

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: January 10, 2017
SUBJECT: Consider Approval of Design Review for new McDonalds Building, 1797 Cope Avenue East

Introduction

Project Description

Kathleen Hammer of Landform, on behalf of McDonald's, is proposing the demolition and reconstruction of the McDonald's Restaurant located at 1797 Cope Avenue East. The project is located on a 2.29-acre site which is currently used as a McDonald's Restaurant.

Request

The applicant is requesting city approval of design review for the new building and site improvements.

Background

June 6, 1974: The design plans for the existing McDonald's building were approved by the city council.

December 3, 1979: The city approved plans for McDonalds to expand its building and add a drive up window.

October 21, 1992: The city approved plans for McDonald's to expand its parking lot.

Discussion

Design Review

Architectural

The proposed building will be built with a combination of face brick and tile. Tempered glass windows will be present throughout the south and east elevations. Metal panels will be installed near the roof line of the buildings. The building is attractively designed and consistent with other newer McDonald's buildings found throughout the metro region.

Site Layout

Access to the site is already established by the existing building and will remain consistent with the new building. Both access points are on Cope Avenue with the easterly access being a shared drive with the shopping center to the east. Currently, drive through traffic is routed near the existing building. The revised site will route drive through traffic around the perimeter of the site which will improve pedestrian safety for people accessing the building from the parking lot.

The new site plans meets all building and parking lot setbacks. In addition, a significant portion of the existing parking lot between the existing building and Highway 36 will be reclaimed and turned back to green space. This will reduce the site's impervious surface by five percent. The engineering department is requesting the applicant add a small physical barrier between the start of the drive through lane and the parking lot near the south east corner of the site. This can be accomplished by extending the proposed planting area between the drive through land and parking spaces. A five-foot sidewalk along Cope Avenue is also required to be built. This is consistent with the city's policy of requiring sidewalk segments be added as properties redevelop.

Parking

For restaurants, the city's parking ordinance requires one parking space for every 50 square feet of area available for patron use – meaning 46 spaces are required. The applicant is proposing to provide 80 total parking spaces – well exceeding the required amount. The site currently has 90 spaces, many of which go unused throughout the day.

Landscaping

There are 43 significant trees, equaling 336 diameter inches on the property. The applicant is removing 28 significant trees, equaling 302 diameter inches. The City's tree replacement calculation requires the applicant replace 317 caliper inches of trees, or 158 trees – 2 caliper inch trees. The applicant's planting plan includes 34 new trees, for a total of 154.5 caliper inches of trees. As allowed by city ordinance, the applicant is intending to pay into the city's tree fund for the inches unmitigated on site.

In terms of the placement and variety of plantings on site, the proposed landscape plan is attractively designed and will enhance this overall look of this site.

Lighting

The applicant's lighting plan meets ordinance requirements.

Department Comments

Engineering Department, Jon Jarosch

Please see Jon Jarosch's engineering report, dated January 9, 2017, attached to this report.

Building Official, Jason Brash

Build per 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2012 Minnesota State Plumbing Code, 2015 Minnesota State Fire Code, MN 2015 Accessibility code, and 2015 Minnesota Building Code.

Demonstrate compliance with all the requirements of the 2012 Minnesota Energy Code Chapter 1323 Section C401.2. Mixing 2012 IECC provisions and ASHRAE Standard 90.1 to obtain compliance is not an option. The following forms must be completed as submittals.

- a. ASHRAE 90.1-2010 Building Envelope Compliance Documentation
- b. ASHRAE 90.1-2010 HVAC Compliance Documentation
- c. ASHRAE 90.1-2010 Service Water Heating Compliance Documentation
- d. ASHRAE 90.1-2010 Lighting Compliance Documentation

Special inspections required as per 2012 IBC Chapter 17. Complete supporting special inspection schedule document and submit with plan review response.

All kitchen equipment and plans must be NSF listed and meet all State of Minnesota Environmental Health requirements. If you have any questions contact Environmental Health Official Molly Wellens at 651-249-2308. Provide documents and submit plans to review before building permit can be issued.

