



Planning Commission Memorandum

To: Planning Commission

From: John Hinzman, Community Development Director

Date: July 31, 2017

Item: CrossFit HSC – #2017-24 – Site Plan – 2950 Lightbourn Court

PLANNING COMMISSION ACTION REQUESTED:

Review the Site Plan application of Lightbourn Properties LLC to construct a +/- 10,508 s.f. retail service and warehouse building at 2950 Lightbourn Court. CrossFit HSC plans to relocate from its existing adjoining site at 2911 Enterprise Avenue.

BACKGROUND

Existing Condition

The 1.36 acre site is owned the Hastings Economic Development and Redevelopment Authority (HEDRA) and located within the Hastings Business Industrial Park. The property is vacant and treeless with little topographical relief.

HEDRA Sale

On July 13, 2017 HEDRA recommended sale of the property to Lightbourn Properties, LLC. Final review of the sale is scheduled before the City Council on August 7, 2017.

Special Use Permit – Retail and Service

On June 5, 2017 the City Council approved a Special Use Permit for operation of a retail and service business (CrossFit) for the site. Council action followed a recommendation for approval of the permit by the Planning Commission on May 23, 2017.

Comprehensive Plan Classification

The site is designated as “Industrial” in the 2030 Hastings Comprehensive Plan. Site development is consistent with the Plan.

Zoning Classification

The site is zoned I-1 Industrial Park. A Special Use Permit to allow a retail and service business was previously approved by the City Council.

Adjacent Zoning and Land Use

The following land uses about the site

Direction	Existing Use	Zoning	Comp Plan
North	Vacant	I-1	Industrial
East	Vacant	I-1	Industrial
West	Existing Crossfit HSC	I-1	Industrial
South	Vacant	I-1	Industrial

SITE PLAN REVIEW

Streets

No new public streets are proposed. All access drives would be privately owned and maintained.

Vehicular Access and Circulation

A single entrance is proposed to Lightbourn Court. The wide paved area located directly south of the building leading to the parking lot entrance could be reduced in size and meet minimum parking standards.

Building Setback

Minimum building setbacks are not prescribed within the I-1 Industrial Park District proposed building setbacks are acceptable.

Pedestrian Access

Pedestrian access is acceptable. The parking lot area is segregated from the truck loading area. No trails or sidewalks about the site.

Required Parking

The site meets minimum parking standards as follows:

	Required Parking Spaces
CrossFit – 7,030 s.f.	23.4 (1 per 300 s.f.)
Warehouse – 3,478 s.f.	3.5 (1 per 1,000 s.f.)
TOTAL – 10,508 s.f.	27 (31 provided)

Architectural Standards

Exterior building materials are primarily painted metal. The front (eastern) elevation contains a brick or stone wainscot along the bottom three feet along with a covered front entrance. Remaining elevations contain windows and a darker color metal siding along the bottom elevations. Use of materials are consistent with similar buildings within the Industrial Park.

Landscape Plan

Required and proposed landscaping is outlined below.

	Required	Current Plan	Plantings Needed
One tree per 4,000 s.f. of paved surface – 19,200 s.f.	5 trees	5 trees	
One tree per 50 feet of lot perimeter – 960 feet	19 trees	10 trees	9 trees
One shrub per 40 feet of lot perimeter – 960 feet	24 shrubs	24 shrubs	

Landscaping is acceptable as follows:

- 1) The Landscape Plan must include a total of 24 trees.

Lighting Plan

No exterior lighting is proposed.

Grading, Drainage, Erosion Control and Utility Plan Review

The Public Works Department has conducted a cursory review of the Grading, Drainage, Erosion Control, and Utility Plans. Site Plan approval shall be conditioned upon final approval of the Grading, Drainage, Erosion Control and Utility Plan by the Public Works Director.

RECOMMENDATION

Approval of the Site Plan is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated July 31, 2017
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 3) Outdoor storage shall be prohibited unless it is screened from public view with a wall incorporating materials and colors consistent with the main building.
- 4) All rooftop units must be screened from public view via a parapet wall or painted to match the building.

