

City of Hastings

Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: November 26, 2012
Item: **Site Plan** – Hastings Bus Company Parking Lot Expansion

REQUEST

The Hastings Bus Company seeks Site Plan approval to construct 0.7 acre parking lot expansion north of the existing Hastings Bus Company building located at 425 East 31st Street. The western 1/3rd of the expansion is proposed as a yard waste drop off site for Tennis Sanitation, while the remaining 2/3rds would be used for bus parking.

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 Industrial. The proposed use is consistent with the plan.

Zoning Classification

The property is currently zoned I-1- Industrial Park. The existing bus garage use and proposed yard waste drop off site both are both allowable uses within the I-1 district.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Commerce Drive		
	Manufacturing - Hafiz	I-1	Industrial
East	Vacant Industrial Land - City of Hastings	I-1	Industrial
South	31 st Street		
	Single Family Residences (500 feet from sight, opposite side of facility)	R-1L & R-2	Low Density Residential
West	Vacant Industrial Land - Hastings Bus Company	I-1	Industrial

Existing Condition

The 4.6 acre site contains a 33,000 s.f. office\garage building. Hastings Bus Company has been operating on site since 1985.

Proposed Improvements

Construction of a 0.7 acre expansion to an existing parking lot. Addition of 16 bus parking spaces. Operation of a yard waste drop off site for Tennis Sanitation.

SITE PLAN REVIEW

Authority

Hastings City Code Chapter 155.51 establishes rules and procedures for site plan review.

Zoning Setbacks

Zoning Setbacks are acceptable. Parking lots must be located at least ten feet from the property line.

Vehicular Access and Circulation

One entrance would be added to Commerce Drive to accommodate the yard waste disposal site. Adequate space is provided to allow for interior circulation of vehicles accessing the yard waste site. The existing eastern entrance to Commerce Drive would be used for bus operations and connect with the larger parking lot system of the Bus Garage site. Vehicular access and circulation is acceptable with the following change:

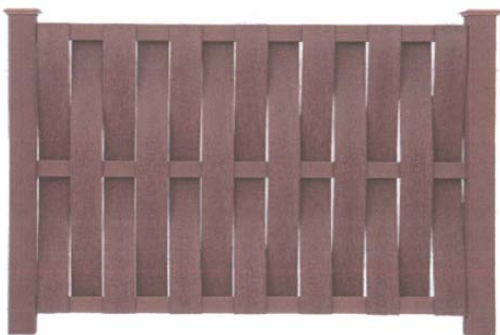
- The new driveway access to Commerce Drive must be at least 22 feet wide.

Landscape Plan

Existing landscaping meets landscape plan requirements. The extent of site improvements does not exceed the 25 percent threshold to require compliance with existing regulations. The existing 16 deciduous trees surrounding the proposed parking lot would remain. The tree removed for the new driveway would be relocated elsewhere on site.

Fencing

Opaque fencing is required to screen activities of the yard waste site. The applicant has proposed erect a wood fence equal in height to the surrounding chain link fence (10 feet) as follows:



Opaque fencing must be installed along the entire perimeter of the yard waste site to screen activities

Lighting Plan

No parking lot lighting is proposed.

Yard Waste Collection Operation

Tennis Sanitation plans to operate a residential yard waste collection site on the western portion of the expanded parking lot. Operation of the facility is acceptable with the following conditions:

- Submittal of a plan to prevent yard waste debris from washing into the neighboring ditch.

Proximity to Neighboring Well

The site is in close proximity to a City well. The underlying soils percolate quickly with limited filtration to the aquifer. Operation is acceptable subject to the following:

- The parking lot must continue to be sealed to prevent pollutants from seeping into the soil. The site is in close proximity to a city well on soils that percolate quickly to the aquifer.

Grading and Utility Plans

The Grading, Drainage, and Erosion Control Plan has been reviewed by the Public Works Department. Site Plan approval is subject to Grading, Drainage and Erosion Control Plan approval by the Public Works Director.