Plumbing plans shall be submitted to the State Plumbing Department for approval prior to the issuance of a plumbing permit. St Paul water requires permits for water piping Maplewood requires permit for drain waste and vent.

Permits are required for building, plumbing, mechanical, electrical, Health, fire alarm, and sprinklers.

Fire Department, Fire Marshal Butch Gervais

Maintain minimum 20-foot wide fire access road.

Police Department, Chief Paul Schnell

No issues

Recommendations

- A. Approve the design plans date-stamped December 23, 2016, for the new McDonald's building located at 1797 Cope Avenue East. 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 January 9, 2017.

3. The applicant shall comply with the conditions noted in the environmental report by Shann Finwall dated January 9, 2017.
4. Submit to staff copies of the executed agreements for cross-access between the applicant and the property owner of 2303 White Bear Avenue North.
5. 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.
6. 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.

Reference Information

Site Description

Site Size: 2.29 Acres
Existing Land Use: McDonald's

Surrounding Land Uses

North: MN Highway 36
South: Gas station
East: Multi-tenant shopping center
West: Office building

Planning

Existing Land Use: Commercial (C)
Existing Zoning: Light Manufacturing (M1)

Application Date

The city deemed the applicant's applications complete on December 23, 2016. The 60-day review deadline for a decision is February 21, 2017. As stated in State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review of the application.

