



Memorandum

To: Tim Gladhill, Deputy City Administrator
Chloe McGuire, Senior Planner

From: Kristin Moen, Planning Consultant

Date: March 10, 2021

Re: Storyteller Café Site Plan Review
City Project Number 20-120
WSB Project No. 017243-000 Phase 03

General

The purpose of this memo is to provide a Site Plan Review for the proposed Storyteller Café project. The project site is approximately 0.52 acres and is part of Outlot B of the COR Stone Brook Academy Plat. The project site is unaddressed and located between Sunwood Drive NW and Veterans Drive NW, and along Yolite Street NW. The project proposes a mixed-use 2-story, 6,892 square foot building with a café, retail, office, and event space on the ground floor, residential uses on the second floor (3 units), and on-site parking including a drive-thru.

Comprehensive Plan

The Ramsey 2040 Comprehensive Plan guides the subject property as Mixed Use (MU).

Zoning

The site is zoned COR (The COR) and is located within the COR2 Commercial Subdistrict. The proposed use of the ground floor includes a café and other general retail and services, which are allowed uses in this zoning district. It appears that the plans propose 3 residential units on the 2nd floor. Residential uses are not permitted in this zoning district.

Bulk Standards

The COR-2 Subdistrict		
Standard	Required	Proposed
Minimum Lot Width	80 feet	83.6 feet
Minimum Lot Depth	100 feet	272.2 feet
Front build-to line (Destination Street)	15 feet as measured from building front to right-of-way	20 feet
Sidewalk Width	6 feet	6 feet
Maximum Height	1-4 stories	2 stories

The plan shows that the site is proposed to be occupied by a 6,892 square foot 2-story building designed for a mix of uses. The building has 5 total entrances, one on the north, west, and east sides, and two entrances on the south (parking area) side.

Landscape Plan

The applicant must submit a landscape plan as part of site plan review.

Lighting

The applicant must submit a lighting plan as part of site plan review.

Surfacing

The parking lot must be surfaced with bituminous or concrete. Concrete surface proposed for the sidewalk areas.

Waste storage

The trash enclosure area is proposed along the eastern part of the site, between the building and the parking area. Proposed construction materials of the waste enclosure must be included in the plans.

Off-street parking and access

The applicant has proposed a parking area located on the south part of the lot, with two proposed parking accesses along Yolite Street NW. There are 14 parking stalls proposed, which includes two accessible stalls located closest to the building. The parking standards in the COR District are as follows: 2 stalls per 1,000 square feet for retail and office uses and 3 stalls per 1,000 square feet for restaurant uses. A more detailed breakdown of the floorplan would enable staff to calculate the required stalls for the building.

Drive thru: The applicant has proposed a drive thru. Adequate stacking distance of not less than five vehicles shall be provided. The site plan should more clearly define the drive thru area and must demonstrate the provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks, or pedestrian access to the main entry of the building. Screening shall be provided of automobile headlights in the drive-thru lane to windows and doors of adjacent uses. Screening must be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

Sidewalks

The applicant has proposed 6-foot wide concrete walkways along Veterans Drive and Yolite Street that will connect to the existing sidewalk along Sunwood Drive. There is also a concrete walkway and stairway proposed from the existing sidewalk along Sunwood Drive to the building entrance on Sunwood Drive.