



SITE PLAN REVIEW APPLICATION

Date Application Received:

Staff Use Only	
SPR File #	18-076973
Application Fee \$	525
Staff Meeting Date:	7.17.18
City Agent:	<i>[Signature]</i>

Project Name: Sibley Plaza Renovations	JUN 20 2018
Site Address: 2463-2513 & 2401-2447 West 7th Street	Property Identification Number:
Project Description: Paster Properties is proposing to re-face the existing Sibley Plaza Shopping Center. In addition to the facade improvements, an approximately xxx SF addition will be constructed for loading/receiving for a proposed grocery retailer. Landscaping will be modified within the existing curb islands and planter boxes as part of the project. Also, Paster Properties is proposing to patch approximately 10,000 SF of pavement as part of the project. Pavement patches will be limited to areas above the existing aggregate base.	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including **certificate of survey, civil site plan, exterior architectural plan, and landscape plan.**

Project Summary

Est. Project Cost: \$ TBD <i>(exclusive of land value)</i>	Est. Construction Start Sept. 2018	Proposed Land Use:
Parcel Area [sq. ft.] 323,424 +/- SF	Disturbed Area [sq. ft.] 9,867 SF	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial Only <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other
Floor Area Ratio 0.30	Building Gross Floor Area 96,629 +/- SF	# Off-Street Parking Spaces 437 STALLS
<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

Residential Project Details

# Residential Units	# Affordable	% AMI for Affordable
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Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner Paster Properties c/o Mike Sturdivant 5320 West 23rd Street, Suite 205 St. Louis Park, MN 55416 (651) 265-7868 msturdivant@pasterprop.com	Project Contact [PM, architect] Brandon Elegert Kimley Horn and Associates 2550 University Avenue West, Suite 238N St. Paul, MN 55114 (651) 643-0488 brandon.elegert@kimley-horn.com	Construction Contact T.B.D.
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[Signature]

 Signature

6.22.18

 Date

Staff Use Only			
Zoning District B2	Overlay Zoning District	District Council 15	
Ward 3	Watershed District	MnDOT or County	
<input type="checkbox"/> Parkland Dedication	<input checked="" type="checkbox"/> TDMP	<input type="checkbox"/> CUP Required	Previous SPR