



ARDEN HILLS  
MEMORANDUM

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**DATE:** June 5, 2019

PC Agenda Item **3.B**

**TO:** Planning Commission

**FROM:** Mike Mrosla – 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

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**Requested Action**

Brausen Automotive Repair has submitted an application for a Final Planned Unit Development and Site Plan Review. The Applicant is requesting to remove the existing service station and car wash. The Applicant is proposing to replace the old structures with a new car wash and a 7,978 square foot convenience store. In addition, the Applicant is requesting to construct a 4,505 square foot addition on to the existing repair garage. The property is located at 1310 County Road E. The property is zoned B-2, General Business District and is guided as Community Mixed Use on the Land Use Plan.

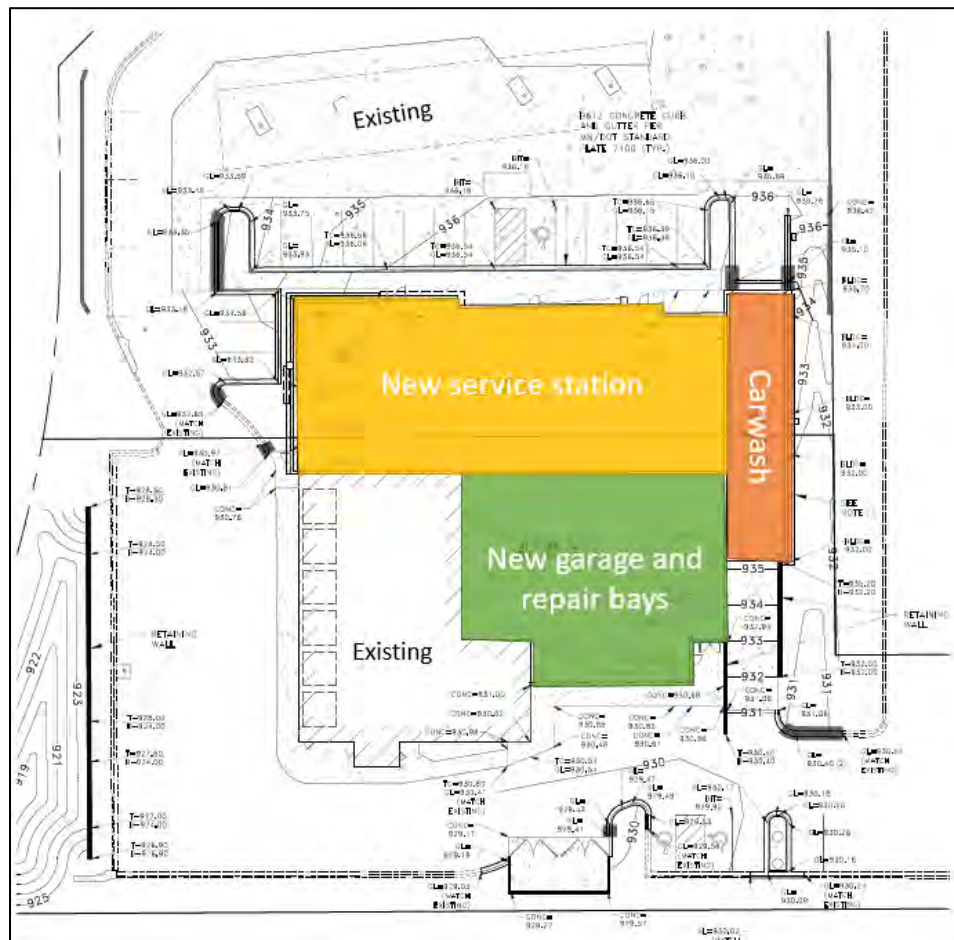
**Background**

**1. Existing Site Conditions:**

Brausen Automotive Repair has been serving the community for over 20 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 feet garage and repair bay addition. The proposed addition is highlighted on the image above. 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.

## 2. B-2, General Business District - Planned Unit Development (PUD) Process:

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 PUD process is a tool that provides additional flexibility for development that an underlying zoning district would not otherwise allow. For example, a PUD may make exceptions to setbacks, lot coverage, parking requirements, signage, building materials, or landscaping requirements. It is intended to overcome the limitations of zoning regulations and improve the overall design of a project. While the PUD process allows the City to negotiate certain aspects of the development, any conditions imposed on the PUD must have a rational basis related to the expected impact of the development.

