

To: **Planning Commission**
From: **Melissa Sonnek, Community Development Coordinator**
Date: **April 16, 2019**

Site Plan Review for a Parking Lot Expansion at 186 Marie Ave E

REQUEST:

Dan Klasen, owner of Clean'n'Press is requesting is requesting Site Plan approval to allow for the expansion of the existing parking lot to extend to the rear of the property and behind the building at 186 Marie Avenue East.

Attachments:

Memos from the Env. Comm. and Engineering Consultant Applications
Copies of submitted plans
Notice
Staff Presentation



CURRENT USE AND ZONING:

	Use	Zoning
Subject Property	Dry Cleaner	I1 – Light Industrial
Properties to North	MN Glove & Safety, Bob’s Workwear, and Target	I1 – Light Industrial & B4 – Shopping Center
Properties to East	Energy Solutions International	I1 – Light Industrial
Properties to South	Branch Out Transitional Services Special Education	I1 – Light Industrial
Properties to West	Skadron Animal Hospital	I1 – Light Industrial

SITE PLAN ANALYSIS:

Proposal

Due to the City of West St. Paul constructing a ten foot wide asphalt trail along Marie Avenue, Clean’n’Press will be losing between six and eight parking stalls along the northern side of their site. In order to make up for the loss in parking, Clean’n’Press is proposing to construct a parking lot behind the existing building. This parking lot expansion would create up to 16 additional stalls on the rear side of the property.



Parking Setbacks

The I1 – Light Industrial District requires that all parking be located a minimum of 10 feet from the front and rear property lines. As stated in the Committee of Adjustments report, due to the Marie/Oakdale Trail construction two variances are needed in order to allow for the parking lot expansion.

All proposed new parking areas include b612 curbing as required by code.

	Building	Parking
Front	20 – 90 ft.	10 ft. min*
Rear	20 ft. min	10 ft. min*
Side	10 ft. min	0 ft.

Variances are being requested for the parking setback that do not fit the code requirement

Parking

The Zoning Ordinance does not specifically detail requirements for dry cleaning uses; however, staff believes that the manufacturing, fabrication or processing of a product or material category is the closest use.

This use requires a minimum of four off-street stalls, plus one additional stall for every 800 sq. ft. of floor area of the building. This building is approximately 15,542 sq. ft., which then translates to 23 stalls. The proposed plan shows a total of 46 stalls.

While the proposed number of stalls exceeds the minimum requirement, with the large number of staff (30-35 employees) regularly working on site, Staff is recommending a conditional of approval that the rear parking lot be the designated parking area for employees. Staff is also recommending as a condition of approval that a bike rack be added in order to serve multiple modes of transportation.

Staff is concerned with the general maneuverability and ability to back out of the most southeast stall, and is therefore adding a condition of approval that the southeastern most stall be removed (as shown in red below).



Drive Aisle

All new drive aisles meet the minimum two-way width requirement of 22 feet.

Parking Stall Dimensions

All new parking stalls meet the minimum required parking stall dimension of 9' x 20'.

Curbing

The proposed parking addition will include B612 curbing as required by code.

Lighting

The submitted plans do not detail any lighting on site; therefore, Staff is recommending as a condition of approval that all lighting comply with the lighting section of the zoning code 150.032(E)5.

Landscaping

The submitted plans show the removal of five cottonwood trees in the rear yard. Per the zoning code, cottonwoods are not considered quality trees and therefore do not need to be replaced. Zoning code section 150.032(E)2, states one quality tree is required for every 20 feet of linear property line unless otherwise approved during the site plan process, this would equate out to roughly 42 new trees. However, due to both the existing and proposed design of the site, Staff believes the stated required volume of trees would be unfeasible and that such a number of trees would not survive in the small area of green space proposed.

The applicant is planning to plant ten new deciduous trees that are 2.5 inches in diameter on the rear side of the property, roughly 20 feet apart. The species of the trees are currently undecided as there are some power lines along the rear side of the property. Staff believes this is a good middle ground when considering the green space restriction of the site.

Environmental Committee Review

The Environmental Committee reviewed the proposed landscape plan at their April 3rd, 2019 meeting and recommended approval of the plan with the following recommendations (see attached memo):

1. Planting of small variety ornamental trees;
2. Encourage the developer to reduce the amount of parking and instead add greenspace for additional plantings or onsite stormwater treatment; and
3. They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

Staff is recommending a condition of approval that the applicant adhere to the recommendations of the Environmental Committee.

Engineering/Storm water Review

The site plan was reviewed by an engineering consultant to specifically review storm water run-off. With the increase in the overall amount of impervious surface, a storm water control plan that complies with city ordinance 153.473 is required as a condition of approval.

As stated in the application, with the flat grades of the subject property as well as surrounding properties, storm water from the subject property as well as the property to the south drain over into the 220 Marie site (east of the subject site). To remedy this issue, the 220 Marie property is going to re-grade their parking to allow the surrounding water to run out to the storm drain on Marie Ave. Details of the planed drainage are shown on the site plan (attached).

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN for the expansion of a parking lot at 186 Marie Avenue East subject to the submitted plans and the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The applicant shall designate the rear parking lot as the primary location for employee parking,
3. The applicant shall install a bike rack on site,
4. The applicant shall remove the southeastern most parking stall as is shown in the staff memo,
5. The applicant shall abide by the lighting section of the zoning code 150.032(E)5,
6. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated April 8, 2019,
7. The applicant shall adhere to the recommendation of the engineering consulting per the attached memo dated March 25, 2019, and
8. Approval of the site plan is contingent upon the approval of the requested variances.