stockyards Tavern and Chophouse	Concord Gateway Mixed Use Subdistrict 2 (CGMU-2)	Grand Exchange Mixed-Use
<i>East (across Concord Street)</i>	Allstate Peterbuilt Truck Dealership	GB General Business	Commercial
<i>South</i>	Protouch Painting Inc.	Concord Gateway Mixed Use Subdistrict 2 (CGMU-2)	Grand Exchange Mixed-Use

CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permits should be reviewed through the lens of the criteria outlined in the City Code:

- (1) That the conditional use, with such conditions as the commission shall determine and attach, conforms to the general purpose and intent of this chapter.
- (2) If the application is based on the conditional use provision in this chapter that the issuance conforms to the general characteristics of the district of which it will become a part.
- (3) That the conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district or districts affected.
- (4) That adequate utilities, access roads, streets, drainage, and other necessary facilities have been or will be provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.
- (6) *In Business districts.* Certain uses are considered, as a rule, unsuitable in commercial areas because of inherent characteristics (e.g., traffic hazards, noise, light glare), proximity to residential areas, the fact that they tend not to serve nearby residential areas, or may adversely affect nearby permitted business uses.

DISCUSSION

Conditional Use Permit review is case-by-case and the City can attach reasonable conditions to the approval. A conditional use permit can be revoked by the City Council if the conditions are not adhered to. Conditional Use Permits run with the land and are inherited by the new owner if the property changes hands.

The proposed use is located in the City’s mixed-use district along Concord Exchange and the City wants to see entertainment options added to this street. It is exciting to see this corridor take on new energy as new buildings are constructed and property owners make investments in improving existing buildings. Staff would recommend placing the same conditions on the CUP that have recently been placed on other similar businesses related to licensing and compliance with the noise ordinance and other nuisance ordinances.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit with the following conditions:

1. **Approved Plans.** The conditions of this approval are based on the following plans:

- | | |
|--|-------------------------|
| a. Application (Carlos Cortez) | Submitted 7/6/25 |
| b. Narrative (Carlos Cortez) | Undated |
| c. Building Plans for Don Carlo’s Taqueria (H Architects) | 12/26/24 |

2. **Compliance with Building Code and Fire Code Requirements.** The Applicant shall comply with any applicable requirements in the State Building Code and State Fire Code for this type of use.

3. **Liquor License Required.** The Applicant must obtain a liquor license prior to beginning alcohol sales. The Applicant must keep their liquor license in good standing and comply with any requirements attached to the license.

4. **Hours that Alcohol Can Be Served.** The Applicant shall adhere to any restrictions that are placed on their liquor license regarding the hours that alcohol can be served, pursuant to City Code and State Statute.

5. **Compliance with Entertainment Licensing Requirements.** The Applicant shall obtain an entertainment license prior to providing any entertainment that requires a license.

6. **Compliance with Noise and Nuisance Ordinances.** Excessive violations of the noise ordinance may result in the revocation of the conditional use permit. The City Council, at their sole discretion, shall determine what constitutes excessive violations. In addition to complying with the noise ordinance, the Applicant must not in any way be a public nuisance.

7. **Scope of Conditional Use Permit.** This conditional use permit for on-sale liquor shall only apply to the specific suites within the multitenant building where “Don Carlo’s Taqueria” is located, the suites that are addressed 514 and 516 Concord Exchange South which have been combined into one tenant space.

8. **Termination of the Conditional Use Permit.** The Conditional Use Permit will terminate if improvements have not substantially begun within one year from the date of approval.

The violation of any condition of approval in the conditional use permit may terminate the conditional use permit, following a hearing by the City Council.

Action Requested

The Planning Commission has the following actions available on the proposed application:

1. Approval. If the Planning Commission wishes to recommend approval of the conditional use permit, the following action should be taken:
 - Motion to recommend approval of a conditional use permit for on-sale liquor at Don Carlo's Taqueria.
2. Denial. If the Planning Commission wishes to recommend denial of the conditional use permit, the following action should be taken:
 - Motion to recommend denial of a conditional use permit amendment for on-sale liquor at Don Carlo's Taqueria.

If the Planning Commission wants to recommend denial, it will require a finding that the CUP request is not consistent with one of more parts of the CUP criteria.

SOURCE OF FUNDS

NA

ATTACHMENTS

1. Site Location Map
2. Photographs of Subject Property
3. Applicant's Narrative
4. Approved Site Plan for Asian Mart Building
5. Floor Plan

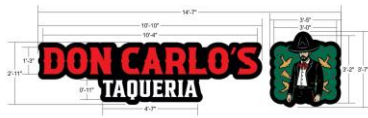
ATTACHMENT 1
SITE LOCATION MAP



ATTACHMENT 2

PHOTOGRAPHS OF SUBJECT PROPERTY





ATTACHMENT 3 APPLICANT'S NARRATIVE

Subject: Request for Conditional Use Permit – Don Carlo's Taqueria

Dear City of South Saint Paul,

I hope this message finds you well. My name is Carlos Cortes, and I am reaching out to formally request a Conditional Use Permit for **Don Carlo's Taqueria**, a new Spanish restaurant we plan to open at a location off **Concord Street in South Saint Paul, MN**.

Don Carlo's Taqueria will be a welcoming space for both dine-in and take-out service, offering a variety of authentic Spanish foods and beverages at affordable prices. Our goal is to serve the South Saint Paul community and surrounding Metro Area neighbors with a memorable and enjoyable dining experience.

Key details about our establishment:

- **We will employ between 3 to 5 staff members**
- **Open daily for breakfast, lunch, and dinner**
- **Extended hours until 2:00 AM on Fridays and Saturdays to accommodate late-night dining**
- **Comfortable indoor seating as well as convenient take-out options**
- **We are also seeking a full liquor license for Don Carlo's Taqueria.**

We are committed to being a positive addition to the community and believe Don Carlo's Taqueria will enhance the local dining scene while creating a welcoming environment for all. We value our future customers and look forward to contributing to the neighborhood's vibrancy. We are looking to only serve alcohol till 1am and our bartenders will have experience prior or licensed from Minnesota School of Bar tending.

Thank you for considering our request. I would appreciate the opportunity to speak further and provide any additional information needed in support of this permit.

Warm regards,

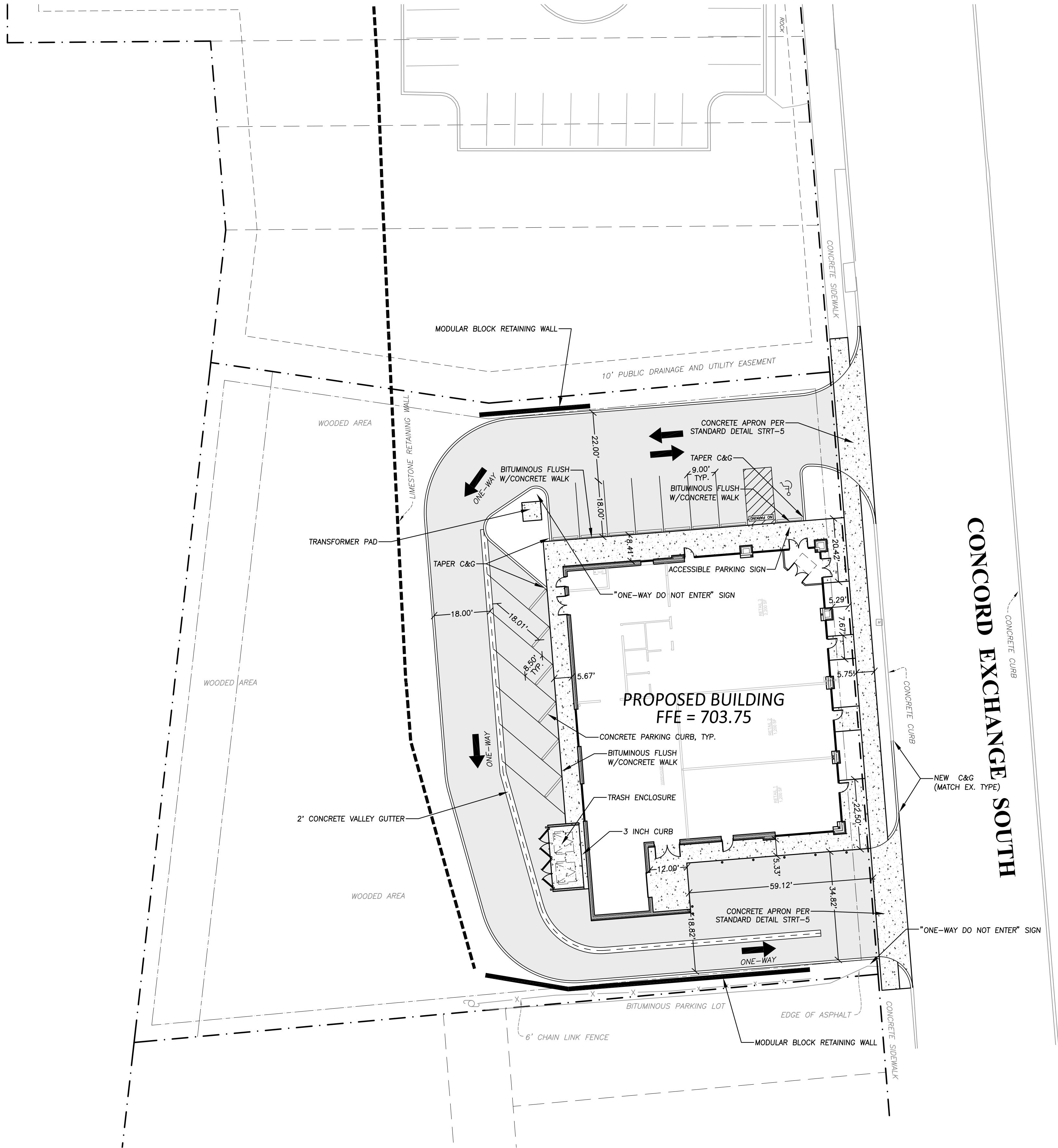
Carlos Cortes

651-815-5683

ariza-1981@hotmail.com

Owner, Don Carlo's Taqueria

CAMBER AVENUE



ATTACHMENT 4
APPROVED SITE PLAN FOR
ASIAN MART BUILDING

SITE SUMMARY

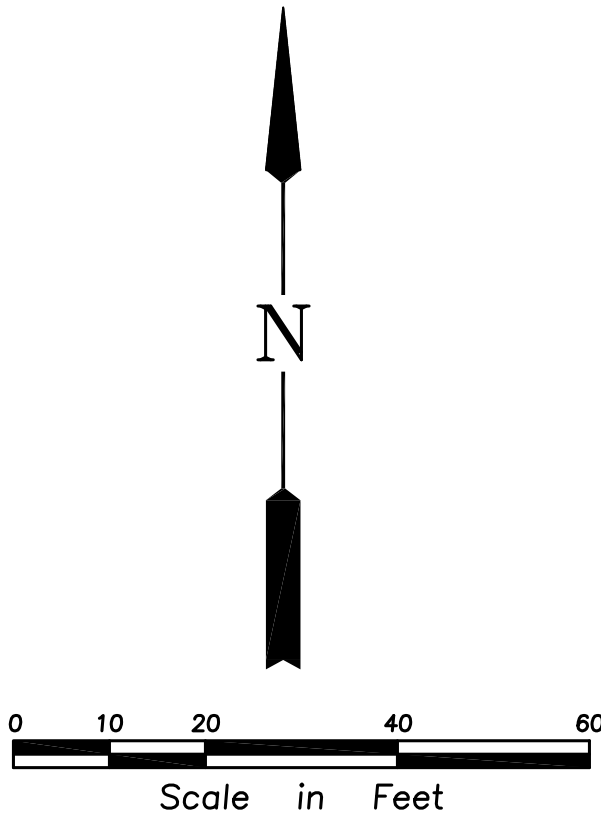
SITE AREA = 1.00 ACRES
DISTURBED AREA = 0.61 ACRES
EXISTING IMPERVIOUS AREA = 0.61 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 0.52 ACRES (52%)

SITE NOTES

- ① - All dimensions between curbing and to radius points are to face of curb.
- ② - All dimensions abutting curbs are to back of curb.
- ③ - All curb and gutter on private property shall be type B-612 unless otherwise noted.
- ④ - Construct drives/entrances according to City of South St. Paul Std. Plates.
- ⑤ - All parking stall striping width is 9.00' unless otherwise noted.

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS



SITE DIMENSION PLAN
ASIAN MART
CITY OF SOUTH ST. PAUL

SHEET NUMBER
C2

I hereby certify that this plan was prepared by
me or under my direct supervision and that I am
a duly Licensed Professional Engineer under
the laws of the State of Minnesota.
PRELIMINARY
Name _____ Date _____
Reg. No. _____

Issued	11-7-22
CITY SUBMITTAL SET	11-28-22
ADDRESS CITY COMMENTS	

REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
St. Paul, MN 55112
Telephone 651-452-5051
www.rehder.com
PROJECT NO.: 221-1878-026 DRAWING FILE: 1878026.DWG

DRAFTING SYMBOLS	
SYMBOL	DESCRIPTION
	NORTH
	NORTH ARROW
	MANAGERS OFFICE
	ROOM NAME
	ROOM NUMBER
	SECTION REFERENCE
	ELEVATION REFERENCE
	DETAIL REFERENCE BUBBLE
	ELEVATION REFERENCE
	EXIST. ELEVATION REFERENCE
	PARTITION TYPE REFERENCE
	KEYNOTE REFERENCE
	WINDOW TYPE REFERENCE
	REVISION REFERENCE

CODE ANALYSIS:

APPLICABLE CODE:

2020 MSBC
2020 MN ACCESSIBILITY CODE
2020 MN PLUMBING CODE
2024 MN ENERGY CODE
2020 MN MECHANICAL AND FUEL GAS CODE
2020 MN FIRE CODE
2023 MN ELECTRICAL CODE

THE "Don Carlo Taqueria" IS LOCATED AT AN EXISTING ONE STORY COMMERCIAL BUILDING AT 464 CONCORD ST. S. SOUTH ST. PAUL, MN 55075. THE STRUCTURE OF THE BUILDING IS STEEL DECKING AND STEEL FRAMING.

THIS IS AN INTERIOR REMODELING PROJECT INCLUDING MECHANICAL, PLUMBING, ELECTRICAL AND CARPENTRY WORK.

OCCUPANCY TYPE: A-2
ADJACENT OCCUPANCIES: NA

THE CONSTRUCTION TYPE IS TYPE II-B

TOTAL SQ FOOTAGE OF RESTAURANT (A-2): 3,140 SF

OCCUPANT LOAD PER TABLE 1004.1.2
DINING CAPACITY = 1,080 SF/15 = 72 Occ.
KITCHEN AND SERVICE AREA = 950 SF/200 = 5 Occ.

TOTAL OCCUPANT LOAD = 77 Occ.

NUMBER OF EXITS: 2 PROVIDED 2 REQUIRED

SPRINKLER SYSTEM: EXISTING, MODIFIED AS NEEDED.

RESTROOM FIXTURES PER TABLE 2902.1

WATER CLOSET/URINALS: 2 PROVIDED 2 REQUIRED
LAVATORIES: 2 PROVIDED 2 REQUIRED

1 SERVICE SINK REQ'D., 1 SERVICE SINK PROVIDED

DEFERRED SUBMITTALS

1. DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT TIME OF THE APPLICATION FOR THE BUILDING PERMIT. DEFERRED SUBMITTALS ARE ALLOWED IN MSBC 1500.0130 SUBP. 9 B BUT ARE REQUIRED TO BE SUBMITTED WITHIN A SPECIFIED TIME AND WITH THE BUILDING OFFICIAL'S PRIOR APPROVAL. ALL ITEMS MUST BE SUBMITTED TO ARCHITECT PRIOR TO INSTALLATION.

2. ALL ITEMS THAT ARE DEFERRED MUST BE SUBMITTED TO THE CITY THAT THE SUBMITTAL COMPLIES WITH THE DESIGN. THIS IS REQUIRED BEFORE THE CITY REVIEW OF THAT ITEM IS PERFORMED. ALL ITEMS SHALL BE PROPERLY SIGNED AS REQUIRED BY MINNESOTA STATUTES AND RULES.

a. FIRE PROTECTION SPRINKLER
b. RATED ASSEMBLIES / FIRESTOPPING
c. HVAC
d. ELECTRICAL
e. PLUMBING

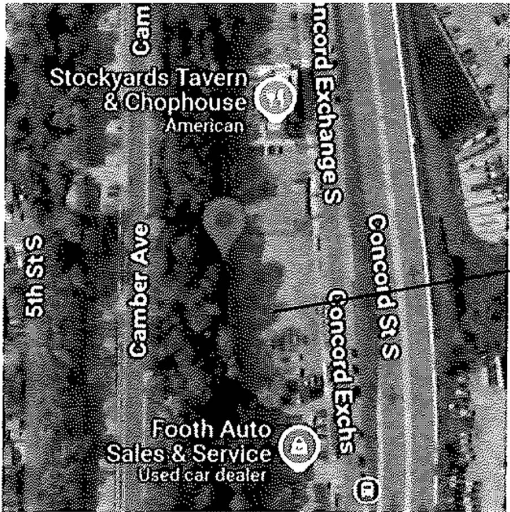
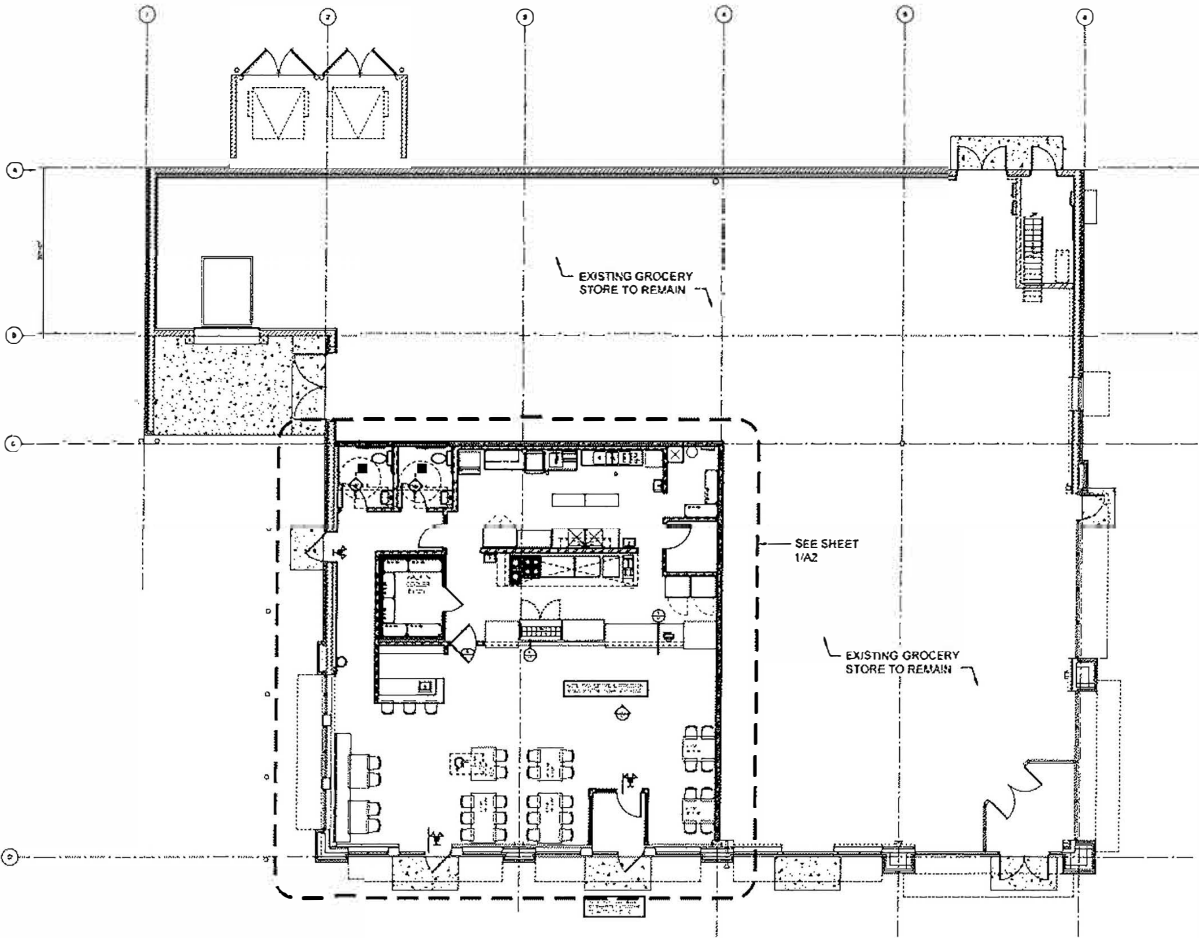
ATTACHMENT 5

FLOOR PLAN

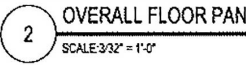
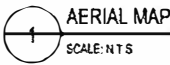
DON CARLO'S TAQUERIA

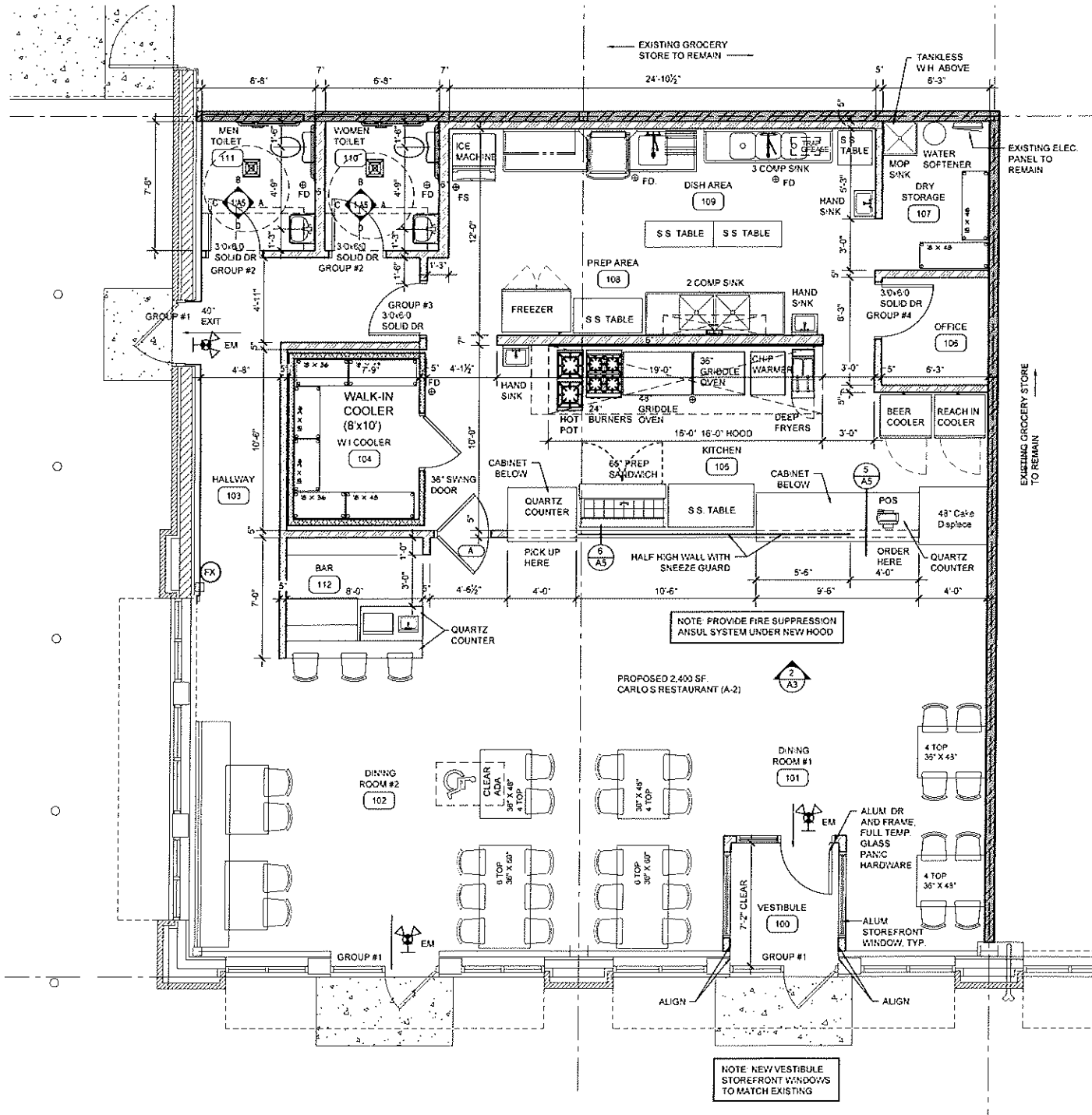
514 and 516 Concord Exchange
South St. Paul, MN 55075

SHEET NO.	ARCHITECTURAL
ARCHITECTURAL	
A1	PROJECT INDEX, CODE ANALYSIS & AERIAL MAP, OVER ALL FLOOR PLAN
A2	FLOOR PLAN, ROOM SCHEDULE, AND NOTES
A3	REFLECTED CEILING PLAN AND NOTES
A4	EQUIPMENT PLAN AND EQUIPMENT LIST
A5	INTERIOR TOILET ELEVATIONS AND DETAILS



SITE LOCATION

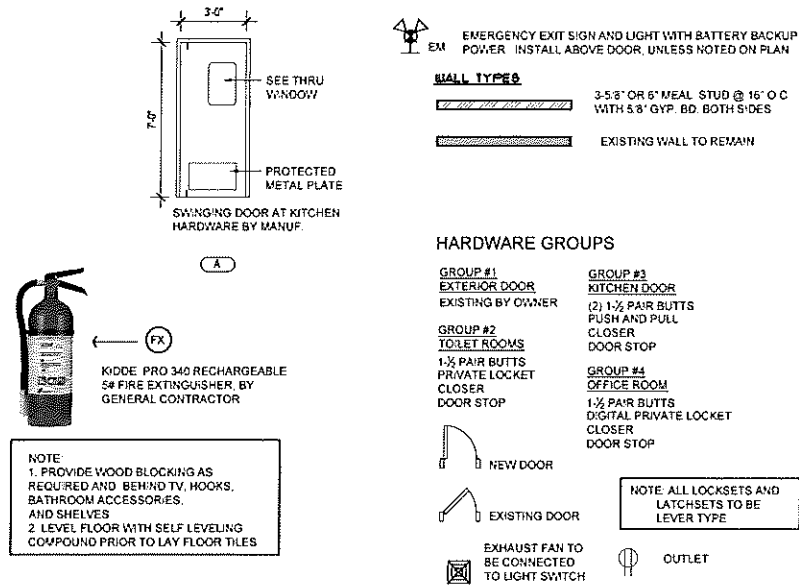




ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR			WALL-N		WALL-E		WALL-S		WALL-W		CEILING			REMARKS	
		MAT	FIN	BASE	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	HGT		
FLOOR PLAN																	
100	VESTIBULE	-	EPXY	EPXY	GYP	PT.	GYP	PT.	GYP	PT.	GYP	PT.	EXP	-	-		
101	DINING ROOM #1	-	EPXY	EPXY	GYP	PT.	GYP	PT.	GYP	PT.	GYP	PT.	EXP	-	-		
102	DINING ROOM #2	-	EPXY	EPXY	GYP	PT.	GYP	PT.	GYP	PT.	GYP	PT.	EXP	-	-		
103	HALLWAY	-	EPXY	EPXY	GYP	PT.	GYP	PT.	GYP	PT.	GYP	PT.	EXP	-	-		
104	WALK-IN-COOLER	-	BY MANUFACTURER														
105	KITCHEN	-	QT.	QT.	GYP	FRP	GYP	FRP	GYP	FRP	GYP	FRP	ACT	-	10'-0"	WASHABLE ACT	
106	OFFICE	-	QT.	QT.	GYP	FRP	GYP	FRP	GYP	FRP	GYP	FRP	ACT	-	10'-0"	WASHABLE ACT	
107	DRY STORAGE	-	QT.	QT.	GYP	FRP	GYP	FRP	GYP	FRP	GYP	FRP	ACT	-	10'-0"	WASHABLE ACT	
108	PRE AREA	-	QT.	QT.	GYP	FRP	GYP	FRP	GYP	FRP	GYP	FRP	ACT	-	10'-0"	WASHABLE ACT	
109	DISH AREA	-	QT.	QT.	GYP	FRP	GYP	FRP	GYP	FRP	GYP	FRP	ACT	-	10'-0"	WASHABLE ACT	
110	WOMEN TOILET	-	CT	CT	GYP	CT	GYP	CT	GYP	CT	GYP	CT	ACT	-	9'-0"		
111	MEN TOILET	-	CT	CT	GYP	CT	GYP	CT	GYP	CT	GYP	CT	ACT	-	9'-0"		
112	BAR	-	EPXY	EPXY	GYP	PT.	GYP	PT.	GYP	PT.	GYP	PT.	EXP	-	-		
ACT	ACOUSTICAL CEILING TILE					PT		PAINTED				EPXY		EPOXY			
CPT	CARPET					VB		VINYL BASE									
GL	TEMP. GLASS					WD		WOOD									
CT	CERAM-C TILE					VCT		VINYL COMPOSITION TILE									
EXP	EXPOSED					QT		QUARRY TILE									

QT: ALL EXISTING QUARRY TILE TO REMAIN



FRP*: FIBER REINFORCED PLASTIC PANEL

Greenguard-certified
Moisture-resistant and mildew-resistant
Chemical-resistant for harsh environments
NSF-certified
Excellent impact and soffit resistance
Meets Class C (ASTM E-84) requirements

Dimensions: 4' x 8' x 0.09"
Shipping Dimensions: 96.0 H x 48.0 W x 0.09 D
Shipping Weight: 25.0 lbs

Brand Name: Pioneer

VERSATILES® 6 X 6 QUARRY FLOOR AND WALL TILE AND ROUND TOP COVE BASE

VERSATILES® IS A 1/2" THICK UNGLAZED CERAMIC QUARRY TILE AVAILABLE IN TWO POPULAR NATURAL THROUGH-THE-BODY EARTH TONE COLORS. UNLIKE GLAZED TILE, THE COLORS WON'T WEAR OFF. VERSATILES® QUARRY TILE IS EXTRUDED AND HARD FIRED FOR LOW ABSORPTION AND ADDED DURABILITY. VERSATILES® TILE COLORS ARE SLIP RESISTING WITH A DYNAMIC COEFFICIENT OF FRICTION OF 0.60 WET AT TIME OF MANUFACTURE. THEY ARE SUITABLE FOR HEAVY TRAFFIC AREAS (INDOORS AND OUT) SUBJECT TO FREQUENT SPILLS AND MOISTURE. VERSATILES® QUARRY TILE IS EXTREMELY DURABLE AND WILL LAST FOR YEARS, EVEN DECADES.

