



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: February 9, 2015
Item: Site Plan Review – 2015-10 – Fluegel’s Lawn, Garden & Pet Supply – 1278 N Frontage Road

Planning Commission Action Requested: The Planning Commission is asked to review the proposed site plan and make a recommendation to the City Council.

Background Information:

Fluegel’s is proposing to remove three metal buildings in the rear of the property and replace it with one new one. The building is for the cold storage of feed and equipment that is currently being stored outside and in the three existing buildings.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Commercial.

Zoning Classification

The subject property is zoned C-1, General Commerce. This district allows retail sales.

Adjacent Zoning and Land Use

The following land uses about the property:

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Dakota County Townhomes	R-3 PRD	Medium D. Res.
East	Chiropractor	C-1	Commercial
West	Carbone's	C-1	Commercial
South	Highway 55	NA	NA

Site Plan Review

Access and parking

There will be no impact to driving and parking. Loading for customers and suppliers will be improved, with the new building being located adjacent to the parking lot. The current buildings are accessed by gravel with grade differences.

Lighting

There is no proposed changes to lighting near the perimeter of the site.

Setbacks

Setbacks are not prescribed in the Commercial districts, but rather are determined during the site plan review process. The proposed building is further from the perimeter than existing buildings.

Landscaping Plan

The site does not have to meet the landscaping requirements because of its size. The addition is less than 25% of the building area, especially when taking into consideration the removal of the three existing buildings.

Design Standards

The proposed building is corrugated metal, which is the same as the main building and buildings to be removed. The design standards allow for this material as a class three when not highly visible. Since the location is in the rear of the building and consistent with the present building, staff is supportive. The proposed building also has added design elements including wainscoting, eaves, and overhang.

Recommended Action:

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

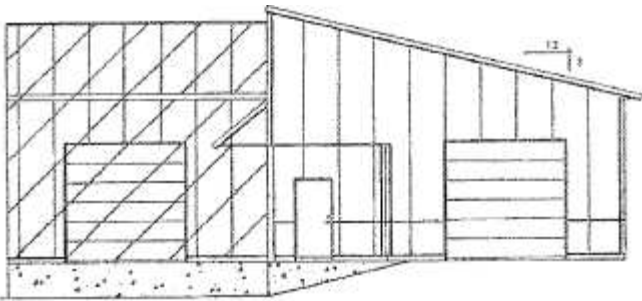
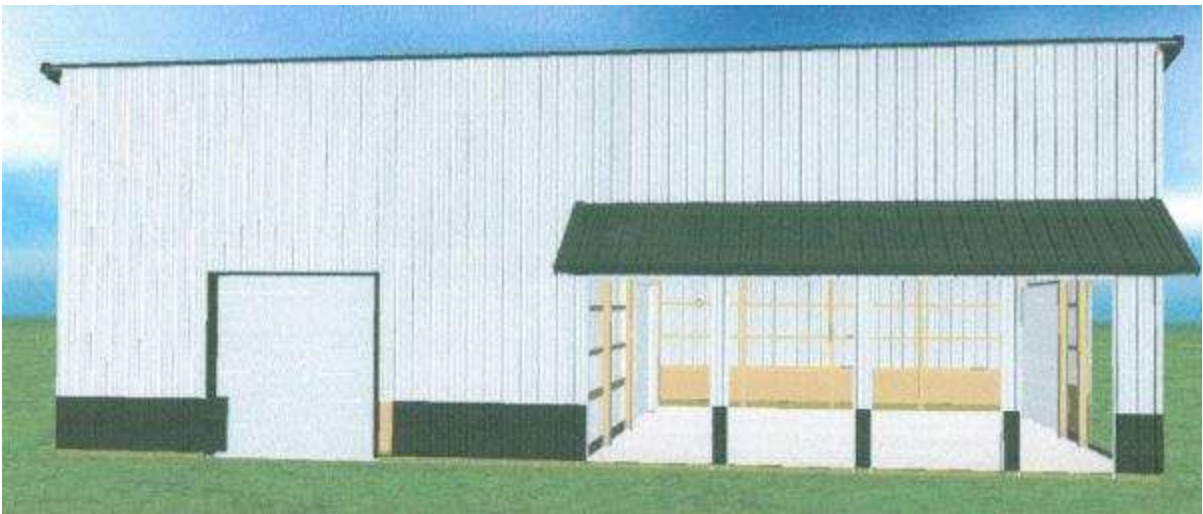
- 1) Conformance with the Planning Commission Staff Report and plans dated February 9, 2015.
- 2) Adherence to the approved site plans.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 4) The perimeter of the site must have erosion control.
- 5) Water runoff from the rear of the building must sheet flow onto landscape rock or be directed into a gutter system that is to be directed to the paved parking lot.
- 6) Meet applicable building code requirements.
- 7) Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 8) 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.

