

To: **Planning Commission**
Through: **Ben Boike, Community Development Director**
From: **Melissa Houtsma, City Planner**
Date: **July 19, 2022**

Site Plan and Preliminary/Final Plat Review for a Small Building Expansion at 1250 Oakdale Ave (St. George Church) – SRa, Inc.

REQUEST:

On behalf of St. George Antiochian Orthodox Church, SRa, Inc. has applied for a site plan and preliminary/final plat review for the construction of a small building addition at 1250 Oakdale Avenue.

PROPOSAL:

St. George Church has submitted plans to build a small expansion along the eastern wall of the existing building, to create a larger sanctuary.

Attachments:

Application and Public Notice
Dakota Co. Plat Commission and WSP Engineering Memos
Staff Presentation
Submitted plans



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Institutional <i>(St. George Church)</i>	R1 – Single Family Residential
Properties to North	Institutional <i>(St. Croix Lutheran Academy)</i>	R1 – Single Family Residential
Properties to East	Residential <i>(Single Family Homes)</i>	R1 – Single Family Residential
Properties to South	Residential <i>(Single Family Homes)</i>	R1 – Single Family Residential
Properties to West	Residential <i>(Single Family Homes)</i>	R1 – Single Family Residential

SITE PLAN ANALYSIS:

The property is not currently platted, therefore the front yard setbacks are anticipated to be decreased by seven feet, as additional right-of-way is being requested for Oakdale Avenue by Dakota County.

Building Setbacks

The building setbacks for R1 – Single Family Residential zoning districts are as follows:

	Code Setbacks	Existing/Proposed Setbacks
Front <i>(Oakdale Ave.)</i>	30 ft.	79.8 ft.
Rear <i>(East)</i>	30 ft.	325 ft.
Side <i>(North)</i>	9 ft. / 6 ft.*	55.1 ft.
Side <i>(South)</i>	9 ft. / 6 ft.*	151.8 ft.

**One side must have a minimum building setback of nine feet and the other side must have a minimum building setback of six feet.*