Attachments

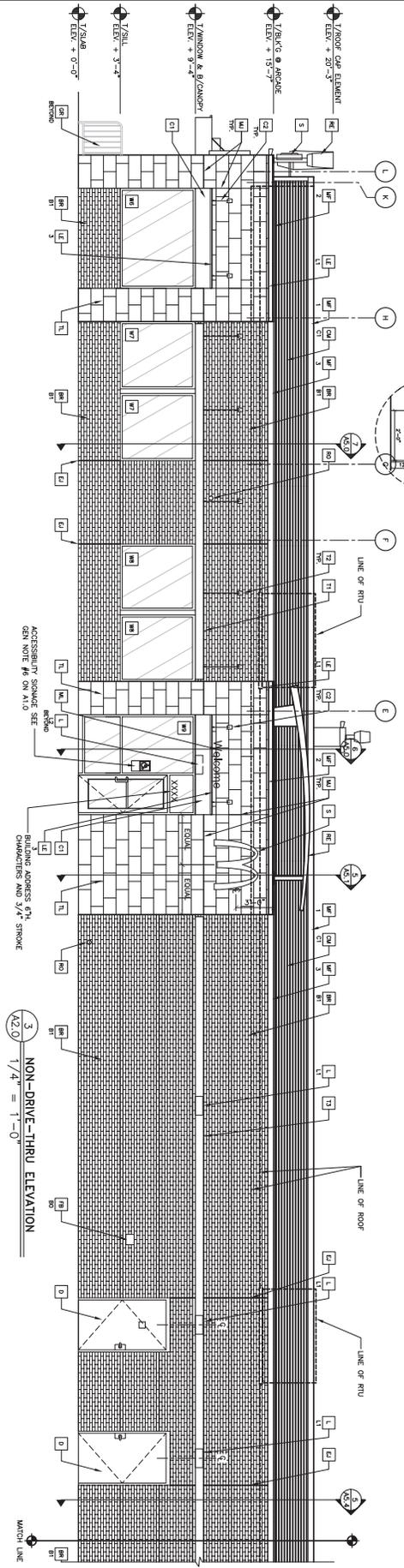
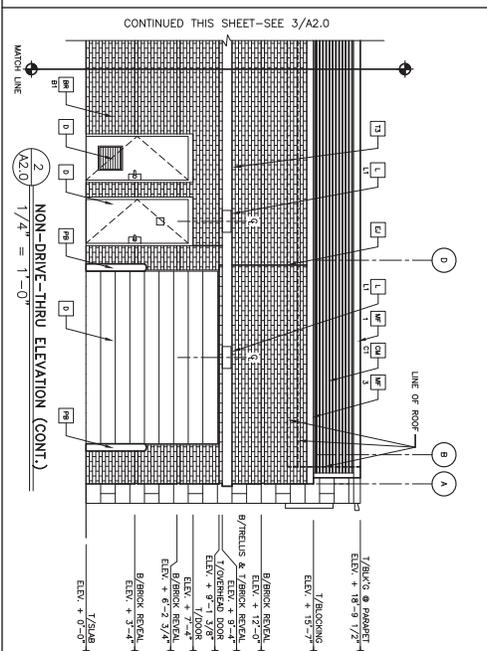
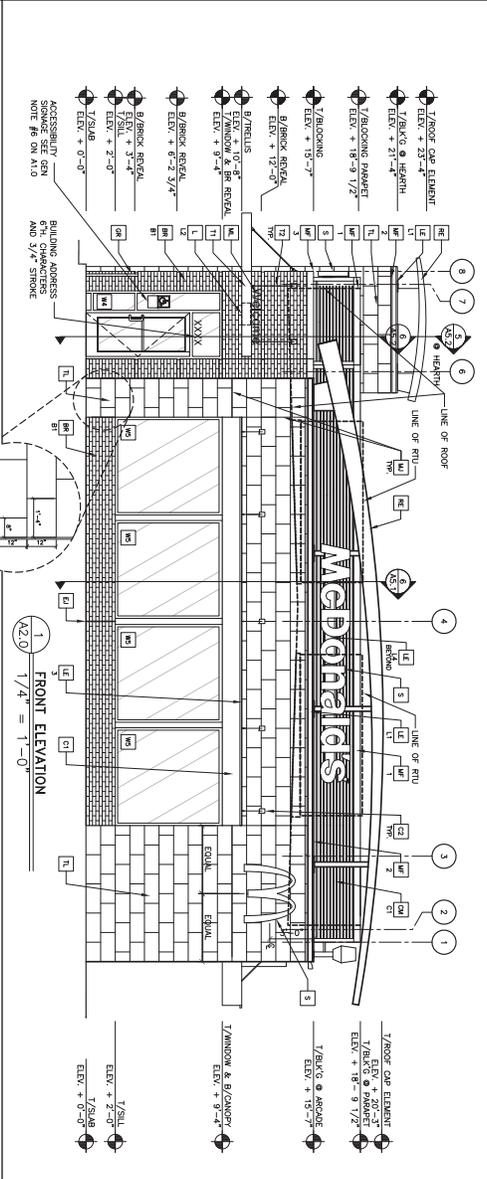
1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Applicant's Narrative
6. Jon Jarosch, engineering comments, dated January 9, 2017
7. Shann Finwall, environmental comments, dated January 9, 2017
8. Applicant's plan set (separate attachment)

McDonald's - 1797 Cope Ave E - Design Review Request



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION





EUROWEST TILE PACKAGE:

INCLUDES: TILE, UNDERLAYMENT, SETTING MATERIAL, GROUT, MORTAR, CLEANING SOLUTIONS, TILE TRIM, TILE CUTTERS, TILE SPACERS, TILE PROTECTANT, TILE CLEANER, TILE POLISH, TILE MAINTENANCE PRODUCTS.

INSTALLATION: TILE IS TO BE INSTALLED ON ALL THE APPLICATIONS, VERIFY CLEANING SOLUTIONS ARE COMPATIBLE WITH THE TILE.