HIGH RESISTANCE TO ABRASION AND IS SUITABLE FOR HEAVY-DUTY RESIDENTIAL AND COMMERCIAL FLOOR INSTALLATIONS, SUCH AS ENTRANCES, PATIOS, COMMERCIAL KITCHENS, HOTELS, AND AREAS WITH HEAVY TRAFFIC USE
SLIP-RESISTANCE COEFFICIENT OF FRICTION RATING THAT MEETS OR EXCEEDS 0.60 WET AT TIME OF MANUFACTURE. IS SLIP-RESISTING FOR INDOOR AND OUTDOOR USE AND IS REQUIRED FOR COMMERCIAL APPLICATIONS TO MEET OR EXCEED ADA GUIDELINES
UNGLAZED TILE WITH THROUGH-THE-BODY COLOR
INDOOR/OUTDOOR USE IN ANY CLIMATE
EXTREMELY DURABLE TILE RESISTS STAINS
PRICE SHOWN IS FOR EACH PIECE

NOTES

- A. PROVIDE GRADE 2 BRAILLE SIGNAGE AT LATCH SIDE, MOUNTED AT 60" AFF
- B. MINIMUM EXIT DOOR 3'-0" x 6'-8" HEIGHT
- C. PROVIDE A SIGN ON THE MAIN EXIT DOOR READ: "THIS DOOR SHALL REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED"
- D. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/2" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/2" THICK AND 12" IN DIAMETER
- E. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR
- F. PROVIDE GRADE 2 BRAILLE SIGNAGE AT THE TOILET ENTRY, LATCH SIDE, MOUNTED ON THE WALL AT 60" ABOVE THE FLOOR
- G. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS



PLANNING COMMISSION AGENDA REPORT

DATE: August 6, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Monika Miller
AGENDA ITEM NUMBER: 5.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Conditional Use Permit for Automotive Repair at 157 Bridgepoint Drive

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of a conditional use permit for automobile repair at 157 Bridgepoint Drive.

OVERVIEW

Application

The Applicant, GDL Auto LLC, is seeking a Conditional Use Permit for an auto repair business at 157 Bridgepoint Drive. The Applicant is applying for this Conditional Use Permit with the consent of the property owner, Simmet Bridgepoint Property LLC (Langer Real Estate Services).

Review Timeline

Application Submittal Date: June 18, 2025
Planning Commission: August 6, 2025
Tentative City Council Meeting: August 18, 2025
60-Day Review Deadline: August 17, 2025
Extended 120- Day Review Deadline: October 16, 2025

Background

The Applicant, GDL Auto LLC, is a small automotive repair business that has been in operation since 2017. The business is owned by Miguel Saldana and currently operates out of Saint Paul. GDL Auto services both imported and domestic vehicles and offers common auto repair services such as diagnostics, alignment, tune-ups, engine repair, brake service, and shock services.

157 Bridgepoint Drive is an approximately 3,380 sq. ft. condo suite located in the Bridgepoint Office Condominiums II complex. This site was developed in 2006 by Langer Real Estate Services. There are two buildings on the property and each building contains a number of

business condo suites that are governed as a Common Interest Community (CIC) which is essentially a homeowner's association for a business park. Each suite owner is the sole owner of their own interior space, while all the exterior spaces (parking lots, landscape areas, etc.) are owned in common.

The Applicant's unit is located in the building nearest to Bridgepoint Drive. Units in this building feature customer entrances that face Bridgepoint Drive. Service doors are located at the rear of each unit, providing secondary access to each unit for loading. A shared parking lot that all businesses get to use without restrictions is located at the front of the building. There is also parking at the rear of the building and each business has a few spots that are designated for their private use. The designated parking area for the Applicant's unit is large enough to fit 3 or 4 vehicles.

Details of the Business's Operations

According to the Applicant's narrative, GDL Auto has two employees that would work at this location. The operating hours for the business would be 10:00 AM to 6:30 PM, Monday through Thursday and 10:00 AM to 2:00 PM on Saturday. The business would not operate on Sundays.

The Applicant has stated that all vehicles serviced at the shop would be licensed and operable. The business anticipates having up to 4 customers at one time.

Auto Repair Already Taking Place in Nearby Business Condo Suites

There are already two other business condo suites in the Applicant's complex that have conditional use permits for automotive repair:

- In 2008, the condo suite with the address 195 Bridgepoint Drive received a conditional use permit for light automobile repair.
- In 2016, the condo suite with the address 193 Bridgepoint Drive received a conditional use permit for automotive repair.

There is also an auto repair business in one of the suites in another nearby business condo development.

Zoning and Comprehensive Plan Guidance

The property is zoned I-1, Light Industrial which is a general light industrial zoning district that is set up to automatically allow uses such as light manufacturing and assembly, warehousing, offices, and similar uses. The property is guided "light industrial" in the 2040 Comprehensive Plan. Automobile repair is listed as a conditional use in the I-1 zoning district, so it is allowed but requires a conditional use permit.

Relevant Zoning Code Chapters

- City Code Section 118-40 regulates Conditional Use Permits
- City Code Section 118-134 regulates the I-1, Light Industrial Zoning District

Conditional Use Permit Criteria

A City may require a conditional use permit for certain types of businesses or structures that require a case-by-case review to prevent negative impacts. The City can attach conditions to each approval to address those potential negative impacts. Conditional Use Permits should be reviewed through the lens of the criteria outlined in the City Code:

- (1) That the conditional use, with such conditions as the commission shall determine and attach, conforms to the general purpose and intent of this chapter.
- (2) If the application is based on the conditional use provision in this chapter that the issuance conforms to the general characteristics of the district of which it will become a part.
- (3) That the conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district or districts affected.
- (4) That adequate utilities, access roads, streets, drainage, and other necessary facilities have been or will be provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.

The Planning Commission is asked to review the proposed conditional use permit and should recommend approval if they determine that the proposal complies with the review criteria outlined in the City Code.

Feedback from Other Departments

Staff requested feedback from other departments as part of the internal review process for the Applicant's request. The only feedback Staff received was from South Metro Fire who stated that the suite would need full sprinkler coverage for the new occupancy classification. Staff have confirmed that the building is sprinkled, including the Applicant's unit. The Applicant will need to ensure that the sprinkler system is sufficient to support the use.

Discussion

Conditional use permit requests need to be granted when the project meets the criteria for when

to approve a conditional use permit. Staff believes that this request complies with the criteria.

When the Planning Commission reviewed a conditional use permit request for automobile repair in a different condo suite at the subject property in 2016, the discussion focused on exterior storage and parking. Automobile repair businesses sometimes try to store debris and vehicle parts outside of their building and this can cause conflicts with neighboring businesses if they are operating in a shared environment. The City Code requires a conditional use permit for all exterior storage and the exterior storage must be fully screened from public roads and adjacent properties. The subject property does not have a screened exterior storage area. Consequently, all the CUP's for automobile repair that have been granted in the business condo park have had a condition prohibiting exterior storage.

The concerns from 2016 that related to parking seemed to have been specific to the request. As previously stated, the Bridgepoint Office Condominium site is a Common Interest Community (CIC). In the case of a CIC property, there are common elements such as the large parking lot in front of the first building that all tenants have access to and limited common elements that are designated for the use of a specific tenant. The request in 2016 was for a condo unit that was in the building furthest from Bridgepoint Drive. That condo had only one designated space for the business and was far enough away from the shared parking lot that customers could not realistically use the shared lot to access the business. In contrast, the Applicant's condo suite is located in the building closest to Bridgepoint Drive with easy access to the large main customer parking area. The unit also has 3-4 designated parking spaces located behind the building that are exclusively for use by 157 Bridgepoint Drive. Staff feel confident that there is enough parking for the unit between the parking lot in front of the building, the service bays that would be located inside the building, and the designated parking area behind the building.

Staff Recommendation

Staff recommend approval of the Conditional Use Permit, subject to the following conditions:

1. **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance with the following plans on file with the Planning Department:

1. Application (Miguel Saldana)	June 17, 2025
2. Narrative (Miguel Saldana)	Undated
3. Floor Plan for the Suite	Undated
2. **Building Permit Required.** The Applicant shall obtain a building permit for the change of use prior to beginning operations. All building plans and specifications are subject the review and approval of the City Building Official and South Metro Fire Marshal. A violation of this condition of approval shall be considered a code violation which may be addressed via the administrative citation process.
3. **Sprinkler System.** The Applicant shall ensure that the sprinkler system is sufficient to

protect the new occupancy. This is subject to review and approval by the Fire Marshal.

4. **No Automotive Sales, Auto Body Repair, or Painting.** No vehicles sales are allowed. No auto body repair or painting is permitted on the site. A violation of this condition shall be considered a code violation which may be addressed via the administrative citation process.
5. **Vehicle Repair Performed in Enclosed Building.** All vehicle repair shall take place within an enclosed building.
6. **Noise Mitigation.** Noise from the facility shall be controlled to ensure that the use does not adversely impact adjacent uses. The facility must be kept compliant with the City's noise ordinance and State Statutes governing noise in an industrial area.
7. **No Exterior Storage.** There shall be no exterior storage including any storage of tires, automotive parts, or vehicle repair debris. There shall be no exterior storage of vehicles awaiting repairs that are unlicensed. There shall be no exterior storage of vehicles that are inoperable and meet the City Code's definition of a useless vehicle or junk vehicle which shall include any vehicle that is being kept for scrapping/salvage or for parts. A violation of this condition shall be considered a code violation which may be addressed via the administrative citation process.
8. **Limitation on Outdoor Overnight Parking of Vehicles Awaiting Repair or Pickup.** Vehicles that are awaiting repair and repaired vehicles that are awaiting pickup may not be parked in the shared parking lot in front of the building overnight. "Overnight" shall be defined as the hours of 10 PM to 5 AM. Overnight parking of these vehicles is limited to the parking stalls behind the Applicant's unit that are designated as their limited common element. A violation of this condition shall be considered a code violation which may be addressed via the administrative citation process.
9. **Termination of Conditional Use Permit.** Per the City Code, the Conditional Use Permit will terminate if the improvement has not substantially begun within one (1) year from the date of approval. Per City Code, the City Council may revoke the Conditional Use Permit, following a public hearing, if any of the above conditions have been violated and are not corrected.

Required Action

The Planning Commission has the following actions available on the proposed application:

1. Approval. If the Planning Commission wishes to recommend approval of the conditional use permit, the following action should be taken:
 - o Motion to recommend approval a conditional use permit for automotive repair at 157 Bridgepoint Drive.

2. Denial. If the Planning Commission wishes to recommend denial of the interim use permit, the following action should be taken:
 - o Motion to recommend denial of a conditional use permit for automotive repair at 157 Bridgepoint Drive.

If the recommendation is denial, the Planning Commission must adopt findings to justify the recommendation.

SOURCE OF FUNDS

NA

ATTACHMENTS

1. Site Location Map
2. Applicant's Narrative
3. Suite Layout and Building Floor Plan
4. CIC Plat

ATTACHMENT 1
SITE LOCATION MAP

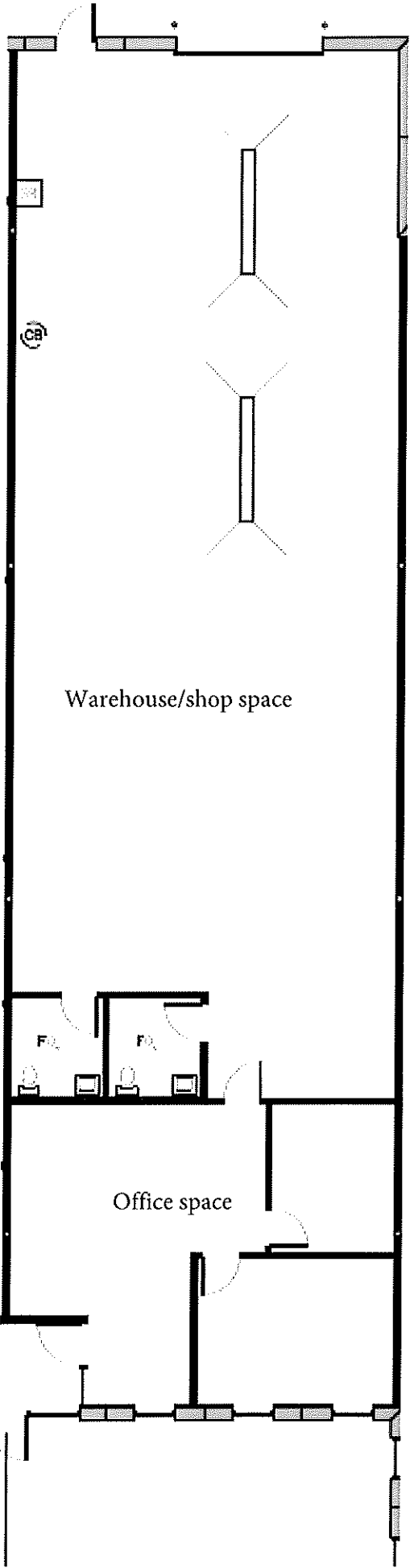


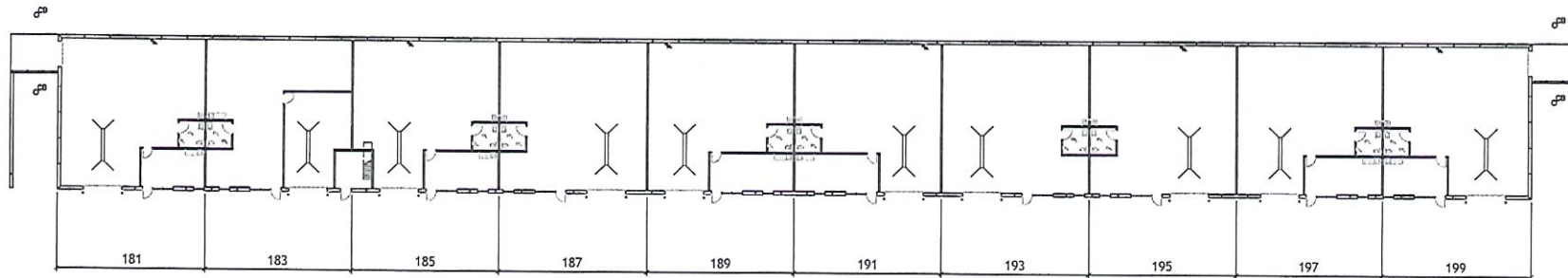
**ATTACHMENT 2
APPLICANT'S NARRATIVE**

GDL Auto LLC is an auto repair shop that works on imports and domestic vehicles. That works on all suspension, tires, electrical diagnostic and engine diagnostics and repair, transmission diagnostics and repair, steering, driveline and alignments. GDL Auto was set in motion in 2017 and worked around the St. Paul area. Normal operation hours are 10 am-6:30 pm Monday-Friday. Saturday 10am-2pm. I can also confirm that all the vehicles that will be worked on are going to be licensed and operable vehicles. There are 2 employees working for GDL Auto. We anticipate that we will have 4 customers at one time depending on the job it may differ. In the propriety parking lot surface we minted to have 2 customers vehicles at one time. We will have two stalls where the customers can park their car until they are ready to insert into the shop.

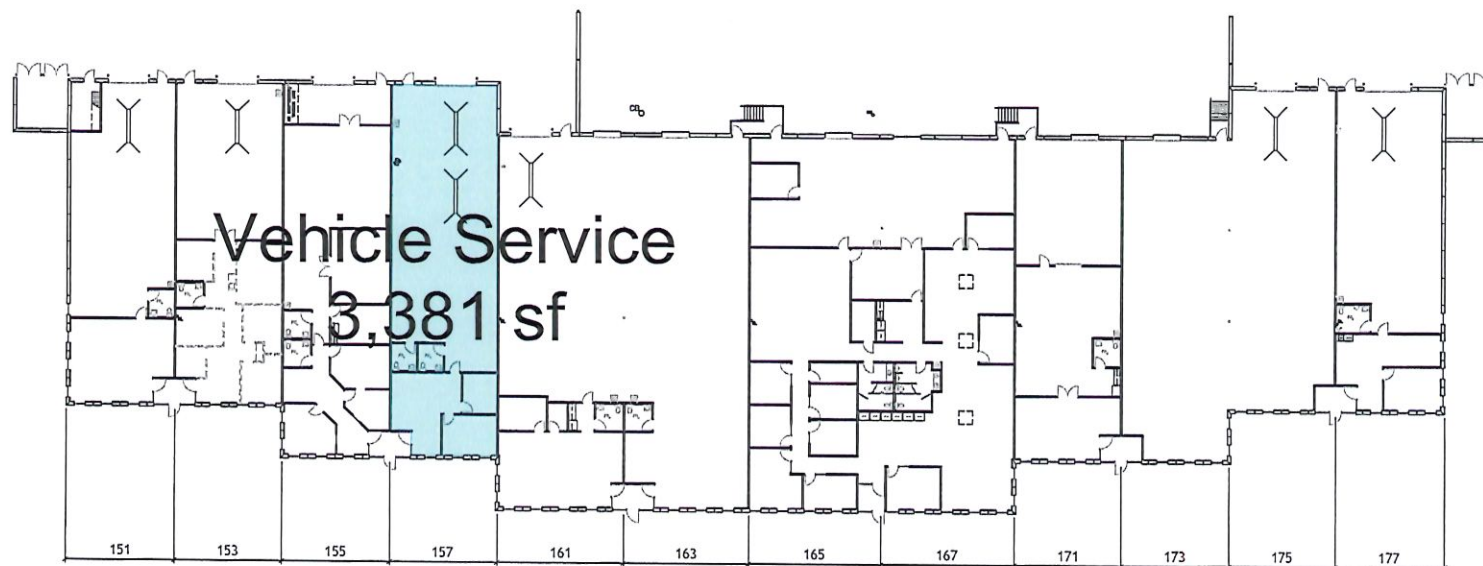
**ATTACHMENT 3
SUITE LAYOUT AND
BUILDING FLOOR PLAN**

3,380 TOTAL SF





① FLOOR PLAN
1/16" = 1'-0"



② FLOOR PLAN
1/16" = 1'-0"



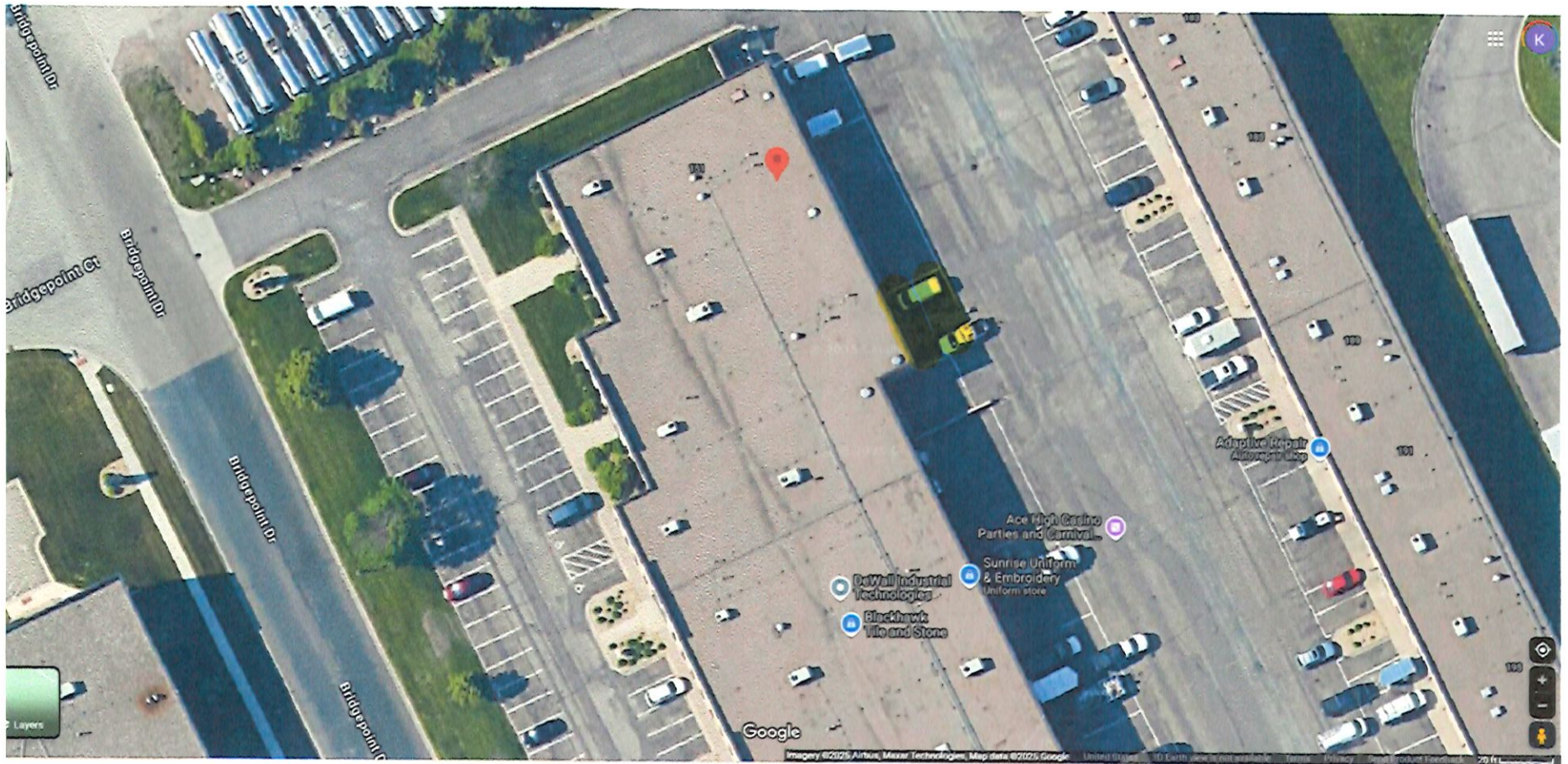
**BRIDGEPOINT 3
SOUTH ST. PAUL, MN**

This drawing is a preliminary drawing and is not to be used for construction. It is for informational purposes only. The owner is responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided.

NO.	REVISION	DATE

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANGER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LANGER ENGINEERING, INC.

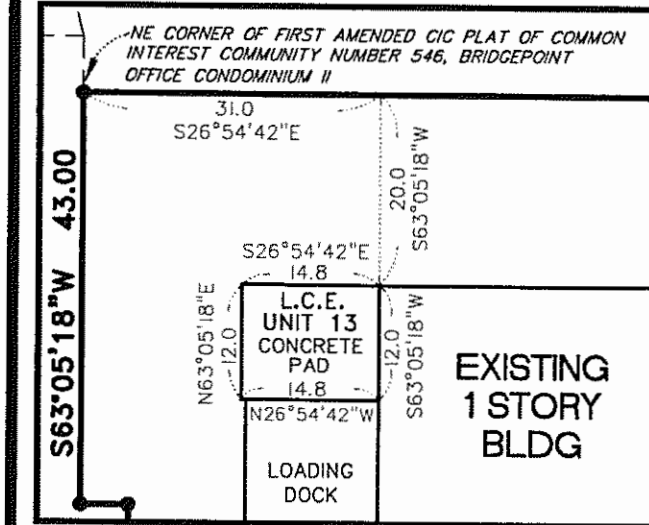
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SHEET 1 OF 1
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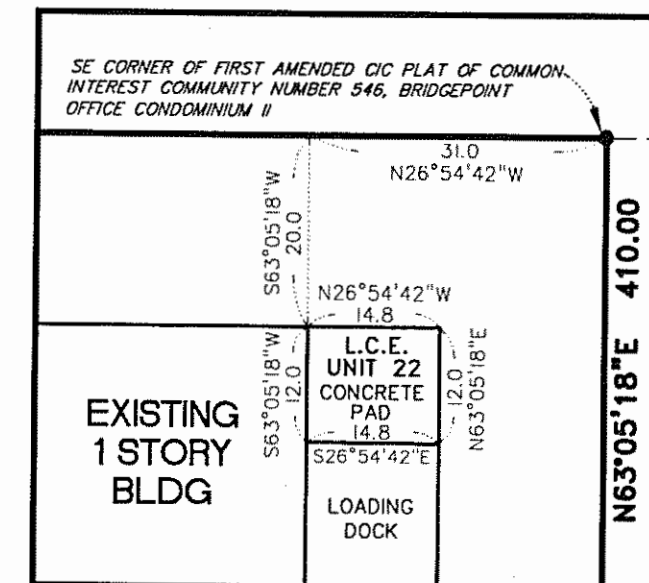
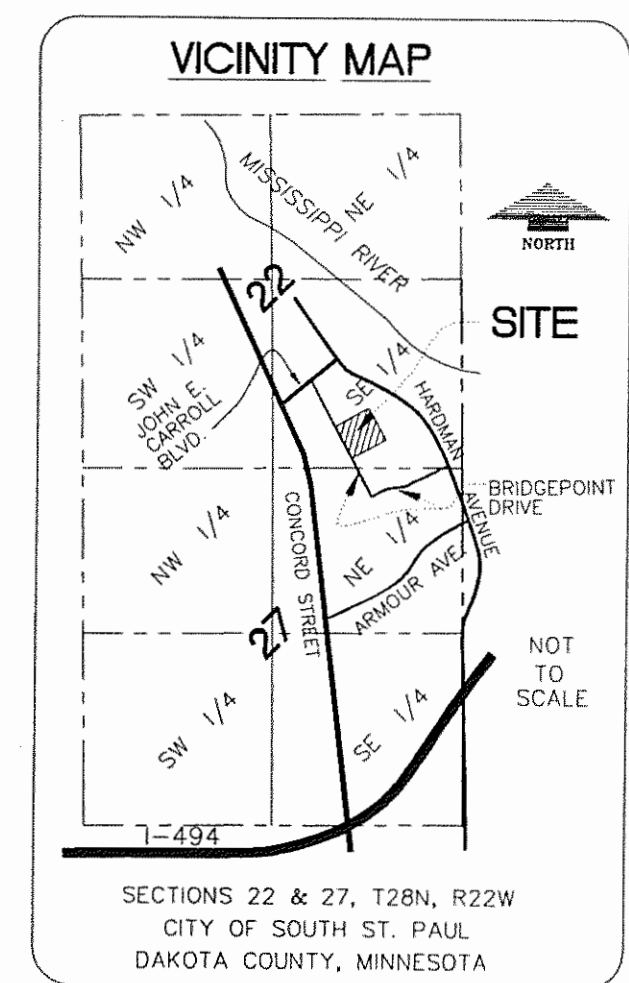
Exclusive parking for 157 Bridgepoint = 3 stalls

COMMON INTEREST COMMUNITY NUMBER 546 A CONDOMINIUM BRIDGEPOINT OFFICE CONDOMINIUM II SECOND AMENDED CIC PLAT

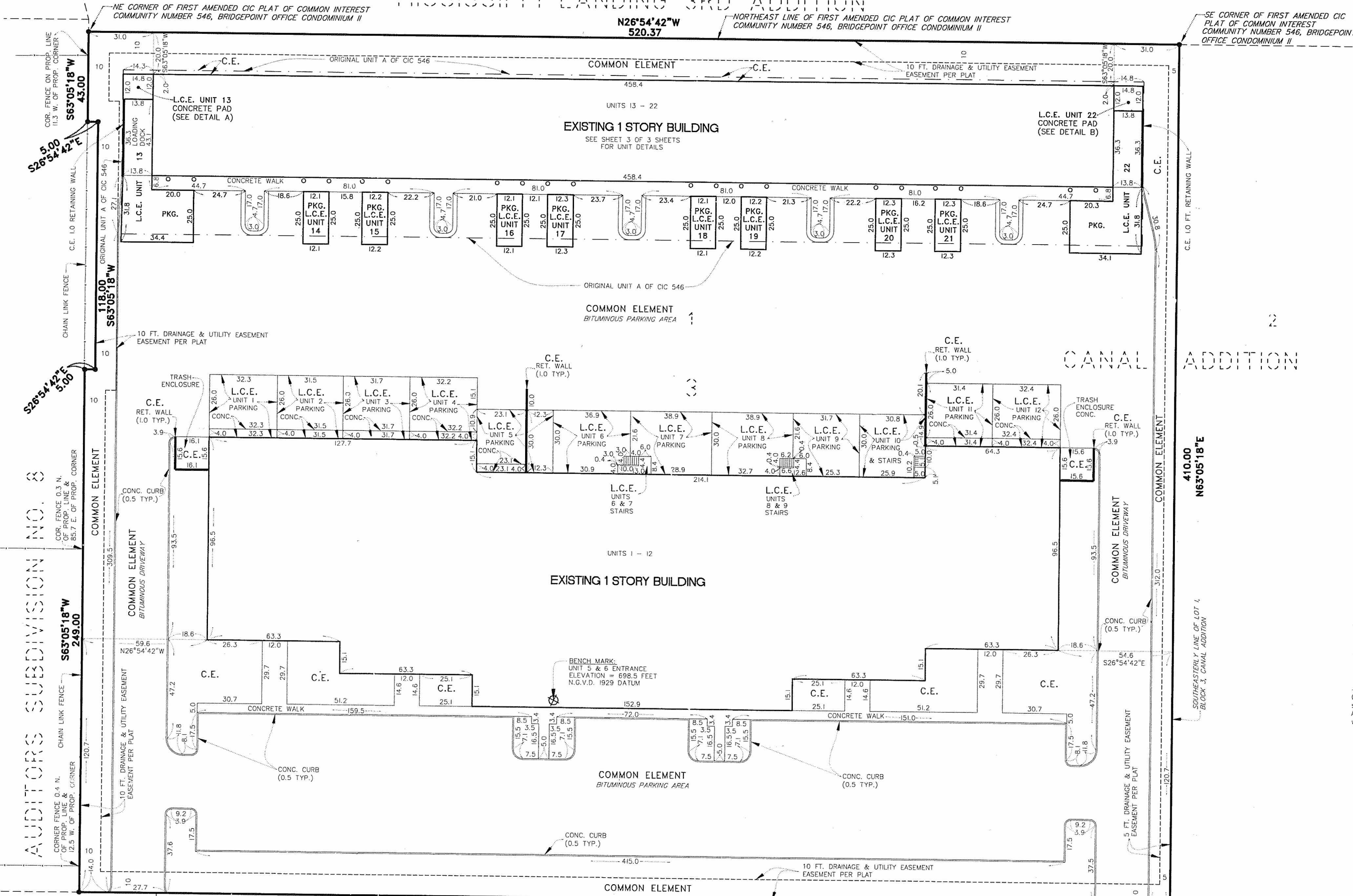
MISSISSIPPI LANDING 3RD ADDITION



DETAIL A
SCALE: 1 inch=20 feet



DETAIL B
SCALE: 1 inch=20 feet

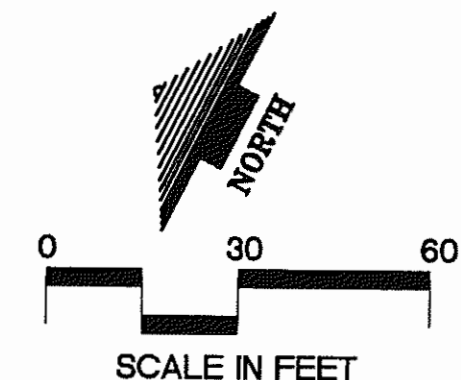


- LEGEND:**
- Found iron monument marked with Minnesota License No. 16099
 - C.E. - Denotes Common Element
 - L.C.E. - Denotes LIMITED COMMON ELEMENT
 - PKG. - Denotes PARKING SPACE
 - - - - - Denotes proposed curb (NEED NOT BE BUILT)
 - — — — — Denotes CANAL ADDITION
 - — — — — Denotes CONCRETE CURB AND GUTTER
 - o - Denotes BOLLARD

BENCH MARK:
UNIT 5 & 6 ENTRANCE
ELEVATION = 698.5 FEET
N.G.V.D. 1929 DATUM

BEARING REFERENCE:
Orientation of this bearing system is based on the southeasterly line of Lot 1, Block 3, CANAL ADDITION, Dakota County, Minnesota, which has a bearing of N63°05'18\"/>

AS-BUILT SITE PLAN



ATTACHMENT 4
CIC PLAT

**LOUCKS
ASSOCIATES**

SHEET 2 OF 2 SHEETS

DRAWING NUMBER



PLANNING COMMISSION AGENDA REPORT

DATE: August 6, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Monika Miller, Michael Healy
AGENDA ITEM NUMBER: 5.C.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Development Application for Holiday Station Store at 677 Concord Street South

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of conditional use permits, a site plan review, a master sign plan, and an amendment to an existing conditional use permit for a planned unit development for a Holiday Station Store at 677 Concord Street South.

