

Meeting Date: 05/09/2023

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #23-076 Approving a Site Plan and Stormwater Management Agreement for a Proposed Building Expansion by Soderholm & Associates at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

Purpose/Background:

The City has received an application from Soderholm & Associates (the "Applicant") for a proposed expansion of their existing facility located at 7150 143rd Avenue NW (the "Subject Property"). The proposed building expansion and associated improvements appear to meet all minimum standards. If not for the size of the proposed expansion as it relates to the existing building footprint, this would have qualified for an Administrative Site Plan review (meaning the Applicant could have proceeded directly to an application for a Building Permit rather than Site Plan review). The Planning Commission reviewed the Site Plan at their regular meeting on April 27, 2023.

Notification:

Site Plan review does not require a public hearing. However, Staff did attempt to notify property owners within 350 feet of the Subject Property, via standard U.S. mail, of the proposed building expansion and of the Planning Commission meeting date and time.

Observations/Alternatives:

Project Summary

The Subject Property is located south of 143rd Avenue, between Ramsey Boulevard and Limonite Street. The Applicant's existing building is approximately 14,560 square feet in size and has ten (10) striped parking spaces. The Applicant is proposing an expansion of approximately 43,000 square feet along with sixty-nine (69) additional parking stalls. As part of this project, the Applicant will be abandoning the septic system and connecting to both sanitary sewer and municipal water. The project will also provide on-site stormwater management, including both infiltration and retention, in various locations across the Subject Property.

Zoning and Land Use

The Subject Property is zoned E-2 Employment and is guided as Business Park in the Comprehensive Plan. Manufacturing, warehousing, and offices are permitted uses in this zoning district.

Building Coverage and Architecture

The proposed addition will result in a building footprint of 57,543 square feet. The total building coverage on the Subject Property will be approximately thirty-four percent (34%), well under the maximum allowable building coverage of forty-five percent (45%). The exterior finish of the proposed addition will consist of precast concrete walls with exposed aggregate panels at the top and random ribs and score lines below. It also includes some prefinished vertical seam metal siding as an accent. The building height is approximately twenty-five (25) feet, well below the sixty-five (65) feet that is allowed in this zoning district.

Access, Parking, and Maneuverability

The Subject Property currently has a single access off of 143rd Avenue. The proposed improvements include two (2) additional access points, both off of Limonite Street. The new accesses would be for shipping and receiving, as well as for additional employee parking. All proposed parking and maneuvering areas meet the twenty (20) foot setback from rights-of-way. There are currently ten (10) striped parking stalls on site. The

Applicant is proposing to add an additional sixty-nine (69) stalls, all of which appear to meet the dimensional standards (18' deep x 9' wide). The combination of existing and proposed parking stalls satisfies the minimum standards of City Code.

Utilities

The building is currently served by a private well and septic system. As part of the expansion project, the septic system will be abandoned and the building will be connected to the municipal sanitary sewer system. The Applicant is proposing to retain the private well on site for irrigation purposes only. The building will be connected to the municipal water system. A fire hydrant will also be installed as part of the site improvements. The Fire Department is requesting the hydrant be moved from the proposed location (southwest corner of the southern parking lot) out to Limonite Street, just south of the southern access point, which is right where the water line enters the Subject Property.

Stormwater Management

As part of the site improvements, multiple stormwater basins will be constructed. These basins will only handle stormwater from the Subject Property and will not include stormwater from public rights-of-way or other properties. Thus, the Applicant will be responsible for long-term maintenance of these basins. A Stormwater Treatment and Ponding Maintenance Agreement will need to be executed and recorded. The agreement is attached to this case.

Landscaping and Tree Preservation

The project will result in removal of essentially all existing trees, with the exception of three (3) trees along 143rd Avenue. While the proposed landscaping appears to comply with the planting requirements, because of the extent of tree removal, additional reforestation and/or restitution (payment into the Community Forestry fund) is required. Aside from that, the landscaping plan is generally acceptable.

The Planning Commission reviewed the Site Plan at their April 27, 2023, meeting and unanimously recommended approval (note that one Planning Commissioner recused himself from the discussion due to a conflict of interest). There were no public comments received on the request (either written or verbal).

Alternatives

Alternative 1: Approve the Site Plan. The proposed building expansion meets all setbacks and performance standards, with just minor plan corrections still needed. Staff supports this alternative.

Alternative 2: Approve the Site Plan with modifications.

Alternative 3: Deny the Site Plan. The City Council would need to identify specific findings that would support this action. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

The Planning Commission recommended approving the Site Plan.

Action:

Motion to Resolution #23-076 approving the Site Plan and Stormwater Maintenance Agreement.

Attachments

Site Location Map
Site Plan

Building Elevations
Color Elevations
Staff's Plan Review Comments
Draft Planning Commission Meeting Minutes Dated April 27, 2023
Stormwater Maintenance Agreement
Resolution #23-076: Site Plan and Stormwater Maintenance Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 11:19 AM
Form Started By: Chris Anderson		Started On: 04/28/2023 08:26 AM
Final Approval Date: 05/04/2023		