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**DATE:** June 24, 2019

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

**FROM:** Mike Mrosła, 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

<b>Budgeted Amount:</b>	<b>Actual Amount:</b>	<b>Funding Source:</b>
N/A	N/A	N/A

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### **Council Should Consider**

1. Approve: Motion to *approve* 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, as amended by the twenty-two (22) conditions in the June 24, 2019 Report to the City Council.
2. Deny: Motion to *deny* Planning Case 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E., based on the following findings of fact: *findings to deny should specifically reference the reasons for denial.*
3. Table: Motion to *table* Planning Case 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E.: *a specific reason and/or information request should be included with a motion to table.*

### **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 feet 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.

The City Council will be asked to hold the required public hearing for Planning Case 19-001 under Agenda Item 9B on June 24, 2019. A full evaluation of the proposed redevelopment and supporting attachments are included in the staff report under Agenda Item 9B. The remainder of this memo focuses on the findings of fact and the staff recommended conditions if a motion to approve is made.

### **Findings of Fact**

The City Council must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff and the Planning Commission offer the following findings 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.

### **Recommended Conditions**

Staff has provided motion language options for this case below. If a motion to approve is made, staff and the Planning Commission recommend the following twenty-two (22) conditions be included in the motion:

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 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.
  22. The final design and orientation of the carwash will be determined prior to review by City Council.

### **Motion Language Option**

4. Approve: Motion to approve 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, as amended by the twenty-two (22) conditions in the June 24, 2019 Report to the City Council.
5. Deny: Motion to deny Planning Case 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E., based on the following findings of fact: *findings to deny should specifically reference the reasons for denial.*
6. Table: Motion to table Planning Case 19-001 for a Site Plan Review and Final PUD at 1310 W County Road E.: *a specific reason and/or information request should be included with a motion to table.*

### **Attachments**

See Agenda Item 9B for supporting attachment documents.