RECOMMENDATION

Approval of the Site Plan is recommended 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. Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 4.
5. All disturbed areas shall be stabilized with rooting vegetative cover to minimize erosion.
6. Disturbed areas shall adhere to the City's property maintenance ordinance.
7. Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
8. Approval is subject to a one year Sunset Clause; if significant progress is not made construction of the proposal within one year of City Council approval, the approval is null and void.
9. The new driveway access to Commerce Drive must be at least 22 feet wide.

10. Opaque fencing must be installed along the entire perimeter of the yard waste site to screen activities
11. Submittal of a plan to prevent yard waste debris from washing into the neighboring ditch.
12. The parking lot must continue to be sealed to prevent pollutants from seeping into the soil. The site is in close proximity to a city well on soils that percolate quickly to the aquifer.

ATTACHMENTS

- Location Map
- Site Pictures
- Site Plan
- Application

LOCATION MAP

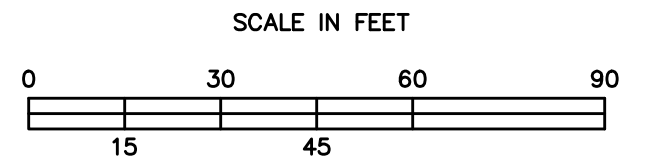


SITE PICTURES



NOTES

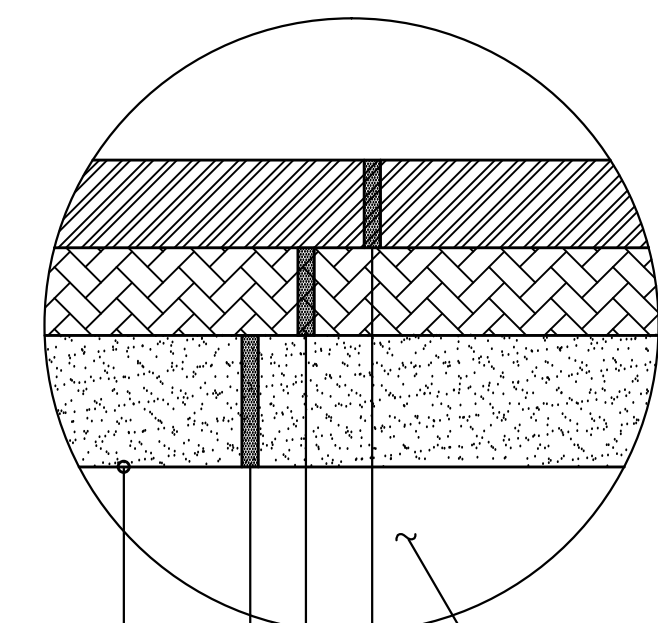
- 1) UTILITIES SHOWN ARE APPROXIMATE LOCATION, CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- 2) BENCHMARK - TOP NUT HYDRANT ON SOUTH SIDE OF SITE ELEV. = 837.56
- 3) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "CITY OF HASTINGS UTILITY AND STREET CONSTRUCTION STANDARD SPECIFICATIONS".
- 4) RE-VEGETATE SITE WITHIN 48 HOURS OF FINAL GRADING.
- 5) CONSTRUCT SILT FENCE AT LOCATIONS SHOWN.



