



DATE: June 24, 2019

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Mike Mroska, Community Development Manager/City Planner

SUBJECT: **Planning Case # 19-001 – Public Hearing Required**
Applicant: Brausen Family Automotive Repair
Property Location: 1310 W County Road E
Request: Site Plan Review; Final Planned Unit Development

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider the Following:

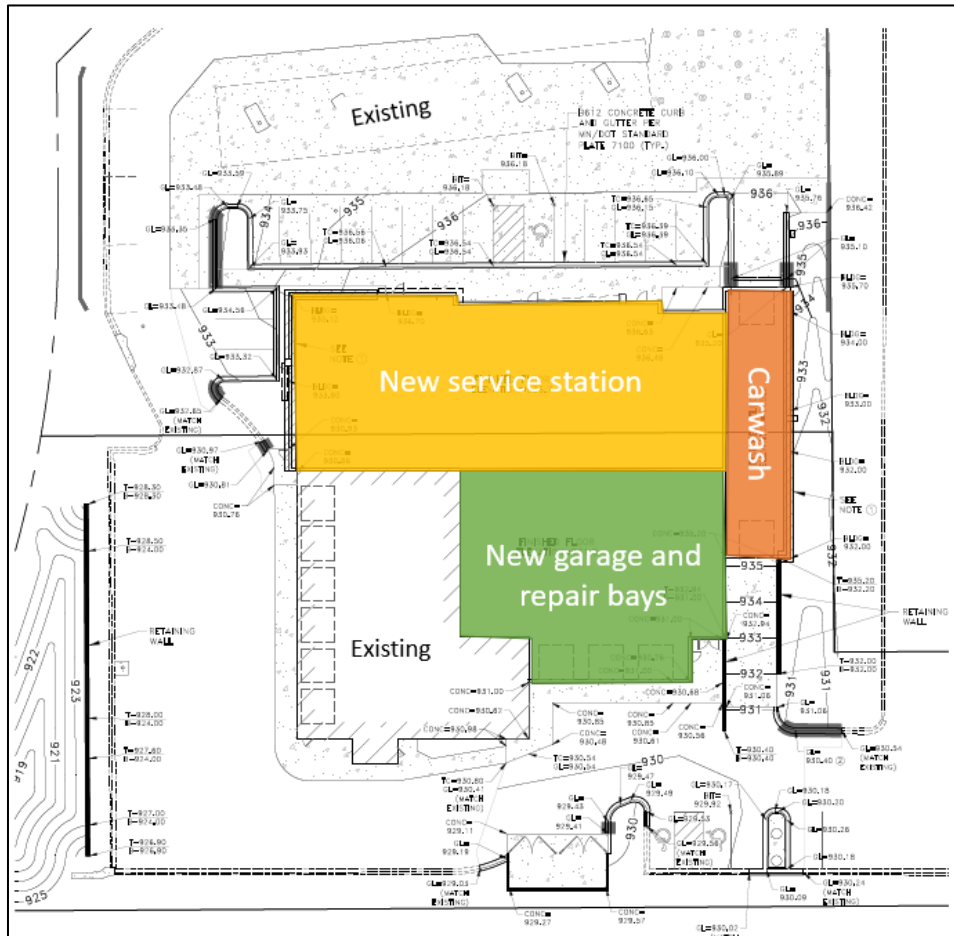
Hold the required public hearing for Planning Case 19-001 for a Final Planned Unit Development and Site Plan Review for Brausen’s Automotive. The City Council will be asked to make a formal decision regarding the application under Agenda Item 10C on June 24, 20149.

Background

Brausen Automotive Repair has been serving the community for over 50 years. The existing motorized vehicle service center consists of six (6) repair bays in their garage. Also onsite is approximately a 3,000 square foot service station, with five (5) fuel islands and an associated carwash. The Applicant is requesting to remove the existing service station and carwash.

The Applicant is requesting to construct a new 7,978 square foot convenience store and a 1,600 square foot carwash. The proposed car wash will include a unique conveyor belt system to pull cars efficiently through the car wash and reduce wait times. A typical car wash only allows one vehicle to enter the wash bay and thus requires significant vehicle stacking. The proposed conveyor belt system, which runs non-stop, will reduce wait times and vehicle stacking as vehicles can enter the car wash five (5) to ten (10) feet apart. The Kwik Trip Gas Station Located at 1756 Bunker Lake Blvd in Andover has a similar conveyor belt car wash. Staff visited the site and observed the car wash. On average vehicles took about two (2) minutes to go through the wash and had limited vehicle queuing to enter the wash.

