



DATE: November 18, 2019

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

FROM: Mike Mroska, Community Development Manager/City Planner

SUBJECT: Planning Case # 19-001
Applicant: Brausen Family Automotive Repair
Property Location: 1310 W County Road E
Request: Concept Plan

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

The Concept Plan Review process is an opportunity for the City Council to provide comments and questions regarding proposed development in regards to general public health, safety, comfort and general welfare of the inhabitants of the City of Arden Hills. A concept review is considered advisory and is nonbinding to the City and applicant (Section 1320.14, Subd 4 of the Zoning Code). No formal action can be taken at a Work Session. If the applicant decides to proceed with the project a formal application will be subject to the full review process, including a public hearing with Planning Commission and City Council review.

Background

At their June 24, 2019 meeting, the City Council approved a Final Planned Unit Development and Site Plan Review for Brausen Family Automotive Repair. The Applicant proposed to remove the existing convenience store and carwash and constructing a new 7,978 square foot convenience store, a 1,600 square foot carwash. In addition, the applicant proposed a 4,505 square feet garage and repair bay addition.

Discussion:

Since receiving their approvals, the Applicant has approached the City requesting to amend the Final Planned Unit Development. The Applicant is requesting to utilize pre-cast panels on the proposed carwash and garage addition. The approved plans show the use of rock face concrete

block, EIFS and brick on the carwash and garage addition (Attachment A). However, ordinance depicts pre-cast panels as an undesirable material.

1325.05 Subd 7. (D)(3)Undesirable materials shall include simulated brick, vinyl or aluminum siding, sheet or corrugated metal siding, plain concrete blocks or panels, brightly colored metal roofing or canopies, pre-cast tilt-up walls, mirrored or reflective glass, and materials that represent corporate colors or logos not in conformance with approved building materials.

The Applicant has requested Concept Plan Review to present to council how the times and conditions have changed for pre-cast panels since the ordinance was adopted in 2013. In addition, the Applicant would like to discuss if there is support for the use of the material on the carwash and repair garage addition.

Budget Impacts:

NA

Attachments:

- A. Approved Building Elevation
- B. City Council Public Hearing Memo