o - DENOTES IRON MONUMENT
BEARINGS ARE ASSUMED DATUM

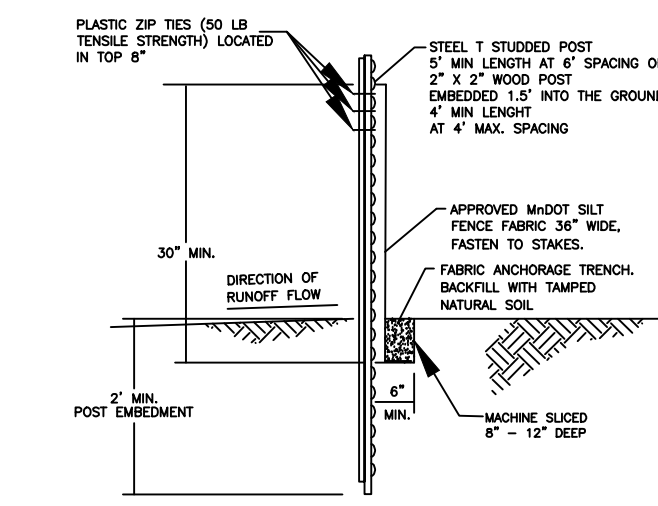
ESTIMATED QUANTITIES

- LENGTH OF NEW CURB B612 = 402 L.F.
- LENGTH OF NEW FENCE = 215 L.F.
- AGGREGATE BASE (8") = 1,017 TONS
- BITUMINOUS BASE (2") = 273 TONS
- BITUMINOUS WEAR (1") = 136 TONS
- CURB REMOVAL = 355 L.F.

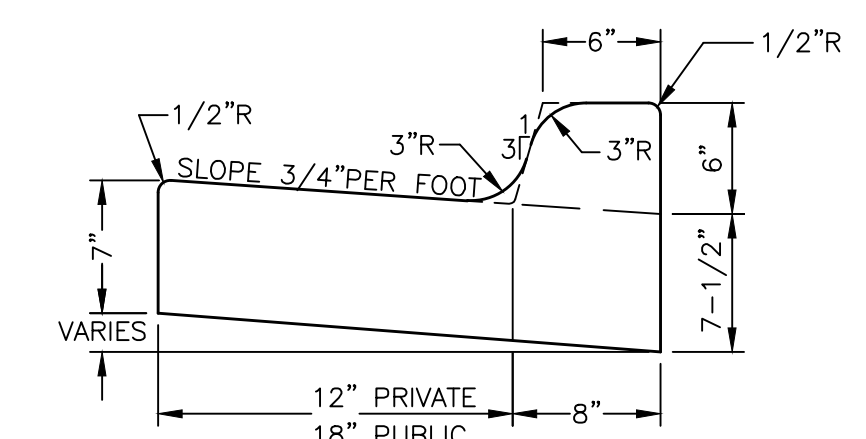


SEE GEOTECHNICAL REPORT FOR SOIL CORRECTION REQUIREMENTS.
 1.0" BITUMINOUS WEARING COURSE, Mn/DOT SPEC 2350/2360.
 2.0" BITUMINOUS BASE COURSE, Mn/DOT SPEC 2350/2360.
 8.0" AGGREGATE BASE, CLASS 5 Mn/DOT SPEC 3138, 100% CRUSHED.
 PLACE ON PREPARED SUBGRADE, Mn/DOT SPEC 2112.

