



DATE: April 26, 2021

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

FROM: Jane Kansier, AICP, Planning Consultant
Corrin Bemis, Planning Consultant

SUBJECT: **Planning Case:** 21-007 – 3737 Lexington Ave N – Launch Properties and Aldi
Redevelopment Concept Plan
Applicant: Launch Properties, LLC
Property Address: 3737 Lexington Ave N
Request: Concept Plan Review

Budgeted Amount:	Actual Amount:	Funding Source:
NA	NA	NA

Council Should Consider

The Concept Plan Review process is an opportunity for the City Council to provide comments and questions regarding proposed developments. A concept review is considered advisory and is nonbinding to the City and Applicant (Section 1320.14, Subd 4 of the Zoning Code). A formal application will be subject to the full review process, including a public hearing with Planning Commission and City Council review. The Applicant is seeking feedback from the City Council on the concept plan.

Background

Launch Properties, in association with Aldi, (“Applicant”) has submitted an application for Concept Plan Review, proposing to redevelop a 2.5-acre site located at 3737 Lexington Avenue N. The site is currently developed with a vacant industrial building and associated parking lot. The applicant is proposing to raze the building and redevelop the site with a new +/- 19,480 square foot ALDI grocery store and an additional pad site with an +/- 5,300 square foot building purposed for a quick serve restaurant (~ 3,500 square feet) and bank (~1,800 square feet). The property is currently zoned B-3 (Service Business District), which permits retail sales and service uses.

Comprehensive Plan

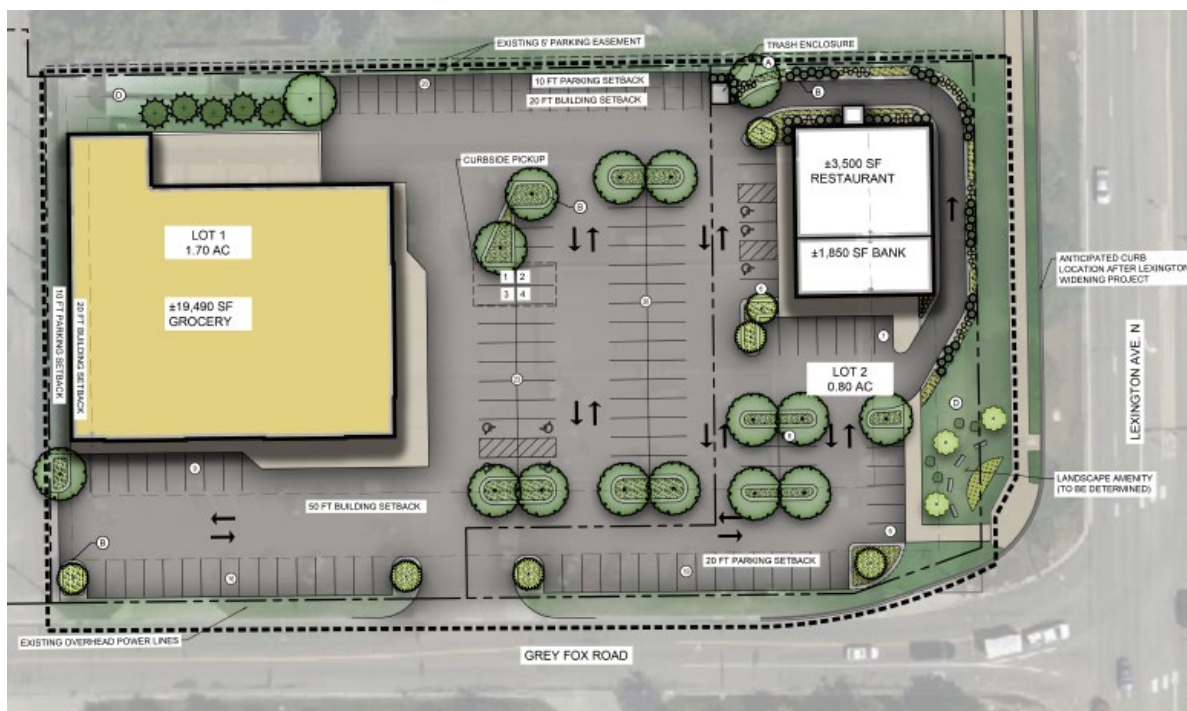
The Subject Property is guided as Commercial (COM) in the Arden Hills 2040 Comprehensive Plan Land Use Chapter. The area is designated for a broad range of retail, shopping, and services to meet the needs of the community and region. Compatible uses such as office buildings are also intended for this area. A development intensity of intensity of up to 0.8 FAR may be allowed. According to the Comprehensive Plan the total area of the COM is 26 acres.

