



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: April 24, 2017

Item: SUP and Site Plan – 2017-11 – large scale outdoor sales – 2980 Highway 61 S – Hastings Chrysler Center and St. Luke’s Episcopal Parish

Planning Commission Action Requested: The Planning Commission is asked to hold a public hearing and review a Special Use Permit and site plan.

Background Information

The C-2 commercial zoning district allows for large scale outdoor display of merchandise by SUP (Special Use Permit). The applicants are proposing to add about 60-feet of pavement onto the SE side of their site. Hastings Chrysler will be leasing the property from St. Luke’s Episcopal Parish. The site is currently used as a cemetery with most of the activity being on the SE side. The church records show that there have not been any burials in that area. As this site may have been a potter’s field prior to records, there will only be limited grading done to remove topsoil. The cemetery had two burials in 2016 and has an overall capacity of 1,200 plots based on a 90% cremation rate and 384 plots have been reserved.

Special Use Permit Review

The dealership property received a SUP as far back as 1978 for auto sales. No special conditions were found from past reviews. The proposal is not anticipated to impact the operations of the site or area traffic.

Site Plan Review

In addition to local site plan review, MnDot has a review procedure for site plans and plats along highways in the metro area. The plans have been submitted to them and have not yet responded.

Building Setbacks

No buildings are proposed

Vehicular Access and Circulation

The site addition is for the display of vehicles for sale, this does not impact the parking requirements. They do not intend to stripe the added pavement because it is intended for vehicle display and they would like to adjust the inventory layout from time to time. This area will not be used for traffic circulation.

Delivery and Loading Area

Adequate delivery and loading area is present adjacent to the building.

Pedestrian Access

No changes to pedestrian access are recommended.

Parking

Parking is acceptable. They are required to have 32 spaces and currently have 73 striped spaces.

Architectural Standards

There are no changes proposed to the building at this time.

Tree Removal

There is a 50-foot tall coniferous tree proposed for removal, which is within the proposed vehicle display area. The tree preservation policy allows for the removal of significant trees based on a replacement schedule.

Landscaping

Landscape plan requirements do not come into effect on this proposal because the building is not being expanded by 25%. No required landscaping will be impacted other than the tree above.

Lighting

Existing site lighting will be maintained with existing poles. Two new pole lights will be added in the area of expansion with similar poles and LED fixtures. A photometric plan for those two lights is expected to be completed next week.

Grading Drainage and Erosion Control Plan

The Engineering Department has reviewed the proposed plan and commented that one or more acre of soil disturbance will required additional storm water review. They are currently just under one acre of pavement. Additionally, curb and gutter is required for this project, as proposed.

Comprehensive Plan Classification

The dealership is classified as commercial, while the cemetery is classified as Institutional. The proposed use is considered as temporary by the applicants, this is why they are leasing the property for 40-years rather than purchasing it. St. Luke's intends on using the full site for cemetery plots in the long term.

Notification

Notification of the request was published in the newspaper as required by ordinance. Staff has not yet received any comments.

RECOMMENDED ACTION

Approval of the Special Use Permit and site plan is recommended subject to the following conditions:

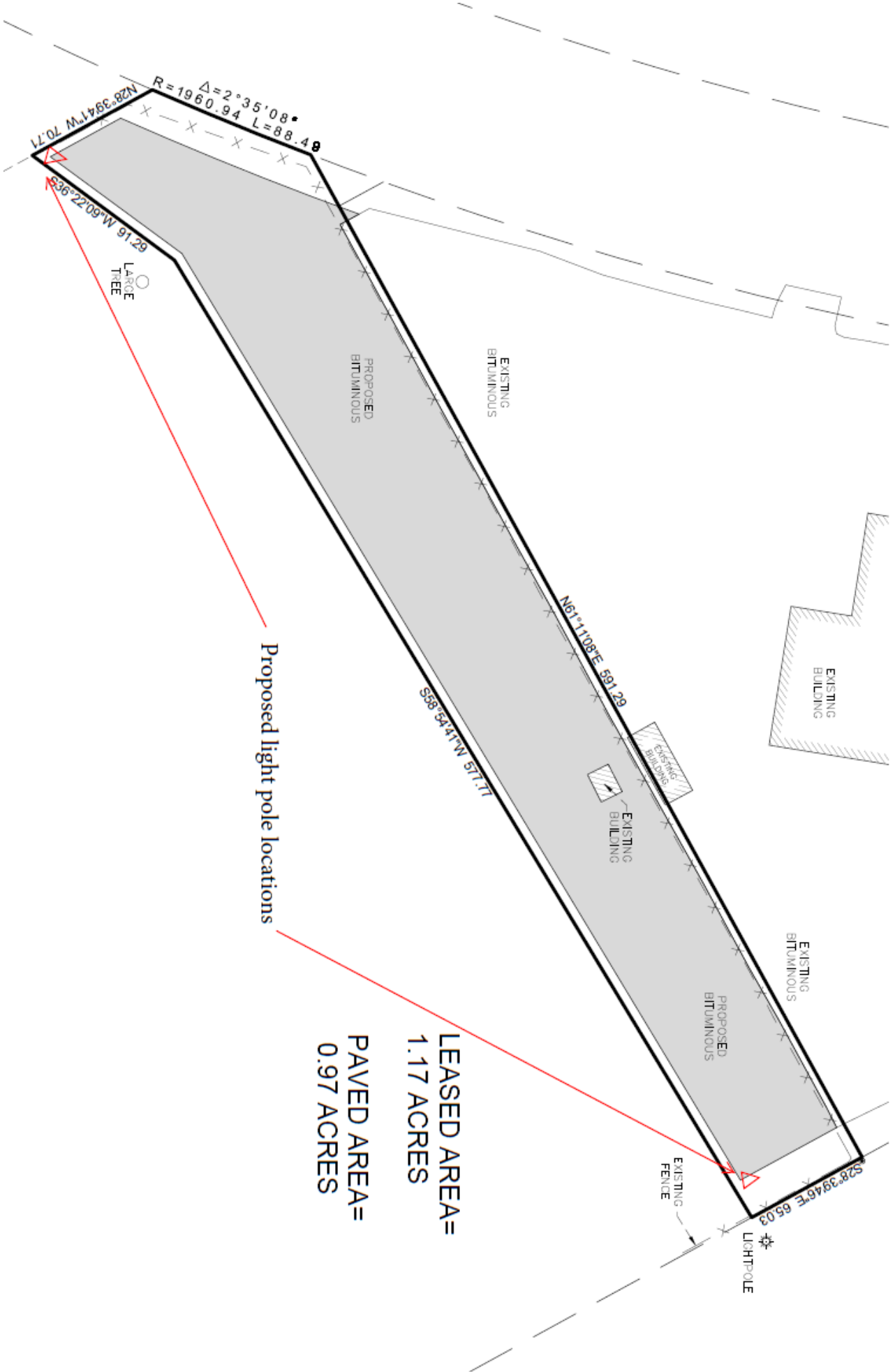
- 1) Development in conformance with the Planning Commission Staff Report and plans dated April 24, 2017.
- 2) The applicant must gain MnDot approval of the proposed site plan and drainage.
- 3) If there is one acre or more of land disturbance, additional stormwater management requirements will be in effect.
- 4) Provide a photometric plan meeting ordinance requirements for additional lighting.
- 5) Approval is subject to a one year Sunset Clause; if significant progress is not made towards the proposal within one year of City Council approval, the approval is null and void.

ATTACHMENTS

- Aerial Map
- Tree Preservation Schedule
- Proposed Plans
- Photographs



Tree Replacement Schedule			
Size of Tree Damaged or Destroyed	Number of Replacement Trees		
	Category A	Category B	Category C
Coniferous 12-24 feet high	1	2	4
Coniferous 24 feet or higher	2	4	8
Hardwood Deciduous 8-20" Diameter	1	2	4
Hardwood Deciduous greater than 20" Diameter	2	4	8
Softwood Deciduous 12-24" Diameter	1	2	4
Softwood Deciduous greater than 24" Diameter	2	4	8
	Size of Replacement Trees		
Deciduous Trees	than 3" in diameter	than 2.5" in diameter	than 1.5" in diameter
Coniferous Trees	Not less than 10' in height	Not less than 8' in height	Not less than 5' in height
Source of Replacement Trees			
Replacement trees shall consist of "certified nursery stock" or state inspected transplant stock as defined by Minnesota Statutes 18.46.			
Species Requirement			
Where ten or more replacement trees are required, not more than fifty (50) percent of the replacement trees shall be of the same species without the approval of the City.			



Proposed light pole locations

LEASED AREA =
 1.17 ACRES
 PAVED AREA =
 0.97 ACRES

