

# City of Hastings

## Planning Commission Memorandum

**To:** Planning Commission Members  
**From:** Justin Fortney, Associate Planner  
**Date:** June 11, 2012  
**Item:** Site Plan Review – Hastings Chrysler Rapid Lube carwash addition #2012-25 –2980 Highway 61.

**Planning Commission Action Requested:** The Planning Commission is asked review the proposed site plan.

**Background Information:** The applicant is proposing to add a carwash onto the Shell Rapid Lube building that is part of the Chrysler dealership. Some of the parking lot will be reconfigured to accommodate this. The proposed use of the carwash will be for owners of newly purchased vehicles from Hastings Chrysler and Ford.

### **Zoning Classification**

The property is zoned C-2 – Highway Auto-Specialized Commerce. Carwashes are a “permitted use” in the C-2 District.

### **Landscaping**

Since this is a minor addition, landscaping requirements are not required. Impacted landscaping must be replaced. The proposed landscaping is sufficient.

### **Building Setbacks**

Commercial districts do not have prescribed setbacks. At its closed, the carwash will be greater than 40-feet from the property line along Highway 316. The proposed setbacks are adequate.

### **Building Materials**

The proposed materials are the same as the existing building, painted CMU (concrete masonry unit). With having glass doors, the building would meet the 25% class one requirement of the design guidelines, but the concrete blocks making up the rest of the building would be considered class 3. This would leave the 75% class 2 requirement unfulfilled (CMUs only meet class 2 standards if they have integrated color, rather than are painted). Since this is a small addition, materials similar to existing are sufficient.

The trash enclosure and dumpster will be removed. Trash will be placed in the dumpster at the main dealership building.

### **Parking/ Circulation**

The proposed parking plans meet the City parking standards. There are 2 methods for determining parking for this use. The most aggressive would require 16 parking spaces (1/200Sq Ft + 2/ bay= 16) 28 spaces are provided. Some of the parking spaces surrounding the rapid lube building will be used for displaying new vehicles for sale. The dealership and rapid lube parking lots are not delineated, as the facilities are jointly operated.

The carwash and oil changing bays will be accessed from the south side. Staff recommended that the carwash be entered from the north to allow for a longer stacking distance. The applicant states that the lube bays cannot be turned around due to the design of the building. The applicant believes the opposing access between the building's two uses could create too many traffic conflict points.

### **Lighting**

The photometric plan has not been submitted yet. The limit for lighting in commercial areas is 1 foot candle at the property line. The applicant is in the process of having the parking lot lighting designed to meet this requirement.

### **Engineering Review**

The Assistant City Engineer has reviewed the plans. Site Plan approval is subject to approval of the Grading, Drainage, Erosion Control, and Stormwater Plans by the Hastings Engineering Department.

### **Recommended Action:**

Approval of the site plan, subject to the following conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated June 11<sup>th</sup> 2012.
- 2) Adherence to the approved Plans including Site Plan, Landscape Plan, Grading, Drainage, Erosion Control, and Stormwater Plans.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 4) Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 5) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approval is null and void.
- 6) A photometric plan must be submitted and approved by staff.

