



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Justin Fortney, City Planner
Date: July 15, 2024
Item: Resolution: Site Plan – 2024-14 – Rio Gran Trucking – 601 31st St E

Council Action Requested:

Consider the request by Richard Beskau with Rio Gran Express LLC for site plan approval and act on the attached resolution.

Approval of a site plan requires a simple majority.

Background Information:

In February, HEDRA (Hastings Economic Development and Redevelopment Authority) and Richard Beskau with Rio Gran Express LLC entered into a purchase agreement for the property sale. The use of the site is for a second location for their business at 12260 Margo Ave S, which has been operating for the past 23 years. This site will feature a building to house their semi-trucks indoors, additional indoor parking spots for rent, a designated area for light maintenance work on their own semi-trucks, outdoor parking for semi-trailers, and an office to manage operational tasks.

Please see the attached Planning Commission Staff report from July 8, 2024 for additional information.

Advisory Commission Discussion:

Planning Commissioners discussed the project briefly and voted 5-0 in favor of the proposal at their July 8, 2024 meeting.

No members of the public spoke at the meeting.

Council Committee Discussion:

None

Attachments:

- Site plan resolution
- Planning Commission Staff Report – July 8, 2024
- Site plans

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF HASTINGS GRANTING SITE PLAN APPROVAL FOR
TRUCKING LOCATED AT 601 31ST STREET EAST**

Council member _____ introduced the following Resolution and
_____ moved its adoption:

WHEREAS, Richard Beskau with Rio Gran Express LLC has petitioned for Site Plan approval to construct a trucking facility generally located at 601 31st St E, legally described as Lot 6, Block 2, HASTINGS INDUSTRIAL PARK NO 6 ADDITION, Dakota County, Minnesota; and

WHEREAS, on July 8, 2024, review was conducted before the Planning Commission of the City of Hastings as required by state law, city charter, and city ordinance; and

WHEREAS, the Planning Commission recommended approval of the site plan to the City Council, subject to the conditions contained in this resolution; and

WHEREAS, The City Council has reviewed the request and concurs with the recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the special use permit as presented to the City Council subject to the conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated July 8, 2024.
- 2) All disturbed areas of the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 3) Any uncompleted site work must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 4) The perimeter of the site must have erosion control, as approved by the City Engineering Department.

- 5) The City Engineering Department must approve any required drainage plan.
- 6) 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.
- 7) A right-of-way permit must be issued for any work in the right-of-way.
- 8) No outdoor unscreened storage is allowed.

Council member _____ moved a second to this resolution and upon being put to a vote adopted by _____ present.

Ayes: _____
Nays: _____
Absent: _____

ATTEST:

Mary Fasbender
Mayor

Kelly Murtaugh
City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 15th of July, 2024, as disclosed by the records of the City of Hastings on file and of record in the office.

Kelly Murtaugh
City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 East 4th Street
Hastings, Minnesota 55033



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: July 8, 2024
Item: Site Plan – 2024-14 – Rio Gran Trucking – 601 31st St E

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:

In February, HEDRA (Hastings Economic Development and Redevelopment Authority) and Richard Beskau with Rio Gran Express LLC entered into a purchase agreement for the property sale. The use of the site is for a second location for their business at 12260 Margo Ave S, which has been operating for the past 23 years. This site will feature a building to house their semi-trucks indoors, additional indoor parking spots for rent, a designated area for light maintenance work on their own semi-trucks, outdoor parking for semi-trailers, and an office to manage operational tasks.

Site Plan Review

Comprehensive Plan Classification

The 2040 Comprehensive Plan designates this area as Industrial.

Zoning Classification

The subject property is zoned I-1 Industrial.

Adjacent Zoning and Land Use

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Light Industrial	I-1	Industrial
East	Light Industrial	I-1	Industrial
South (31 st)	Residential	R-3	Medium Density Residential
West	Light Industrial	I-1	Industrial

Existing Condition

The site is mostly flat, unimproved, grass, with a few trees in the rear.

Building Setbacks

Setbacks in the I-1 Industrial district are determined at the time of site plan review. The proposed building setbacks are adequate with the building being centered and surrounded with parking and maneuvering area.

