

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: October 19, 2016

SUBJECT: Consideration of Rice Street Shoppes, 2158 Rice Street North

- A. Design Review
- B. Comprehensive Sign Plan for a Shared Sign

Introduction

Project Description

Steve Johnson of Solomon Real Estate Group is proposing to build a 6,240 square foot multi-tenant commercial retail building at 2158 Rice Street North. This building will have up to four tenants with at least one tenant initially having a drive through. This project would be located on the former Sinclair gas station site.

Request

The applicant is requesting city approval of design review and a comprehensive sign plan for a shared sign.

Background

1966: The Sinclair Station building was built.

August 16, 2010: The city issued a demolition permit for the Sinclair Station building and gas tanks.

Discussion

Design Review

Architectural

The proposed building will be built with a combination of EIFS, face brick and rockface CMUs for the foundation. The end tenant – identified by the applicant's plans as Tim Hortons – would also incorporate lap siding. The proposed trash enclosure would also incorporate these same materials.

Site Layout

Access to the site would occur from the existing driveways serving the neighboring Cub Foods. No new access points from either Rice Street or County Road B East would be added due to this project. As a result of the most recent street improvements a driveway entrance was included on the County Road B East side of this site, but the applicant would be removing this curb cut and installing new curb and sidewalk segments.

As proposed, there are two access points to the site from the private drive to the east. A drive through lane circles the building on the north and west side of the building. The site's trash enclosure would be located on the east end of the building. There will also be a sidewalk connection on the west side of the site.

Parking

For restaurants, the city's parking ordinance requires one parking space for every 50 square feet of area available for patron use – meaning 20 spaces are required. The remaining retail areas of the building require one space for every 200 square feet of area – meaning 21 spaces are required. A total of 41 parking spaces are required for this site and the applicant is proposing 42 spaces. In addition, the applicant has submitted a shared parking agreement with the neighboring Cub Foods – which has many more spaces than is required – to allow for employee parking as needed. These additional spaces could also be used to meet ordinance requirements if a second restaurant was added to the building.

Landscaping

To construct this project, the applicant intends to remove seven significant trees – a total of 72 caliber inches. Based on the city's tree preservation ordinance the applicant is required to plant 86.4 caliber inches or pay into the city's tree fund. The applicant's landscape plan shows 20 new trees being planted – with a total of 67 caliber inches. The applicant is required to either plant an additional 19.4 caliber inches or pay into the city's tree fund.

Lighting

The applicant's lighting plan meets ordinance requirements.

Comprehensive Sign Plan

Shared Sign

The applicant's plans show two proposed signs – a pylon sign and a monument sign. Each sign has four panels. The applicant is proposing two of the panels of the pylon sign be dedicated for the neighboring Cub Foods store. This request is the result of the two parties negotiating over agreements related to parking, access and drainage. City ordinance requires a comprehensive sign plan for all shared signs. The existing old Sinclair sign on this site will come down as part of the development. Currently, Cub Foods does not utilize any freestanding signs for this location. Prior to any sign permits being issued, the applicant must submit a site survey showing the proposed signs meeting the required setbacks.

Department Comments

Engineering Department, Jon Jarosch

Please see Jon Jarosch's engineering report, dated October 10, 2016, attached to this report.

Building Official, Jason Brash

Build per the 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2015 Minnesota State Fire Code, 2015 Minnesota State Building code section 1306, 2015 Minnesota State Plumbing Code with 2012 UPC, 2015 Minnesota State Building Code with MN ANSI A117. 1-2009 accessibility rules.

Fire Department, Fire Marshal Butch Gervais

The building will require fire protection with monitoring, Fire Department Key Box and contractors will be required to follow current local, state and national codes. All proper plans need to be submitted to obtain permits for any work. Any restaurant will require proper fire protection in the cooking area and be monitored.

