



ARDEN HILLS  
MEMORANDUM

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**DATE:** February 5<sup>th</sup>, 2020

PC Agenda Item **3.C**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Mike Mrosła, Community Development Manager/City Planner

**SUBJECT: Planning Case # 19-021 – Public Hearing Not Required**

**Applicant:** Brausen Family Automotive Repair

**Property Location:** 1310 W County Road E

**Request:** Planned Unit Development Amendment

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**Requested Action**

Brausen Automotive Repair (“The Applicant”) has submitted an application for a Planned Unit Development Amendment. The Applicant is requesting flexibility in the color scheme and materials proposed for the renovation and remodel of the existing automotive repair garage, service station and car wash.

**Background**

At its June 5, 2019 meeting, the Planning Commission reviewed and approved a Land Use Application for a Final Planned Unit Development (PUD) and Site Plan Review at Brausen Automotive Repair. At that time, the Applicant proposed to demolish the exiting service station and carwash. The structures would be replaced with a new 7,978 square foot convenience store and a 1,600 square foot carwash. In addition, the Applicant proposed a 4,505 square feet garage and repair bay addition. During the PUD process the Applicant received approval for the general site design, building architecture and materials, parking, carwash access, stormwater ponding, landscaping and lighting.

Since receiving their approvals, the Applicant is requesting to modify the approved building architecture and materials. The intent of the modifications are to improve the aesthetics of the proposed buildings to better complement the existing repair garage. In order to incorporate the existing repair garage into the design the Applicant is requesting flexibility to utilize pre-cast panels on the proposed carwash and repair garage addition. Pre-cast concrete panels are a construction material produced by casting concrete in a mold and then is cured. After the product is cured, it is transported to the construction site and lifted/tilted into place (Figure 1). The Applicant is requesting to utilize pre-cast panels because the product can be formed to match the existing structure design.



Fig. 1. Crane sets Precast Panels supplied by Wells Concrete with a Grove GMK5165-2 crane. Accessed on 29 January 2019 <<https://cranemarket.com/blog/daves-crane-wrecker-service-sets-precast-panels-supplied-by-wells-concrete-with-a-grove-gmk5165-2-crane/>>

However, the City Code section below 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.*

Due to the requested use of an undesirable material staff directed the Applicant to submit a Land Use Application requesting a Concept Plan Review. The Concept Plan Review process is an opportunity for the City Council to provide comments and questions regarding the proposed development on the 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.

The City Council heard this request at their November 18, 2019 work session meeting. The Applicant and their contractor discussed with the City Council their request to use pre-cast panels on the carwash and repair garage addition. In addition, the Applicant stated they would propose minor changes to the north and west elevation to better complement the existing repair garage as well. During the meeting, Councilmembers asked questions about the pre-cast panels and reviewed proposed elevation changes (Attachment C). Council requested the Applicant to break up the east elevation as the proposed plans had no windows or breaks in the pre-cast. However, the Council was overall supportive of the proposed changes.

