

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Comm. Dev. Director
From: **Melissa Sonnek, City Planner**
Date: **January 11, 2021**

Site Plan, Conditional Use Permit, Preliminary and Final Plat Review for 1820 Robert St. – Bobby and Steve’s Auto World

BACKGROUND INFORMATION:

SRa, on behalf of Bobby and Steve’s Auto World, has requested the review of multiple applications for the demolition and total reconstruction of their current site at the northwest corner of Robert St. and Marie Ave. The proposed new building would be two levels, offering eight minor auto repair service stalls, a car wash, gas pumps, as well as a convenience store in conjunction with the gas pumps.

Please see the attached Planning Commission report for additional information related to the request.

ATTACHMENTS:

Application and Narrative
Planning Commission Memo
Submitted plans/plat



PLANNING COMMISSION REVIEW:

The Committee of Adjustments/Planning Commission held a virtual meeting and a public hearing on December 15th, 2020. No one called in to speak on any of the applications for this project.

The Planning Commission discussed the following items:

- Sidewalk on Marie Avenue – The Commission voiced their excitement about the construction of a sidewalk along the north side of Marie Avenue.
- Lighting – Typically City Staff recommends that all light be contained within the project site and does not extend into the adjacent properties, the Commission stated that they were okay with the proposed lighting plan because additional lighting on Robert Street and Marie Avenue would be beneficial to the sidewalks.
- Building color – Commissioner Franzmeier mentioned that most of the surrounding buildings are a light tan color and the proposed white brick might be stark and not blend in.
- Parking on site – The applicant stated that the owners feel comfortable with the parking on site and would not need the 15 shared parking stalls, so the Commission recommended to alter the condition to have staff park off-site as needed to allow customers to park on site.

Votes:

Site Plan

- Recommended for Approval 7-0,
 - With the altered condition that the applicant work with City Staff to ensure that both Robert St. and Marie Ave. have appropriate lighting,

Conditional Use Permit for a Minor Automotive Repair Business

- Recommended for Approval 7-0
 - Contingent on a valid parking agreement of a minimum of 15 parking stalls, as well as the condition that the employees park in the off-site, shared parking stalls as needed to ensure customers are able to park on site.

Conditional Use Permit for a Motor Fuel Station

- Recommended for Approval 7-0

Conditional Use Permit for Off-Premises Signage

- Application withdrawn by the applicant

Preliminary and Final Plat

- Recommended for Approval 7-0

STAFF RECOMMENDATION:

Staff recommends that the City Council hold the public hearing and approve the conditional use permit, site plan, preliminary and final plat applications subject to the following conditions:

Site Plan -

1. Approval of the site plan is contingent on the corresponding conditional use permit, preliminary and final plat applications,

2. The applicant shall apply for and obtain all applicable building and sign permits,
3. All signage must comply with section 153 of the zoning ordinance,
4. The applicant shall work with City Staff to ensure that both the Robert Street and Marie Avenue sidewalks have appropriate lighting,
5. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated December 8, 2020,
6. The trash enclosure screening shall comply with section 153.032 (F)6 of the zoning code and be comprised of materials that are complementary to the building materials or be screened with a decorative fence, masonry wall, and or a hedge,
 - a. Applicant has submitted updated plans (attached) showing this recommended change.
7. The north elevation, specifically the second story, shall be revised to incorporate a 40% minimum window coverage per section 153.032(F)3 of the zoning code,
 - a. Applicant has submitted updated plans showing this recommended change.
8. The north and east elevations shall be revised to comply with minimum visual relief requirements per section 153.032(F)4 of the zoning code,
 - a. Applicant has submitted updated plans showing this recommended change.
9. The applicant shall ensure that all rooftop mechanicals are property screened per zoning code section 153.032(F)5,
 - a. Applicant has submitted updated plans showing this recommended change.
10. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated December 7, 2020, and
11. The applicant shall construct a sidewalk along the south side of the site along Marie Avenue.

Conditional Use Permit-

1. Approval of the conditional use permits is contingent upon the site plan, preliminary and final plat applications,
2. Approval of the conditional use permit is contingent up on a valid shared parking agreement for a minimum of 15 parking stalls, and
3. Employees are to park off site in the parking lot with the shared parking agreement as necessary to ensure that customers are able to park on site.

Preliminary and Final Plat –

1. Approval of the preliminary and final plat is contingent upon the corresponding conditional use permits, and site plan applications,
2. Prior to recording the final plat, applicant shall include 10 foot drainage/utility easements along property lines that abut a roadway (Robert and Marie), and a 5 foot drainage/utility easement along property lines that abut another lot (north and east property lines),
3. The applicant shall comply with the items outlined in the MnDot memo dated November 10, 2020, and
4. The final plat shall be recorded within one year of approval and prior to application of a building permit.