Police Department, Chief Paul Schnell

No issues

Parks Department, Jim Taylor

Here is the parks charge for 2158 Rice Street: Current land value - \$255,300 X 9% = \$22,977

Recommendations

- A. Approve the plans date-stamped October 11, 2016, for the Rice Street Shoppes development. Approval is subject to the developer complying with the following conditions:
 1. Approval of design plans is good for two years. If the applicant has not begun construction within two years, this design review shall be repeated. Staff may approve minor changes to these plans.
 2. The applicant shall comply with the conditions noted in the engineering report by Jon Jarosch dated October 10, 2016.
 3. Submit to staff copies of the executed agreements for cross-access, parking and drainage between the applicant and the property owner of 100 County Road B West.
 4. Submit to staff a revised landscape plan showing additional trees to meet the city's tree preservation requirements or prior to receiving a building permit submit the required fee for the city's tree fund to meet the tree preservation requirements.
 5. The applicant shall provide an irrevocable letter of credit or cash escrow in the amount of 150 percent of the cost of installing the landscaping, before getting a building permit.

- B. Approve the comprehensive sign plan to allow a shared sign at 2158 Rice Street North. Approval of the comprehensive sign plan is subject to the following conditions:
1. Shared signage is only allowed on the pylon sign proposed to be located adjacent to Rice Street North. For the pylon sign, only tenants of the 2158 Rice Street building and the grocery store located at 100 County Road B West are permitted to have panels.
 2. The applicant shall submit to the city a copy of the agreement between the property owners of 2158 Rice Street North and 100 County Road B West allowing for the maintenance of and access to the shared sign.
 3. The applicant shall submit a site plan showing the locations of the proposed freestanding signs meeting the required 10 foot setback from property lines.
 4. Any new signage for either site must comply with the city's sign code.

Reference Information

Site Description

Site Size: 0.73 Acres
Existing Land Use: Vacant Land, former Sinclair Station

Surrounding Land Uses

North: County Road B and MN Highway 36
South: Cub Foods Parking Lot and Auto Center
East: Cub Foods
West: Rice Street

Planning

Existing Land Use: Commercial (C)
Existing Zoning: Business Commercial (BC)

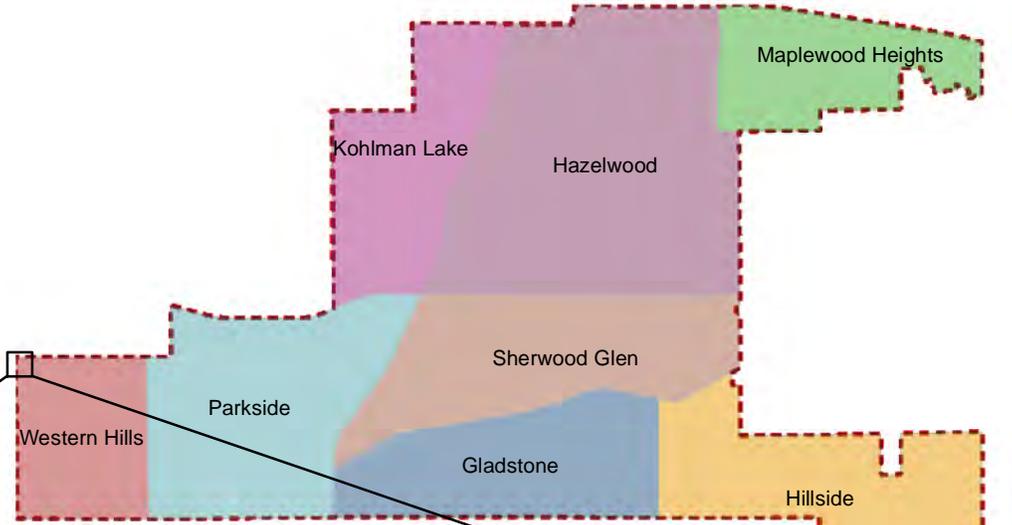
Application Date

The city deemed the applicant's applications complete on October 11, 2016. The 60-day review deadline for a decision is December 10, 2016. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary in order to complete the review of the application.