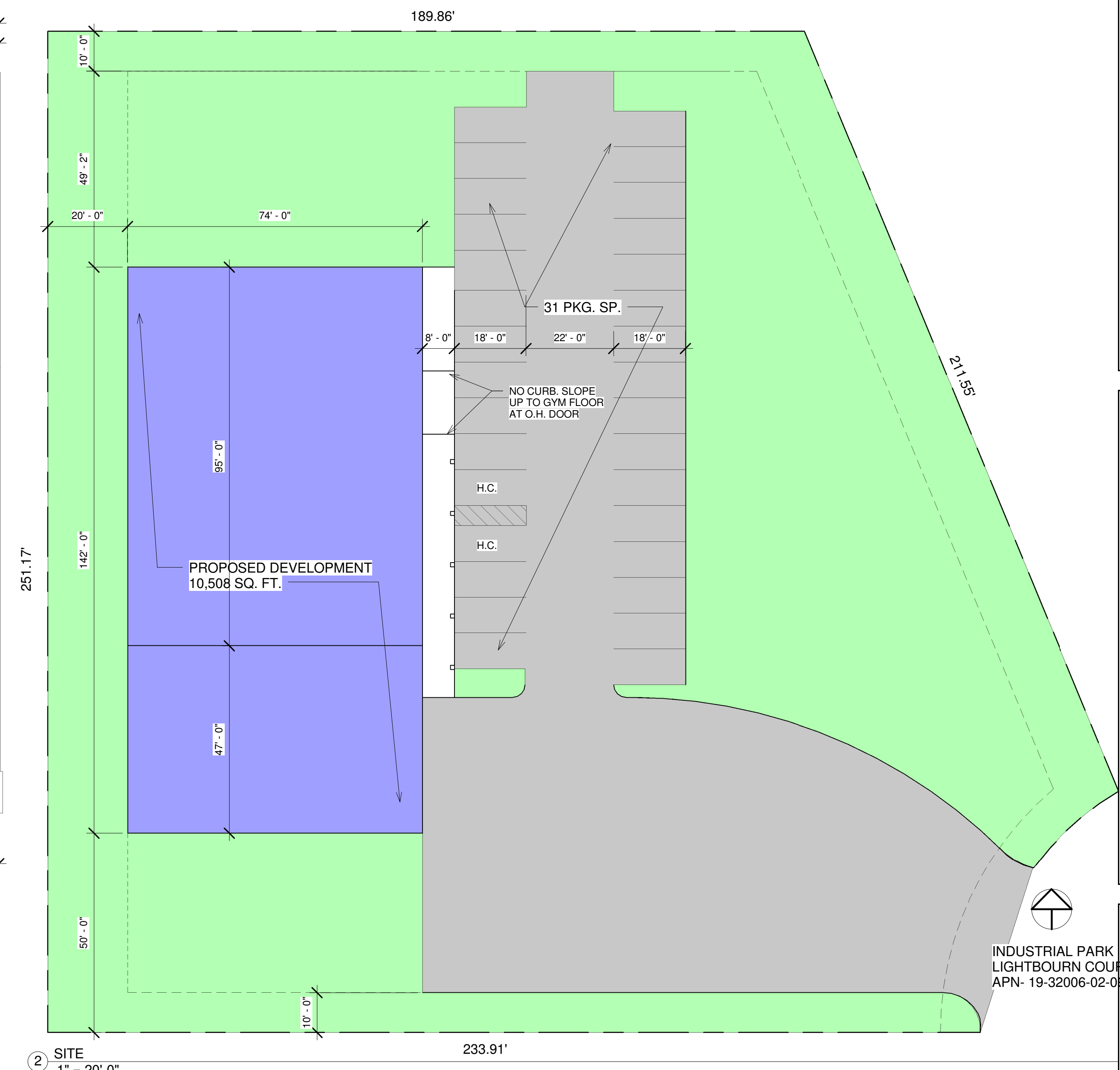
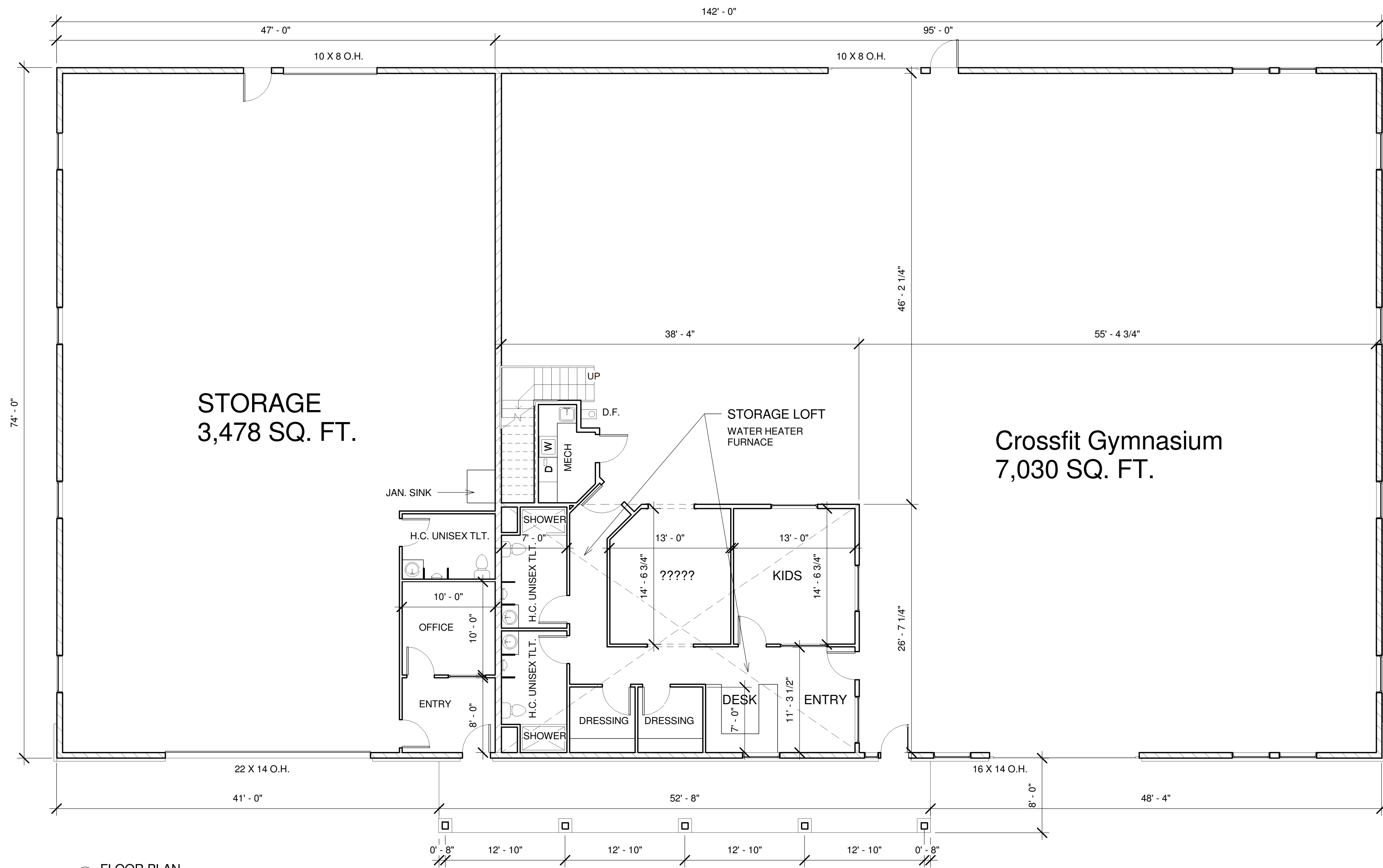
- 5) Signage will be processed administratively under a separate sign permit application.
- 6) Approval of the Grading, Drainage, Erosion Control, and Utility Plans by the Public Works Director and payment of any required inspection escrows.
- 7) Any lighting shall incorporate shields and cut-offs to direct light on the site.
- 8) The Landscape Plan must include a total of 24 trees.
- 9) Approval of the sale of the property by the City Council.
- 10) 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, Site Plan approval is null and void.

