

**TO:** Planning Commission  
**FROM:** Ben Boike, Assistant Comm. Dev. Dir.  
**DATE:** May 17, 2016  
**SUBJECT:** Case #16-05



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## **REQUEST**

St. Paul Regional Water Services is requesting a Conditional Use Permit to allow for an expansion of an Essential Service Structure (water pump house) at 1365 Bidwell St.

### ***Attachments:***

*Application Package*  
*Notice*  
*Plans*



## **EXISTING LAND USES**

The subject property consists of a pump station for St. Paul Regional Water. Adjacent properties to the north, south and west consist of single family homes. The adjacent property to the east consists of an apartment building.

## **ZONING**

The subject property and adjacent properties to the north, south and west are zoned R1, Single Family Residential. Adjacent properties to the east are zoned R4, Multiple Family Residential.

## **ANALYSIS**

### **Zoning Ordinance**

Section 153.051 of the Zoning Ordinance requires a Conditional Use Permit to allow Essential Service Structures in an R1 District:

153.051 CONDITIONAL USES.

Within any R-1A One-Family Residential District, no structure or land shall be used for the following uses, except by conditional use permit:

(B) Essential service structures, including, but not limited to, buildings, such as telephone exchange stations, booster or pressure regulating stations, wells and pumping stations, elevated tanks, lift stations and electrical power substation provided no building shall be located within 50 feet from any lot line of an abutting lot in an R District. Prior to granting the permit it shall be found that the architectural design of essential service structures is compatible to the neighborhood in which it is to be located and thus will promote the general welfare;

### **Proposal**

The applicant is proposing to expand the building in order to add an emergency generator. As the attached narrative states, over the past several years, power outages at the station have become more frequent and have the potential to interrupt water service to the community. The proposed generator would allow for water service to continue during future outages. Please see the attached narrative for more information regarding the need for the generator.

### **Review**

Per the attached submitted plans, the applicant is proposing an 11' 5" addition to the rear (west side) of the existing building. The resulting side yard setback is 5' 5" to the west property line. The applicant is also requesting a variance to allow for a reduction in the required setback to the neighboring residential property. Staff is recommending a condition of approval requiring that the Conditional Use Permit is contingent upon approval of the corresponding variance request.

As mentioned with the variance request, the proposed setback is consistent with the side yard minimum setback for homes in the R1 District. Since the proposed addition will mimic an addition to a home, Staff is comfortable with the proposed setback. The proposed generator will only run during power outages and monthly testing in the afternoon. In addition, the applicant is including sound proofing for the generator. As a result, noise levels should be minimal outside of the building.

Staff is recommending conditions of approval requiring that testing of the generator be conducted during daylight hours and that should noise from the generator become a public nuisance, the applicant shall work with Staff to mitigate the issue.

In order to provide a buffer between the neighboring house to the west and the proposed addition, Staff is recommending a condition of approval requiring that the existing four foot tall chain link fence be replaced with a six foot tall maintenance free fence along the west property line starting at the southwest corner of the proposed addition heading west to the west property line and then extending north along the west property line to the northwestern corner of the property.

### **STAFF RECOMMENDATION**

**Staff recommends APPROVAL of the CONDITIONAL USE PERMIT for an expansion of an ESSENTIAL SERVICE STRUCTURE in an R1 District at 1365 Bidwell St. subject to the following conditions:**

1. The Conditional Use Permit application is contingent upon approval of the corresponding Variance request.
2. The applicant shall apply for applicable building permits.
3. Testing of the proposed generator shall be conducted during daylight hours.
4. Should noise levels resulting from the proposed generator create a public nuisance as determined by the Zoning Administrator, the applicant shall work with Staff to mitigate the noise issues.
5. The applicant shall replace the existing 4-foot chain link fence with a 6-foot maintenance free fence from the southwest corner of the proposed addition west to the west property line and then extending north along the west property line to the northwest corner of the property.