OVERVIEW

Application

The Applicant, Holiday Stationstores, LLC, is seeking the following City approvals to redevelop the vacant lot at 677 Concord Street South as a gas station with a convenience store and restaurant:

- An amendment to the conditional use permit for a planned unit development to remove the site from the Planned Unit Development that currently covers the subject property along with the bank building to the north.
- A conditional use permit for a gasoline service station with a convenience store and restaurant.
- A conditional use permit for an accessory building that is larger than 200 square feet.
- A conditional use permit for an electronic graphic display sign.
- A site plan review for the site redevelopment.
- A master sign plan approval.

Review Timeline

Complete Application Submittal Date: July 17, 2025

Planning Commission: August 6, 2025

Tentative City Council Meeting: August 18, 2025

60-Day Review Deadline: September 15, 2025

Background

The subject property is a vacant 3.2-acre property located at the intersection of Concord Street South and Villaume Avenue. This vacant lot is part of a redevelopment project that began in 2020. In 2020, the City approved a plat and a Conditional Use Permit for a Planned Unit Development to allow Kriss Novak and True North Investments LLC to redevelop the 4.71-acre property that housed Bremer Bank's 4-story office building at 633 Concord Street South:

1. The northernmost 1.32 acres would be split off into a new parcel that would host a new Bremer Bank building.
2. In 2020, Mr. Novak was still exploring what to do with the 3.2-acre southern parcel. He was considering rehabilitating the existing 4-story office building and he was also considering demolition. One of his early concept plans showed two more office buildings being built on the site in addition to the new bank building.

The new Bremer Bank building was completed in March of 2022 and Mr. Novak ultimately decided to demolish the old 4-story office building. Mr. Novak has entered into a purchase agreement with Holiday Stationstores, LLC, the Applicant, to construct a new Holiday gas station and convenience store on the southern parcel.

Mr. Novak's original vision for the redevelopment of the site involved deviations from City Code requirements related to setbacks, signage, parking lot design, and lighting. City Code flexibility was approved for the new Bremer Bank building on the northern parcel via the Planned Unit Development process. The southern parcel was also added to the Planned Unit Development so that it could be developed in the future via a Planned Unit Development amendment that could grant additional City Code flexibility if it was needed. The Applicant has stated that they want to build a 100% code compliant project, and they do not want any variances or flexibility from zoning requirements. They have requested that their property be removed from the area that is governed by the existing Conditional Use Permit for a Planned Unit Development since PUD flexibility is no longer needed.

Existing Site Conditions

Today, the 3.2-acre subject property is vacant other than a parking lot, a handful of mature shade trees, a pylon sign advertising Bremer Bank, and a trash enclosure that was built on the subject property but actually serves the bank building to the north. The west side of the site is bordered by Concord Street South and contains a new sidewalk that was constructed as part of the Concord Street reconstruction project. The south side of the property is bordered by Villaume Avenue. The southern part of the site has three existing accesses onto Villaume Avenue. There is no access to the site directly from Concord Street which is a Dakota County Road with restricted access. Customers visiting the subject property and the bank to the north can cross between the two properties because there is a cross-access easement that the City required in 2020 as a condition of approving the plat to split the property into two lots.

The subject property currently consists of two separate tax parcels that will need to be combined as part of the project. As part of the 2020 redevelopment, the subject property and the Bremer Bank property were replatted. Per the plat, each property was supposed to be one individual lot. The Dakota County Tax Assessor elected to divide the subject property and the bank property into 2 lots each because there was a Tax Increment Finance district that was active at the time which only affected a part of each lot. This district expired last year and the parcels can now be combined to align with the approved parcel configuration of the Harlow Addition plat. The eastern part of the subject property contains a large buried sanitary sewer line. This area is encumbered by a drainage and utility easement and is considered unbuildable except for landscaping and pavement. No buildings can be placed in the easement because the City may need to tear up this area in the future to service the buried sewer line.

Project Overview

The Applicant is seeking to purchase the subject property from the current property owner to redevelop the site into a Holiday Gas Station with a 6,228 sq. ft. convenience store, restaurant (Godfather Pizza), and truck/automobile fueling areas with a 4,881 sq. ft. fueling canopy. The site will include six (6) standard fuel pumps, two (2) high-speed diesel fueling pumps, and two (2) EV fast chargers. The development will not include car wash. The facility will be open 24 hours a day and is expected to have 10 employees on site during a shift.

The Applicant voluntarily went through a concept plan review at a City Council Worksession in March. They understand that many residents have expressed a desire for more restaurants on the Concord Street corridor and that the community is less excited about the idea of more gas stations on the corridor. The Applicant added the proposed Godfather's Pizza to their development in an effort to make this a more exciting project for the community.

Zoning and Comprehensive Plan Summary

The 2040 Comprehensive Plan guides the subject property as "Commercial." The Comprehensive Plan identifies this area as being the community's "front door" and the City has specific goals and policies for this commercial area:

Goal 4.3. Plan for an area of high quality regional commercial development on Concord Street north of Interstate 494.

Policy 4.13.1: Plan for an area of regional commercial that can accommodate uses that meet regional needs (such as offices, new car dealerships, hotels, offices, restaurants, et.) and can support the primary employment uses of the Bridgepoint area.

Policy 4.13.2: Establish architectural and site design standards which encourage high quality, high amenity buildings that provide a good image for this "front door" area of the community and complement the quality of development in Bridgepoint.

Policy 4.13.3: Encourage redevelopment of uses with high amounts of exterior storage and low levels of architectural and site design.

The subject property is zoned GB, General Business, which is a zoning district that allows a broad range of commercial and industrial uses. Automobile service stations are a conditional use in the GB district. An accessory building that is larger than 200 square feet, such as a fuel canopy, requires a conditional use permit.

The GB district has very specific rules related to signage and building materials. A sign with an electronic graphic display requires a conditional use permit. Signage for a property with GB zoning is generally capped at 200 sq. ft. of signage unless the use of the property is one that is eligible for a Master Sign Plan approval. A master sign plan approval is a special type of signage approval that allows properties with complex signage needs, such as gas stations, additional flexibility in the amount of signage that is allowed on site. With a master sign plan, a property with GB zoning would be eligible to have up to 400 sq. ft of signage.

As previously stated, the subject property is currently governed by a Conditional Use Permit for a Planned Unit Development and the Applicant has requested its removal. The property also has several older special use permits, conditional use permits, and a variance which should be extinguished as they are not relevant to the proposed use and primarily relate to signage that was placed on the 4-story building which has been demolished.

The property technically falls within the Mississippi River Corridor Critical Areas and is in the “Urban Mixed District” which is a part of the river corridor that is expected to be intensely developed. In the “Urban Mixed District,” the expectation is that the development will be required to preserve the river aesthetics and there are restrictions on buildings that are over 65 feet tall. The property is over half a mile away from the Mississippi River and would not directly impact the river or its aesthetics.

Relevant City Code Chapters

- City Code Section 118-9 regulated architectural requirements for commercial buildings
- City Code Section 118-40 regulates Conditional Use Permits
- City Code Section 118-47 regulated site plan review
- City Code Section 118-128 regulates the GB, general business district.
- City Code Sections 118-165 through Section 118-177 of the City Code regulates the Mississippi River Corridor zoning overlay district.
- City Code Section 118-208 regulates accessory buildings.
- City Code Section 118-243 regulated landscaping
- City Code Section 118-270 regulates lot areas, yard, and building heights for properties in commercial or industrial zoning districts.
- City Code Section 118-245 regulated lighting and glare
- City Code Section 118-256 regulate service stations.
- Article VI regulates signage.
- City Code Section 118-351 to 118-355 regulates off-street parking and loading

SITE PLAN REVIEW

Requirement Type	Required by Code	Proposed
Overall Site		
Lot area	N/A	3.2 acres
Lot Coverage By Buildings	N/A	8%
Landscape Lot Area	5%	More than 5%
Building Setbacks		
Front Yard (From Concord Street)	40 feet from the center line of the road or consistent with building line of existing buildings on same side of the street	30.8 feet from property line, consistent with the building line of the existing building at 633 Concord Street South which is 20 feet from the Concord Street property line
Front Yard (From Villaume Avenue)	40 feet from the center line of the road or consistent with building line of existing buildings on same side of the street	25.5 feet from the property line

Rear Yard	10 feet	302.8 feet (to north property line) 157.5 feet (to east property line)
Parking Setbacks		
Front Yard (any street frontage)	5 feet	More than 5 feet
Side or Rear Yard	5 feet	More than 5 feet
Is the Subject Property Located in Any of the Following Special Overlay District?		
Floodplain	No	
Shoreland	No	
MRCCA	Yes	

Accessory Building Design

The proposed development has one accessory building: the fuel island canopy. There are no fixed design standards for accessory building in the GB district. Instead, accessory structures are regulated by the provisions found in City Code Section 118-208. Per these code provisions:

- One accessory building is allowed per principal building. *The subject property will only have one principal building and one accessory building.*
- The accessory building must be on the same lot as the principal building. *The accessory building will be on the same lot as the principal building.*
- The accessory building shall not be closer to the front property line than the principal building. *The fuel canopy will be no closer to Concord Street or Villaume Avenue than the convenience store.*
- The accessory building must be located at the rear of the principal building. *The fuel canopy is located behind the principal building.*
- The accessory building may not exceed the height of the principal building. *The principal building would be 23 feet tall at its highest point. The fuel canopy would be 20 feet tall.*
- The accessory building may not have a larger footprint than the principal building. *The canopy will be smaller than the convenience store.*
- Any accessory building larger than 200 sq. ft requires a conditional use permit. *The Applicant has applied for a conditional use permit for the fuel canopy.*
- In business, mixed-use, and industrial districts, all accessory structures, screen walls, and exposed areas of retaining walls shall be of a similar type, quality, and appearance as the principal structure. *The fuel canopy appears to be the same type, quality, and appearance as the convenience store.*

Building Architecture

City Code Section 118-9 lays out architectural requirements for various types of building. The Code divides exterior materials into five (5) different classes and requires different types of buildings to utilize materials from specific classes. Buildings in nonresidential zoning districts are required to follow the standards for office, commercial or institutional buildings. At this site, this means that at least 2 different Class I materials must be used and the building materials must be composed of at least 60% Class I materials, no more than 40% Class II and Class III materials, and no more than 10% Class IV materials. The proposed convenience store complies with the proposed requirements with two types of Class I materials being used. 62% of the building façade would be Class I materials (brick and glass) and 38% of the façade would be Class III materials (cement based architectural product).

Building Height and Size

The proposed building would be 23 feet tall at its highest point which is well within the maximum permitted height of 45 feet in the GB zoning district and the maximum height of 65 feet that is permitted in the MRCCA UM district. There is no minimum building footprint in the GB district.

Lighting

The Applicant has submitted a lighting and photometric plan that appears to comply with Section 118-245 of the City Code which regulates lighting, lighting fixtures, and glare.

Landscaping

The GB, General Business District does not have specific landscaping standards, but landscaping requirements can be added on a case-by-case basis for developments that require a conditional use permit. Staff generally looks to the detailed landscaping standards of the I-1, light industrial district for inspiration when dealing with GB uses that involve a lot of open space and/or have a trucking component or some other quasi-industrial component that requires softening when located in a commercial district. At some point in the future, it may make sense to integrate fixed landscaping standards into the GB-General Business district via an ordinance update.

The Applicant has provided a generous landscaping plan that substantially enhances the aesthetics of the site. The Applicant's plan contains a landscape buffer between the fueling canopy and drive lanes and the public sidewalk along Concord Street. The aesthetic enhancements include a 4-foot-tall ornamental fence, a variety of ornamental grasses and evergreen shrubs, and several shade trees. The City's vision for Concord Street is a gateway street that is aesthetically attractive and offers a comfortable experience for individuals that drive, walk or bike along the corridor. The proposed landscaping on Concord Street aligns well with this vision.

In addition to the generous and enhanced landscaping along the Concord Street side of the property, the Applicant has proposed 25 trees throughout the site. This number of trees is consistent with the number of trees that would have been required if this property was zoned I-1 light industrial. The I-1 zoning district requires one tree to be provided for each 70 feet of lot perimeter. Landscaping around the monument sign and the utility box has been added to further beautify the site and satisfy the City Code's performance standards for monument signs.

MRCCA

As previously mentioned, the subject property is located in the Mississippi River Corridor Critical Area. Each property in the MRCCA is assigned a zoning designation based on the use of the site. MRCCA has performance standards including structure height limitations, setbacks from designated natural resources (called Primary Conservation Areas or PCAs), vegetation management standards, land alteration standards,

and subdivision and land development standards which vary in intensity depending on the MRCCA zoning district the property is in. The subject property's MRCCA zoning is UM, Urban Mixed District. The UM district is comprised of large areas of highly urbanized development that includes residential, institutional, commercial, and industrial uses. The proposed development complies with MRCCA requirements.

Parking Lot Islands

Parking lots that are larger than 6,000 square feet in size are required to include landscape islands. The additional landscaping that has been provided throughout the interior of the lot will result in compliance with the landscaping island requirement.

Parking

The proposed parking areas comply with the GB district's 5-foot minimum setback requirement and the Applicant is providing a larger setback area along the Concord Street sidewalk to allow for landscaping. The Applicant will need to amend their parking plan prior to building permit submittal to adjust the width of the access aisle between the ADA parking stalls in front of the building from 5 feet to 8 feet per the City Engineer's comment letter. Staff anticipate that this adjustment may result in the loss of 1-2 parking spaces.

City Code Section 118-354 contains "default" minimum parking requirements for various uses but allows the Planning Commission and City Council to review parking plans and approve deviations from the default requirements as part of the conditional use permit if it is clear that customers will have sufficient access to the business. Things like pedestrian connectivity, transit access, synergy between different uses on the site, nearby on-street parking, and the business's own experiences with parking demand at their other locations can all be taken into consideration. The default requirement for a motor fuel station is that three spaces are required for each enclosed bay and one space is required for each employee. Retail sales and service establishments require one space for each 400 square feet of gross floor area. There will be 10 employees on shift at time and so 10 spaces are required for employees. The 6,228 sq. ft of space in the convenience store create the default requirement for another 16 parking spaces. Restaurants technically have a default requirement of 1 parking stall for each 3 customer seats, but it would be unusual to apply this formula to a small fast food restaurant that functions as an extension of a gas station convenience store, since it is unlikely that many customers will be lingering on-site to dine. The Applicant has proposed 36 parking spaces and there is room for another 12 vehicles to be parked at the pumps under the fuel canopy, so effectively, there are 48 parking spaces on the property for passenger vehicles. City Staff believes that this is more than sufficient to take care of the proposed business's parking needs. The Applicant has also provided bike parking facilities and this business is close enough to the Mississippi River Trail that it may get some customers who arrive by bicycle during the summer.

Signage

Properties with GB, General Business district zoning are automatically allowed to have up to 200 sq. ft. of signage at their property. Most businesses within this district are generally able to comply with this requirement. However, there are certain types of businesses with challenging communication needs (i.e. multitenant buildings, gas stations, large lot properties, etc) that can struggle with a 200 square foot signage allowance. To address situations such as these, the sign code contains standards for a special type of signage approval called a "Master Sign Plan." A Master Sign Plan is effectively a site plan review for properties with complex signage needs. Only certain types of uses are eligible for a master sign plan. Gas stations are one of the uses that are eligible for this type of approval.

Master sign plans are reviewed by the Planning Commission and the City Council. The code contains review criteria for master sign plans. Generally, Master Sign Plans can allow additional overall site signage but cannot allow an individual sign that does not meet code requirements (i.e. a sign that is larger than the code allows, a sign that is taller than the code allows, a type of sign that is expressly prohibited, etc.). The benefit of a master

sign plan is that a property can have up to two times the amount of signage that would be allowed in the underlying zoning district without the need for a variance so up to 400 square feet of signage is allowed on a GB property. Once a master sign plan has been approved, signs at the site can be replaced with new signs of the same type that are in the same general location as the original sign. More substantial changes that would change the type of signs at the site or increase the amount of signage will require a master sign plan amendment.

The Applicant submitted a revised signage plan on 08/1/2026 that reflects changes that were requested by City Staff so that the project would be eligible for the Master Sign Plan review process. The Applicant has designed a plan with 396 square feet of signage:

- A 99 sq. ft. monument sign with an electronic graphic display
- 169 sq. ft of wall signage throughout 3 sides of the convenience store. The north and south side of the building would each have a 51 square foot Holiday sign. The wall facing Concord Street would have a 41 square foot Holiday sign and a 26 square foot Godfather's Pizza sign.
- 128 sq. ft of wall signage on the fuel canopy. This signage would include 2 Holiday logos, two "Diesel" signs, and two signs that say "Enter" and "Do Not Enter" to provide direction to semi trucks utilizing the turnaround.

The subject property is eligible for up to 400 sq. ft of signage with a master sign plan and Staff is supportive of their overall plan.

The Applicant's proposed monument sign contains an electronic graphic display sign. The sign code contains special regulations for electronic graphic display signs due to their potentially distracting nature. These provisions include limiting how often the display image can change, the length of display transitions, the signs distance from other electronic signs, and illumination limits. For electronic graphic display signs that are located near a residential area, the City has historically regulated the hours the electronic graphic display signs can operate. Electronic signs located along Concord Street and Concord Exchange have been allowed to operate 24 hours a day. The proposed electronic graphic display sign would be allowed to operate 24 hours a day but would need to comply with requirements for electronic graphic display signs which would be added as CUP conditions.

Properties are only allowed one freestanding sign per property. There is currently a pylon sign at the subject property that served the old 4-story bank building which will need to be removed in order for the subject property to qualify to have a monument sign. The submitted plans indicate that this pylon sign will be removed.

Trash Handling at Subject Property

The Applicant is proposed to have exterior trash handling for the subject property on the north end of the parking lot directly west of the EV charging stations. Trash handling will consist of a 2-bay trash enclosure with a 6-foot-tall fence for screening. The trash enclosure will be constructed of composite materials that match the principal building. This proposed plan for trash handling complies with the City Code.

Trash Handling for Bank Building at 633 Concord Street South

The trash enclosure for the bank building to the north of the subject property is currently located on the subject property. This trash enclosure will need to be removed prior to development of the subject property. The trash enclosure for the bank building can either be relocated so it is on the correct property or trash handling can be moved inside the bank building. A zoning permit will need to be pulled prior to the construction of new or relocated trash enclosure. The bank building is not allowed to have exterior trash handling unless they build a

new trash enclosure and any violations of this City Code provision can be addressed via the administrative citation process. The removal of the existing trash enclosure from the subject property will be a condition of approval for the project since it conflicts with the Applicant's parking lot design.

Subject Property's Removal from Conditional Use Permit for Planned Unit Development

As previously stated, the subject property is encumbered by the development approvals from 2020 for the bank facility directly north of the subject property. The Applicant does not need PUD flexibility and is requesting that their property be removed from the Conditional Use Permit for a Planned Unit Development that was approved in 2020. There are some conditions from the 2020 approval that need to be preserved in the Applicant's new conditional use permit, such as the requirement that a cross-access easement continue to exist so that customers can travel between the subject property and the bank property to the north. There would be significant functionality and site access challenges for this area if that cross-access easement were ever allowed to go away.

Public Sidewalk Improvement Along Villaume Avenue

One of the outstanding conditions from the development approvals for the bank facility is the construction of a 6-foot-wide sidewalk along Villaume Avenue. This requirement was included in the development agreement for the project and the City took a \$13,000 escrow for the construction of a sidewalk along Villaume Avenue. The Applicant has proposed to install a 5-foot-wide sidewalk with a 4-foot-wide green boulevard between the street curb and the new sidewalk. This green space would improve aesthetics and offer space for snow storage in the winter. Staff is comfortable having a 5-foot-wide sidewalk constructed instead of a 6-foot wide sidewalk as the City Engineer stated that this would be appropriate for this type of development. The final design and placement of the sidewalk will be subject to review and approval by the City Engineer. The Applicant will need to submit an escrow in the amount of 125% of the cost of public improvement related to this project prior to construction.

Outdoor Dining

The Applicant is proposing a small outdoor dining area for their pizza restaurant. Outdoor dining areas are a permitted accessory use for restaurants, cafes, delicatessens, breweries, wineries, cideries, distilleries, and similar uses in any zoning district where these uses are allowed. Outdoor dining areas must meet the performance standards for outdoor dining areas that are found in Section 118-277. The proposed outdoor dining area complies with the requirements of this section.

CONDITIONAL USE PERMIT REVIEW CRITERIA

A City may require a conditional use permit for certain types of businesses or structures that require a case-by-case review to prevent negative impacts. The City can attach conditions to each approval to address those potential negative impacts. Conditional Use Permits should be reviewed through the lens of the criteria outlined in the City Code:

- (1) That the conditional use, with such conditions as the commission shall determine and attach, conforms to the general purpose and intent of this chapter.
- (2) If the application is based on the conditional use provision in this chapter that the issuance conforms to the general characteristics of the district of which it will become a part.
- (3) That the conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district or districts affected.
- (4) That adequate utilities, access roads, streets, drainage, and other necessary facilities have been or will be

provided.

(5) That adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.

(6) *Business districts.* Certain uses are considered, as a rule, unsuitable in commercial areas because of inherent characteristics (e.g., traffic hazards, noise, light glare), proximity to residential areas, the fact that they tend not to serve nearby residential areas, or may adversely affect nearby permitted business uses.

The Planning Commission is asked to review the proposed conditional use permit and should recommend approval if they determine that the proposal complies with the review criteria outlined in the City Code.

MASTER SIGN PLAN REVIEW CRITERIA

When reviewing a master sign plan, the Planning Commission and City Council is asked to review the plan using the following criteria:

- (1) *Base guidelines:* The master sign plan shall use the signage standards of the underlying zoning district as its basis. Any sign that requires a conditional use permit or interim use permit shall continue to require said permit.
- (2) *Total allowance:* The total signage allowance granted shall not exceed two times the maximum that would be allowed at the property without a master sign plan.
- (3) *Height:* All signage must follow the height regulations of the underlying zoning district except that monument signs for multi-tenant commercial-retail structures may be allowed to be up to 12 feet in height.
- (4) *Quality:* The master sign plan review may not be used to waive design standards that are mandatory in the underlying zoning district related to landscaping or building materials.
- (5) *Type:* A master sign plan may not be used to approve a type of sign that is prohibited in the underlying zoning district.
- (6) *Location:* All signage shall follow the location regulations of the underlying zoning district.
- (7) *Number:* No more than one freestanding sign may be allowed for each street frontage through a master sign plan.

When a master sign plan is approved, the following findings should be made:

1. The master sign plan is not in conflict with the comprehensive plan.
2. The master sign plan is not in conflict with the purpose, standards or design principles found in [Section 118-332](#).
3. The master sign plan will not be injurious or a nuisance to the surrounding neighborhood or otherwise harm the public health, safety, and welfare.

Feedback from Other Departments

Staff requested feedback from other departments as part of the internal review process for the Applicant's request. The City Engineer has drafted a letter with comments that must be addressed. This letter is included as an Attachment 11.

Discussion

The City generally must approve a conditional use permit any time the proposed use meets the City Code's conditional use permit review criteria. The City has discretion to add reasonable approval conditions but generally does not have discretion to deny the application. The proposed development project appears to be code confirming and Staff has prepared appropriate approval conditions to govern operations. The Planning Commission and the City Council do have more discretion regarding the approval of the Master Sign Plan which allows the Applicant to have additional signage beyond the 200 square feet of signage that they are automatically allowed in the GB zoning district. The subject property has two frontages and the building will contain two different businesses (the gas station and the restaurant), so it seems appropriate to grant a larger signage allowance. The Applicant has already revised the sign plan multiple times in response to comments from City Staff and the sign plan that they are now proposing has Staff support.

The Applicant has put significant effort into designing their gas station and convenience store project to align with the City's development vision and goals for the streetscape along Concord Street. The addition of substantial landscaping along Concord Street and around the site, the outdoor dining area, bike parking, and EV charging stations make this a better and more exciting project. City Staff is very pleased to see that the Applicant has taken many of the City's suggestions to heart and has incorporated a restaurant into the development.

Staff Recommendation

City Staff recommends approval of an amendment to the conditional use permit for a planned unit development with the following conditions:

1. **Removal of Subject Property from Conditional Use Permit for a Planned Unit Development.** The subject property was previously incorporated into the Conditional Use Permit for a Planned Unit Development for a redevelopment project that included the property to the north. The subject property, Lot 2, Block 1 of Harlow Addition is hereby removed from the Conditional Use Permit for a Planned Unit Development.
2. **Trash Enclosure for 633 Concord Street South.** The trash enclosure for the bank building at 633 Concord Street South is currently located within the boundaries of the proposed Holiday Station Store property at 677 Concord Street South. This enclosure must be removed from the premises of 677 Concord Street South by December 31, 2025. The bank building at 633 Concord Street South is not allowed to have exterior trash handling unless all dumpsters are stored within a code conforming trash enclosure. A zoning permit is required prior to the construction of the new or relocated trash enclosure.

City Staff recommends approval of the conditional use permits, site plan, and master sign plan for the proposed gas station and convenience store development with the following conditions:

1. **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance with the

following plans on file with the Planning Department:

a. Application (Holiday Stationstores LLC)	June 17, 2025
b. Narrative (Colliers Engineering & Design)	Undated
c. ALTA Survey (Honsa Surveying)	June 8, 2024
d. Site Plan– Sheet C100 (Colliers Engineering)	July 3, 2025
e. Utility Plan- Sheet C110 (Colliers Engineering)	July 3, 2025
f. Grading Plan- Sheet C120 (Colliers Engineering)	July 3, 2025
g. Landscaping Plan- Sheet C130 (Colliers Engineering)	July 31, 2025
h. Lighting Plan- Sheet C140 (Red Leonards Associates)	June 19, 2025
i. Dumpster Details- Sheet C506 (Colliers Engineering)	July 3, 2025
j. Colored Exterior Elevations (Colliers Engineering)	Undated
k. Sign Plan (Corporate ID Solutions)	August 1, 2025

2. **Building Permit Required for Proposed Building.** The Applicant shall obtain a building permit prior to starting the project. The review and approval of the site improvement pursuant to the requirements of the City's adopted Building and Fire code shall be in addition to the site plan review process. The site plan approval process does not imply compliance with the requirements of these codes.
3. **Status of Previous Conditional Use Permits, Special Use Permits, and Variances.** The subject property was granted a number of conditional use permits, special use permits, and variances that all related to the four-story office building that was previously on the site which was demolished in 2023. These approvals include a special use permit for a ground sign that was approved February 20, 1973; a special use permit for a roof sign that was approved November 15, 1976; a special use permit for a roof sign that was approved March 5, 1979; a variance that was approved via Resolution 2004-164 for the installation of a second roof sign, and the development approvals for the new bank facility that was approved via Resolution 2020-102. All of these conditional use permits, special use permits and variances are hereby terminated for the subject property with the exception of the Conditional Use Permit for a Planned Unit Development granted per Resolution 2020-102 which has been amended to remove the subject property rather than being terminated. The Applicant and Property Owner acknowledge and agree that the previous conditional use permits, special use permits, and variances are terminated, and they hereby waive any rights related to the previous conditional use permits, special use permits and variances.
4. **Lot Combination Required.** The Applicant shall be required to combine the two tax parcels that comprise the subject property at 677 Concord Street South (PID # 36-31800-01-021 and 36-31800-01-022). The building permit will not be released until the lots have either been combined or the Applicant has submitted a lot combination request form to the Dakota County Tax Assessor.
5. **Public Sidewalk Improvement Along Villaume Avenue.** The Applicant shall be responsible for constructing a public sidewalk along Villaume Avenue starting at the end of the existing sidewalk along Concord Street South and going east to the eastern plat boundary, short of the light pole and the electric box. The public sidewalk must be at least 5 feet wide and the final design is subject to review and approval by the City Engineer.