In addition, the applicant is proposing a 4,505 square foot garage and repair bay addition. The proposed addition is highlighted on the image below. The proposed addition will add six (6) additional repair bays. The existing garage, which is about 4,540 square feet, will remain, as will the existing fuel islands and canopy. However, the façade of the existing garage will be updated as part of this application. The Applicant is not proposing any modification to the existing accesses on County Road E.



Plan Evaluation

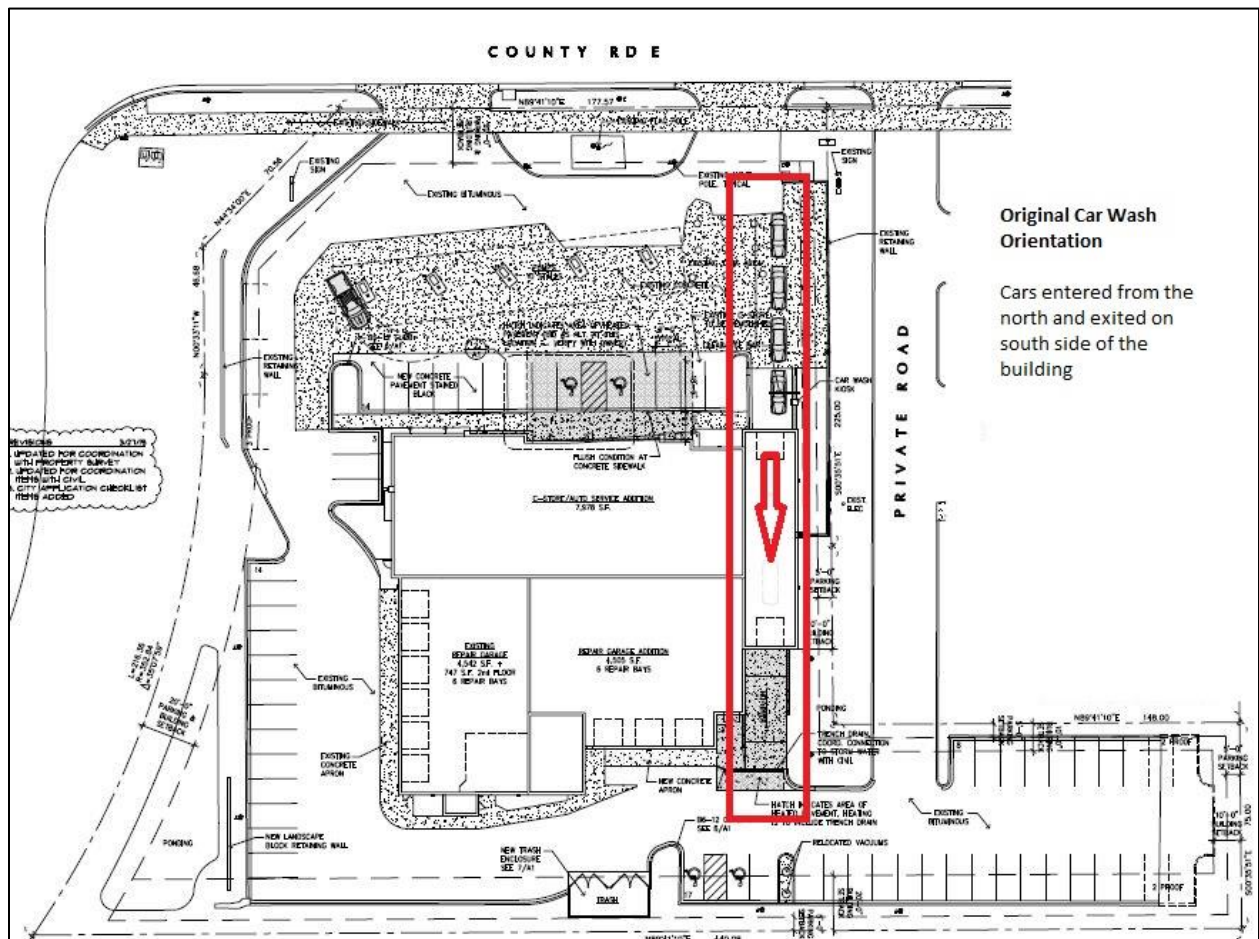
Proposals for new construction, redevelopment of a site, and significant modifications to existing sites shall use the Planned Unit Development (PUD) process in the B-2, General Business District. The PUD proposal shall identify any requested modifications from the applicable zoning requirements and from the "Guiding Plan for the B2 District" as well as the reasons why the modifications would be in the public interest and would be consistent with the purpose of the B-2 District. Modifications to these requirements may be granted by the City without a variance through the PUD process. The Applicant is requesting minor flexibility in building materials.

