

Memorandum

To: Chloe McGuire, Senior Planner
From: Bria Raines, Zoning Code Enforcement Officer
Date: August 5, 2021
Re: G-Will Liquors Construction Plans
City Project Number 21-127

General

The purpose of this report is to review a Site Plan for G-Will Liquors, located east of St. Francis Blvd and north of Alpine Drive. The Developer, Rademacher Companies, Inc, has proposed a commercial business on a subdivision. The property is currently vacant.

Comprehensive Plan

The 2040 Comprehensive Plan guides the subject property for Commercial (C), and the proposed subdivision is consistent with the Commercial Comprehensive Plan guidance.

Zoning

The plat is zoned B-1: Business District. The proposed project is consistent with the B-1: Business zoning district.

Lot Area, Width and Setbacks.

B-1: Business District		
Standard	Required	Proposed
Minimum Lot Size	.5 acre	3.006 acres
Minimum Lot Width	100 feet	
Maximum Building Height	35 feet	16 feet
Maximum Structure Area	35% of lot area	~10% of lot area
Minimum Front Yard Setback	35 feet	~149 feet
Minimum Rear Yard Setback	35 feet	35 feet
Minimum Side Yard Setback	10 feet	35 feet

Off-street parking and pavement setback	20 feet	35 feet
Building Size	n/a	12,059 square feet

Landscaping

See landscape review in ProjectDox.

Development Fees

Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement

An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording.

SITE PLAN REVIEW:

Streets/Access

The proposed plat is located at the corner of Alpine Drive and St. Francis Boulevard (highway 47). Any plat abutting a State highway is subject to the review and comment by the MnDOT. Responding to MnDOT Review comments is a condition of plat approval.

Sidewalk/Trails

Trail currently exists along Alpine Drive. No other public sidewalks and/or trail or trails are planned for this area.

Waste Storage

Elevations provided show the trash enclosure in the parking lot near the North East corner of the property. Applicant must clarify trash handling equipment with regard to equipment size and type of screening.

Lighting

The plan set shows twenty-two (22) lighting fixtures, along the storefront and the parking lot. City Code requires that lighting used to illuminate an off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that no illumination will spread beyond the bounds of the site which is in compliance with City Code.

Utilities

The plat has access to city sewer and water in Alpine Drive. Site and Building plans have been submitted illustrating the extension of Utility services onto this property.

The City Engineer will comment of the utility plan for the site.

Parking/Site Access:

Per the city code, one parking stall is required for every 250 square feet of convenience store space. The site plan shows a 12,059 square foot building with 54 parking stalls, two (2) of which are shown as disability parking stalls. 48 stalls are required for the 12,059 square feet of office use, two (2) of which must be disability parking stalls. Assuming the applicant would like to plan for 54 parking stalls, a third disability parking stall is required.

All parking stalls measure 9 feet in width and 18 feet in depth with drive aisle being 24 feet or more in width. The parking lot will be paved with bituminous and have a continuous concrete curb around the entire perimeter of the paved parking and loading areas. The driveway and truck maneuvering area at the rear of the building are proposed to have heavy duty bituminous pavement to handle the larger trucks. The parking lot and drive aisles each meet City standards in dimension and design.

Loading Areas

The building is designed with one loading area. The loading area is located at the side of the building away from the public street. The side yard pavement, provides maneuvering area between the parking lot island and the loading docks retaining walls. The loading areas is dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading dock effectively.

Site Grading

The proposed development requires the nearly the entire site to be disturbed. The City Engineer will review and comment on the grading and drainage plan. This area will require the restoration of ground cover and landscaping. The paving and restoration plan show the establishment of sod and plants in the area disturbed by grading.

ARCHIECTUAL REVIEW:

The B-1 General business District is to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale. The building façade is consistent with City Code approved exterior wall finishes; face brick, stucco, glass, natural stone, and pre-cast concrete units. The glass has been limited to a small percentage of the front façade with no windows on the building sides. A majority of the lighting will be artificial, with little natural light. There is no requirement in the B-1 Business District for minimum window coverage percent of façade.

The Applicant provided building elevations for feedback from the City's Planning Commission. Staff recommended revisions are below.

We offer the following comments regarding the plans prepared by Hakanson Anderson, dated July 20, 2021. Please make the following revisions to the plan set.

- **Revise plan to include all easements**
- **Revise parking lot plan to include a third disability parking space.**
- **Use clear or lightly tinted glass for all windows and doors – reflective or highly tinted glass is not acceptable**
- **Revise plan to clarify frontage road/north access - dead end or meant for**

future frontage road? If a private access, need to discuss further.

- **Please detail product delivery route – how will deliveries work off Alpine Drive? Provide turning diagram for semis.**

Next Steps

The Site Plan Review will be discussed at the Community Development Department review on August 12, 2021. The application will then be reviewed by the Planning Commission on August 26, 2021 before review by the City Council on September 14, 2021.