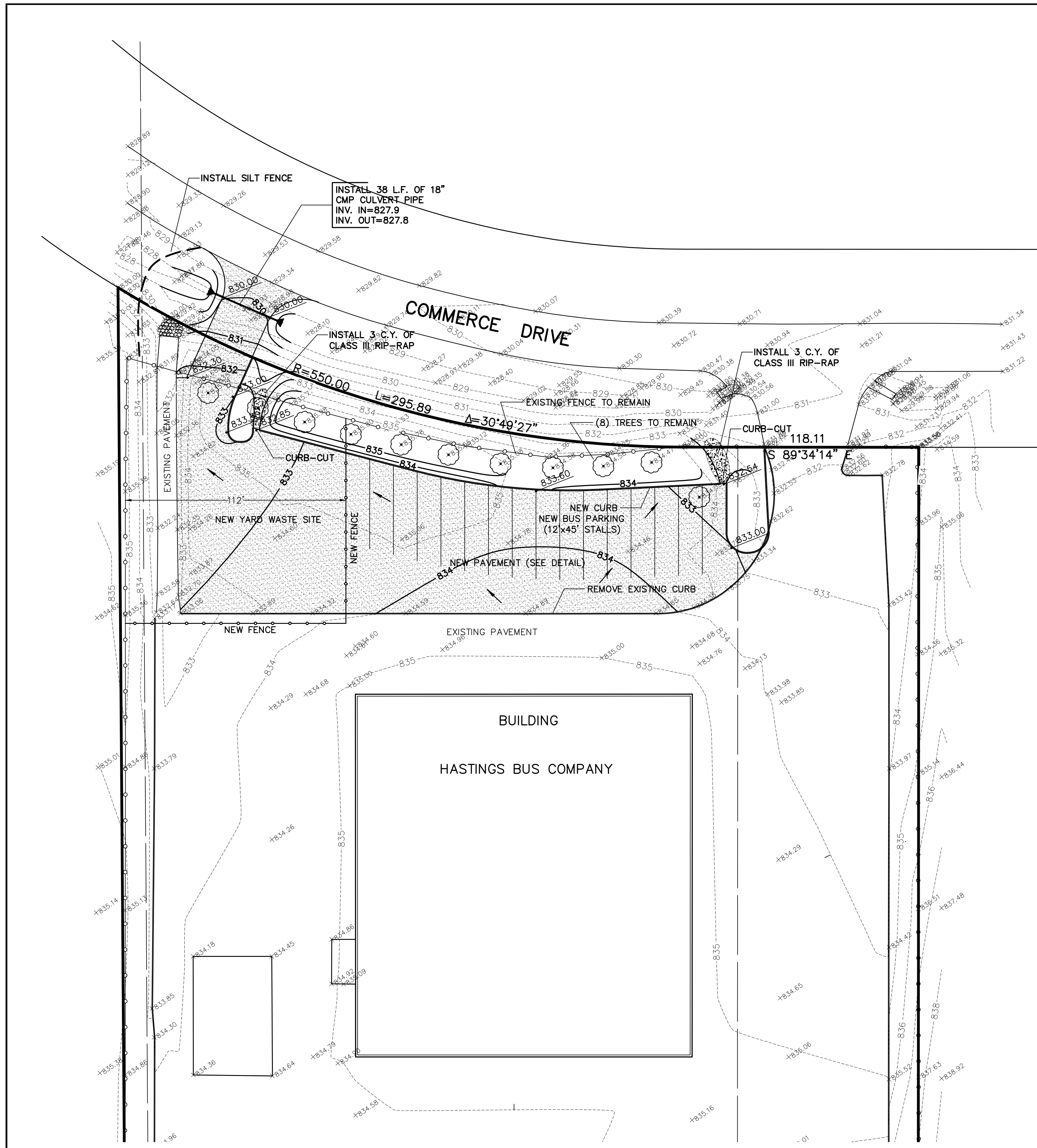
NEW PAVEMENT SECTION
NOT TO SCALE



SILT FENCE
NOT TO SCALE



PRIVATE CURB & GUTTER
NOT TO SCALE



REVISIONS	
11-8-12	ESTIMATED QUANTITIES
11-19-12	REVISE PARKING TO SAVE TREES

PROJ. NO:	212118.21	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.
DRAWN:	GDJ	
CHECKED:	GDJ	
SCALE:	AS SHOWN	
FIELD BOOK:	A	
DATE:	11-7-12	Signature: _____ License No: _____ Print Name: _____ Date: _____

JACOBSON ENGINEERS & SURVEYORS

jacobson@engrsurv.com 21029 HERON WAY (952) 469-4328
LAKEVILLE, MN 55044 FAX (952) 469-4624

PREPARED FOR:
Minnesota Coaches
Attn: Pat Regan
425 East 31st Street
Hastings, MN 55033