**1. Surrounding Area:**

| Direction | Existing Land Use                       | Zoning                | 2040 Land Use             |
|-----------|---|-----------------------|---------------------------|
| North     | County Road E and Flaherty's Arden Bowl | B-2: General Business | CMU - Community Mixed Use |
| South     | Bethel University                       | B-2: General Business | CMU - Community Mixed Use |
| East      | Chiropractic and Dental Office          | B-2: General Business | CMU - Community Mixed Use |
| West      | Snelling Avenue Right-of-way            | Road Right-of-way     | Road Right-of-way         |

**2. Site Data:**

|                                   |   |
|-----------------------------------|---|
| <b>2040 Future Land Use Plan:</b> | CMU - Community Mixed Use   |
| <b>Existing Land Use:</b>         | CMU - Community Mixed Use   |
| <b>Zoning:</b>                    | B-2: General Business   |
| <b>Lot Size:</b>                  | 1.89 Acres  |
| <b>Topography:</b>                | Approx. 10 feet height difference between edge of buildable lot area (low point) and center of lot (high point) – the west edge of the lot slopes down to a stormwater basin and road right-of-way. |

**Plan Evaluation**

**1. Chapter 13, Zoning Code Review**

***Section 1320 – District Provisions***

**A. Lot Size, Building Coverage, and Landscaping – *Meets Requirements***

The minimum lot size in the B-2 District is 13,000 square feet. The total lot area of the subject property is 1.89 acres. No more than 45 percent of the total lot area may be covered by structures. In this case, the proposed renovations and additions would have a total footprint of 18,623 square feet, approximately 23 percent of the total site area.

The Zoning Code requires properties in the B-2 District to maintain a minimum landscaped lot area of 20 percent. Landscaping is defined as all plantings, including trees, grass, and shrubs. The proposed PUD would provide a total of 22 percent coverage.

|  | <b>Proposed Master PUD (Sq. Ft.)</b> | <b>Proposed Master PUD (PCT)</b> | <b>Permitted (B-2 District)</b> |
|--|--------------------------------------|----------------------------------|---------------------------------|
| <b>Structure Coverage</b>                | 18,623 sq. ft.                       | 22.6%                            | Max. of 45%                     |
| <b>Landscape Coverage</b>                | 18,243 sq. ft.                       | 22%                              | Min. of 20%                     |
| Total area within Master PUD: 1.89 acres |                                      |                                  |                                 |

**B. Height – Meets Requirements**

The height of the proposed buildings range between 17.5 feet (convenience store) and 22 feet (office/sales). Maximum height in the B-2 district is 50 feet.

**C. Setbacks – Meets Requirements**

Setbacks in the B-2 District are 20 feet for both the front and rear yard. Proposed front and rear setback are 120 feet and 45 feet, respectively. Side yard setbacks in the B-2 District are 10 feet. The proposed side setback on the east side of the lot is 10 feet. Setbacks on the west side will be approximately 70 feet.

**Section 1325 – General Regulations**

**A. Accessory Structures – Section 1325.01**

No accessory structures are proposed as part of this application.

**B. Landscaping and Tree Preservation – Section 1325.05 Subd. 1 and 1325.055**

*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. However, the applicant is planting 10 juniper trees and is exceeding the requirements for Perennials and Shrubberies.

*Trees along Street Frontage – Meets Requirements*

The existing trees along the County Road E. right-of-way will not be removed or altered by the proposed project.

*Perennials and Shrubberies – Exceeds Requirements*

The Zoning Code requires a minimum of 10 percent of the total landscaped area to be covered with perennials and/or shrubbery. The total landscaped area on the site is 18,243 square feet, meaning a minimum of 1,824 square feet of perennial and shrubbery cover is required. The proposed landscape plan includes new landscaping on the north and west sides of the building, separating the building from surrounding parking lots. The proposed perennial and shrub planting beds total 1,979 square feet, which is 11 percent of the total landscaped area. Underground irrigation will be provided for these planting beds.

*Planting Islands – Meets Requirements*

All proposed parking will be along the sides of the building. There will not be rows or large expanses of parking. The perennial and shrub planting beds will separate the building from the parking areas.

