

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	4/26/2013 <i>REVISED 5/8/2013</i>	PROJECT ADDRESS	6415 HIGHWAY 10 NW
PROJECT. TITLE	WILLY MCCOYS		
ESCROW #	113584		
DEPARTMENT:	Community Development, Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9905 Email: canderson@ci.ramsey.mn.us		

We are in receipt of the proposed Site Plan for an outdoor bar and patio expansion for Willy McCoy's. The submittal consists of the following:

- Sheet: C1.0 prepared by Civil Site Group Inc. and dated March 25, 2013, revised April 8, 2013, revised April 25, 2013.

(the "Plans")

We offer the following comments regarding your site plan:

Planning and Zoning

Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator

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(763) 433-9905

General: The development proposal consists of expanding an outdoor patio area and adding a covered, outdoor bar. The expansion will result in an outdoor patio area of about 1,550 square feet and includes approximately forty-four (44) seats. The project proposes to remove eleven (11) parking stalls along the southern property line to accommodate turning movements but will be adding two (2) parking stalls adjacent to the patio area for a net loss of nine (9) parking stalls. A portion of the property is within the Critical River Overlay District and thus, there are limitations on the amount of impervious surface area. In 2001, a variance was approved allowing a maximum of sixty-nine percent (69%) impervious area on the portion of the property within this overlay district.

Zoning: The site is zoned H-1 Highway 10 Business District and is part of an officially mapped area for the future expansion of Highway 10. Restaurants and on and off sale liquor establishments in a multi-tenant building are a permitted use in this zoning district.

Lot Coverage: The property is 165,064 square feet in area (3.78 acres). In the H-1 Highway 10 Business District, lot coverage is limited to thirty-five percent (35%), which equates to 57,772 square feet. Based on the original site plan submittal in 2001, the existing building is 23,312 square feet. The proposed outdoor covered bar will be 378 square feet, resulting in a total lot coverage of 23,690 square feet or about fourteen percent (14%) of the lot area.

Setbacks: The proposed outdoor bar exceeds the thirty-five (35) foot front yard setback and the proposed expansion does not encroach on the existing (and required) twenty (20) foot green space requirement adjacent to all public roads.

Architectural Standards: City Code restricts building height to 35 feet, the proposed outdoor covered bar will be twelve (12) feet in height, which meets City standards. City Code restricts exterior wall finishes to natural or prefabricated brick or stone or pre-cast concrete panels or some other material approved by City Council. *While there are no walls associated with this structure, please provide a description of materials used for the outdoor covered bar, including roofing, as well as a description and sketch of proposed fencing. Please note that temporary, membrane structures to enclose the area or portions of the area will not be allowed unless under reviewed and approved under separate permit.*

Off-Street Parking - Design: In accordance with City Code, all driveways, off-street parking and maneuvering areas shall be surfaced with concrete or asphalt and finished with B-6/12 concrete curbing. *Please verify that all proposed curbing will be B-6/12 concrete curb.*

Off-Street Parking - Spaces Required: City Code requires one (1) parking space for every 200 square feet of retail space and one (1) space for every three (3) seats for restaurants and drinking establishments. Based on a review of aerial photos of the site, there appear to be 143 parking spaces existing currently. With the net loss of nine (9) spaces, that leaves a total of 134 parking spaces. Based on the seating information provided (134 total seats), required number of parking stalls is 134, thus, there appears to be sufficient on-site parking.

Exterior Lighting and Sound: Any proposed lighting associated with the expansion and any outdoor sound equipment shall comply with standards set forth in City Code.

Critical River Overlay District: A portion of the property is within the Critical River Overlay District and is subject to maximum impervious surface coverage of thirty percent (30%). However, in 2001, a variance was granted permitting up to sixty-nine percent (69%) impervious area. As long as there is no net increase of impervious area, another variance will not be required. Providing additional green space within the portion of the property that is in the overlay district or utilizing pervious pavers for the patio are two options to consider. If pervious pavers are utilized, a maintenance agreement, recorded against the property, outlining the ongoing maintenance to ensure that it continues to act as a pervious surface will be required. Per the revised site plan submittal, it appears that there will be a net *gain* of three (3) square feet of green pervious area.

Other Permits/Agency Review: The site plan proposal has been forwarded to both the Minnesota Department of Transportation (MnDOT) and the Department of Natural Resources (DNR) for review due to proximity to Highway 10 and being within the Critical River Overlay District. Both agencies have informed the City that they either find the proposed site plan acceptable (MnDOT) or have no comments regarding it (DNR).

Conditions of Approval: Staff and Planning Commission are recommending approval of the Site Plan with the following conditions:

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Revised May 8, 2013

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- No alcoholic beverages or food shall be served to persons outside of the designated outdoor seating area. Signage shall be posted that restricts the consumption of alcohol outside of the designated outdoor seating area as approved by staff.
- Patrons shall access the outdoor seating area through the main entrance or host station and shall be seated by a staff person.
- Any speaker devices used in the patio area shall be turned off by 10:00 p.m.
- No temporary structures, other than those approved under separate permit, shall be erected during the winter months for smoking or other purposes.

Vehicle Turning Radius Exhibit: A Turning Radius Exhibit was provided showing the turning movements of a bus/truck around the southwest corner of the patio area. However that exhibit only showed the turning movements of an automobile exiting the site onto Highway 10. *Please update the Turning Radius Exhibit to show the turning movements for semi-trucks and fire apparatus traveling east along the south end of patio and turning/entering onto Highway 10. This exhibit must indicate that these larger vehicles are able to exit the site without traversing into the ingress lane of the access or into the inside lane of Highway 10.*

Spot Elevations: While a complete grading plan is not required, the City must still be able to confirm that existing drainage patterns will still work on the site. *Spot elevations must be provided around the patio expansion area to show how stormwater will drain from the site.*