### **Attachments:**

- Aerial Photograph
- Pictures
- Full Plans







06/07/2012 09:19



06/07/2012 09:20



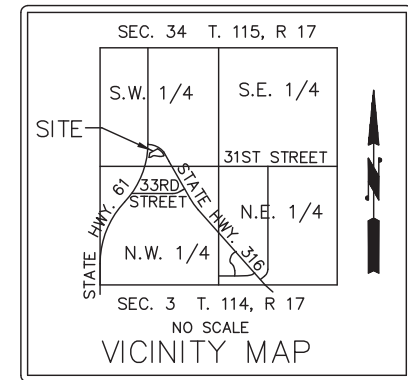
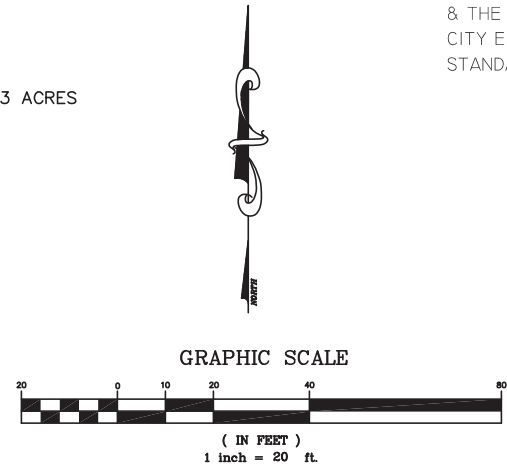
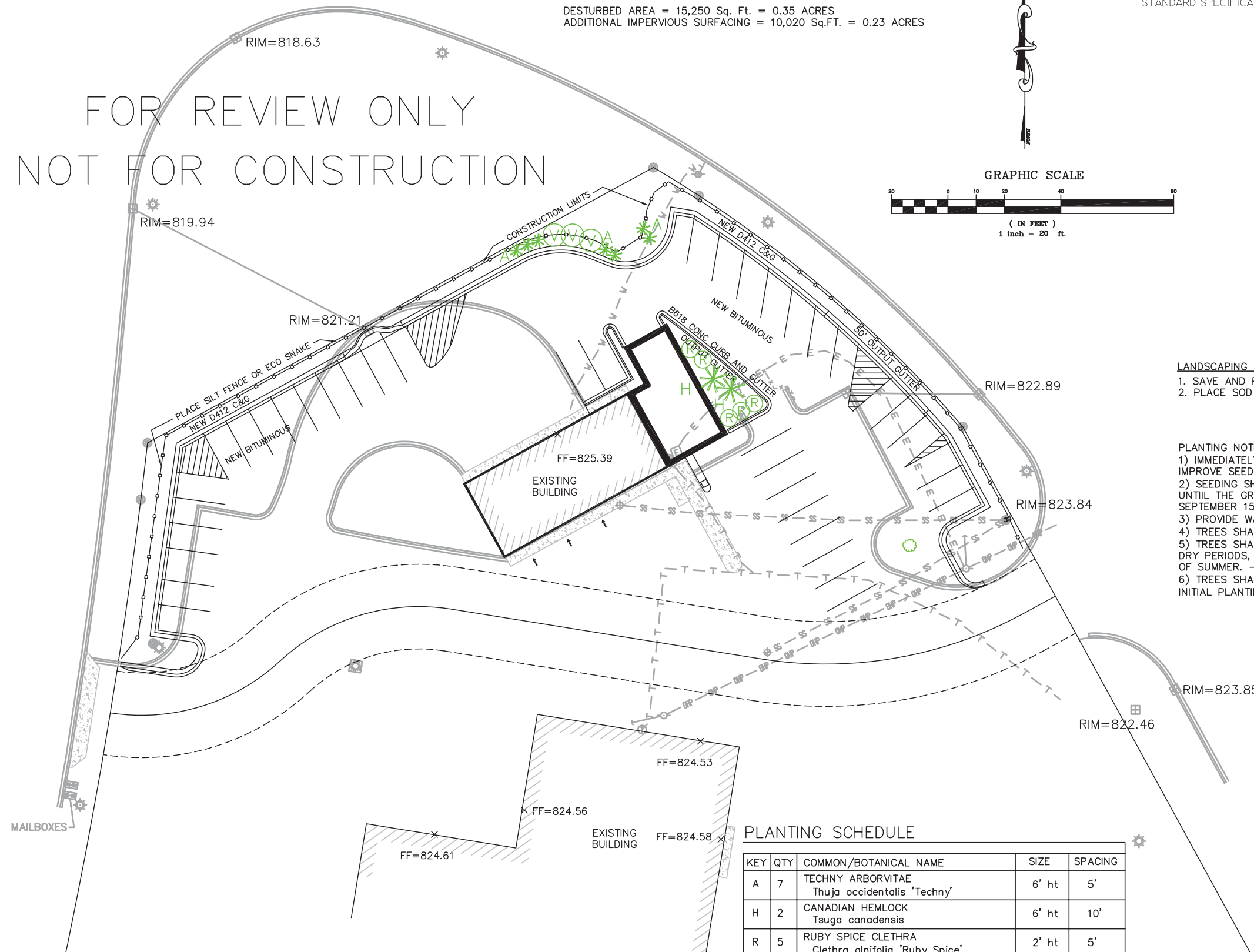
06/07/2012 09:20