Attachments

1. Location Map
2. Zoning Map
3. Site Plan

4. Landscape Plan
5. Building Elevations
6. Applicant's Narrative
7. Jon Jarosch, engineering comments, dated October 10, 2016
8. Applicant's plan set (separate attachment)



2158 Rice Street - Rice Street Shoppes

Design Review Request - Overview Map

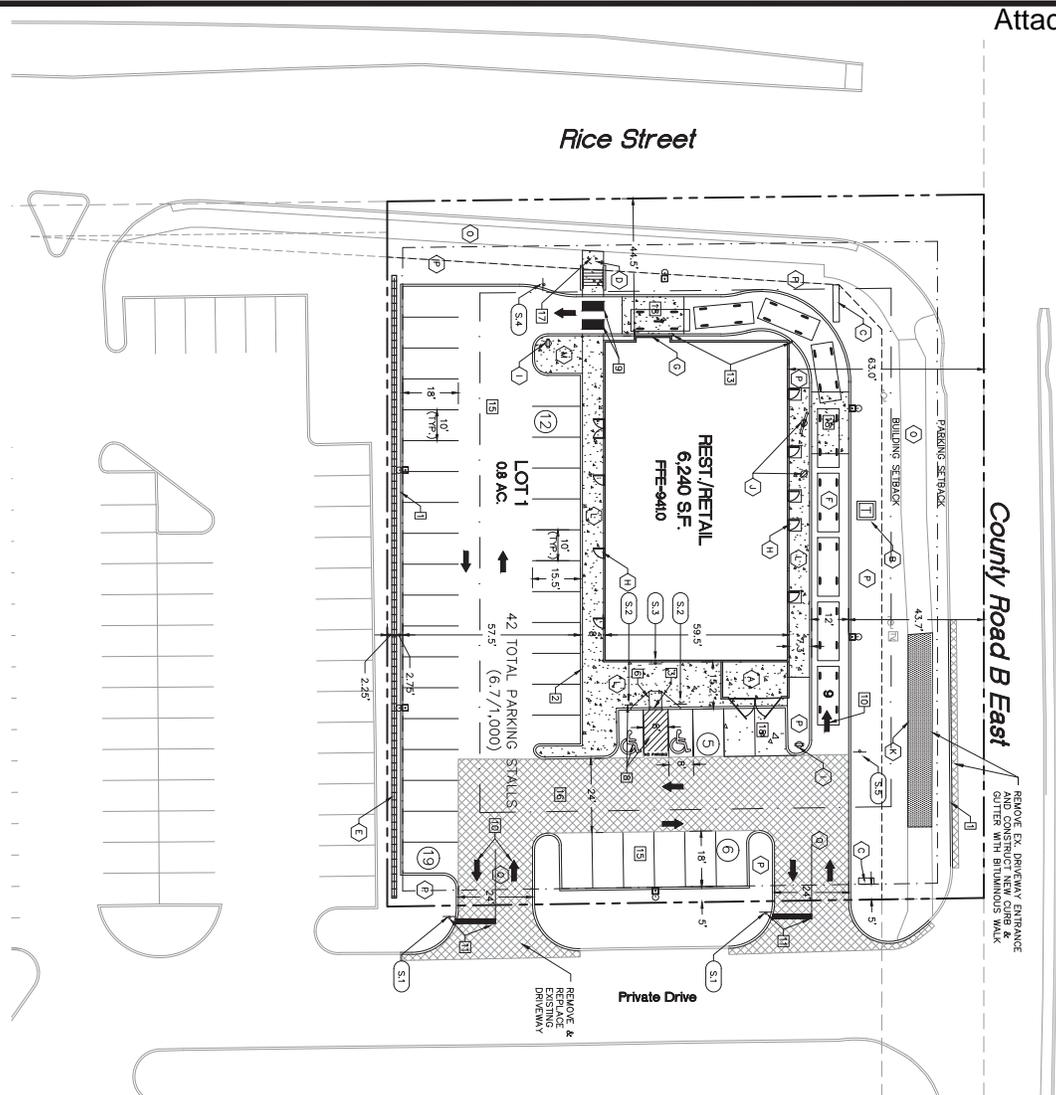


2158 Rice Street North - Rice Street Shoppes

Zoning Map

Legend

 Business Commercial (bc)



Westwood
 888.907.8188
 7809 Augusta Drive
 Westwood, Mississippi 39293

1. These drawings shall be used for the purpose of the project as shown on the title block. Any other use is prohibited. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Project No. 2016-001
 Date: 09/26/16
 Version: 2