6. **Landscaping Requirements.** The Applicant shall install and maintain landscaping that is substantially consistent with the approved landscaping plan dated July 31, 2025. Minor changes to be the landscaping plan may be approved administratively by the Zoning Administrator.
7. **Landscaping Guarantee.** The Applicant shall establish a \$7,500 landscaping guarantee prior to obtaining their building permit for the proposed building. The security shall be maintained for at least one (1) year after the date that the last landscaping materials have been planted. After one year has passed, the Applicant must replace any required landscape materials that are not alive or are in an unhealthy state. Once the City has confirmed that the replacements have been installed, the entire security may be released.
8. **Stormwater Maintenance Agreement.** The Applicant shall enter into a stormwater maintenance agreement with the City for the proposed building's stormwater infrastructure.
9. **Mechanical Equipment Screening Plan.** A mechanical equipment screening plan shall be submitted as part of the building permit submittal for the proposed building. All ground-mounted and building-attached mechanical equipment shall be screened according to the standards contained within Section 118-9. All roof-mounted mechanical equipment shall be screened according to the standards contained within City Code Section 118-242.
10. **Liquor License Required for Off-Sale 3.2 Percent Malt Liquor Sales.** The Applicant must obtain a liquor license if they wish to sell 3.2 percent malt liquor as an accessory use. No alcohol sales except for 3.2 percent malt liquor sales shall be allowed without a conditional use permit for off-sale liquor.
11. **Master Sign Plan Approval.** The signage as shown on the plans dated August 1, 2025 is approved via a Master Sign Plan approval. Any substantial changes to signage on site, an increase in the size of signage or the addition of new signage will require an amendment to the master sign plan.
12. **Signage Permits Required.** No signage shall be installed without the Applicant first obtaining the appropriate sign permits. All signage is subject to review and approval by the Zoning Administrator.
13. **Only One Freestanding Sign Allowed.** Only one freestanding sign is allowed per property. The Applicant will not be eligible to obtain a permit to build their proposed monument sign until they have removed their existing pylon sign.

14. **Encroachment Agreement Required if Monument Sign will Be Located in Drainage and Utility Easement.** The Applicant must either revise their site plan to move their monument sign out of the drainage and utility easement or they must request an encroachment agreement. Placement of the sign in the easement will only be allowed if the City Council approves the encroachment agreement.
15. **Conditional Use Permit for an Electronic Changeable Copy Sign.** The conditional use permit for the electronic changeable copy sign must adhere to the following conditions:
- a. The LED changeable fuel price signs may be turned on at all hours.
 - b. No part of the display shall change more than once every 8 seconds.
 - c. Display transitions are limited to one second. Transitions such as slideshows and fade/dissolve may be used.
 - d. The sign shall comply with the illumination limits outlined in the City Code and the difference between the off and solid-message measurements using the electronic sign measurement criteria found in the City Code shall not exceed .3 footcandles at night.
16. **Exterior Sale and Display.** Exterior sale and display is limited to those retail items that are typically displayed outdoors at gas stations such as small propane tanks, ice, firewood, windshield wiper fluid, bags of salt, video rental kiosks, etc. No vehicle sales are permitted. All items displayed outdoors shall be arranged in a neat and orderly manner and shall be located either under the fuel canopy or along the storefront.
17. **Maintaining Existing Cross-Access Easement.** The Applicant must keep clear the cross-access easement recorded as Document 3425043 that allows vehicles to circulate between Lot 1 and Lot 2, Block 1 of the Harlow Addition to have access to both Villaume Avenue and 6th Street East. The easement must remain in place and may not be terminated.
18. **Trash Handling for Subject Property.** All dumpsters that serve the subject property shall be stored within the trash enclosure which shall be built and maintained consistent with the approved plans. Exterior trash handling without an enclosure is prohibited. A zoning permit is required prior to the construction of the new trash enclosure.
19. **SAC Fees.** The Applicant will be required to make a Sewer Access Charge (SAC) payment consistent with the Metropolitan Council requirements at time of building permit for the proposed building.
20. **Escrow for Public Improvements.** The Applicant must submit a cost estimate for the public improvements (i.e. the sidewalk along Villaume Avenue, the patch on Villaume Avenue, and the hydrant relocation). The cost estimate is subject to review and approval by the City Engineer. The Applicant must establish an escrow in the amount of 125% of the cost of the public improvements prior

to receiving their building permit.

21. **Approvals from Other Agencies.** The Applicant shall be responsible for obtaining any required approvals from other agencies such as Dakota County, the Minnesota Pollution Control Agency (MPCA), and the Minnesota Department of Health.
22. **City Engineer's Letter.** The Applicant shall address the issues raised in the City Engineer's letter dated July 25, 2025.
23. **Termination of Conditional Use Permit.** Per the City Code, the Conditional Use Permit will terminate if the improvement has not substantially begun within one (1) year from the date of approval. Per City Code, the City Council may revoke the Conditional Use Permit, following a public hearing, if any of the above conditions have been violated and are not corrected.

Staff recommends approval of the Conditional Use Permits, Site Plan Review, Master Sign Plan, and an amendment to a conditional use permit for a planned unit development, subject to the following conditions:

Required Action

The Planning Commission has the following actions available on the proposed application:

Approval. If the Planning Commission wishes to recommend approval of the conditional use permits, site plan review, master sign plan and an amendment to a conditional use permit for a planned unit development, the following action should be taken:

- Motion to recommend approval of 3 conditional use permits, a site plan review, a master sign plan and an amendment to a conditional use permit for a planned unit development for the development of a Holiday Service Station at 677 Concord Street South, subject to the conditions listed in the staff report.

Denial. If the Planning Commission wishes to recommend denial of the conditional use permits, site plan review, master sign plan, and/or an amendment to a conditional use permit for a planned unit development, the following action should be taken:

- Motion to recommend denial of the conditional use permits, site plan review, master sign plan and an amendment to a conditional use permit for a planned unit development for the development of a Holiday Service Station at 677 Concord Street South.

If the recommendation is denial, the Planning Commission must adopt findings to justify the recommendation. If the Planning Commission wants to recommend denial of the conditional use permits, it will require a specific finding that the proposed development fails to meet at least one of the six CUP criteria. If the Planning Commission wants to recommend denial of the Master Sign Plan, they must find that the proposed sign package fails to comply with the criteria discussed in this staff memo.

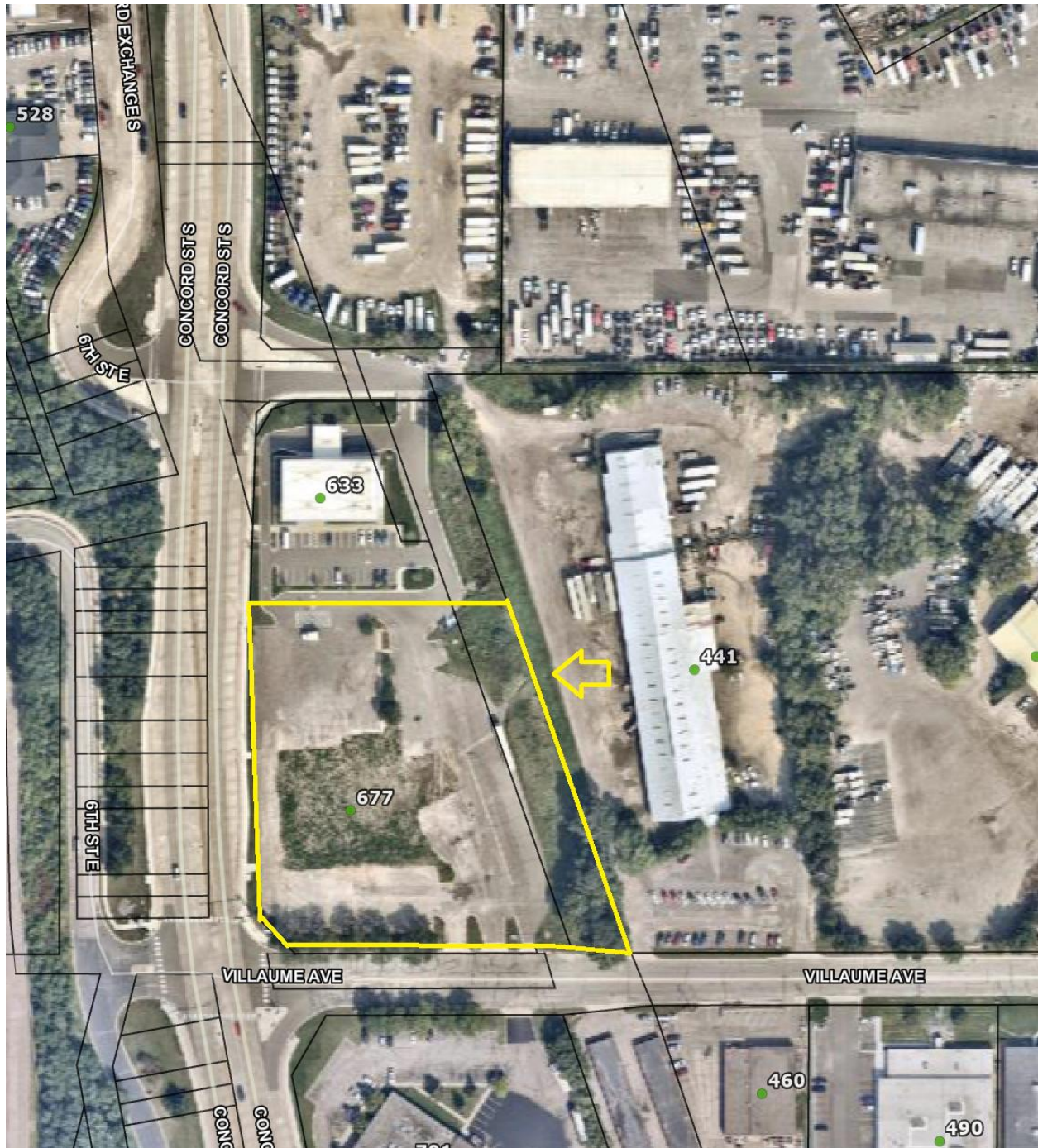
SOURCE OF FUNDS

NA

ATTACHMENTS

1. Site Location Map
2. Site Plan for Proposed Redevelopment
3. Building and Canopy Elevations
4. Grading Plan
5. Utility Plan
6. Landscape Plan
7. Photometric Plan
8. ALTA Survey
9. Master Sign Plan
10. Project Narrative
11. City Engineer's Letter

ATTACHMENT 1
SITE LOCATION MAP



PROJECT DATA				
PROJECT NAME:	HOLIDAY STATIONSTORES - SOUTH ST. PAUL MN CONCORD & VILLAUME			
APPLICANT:	HOLIDAY STATIONSTORES LLC CARL SMITH 6800 CLEARWATER DRIVE, SUITE 300, MINNETONKA, MN 55343			
PROJECT ADDRESS:	677 CONCORD ST S, SOUTH ST. PAUL, MN 55075			
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 6,228 S.F. CONVENIENCE STORE AND AN 4,881 S.F. FUEL CANOPY WITH (8) FUEL PUMPS AND (2) DIESEL FUEL PUMPS. THE CONVENIENCE STORE WILL SELL BEER AND WINE FOR OFFSITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.			
PARCEL/SITE AREA:	138,815 S.F. - ±3.19 ACRES	SETBACKS	REQUIRED	PROVIDED
EXISTING ZONING:	GENERAL BUSINESS, PLANNED UNIT DEVELOPMENT	FRONT:	40' (FROM ST. CENTERLINE)	25.5' (TO PROP. LINE)
PARCEL NUMBER:	037-363180001021	SIDE:	10'	302.8'
MAX. BUILD. HEIGHT:	21'-6" PROVIDED (45' ALLOWED) (1-STORY BUILDING)	REAR:	10'	244.8'
MAX. FUEL CANOPY HEIGHT:	20'-0" PROVIDED			
PARKING:	REQUIRED: MOTOR FUEL STATION: ONE SPACE PER EMPLOYEE STORE: ONE OFF-STREET PARKING SPACE FOR EACH 400 SQUARE FEET OF GROSS FLOOR AREA TOTAL = 6,228 / 400 + 10 = 26 SPACES (9'x18')	PROVIDED: STANDARD PARKING : ACCESSIBLE PARKING : EV PARKING :	32 SP 2 SP 2 SP	
		TOTAL PARKING PROVIDED:	36 SP	

GENERAL NOTES:

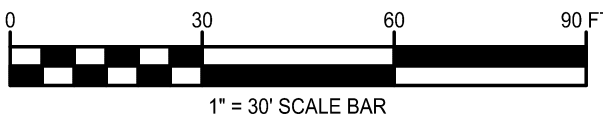
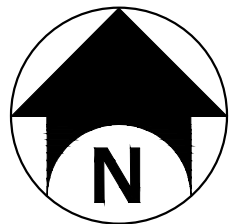
1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
7. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL CALL *811 AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
11. UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
12. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
14. THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
16. THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
17. ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONTROLLED AND INSTALLED PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) WITH STATE SUPPLEMENT.
18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOUTH ST. PAUL DEPARTMENT OF PUBLIC WORKS AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION.

KEY NOTES:

1. BUILDING AREA
2. ASPHALT PAVING, LIGHT DUTY
3. ASPHALT PAVING, HEAVY DUTY
4. LANDSCAPE AREA, SEE LANDSCAPE PLANS
5. MONUMENT SIGN, SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS AND SIGNAGE PACKAGE FOR DETAILS
6. UNDERGROUND DETENTION SYSTEM FOOTPRINT, SEE XERXES DETAILS SHEET(S)
7. CONCRETE SIDEWALK, SEE BUILDING SITE DETAILS SHEET
8. ELECTRICAL TRANSFORMER PROPOSED LOCATION. CONTRACTOR TO COORDINATE WITH POWER COMPANY TO DETERMINE FINAL LOCATION.
9. TRASH ENCLOSURE PER HOLIDAY STATIONSTORES, SEE BUILDING & CANOPY PLANS
10. CONCRETE CURB AND GUTTER, SEE SITE DETAILS SHEET
11. CONCRETE PAVING, SEE SITE DETAILS SHEET
12. PARKING LIGHT POLE FIXTURE, SEE LIGHTING PLAN SHEET AND SITE DETAILS SHEET
13. VACUUM MACHINE, PROVIDED BY HOLIDAY STATIONSTORES VENDOR
14. ACCESSIBLE PARKING SPACE AND SIGNAGE, SEE BUILDING SITE DETAILS SHEET
15. VENT PIPES LOCATION, SEE FUEL SHEETS FOR MORE INFORMATION
16. FUEL CANOPY AREA, SEE FUEL SHEETS FOR MORE INFORMATION
17. OUTDOOR SEATING BY HOLIDAY STATIONSTORES
18. CO2 WITH STORAGE CABINET
19. FUEL STORAGE TANKS PER FUEL/GAS PLANS
20. 4" GUARD POST, SPACED EVERY 6' (SEE PLAN FOR SPACING AT ADA SPACES), SEE BUILDING SITE DETAILS SHEET
21. EMERGENCY SHUT-OFF SWITCH, SEE FUEL PLAN
22. OUTDOOR WHITE PAINTED STRIPES FOR NO-PARKING AREA, SEE BUILDING SITE DETAILS SHEET
23. FUEL ISLAND BOLLARD, SEE FUEL CANOPY PLANS
24. EV CHARGING BOLT SYMBOL, SEE EV DETAILS SHEET
25. PAVEMENT DIRECTIONAL MARKING, TYP
26. CONCRETE PAVING, REFER TO FUEL CANOPY PLANS
27. CONCRETE PAVING, REFER TO FUEL/GAS PLANS
28. BUILDING SERVICE ENTRANCE SECTION
29. TAPER CURB FROM 6" TO 0" REVEAL IN 5 FEET
30. 4" WHITE STRIPE
31. INTERNAL DIRECTIONAL SIGN (REFER TO SIGN PACKAGE)
32. REAR ROOF ACCESS
33. PAINTED CROSSWALK
34. BLACK COLORED CONCRETE (PARKING AREAS) COLOR BY HOLIDAY STATIONSTORES
35. RIP RAP OUTLET APRON
36. ACCESSIBLE RAMP, SEE BUILDING SITE DETAILS SHEET
37. NOT USED
38. BICYCLE STORAGE RACK
39. EV CHARGING STATION, CHARGER PAD, BOLLARDS, ETC. SEE EV DETAILS SHEET
40. NOT USED
41. DETECTABLE WARNING STRIP
42. CONCRETE SIDEWALK PER CITY OF SOUTH ST. PAUL STANDARDS
43. REINFORCED CONCRETE, SEE R.O.W. DETAILS SHEET FOR REINFORCED DRIVEWAY APPROACH
44. CONCRETE SWALE, SEE SITE DETAILS SHEET
45. APPROXIMATE LIMIT OF UTILITY PIPE TRENCH, REPLACE FULL SECTION OF EXISTING PAVEMENT PER CITY OF SOUTH ST. PAUL REQUIREMENTS
46. R.O.W. CURB & GUTTER, REFER TO SITE DETAILS SHEET
47. DECORATIVE FENCE, SEE LANDSCAPE DETAILS SHEET
48. HANDRAIL FOR ACCESSIBLE RAMP, SEE BUILDING SITE DETAILS SHEET

SITE LEGEND:

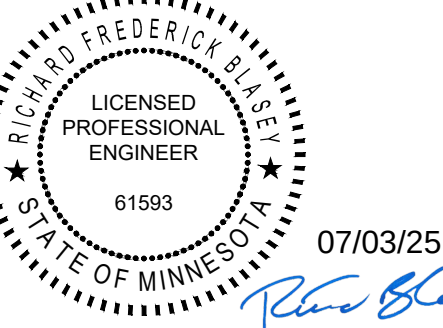
- # KEY NOTE
- 12 NUMBER OF PARKING SPACES
- CONCRETE (LIGHT DUTY AT PARKING SPACES AND PASSENGER VEHICLE CANOPY SLAB; HEAVY DUTY AT HSD CANOPY SLAB AND TRASH ENCLOSURE; USE SIDEWALK SECTION AS NOTED)
- PAVEMENT SECTION LIGHT-DUTY
- PAVEMENT SECTION HEAVY-DUTY
- PROPERTY SETBACK LINE
- PROPERTY LINE



ATTACHMENT 2
SITE PLAN

Date Revised	Description
--------------	-------------

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

R. BLASEY, P.E.
PROJECT MANAGER
C. CABRERA, P.E.
QUALITY CONTROL
C. CABRERA, P.E.
DRAWN BY
J. NOVITSKI
DATE
07/03/2025

PROJECT NAME

HOLIDAY STATIONSTORES LLC
NTI
NEC OF CONCORD ST S &
VILLAUME AVE
NORTHERN TIER BU

677 CONCORD ST S.
(NEC CONCORD ST S &
VILLAUME AVE)
SOUTH ST. PAUL, MN
55075



HOLIDAY STATIONSTORES, LLC

PROJECT NUMBER
23010318A

SHEET TITLE

SITE PLAN

SHEET NUMBER

C100

6 OF 31

ATTACHMENT 3
BUILDING AND CANOPY
ELEVATIONS

NICHIHA TUFF BLOCK
SW 9166 "DRIFT OF MIST"
(9% OF FACADE)

THIN BRICK
(45% OF FACADE)

SW 7004 "SNOWBOUND"
ELEVATE BONE WHITE SR

1" INSULATED DOUBLE
PANED GRAY TINTED GLASS
(8% OF FACADE)

SW 4081 "SAFETY RED"

NICHIHA TUFF BLOCK
SW 6255 "MORNING FOG"
(14% OF FACADE)

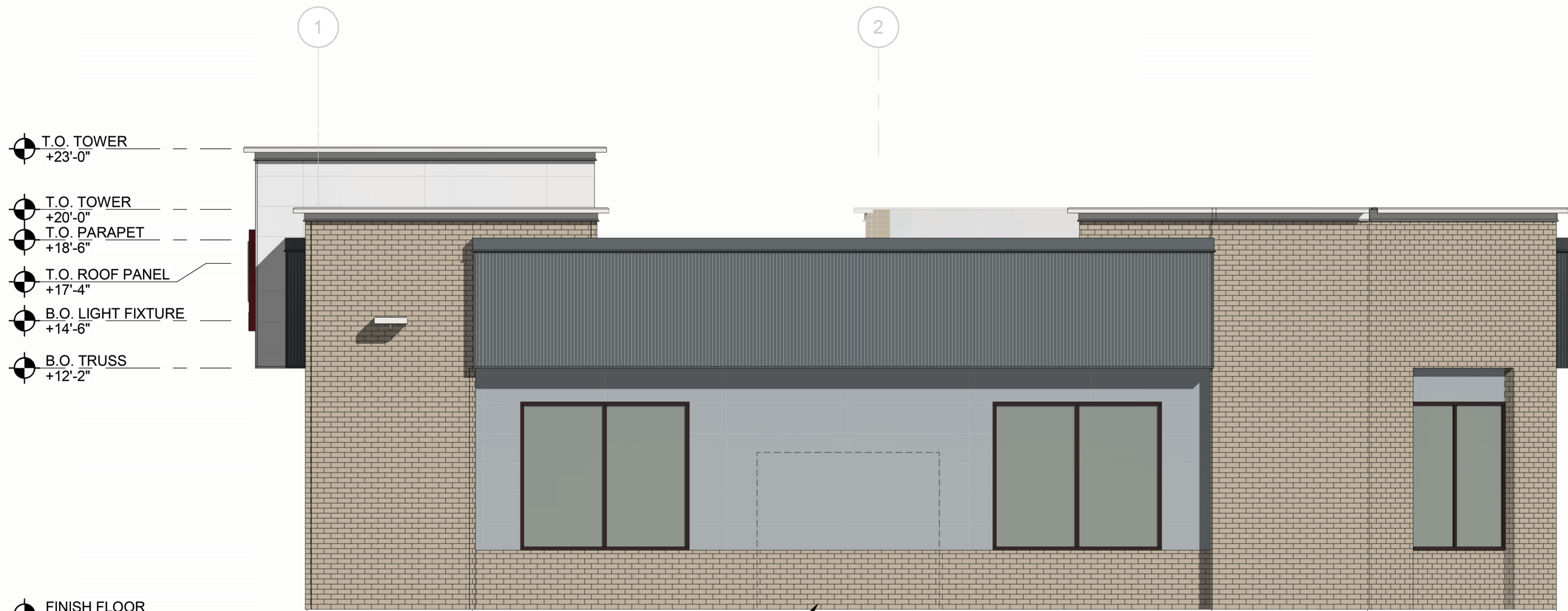
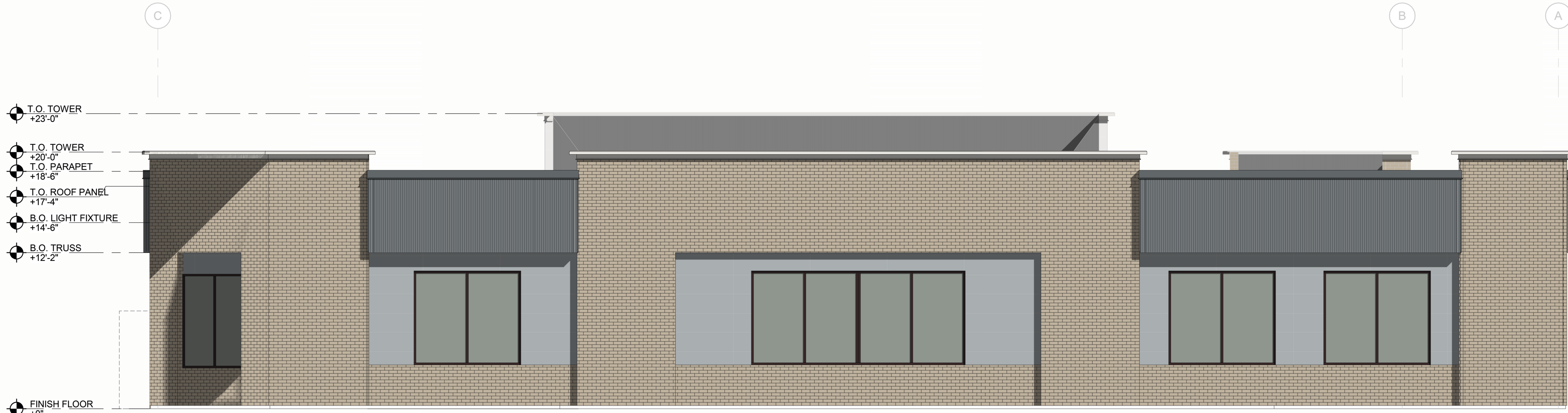
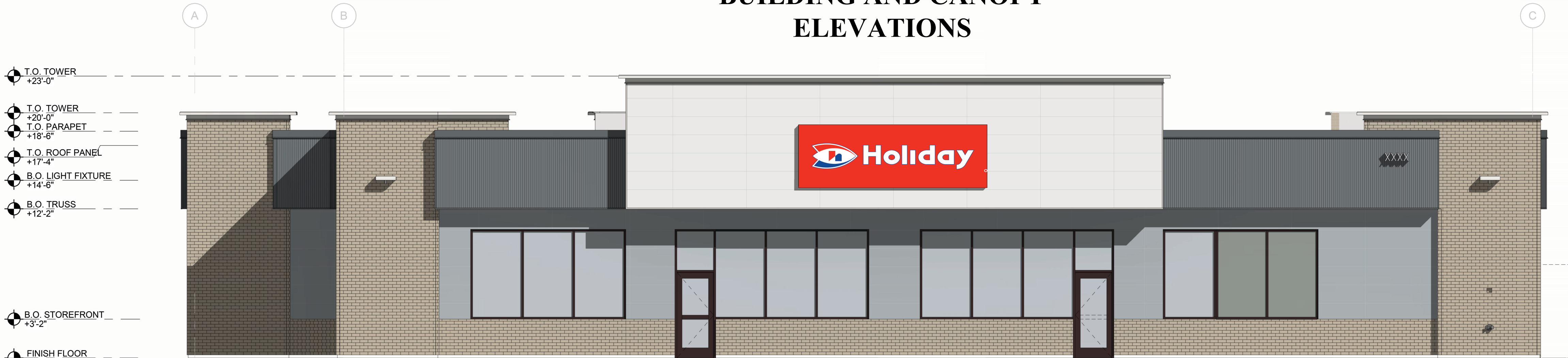
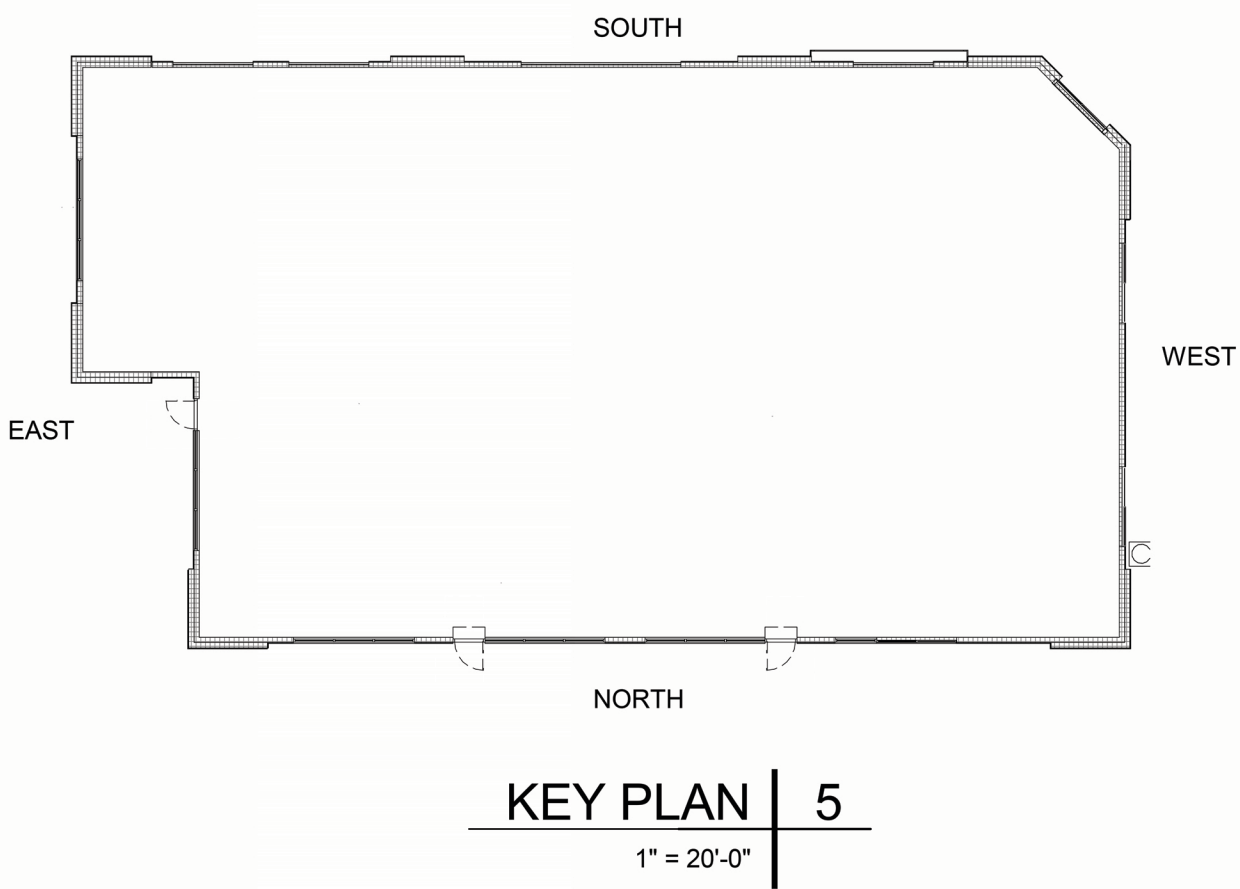
NICHIHA RIBBED
SW 7075 "WEB GRAY"
(15% OF FACADE)

ELEVATE CHARCOAL GRAY
SR

SPANDREL GLASS PANEL
(9% OF FACADE)

SW 7005 "PURE WHITE"

MATERIAL LEGEND



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Formerly Known as BERGMANN

PROFESSIONAL SEAL

PERMIT SET XX/XX/XX

REVISIONS	ISSUE	DATE

PROJECT MANAGER
XX
QUALITY CONTROL
XX
DRAWN BY
XX

PROJECT NAME

CIRCLE K STORES, INC.