Vehicular Access and Circulation

The site is laid out to maximize maneuvering area for semi-trailers. There are two entrances to also aid in maneuverability.

Parking

The main purpose of the building is for parking of semi-trucks. The project proponents indicate that passenger vehicles would likely be driven to the site and switched with the semi-trucks in the building. There are only four passenger vehicle spaces delineated on the site. Parking standards for this sized building would require about 22 spaces if it were used for something other than parking. A proof of parking plan shows how the full parking requirements can be met if the use were to change and semi-trailer parking was changed to passenger vehicles.

Architectural Standards

Architectural standards require 65% class 1&2 materials, with at least 25% being class 1 for elevations visible from the street. Class 1 includes (brick, stone, glass, etc.) and class 2 including materials meant to mimic class 1 materials and composite products. The proposed building façade facing the street includes a lot of glass and some brick, which are class I materials. The class II materials used including burnished CMU block and Nichiha fiber cement Panels. Many of these materials wrap around to the west side of the building.

The site plan shows an overhead door on the east side of the building but is not shown on the elevation drawings.

Landscaping

Based on the site size and amount of pavement, the zoning ordinance requires the following number of plantings, as proposed. A tree inventory was provided showing the only large trees were Siberian Elm, which are invasive.

<u>Type</u>	<u>Required</u>	<u>Proposed</u>
Trees	27	27
Shrubs	22	22

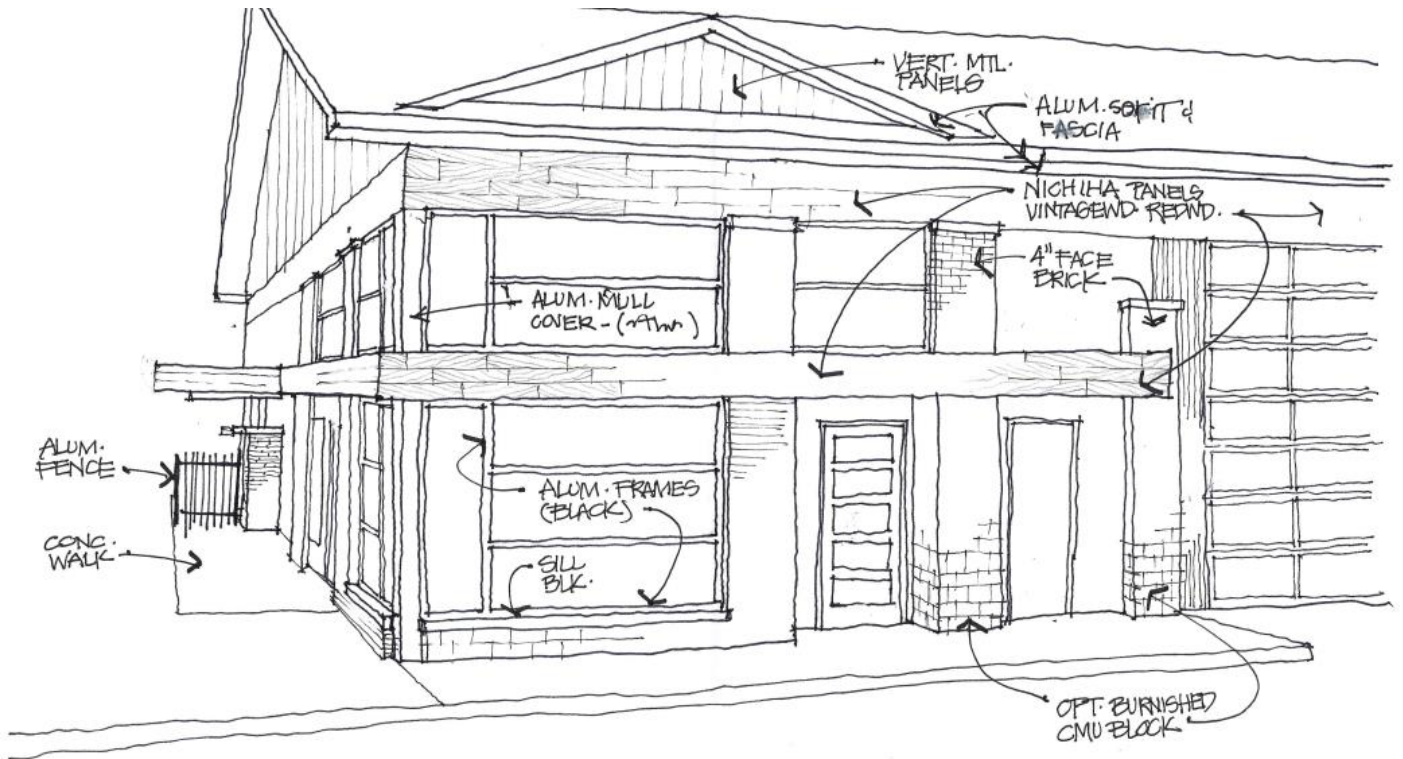
Lighting

The proposed photometric plan shows light levels at the property lines to be below the limit of one foot-candle.

Attachments:

- Aerial Photograph
- Elevation Drawings
- Site Plans

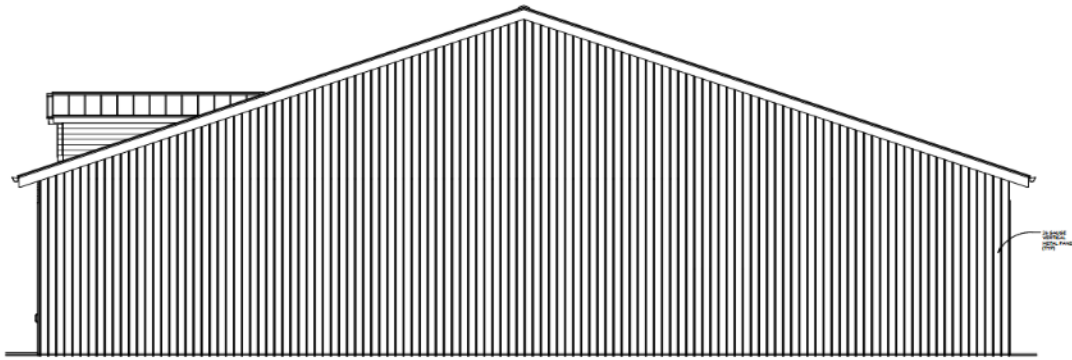




THE SHOP ON 31ST



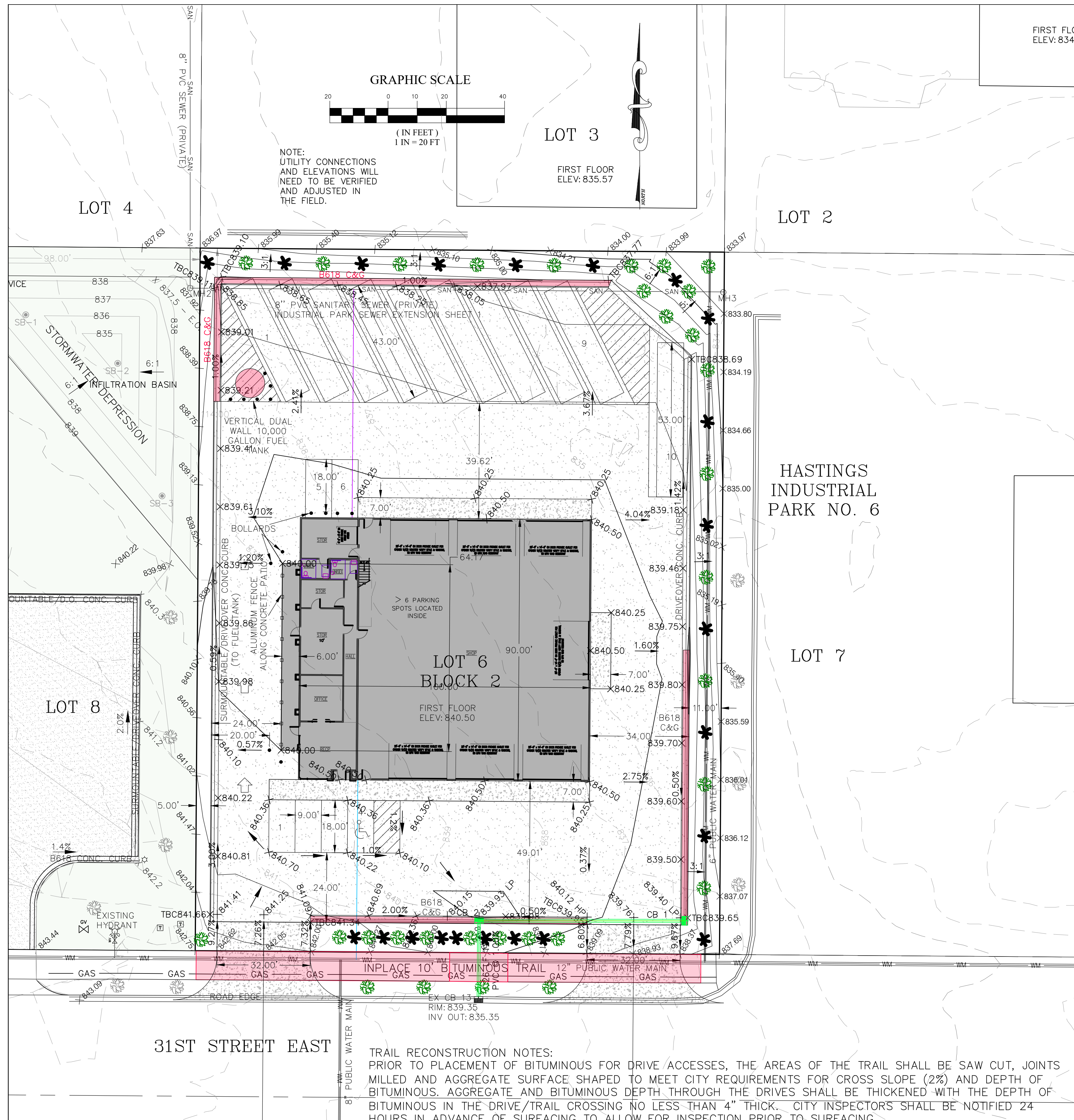
Rear



East

Note: a garage door is proposed on this east elevation





SITE ZONING INFORMATION
 - CURRENT ZONING: INDUSTRIAL
 - SITE ADDRESS: (TBD) 31ST STREET HASTINGS, MN 55033
 - PARCEL ID: 193200502060
 - LOT 6 - BLOCK 2 - HASTINGS INDUSTRIAL PARK NO 6

BASE SITE AREA: 43,420 SQ FT (1.00 ACRES)
 TOTAL BUILDING SQUARE FOOTAGE PROPOSED: 9,385 SQ FT (0.22 ACRES)
 TOTAL DRIVE/PARKING SURFACING: 27,176 SQ FT (0.62 ACRES)
 TOTAL GREEN SPACE: 6,859 SQ FT (0.16 ACRES)

NPDES PERMIT CRITERIA:
 TOTAL DISTURBED AREA = 0.99 ACRES < 1.0 ACRES - PERMIT NOT REQUIRED