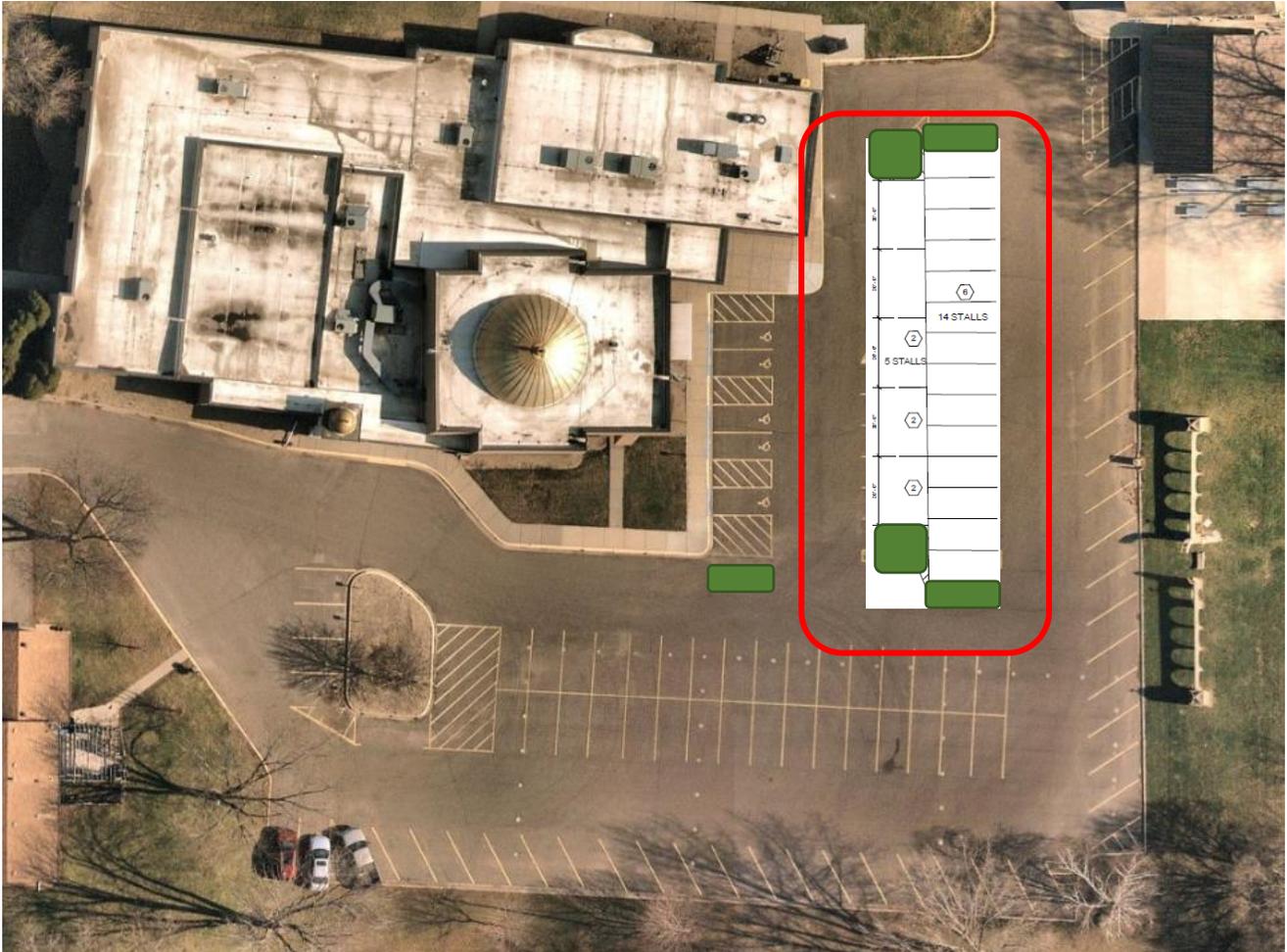
Parking Setbacks

The parking setbacks for Residential zoning districts are as follows:

	Code Setbacks	Existing/Proposed Setbacks
Front <i>(Oakdale Ave.)</i>	20 ft.	144 ft.
Rear adj. to “R” <i>(East)</i>	20 ft.	228 ft.
Side adj. to “R” <i>(North)</i>	20 ft.	56 ft.
Side adj. to “R” <i>(South)</i>	20 ft.	17 ft.

Parking Lot, Stall Counts, and Dimensions

The current parking lot lay out has 105 parking stalls, after the construction of the addition that number will be reduced to 102 stalls. The only stalls that will be changed by the addition are the west stalls in the middle parking row, they will change from a combination of parallel parking and 90 degree angled parking to all parallel parking stalls on the west side of that row.



Minimum Parking:

Code – 1 stall/3.5 seats (one seat = 22 inches) based on design capacity of the main assembly hall

- $198 \text{ seats} / 3.5 = 56.57$
 - Minimum number of parking stalls required = 57

The site complies with the minimum parking counts as it offers 102 stalls after the construction of the addition.

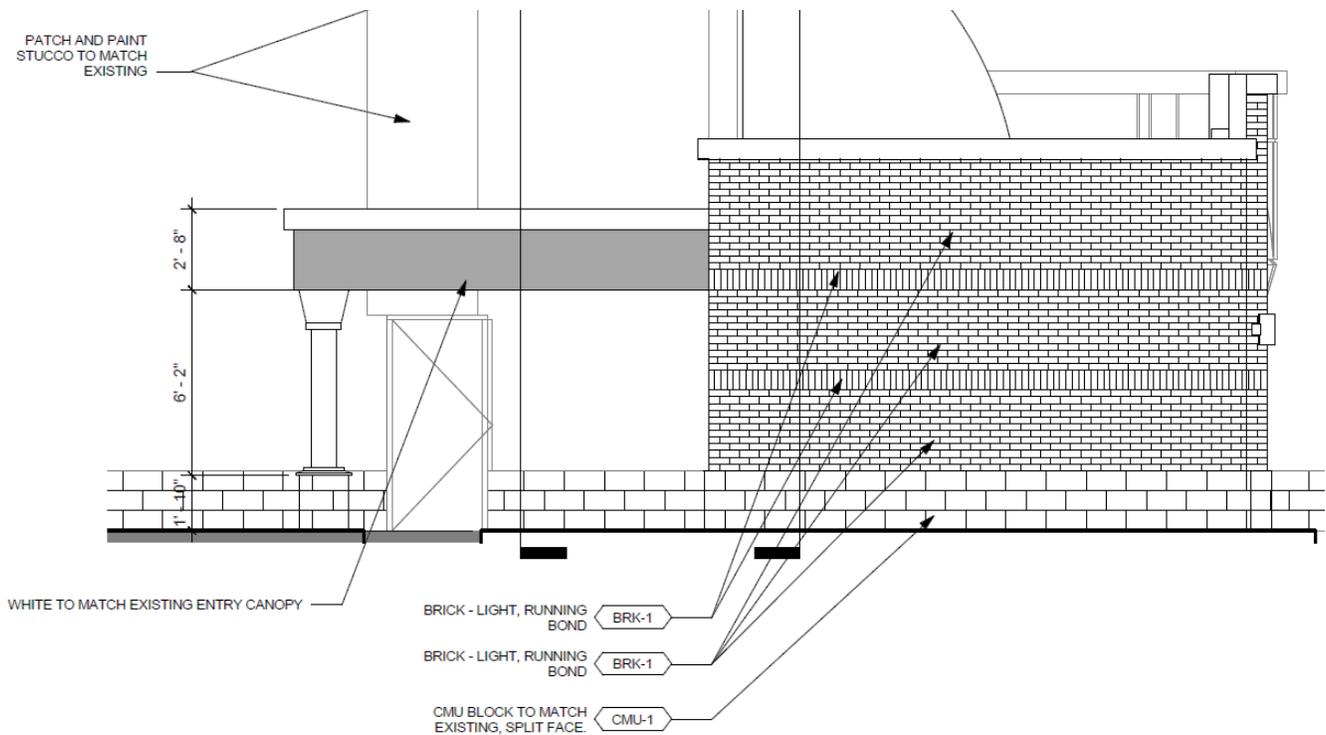
The proposed parking stall dimensions for the 90 degree parking stalls are 9 feet wide by 18 feet deep, with a 24 foot wide drive aisle in between. The parallel parking stalls are shown as measuring 9 feet wide and 20 feet deep. Since the code requires parallel parking stalls (0 degree stalls) to be 23 feet deep, city staff is recommending the site plan be amended to make the five parallel parking stalls be 23 feet deep.