SOUTH ST.
PAUL, MN

NEC CONCORD ST S & VILLAUME
AVE.
SOUTH ST. PAUL, MN 55075

PROTOCOL # R0 03/07/25

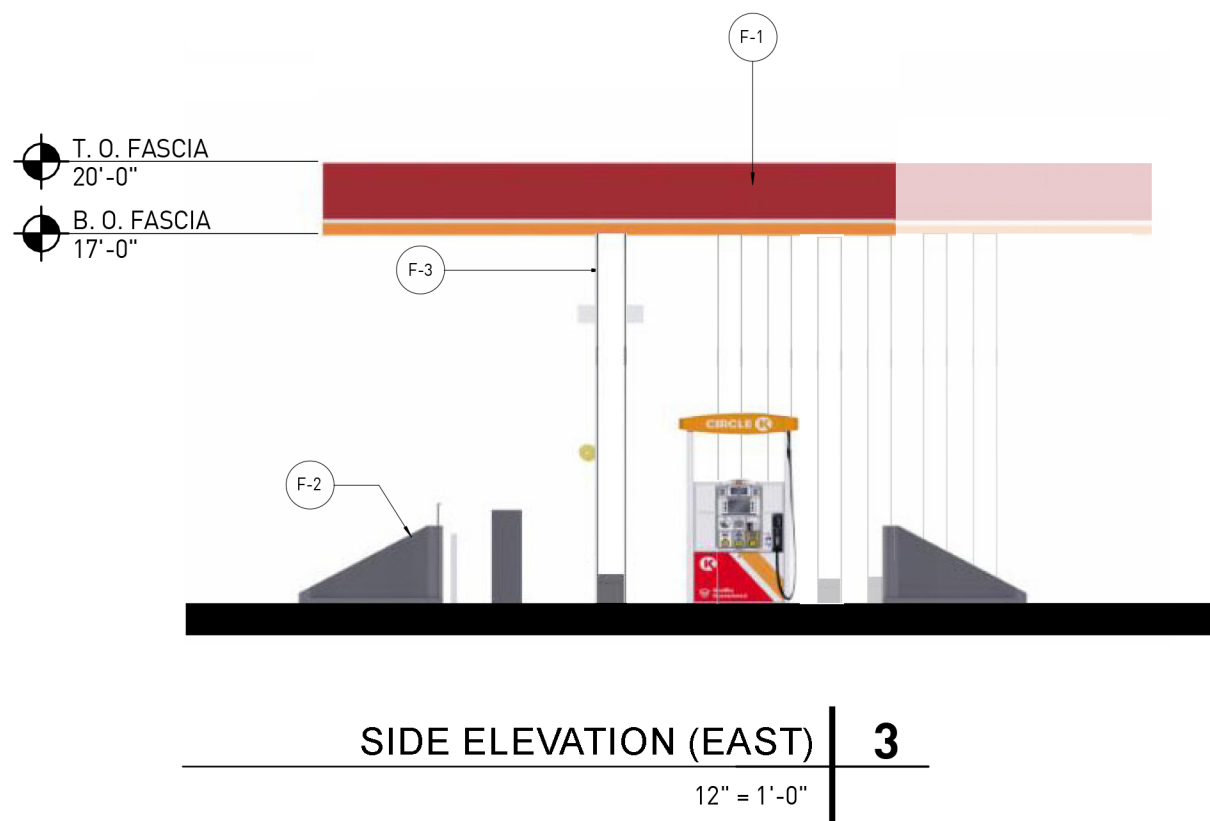
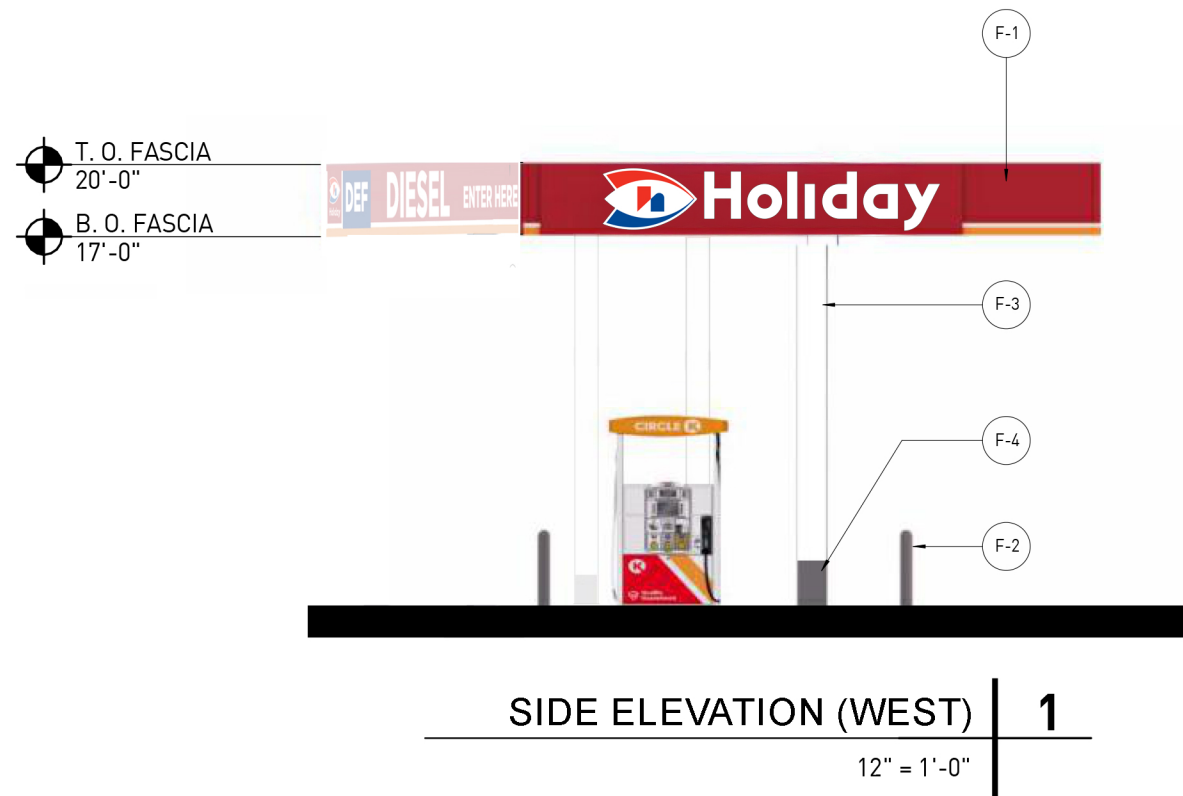


CIRCLE K STORE INC.

PROJECT NUMBER: XXXX

COLORED
EXTERIOR
ELEVATIONS

A2.01



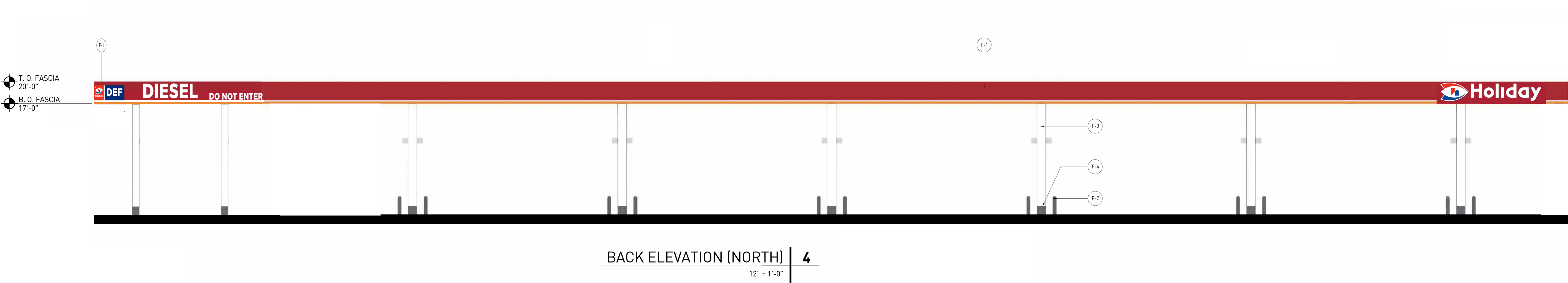
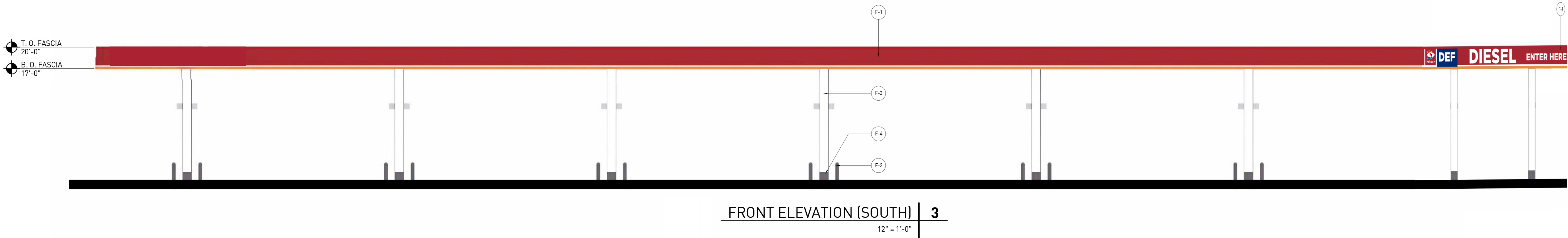
F-4. STEEL COLUMN WITH PAINT FINISH
SW6726 GRAYS HARBOR

F-3 STEEL COLUMN WITH PAINT FINISH
RAL9016 SHELL WARMS WHITE

F-2 BOLLARD / TRUCK ISLAND PYRAMID BOLLARD
DARK GRAY SHERWIN WILLIAMS 4238 "GRAYS HARBOR"

F-1. ACM PANEL "TEX-COTE"
CIRCLE K RED #PMS-683
CIRCLE K WHITE #PMS-144
CIRCLE K ORANGE #PMS-144

MATERIAL LEGEND



Colliers

Engineering & Design

www.colliersengineering.com

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Formerly Known as BERGMANN

PROFESSIONAL SEAL

PERMIT SET XX/XX/XX

REVISIONS

ISSUE	DATE

PROJECT MANAGER XX

QUALITY CONTROL XX

DRAWN BY XX

PROJECT NAME

CIRCLE K STORES, INC.

SOUTH ST. PAUL, MN

NEC CONCORD ST S & VILLAUME AVE.
SOUTH ST. PAUL, MN 55075

PROTOCOL # R0 03/07/25

CIRCLE K STORE INC.

PROJECT NUMBER: XXXX

COLORED EXTERIOR ELEVATIONS

A2.01

Page 49 of 77

ATTACHMENT 4
GRADING PLAN

FEMA ELEVATION CERTIFICATE NOTE

1. UPON ESTABLISHMENT OF FINISHED FLOOR, CONTRACTOR SHALL CONTACT THE ENGINEER AND SURVEYOR TO HAVE SURVEYOR VERIFY FINISHED FLOOR ELEVATION AND COMPLETE AND FILE THE FEMA ELEVATION CERTIFICATE.

TOTAL AREAS:
PROJECT SITE (PROPERTY) AREA: 3.19± AC
DISTURBANCE AREA: 3.26± AC
EXISTING IMPERVIOUS AREA: 2.45± AC
PROPOSED IMPERVIOUS AREA (SITE & TAX PARCEL): 2.21± AC

STORMWATER BEST MANAGEMENT PRACTICES (BMP)
TREATMENT: ISOLATOR ROW
DETENTION: UNDERGROUND ARCH CHAMBER

GRADING LEGEND:

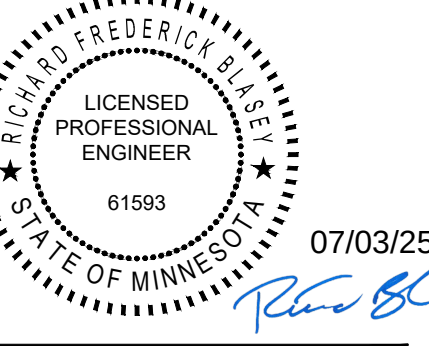
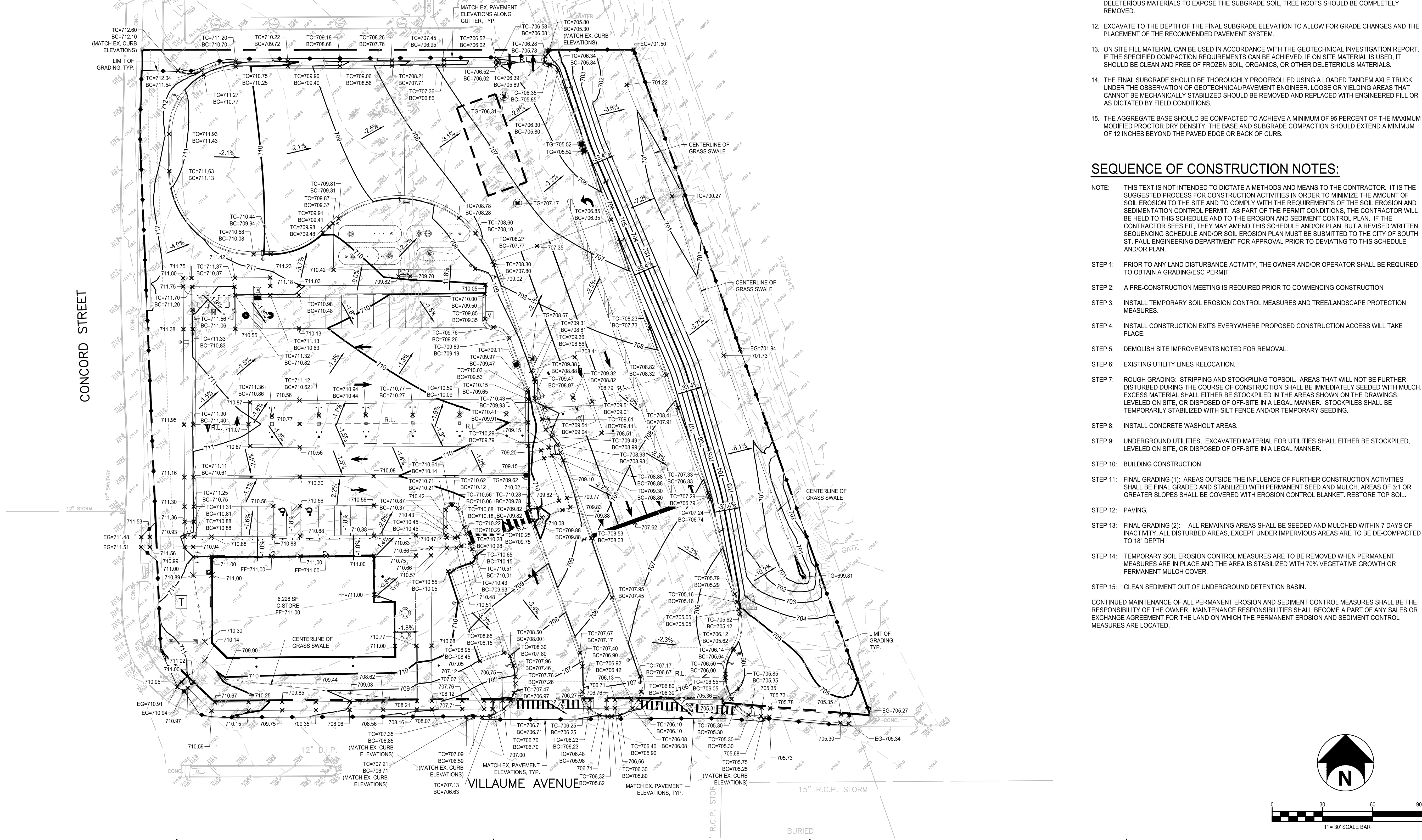
- 75 PROPOSED MAJOR CONTOUR
- 76 PROPOSED MINOR CONTOUR
- 78.01
77.51 PROPOSED TOP OF CURB / BOTTOM OF CURB ELEVATION
- 152.50 PROPOSED TOP OF WALL / BOTTOM OF WALL
- 77.73 PROPOSED SPOT ELEVATION
- 77.73 EXISTING ELEVATION
- 77.73 PROPOSED HIGH POINT ELEVATION
- 77.73 PROPOSED TOP OF GRATE ELEVATION
- 1.5% PROPOSED SLOPE
- 72 EXISTING CONTOUR
- R.L. RIDGELINE
- PROPOSED SWALE CENTERLINE

GRADING NOTES

1. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR REQUIRED EROSION AND SEDIMENT CONTROL MEASURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
3. ALL SILT FENCE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
5. SILT FENCE, JUTE MESH, AND/OR EROSION CONTROL BLANKETS WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER OR SPECIFIED ON PLANS.
6. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
7. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN 2 WEEKS OF DISTURBANCE.
8. ALL SITE GRADING MUST BE PERFORMED TO INSURE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE, THROUGHOUT THE PERIOD OF CONSTRUCTION AND AFTER PROJECT COMPLETION.
9. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE MINNESOTA STORMWATER MANUAL AND THE CITY OF SOUTH ST. PAUL REQUIREMENTS.
10. IN GENERAL, EARTHWORK AND PAVEMENT CONSTRUCTION SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST MINNESOTA DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
11. REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, UNSUITABLE FILL, VEGETATION, TREES AN OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHOULD BE COMPLETELY REMOVED.
12. EXCAVATE TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
13. ON SITE FILL MATERIAL CAN BE USED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT. IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED, IF ON SITE MATERIAL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
14. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED USING A LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
15. THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A MINIMUM OF 95 PERCENT OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY. THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 12 INCHES BEYOND THE PAVED EDGE OR BACK OF CURB.

SEQUENCE OF CONSTRUCTION NOTES:

- NOTE: THIS TEXT IS NOT INTENDED TO DICTATE A METHODS AND MEANS TO THE CONTRACTOR. IT IS THE SUGGESTED PROCESS FOR CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE AMOUNT OF SOIL EROSION TO THE SITE AND TO COMPLY WITH THE REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. AS PART OF THE PERMIT CONDITIONS, THE CONTRACTOR WILL BE HELD TO THIS SCHEDULE AND TO THE EROSION AND SEDIMENT CONTROL PLAN. IF THE CONTRACTOR SEES FIT, THEY MAY AMEND THIS SCHEDULE AND/OR PLAN, BUT A REVISED WRITTEN SEQUENCING SCHEDULE AND/OR SOIL EROSION PLAN MUST BE SUBMITTED TO THE CITY OF SOUTH ST. PAUL ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO DEVIATING TO THIS SCHEDULE AND/OR PLAN.
- STEP 1: PRIOR TO ANY LAND DISTURBANCE ACTIVITY, THE OWNER AND/OR OPERATOR SHALL BE REQUIRED TO OBTAIN A GRADING/ESC PERMIT
- STEP 2: A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION
- STEP 3: INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES AND TREELANDSCAPE PROTECTION MEASURES.
- STEP 4: INSTALL CONSTRUCTION EXITS EVERYWHERE PROPOSED CONSTRUCTION ACCESS WILL TAKE PLACE.
- STEP 5: DEMOLISH SITE IMPROVEMENTS NOTED FOR REMOVAL.
- STEP 6: EXISTING UTILITY LINES RELOCATION.
- STEP 7: ROUGH GRADING: STRIPPING AND STOCKPIILING TOPSOIL. AREAS THAT WILL NOT BE FURTHER DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE IMMEDIATELY SEEDED WITH MULCH. EXCESS MATERIAL SHALL EITHER BE STOCKPILED IN THE AREAS SHOWN ON THE DRAWINGS, LEVELED ON SITE, OR DISPOSED OF OFF-SITE IN A LEGAL MANNER. STOCKPILES SHALL BE TEMPORARILY STABILIZED WITH SILT FENCE AND/OR TEMPORARY SEEDING.
- STEP 8: INSTALL CONCRETE WASHOUT AREAS.
- STEP 9: UNDERGROUND UTILITIES. EXCAVATED MATERIAL FOR UTILITIES SHALL EITHER BE STOCKPILED, LEVELED ON SITE, OR DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- STEP 10: BUILDING CONSTRUCTION
- STEP 11: FINAL GRADING (1): AREAS OUTSIDE THE INFLUENCE OF FURTHER CONSTRUCTION ACTIVITIES SHALL BE FINAL GRADED AND STABILIZED WITH PERMANENT SEED AND MULCH. AREAS OF 3:1 OR GREATER SLOPES SHALL BE COVERED WITH EROSION CONTROL BLANKET. RESTORE TOP SOIL.
- STEP 12: PAVING.
- STEP 13: FINAL GRADING (2): ALL REMAINING AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF INACTIVITY. ALL DISTURBED AREAS, EXCEPT UNDER IMPERVIOUS AREAS ARE TO BE DE-COMPACTED TO 18" DEPTH
- STEP 14: TEMPORARY SOIL EROSION CONTROL MEASURES ARE TO BE REMOVED WHEN PERMANENT MEASURES ARE IN PLACE AND THE AREA IS STABILIZED WITH 70% VEGETATIVE GROWTH OR PERMANENT MULCH COVER.
- STEP 15: CLEAN SEDIMENT OUT OF UNDERGROUND DETENTION BASIN.
- CONTINUED MAINTENANCE OF ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT EROSION AND SEDIMENT CONTROL MEASURES ARE LOCATED.



STORMWATER MANAGEMENT SUMMARY

POI 1 - 6TH STREET SEWER INFRASTRUCTURE

STORM EVENT	PRE-DEVELOPMENT RUNOFF RATE (CFS)	POST-DEVELOPMENT RUNOFF RATE (CFS)
2-YEAR	7.65	6.67
10-YEAR	13.23	10.96
100-YEAR	25.96	21.09
100-YEAR, 10-DAY	1.24	1.28

STORM EVENT	PRE-DEVELOPMENT RUNOFF VOLUME (af)	POST-DEVELOPMENT RUNOFF VOLUME (af)
2-YEAR	0.360	0.406
10-YEAR	0.638	0.697
100-YEAR	1.310	1.402
100-YEAR, 10-DAY	1.447	1.540

POI 2 - VILLAUME AVENUE SEWER INFRASTRUCTURE

STORM EVENT	PRE-DEVELOPMENT RUNOFF RATE (CFS)	POST-DEVELOPMENT RUNOFF RATE (CFS)
2-YEAR	1.96	0.44
10-YEAR	3.14	0.92
100-YEAR	5.80	2.13
100-YEAR, 10-DAY	0.27	0.17

STORM EVENT	PRE-DEVELOPMENT RUNOFF VOLUME (af)	POST-DEVELOPMENT RUNOFF VOLUME (af)
2-YEAR	0.096	0.033
10-YEAR	0.159	0.068
100-YEAR	0.306	0.158
100-YEAR, 10-DAY	0.324	0.195

STORMWATER BEST MANAGEMENT PRACTICES (BMP)
TREATMENT: ISOLATOR ROW
DETENTION: UNDERGROUND ARCH CHAMBER

SANITARY PIPE TABLE							
START	START INV	END	END INV	SIZE	LENGTH	SLOPE	MATERIAL
CO-1	706.00	CO-2	705.85	6"	5.00'	3.06%	PVC
CO-2	705.85	CO-3	703.16	6"	87.62'	3.06%	PVC
CO-3	703.16	CO-4	700.11	6"	99.95'	3.06%	PVC
CO-4	700.11	CO-5	698.10	6"	65.69'	3.06%	PVC
CO-5	698.10	EX-MH	697.80	6"	16.35'	3.04%	PVC

STORM PIPE TABLE							
START	START INV	END	END INV	SIZE	LENGTH	SLOPE	MATERIAL
CO-1	708.44	CO-2	707.55	8"	57.63'	1.53%	PVC
CO-2	707.55	CO-3	706.77	8"	51.22'	1.53%	PVC
CO-3	706.77	O1	704.86	8"	125.02'	1.53%	Corrugated HDPE Pipe
CO-4	706.81	CO-5	706.37	8"	28.00'	1.56%	Corrugated HDPE Pipe
CO-5	706.37	CO-6	705.94	8"	28.00'	1.56%	Corrugated HDPE Pipe
CO-6	705.94	CO-7	705.50	8"	28.00'	1.56%	Corrugated HDPE Pipe
CO-7	705.50	CO-8	705.06	8"	28.00'	1.56%	Corrugated HDPE Pipe
CO-8	705.06	CO-9	704.62	8"	28.00'	1.56%	Corrugated HDPE Pipe
CO-9	704.62	CO-10	704.48	8"	9.51'	1.57%	Corrugated HDPE Pipe
CO-10	704.48	O2	703.79	12"	42.40'	1.62%	Corrugated HDPE Pipe
CO-11	704.63	O3	703.62	8"	37.66'	2.68%	Corrugated HDPE Pipe
DET-2	700.37	OCS-1	700.12	21"	5.40'	4.63%	Corrugated HDPE Pipe
O1	704.86	CO-10	704.48	12"	23.82'	1.62%	Corrugated HDPE Pipe
O2	703.79	O3	703.62	15'	10.25'	1.62%	Corrugated HDPE Pipe
O3	703.62	O4	702.11	15'	93.59'	1.62%	Corrugated HDPE Pipe
O4	700.87	DET-1	700.37	15'	10.00'	5.00%	Corrugated HDPE Pipe
O5B	702.90	O4	702.11	15'	50.52'	1.57%	Corrugated HDPE Pipe
OCS-1	699.05	EX-STM	694.69	21"	74.42'	5.86%	Corrugated HDPE Pipe
RL-1	708.50	CO-1	708.44	8"	5.00'	1.30%	PVC
RL-2	708.00	CO-2	707.55	8"	5.00'	8.92%	PVC
RL-3	706.93	CO-4	706.81	8"	7.82'	1.57%	Corrugated HDPE Pipe
RL-4	706.50	CO-5	706.37	8"	7.82'	1.56%	Corrugated HDPE Pipe
RL-5	706.06	CO-6	705.94	8"	7.82'	1.56%	Corrugated HDPE Pipe
RL-6	705.62	CO-7	705.50	8"	7.82'	1.56%	Corrugated HDPE Pipe
RL-7	705.18	CO-8	705.06	8"	7.82'	1.56%	Corrugated HDPE Pipe
RL-8	704.75	CO-9	704.62	8"	7.82'	1.56%	Corrugated HDPE Pipe
RL-9	704.88	CO-11	704.63	8"	9.00'	2.68%	Corrugated HDPE Pipe
RL-10	704.88	CO-11	704.63	8"	9.00'	2.69%	Corrugated HDPE Pipe

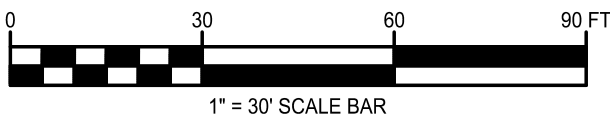
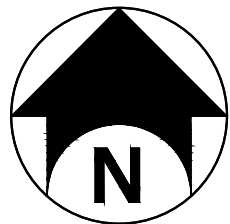
UTILITY NOTES:

- ALL WORKMANSHIP, MATERIALS, AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE REQUIREMENTS OF CITY OF SOUTH ST. PAUL OR THE AGENCY HAVING JURISDICTION OVER THE APPLICABLE UTILITY.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS THE CONFLICT IS DISCOVERED.
- TOPS OF EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE CONSTRUCTION REQUIREMENTS OF THE UTILITY OWNERS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND ELEVATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL, AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION, THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPE SIZES AND INVERTS ELEVATIONS BEFORE ORDERING MANHOLE AND CATCH BASIN STRUCTURES.
- ALL UTILITIES BELOW PAVED AREAS SHALL BE BACKFILLED WITH 100% GRANULAR MATERIAL (OR APPROVED OTHER) AND COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.
- ALL RIM ELEVATIONS IN OUTLAWN AREAS ARE APPROXIMATE ONLY AND SHALL BE ADJUSTED BY THE CONTRACTOR AFTER FINAL GRADES ARE ESTABLISHED.
- STORM SEWER PIPES WITHIN 10' OF THE BUILDING OR AT WATER LATERAL CROSSING, AND ALL SANITARY SEWER PIPES SHALL BE PVC (SCHEDULE 40) IN ACCORDANCE WITH ASTM D1785, ASTM D2665, AND ASTM F734 STANDARDS. REMAINING STORM SEWER PIPES SHALL BE HDPE IN ACCORDANCE WITH AASHTO M232 AND ASTM F2306 STANDARDS.