 TOTAL NEW IMPERVIOUS = 0.83 ACRES < 1.0 ACRES - PERMANENT STORM WATER TREATMENT NOT REQUIRED
 OWNER AND CONTRACTOR SHALL STILL COMPLY WITH STATE AND CITY STANDARDS FOR STORMWATER PROTECTION INCLUDING MONITORING AND MAINTENANCE TO KEEP CONSTRUCTION DEBRIS AND SEDIMENT WITHIN THE SITE

- MINIMUM % OF LANDSCAPE AREA > 10% (PROVIDING 16%)
 - LANDSCAPING REQUIREMENTS
 -- ONE TREE PER 4000 SQ FT IMPERVIOUS SURFACE (10 REQUIRED - 8 MUST BE DECIDUOUS)
 -- ONE TREE PER 50 FEET OF LOT PERIMETER (4 REQUIRED IN BOULEVARD) 17 TOTAL REQUIRED
 -- ONE SHRUB PER 40 FEET OF LOT PERIMETER - 22 REQUIRED
 -- SCREENING OF THE 31ST STREET PARKING LOT TO ACHIEVE 70% OPACITY.
 -- 4 DECIDUOUS TREES MAY BE REQUIRED AS PART OF THE TREE PRESERVATION PLAN SUBMITTED FOR THIS PROJECT.