**GOVERNING SPECIFICATIONS**  
 THE 2010 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", SUBJECT TO ANY AMENDMENTS & THE 1999 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA AND THE CURRENT CITY OF HASTINGS STANDARD SPECIFICATIONS SHALL GOVERN.

DESTURBED AREA = 15,250 Sq. Ft. = 0.35 ACRES  
 ADDITIONAL IMPERVIOUS SURFACING = 10,020 Sq.FT. = 0.23 ACRES

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION



**LANDSCAPING NOTES**  
 1. SAVE AND PROTECT ALL EXISTING TREES OUTSIDE LIMITS OF CONSTRUCTION  
 2. PLACE SOD OR SEED ON ALL YARD AREAS EXCEPT PLANTING BEDS.

**PLANTING NOTES:**  
 1) IMMEDIATELY BEFORE SEEDING, SOIL SHALL BE TILLED TO A DEPTH OF 2" TO IMPROVE SEED TO SOIL CONTACT AND WATER INFILTRATION.  
 2) SEEDING SHALL BE DONE FROM APRIL 15 TO JULY 15, AND SEPTEMBER 15 UNTIL THE GROUND FREEZES. NO SEEDING SHALL BE DONE FROM JULY 15 TO SEPTEMBER 15.  
 3) PROVIDE WATER, IF NECESSARY, TO AID IN ESTABLISHMENT AFTER SEEDING.  
 4) TREES SHALL HAVE BACKFILL SOIL AMENDED WITH COMPOST OR PEAT MOSS  
 5) TREES SHALL BE WATERED AS NEEDED TO AID IN ESTABLISHMENT. DURING DRY PERIODS, WATER AT LEAST ONCE A WEEK, AND MORE OFTEN DURING HEIGHT OF SUMMER. - UNTIL OCTOBER 1ST, AFTER THAT DATE WATERING BY OWNER.  
 6) TREES SHALL HAVE WOOD CHIP MULCH PLACED OVER ROOT BALL AFTER INITIAL PLANTING AND WATERING, TO A DEPTH OF 4".

**PLANTING SCHEDULE**

KEY	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING
A	7	TECHNY ARBORVITAE Thuja occidentalis 'Techny'	6' ht	5'
H	2	CANADIAN HEMLOCK Tsuga canadensis	6' ht	10'
R	5	RUBY SPICE CLETHRA Clethra alnifolia 'Ruby Spice'	2' ht	5'
V	3	ARROWWOOD VIBURNUM Viburnum dentatum	2' ht	7'

CALL BEFORE YOU DIG



TWIN CITY AREA 651-454-0002  
 MN. TOLL FREE 1-800-252-1166

**Engineering, Surveying & Planning**  
**JOHNSON & SCOFIELD INC.**  
 G-Cubed  
 507 Vermillion Street Hastings, Mn 55033  
 ph. 651.438.0000 fax 651.438.9005

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA  
 DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

DESIGNED	REVISD	BY	DATE
DJT			

LATEST REVISION: 05-29-2012  
 Prepared For:  
 DOUG ERICKSON  
 3625 Vermillion Street  
 Hastings, MN 55033  
 FILE NO.: 12-027 CP