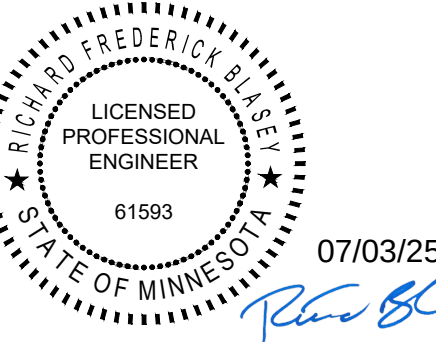
UTILITY LEGEND:

- RIP RAP
- STORM SEWER
- DOUBLE CATCH BASIN
- INLET MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRIC
- TELECOMMUNICATIONS
- GAS
- FIBER OPTIC
- UTILITY CROSSING

ATTACHMENT 5
UTILITY PLAN



PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

R. BLASEY, P.E.
PROJECT MANAGER
C. CABRERA, P.E.
QUALITY CONTROL
C. CABRERA, P.E.
DRAWN BY
J. NOVITSKI
DATE
07/03/2025

PROJECT NAME

HOLIDAY STATIONSTORES LLC
NTI
NEC OF CONCORD ST S &
VILLAUME AVE
NORTHERN TIER BU

677 CONCORD ST S.
(NEC CONCORD ST S &
VILLAUME AVE)
SOUTH ST. PAUL, MN
55075



HOLIDAY STATIONSTORES, LLC

PROJECT NUMBER

23010318A

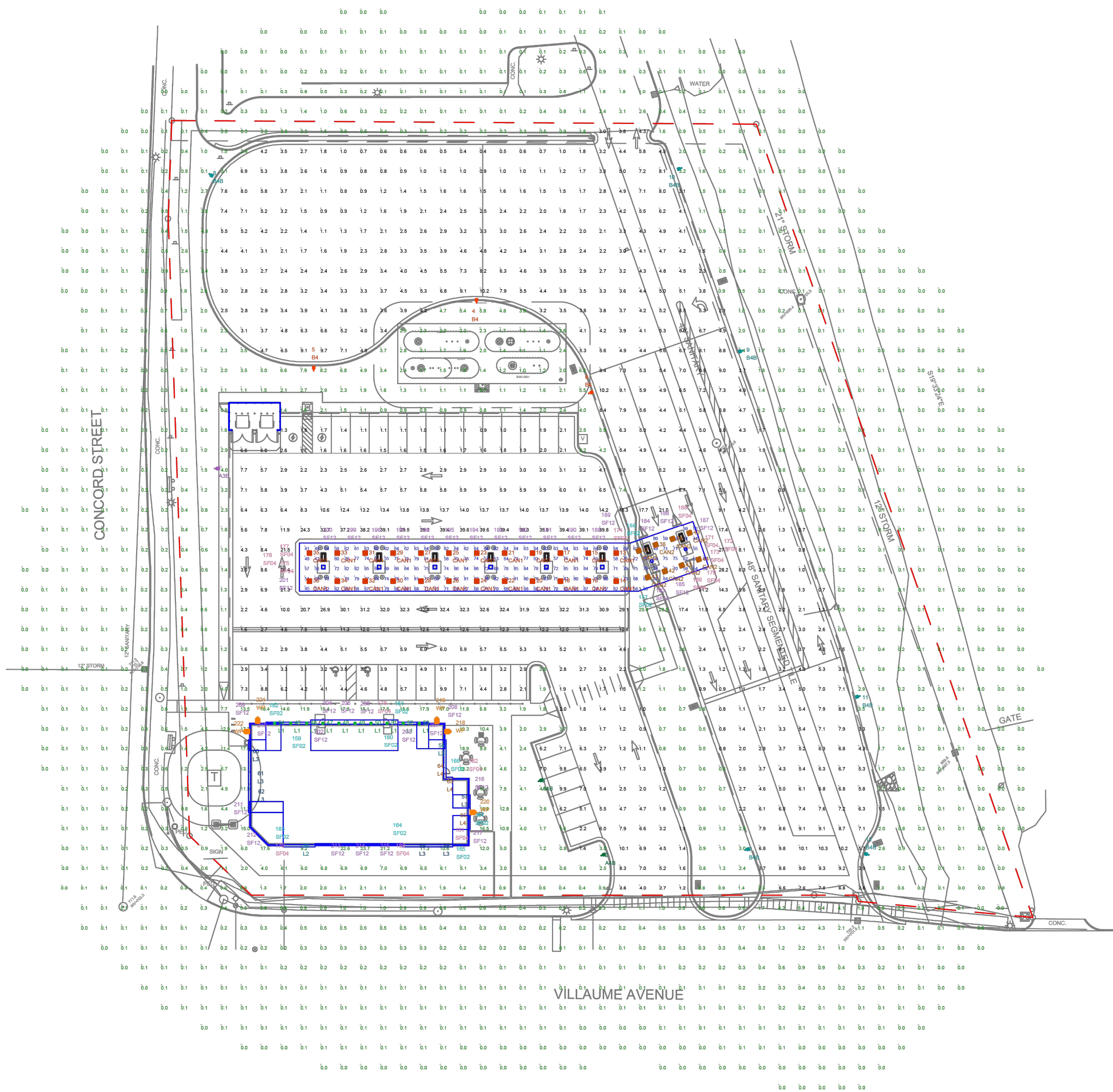
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C110

ATTACHMENT 7
PHOTOMETRIC PLAN



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

- NOTES:
- ALL AREA LIGHTS LABELED A3, A3B, & A4B ON NEW 15 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
 - ALL AREA LIGHTS LABELED B4 & B4B ON NEW 22 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
 - FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	6.16	39.8	0.4	15.40	99.50
UNDEFINED	1.05	25.4	0.0	N.A.	N.A.
UNDER CANOPY	68.19	86	24	2.84	3.58

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3B	18
2-3	A4B	18
4-6	B4	25
7-12	B4B	25
13-36	CAN1	17
37-44	CAN2	17
45-54	L1	12
55-56	L2	12
57-62	L3	12
63-65	L4	12
66-90	SF	20
91-99	SF	23
100-156	SF	20
157-158	SF02	20
159-161	SF02	23
162-167	SF02	20
168-177	SF04	20
178	SF04	23
179-182	SF04	20
183-201	SF12	20
202-206	SF12	23
207-217	SF12	20
218-222	WP	14.5

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	CATALOG LOGIC
	1	A3B	Single	12072	1.040	B1-U0-G2	114.07	114.07	RSX2 LED P2 50K R3 MVOLT SPA HS FAO
	2	A4B	Single	11790	1.040	B1-U0-G3	114.07	228.14	Lithonia Lighting RSX2 LED P2 50K R4S MVOLT SPA HS FAO
	3	B4	Single	28993	1.040	B3-U0-G4	213.48	640.44	Lithonia Lighting RSX2 LED P5 50K R4 MVOLT SPA FAO
	6	B4B	Single	19054	1.040	B2-U0-G3	213.48	1280.88	Lithonia Lighting RSX2 LED P5 50K R4 MVOLT SPA HS FAO
	24	CAN1	Single	20794	1.040	B4-U0-G1	127.8	3067.2	Lithonia Lighting PCNY LED ALO2 SWW2 (50K) FPCL MVOLT (SW. POS. 7)
	8	CAN2	Single	13183	1.040	B3-U0-G1	75.83	606.84	Lithonia Lighting PCNY LED ALO2 SWW2 (50K) FPCL MVOLT (SW. POS. 5)
	10	L1	SINGLE	2238	1.040	N.A.	25.15	251.5	Lithonia Lighting LBR6 ALO2 20LM SWW1 (4000K) AR LSS MWD 90CRI WL
	2	L2	Single	4570	1.000	N.A.	54.9	109.8	P-LED M-SX024-40 (15 FT)
	6	L3	Single	3656	1.000	N.A.	43.92	263.52	P-LED M-SX024-40 (12 FT)
	3	L4	Single	1219	1.000	N.A.	14.64	43.92	P-LED M-SX024-40 (4 FT)
	91	SF	Single	110	1.000	N.A.	1.04	94.64	P-LED PL-OP2-PD324-P-NW
	11	SF02	SF 2FT	110	1.000	N.A.	1.04	91.52	P-LED PL-OP2-PD324-P-NW
	15	SF04	SF 4FT	110	1.000	N.A.	1.04	218.4	P-LED PL-OP2-PD324-P-NW
	35	SF12	SF 12FT_1	110	1.000	N.A.	1.04	1601.6	P-LED PL-OP2-PD324-P-NW
	5	WP	Single	6614	1.040	B1-U0-G1	51.2609	256.304	Lithonia Lighting ARC2 LED P5 40K MVOLT

DISCLAIMER

ANY SITE PLANS, FLOOR PLANS, RENDERINGS, LIGHTING LAYOUTS AND PHOTOMETRIC PLANS INCLUDING BUT NOT LIMITED TO ANY PROJECTS CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDINGS, SURROUNDING AREA FOR PRODUCTS SUCH AS EXISTING POLES, ANCHOR BOLTS, BASES, ARCHITECTURAL AND SIGNAGE STRUCTURES, LANDSCAPING PLANS, LIGHTING PLANS, TEXTURE SELECTIONS AND PLACEMENT, MATERIALS, COLOR ACCURACY, TEXTURES, AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSONS IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWINGS(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 40'
LAYOUT BY: FNW
DWG SIZE: D
DATE: 1/17/2025

PROJECT NAME:
CIRCLE K/HOLIDAY
S. ST. PAUL, MN
DRAWING NUMBER:
RL-9928-S1-R1

LIGHTING PLAN

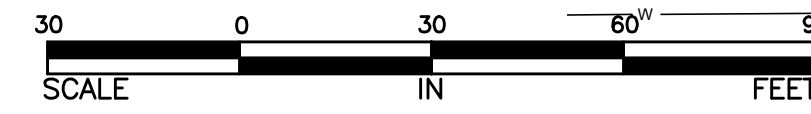
C140

11 OF 31

REV.	BY	DATE	DESCRIPTION
R1	FNW	6/19/25	REVISED PER UPDATED SITE PLAN

LEGEND

- FIRE HYDRANT
..... WATER VALVE
..... MANHOLE
..... CATCH BASIN
..... POWERPOLE
..... LIGHT POLE
..... GUY
..... TRANSFORMER
..... ELECTRIC METER
..... TV PEDESTAL
..... TELEPHONE PEDESTAL
..... AIR CONDITIONER
..... HAND HOLE
..... SEMAPHORE
..... GAS METER
..... SANITARY SEWER
..... STORM SEWER
..... WATERMAIN
..... UNDERGROUND GAS MAIN
..... UNDERGROUND TELEPHONE
..... UNDERGROUND ELECTRIC
..... UNDERGROUND CABLE T.V.
..... OVERHEAD UTILITY LINES
..... IRON MONUMENT FOUND
..... IRON PIPE MONUMENT SET
..... EXISTING SPOT ELEVATION
..... SOIL BORING
..... SIGN
..... DECIDUOUS TREE
..... CONIFEROUS TREE
..... DENOTES TREE AND BRUSH LIMITS
..... DENOTES FLARED END SECTION
..... DENOTES FRENCH DRAIN
..... CS..... CURB STOP
..... CO..... CLEAN OUT
..... MW..... MONITORING WELL
..... BG..... BARBEQUE GRILL
..... AS..... AUTO SPRINKLER
..... B..... BASKETBALL HOOP
..... B..... BENCH
..... WS..... WATER SPIGOT
..... T..... TRENCH DRAIN
..... TC..... TRAFFIC CONTROL PANEL
..... SD..... STORM DISIPATER
..... SD..... SATELITE DISH
..... TEL..... TELEPHONE
..... EP..... ELECTRIC PEDESTAL
..... FP..... FLAG POLE
..... GL..... GROUND LITE
..... M..... MAILBOX
..... RD..... ROOF DRAIN
..... TT..... TRANSMISSION TOWER
..... VP..... VENT PIPE
..... W..... WELL
..... E..... DENOTES ELEC. LINE
..... X..... DENOTES FENCE LINE
..... FO..... DENOTES FIBER OPTIC
..... G..... DENOTES GAS LINE
..... S..... DENOTES SANITARY SEWER
..... ST..... DENOTES STORM SEWER
..... T..... DENOTES TELEPHONE LINE
..... TV..... DENOTES TV LINE
..... OU..... DENOTES OVERHEAD UTL.
..... W..... DENOTES WATERMAIN
..... WETLAND..... DENOTES WETLAND
..... DENOTES TREELINE
..... DENOTES RAIL ROAD



ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2024 HONSA SURVEYING.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

ALTA SURVEY FOR: HOLIDAY STATIONSTORES

677 CONCORD STREET SOUTH, CITY OF SOUTH ST. PAUL, DAKOTA COUNTY, MINNESOTA

SURVEYORS NOTES:

THE SITE HAS ACCESS TO A PUBLIC ROADWAY
NO OBSERVE WETLANDS LOCATED ON SITE.
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
NO EVIDENCE OF RECENT EARTH MOVING WORK.
NO EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF THE FIELDWORK
THE PROPERTY HAS DIRECT ACCESS TO VILLAUME STREET NE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY, WITH NO GAPS OR GORES.
NO ACCESS IS ALLOWED TO CONCORD STREET.

UTILITY NOTES:

ARVIG (218)346-5500 (218)346-5500 (218)346-8248
COMCAST (800)778-9140 (651)493-5143
CITY OF SOUTH ST. PAUL (651)554-3225 (651)554-3225 (651)554-3225
CENTURYLINK (800)778-9140 (303)260-4929 (877)366-8344
DAKOTA COUNTY HIGHWAY DEPT (952)891-7900 (651)755-3119 (952)891-7900
DAKOTA COUNTY IT DEPT (320)963-2400 (651)438-4346 (320)963-2400
LEVEL 3 NOW LUMEN (877)366-8344 (877)366-8344 (877)366-8344
XCEL ENERGY (651)229-2427 (888)988-9235 (800)896-4999
ZAYO ENTERPRISE NETWORKS LLC (218)346-5500 (218)346-5500 (218)346-8248

ATTACHMENT 8
ALTA SURVEY

LEGAL DESCRIPTION:

PARCEL 1:
LOT 2, BLOCK 1, HARLOW ADDITION ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA
ABSTRACT PROPERTY

AREA:

THE PROPERTY CONTAINS 138,815 SQUARE FEET OR 3.19 ACRES.

ZONING:

THE PROPERTY IS ZONED PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

FLOOD ZONE:

BY GRAPHIC INTERPRETATION ONLY, THIS PROPERTY LIES IN A FLOOD ZONE X (WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27037C0044E SAID RATE MAP HAS AN EFFECTIVE DATE OF DECEMBER 2ND, 2011. AREA OF REDUCED FLOOD RISK DUE TO LEVEE. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SCHEDULE "B" NOTES:

- 10.) DRAINAGE AND UTILITY EASEMENTS, CONTROLLED ACCESS AND OTHER MATTERS DISCLOSED ON THE RECORDED PLAT OF HARLOW ADDITION, AS AFFECTED BY LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION DATED MAY 17, 2021, FILED JUNE 8, 2021, AS DOCUMENT NO. 3467995. (MAPPED)
- 11.) TERMS AND CONDITIONS OF RESOLUTION NO. 2020-103 ADOPTED AUGUST 17, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425037; AND RESOLUTION NO. 2020-160 ADOPTED NOVEMBER 16, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425038; AND RESOLUTION NO. 2020-185 ADOPTED DECEMBER 21, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425039. (NOT MAPPED)
- 12.) EASEMENT FOR PUBLIC STREET AND UTILITY IN FAVOR OF SOUTH SAINT PAUL, A MINNESOTA MUNICIPAL CORPORATION, CONTAINED IN QUIT CLAIM DEED DATED JULY 9, 1980, FILED JULY 22, 1980, AS DOCUMENT NO. 563480. (NOT MAPPED) DOES NOT AFFECT SUBJECT PARCEL.
- 13.) RESERVATION BY CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, SET FORTH IN QUIT-CLAIM DEED, DEED NO. 80121 DATED DECEMBER 8, 1976, FILED JANUARY 31, 1977, AS DOCUMENT NO. 483114. (MAPPED)
- 14.) RESERVATIONS AND RIGHTS RETAINED BY CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, SET FORTH IN QUIT-CLAIM DEED, DEED NO. 77736 DATED NOVEMBER 10, 1972, FILED MAY 4, 1973, AS DOCUMENT NO. 415808. (MAPPED)
- 15.) RIGHTS OF THE PUBLIC FOR ROADWAY PURPOSES, TOGETHER WITH RESERVATIONS TO THE RIGHT TO MAINTAIN, OPERATE, USE RECONSTRUCT AND REPLACE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES AND THE RESERVATION OF ALL COAL, OIL, GAS, CASINGHEAD GAS, AND ALL MINERALS OF EVERY KIND AND NATURE RESERVED BY CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, SET FORTH IN QUIT-CLAIM DEED, DEED NO. 76395 DATED JANUARY 6, 1971, FILED APRIL 16, 1971, AS DOCUMENT NO. 382725. (MAPPED)
- 16.) TERMS AND CONDITIONS OF URBAN RENEWAL PLAN ADOPTED JUNE 17, 1969, AS AMENDED FROM TIME TO TIME AND COVENANTS AND PROVISIONS NUMBERED SECOND AND FIFTH, AS SET FORTH IN QUIT CLAIM DEED DATED SEPTEMBER 26, 1978, FILED OCTOBER 25, 1978, AS DOCUMENT NO. 524800. (NOT MAPPED)
- 17.) RESERVATION OF MINERAL RIGHTS, BY THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, EVIDENCED IN WARRANTY DEED DATED FEBRUARY 8, 1977, FILED FEBRUARY 15, 1977, AS DOCUMENT NO. 483976. (NOT MAPPED)
- 18.) TERMS AND CONDITIONS OF AND EASEMENT FOR PEDESTRIAN TRAIL AND DRAINAGE AND UTILITY FACILITIES IN FAVOR OF THE COUNTY OF DAKOTA, A POLITICAL SUBDIVISION OF THE STATE OF MINNESOTA, CONTAINED IN TRAIL, DRAINAGE, & UTILITY EASEMENT DATED DECEMBER 22, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425042. (MAPPED)
- 19.) TERMS, CONDITIONS AND RESTRICTIONS OF AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND COMMON DRIVEWAY PURPOSES CONTAINED IN DECLARATION OF EASEMENTS AND RESTRICTIONS DATED DECEMBER 22, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425043 CREATES BOTH A BENEFIT AND BURDEN. (NOT MAPPED) BLANKET EASEMENT
- 20.) TERMS, CONDITIONS AND OBLIGATIONS CONTAINED IN DEVELOPMENT AGREEMENT DATED DECEMBER 21, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425044. (INCLUDES ADDITIONAL LAND) (NOT MAPPED)
- 21.) TERMS AND CONDITIONS OF STORM WATER FACILITIES OWNERSHIP AND MAINTENANCE AGREEMENT DATED DECEMBER 21, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425045. (INCLUDES ADDITIONAL LAND) (NOT MAPPED) BLANKET EASEMENT
- 22.) TERMS AND CONDITIONS OF PERMANENT EASEMENT FOR ROADWAY AND RELATED PURPOSES IN FAVOR OF THE CITY OF SOUTH ST. PAUL, A MINNESOTA MUNICIPAL CORPORATION, CONTAINED IN PERMANENT ROADWAY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT DATED AUGUST 6, 2020, FILED OCTOBER 30, 2020, AS DOCUMENT NO. 3410701. (NOT MAPPED) CONTAINED IN DEDICATED RIGHT OF WAY PER THE PLAT,
- 23.) RIGHTS OF ACCESS TO CSAH 56 (CONCORD BLVD.) ACQUIRED BY DAKOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF MINNESOTA, CONTAINED IN QUIT CLAIM DEED DATED DECEMBER 22, 2020, FILED DECEMBER 23, 2020, AS DOCUMENT NO. 3425041. (MAPPED)

CERTIFICATION:

I HEREBY CERTIFY TO HOLIDAY STATIONSTORES LLC, CHICAGO TITLE INSURANCE COMPANY AND CIRCLE "K" THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE REAL PROPERTY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. C073559 DATED APRIL 24TH, 2024 AND THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA AND THE SURVEY ON WHICH IT IS BASED IT IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL FOR ALTA/ACM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 9, 11 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION

SIGNED THE 8TH DAY OF JUNE, 2024.

Dennis M. Honsa
DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: HONSA SURVEYING



JOB NO. 127182 SOUTH ST. PAUL

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN 55122 (651) 492-6725

ATTACHMENT 9
MASTER SIGN PLAN



EXTERIOR SIGNS

STORE NUMBER

0000

LOCATION

SOUTH ST. PAUL, MN

ADDRESS

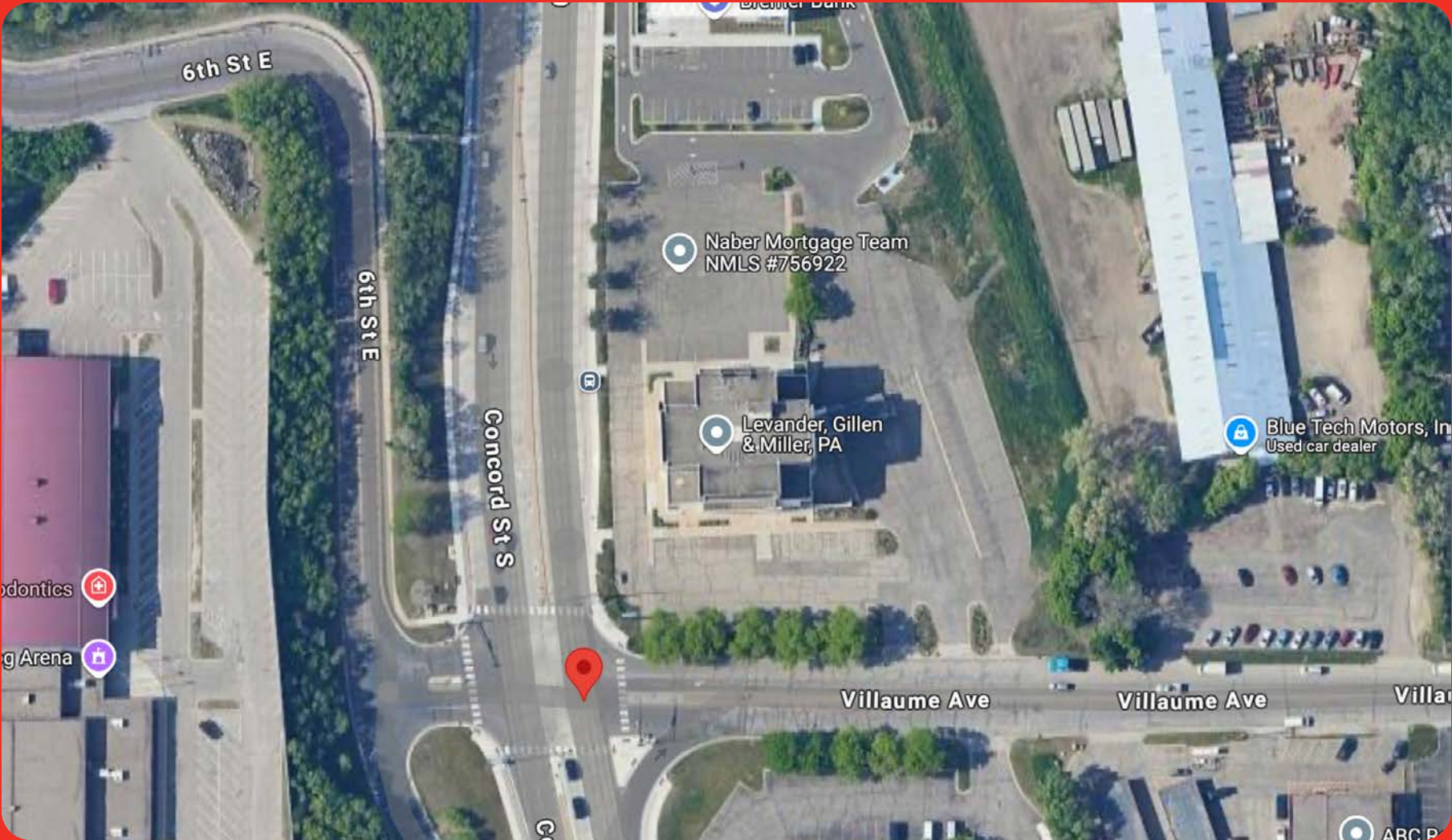
CONCORD ST S & VILLAUME AVE

MARKET

NORTHERN TIER MARKET

DATE

08/01/25



REVISION HISTORY

R02- 12/19/24

- Updated site plan

R03- 01/24/25

- Updated site plan

R04- 02/25/25

- Revised for permitting

R05- 06/26/25

- Updated Site Plan, Canopy & Store

R06- 07/17/25

- Updated MID SIGN

R07- 07/31/25

- Updated Site Plan, added Utility Plan
- Updated Building Signs
- Added Existing MID option
- Updated directional signs

R08- 08/01/25

- Updated per zoning code



EXISTING PROPERTY PHOTOS



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
CIRCLE K
SITE NUMBER
0000

LOCATION
SOUTH ST. PAUL, MN
ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH
DATE
08/01/25

REVISION
08
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE
DATE

 PROPERTY LINE
 EASEMENTS



STRUCTURE	# OF SIGNS	AREA
MAIN ID	1	99.1 SF
STORE	4	168.7 SF
FUEL CANOPY	6	126.8 SF
TOTAL	11	394.6 SF

LANDSCAPING PLAN

LANDSCAPING PLAN HAS NOT BEEN PROVIDED FOR THIS SITE



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CIRCLE K
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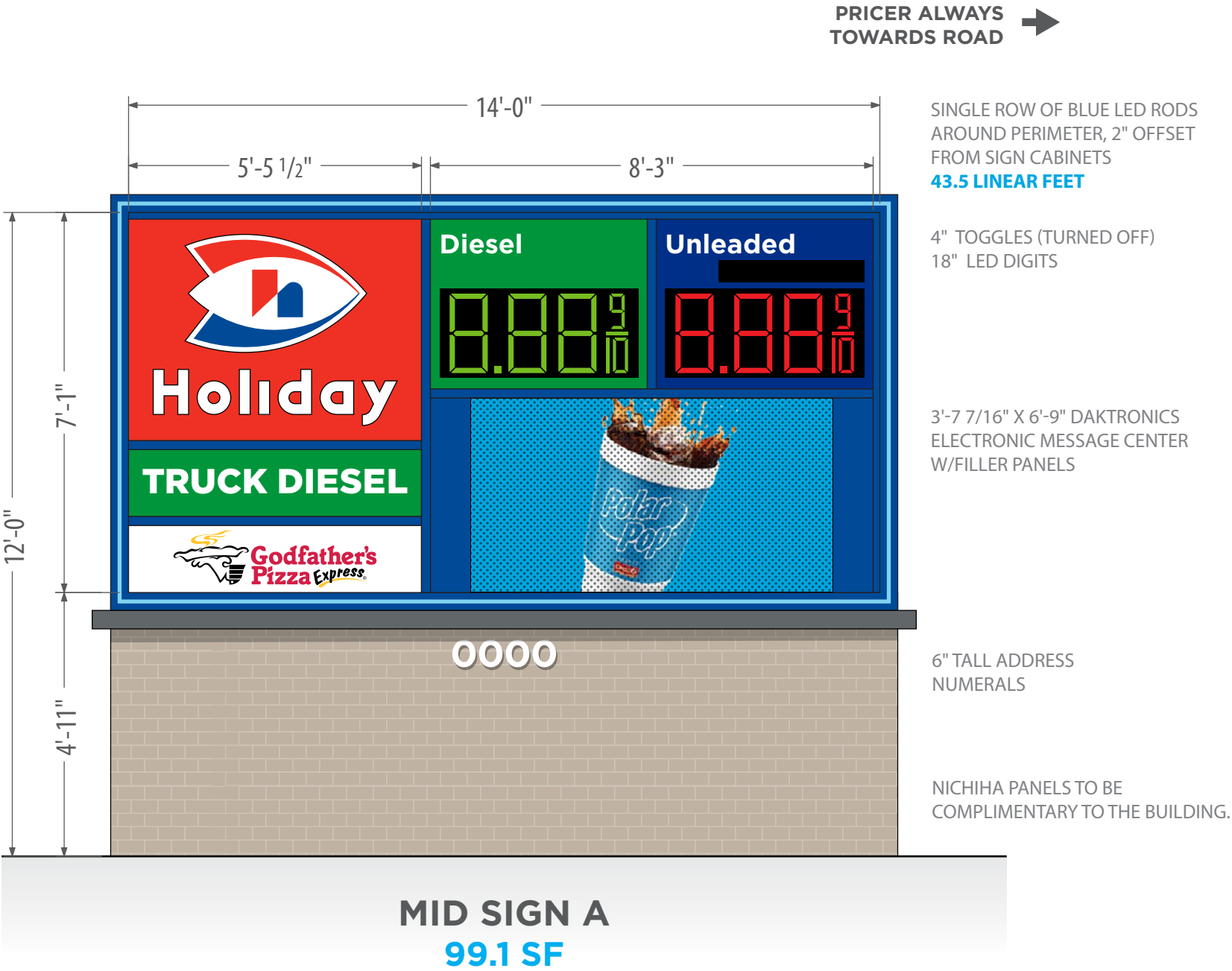
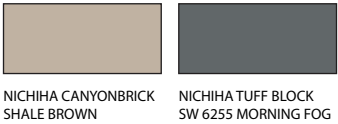
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DATE _____



NOTE: EMC WILL REQUIRE CONDITIONAL USE PERMIT



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SIGNATURE _____ **DATE** _____

NOTE: FINAL ELEVATIONS ARE NEEDED. CONCEPTUAL ELEVATIONS ARE SHOWN.