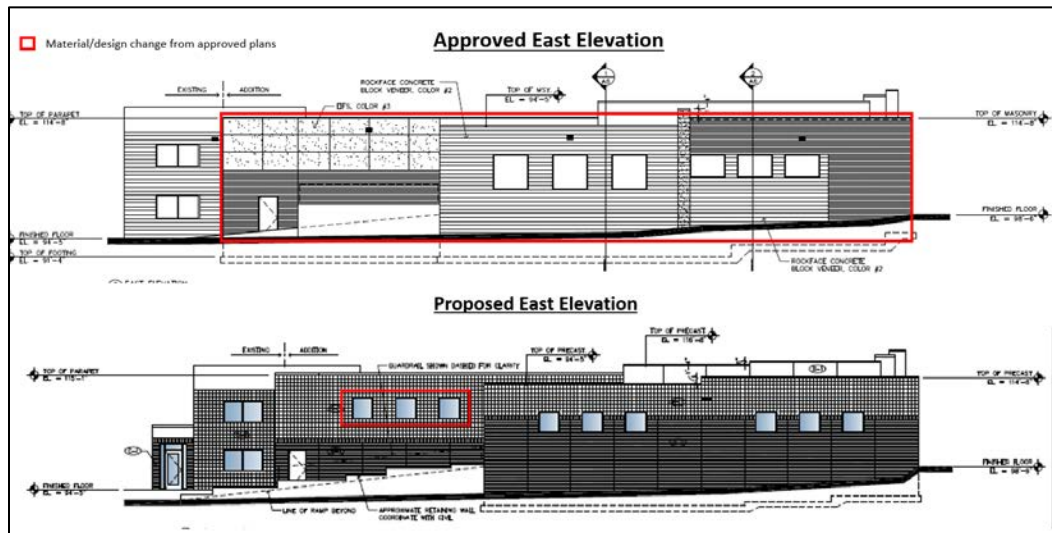
## Plan Review

### 2. Design Standards – Section 1325.05 Subd. 8

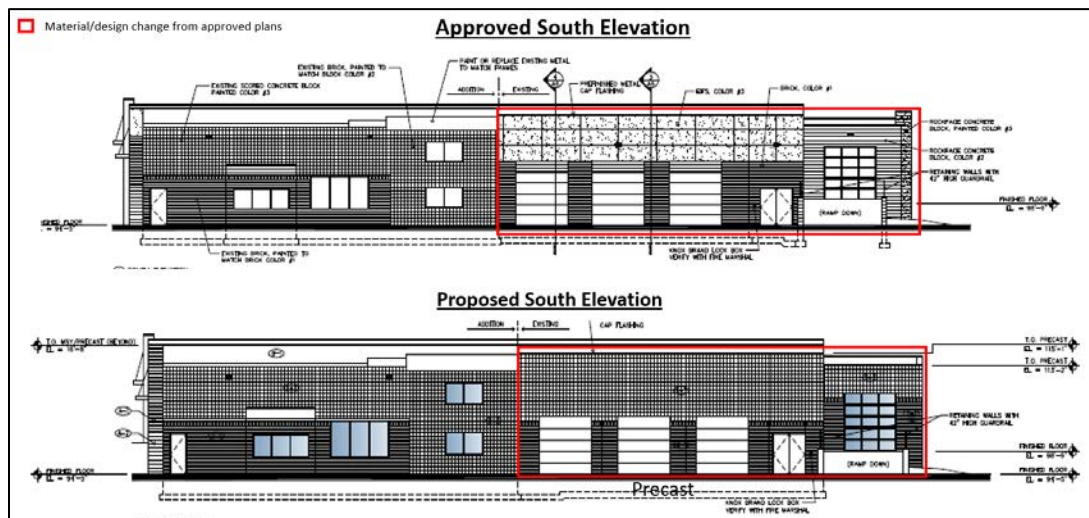
#### Building Materials –Flexibility Requested

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 repair garage structure. Based on the submitted revised elevations, approximately 48 percent of the building exterior will be comprised of materials required by the Zoning Code.



The east and south sides of the proposed building are where the Applicant is proposing to use pre-cast panels. The image above compares the approved and proposed east elevation. The Applicant added windows to break up the east elevation per the Councils request and the proposed pre-cast utilized patterns and colors to match the existing repair garage. The south side relatively stays the same as the previously approved plans besides the utilization of pre-cast and the removal of EIFS.



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 minor modifications to the north and west elevations include removing the wood like metal siding and replacing it with EIFS. In addition, on the west the Applicant is proposing rock face block to match the repair garage.

### **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 received Final Planned Unit Development and Site Plan Review approvals on June 24, 2019.
3. The applicant has submitted an Amended Planned Unit Development application.
4. The Master PUD substantially conforms to 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 Amended PUD process has been requested in the following areas: 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 19-021 for an Amended PUD at 1310 W County Road E., based on the findings of fact and submitted plans, subject to the following conditions:
  1. All conditions of the original Final Planned Unit Development and Site Plan Review (Planning Case 19-001) shall remain in full force and effect.\
  2. The Amended Planned Unit Development approval shall expire six months from the date of the City Council approval unless a building permit has been requested or a time extension has been granted by the City Council.

3. Prior to the issuance of the building permit, the Applicant shall enter into a Final Planned Unit Development Agreement.
2. Recommend Approval without Conditions: Motion to recommend *approval* of Planning Case 19-021 for an Amended 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 Planning Case 19-021 for an Amended 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* 19-021 Amended 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 *Pioneer Press* on *January 25, 2020*. Staff has not received any letters, e-mails, or telephone calls from property owners or residents in regards to this planning case.

### **Attachments**

- A. Application
- B. Location Map
- C. November 18, 2019 City Council Work Session Memo
- D. Approved Elevations
- E. Proposed Elevations
- F. Elevation Comparison