ATTACHMENTS

- Location Map
- Development Plans

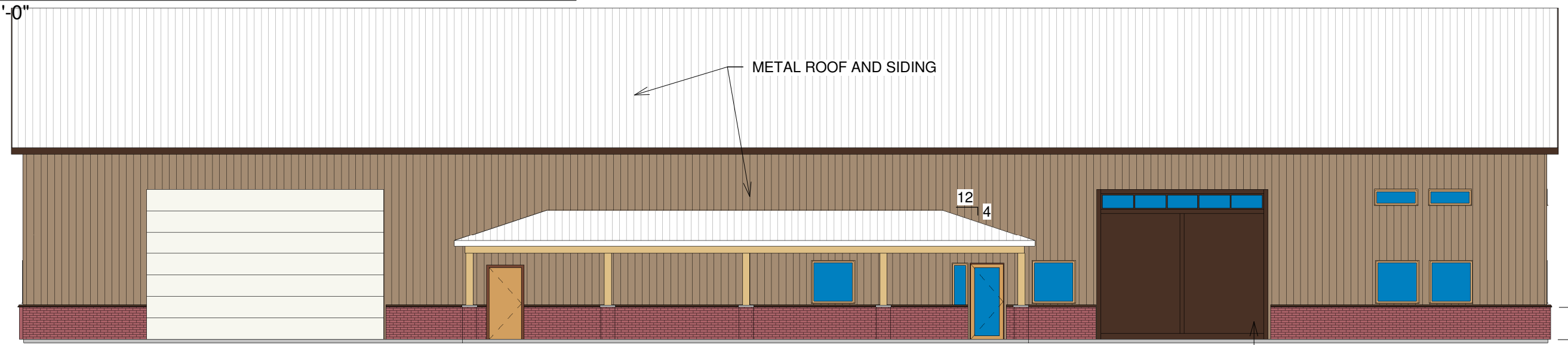
LOCATION MAP



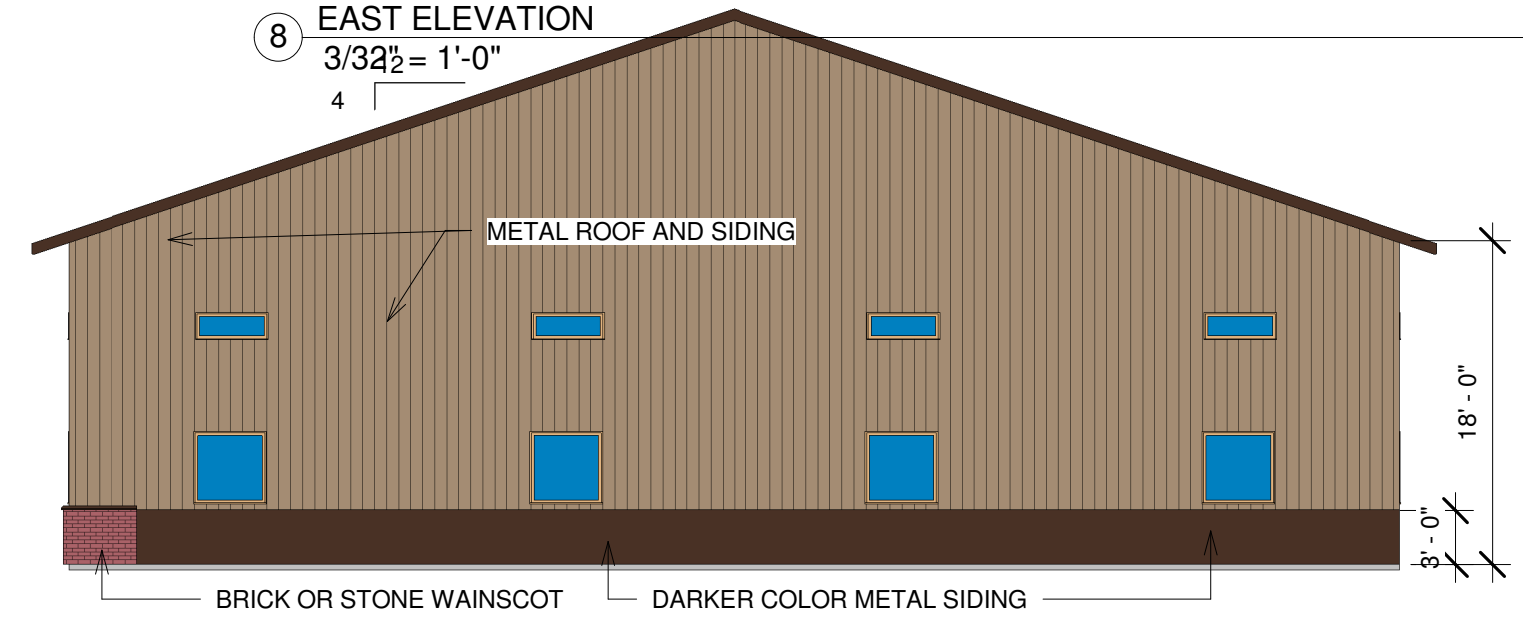


3 FLOOR PLAN
1/8" = 1'-0"

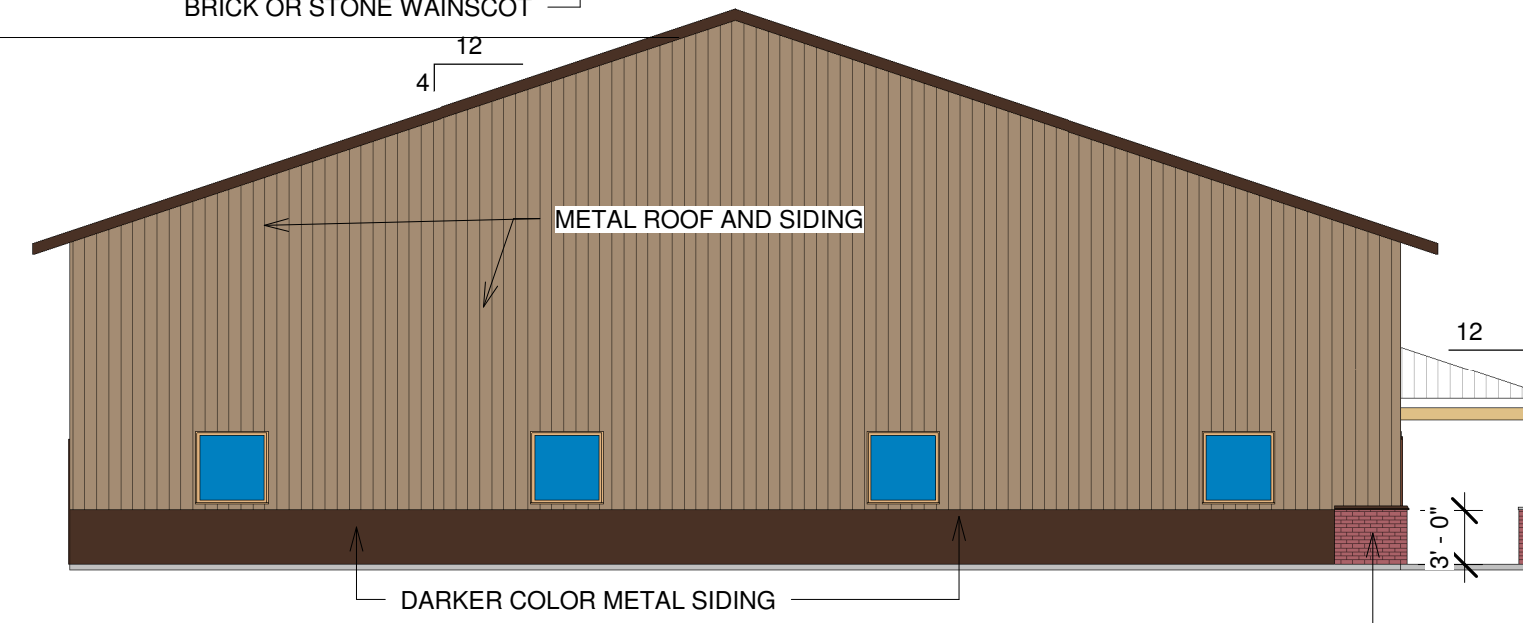
2 SITE
1" = 20'-0"



