

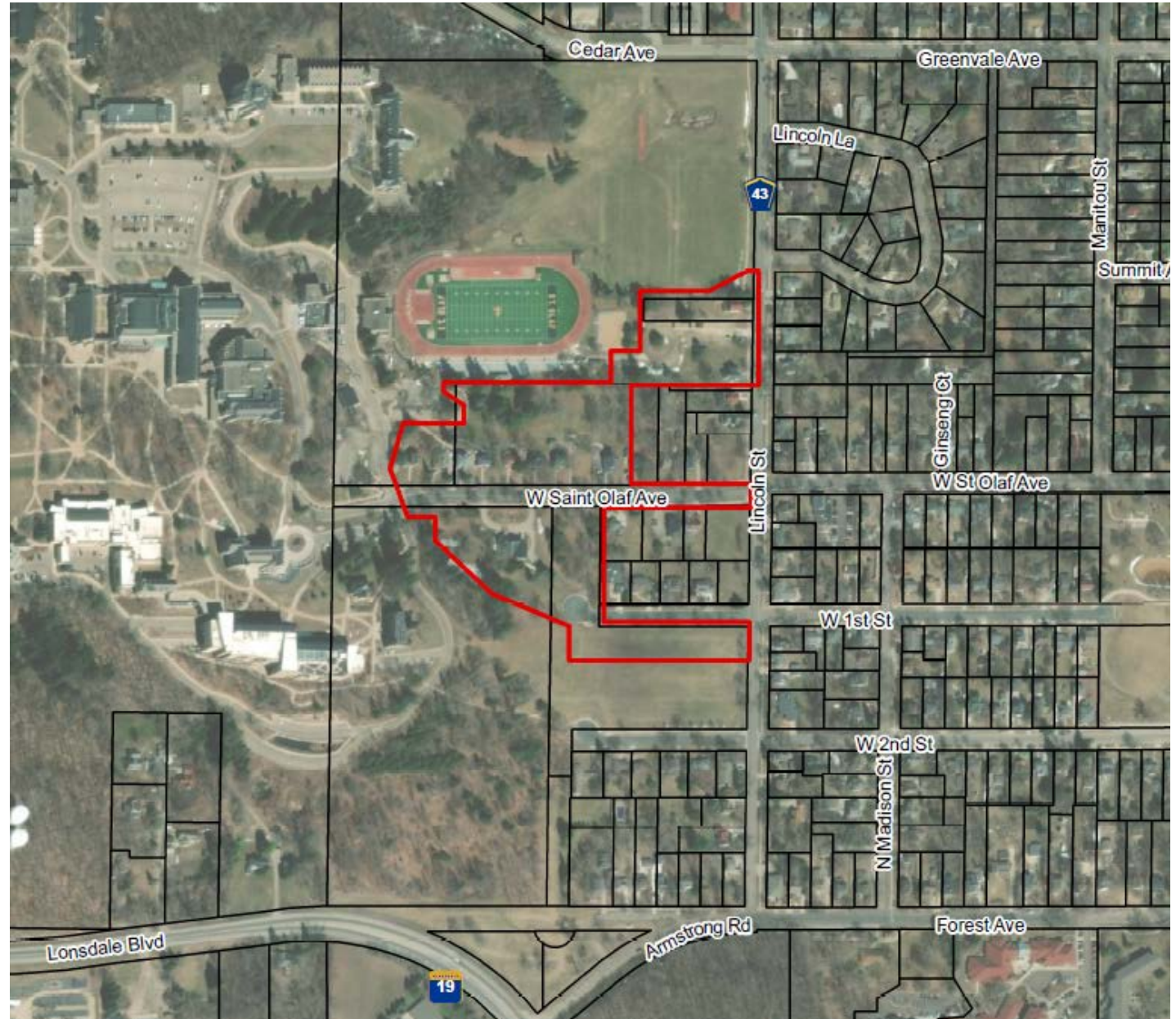
# Requested Action on the CUP for St. Olaf College: Ole Avenue Housing Project

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MIKAYLA SCHMIDT, CITY PLANNER

FEBRUARY 16, 2021 – CITY COUNCIL MEETING

## Project Area



## Perimeter Transition Area

- PTA = 200 ft. of centerline of ROW and adjacent residential zoned properties
- Land Dev. Code requires a Conditional Use Permit issued for any work in the CD zone

Map of the Site Plan overlaid by the Perimeter Transition Area





## Additional Project Features and Updates:

- St. Olaf has lowered the Kelvin temperature of the lighting from 4000K to 3000K
- The sidewalks on the north and south side of St. Olaf Ave., adjacent to the project area, are being widened to 9 ft.
- On street bike lane / shared bike lane concept will be striped on the street (like on Washington St.)
- There will be repairs to the street sections where the utility connections occur
- Two crosswalks will be marked to connect the townhomes and residence hall across St. Olaf Ave

## Conditions for Staff Recommended Resolution

- Resolution maintains the 189 parking stalls proposed by St. Olaf College
- The final site plan, subject to approval of the City, will include a safe pedestrian connection from the north parking lot to the townhomes and athletic fields;
- The final site plan, subject to approval of the City, will incorporate adequate apparatus access and turn around for fire and emergency safety vehicles and personnel; and
- This project is subject to other City approvals pursuant to City Code, including but not limited to site plan approval, which could result in additional required project modifications.

## Conditions for Second Resolution

- Resolution removes the 28 new parking stalls
  - 161 stalls would be allowed
- The final site plan, subject to approval of the City, will include a safe pedestrian connection from the north parking lot to the townhomes and athletic fields;
  - The final site plan, subject to approval of the City, will incorporate adequate apparatus access and turn around for fire and emergency safety vehicles and personnel; and
  - This project is subject to other City approvals pursuant to City Code, including but not limited to site plan approval, which could result in additional required project modifications.
  - New parking of 28 parking stalls shall be removed from the site plan reducing the additional parking stalls from 189 to 161.

Questions and  
comments?

