

City of Hastings

Planning Commission Memorandum

To: Planning Commission Members
From: Justin Fortney, Associate Planner
Date: November 26, 2012
Item: Site Plan Review – Las Margaritas expansion #2012-45 –2100 Vermillion Street.

REQUEST

Las Margaritas seeks Site Plan approval to construct a 2,000 sq ft addition to the south side of the building. The addition and added parking will be located on the former Tai Chi restaurant site.

BACKGROUND INFORMATION

Notification

Notification of the request was mailed to all property owners within 350 feet.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Commercial. The proposed use is consistent with the plan.

Zoning Classification

The property is currently zoned C-3- Community Regional Commerce. The use is consistent with current zoning.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Applebee's (22 nd St W)	C-3	Commercial
East	Bar and Dakota Lodge (Vermillion St)	C-3	Commercial
South	CITGO Gas station	C-3	Commercial
West	House (owned by the applicants)	C-3	Commercial

Landscaping

Landscaping meets the requirements. 15 trees are required and 15 are proposed. 18 shrubs are required and 45 are proposed.

Building Setbacks

Commercial districts do not have prescribed setbacks. The building is not proposed to be closer to property lines than previous or existing buildings.

Building Materials

The proposed materials are the same as the existing building. Stucco and glass will be the predominant building materials. Glass would meet the 25% class one requirement of the design guidelines. Stucco would fulfill the 75% class two requirement.

Parking/ Circulation

There are currently three driveways into Highway 61. The applicants propose to close one of them. The Minnesota Department of Transportation is requiring them to close a second driveway near 22nd Street West. They are appealing this decision. The applicants are asking that the city consider approving their original plan and alternate "A" incase their appeal is denied.

The proposed parking plans meet the City parking standards. However, if MnDot denies their appeal and alternate "A" is required, they will be short two parking spaces. Staff believes this is reasonable because it is an impact to an existing parking lot and is part of a site redevelopment.

Lighting

No parking lot lighting is proposed. There is ample ambient lighting from Vermillion Street lights.

Engineering Review

The Engineering Department has reviewed the plans and found it to be acceptable.

Recommended Action:

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

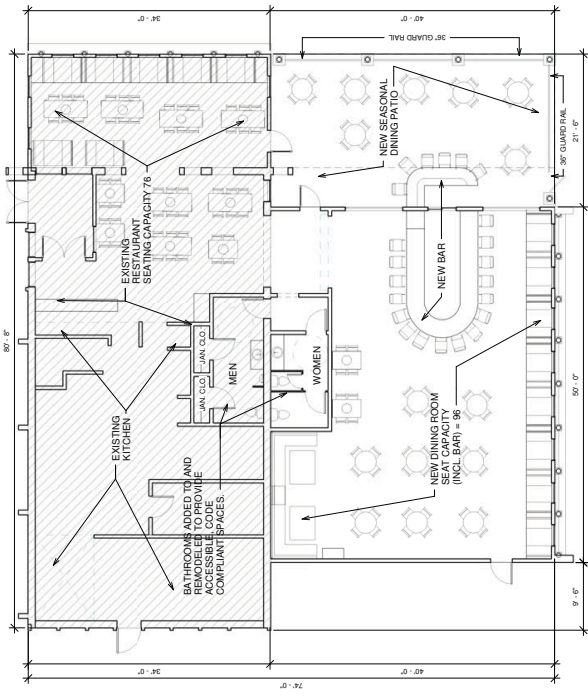
- 1) Conformance with the Planning Commission Staff Report and plans dated November 26th 2012.
- 2) Adherence to the approved Plans including Site Plan, Landscape Plan, Grading, Drainage, Erosion Control, and Stormwater Plans.
- 3) All disturbed areas on the property shall be stabilized with rooting 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) Site access per option "A" if MnDot access closure of north drive is not rescinded.
- 7) The property owners must enter an agreement with the City signifying their responsibility for all dormant utility services.

Attachments:

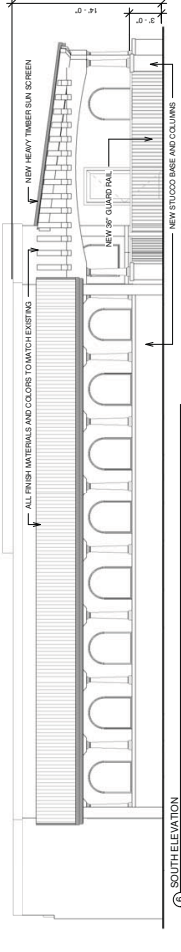
- Aerial Photograph
- Picture
- Site Plan



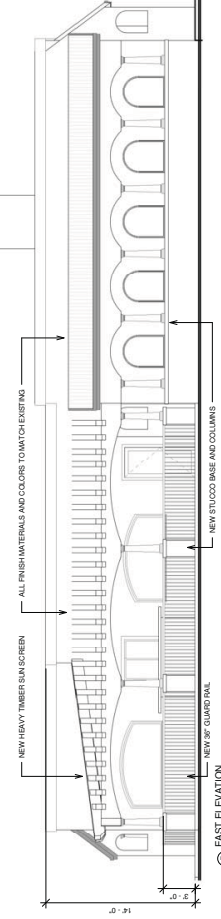




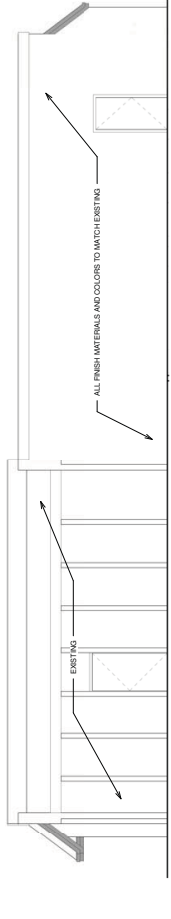
① FLOOR PLAN
1/8" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"