SITE PLAN AND GRADING PLAN

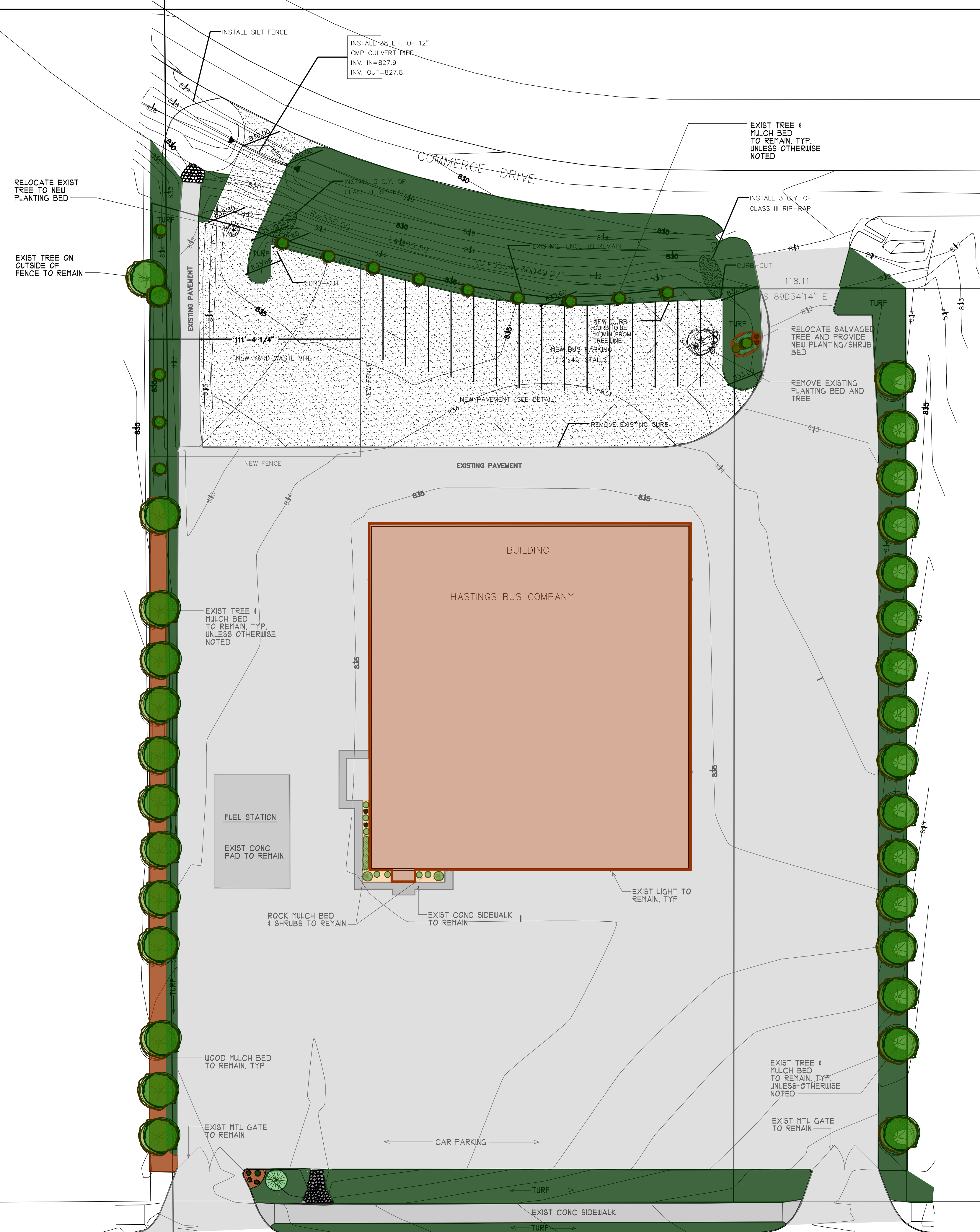
PARKING EXPANSION MINNESOTA COACHES HASTINGS, MN

SHEET NO.
C-1
1
Nov. 19, 12 21218-1

Friday, November 11, 2011 3:13 PM

SITE & LANDSCAPE PLAN
SCALE: 1" = 30'-0"