TOTAL PLANTINGS: 29 DECIDUOUS TREES (27 IF PLAN ACCEPTED), 2 CONIFEROUS TREES, 22 SHRUBS
 - DECIDUOUS PLANTINGS SHALL BE A MIX OF HARD MAPLE, HYBRID ELM, LOCUST, LINDEN AND OAK. (1.5" CALIPER MEASURED 6" HIGH)
 - CONIFEROUS PLANTINGS SHALL BE BLUE SPRUCE OR FRASER FIR (6' TALL)
 - SHRUBS SHALL BE A MIX OF DOGWOOD, FORSYTHIA, NINEBARK AND VIBURNUM (18" TALL)
 - DEVIATION FROM SPECIES LISTED SHALL BE APPROVED BY THE CITY OF HASTING FORESTRY DIVISION - 651-480-6177

- EXTERIOR LIGHTING - 155.53.5 - PHOTOMETRIC LIGHTING PLAN (PENDING)
 APPENDIX A - OFF STREET LOADING - PROVIDED WITHIN THE LOT
 APPENDIX B = REQUIRED PARKING SPACES - SHOP SPACE - 1 PER 500 SQ FT = 16 REQUIRED
 OFFICE - 1 PER 300 SQ FT = 6 REQUIRED
 22 TOTAL PARKING SPACES REQUIRED (22 PROVIDED)

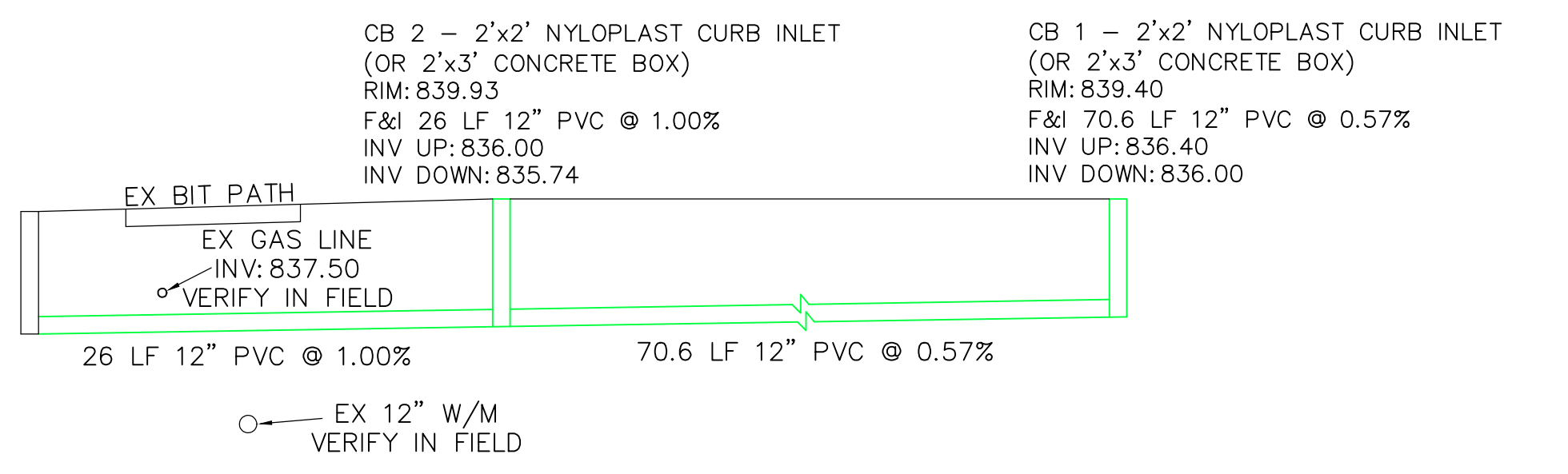
TRASH WILL BE LOCATED INSIDE THE BUILDING WITH CANISTERS SET OUTSIDE ON PICKUP DAYS