*Tree Selection – Meets Requirements*

The proposed landscape plan includes a variety of tree species, including maples, oaks and evergreens, ranging in size from 2-3 caliper inches. This is consistent with ordinance requirements. The Applicant is proposing to plant six (6) to eight (8) foot tall evergreens.

*C. Drainage Wetlands and Flood Plain – Section 1325.05 Subd. 2 – Meets Requirements*

Currently, stormwater on the site flows to a detention basin located on the southwest corner of the property. The proposed drainage plan includes improvements to the detention basin, including riprap, berms on the western edge of the basin, and a retaining wall on the east side of the basin. The banks of the basin will be lined with an erosion control blanket and seeded with a low maintenance turf grass mix.

*D. Lighting – Section 1325.05 Subd. 3 – Meets Requirements*

Many existing lighting fixtures will be salvaged and reinstalled. Accent lighting will be included on the north side of the building. The Applicant is proposing LED architectural lighting along the roof line. As a condition of approval, other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens.

*E. Screening – Section 1325.05 Subd. 4 - Meets Requirements*

The Zoning Code requires mechanical operating equipment located on the ground or roof to be screened from adjacent streets. All operating equipment, except gas pumps, will be located inside the proposed building.

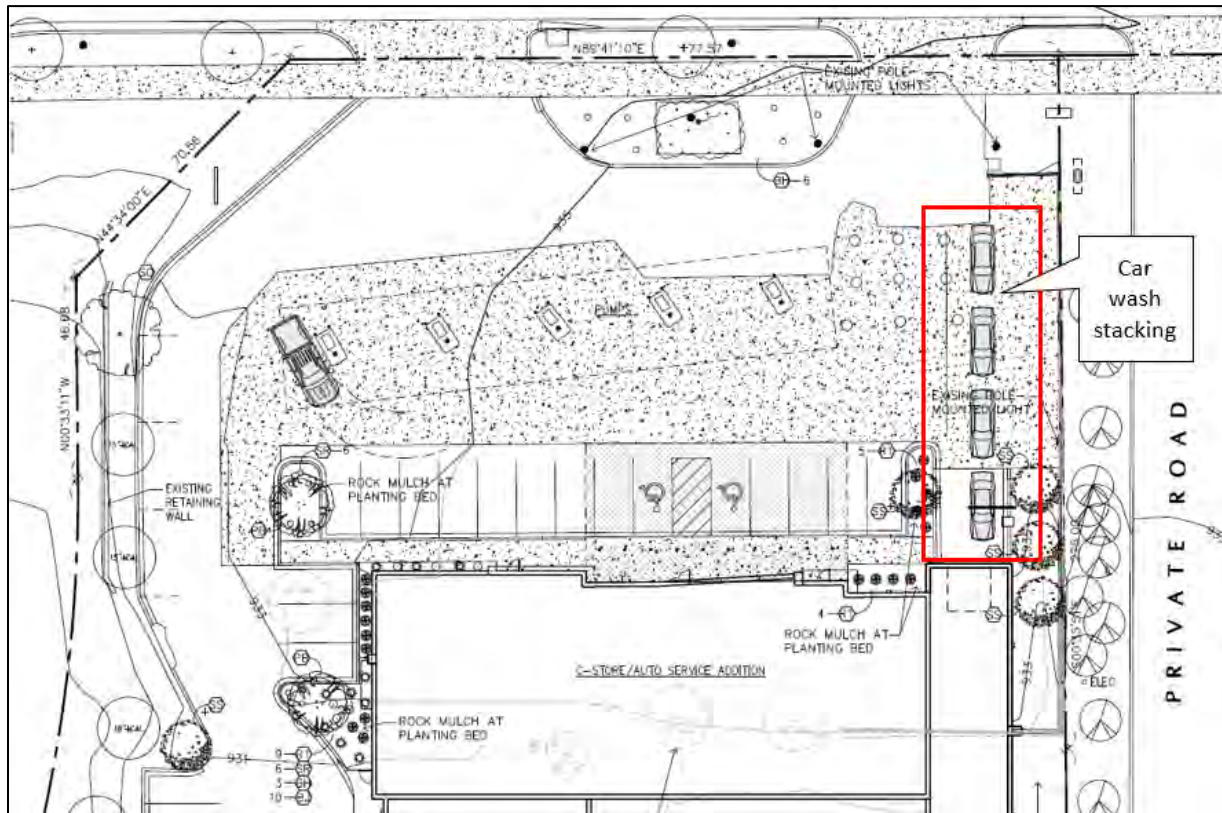
*F. Requirements for Parking, Loading, and Circulation – Section 1325.06 - Exceeds Requirements*