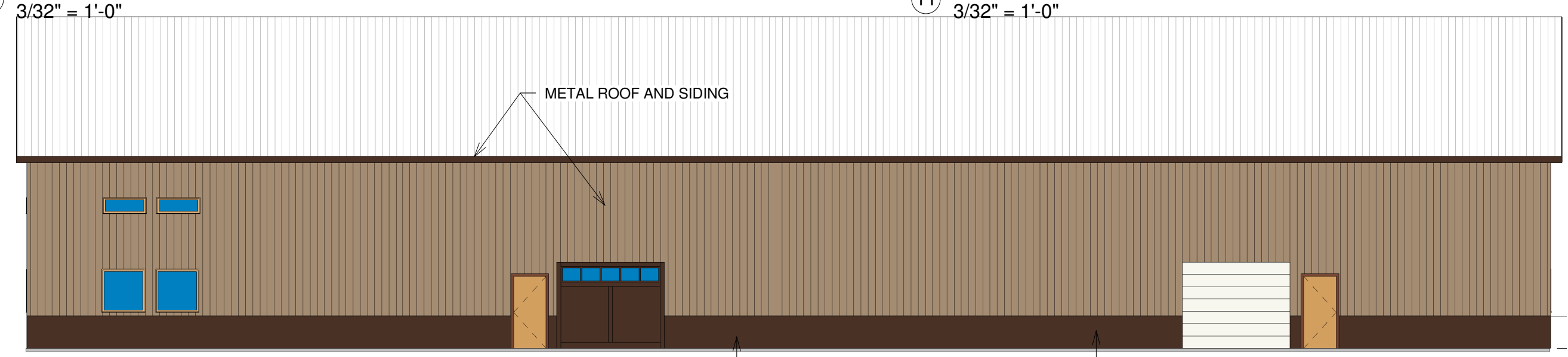
8 EAST ELEVATION
3/32" = 1'-0"



9 NORTH ELEVATION
3/32" = 1'-0"



11 SOUTH ELEVATION
3/32" = 1'-0"



10 WEST ELEVATION
3/32" = 1'-0"



4 3D View 1_1
12" = 1'-0"

CROSSFIT HSC
2911 ENTERPRISE AVE. SUITE C
HASTINGS, MN. 55033

OWNERS:
CHAD PECHACEK
JEFF TAIT
crossfithsc@gmail.com

APN: 19-32006-02-090

David L. Harris
Architect

17975 HOGAN AVE. - HASTINGS, MN. 55033
651-486-2087
dlh.architect@yahoo.com

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DAVID L. HARRIS REG. NO. 26561 DATE:

PROJECT NAME
**NEW FACILITY FOR:
CrossFit HSC**

LOCATION
LIGHTBOURN CT. HASTINGS INDUSTRIAL PARK

DATE: 4 JAN. 2017

PROJ. NO.
C-16-3065

A-1 of 1

REVISED 24 JULY 2017

GOVERNING SPECIFICATIONS

THE 2014 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. ALONG WITH THE CURRENT MMUTCD MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

City of Hastings Contact List

Engineering Department 651-480-2334
 Utility Department 651-480-6185
 Building Inspections 651-480-2342
 Fire Department 651-480-6150
 Police Department 651-480-2300

MARK PEINE, PW SUPERINTENDENT
 651.480.6185 MPEINE@hastingsmn.gov

ERIC KRAMER - PW SUPERVISOR
 651.480.6185 EKRAMER@HASTINGSMN.GOV

Chris Jenkins, Park & Rec Director
 651.480.6176 bbernstein@hastingsmn.gov

Cory Likes, Operations & Maintenance Sup.
 651.480.6178 clikes@hastingsmn.gov

Paul Mahoney, City Forester 651.480.6177
 pmahoney@hastingsmn.gov

Nick Egger, City Engineer 651.480.2370
 nickegger@hastingsmn.gov

Tom Montgomery, PW Director 651.480.6188
 tmontgomery@hastingsmn.gov

Tom Bakken, Building Official 651.480.2375
 tbakken@hastingsmn.gov

JOHN HINZMAN, CITY PLANNER
 651.480.2378 JHINZMAN@HASTINGSMN.GOV

John Caven, Assistant City Engineer
 651.480.2369 jcaven@hastingsmn.gov

Kevin Burns, BDM/MSA Inspector 651-271-6584
 kburns@msa-ps.com

City of Hastings Utility Contact List

CENTURY LINK - (TELEPHONE)
 343 E. 82ND ST
 CHASKA, MN 55318
 DEREK VIRKUS
 651.438.3970
 DEREK.H.VIRKUS@CENTURYLINK.COM

XCEL ENERGY - (ELECTRIC)
 3000 MAXWELL AVENUE
 NEWPORT, MN 55055
 ALEX AUTIO
 651.458.4452
 ALEX.C.AUTIO@XCELENERGY.COM

COMCAST - (CABLE TV)
 3050 ECHO LAKE AVENUE
 MAHTOMEDI, MN 55115
 KEVIN STROUP
 952.607.4036
 KEVIN_STROUP@CABLE.COMCAST.COM

DAKOTA ELECTRIC - (ELECTRIC)
 4300 220TH ST
 FARMINGTON, MN 55024
 TOM SCHMITZ
 651.463.6265
 tschmitz@dakotaelectric.com

CENTERPOINT ENERGY - (GAS)
 700 LINDEN AVENUE WEST
 P.O. BOX 1165
 MINNEAPOLIS, MN 55440
 ANDREW BALGOBIN
 612.321.5246
 ANDREW.BALGOBIN@CENTERPOINTENERGY.COM