Curbing and Landscaped Islands

Since current code requires that curbed islands, with both landscaping and irrigation, be placed at the end of every row of parking, staff is recommending that curbed islands, both landscaped and irrigated, be incorporated in the areas shown in green. Each island shall contain at least one quality tree as well as grass, shrubs, or similar ground cover that is not asphalt or concrete. This was originally included in the 2001 site plan, but was ultimately removed to allow fire and emergency vehicle access. This is no longer an issue since the turning radii of fire engines has improved and the northern portion of the site can now be accessed through the shared access easement from St. Croix Lutheran's parking lot.

Building Design/Materials

The existing building is largely stucco and has some textured concrete masonry unit (CMU) along the bottom of the walls. The addition will be architecturally divided in a similar fashion, but with brick comprising the majority of the wall instead of stucco, while retaining the CMU block along the bottom of the wall. Both designs comply with the code minimums.



Lighting

The only lighting that will be altered by this project is the wall mounted light fixtures along the east building wall. According to the submitted specification sheet for the proposed lighting, the light beam diameter will be limited to a distance of six to seven feet. As this does not extend beyond the property lines, staff has no further concerns on the proposed lighting alterations.

Preliminary/Final Plat

Site Components

Gross Area – 5.25 acres / 228,693.3 square feet

- Right-of-way (ROW) – .30 acres / 13,200 square feet
- City Easements – Drainage and utility easements, 10 ft. on exterior property lines (Oakdale) and 5 ft. on interior property lines.

Lot Dimensions

- Lot Width – 330 feet
- Lot Depth – 660.01 ft.

Dakota County Plat Commission Review

As this site abuts Oakdale Avenue, which is a county road, the proposed plat was reviewed by the Dakota County Plat Commission. Access to and from the site off of Oakdale Avenue will remain unchanged. According to the 2040 Transportation Plan, this section of Oakdale requires 50 feet of half right-of-way. However, due to the area being an already well established residential area, Dakota County understands it is difficult and unlikely that they will acquire this full amount. Therefore, the county is only requesting 40 feet of half right-of-way, which is an additional seven feet than what is shown on the proposed plat. City staff is recommending as a condition of approval that the plat be revised to comply with the items outlined in the Dakota County memo dated July 8, 2022.

Engineering Review

As the proposed project does not have a significant impact on stormwater, the West St. Paul Engineering department reviewed the plat and detailed their recommendations in the memo provided, which is dated July 11, 2022. The memo largely details that if this project were to occur outside of the already planned construction on Oakdale, we would require the applicant construct and pay for the trail entirely on their own. However, since the proposed project aligns with the Oakdale construction timeline, staff is recommending the applicant only pay for the gravel and asphalt of the trail. Staff is recommending the applicant comply with the items detailed in the Engineering memo dated July 11, 2022.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN for the building expansion at 1250 Oakdale Avenue, subject to the submitted plans and the following conditions:

1. The applicant shall apply for an obtain all necessary permits, including those from the City of West St. Paul as well as those from the Dakota County right-of-way permitting office.
2. The site plan shall be amended to accommodate the five parallel parking stalls measuring 23 feet deep,
3. The site plan shall be amended to incorporate curbed islands at the ends of the western three parking rows on the northern portion of the site, the islands shall be irrigated and each shall contain at least one quality tree as required by code.

Staff recommends APPROVAL of the PRELIMINARY/FINAL PLAT for the Saint George Church plat at 1250 Oakdale Avenue, subject to the submitted plans and the following conditions:

1. The applicant shall comply with the conditions outlined in the Dakota County Plat Commission memo dated July 8, 2022,
2. The applicant shall comply with the conditions outlined in the West St. Paul Engineering memo dated July 11, 2022,
3. The final plat shall be recorded within one year of approval and prior to the application of a building permit.