STOREFRONT SUMMARY

		HEIGHT	FRONT		SIDES
BUILDING INFO		23'-0"	110'-6"		64'-0"
	SIGN DESCRIPTION		QTY	SIZE	AREA
A	Illuminated Holiday Shop Sign		2	4'-6" x 11'-5"	51.3 SF
B	Illuminated Holiday Shop Sign		1	4'-0" x 10'-1 7/8"	40.6 SF
C	Non-illuminated Godfather's Sign		1	2'-10" x 9'-0"	25.5 SF

SW 4081 "SAFETY RED"

SW 7005 "PURE WHITE"

NICHIHA TUFF BLOCK
SW 9166 "DRIFT OF MIST"

NICHIHA TUFF BLOCK
SW 6255 "MORNING FOG"

SW 7004 "SNOWBOUND"
ELEVATE BONE WHITE SR

ELEVATE CHARCOAL GRAY
SR

MATERIAL LEGEND

NICHIHA CANYONBRICK
SHALE BROWN

NICHIHA RIBBED
SW 7075 "WEB GRAY"

1" INSULATED DOUBLE
PANED GRAY TINTED GLASS

SPANDREL GLASS PANEL



CORPORATE
IDENTIFICATION
SOLUTIONS

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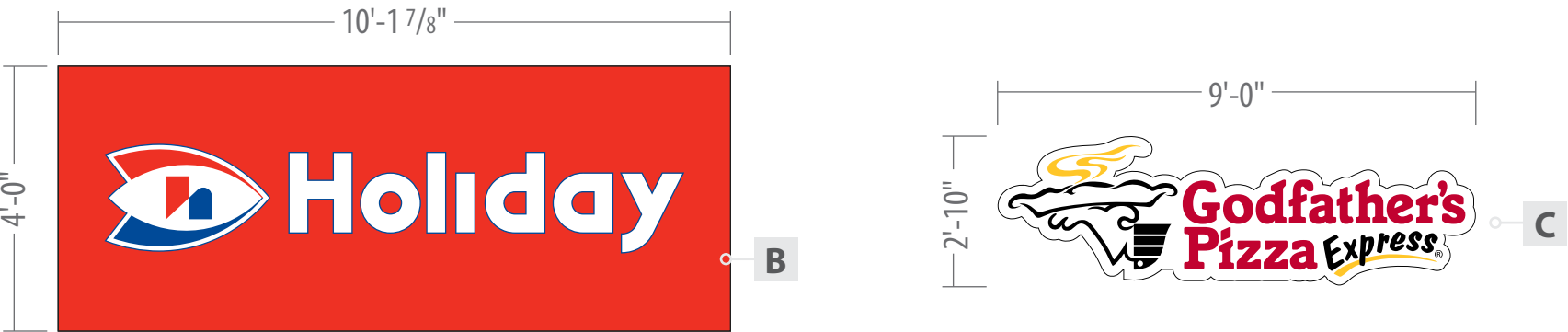
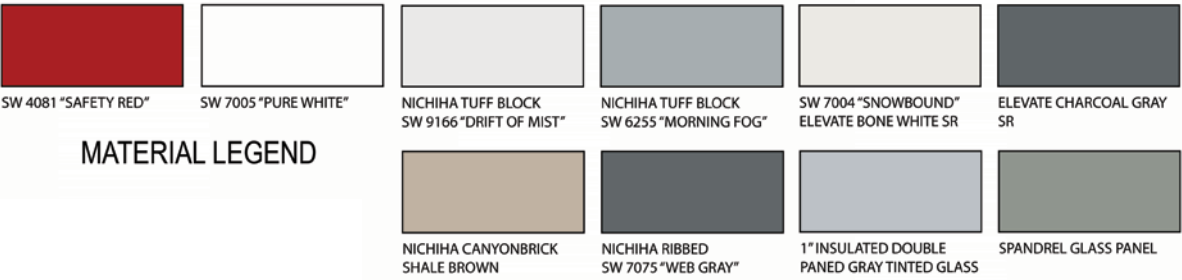
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SCALE: 1:40



CORPORATE
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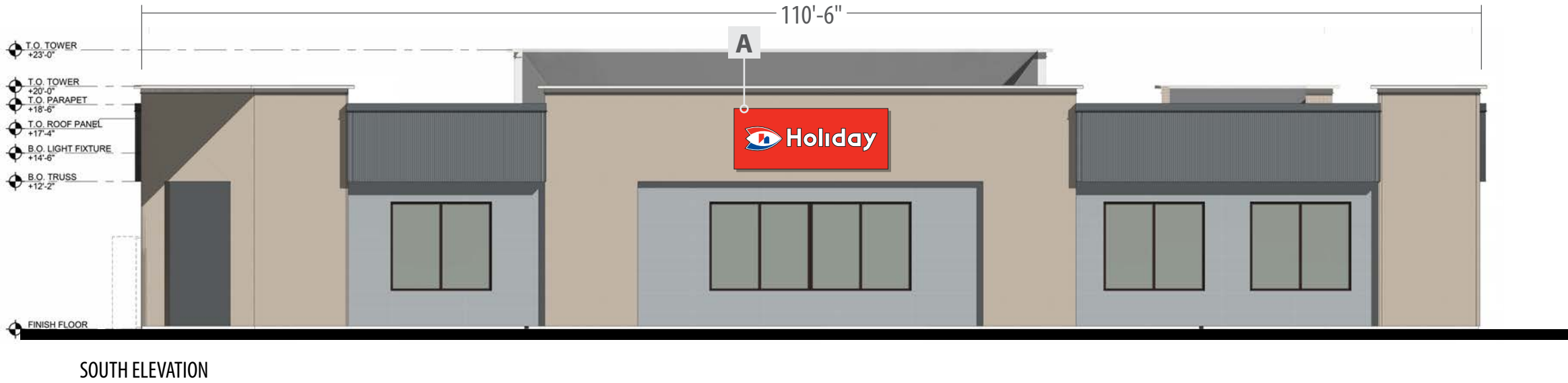
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MATERIAL LEGEND

NICHIHA CANYONBRICK
SHALE BROWN

NICHIHA RIBBED
SW 7075 "WEB GRAY"

1" INSULATED DOUBLE
PANED GRAY TINTED GLASS

SPANDREL GLASS PANEL



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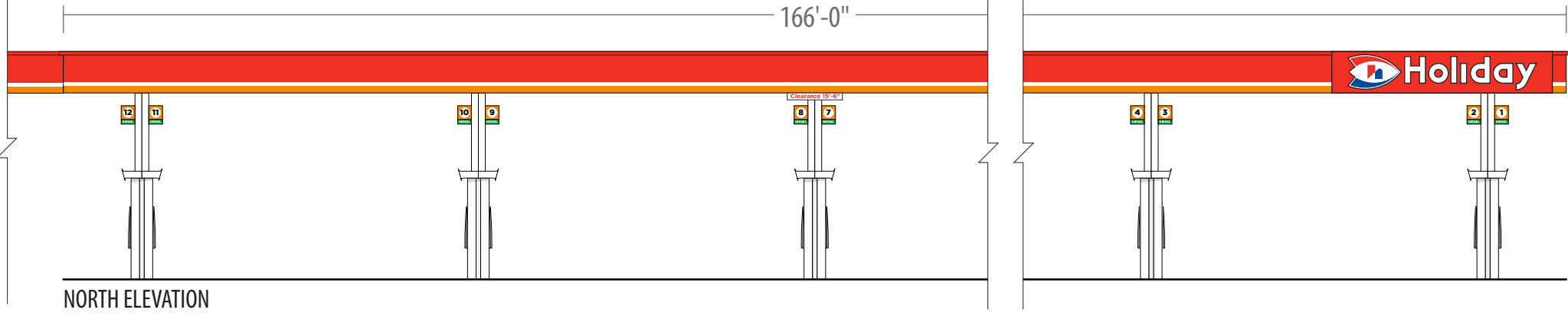
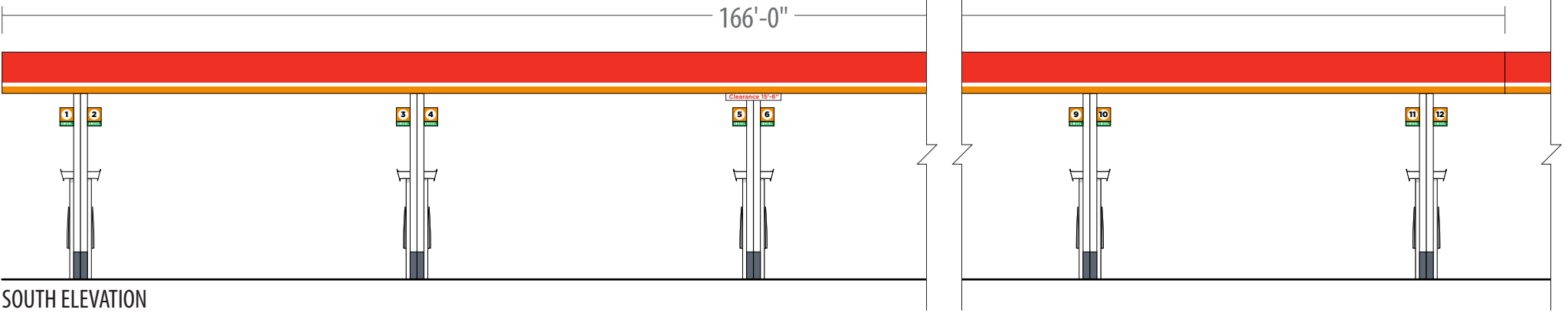
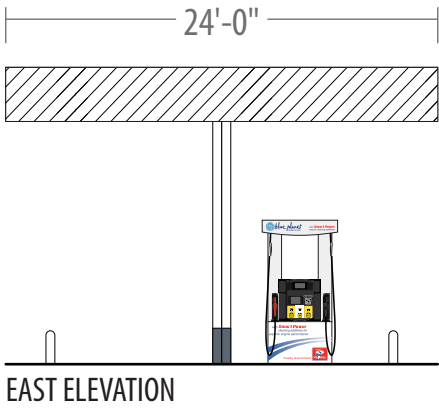
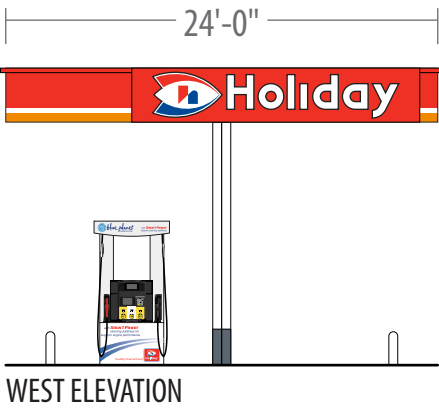
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ACCOUNT REP	BEN DEHAYES

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SIGNATURE	DATE



GAS CANOPY SUMMARY

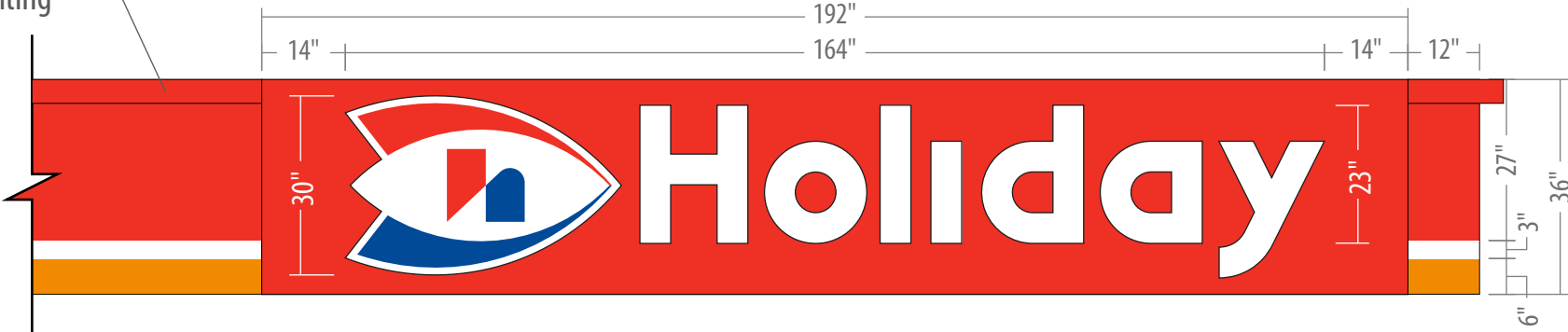
NORTH ELEVATION			
Gas Island Canopy Fascia	3'-0" x 166'-0"	498.0 SF	6.8% of available space
Illum. Holiday Wordmark	30" x 164"	34.2 SF	
SOUTH ELEVATION			
Gas Island Canopy Fascia	3'-0" x 24'-0"	72.0 SF	47.5% of available space
Illum. Holiday Wordmark	30" x 164"	34.2 SF	
WEST ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			
EAST ELEVATION			
N/A			

COLUMN PAINT SCHEDULE (SEMI-GLOSS FINISH)

SW #7570 Egret White - From gray to bottom of canopy

SW #6236 Grays Harbor - From grade to 24" above grade

Illuminated Eyebrow Lighting



****SEE TOP VIEW FOR FULL CANOPY DIMENSIONS****



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	0000

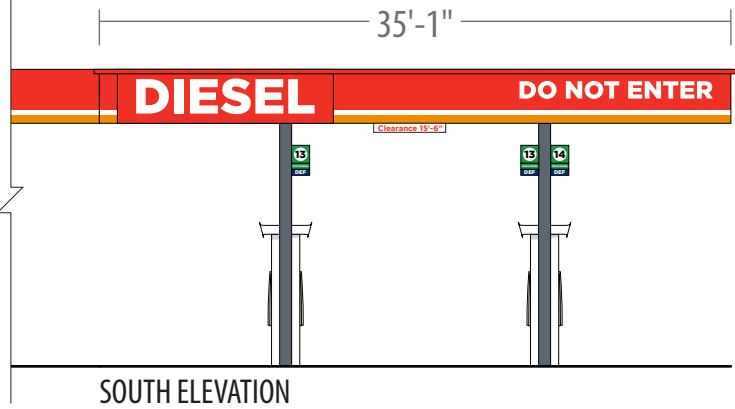
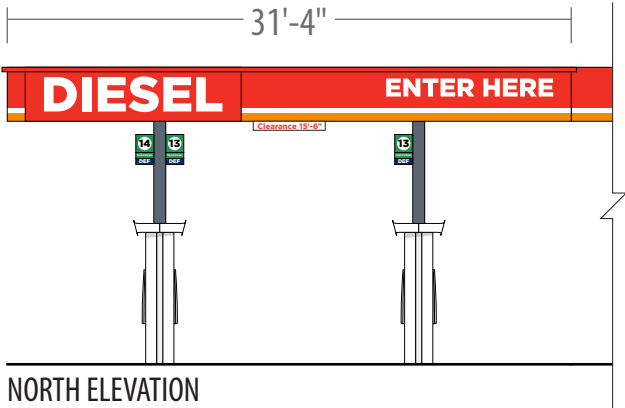
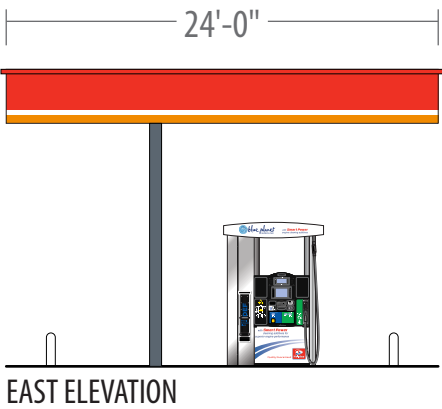
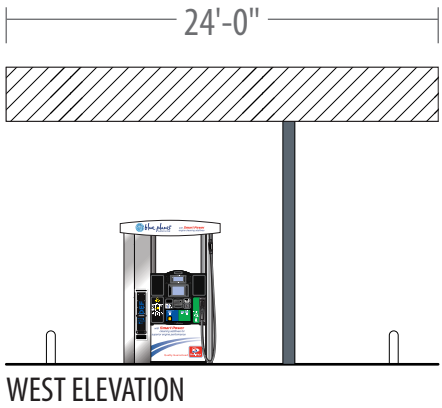
LOCATION	SOUTH ST. PAUL, MN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	08/01/25

REVISION	08
SCALE	NTS

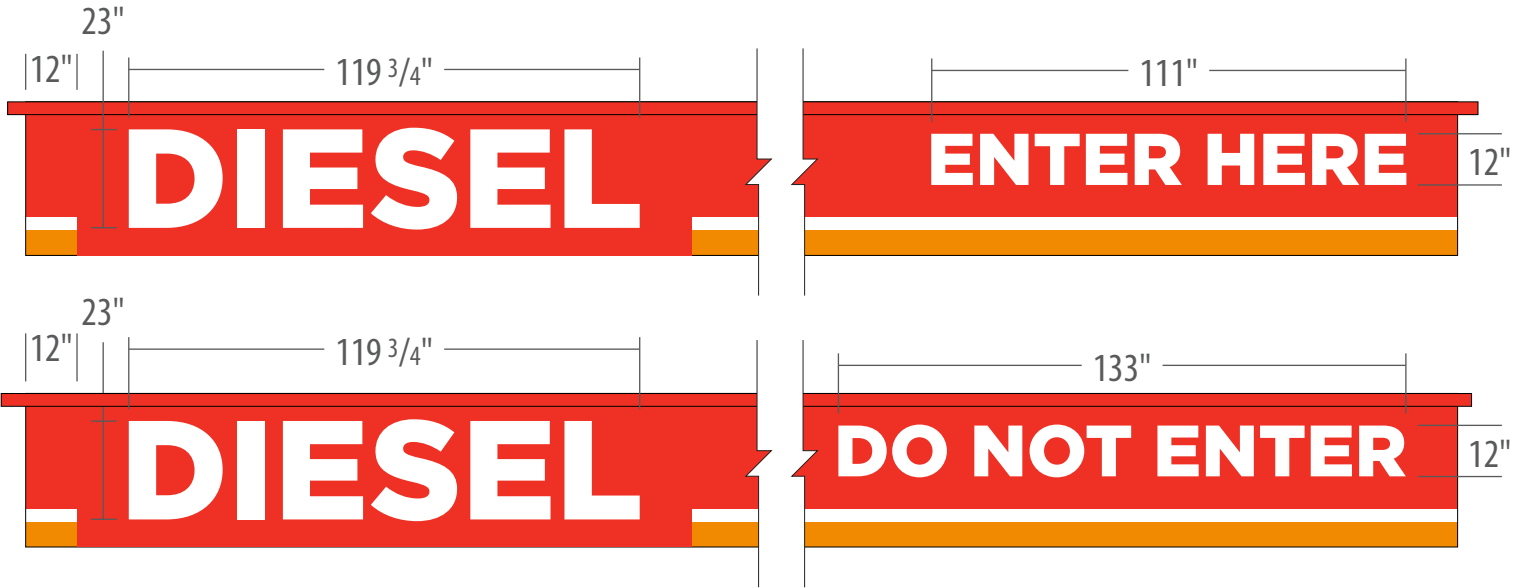
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SIGNATURE	DATE



NEW CONSTRUCTION

SOUTH ELEVATION			
Gas Island Canopy Fascia	3'-0" x 35'-1"	156.0 SF	32.6% of available space
Non-Illum. Diesel Letters	23" x 119.75"	19.1 SF	
Non-Illum. Enter Here Letters	12" x 111"	9.25 SF	
NORTH ELEVATION			
Gas Island Canopy Fascia	3'-0" x 31'-4"	156.0 SF	33.7% of available space
Non-Illum. Diesel Letters	23" x 119.75"	19.1 SF	
Non-Illum. Do Not Enter Letters	12" x 133"	11.0 SF	
EAST ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			
WEST ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			



NON-ILLUMINATED RED, WHITE, AND ORANGE ACM PANELS
LED EYEBROW DOWNLIGHTING ON NORTH, SOUTH, EAST ELEVATIONS

****SEE TOP VIEW FOR FULL CANOPY DIMENSIONS****



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ACCOUNT REP	BEN DEHAYES

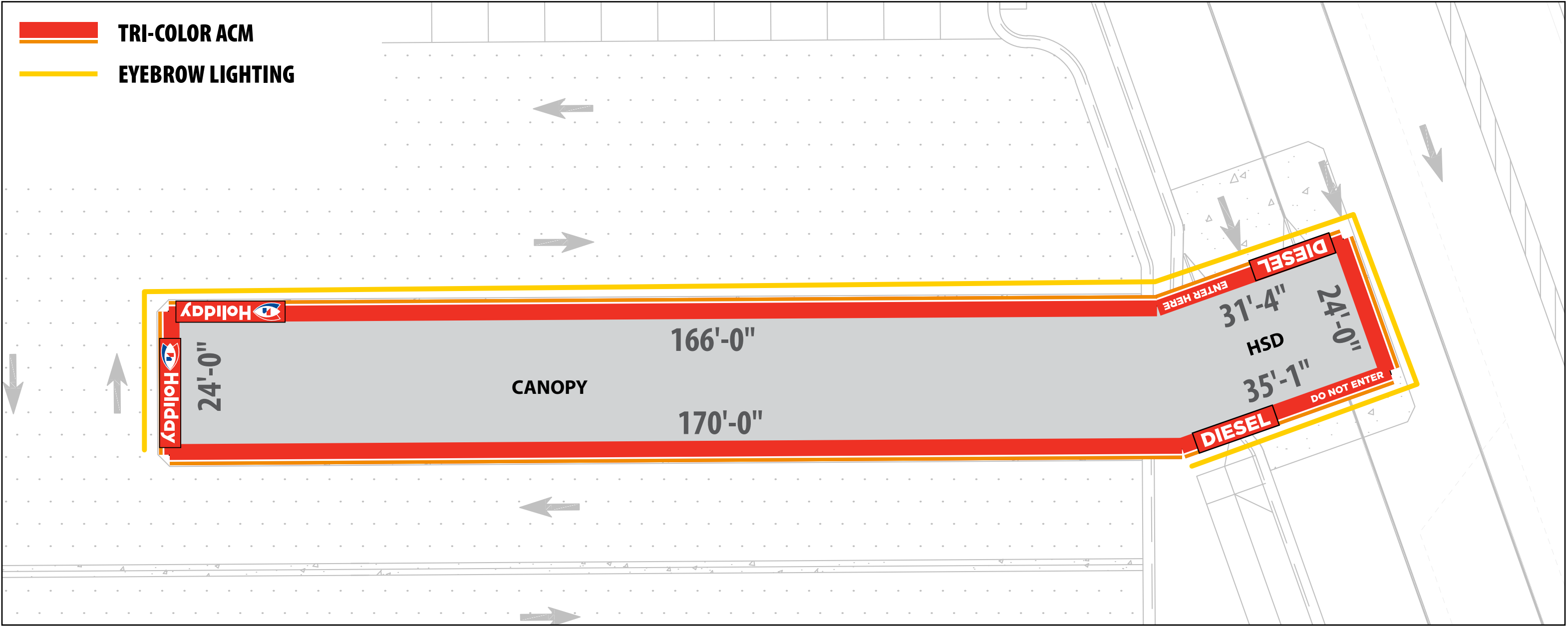
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TOP VIEW OF CANOPY



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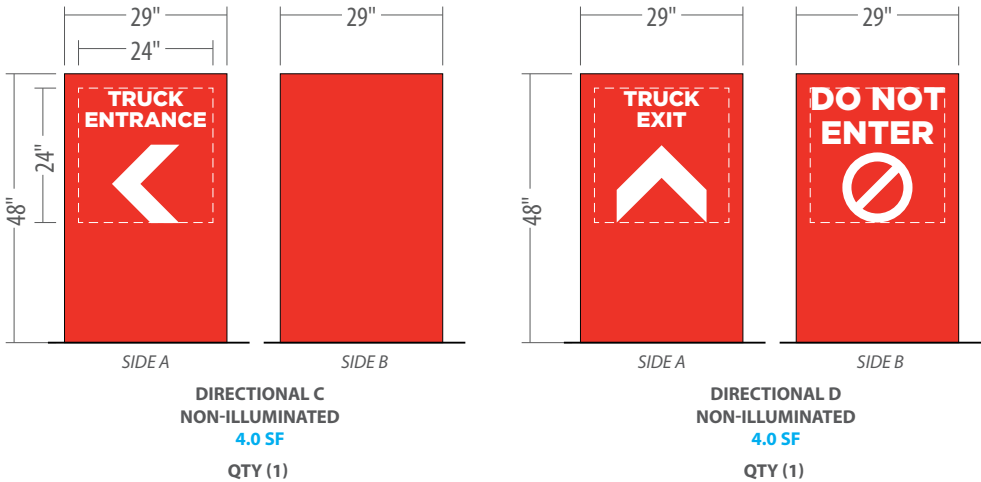
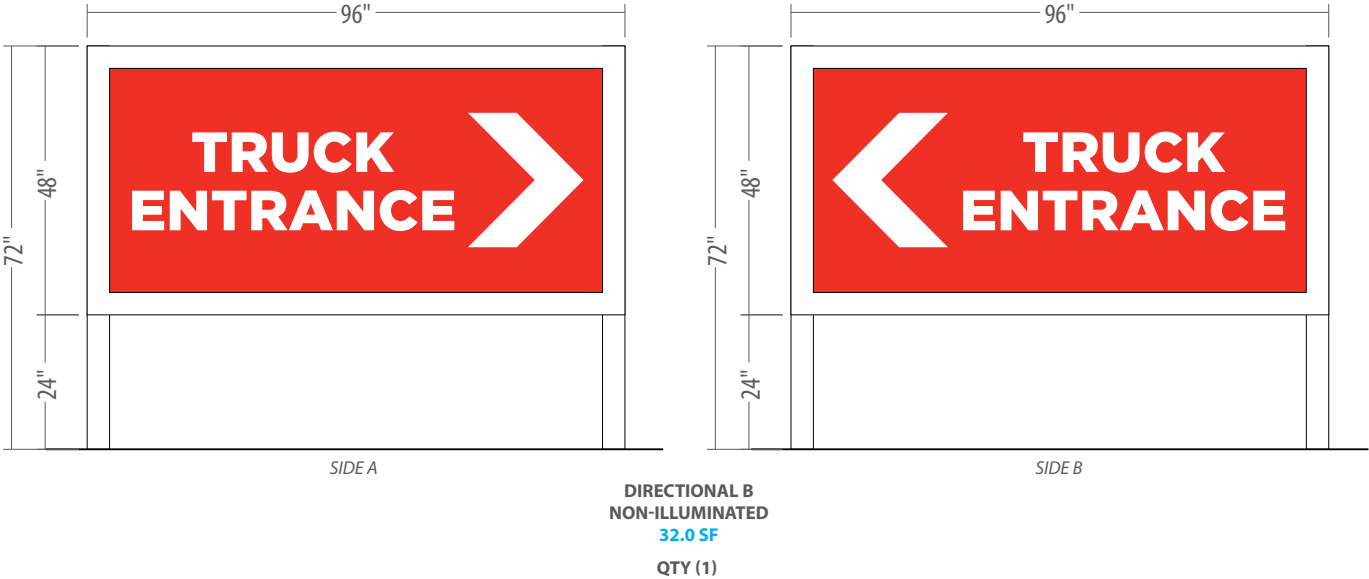
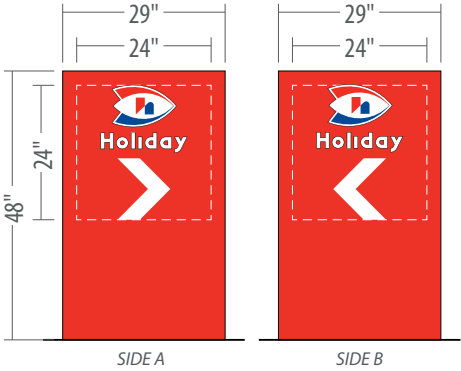
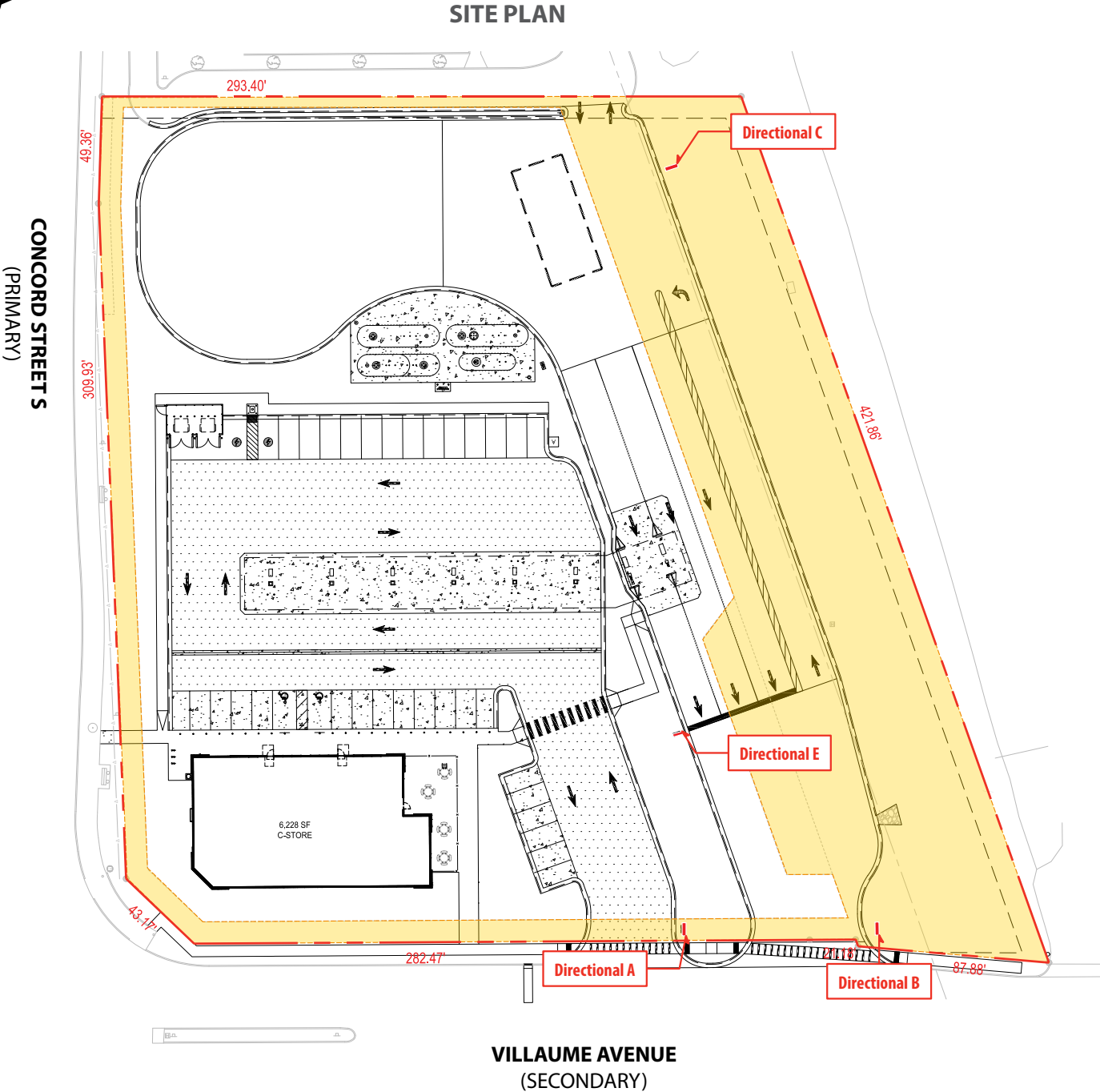
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Project Narrative

Circle K – South St. Paul MN Concord & Villaume (677 Concord St. S, South St. Paul, MN 55075)

Overall Project Summary

Proposal for a new convenience store with associated fuel sales consisting of a 6,228 SF convenience store and a 4,881 SF fuel canopy with six (6) standard fuel pumps and two (2) high-speed diesel fuel pumps. The convenience store will sell generic goods, prepacked food, and beer / wine for offsite consumption. The facility will operate 24 hours.