The proposed lot is within the Red Fox/Grey Fox/Lexington Avenue Business Area with is discussed in the Land Use Chapter. This area includes Red Fox and Grey Fox roads and is bounded by Lexington Avenue, Highway 51, Interstate 694, and the Canadian Pacific railway. This area is used by a number of small and large businesses for a variety of retail, manufacturing, distribution, warehousing, and office uses. This area was largely developed between the 1950s and 1970s, though the retail area along Lexington Avenue has had some new development and redevelopment in the last 15 years. This area is marked as an area of possible redevelopment in 2040.

Concept Plan Proposal

Existing Conditions

The Property is currently owned by STORE Capitol. The site is currently developed as a vacant industrial building with an associated parking lot. The Applicant is proposing to develop the parcel as a new +/- 19,480 square foot ALDI grocery store and an additional pad site with an +/- 5,300 square foot building purposed for a quick serve restaurant (~ 3,500 square feet) and bank (~1,800 square feet). The proposed development is planned for construction 2021-2022. The Aldi building is proposed to be located in the northwest corner of the site, with the supporting restaurant and bank in the northeast corner. The Subject Property includes one access point off of Grey Fox Road.



Setbacks – Flexibility Requested

Section 1320.06 – District Requirements Chart of the City Code requires the following setbacks. The Applicant is requesting flexibility on the interior side setback from the west property line.

	<i>Required Setbacks</i>	<i>Proposed Setbacks</i>
Front Setback	50'	Greater than 50'
Side Setback (Corner Lot)	50'	Greater than 50'
Interior Side Setback	20/40'	10'
Rear Setback	20'	Greater than 20'

Parking – Flexibility Requested

The applicant is requesting flexibility of parking requirements. Section 1325.06 Subd. 1 – Off-Public Street Parking of the City Code requires 1 parking space for each 150 square feet of gross retail sales floor space for retail uses. The City Code requires a total of 196 parking spaces for the proposed development, 135 spaces for Aldi, 49 spaces for the quick-serve restaurant, and 12 spaces for the proposed bank. The Applicant is proposing 138 parking stalls within the site. Access to the parking lot will be provided via a two-way entrance off Grey Fox Road.

Trash Pick Up

A dual bin trash enclosure has been situated at the north side of the parking lot, opposite from the entrance of Grey Fox Road.

Drive-Thru Facilities – Flexibility Requested

Section 1325.04 of the Zoning Code lists special requirements for drive-up facilities. One of these requirements states no drive up facility shall be located within 1,320' of another facility. The nearest drive-up facility is the Arby's, located directly north of the Subject Property. Section 1320.09 allows this requirement to be waived if the following conditions are met:

- A. The operation consists of one or more drive-up windows and is an integral part of a building containing one or more other allowed uses, or the operation is part of an architecturally unified complex containing two or more businesses using drive-up windows.
- B. Shared access drives and shared parking are utilized by all such businesses using drive-up windows in said building or complex.
- C. Only one building or architecturally unified complex containing two or more businesses using drive-up windows will be allowed in addition to one freestanding business using a drive-up window.
- D. The architecture and the site, grading, circulation, landscaping, screening and signage plans shall unify the appearance and function of the complex or building.
- E. An architecturally unified complex may consist of one or more buildings on one or more parcels if the intent of providing a unified appearance and function is not compromised.
- F. The applicant shall submit a circulation plan that demonstrates that the use will not interfere or reduce the safety of non-motorized movements, specifically pedestrian and bicyclists.

Section 1325.04 also requires any electronic devices, including loudspeakers, be located at least 50' from any lot line. The applicant is requesting flexibility from this requirements.