A full evaluation of the proposal was presented to the Planning Commission on June 5, 2019. The memo to the Planning Commission on this case is provided in Attachment F. Draft minutes from the June 5, 2019 meeting are included in Attachment G.

Discussion:

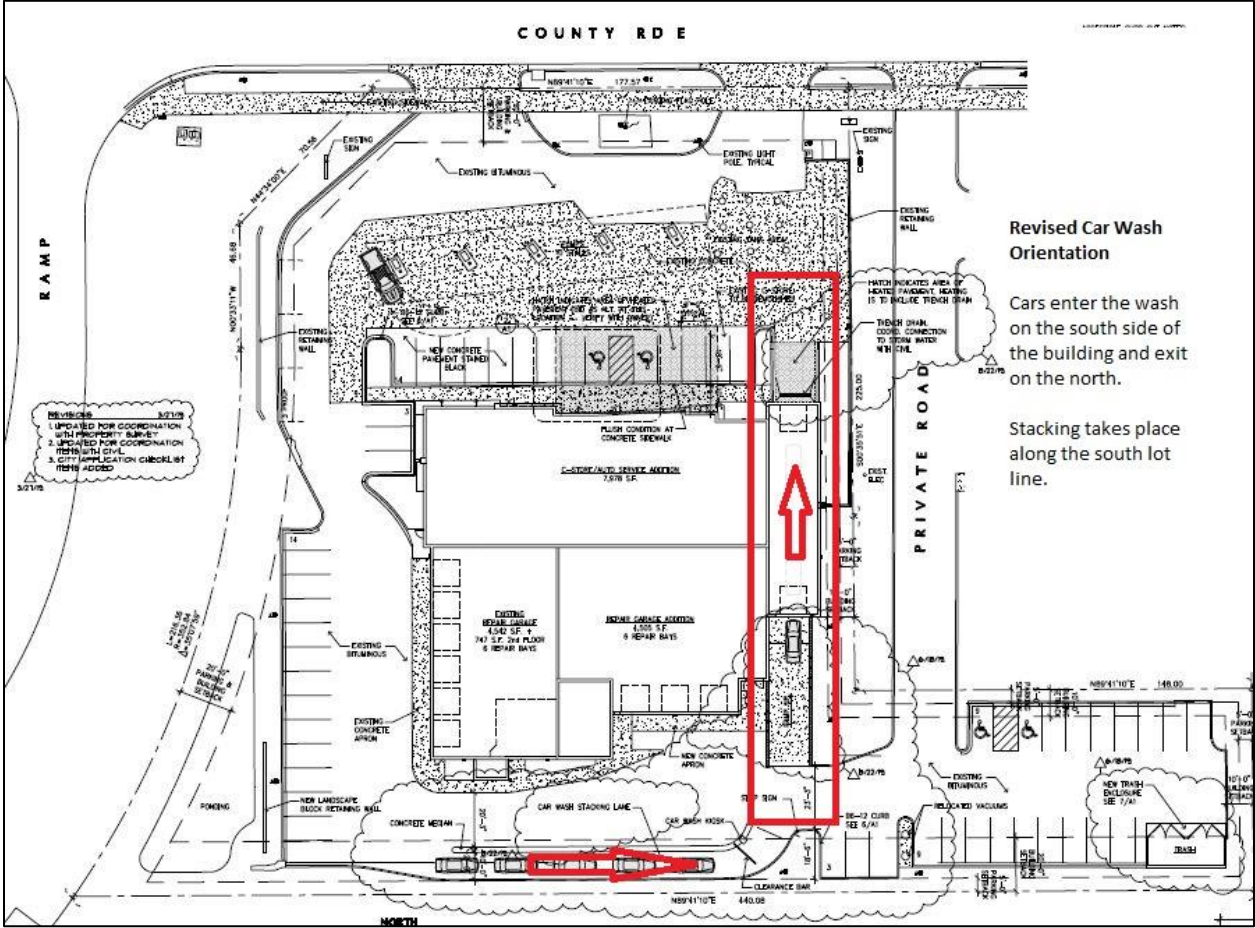
Car Wash Orientation

The original plans showed cars entering the car wash from the north side of the building, and existing along the south side, as shown below. Stacking occurred adjacent to the gas pumps. When exiting the carwash, vehicles would have to go around the south and west sides of the building to the drives on County Road E.



During the Planning Commission meeting, the applicant indicated they were considering changing the orientation of the car wash, so that cars would enter on the south side and exit on the north. The Planning Commission considered this testimony, and believed either orientation would be acceptable. The Planning Commission was willing to allow the application to proceed, with the condition the applicant submit a final plan before the City Council meeting for City Council review and approval.

The revised plan is shown below, and attached as Attachment D. This plan orients the carwash access on the south side of the building. Stacking spaces are along the south lot line, and separated from the general drive aisle by a concrete median. Vehicles will exit the wash bay of the north, and have a more direct line to the access to County Road E. The trash enclosure has been relocated to the southeast corner of the site to accommodate stacking spaces.



The revised proposal provides more stacking spaces, as well as better circulation on the site.

Section 1325.05, Subd. 1, F - Minimum Caliper Inches and Tree Ratio – Flexibility Requested
 The Zoning Code requires that a minimum number of caliper inches of trees be provided based on the gross square footage of the building on the property. Based on the total 18,623 square feet of additions, a minimum of 58 caliper inches is required. The existing site has 171 caliper inches. The Applicant is proposing to remove 131 caliper inches. The removal of 131 caliper inches requires replacement at one (1) per every two (2) lost or 65.5 caliper inches. Due to the reduction in green space the applicant is requesting flexibility