Revised	By	Reason

Professional Seal
 Title
 State

Project No. 2016-001
 Date: 09/26/16
 Version: 2

Rice Street Retail, LLC
 Mississippi, Mississippi

Rice Street Retail
 Mississippi, Mississippi

Civil Site Plan

Site Legend

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
SETBACK LINE	SETBACK LINE
EASMENT LINE	EASMENT LINE
CURB AND GUTTER	CURB AND GUTTER
PAVED NORMAL WATER LEVEL	PAVED NORMAL WATER LEVEL
RETAINING WALL	RETAINING WALL
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
HEAVY DUTY BITUMINOUS PAVEMENT	HEAVY DUTY BITUMINOUS PAVEMENT
STANDARD DUTY BITUMINOUS PAVEMENT	STANDARD DUTY BITUMINOUS PAVEMENT
NUMBER OF PARKING STALLS	NUMBER OF PARKING STALLS
TRANSFORMER	TRANSFORMER
SITE LIGHTING	SITE LIGHTING
POWER POLE	POWER POLE
BOLLARD / POST	BOLLARD / POST

Site Notes

- A. TRASH ENCLOSURE
- B. TRANSFORMER
- C. MONUMENT SIGN (SEE ARCH. PLANS)
- D. STEPS WITH RAILING
- E. RETAINING WALL WITH RAILING
- F. DRIVE THRU WINDOW
- G. DRIVE THRU WINDOW
- H. ENTRY/EXIT DOOR
- I. DRIVE THRU DIRECTIONAL SIGNAGE
- J. ORDER BOARDS
- K. BITUMINOUS TRAIL
- L. PLANT (SEE ARCH. PLANS)
- M. FREE STANDING SIGN
- N. PLANT (SEE ARCH. PLANS)
- O. LANDSCAPE AREA
- P. WHITE LANE STRIPE

Site Details

1. BRIT SIGN & CUTTER
2. INTEGRAL CURB & WALK
3. FLUSH CONCRETE CURB & GUTTER
4. PEDESTRIAN CURB RAMP
5. ACCESSIBLE PARKING FOOD, BEVERAGE, & SODAS
6. TRAFFIC ARROW
7. PAINTED STOP BAR & STOP SIGN POST BASE
8. BOLLARD - DUTY BITUMINOUS PAVEMENT
9. HEAVY DUTY BITUMINOUS PAVEMENT
10. CONCRETE SIDEWALK
11. CONCRETE PAVEMENT

Sign Legend

REFERENCE	SIZE	MARKING DESIGNATION
S.1 STOP SIGN	24" X 24"	81-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	87-84
S.3 NO PARKING	12" X 12"	88-38
S.4 ONE WAY/DO NOT ENTER	24" X 24"	85-1
S.5 BEGIN ONE WAY	24" X 30"	86-XI

General Site Notes

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, INC., 8889 FRENCH AVENUE, MISSISSIPPI 39206.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THESE DRAWINGS SHALL BE AS SHOWN ON THESE DRAWINGS. SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOORS.
6. ALL CURB ROAD SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE BRIT UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, CONES, AND TRAFFIC CONTROL DEVICES THROUGHOUT THE PROJECT. THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND ENGINEER IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOW ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTO METRICS.

Signage and Striping Notes

1. ALL TRAFFIC SIGNS, PAINTED MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MISSISSIPPI UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE. TWO COATS OF AS SHOWN IN WHITE (TWO COATS).
3. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED PARKING SPACE. CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE SITE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
4. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE PROTECTED BY CURB.
5. ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE FROM CROSSWALK. ALL STOP SIGNS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
6. ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

Parking Summary

PARKING REQUIREMENTS	2,198 SF (1,000 SF PATRON USE)
RETAIL	4,131 SF
1,000/50 =	20 STALLS
4,131/200 =	21 STALLS
TOTAL PARKING REQUIRED:	41 STALLS
TOTAL PARKING PROVIDED:	42 STALLS

NOT FOR CONSTRUCTION



Date: 09/26/16
 Scale: 2" = 9'
 00042239101.dwg

Rice Street Shoppes

Former Sinclair Building

Maplewood, MN

Development Narrative

Solomon Real Estate Group plans to redevelop the former Sinclair Gas Station property located at 2158 Rice Street, near the existing Cub Foods store. The redevelopment plan for the Rice Street Shoppes involves building a new retail center with approximately four retail or restaurant users. The plans for the new center will also improve the existing access and site drainage from its current state.

The new building aesthetics will include contemporary architecture that will establish the property as a very high quality and visually appealing project. Once completed, this redevelopment will generate excitement within the local community and bring new patrons to the area which will enhance shopping and dining visits to other nearby merchants as well.

