

**West Real Estate and Management, Inc.**



**Ramsey, MN**

**APPLICATION FOR  
SITE PLAN AND  
CONDITIONAL USE PERMIT**

**October 2, 2012**



## **INTRODUCTION**

On behalf of West Real Estate and Management, Inc., Landform is pleased to submit this updated narrative as a supplement to our September 28<sup>th</sup> letter for site plan and conditional use permit approval to allow construction of a Super America on Lot 5, Block 1, COR TWO. The 1.23-acre site is part of a plat that was approved by the City of Ramsey and given conceptual site plan review as part of those approvals. This site plan is consistent with Development Plan 6.1, which was approved by the Ramsey HRA and scheduled to be incorporated into the Framework update this month.

## **SITE PLAN**

Motor Fuel Sales and Car Wash are a conditional use in the COR-2 District and also requires approval of a site plan, subject to the standards in The COR Design Framework. The COR Design Framework was developed with the acknowledgement that the urban core with the traditional pedestrian oriented streetscape would be focused in COR-1. The COR-2 district was developed to accommodate auto-oriented uses such as this and the design guidelines included the flexibility to allow a wide variety of users in this area.

This parcel is part of the COR TWO subdivision which is uniquely challenged due to existing conditions related to public streets, internal access drives, existing buildings to the south and an approved (but not yet constructed) building to the southwest. We have prepared a site plan that complies with The COR Design Framework while addressing these site constraints.

When the COR TWO subdivision was approved, there was discussion about the fact that this subdivision was created to allow a campus-like setting within The COR and provide a global fix for a number of existing conditions that make development challenging. The buildings within this subdivision are oriented around an internal drive rather than the surrounding public streets. This design was influenced by a number of factors, including the fact that Armstrong Boulevard and Sunwood Drive (on both the north and east sides of this lot) are 4-6 lane roads with limited access. While the City has worked to create an environment that is inviting to automobile drivers, bicyclists and pedestrians, this limited access to primary roads necessitated the development of an internal street. Our building entrance, like any other campus setting, is oriented to this internal drive. Additionally, this internal drive allowed the existing retail/office building on Lot 2 to be part of this campus environment and take advantage of shared parking opportunities with the new Wiser Choice Liquor Store building on Lot 3, thereby, solving an existing parking problem for those businesses.

Due to the need for vehicles to maneuver around the site, the buildings cannot be constructed at the build-to-line. However, the Framework anticipated this type of situation and provided a tool to create a street edge through the use of a stone and decorative aluminum fence as shown on our plans. The Framework states that when this street edge is used, the fencing edge should be 40% of the frontage. Our plans show that the fence edging covers 46.4% of the street frontage. This exceeds ordinance requirements. The fencing will offer

breaks to open views into the site and provide a sidewalk connection to the front door of the building. This will create a strong, yet inviting, street edge.

We have refined the building plans further from the submittal that was included in the Planning Commission packet to address staff's concerns. These revised plans are included with this narrative and show compliance with the intent of the COR-2b Framework standards.

### **CONDITIONAL USE PERMIT**

The COR-2b district allows convenience stores with motor vehicle sales/car wash, subject to the standards outlined in Section 117-118(c)1c. Our project meets these standards for approval of the conditional use permit.

#### *Hours of operation*

The City Code allows the City Council to approve hours of operation as part of a conditional use permit. We are requesting approval of 24 hour operation. The building is located at the busiest intersection in The COR and is not adjacent to residential uses. The 24 hour operation is ideally located to provide convenience services to Ramsey residents.

### **SUMMARY**

We respectfully request approval of the Site Plan and Conditional use Permit to allow construction of the Super America on Lot 5, Block 1, COR TWO with 24-hour operation. This project meets the spirit and intent of the COR-2b district within a campus-like setting. We look forward to Planning Commission review on October 4<sup>th</sup> and City Council action at the special meeting on October 16<sup>th</sup>.

### **CONTACT INFORMATION**

This document was prepared by:

Landform

105 South Fifth Street, Suite 513

Minneapolis, MN 55330

Any additional questions regarding this application can be directed to Steve Sabraski at [ssabraski@landform.net](mailto:ssabraski@landform.net) or 612.638.0243.