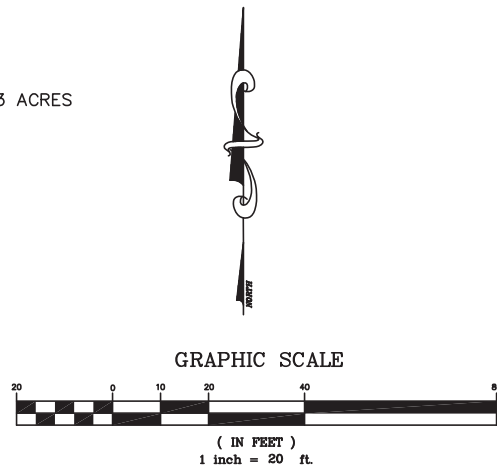
CITY OF HASTINGS  
 DAKOTA COUNTY, MINNESOTA  
 2012 CONSTRUCTION

HASTINGS  
 CDJ CARWASH

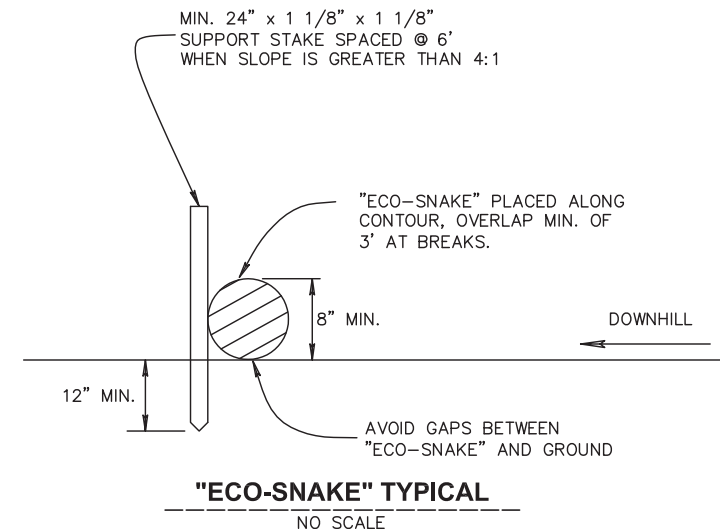
LANDSCAPE  
 PLAN

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

DESTURBED AREA = 15,250 Sq. Ft. = 0.35 ACRES  
ADDITIONAL IMPERVIOUS SURFACING = 10,020 Sq.FT. = 0.23 ACRES



**GOVERNING SPECIFICATIONS**  
THE 2010 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", SUBJECT TO ANY AMENDMENTS & THE 1999 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA AND THE CURRENT CITY OF HASTINGS STANDARD SPECIFICATIONS SHALL GOVERN.



**PROCESS TO FINAL STABILIZATION:**

THE CONTRACTOR SHALL SEED AND/OR SOD MULCH WITH APPROVED PRODUCTS AS SOON AS POSSIBLE IN ORDER TO ESTABLISH VEGETATION.  
THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL UNTIL THE VEGETATION IS FULLY ESTABLISHED AND ALL EVIDENCE OF EROSION IS ADDRESSED.

**IMPLEMENTATION AND INSPECTIONS**

**IMPLEMENTATION:**  
THE IMPLEMENTATION OF THIS PLAN SHALL BE OVERSEEN BY THE OWNER AND THE CONTRACTOR.

**INSPECTIONS:**  
THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE NPDES PERMIT AND SHALL BE RESPONSIBLE FOR FILLING OUT INSPECTION REPORTS  
A MINIMUM OF ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS.  
ALL REPORTS SHALL BE KEPT ON FILE AND RETAINED WITH THE SWPPP.

- THEY SHALL INCLUDE:
- A DATE AND TIME
  - B NAME OF PERSON CONDUCTING INSPECTION
  - C FINDING OF INSPECTION, INCLUDING RECOMMENDATION FOR CORRECTIVE ACTIONS.
  - E DATE AND TIME OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
  - F DOCUMENTATION OF CHANGES MADE TO THE SWPPP

THE CONTRACTOR'S WORK SHALL INCLUDE MAKING ADJUSTMENTS IN THE FIELD IN ORDER TO MINIMIZE EROSION AND MAXIMIZE THE CONTROL OF SEDIMENT.