Zayo Fiber Solutions
 5005 CHESHIRE PARKWAY, SUITE
 PLYMOUTH, MN 55446
 MIKE DAHLE
 763.545.9998
 michael.dahle@zayo.com

SHEET INDEX

- 1 PAVING PLAN
- 2 GRADING, AND DRAINAGE PLAN

CONST. BIT PARKING LOT WITH
 B612 CONC. CURB AND GUTTER

6" CLASS 5 AGG. BASE - CP
 1-1/2" BASE COURSE BIT. - CP
 1-1/2" WEAR COURSE BIT. - CP

PAVEMENT DESIGN
 SOIL R30, ESAL 100,000 GE REQUIRED 12
 GE ACHIEVED 12

ROLL TESTING MUST BE WITNESSED BY
 THE CITY INSPECTOR

IRRIGATION SYSTEM NOTES

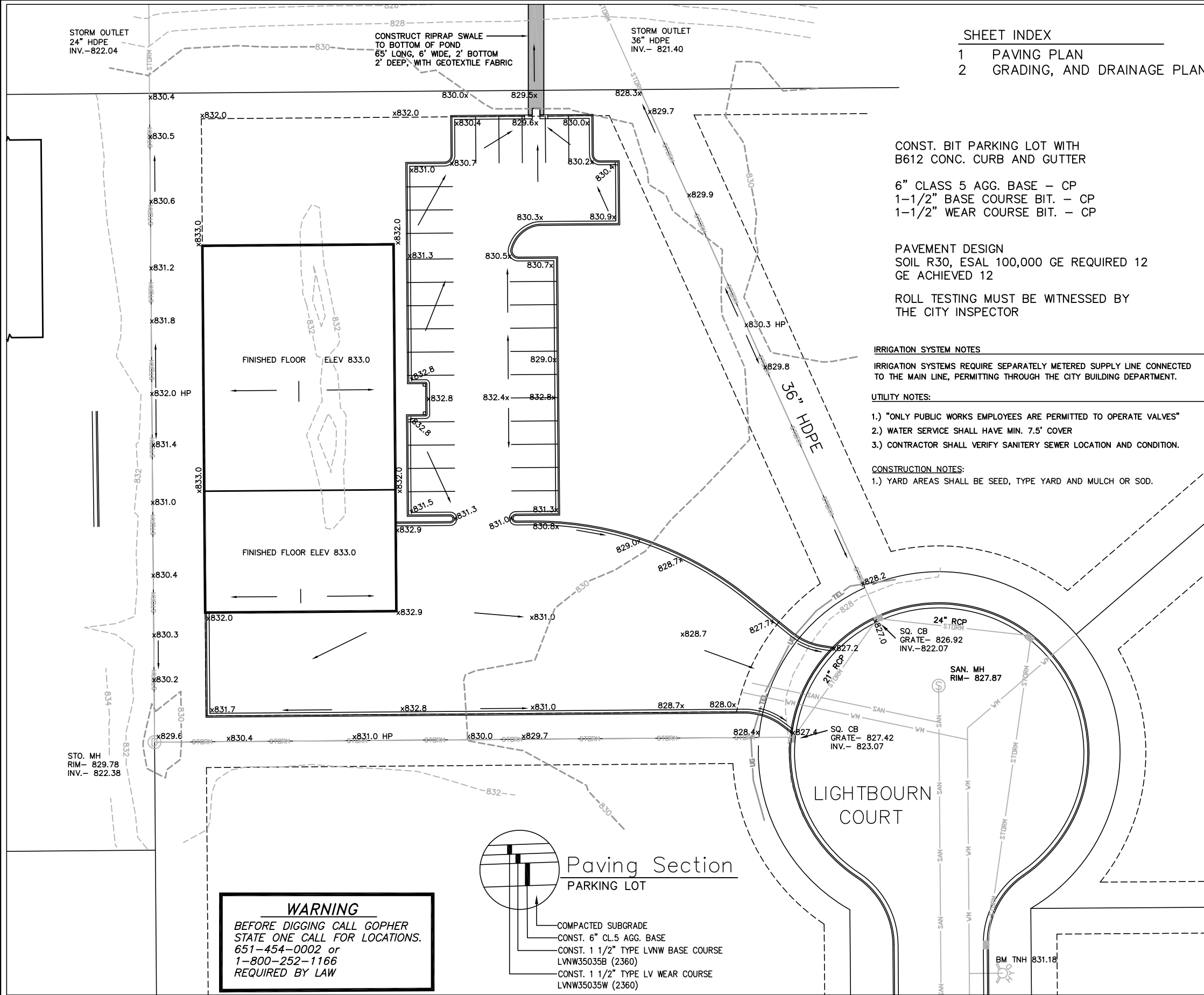
IRRIGATION SYSTEMS REQUIRE SEPARATELY METERED SUPPLY LINE CONNECTED TO THE MAIN LINE, PERMITTING THROUGH THE CITY BUILDING DEPARTMENT.