The project will include removal of the property from the existing Planned Unit Development and will meet the Conditional Use requirements for a gas station and convenience store. Furthermore, the proposal will meet the City Code, not limited to the sections listed below:

- Section 118-9 Architectural Requirements
- Section 118-40 Conditional Use Permits
- Section 118-47 Site Plan Review
- Section 118-128 GB General Business Zoning District
- Section 118-208 Accessory Buildings and Structures
- Section 118-243 Landscaping
- Section 118-245 Lighting, Light Fixtures, and Glare
- Section 118-256 Service Stations
- Article VI Signs - Ordinance No. 1426
- Section 118-351 through 355 Off-street Parking and Loading

Per coordination with the City of South St Paul Planning & Zoning Department, additional requests were incorporated into the project proposal including:

- Building facades facing public right-of-way to include more appealing store front.
- Godfather's Pizza restaurant with indoor dining area within the convenience store building footprint.
- ADA accessible outdoor patio with decorative fence and seating to accompany convenience store and Godfather's Pizza.
- Public sidewalk frontages buffered with extensive landscaping and decorative fence.
- Pedestrian sidewalk connection to existing and proposed sidewalks along Concord and Villaume.
- EV parking provided.
- Bicycle parking provided.

Type of Business / Activity

Commercial business activities include the sale of retail goods such as generic goods, prepackaged food, beer / wine, fuel, propane exchange, electrical vehicle charging, etc. The facility will operate 24 hours. Pedestrian, bicyclist and vehicular traffic is anticipated and is accommodated in the site design. A Godfather's Pizza restaurant will also be available within the building footprint, which will include sales of freshly prepared food. The Godfather's Pizza will not operate 24 hours.

Expected Activities on the Site

Sales of generic goods, prepackaged food, beer/wine, etc. within the convenience store. Sales of freshly prepared food by Godfather's Pizza within the convenience store building. Merchandise will also be displayed along the store front for purchase such as propane tanks for exchange. Fuel sales for passenger vehicles and trucks within the fuel canopy. EV charging stations are provided for EV vehicles.

Number of Employees: Ten (10) employees anticipated during a shift.

Number of Anticipated Customers at any one Time: Per IBC and/or IFC code, a maximum of 63 occupants will be allowed to occupy the building.

Hours of Operation: 24 hours

Trash Enclosure: On the future Circle K property, a 2-bay trash enclosure with a 6-ft tall fence and gate with nichiha tuff block cladding for screening will be installed. The adjacent property owner will relocate their existing trash enclosure onto their property from the future Circle K property.

I:\Circle K\23010318A\2.0 Correspondence\2.4 Memo\Circle K - South St Paul MN Concord & Villaume - CUP Project Narrative.docx



ATTACHMENT 11
CITY ENGINEER'S LETTER

City of South St. Paul

Engineering Department

July 25, 2025

Associate Planner Monika Miller
125 3rd Avenue N
South St. Paul, MN 55075

Re: 677 Concord St S
Holiday Stationstores LLC
Plan Review

Ms. Miller,

The Engineering Department reviewed the submittal for the Holiday Stationstores LLC development received July 2025 and has the following comments:

General Engineering Items

1. An erosion control escrow in the amount of \$9,570.00 will need to be provided at the time of permit approval per the City of South St. Paul's fee schedule regarding Grading/Fill/Land Alteration permits.
2. Applicant to submit a cost estimate for the public improvements (i.e. the sidewalk along Villaume Avenue, the patch on Villaume Ave, and the hydrant relocation). An escrow in the amount of 125% of the cost of the public improvements will be required prior to construction. An escrow in the amount of \$13,000 was previously collected for the Villaume Ave sidewalk work as part of the Harlow Addition Development Agreement.
3. Applicant to remove note from sheet C100 that says that the convenience store will sell beer and wine for offsite consumption if the store is not providing this service.
4. Applicant to include current City Detail Plates STRT-1, STRT-3 and STRT-5 in place of those currently shown on sheet C500.
5. A traffic control plan will be required prior to construction for the work on Villaume Avenue.
6. The Traffic Impact Study refers to Concord Street S as a roadway under the jurisdiction of the Minnesota Department of Transportation. Concord Street S was recently turned back to the City and Dakota County. This portion of Concord Street is now Dakota County Highway 56.
7. Applicant to review and update the Summary and Conclusions section of the Traffic Impact Study as it currently references "Greenway Avenue".

Survey, Existing Conditions, and Demolition Plan

1. The ALTA survey is missing some elements adjacent to the site, but they are included in other sheets (i.e. the hydrant at the corner of Villaume Ave and Concord St S).



2. Applicant to show curb and gutter removal line type in the legend or use keynote to show curb removals within the site.

Erosion Control Plan

1. The site will disturb more than one acre of land and therefore is required to obtain a construction stormwater permit through the Minnesota Pollution Control Agency (MPCA) and prepare a Stormwater Pollution Prevention Plan (SWPPP).
2. Applicant shall add that secondary containment shall be provided under portable toilets to Note 5 under Pollution Prevention Practices.

Site Plan

1. Applicant must notify the MPCA of the installation of new storage tanks. See MPCA website for more details. <https://www.pca.state.mn.us/business-with-us/storage-tanks>
2. All pedestrian ramps must meet the design requirements as shown in MnDOT Standard Detail Plan 5-297.250 (dated 11-04-2021).
3. Minnesota ADA standards require the access aisle between ADA parking stalls to be 8' wide.
4. Review sidewalk connection to the pedestrian ramp by Concord St and Villaume. The existing push button is located near the proposed connection, which may prohibit a 5' wide pedestrian access route.
5. The entrance sign is proposed to be within the 10-ft wide drainage and utility easement. Any permanent improvements within the easement will require an encroachment agreement.

Sanitary Sewer and Watermain Plan

1. Applicant to coordinate with City Engineering or Public Works staff prior to completing any water main connections and prior to connecting the proposed sanitary service to the existing manhole. The existing condition of the sanitary manhole needs to be reviewed before drilling the proposed service directly into the structure.
2. Any water shutoffs, if needed, shall be coordinated with the City of South St. Paul Public Works Department. A 48-hour notice to impacted properties is required prior to a water shutoff. No contractor shall work gate valves on South St. Paul's water system.
3. The proposed location for the relocated hydrant is acceptable. However, due to the age and condition of the existing hydrant, the applicant shall supply and install a new hydrant per City Detail Plate W-2. The pavement removal on Villaume Ave shall be at least 10' wide to accommodate hydrant work.
3. Utility crossings with less than 18" of separation will require 4" polystyrene insulation or engineer approved equal to be placed between pipes. Applicant to review the separation between the proposed 21" HDPE storm sewer over the existing 48" RCP sanitary sewer at the northern end of the site and adjust plans accordingly.



Storm Sewer and Grading

1. A Stormwater Maintenance Agreement will be required and must be recorded against the property. It shall be the responsibility of the property owner to maintain all private stormwater facilities. City staff will prepare the agreement using the city's template and provide to the applicant for review.
2. Areas between proposed curb lines in the northeast corner of the site exceed a 1:5 slope. Adjustments to cul-de-sac grading may be needed to reduce the slope in this area.
3. Applicant to review coverage over the storm sewer pipe at ST CB #O5A/ #O5B. There is only approximately 1.5' of coverage over the 15" HDPE near the catch basins. Insulation may be needed.
4. Applicant shall install a storm manhole per City Detail Plate ST-1 where proposing to connect into the existing storm sewer.
5. The details of the proposed underground chamber system vary slightly between the plan set and the Stormwater Management Report. However, because the Stormwater Management Report uses more conservative assumptions (i.e. less chambers and less storage) than the details in the plans, the applicant can move forward with the chamber design as shown in the plans dated July 3, 2025.

Permits Required from Other Agencies

1. NPDES and MPCA Construction Stormwater Permit
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>
2. Dakota County Right-of-Way Permit (if any work needs to take place in the Concord Street S right-of-way).

Please let me know if you have any questions regarding these comments.

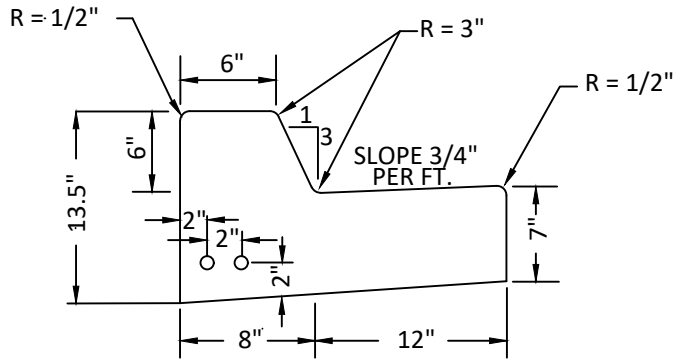
Sincerely,

Kelsey Gelhar, P.E.

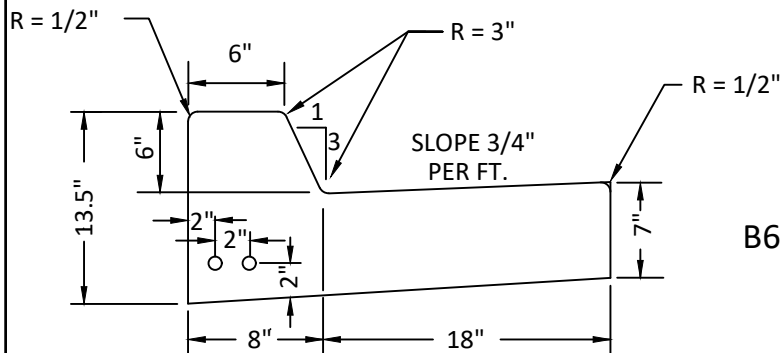
City Engineer

NOTES:

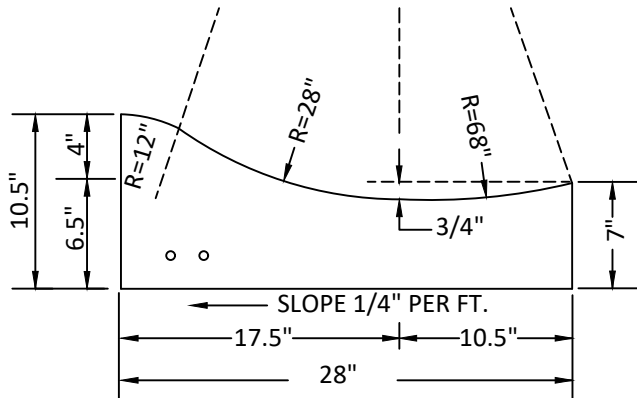
1. CONTROL JOINTS SHALL BE 10' MAX. SPACING AND STABBED AT FRONT AND BACK OF CURB.
2. TWO #4 REINFORCING RODS AT CATCH BASINS, MIN. 10' IN LENGTH ON BOTH SIDES.



B612



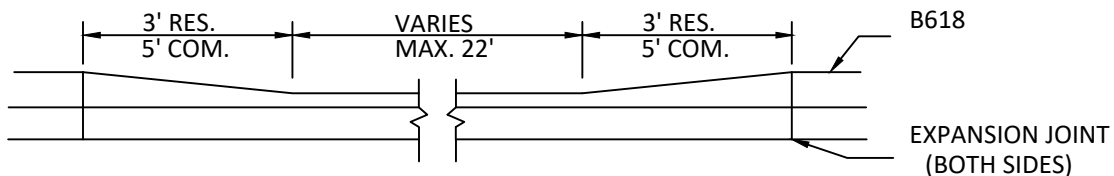
B618



SURMOUNTABLE

NOTE:

1. SURMOUNTABLE CURB TO BE FORMED INTO B618 AT BACK OF CURB RADIUS.



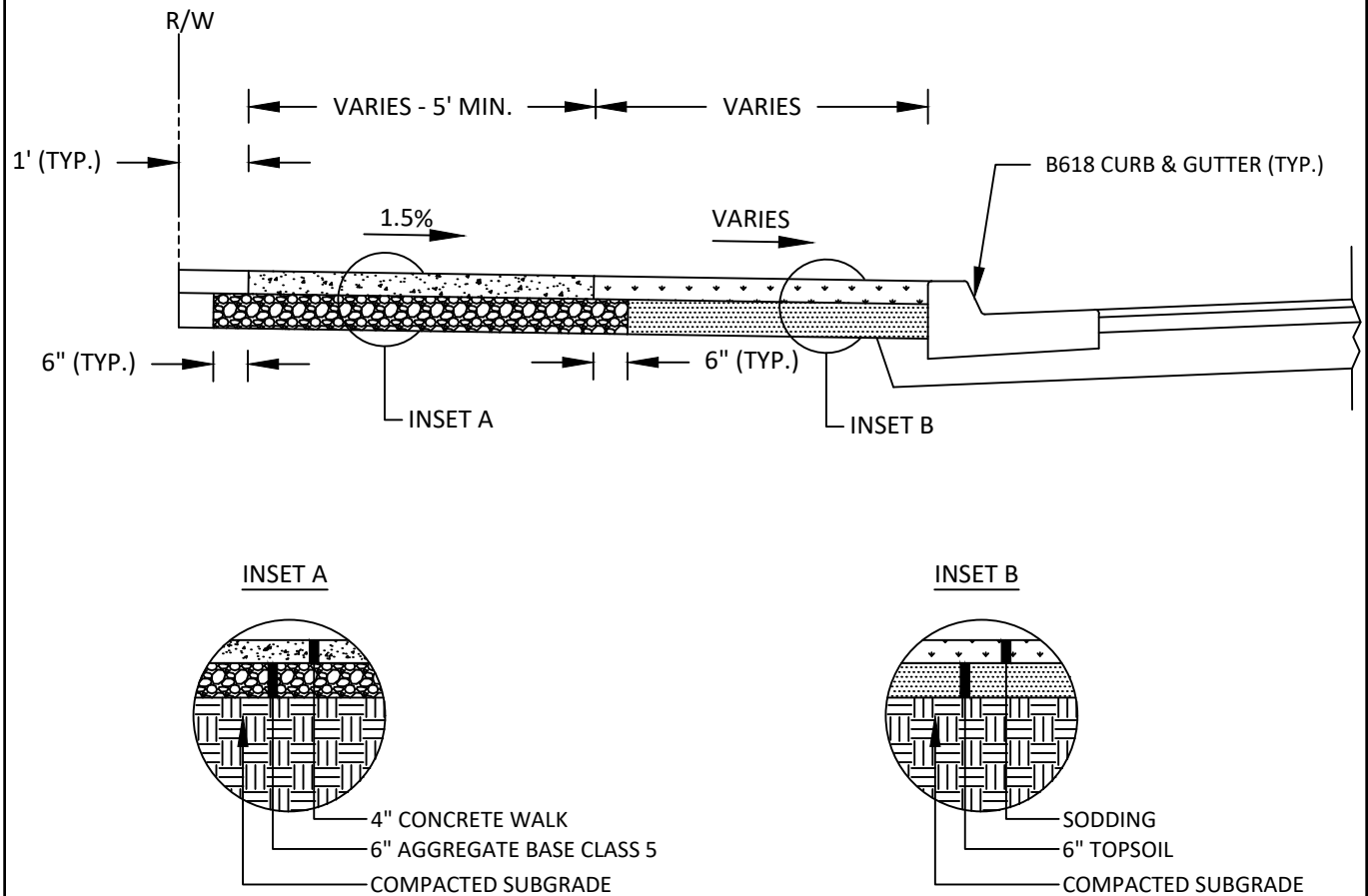
CURB CUT DETAIL



STANDARD DETAILS
CURB AND GUTTER
CITY OF SOUTH ST PAUL

REVISED:
3-08

CITY PL. NO.
STRT-1



NOTES:

1. MIN. 6" CONCRETE WALK AT DRIVEWAY CROSSINGS AND PEDESTRIAN CURB RAMPS.
2. CONSTRUCT PEDESTRIAN RAMPS AT ALL INTERSECTION PER MNDOT S.P. 5-297.250.
3. PROVIDE EXPANSION JOINT MATERIAL AT MAX. 100' SPACING.
4. PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH SIDES OF WALK AT ALL LOCATIONS WHERE WALK IS CONFINED BETWEEN FIXED OBJECTS.



STANDARD DETAILS
CONCRETE WALK SECTION
CITY OF SOUTH ST PAUL

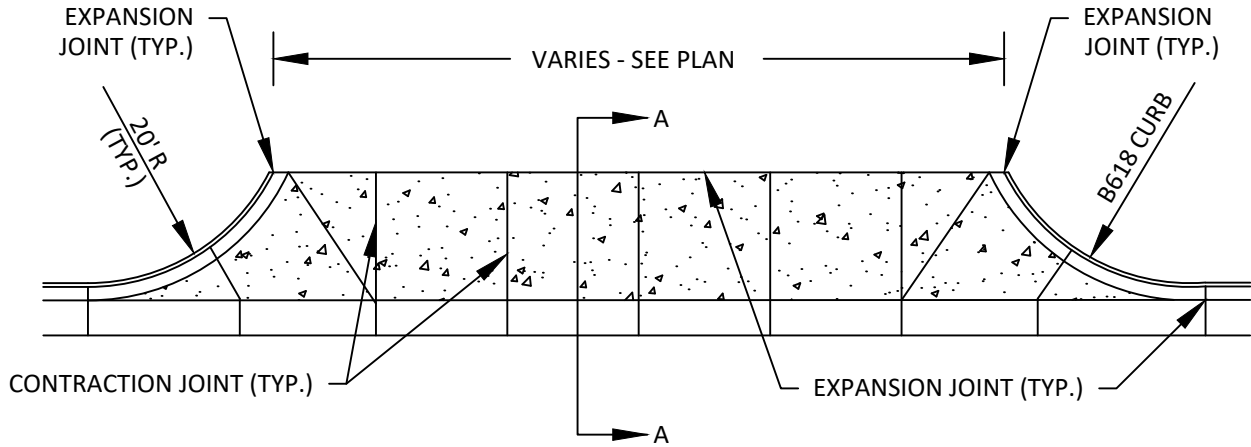
REVISED:
01-24

CITY PL. NO.
STRT-3

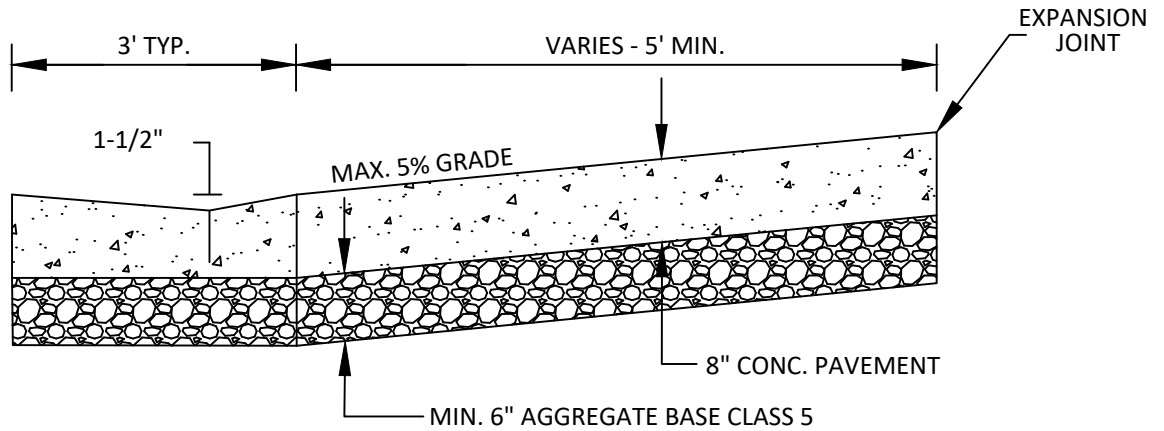
MINIMUM DRIVEWAY WIDTH - 24'
MAXIMUM DRIVEWAY WIDTH - 36'

CONCRETE SLAB SHALL BE 8" THICK
MIN. 6" AGGREGATE BASE CLASS 5.

CONSTRUCT CONC. CONTROL JOINTS SUCH
THAT NO PANEL IS GREATER THAN 100 SQ. FT.



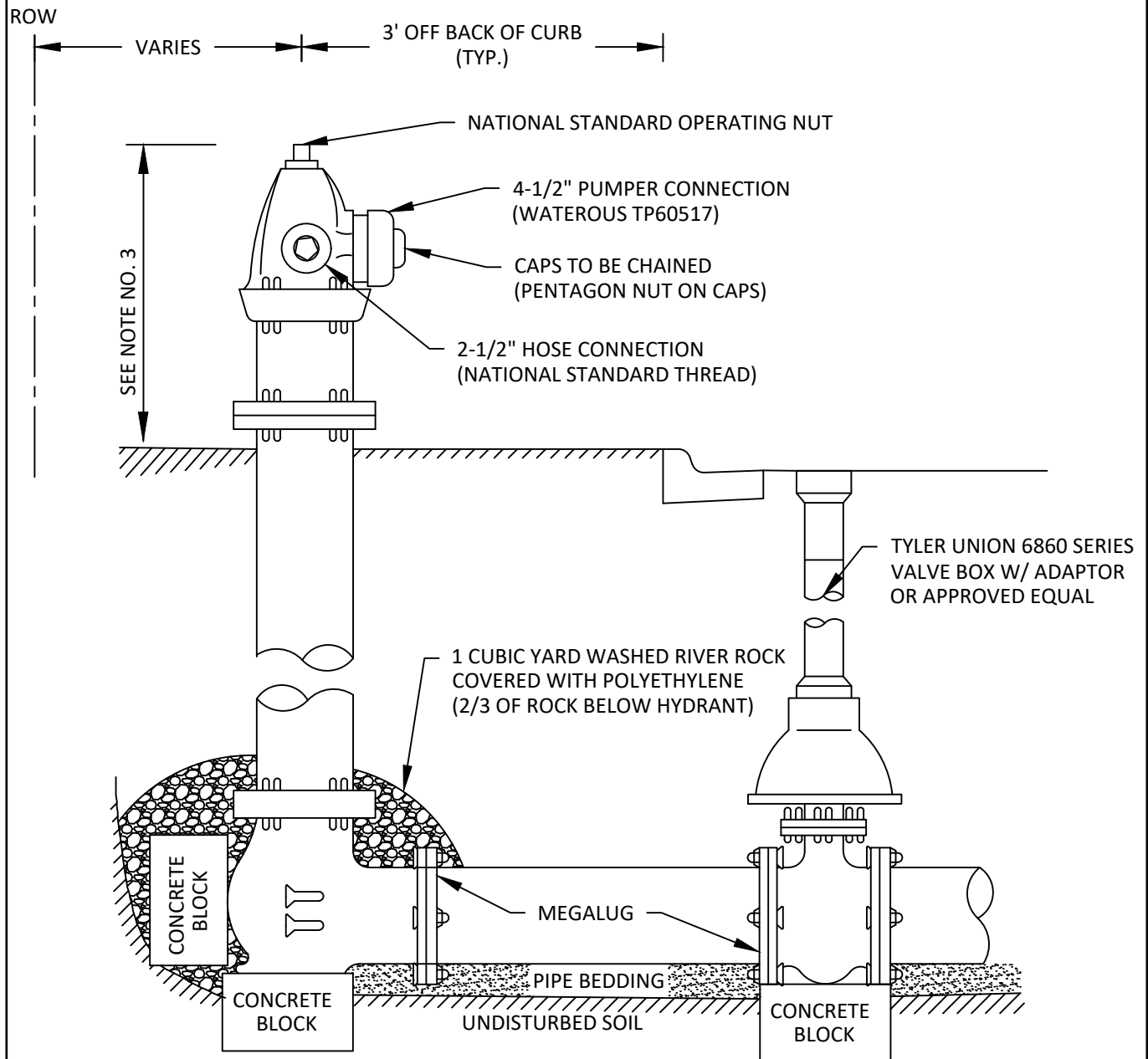
SECTION A-A



STANDARD DETAILS
INDUSTRIAL/COMMERCIAL DRIVEWAY
CITY OF SOUTH ST PAUL

REVISED:
01-24

CITY PL. NO.
STRT-5



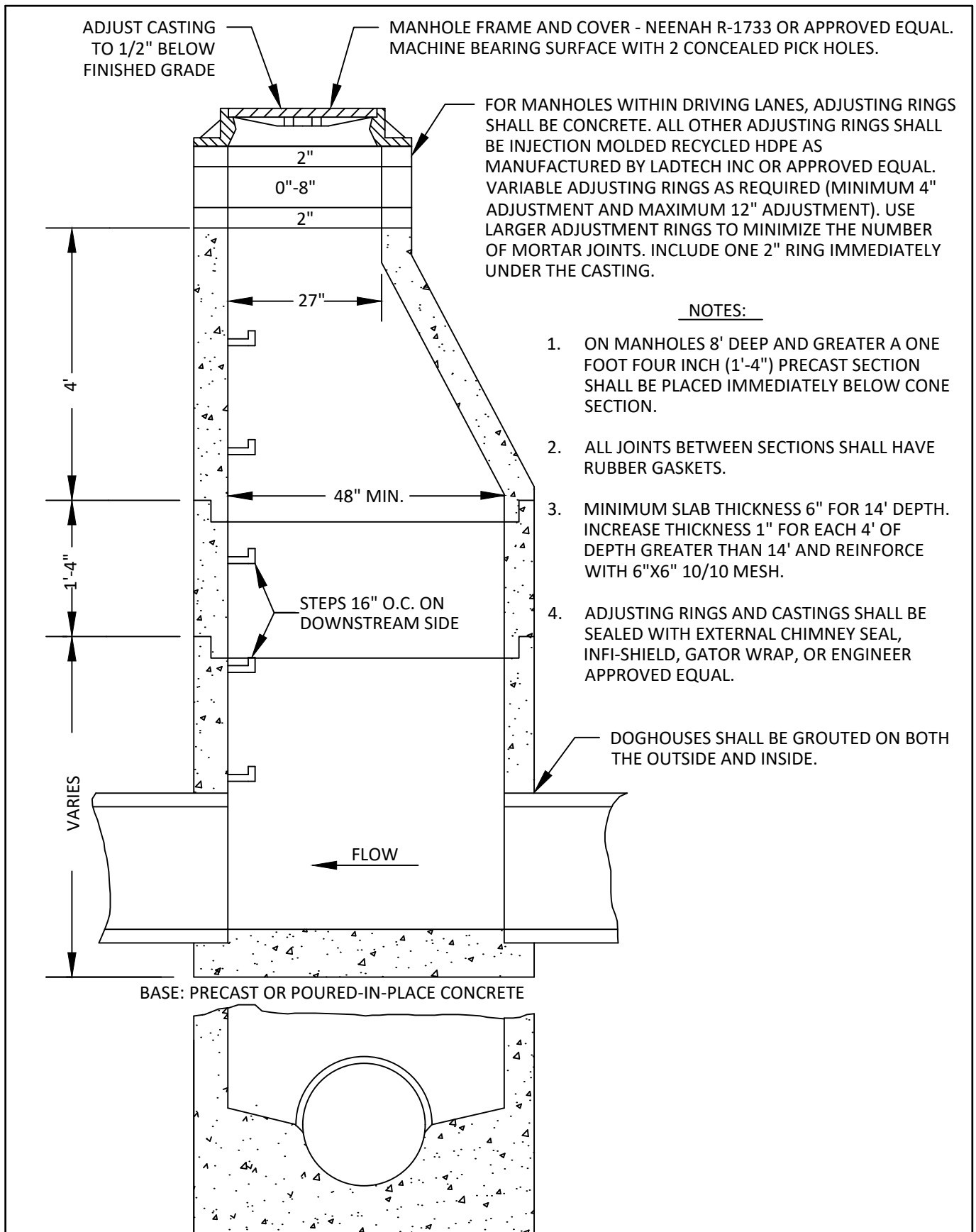
1. HYDRANTS SHALL BE MANUFACTURED BY WATEROUS, OPEN-LEFT, PAINTED YELLOW.
2. VALVES SHALL BE AMERICAN FLOW CONTROL 6" RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.
3. TOP NUT HYDRANT DESIGN ELEVATION SHALL BE 2.5' ABOVE FINISHED GRADE.
4. ALL BOLTS, T-BOLTS, NUTS, AND RODDING SHALL BE STAINLESS STEEL (316).
5. ALL HYDRANT BARRELS AND PIPE LEADS SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT.
6. MINIMUM 7.5' BURY ON ALL HYDRANTS.



STANDARD DETAILS
HYDRANT AND GATE VALVE INSTALLATION
CITY OF SOUTH ST PAUL

REVISED:
01-24

CITY PL. NO.
W-2



STANDARD DETAILS
STORM SEWER MANHOLE WITH CONE SECTION
CITY OF SOUTH ST PAUL

REVISED:
01-24

CITY PL. NO.
ST-1