The proposed project will host retail, office, and service station uses. Each use is subject to minimum parking requirements in the Zoning Code, detailed in the table below. Between the retail, office, and service station uses, a total of 76 parking stalls are required for the site. A total of 56 surface parking stalls will be provided. An additional 10 parking stalls are available at the gas pumps, and another 12 parking stalls are provided as repair bays in the garages as well as seven (7) proof of parking stalls. This is six (6) more spaces than required by Zoning Code. It is

anticipated that many cars parking on the site will utilize the spaces provided and the installation of the proof of parking spaces will not be necessary. All proposed parking stalls meet the setback requirements in the Zoning Code.

| B-2 Parking Requirements   |                      |                 |   |                            |
|--|----------------------|-----------------|---|----------------------------|
| Land Use   | Total Square Footage | Required Stalls | Number of Stalls Provided   | Parking Deficiency/Surplus |
| Retail - 1 space per 150 SF (Gas Station Retail Sales Area)                                  | 2,704 sq. ft.        | 18              | 85<br>(56 surface, 10 gas pump, 12 repair bay and 7 proof of parking) | +9                         |
| Office - 1 for each 250 sq. ft. (Repair Garage and Auxiliary Uses)                           | 3,485 sq. ft.        | 14              |   |                            |
| Service Station - 3 spaces for each enclosed bay plus 1 for each employee on peak work shift | 12 bays, 8 employees | 44              |   |                            |
|  |                      | 76              |   |                            |

The Applicant is proposing car wash entry stacking for four (4) vehicles. As stated previously the proposed conveyor belt system runs non-stop, thus reducing wait times and vehicle stacking as vehicles can enter the car wash five (5) to ten (10) feet apart. As a condition of approval, the Applicant and staff shall review traffic operations after three (3) months of car wash operation. The Applicant shall implement any improvements recommended by the City Engineer at that time.



## 2. Design Standards – 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.

Flexibility in exterior building materials is requested 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 Design – Meets Requirements*

The Zoning Code requires 50 percent of all first level building facades that front a public street to be comprised of transparent windows or doors within the B-2 District. 50 percent of the building façade will be glass, as viewed from County Road E.

*Screening – Meets Requirements*

All trash and recycling equipment and containers are required to be fully enclosed. A trash enclosure is proposed along the southern edge of the property.

*Bicycle Parking – Requirements*

There is currently no bicycle parking proposed on the site. 1325.05 Subd. (8) (Q) requires bicycle parking. For commercial uses, one bicycle parking space is required for every 20 automobile spaces. As a condition of approval, the Applicant shall provide a bike rack.

**3. Sign Code – Chapter 12**

The property is located in Sign District 4: County Road E Frontage.

*A. Wall Signage – Requirements*

This approval does not include signs. A separate sign permit is required for all proposed signage. Signage shall meet the requirements of Sign District 4.

*B. Freestanding Signage – Meets Requirements*

There are no proposed freestanding signs at this time.

**4. Traffic Study**

A traffic study is not required.

**Suggested Findings of Fact**

Staff offers the following findings of fact for consideration:

1. The property located at 1310 W County Road E is located in the B-2 General Business District.
2. The applicant has proposed a Final/Master Planned Unit Development in order to add work bays for automotive repairs and retail space for sales.
3. The applicant has submitted a Master and Final Planned Unit Development.
4. The Master PUD substantially conforms with the requirements of the City Code.
5. Where the plan is not in conformance with the City Code, flexibility has been requested by the applicant and/or conditions have been placed on an approval that would mitigate the nonconformity.
6. Flexibility through the PUD process has been requested in the following areas: minimum caliper inches, building materials.
7. The proposed development plan meets or exceeds the minimum requirements of the City Code in the following areas: lot size, building coverage, landscape coverage, setbacks, street trees, perennials and shrubs, planting islands, drainage wetlands and flood plain tree selection, lighting, screening.