WATER SERVICE CONNECTION NOTE:
 F&I 6" WET-TAP AND SLEEVE TO EXISTING 12" PUBLIC WATERMAIN.
 F&I 50 LF 6" PVC C900

SANITARY SEWER CONNECTION NOTE:
 F&I 6" SADDLE TO 8" MAIN. F&I 6" PVC SCHEDULE 40 OR SDR 26 SANITARY SEWER LINE TO THE BUILDING. CLEANOUTS SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 100 FEET AND AT BENDS OR AS REQUIRED BY STATE/CITY BUILDING CODE. MINIMUM SLOPE SHALL BE 2%. PROVIDE MARKER POSTS FOR PROTECTION OF ALL CLEANOUTS.
 F&I 79 LF 6" PVC @ 2.00%
 INV UP: 828.01
 INV DOWN: 826.43

- LEGEND**
- WATER HYDRANT & GATE VALVE
 - SANITARY MANHOLE
 - STORM MANHOLE & CATCHBASIN
 - SIGNS
 - GAS VALVE
 - COMMUNICATIONS BOX
 - ELECTRIC POLE
 - LIGHT POLE
 - TREE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - OVHE OVERHEAD ELECTRIC LINES
 - U.E. UNDERGROUND ELECTRIC LINES
 - TEL UNDERGROUND COMMUNICATIONS LINE
 - RAILING, CHAINLINK FENCE
 - GAS LINE
 - WAT WATER SERVICE
 - TILE DRAIN TILE / SUBDRAIN
 - TILE PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EASEMENT LINE
 - RETAINING WALL
 - BUFFERYARD LINE
 - BITUMINOUS SURFACING
 - CONCRETE SURFACING
 - AGGREGATE SURFACING
 - BUILDING
 - BOULDER OR BIG BLOCK TRANSITION
 - GARDEN
 - PROPOSED BITUMINOUS SURFACING
 - PROPOSED CONCRETE SURFACING
 - PROPOSED BOULEVARD TREE
 - SILT FENCE (PER ROCH. STD. PLATE 7-01)
 - GRADING LIMITS
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE
 - INLET BARRIER (PER ROCH. STD. PLATE 7-05)
 - PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885 CAT. 3N)
 - ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7-06)
 - RIP RAP (PER MNDOT 3133D)

STORM PIPE PROFILE



TRAIL RECONSTRUCTION NOTES:
 PRIOR TO PLACEMENT OF BITUMINOUS FOR DRIVE ACCESSSES, THE AREAS OF THE TRAIL SHALL BE SAW CUT, JOINTS MILLED AND AGGREGATE SURFACE SHAPED TO MEET CITY REQUIREMENTS FOR CROSS SLOPE (2%) AND DEPTH OF BITUMINOUS. AGGREGATE AND BITUMINOUS DEPTH THROUGH THE DRIVES SHALL BE THICKENED WITH THE DEPTH OF BITUMINOUS IN THE DRIVE/TRAIL CROSSING NO LESS THAN 4" THICK. CITY INSPECTORS SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF SURFACING TO ALLOW FOR INSPECTION PRIOR TO SURFACING.

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.
 MARK R. WELCH
 DATE: 7/11/24 REG. NO. 42736

DATE: 5/15/2024
 Prepared For:
RIO GRAN EXPRESS
 12260 MARGO AVE
 HASTINGS, MN 55033
 FILE NO.: 24-144 BASE

G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923
 ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax. 507-867-1665
 www.gcg.to

DESIGNED	ADB
DRAWN	ADB
CHECKED	MRW
REVISED	BY DATE
PRELIMINARY	ADB 5/29/2024
RESUBMITTAL	MRW 6/14/2024
RESUBMITTAL	ADB 6/24/2024
RESUBMITTAL	ADB 7/11/2024

CITY OF HASTINGS DAKOTA COUNTY
 BENCHMARK:
 FIRE HYDRANT APPROXIMATELY 30 FT WEST OF THE SW CORNER OF THE PROPERTY. TNH ELEV: 845.20

RIO GRAN EXPRESS SITE/GRADING PLAN
 SHEET 1 OF 1 SHEETS