to plant 50.4 caliper inches. The Applicant is proposing to plant 10 Juniper trees onsite. The Juniper trees could count towards the overall caliper inches. Typically, Junipers and Arborvitae trees are considered shrubs. The Landscaping Plan was slightly revised as a result of the change in the car wash. The revised plan is attached as Attachment E.

Section 1325.05, Subd. 8 - Building Materials –Flexibility Requested

For new development, redevelopment, or modifications in the B-2 District, at least 75 percent of the exterior building materials shall be of brick masonry, tile masonry, natural stone (or synthetic equivalent), decorative concrete plank, transparent glass or any combination thereof. The Applicant is requesting flexibility in exterior building materials to better incorporate the addition into the existing garage structure. Based on the submitted site plan, 59 percent of the building exterior will be comprised of materials required by the Zoning Code.

The east and south sides of the building are proposed to include concrete block in various patterns and colors to match the existing repair garage. The east and south sides of the building are the least visible to the public. The south side of the building faces a wooded landscaped area belonging to Bethel University. The east side of the building faces neighboring businesses. However, the majority of the existing tree screening/buffer between the site and the eastern neighbor will be maintained, minimizing the appearance of the building.

The two most visible sides of the building, the north and west, have proposed exterior materials that to comply with the 75 percent exterior building materials requirement. Building elevations are shown below.



Public Notice and Comments

Notice of the public hearing for the Site Plan Review and Final PUD was published in the *Shoreview-Arden Hills Bulletin* on June 12, 2019, and mailed to all properties within 500 feet of

the subject property. At this time, staff has not received any comments from the public regarding this planning case.

Attachments

- A. Location Map
- B. Land Use Application
- C. 11x17 Plan Set
- D. Revised Car Wash Orientation Plan
- E. Revised Landscaping Plan
- F. April 3, 2019 - Planning Commission Memo
- G. April 3, 2019 - Draft Planning Commission Minutes