



Written Narrative addressing the following:

**a) State what the proposed zoning classification is (Planned Unit District) and reasons for the request.**

The proposed zoning classification is Planned Unit Development. Saturday Properties is requesting this in order to develop the property into a multifamily residential building. Saturday plans to construct around 230 units on this underutilized site.

**b) Is proposal in conformance with City's Comprehensive Plan? If not, a Land Use Plan Amendment will be required.**

The south side of site is designated as City Center District, while the north end of the site is designated as Industrial District. Because only half of the parcel is in conformance with the city's Comprehensive Plan, the applicant will also be submitting a Comp Plan Amendment application.

**c) Is the proposal in compliance with the 35E Corridor Study, if applicable?**

Per city staff, this site is not applicable.

**d) How will the traffic generated from the existing zoning classification differ?**

As mentioned previously, the northern portion of the site is currently zoned for industrial use and the southern half is meant for higher intense units. With these designations, it can be assumed that if developed under the current zoning designations, traffic would be inbound during the morning hours as people drive to work, and outbound during the afternoon hours as people are leaving work. Based on our management experience and after the proposed development, the property would experience the same amount of traffic and it generally be at the same time of day regardless of the land use. It would change in a way that residents would be leaving for work in the morning and arriving home in the afternoon after work.

**e) Does the proposed zoning create any utility or drainage concerns?**

The proposed zoning does not create any utility concerns because the main utility uses will be stubbed to the site itself from an already existing line. Stormwater plans are still being developed, but as of now, stormwater will mostly be handled onsite.

**f) Does the applicant have a development project readily available for the subject parcel of land? If so, please explain.**

Over the last year, Saturday Properties believes that the best use of this site is multifamily housing. Roughly 230 market rate units will be constructed on the property. The building will stand 5 stories tall with a portion of enclosed parking on the ground level, and around 175 surface parking stalls.

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**Does the proposal meet the General Requirements and Standards outlined in Section 38- 484(Chapter 38, Article III, Division 15 is attached).**

After review, the proposal does meet the General Requirements and Standards outlined in Chapter 38, Article III, Division 15.

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