

TO: Planning Commission
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: July 19, 2016
SUBJECT: Case #16-05 (Cont. from May 17, 2016)



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. This request was originally reviewed at the May 17, 2016 Committee of Adjustments meeting. The item was continued as a result of the Committee's request for more information.

Attachments:

Application Package
Notice
Plans



EXISTING LAND USES

The subject property consists of a pump station (in the form of a single-family home) 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' 5/16" 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.

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.

In regard to noise levels, the applicant has provided noise level information for the proposed generator (see attached spec sheet and email). It is important to note that the noise levels provided will be the noise level inside the structure. It is also important to note that any noise will only occur when the generator is operational during testing or power outages.

As recommended with the corresponding variance request, Staff is recommending conditions of approval to help mitigate any impact that the proposed addition has to neighboring property owners. The recommended conditions include the replacement of the existing chain link fence along the west property line, landscape work along the west property line, limiting monthly testing of the generator to daytime hours, and requiring that the applicant address any noise complaints determined to be a public nuisance.

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 is contingent upon approval of the corresponding Variance Application.
2. The applicant shall apply for applicable building permits. The proposed addition shall be constructed according to the submitted plans.
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 new black vinyl coated 4-foot chain link 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.
6. The applicant shall work with the neighboring property owner to the west in removing overgrown vegetation and planting new landscaping. Said landscape improvements shall be approved by the Zoning Administrator.