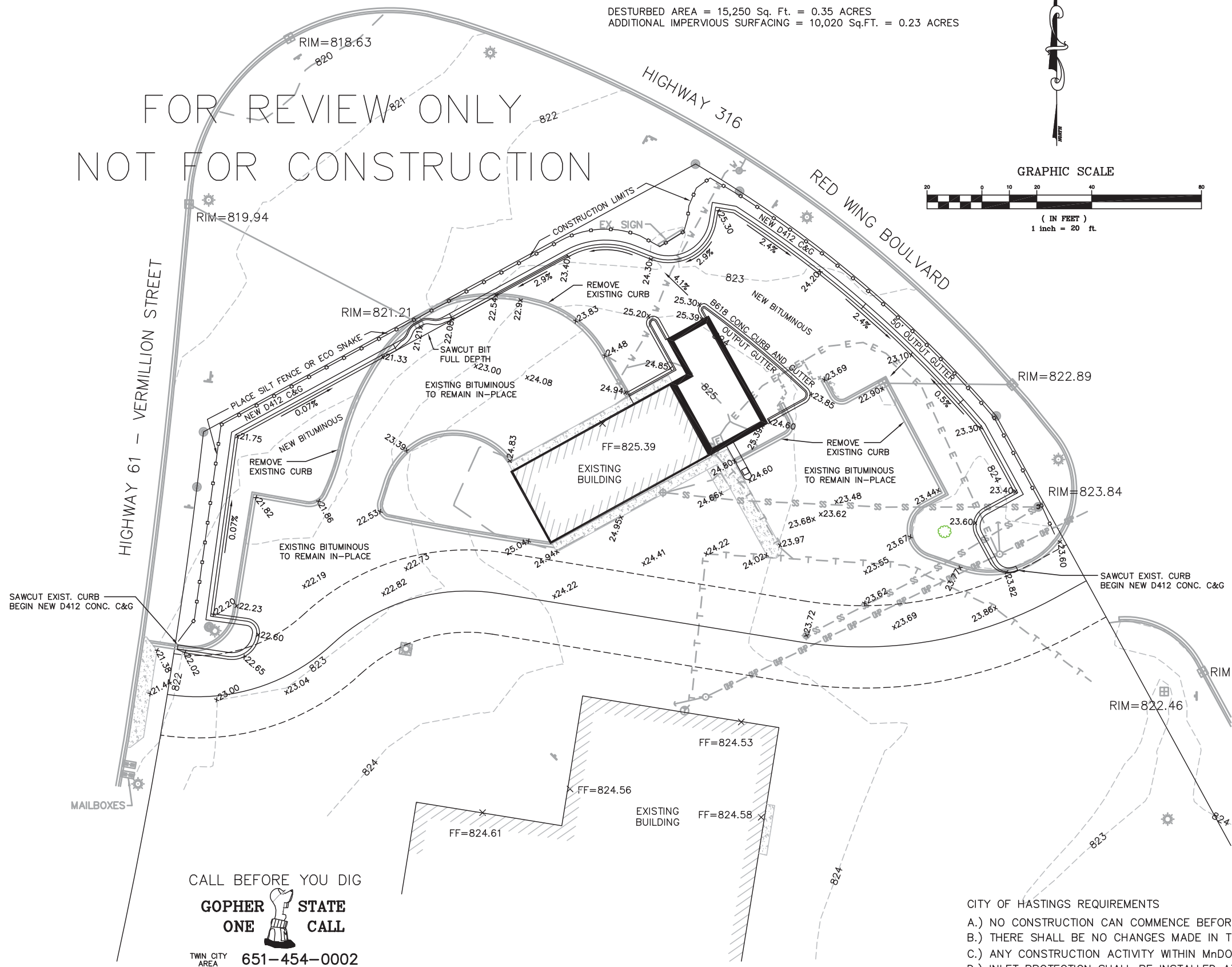
WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY EROSION STRUCTURES.  
RESEED OR SOD ANY AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION STRUCTURES.