WARRANTY: CONTACT JEN DETEN, (714) 837-7600

CONTACT: CONTACT JEN DETEN, (714) 837-7600

TILE DETAIL INFORMATION

1. LOCATION AND PROPORTION OF JOINTS

2. JOINT WIDTH

3. JOINT FINISH

4. TILE-TO-TILE AND TILE-TO-STRUCTURE ATTACHMENT - PRE-DRILL, TILE AND SETTER AND SEAL ALL ATTACHMENT POINTS.

KEY NOTES:

1. LIGHT FIXTURE (WALL SCENE) - SEE ELECTRICAL

2. ROOF CAP ELEMENT BY OTHERS

3. ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH

4. SUBSTITUTIONS W/OTHERS - UNDER

5. ALUMINUM TRUSS SYSTEM

6. TILE TRIM - SEE ELECTRICAL

7. TILE TRIM - SEE ELECTRICAL

8. TILE TRIM - SEE ELECTRICAL

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18. TILE TRIM - SEE ELECTRICAL

19. TILE TRIM - SEE ELECTRICAL

20. TILE TRIM - SEE ELECTRICAL

SHEET NO. A2.0	TITLE	2015 STANDARD BUILDING 45114R10 - WOOD/WOOD	DATE ISSUED	12/XX/16	DATE	12/22/16	DESCRIPTION	COMMUNITY DESIGN REVIEW	DIA
	REVISIONS	1 - 22-0070	1797 COPE AVENUE E., MAPLEWOOD, MN	12/22/16	11/26/16	USRD PROGRESS SET REVIEW	DIA		

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the State of Minnesota.

DATE: 12/22/16

REGISTERED NUMBER: 122276

INTRODUCTION

On behalf of McDonald's, Landform is pleased to submit this application for Community Design Review to allow demolition and reconstruction of a McDonald's Restaurant located at 1797 Cope Avenue East. The site is a 2.29-acre site and is currently used as McDonald's Restaurant. Our redevelopment plan includes complete demolition and reconstruction of the building and the parking lot. We are excited about the improvements proposed for this site.

SITE PLAN

Parking

Section 44-17 of the Maplewood Zoning Code requires 1 parking space for every 50 square feet of floor space devoted to patron use. The proposed building includes 2,280 square feet of space used for patron use, which requires 46 parking spaces. The site plan meets this requirement. The parking stalls are designed at a 90-degree angle and 24-foot wide two-way drive aisles on the east side of the building and a 22-foot wide one-way drive aisle on the west of the building provide adequate circulation. The Zoning Code requires parking stalls for this restaurant to be 10 feet by 18 feet as shown on the plans.

Setbacks

All setback requirements are met and dimensioned on the plan. Section 44-20 of the Maplewood Zoning Code requires a parking lot setback of 15 feet from any street right-of-way and a 5-foot setback from all other property lines. A building setback of 30 feet from street right-of-way is also shown as required.

Tree Mitigation and Landscaping

Section 18-207 of the Maplewood Environment Ordinance requires replacement of trees if more than 20% of significant trees are removed. The redevelopment will preserve 302 of 640 inches of significant trees (47% preservation). According to the tree mitigation replacement schedule 317 inches of new tree is required for the 302 inches being removed. The landscaping plan provides 162.5 inches of new plant material; 32 deciduous trees, 2 coniferous trees, 170 deciduous shrubs, 7 coniferous shrubs and 115 perennials and ornamental grasses. We are confident the mitigation inches shown on the plans will meet the intent of the landscaping and screening requirements. The plan shows 154.5 mitigation inches unplanted and we are requesting to pay fee in lieu of plantings for the 154.5 mitigation inches required, as allowed by Section 18-207.

A large portion of the shrubs will be planted in the rain garden shown to the north of the building. The rain garden is proposed to assist in stormwater management of the site as well as provide aesthetics. The required landscaped yards are provided from Cope Avenue.

Screening

The existing trees on the east lot line and the proposed new plantings on the west lot line will provide adequate screening of car headlights from adjacent commercial properties as required by Section 44-19 of the Maplewood Zoning Ordinance.

Lighting

The proposed outdoor lighting complies with Section 44-20 of the Maplewood Zoning Ordinance. The proposed outdoor lighting do not exceed 0.4 footcandles of light intensity at the property lines.