As part of the redevelopment effort, Solomon has worked closely with SuperValu to address some needed easements so that the two properties can operate successfully together as one larger comprehensive center or project. To this end, Super Valu has agreed to grant the Sinclair property an easement for access and drainage (both of which currently don't exist and thereby "land-lock" the Sinclair property making its redevelopment virtually impossible). In addition, Super Valu has agreed to grant the Sinclair property a non-exclusive parking easement for the 15 parking stalls currently located adjacent to its property which will be used for employee parking and will allow for the possibility of a second restaurant to be located on the Sinclair property as part of its redevelopment. In exchange for these beneficial easements, we have granted Super Valu a position on our shopping center pylon sign. With these agreements, the two properties are now closely coordinated with one another in a desirable comprehensive plan format.

Engineering Plan Review**PROJECT: 2158 Rice Street Retail Center****PROJECT NO: 16-30****COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer****DATE: 10-10-2016****PLAN SET: Engineering plans dated 9-26-2016****REPORTS: Storm Water Management Report – Dated 9-28-2016**

The applicant is proposing to construct a retail center at the southeast corner of County Road B and Rice Street. The applicant is requesting a review of the current design.

As the amount of disturbance on this site is greater than 0.5 acre, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. Due to slow infiltrating and contaminated soils on the site, the applicant is requesting alternative compliance with the City's requirements.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) The project shall be submitted to the Capitol Regions Watershed District (CRWD) for review. All conditions of CRWD shall be met. Permit coverage from the CRWD is required prior to the issuance of a City grading permit.
- 2) The stormwater management report notes the presence of clay soils, which are not conducive to infiltration, along with the presence of contaminated soils from the gas station that previously occupied this site. The applicant shall provide soils information to support this statement.
- 3) If it is determined to be infeasible to provide water quality treatment onsite after reviewing site specific soils information, the developer shall contribute to the City's Environmental Utility Fund to offset the post construction management of water quality treatment that was not achieved on site. These funds shall be utilized by the City to construct public stormwater projects that address water quality as set forth in the City's Stormwater Ordinance.
- 4) Emergency overland overflows shall be identified on the plans for the parking lot low-points. Overflows shall contain adequate protection to prevent erosion.

- 5) High water level for the proposed storm sewer system shall be shown on the grading plan.
- 6) Cleanouts shall be installed at all bend locations for the proposed drain tile.

Grading and Erosion Control

- 7) Silt fencing near the southwest corner of the site shall be heavy-duty mesh backed or double-row standard silt fence as this area is subject to concentrated flows.
- 8) All slopes shall be 3H:1V or flatter.
- 9) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.
- 10) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 11) All pedestrian facilities shall be ADA compliant.
- 12) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.
- 13) The total grading volume (cut/fill) shall be noted on the plans.
- 14) A building permit is needed for retaining walls over 4-feet in height.

Sanitary Sewer and Water Service

- 15) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required prior to the issuance of permits.
- 16) Water system modifications shall be reviewed by the City of Roseville, as the proposed water service connects to their system.

Ramsey County Comments

- 17) The proximity of the north access is very close to County Road B, requiring drivers to make a U-turn to enter the north access. The potential exists for traffic to back up into County Road B on a busy coffee morning. What is the maximum number of vehicles

expected to stack for the drive though? It also seems unnecessary to have two accesses so close to each other. This issue shall be addressed by the developer.

- 18) Construction limits for the roadway disturbances and details of the replacement necessary for the utility connections shall be shown in the plans. The existing loops for the traffic signal shall be shown on the plans along with necessary bid items to repair any damages. A right of way permit will be required for any construction activity occurring within the County's right of way. Please contact Doug Heidemann at 651-266-7186 or doug.heidemann@co.ramsey.mn.us to discuss permit requirements.

Other

- 19) The plans shall be signed by a professional engineer currently licensed in the State of Minnesota.
- 20) The applicant shall satisfy the requirements of all other permitting agencies. Please provide copies of other required permits and approvals.

Public Works Permits

The following permits are required by the Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 21) Grading and erosion control permit
- 22) Sanitary Sewer Service Permit
- 23) Storm Sewer Connection Permit

- END COMMENTS -