**EROSION CONTROL NOTES:**

- 1.) PLACE EROSION CONTROL PROTECTION AT ALL STORM SEWER INLETS AND WHERE DIRECTED BY THE ENGINEER.
- 2.) PLACE SILT FENCE OR ECO-SNAKE WHERE SHOWN ON PLANS AND AS DIRECTED BY THE ENGINEER.
- 3.) SEED, FERTILIZE AND MULCH OR SOD ALL DISTURBED AREAS EXCEPT BUILDING AND PARKING AREAS.
  - A.) TEMPORARY SEED MIXTURE SHALL BE WHEAT, RYE, OATS OR REGREEN AT 100 LBS/ACRE.
  - B.) PERMANENT SEED MIXTURE SHALL BE #340 AT 100 LBS/ACRE.
  - C.) MULCH SHALL BE MnDOT TYPE 1 MULCH AT 2 TONS/ACRE.
  - D.) FERTILIZER SHALL BE 17-10-07 AT 150 LBS/ACRE.
- 4.) MPCA STORM WATER PERMIT IS NOT REQUIRED FOR THIS PROJECT.
- 5.) EROSION CONTROL IS TO BE PROVIDED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER.
- 6.) SILT FENCE, ECO-SNAKE, CONSTRUCTION ENTRANCE, PONDING, DRAINAGE SWALES ARE TO BE CONSTRUCTED FIRST.
- 7.) ADDITIONAL EROSION CONTROL MEASURES SHALL BE REQUIRED IN AREAS, IF AN EROSION PATTERN OCCURS.
- 8.) APPLY WATER AS NEEDED AND AS DIRECTED BY THE ENGINEER TO CONTROL DUST.
- 9.) ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. AREAS THAT HAVE BEEN DISTURBED OR ARE AT FINISHED GRADE, BUT HAVE NO ACTIVE GRADING, SHALL BE SEED AND MULCHED OR SODDED WITHIN 7 DAYS, EXCEPT ON SLOPES STEEPER THAN 4H:1V. SLOPES 3H:1V OR STEEPER SHALL BE SEED AND COVERED WITH AN EROSION CONTROL BLANKET OR SEED AND MULCHED WITH A TACKIFYING AGENT (GLUE IMPREGNATED PAPER MULCH SHALL NOT BE USED) OR SODDED.
- 10.) ALL TEMPORARY STAGING STOCKPILE, AND/OR BORROW MATERIAL SHALL BE MAINTAINED AND CONTROLLED.

**CITY OF HASTINGS REQUIREMENTS**

- A.) NO CONSTRUCTION CAN COMMENCE BEFORE EROSION CONTROLS HAVE BEEN INSTALLED AND APPROVED IN WRITING BY THE CITY.
- B.) THERE SHALL BE NO CHANGES MADE IN THE FIELD OR TO THE APPROVED PLANS WITHOUT WRITTEN APPROVAL BY THE CITY.
- C.) ANY CONSTRUCTION ACTIVITY WITHIN MnDOT ROW TH61 AND/OR TH 316 REQUIRES APPLICATION AND PERMIT FROM MnDOT.
- D.) INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING CATCHBASINS.
- E.) NO CONSTRUCTION MAY BEGIN ON THE SITE UNTIL THE CONTRACTOR HAS COORDINATED A PRE-CONSTRUCTION CONFERENCE WITH THE CITY.



CALL BEFORE YOU DIG



TWIN CITY AREA 651-454-0002  
MN. TOLL FREE 1-800-252-1166

**Engineering, Surveying & Planning**  
**JOHNSON & SCOFIELD INC.**  
G-Cubed  
507 Vermillion Street Hastings, Mn 55033  
ph. 651.438.0000 fax 651.438.9005

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
Geoffrey G Griffin  
REG. NO. 21940

DESIGNED	DJT	REVISIONS	BY	DATE	LATEST REVISION: 05-29-2012
DRAWN					Prepared For: DOUG ERICKSON 3625 Vermillion Street Hastings, MN 55033
CHECKED					FILE NO.: 12-027 CP

**CITY OF HASTINGS**  
**DAKOTA COUNTY, MINNESOTA**  
**2012 CONSTRUCTION**

**HASTINGS**  
**CDJ CARWASH**

**GRADING AND DRAINAGE**  
**PLAN**  
SHEET 2 OF 3 SHEETS