1
AI-1



PROJECT	PROPOSED PROJECT FOR: HASTINGS BUS PARKING LOT	424 EAST 31ST STREET HASTINGS, MN 55033
PROJECT #	XX-XX-XXXX	
SHEET	AI-1	
PROJECT	2414 GRENADA AVE LAKEVILLE, MN 55044 PH: 952-449-2111 FAX: 952-449-2113 EMAIL: office@approdevelopment.com	
PROJECT	SITE & LANDSCAPE PLAN	
PROJECT	PRELIMINARY	
DRAIN BY	CLR	
CHECKED	CLR	
APPROVED BY		
ISSUE DATE	11/18/12	
REVISIONS		
DATE		
BY		

TENNIS

SANITATION L.L.C. - ROLL OFF L.L.C.

651-459-1887

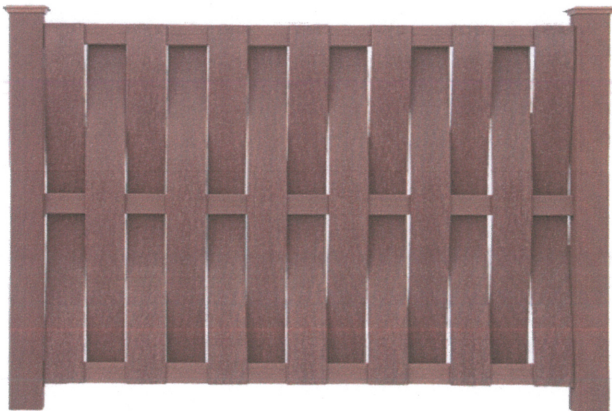
FAX: 651-459-7412

720 4th Street
ST. PAUL PARK, MN 55071



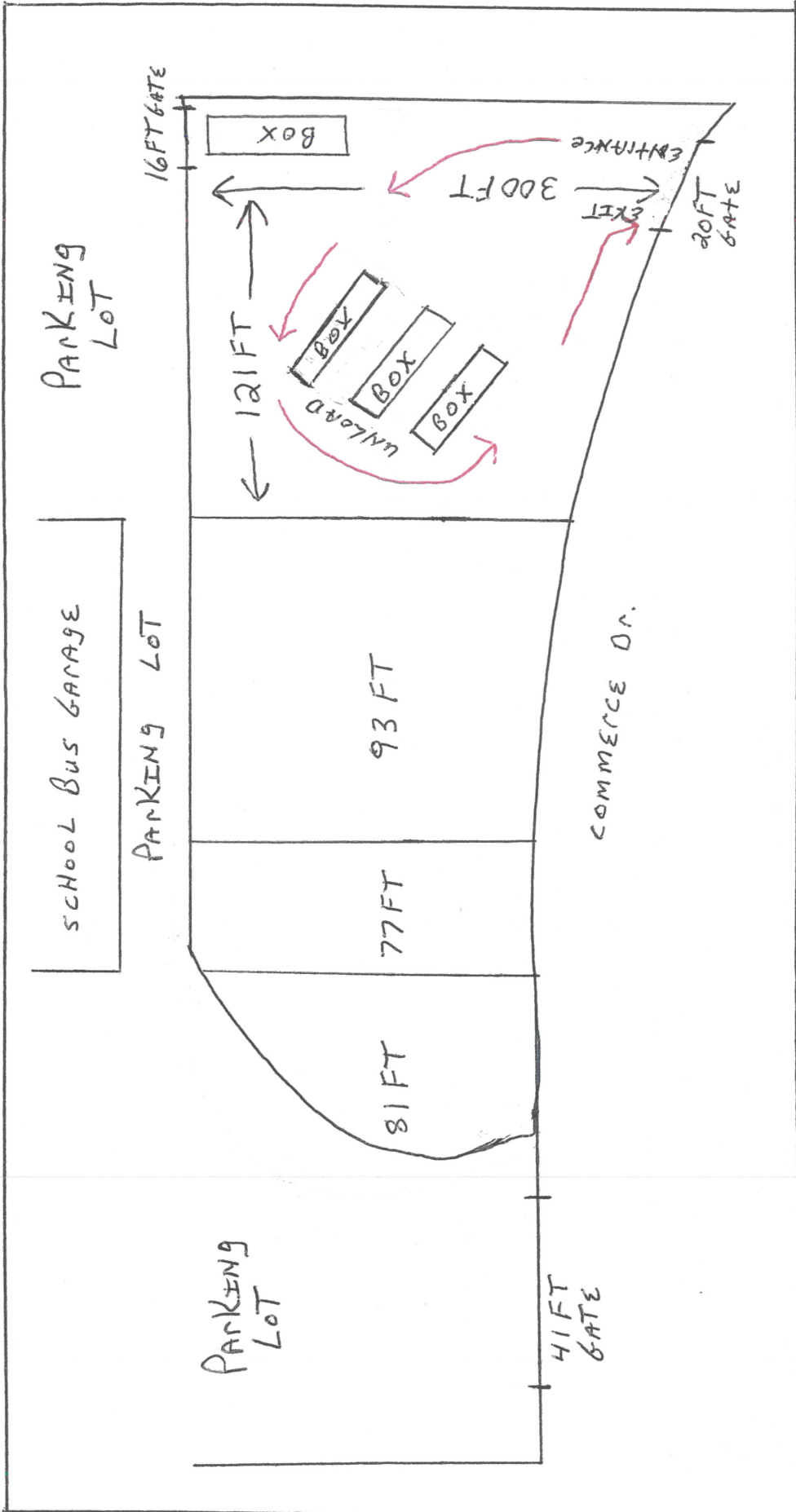
November 19th, 2012

Detail on the fencing height, material, and type:



Design will be similar to the above without the middle horizontal piece. The height will remain the same as is currently on site. Material will be cedar.

31 ST. ST.



Hastings

Department of Planning
101 4th Street East, Hastings, MN
55033
p. 651-480-2350 f. 651-437-7082
www.ci.hastings.mn.us

Land Use Application

Address or PID of Property: 425 E. 31st St.

Applicant Name: Hastings Bus Co.
Address: 425 E. 31st St.
Hastings, MN 55033
Phone: (651) 437-9421
Fax: (651) 437-9197
Email: paregan14@hotmail.com

Property Owner: Minnesota Caches, Inc.
Address: 101 E. 10th St. Suite 300
Hastings, MN 55033
Phone: (651) 437-9421
Fax: 651 437-9197
Email: paregan14@hotmail.com

Description of Request: Expand Parking lot on North Side of property