8. The Master PUD is in conformance with the Arden Hills 2030 Comprehensive Plan. The property at 1310 W County Road E is guided for Community Mixed Use. Community Mixed Use areas are intended to offer a broad range of retail, services, and office space to meet community needs.
9. The application is not anticipated to create a negative impact on the immediate area or the community as a whole.

### **Options and Motion Language**

Staff has provided the following options and motion language for this case. The Planning Commission should consider providing additional findings of fact as part of the motion to support their recommendation for approval or denial.

1. Recommend Approval with Conditions: Motion to recommend *approval* of Planning Case 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E., based on the findings of fact and submitted plans, subject to the following conditions:
  1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
  2. This approval does not include signs. A separate sign permit is required for all proposed signage. All signage shall meet the requirements of Sign District 4.
  3. Prior to the issuance of a building permit, a landscape financial security of \$5,000.00 dollars shall be submitted. Landscape financial security is held for two full growing seasons.
  4. Before construction, grading, or land clearing begins, trees or tree areas that are to be preserved shall be visibly marked and city-approved tree protection fencing or other method shall be installed and maintained at the critical root zones of the trees to be protected. The location of the fencing shall be in conformance with the approved tree preservation plan and approved by staff in writing.
  5. All rooftop or ground mounted mechanical equipment shall be hidden from view with the same materials used on the building in accordance with City Code requirements.
  6. Prior to the issuance of a building permit, the Applicant shall submit a materials board to be approved in writing by staff.
  7. Prior to the issuance of a building permit, the Applicant shall provide a snow removal and storage plan detailing how snowfalls will be accommodated on site.
  8. The Applicant shall be responsible for obtaining a land disturbance permit from the City's Engineering Division prior to the commencement of any site activities as well as any necessary right-of-way permits from the city and Ramsey County.
  9. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, including but not limited to, MPCA, Rice Creek Watershed District, and Ramsey County prior to the start of any site activities.
  10. All disturbed boulevards shall be restored with sod.
  11. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities.

Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Applicant.

12. Prior to the issuance of a building permit, the Engineering Division shall review and approve the utility plan in writing.
  13. The Applicant shall provide a minimum stacking of four (4) vehicles for the car wash.
  14. Bollards or a similar material shall be placed between the carwash queue and the convenience store parking lot and gas pumps to clearly delineate the carwash queuing area.
  15. After three (3) months of car wash operation, the Applicant and staff shall review traffic operations. The Applicant shall implement any improvements recommended by the City Engineer at that time.
  16. Bike racks shall be provided.
  17. If the need is identified by the City, the proof of parking spaces shall be installed.
  18. All light poles shall be a maximum of 25 feet in height, including base, and shall be shoebox style, downward directed, with high-pressure sodium or LED lamps and flush lens. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens. Shields shall also be added as directed by the City.
  19. No neon banding shall be permitted on the fuel canopy.
  20. No exterior storage shall be permitted onsite.
  21. Overnight vehicle storage is prohibited. All overnight vehicle storage shall be stored indoors.
2. Recommend Approval without Conditions: Motion to recommend *approval* of Planning Case 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E., based on the findings of fact and submitted plans in the June 5, 2019, Report to the Planning Commission.
  3. Recommend Denial: Motion to recommend *denial* of 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E. based on the following findings of fact: *the Planning Commission should identify findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
  4. Table: Motion to *table* 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E. for the following reasons: *the Planning Commission should identify a specific reason and/or information request should be included with a motion to table.*

### **Notice and Public Comments**

Notice was published in the *Arden Hills-Shoreview Bulletin* on May 22, 2019. Notice was prepared by the City and mailed to property owners within 500 feet of the subject property. Staff has not received any letters, e-mails, or telephone calls from property owners or residents in regards to this planning case.

### **Deadline for Agency Actions**

The City of Arden Hills received the completed application for this request on May 7, 2019. Pursuant to Minnesota State Statute, the City must act on this request by July 6, 2019 (60 days), unless the City provides the petitioner with written reasons for an additional 60 day review period. The City may, with the consent of the applicant, extend the review period beyond the initial 120 days.

### **Attachments**

- A. Application
- B. Location Map
- C. 11x17 Plan Sets