③ EAST ELEVATION
3/16" = 1'-0"



④ WEST ELEVATION
3/16" = 1'-0"

PARKING ANALYSIS - OPTION 2*

EXISTING LOT AREA - 1,316 SQ. FT.
EXISTING LOT WIDTH - 2,298 SQ. FT.
EXISTING PARKING PROVIDED - 25 SPACES
PROPOSED LOT AREA - 2,000 SQ. FT.
PROPOSED LOT WIDTH - 2,000 SQ. FT.
TOTAL PARKING REQUIRED - 48 SPACES
PARKING PROVIDED - 48 SPACES

LANDSCAPE NOTE:

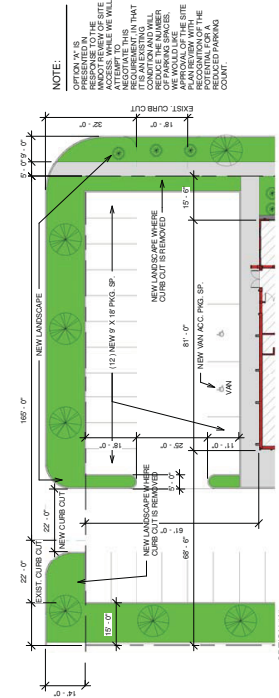
LANDSCAPE AREAS ARE SHOWN IN GREEN
LANDSCAPE MATERIALS TO BE IN STRICT COMPLIANCE
WITH THE CITY OF VERMILION, MINNESOTA
SEC. 105.55, ALL LANDSCAPE
MATERIALS AND COLORS TO MATCH EXISTING
PRESUBMITTED FOR APPROVAL WITH THE
BUILDING PERMIT APPLICATION.

NOTE:

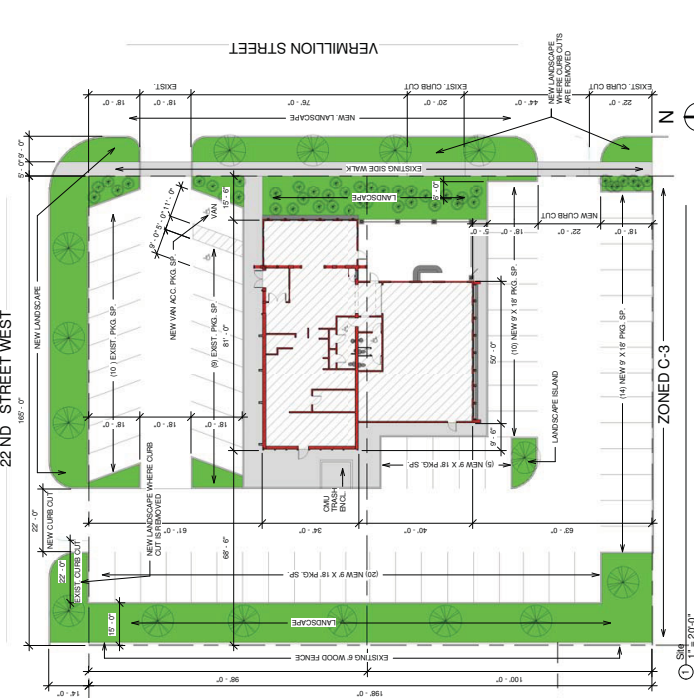
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PARKING ANALYSIS

EXISTING RESTAURANT - 1,238 SQ. FT.
EXISTING LOT AREA - 1,316 SQ. FT.
EXISTING PARKING PROVIDED - 25 SPACES
PROPOSED ADDITION - 2,000 SQ. FT.
PROPOSED LOT AREA - 2,000 SQ. FT.
TOTAL PARKING REQUIRED - 48 SPACES
PARKING PROVIDED - 48 SPACES



① OPTION 2*
1/4" = 20'-0"



② SITE PLAN
1/4" = 20'-0"



③ VIEW FROM VERMILION ST.
1/2" = 1'-0"

PROJECT INFORMATION

OWNER: VERMILION ST.
ADDRESS: VERMILION ST.,
VERMILION, MN. 55003

PARCEL ID: 0333 &
18-1170003-000

OWNER OF RECORD:
1000 WYOMING HILLS DR.
VERMILION, MN. 55003

CONTACT:
JULIE CASTRO
1000 WYOMING HILLS DR.
VERMILION, MN. 55003
507-460-2307
jnc@wphill.com

David L. Harris
Architect

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DATE: _____

ADDITION FOR: LAS MARGARITAS RESTAURANT

PROJECT NAME: _____

LOCATION: 2001 VERMILION ST. HASTINGS, MN. 55003

DATE: 29 OCT. 2012

PROJ. NO.: 1049 - 12

A-1 OF 1

REVISED 19 NOV. 2012