to accommodate more bus parking and yard waste dropoff.

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? _____

Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

- | | | | |
|-----------------------------------------------|----------------|--------------------------------------------------|---------------------------|
| <input type="checkbox"/> Rezone | \$500 | <input type="checkbox"/> Minor Subdivision | \$500 |
| <input type="checkbox"/> Final Plat | \$600 | <input type="checkbox"/> Special Use Permit | \$500 |
| <input type="checkbox"/> Variance | \$250 | <input type="checkbox"/> Comp Plan Amend. | \$500 |
| <input type="checkbox"/> Vacation | \$400 | <input type="checkbox"/> Lot Split/Lot Line Adj. | \$50 |
| <input type="checkbox"/> House Move | \$500 | <input type="checkbox"/> Annexation | \$500 plus legal expenses |
| <input type="checkbox"/> Prelim Plat | \$500 + escrow | <input type="checkbox"/> EAW | \$500 + \$1,000 escrow |
| <input checked="" type="checkbox"/> Site Plan | \$500 + escrow | | |

Total Amount Due: \$ _____ Make checks payable to City of Hastings.
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

Paregan 10/26/12 _____
Applicant Signature Date Owner Signature Date

Applicant Name and Title - Please Print



Owner Name - Please Print

OFFICIAL USE ONLY

File # _____ Rec'd By: _____ Date Rec'd: _____
Fee Paid: _____ Receipt # _____ App. Complete