UTILITY NOTES:

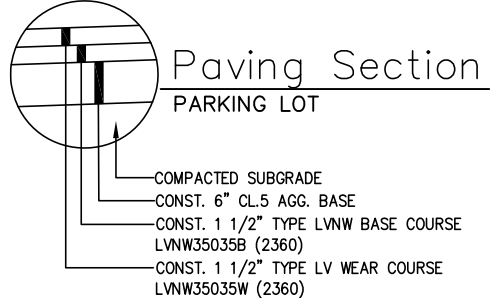
- 1.) *ONLY PUBLIC WORKS EMPLOYEES ARE PERMITTED TO OPERATE VALVES*
- 2.) WATER SERVICE SHALL HAVE MIN. 7.5' COVER
- 3.) CONTRACTOR SHALL VERIFY SANITARY SEWER LOCATION AND CONDITION.

CONSTRUCTION NOTES:

- 1.) YARD AREAS SHALL BE SEED, TYPE YARD AND MULCH OR SOD.



WARNING
 BEFORE DIGGING CALL GOPHER
 STATE ONE CALL FOR LOCATIONS.
 651-454-0002 or
 1-800-252-1166
 REQUIRED BY LAW



G-Cubed Inc.
 Engineering
 Surveying
 Planning
 285 Westview Drive
 West Saint Paul, MN 55118
 ph. 651.288.1100 fax 651.455.4948