Landscaping – Flexibility Requested

Section 1320.06 – District Requirements Chart of the City Code requires a minimum landscape lot area of 25 percent in the B-3 District. The Applicant is proposing a landscape lot area of 14 percent, a difference of approximately 0.29 acres. In their narrative to the City Council, the applicant states the project will provide significant landscaped green space along Lexington Avenue at grade level. This is proposed in the southeast corner of the site. The applicant is also proposing the addition of approximately 30 trees throughout the site. A landscape plan is included as Attachment C.

Section 1325.04, Subdivision 2, requires landscaping on lots used for drive-up windows to the minimum widths:

Front Lot Line	20'
Side Lot Line	10'
Rear Lot Line	15'

The applicant is requesting flexibility to these requirements. The drive-thru lane on the north side of the property will be located approximately 8' from the north property line and approximately 5' from the east property line.

Signage

The Applicant is proposing two 75 square foot signs on the south and east elevations. The Subject Property is located in sign District 5. Section 1240.02 of the City Code allows for a total sign copy area of 80 square feet in District 5. The Applicant notes that signage is shown for reference only and shall be submitted under a separate permit submittal. It is not clear from the submittal if flexibility will be requested.

Height

The height of the proposed building is 28 feet and 10 inches. Section 1320.06 – District Requirements Chart of the City Code allows a maximum height of 35 feet in the B-3 District.

Building Materials

Section 1325.05, Subdivision 8, of the City Code lists the design requirements specific to the B-3 district. This section requires at least seventy-five percent (75%) of the exterior building materials consist of brick masonry, tile masonry, natural stone (or synthetic equivalent), decorative concrete plank, transparent glass or any combination thereof. Trim and other accent or decorative features may be metal, wood, split faced block, EIFS, or stucco. Undesirable materials 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 submitted drawings of the building elevations, but has not provided any specifics about the materials.



Approvals required

The proposed land use application would require the following approvals:

- A Planned Unit Development (PUD) is required for new development or redevelopments in the B-3 District. In addition, a PUD would allow for performance standard flexibility (parking minimums and minimum setback requirements).

The table below provides the performance standards for the B-3 District and the preliminary analysis for the proposed development:

Ordinance Requirements	B-3 District Standards	Proposed Development
Maximum Floor Area Ratio (FAR)	0.8	Approx. 0.23 (24,780 sf /108,900 sf)
Maximum Structure Coverage	40%	Approx. 23%
Minimum Landscape Lot Area	25%	Approx. 14%
Minimum Front Yard Setback	50 feet	Greater than 50 feet
Minimum Rear Yard Setback	20 feet	Greater than 20 feet
Minimum Side Yard Setback (Corner)	50 feet	Greater than 50 feet
Minimum Side Yard Setback	20 feet (min)/40 feet (total)	10 feet
Minimum Parking Requirements	196 total stalls	138 total stalls
Maximum Height Requirement	35 feet	28 feet and 10 inches

Council Discussion Items

The proposed use is generally permitted in the B-3 district, as a PUD. The applicant is requesting flexibility to some of the district requirements. The following are some items the Council may want to discuss.

1. *Setback Requirements – Flexibility Requested*

- Reduce the minimum interior side yard setback from 20’ to 10’ from the west property line.

2. *Parking Requirements - Flexibility requested*

- Reduce the required parking from 196 to 138 spaces.

3. *Drive Thru Requirements - Flexibility requested*

- Reduce setback requirements for the two canopies proposed on the site from 10’ to approximately 5’ on the east property line.
- Reduce the required setback for an electronic device from 50’ to 20’ on the north property line.
- Reduce the requirement stating no drive up facility shall be located within 1,320’ of another facility.

4. *Landscaping*

- Reduce the required landscape width from 20’ to approximately 8’ from the north property line and approximately 5’ from the east property line.
- Reduce the minimum landscaped lot area from 25 percent to 14 percent.

5. *Other items as determined by Council.*

Budget Impact

NA

Attachments

- A. Applicant's Narrative
- B. Site Plan
- C. Landscape Plan
- D. Signage and Building Elevations
- E. Applicant's Presentation