Attachments:

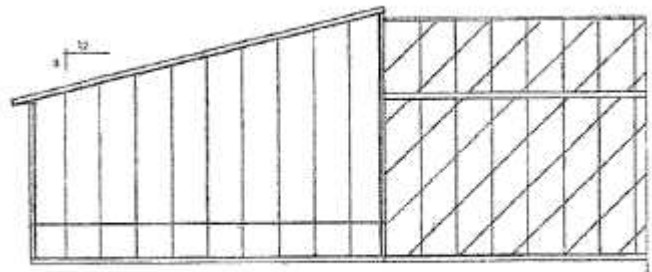
- Aerial Photographs
- Photographs
- Site Plans



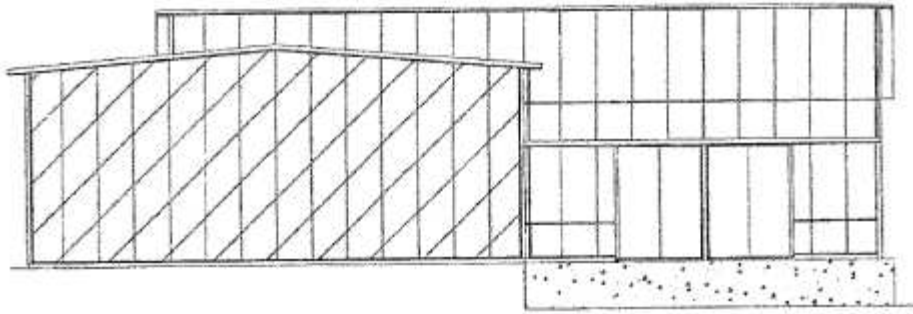




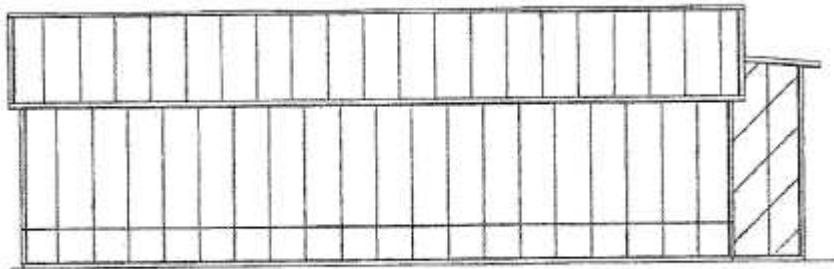
EAST ELEVATION



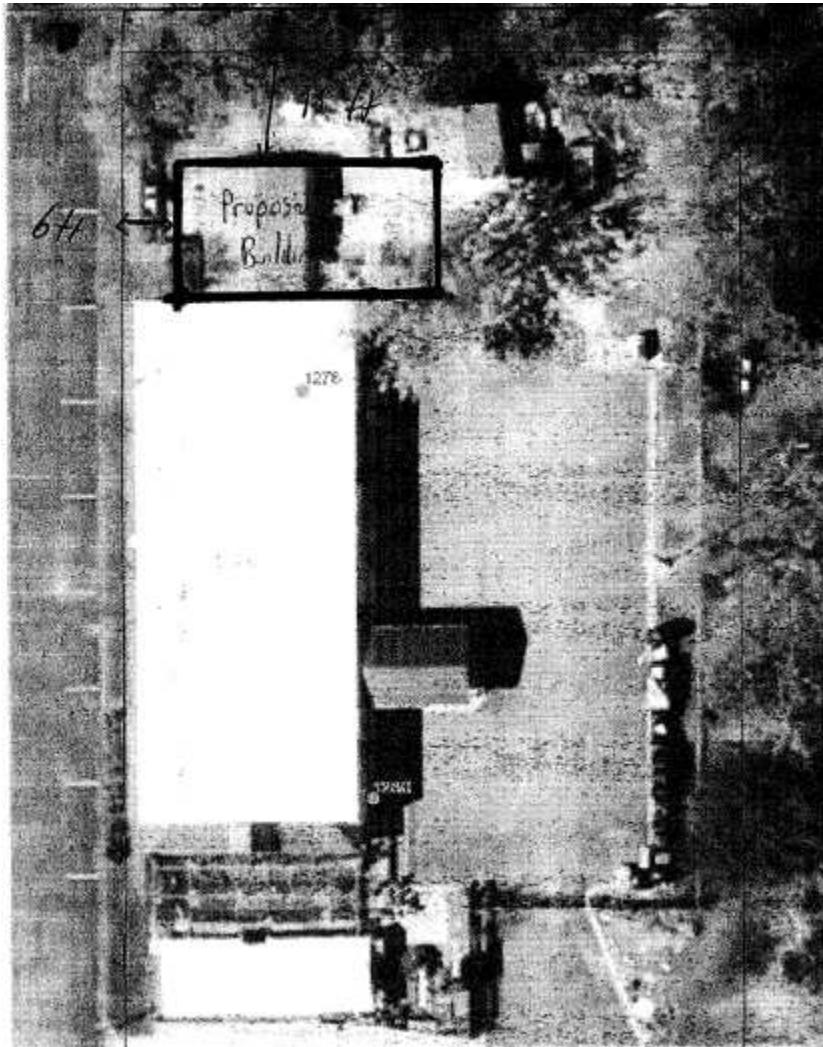
WEST ELEVATION

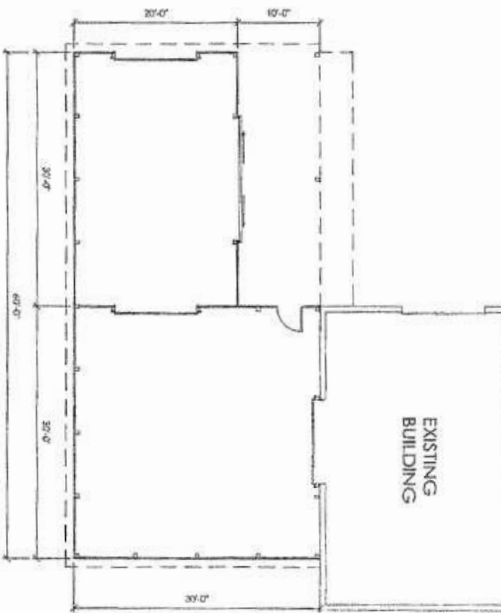


SOUTH ELEVATION



NORTH ELEVATION





COLUMN PLAN



SCALE 1/4" = 1'-0"

PRELIMINARY DRAWING FOR OWNER'S APPROVAL

- DRAWING APPROVED AS SUBMITTED
- DRAWING APPROVED WITH CHANGES NOTED
- REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNER'S RESPONSIBILITY: The owner is the property of Morton Buildings, Inc. and represents a full and complete understanding of a portion of the building. The owner is responsible for the final design and construction of the building. The owner is responsible for the final design and construction of the building. The owner is responsible for the final design and construction of the building.

MORTON BUILDINGS, INC.

OWNER'S APPROVAL
DATE: _____
BY: _____

FLUEGELS
HASTINGS, MN

MORTON BUILDINGS, INC.

MORTON BUILDINGS, INC., P.O. BOX 399 MORTON IL 61550-0399 309-263-7474

DESIGNED BY	
CHECKED BY	
DRAWN BY	
DATE	
REVISIONS	

SCALE 1/4" = 1'-0"
SHEET NO. S1 OF S3