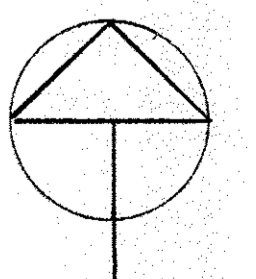
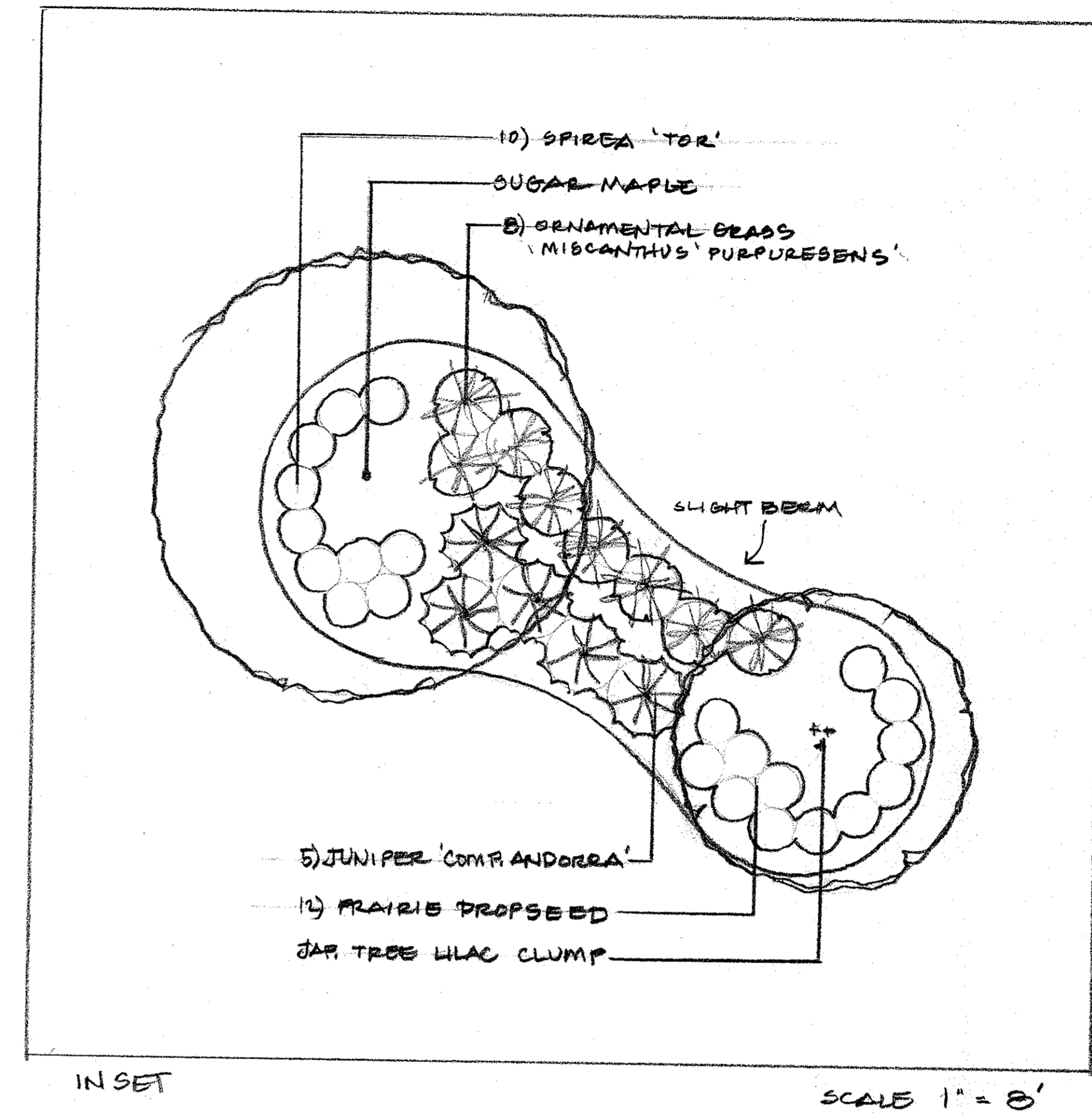
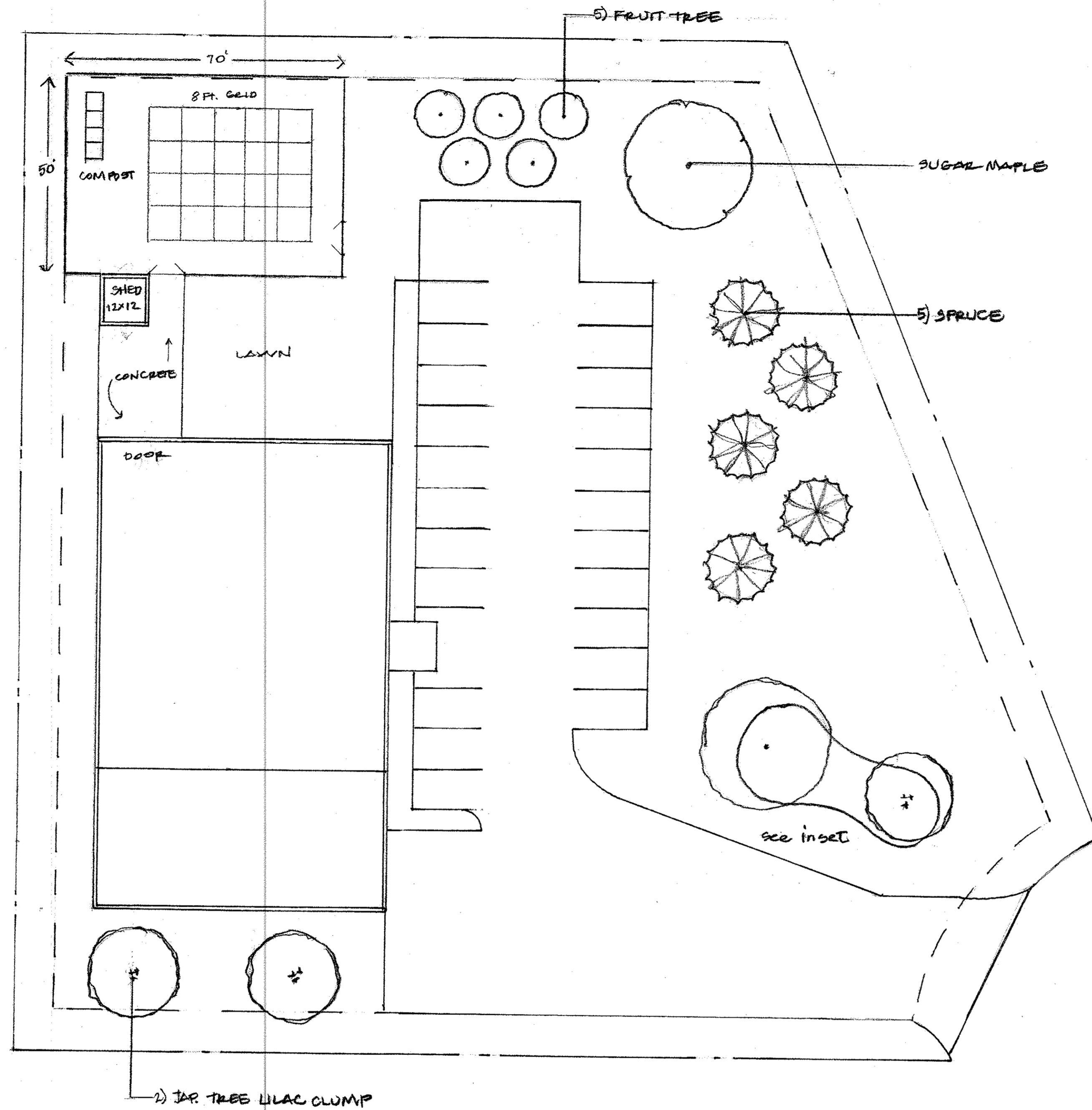
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 Mark R. Welch
 DATE 7/21/2017 REG. NO. 42736

DESIGNED	DJT	REVISD	BY	DATE	LATEST REVISION: 7/21/2017
DRAWN	DJT				Prepared For: Lightbourn Properties 32 Madison Court Hastings, Mn 55033
CHECKED	MRW				BENCHMARK: TOP NUT HYDRANT 831.18
					FILE NO.: 17-083 CP DWG NAME

CITY OF HASTINGS
 DAKOTA COUNTY, MINNESOTA
 2017 CONSTRUCTION

CROSS FIT HASTINGS
 INDUSTRIAL PARK

PAVING
 PLAN
 SHEET 1 OF 2 SHEETS



<p>Abrahamson NURSERIES</p> <p>20021 St. Croix Trail North Scandia, MN 55073 (651) 433-2431</p> <p>2100 Tower Dr. Stillwater, MN 55082 (651) 439-2140</p>	LANDSCAPE PLAN	
	DRAWN FOR CROSSFIT HSC	
	LIGHTBOURN COURT	
	DATE MAR 2017	DRAWN BY W.C. KB