SUMMARY

We respectfully request approval of the Community Design Review to allow demolition of the existing McDonald's Restaurant at 1797 Cope Avenue East and construction of a new McDonald's Restaurant on the site.

CONTACT INFORMATION

This document was prepared by:

Kathleen Hammer

Landform

105 South Fifth Street, Suite 513

Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Kathleen Hammer at

khammer@landform.net or 612.638.0228.

Engineering Plan Review

PROJECT: McDonalds Rebuild – 1797 Cope Avenue East
PROJECT NO: 16-38

COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer

DATE: 1-9-2017

REPORTS: Stormwater Management Report Dated 12-14-2016

PLAN SET: Plans Dated 12-21-2016

The applicant is proposing to demolish the existing McDonalds Restaurant building and site at 1797 Cope Avenue East and construct a new building and site amenities. 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. From the stormwater management report and calculations submitted, the proposed development meets the City's stormwater management 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 Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of the RWMWD shall be met. Permit coverage from the RWMWD is required prior to the issuance of a City grading permit.
- 2) Pre-treatment devices shall be installed upstream of the proposed infiltration basin. Sumped manholes shall be 3-feet or greater in depth if utilized as a pre-treatment device.
- 3) Site runoff is channeled along the parking lot via a bituminous swale at a 1% grade. There is a potential for ice buildup due to the flat nature of this swale. The applicant shall review this drainage method and make changes as appropriate.
- 4) The project directs runoff onto MnDOT right-of-way, as it does today. The project shall be reviewed by MnDOT for impacts to their right-of-way. All requirements of MnDOT shall be met.

Grading and Erosion Control

- 5) Emergency overflows for the proposed infiltration basin shall contain adequate stabilization and armoring to prevent scour during overflow conditions.
- 6) 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.
- 7) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 8) All pedestrian facilities shall be ADA compliant.
- 9) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.

Site layout and Traffic Flow

- 10) A 5-foot wide concrete sidewalk shall be installed along the properties Cope Avenue frontage.
- 11) The proposed easterly entrance drive does not line up with the parking lot drive aisle and directs vehicles into parking spots with no barrier (curb). The applicant shall revise this area to better define driver expectations and protect parked vehicles (install a curbed median and signage for example).

Sanitary Sewer and Water Service

- 12) 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.
- 13) The applicant shall provide design information for the proposed sanitary sewer and water services including invert elevations.
- 14) The project shall be reviewed by Saint Paul Regional Water Service (SPRWS). All conditions of SPRWS shall be met.

Public Works Permits

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

- 15) Grading and erosion control permit
- 16) Parking lot permit
- 17) Sanitary Sewer Service Permit
- 18) Storm Sewer Permit

- END COMMENTS -

Environmental Review

Project: McDonald's Remodel
Date of Plans: December 12, 2016
Date of Review: January 9, 2017
Location: 1797 Cope Avenue
Reviewer: Shann Finwall, Environmental Planner
 (651) 249-2304; shann.finwall@maplewoodmn.gov
 Virginia Gaynor, Natural Resources Coordinator
 (651) 249-2416; virginia.gaynor@maplewoodmn.gov

Project Background

Landform Professional Services, on behalf of McDonald's is requesting approval to tear down the existing McDonald's Restaurant building and build a new McDonald's Restaurant in its place. There are several significant trees on the property. The applicant proposes to install an infiltration basin with native plantings. The applicant must comply with the City's wetland and tree preservation ordinances and native seeding/planting policy.

1. Trees

- a. Tree Preservation Ordinance: Maplewood's tree preservation ordinance describes a significant tree as a hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter. A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater. The ordinance requires any significant or specimen tree removed to be replaced based on a tree mitigation calculation. The calculation takes into account the size of a tree and bases replacement on that size. The calculation also allows credits to the final tree replacement amount for preserving specimen trees.
- b. Tree Impacts: There are 43 significant trees equaling, 336 diameter inches on the property. The applicant is removing 28 significant trees, equaling 302 diameter inches. The City's tree replacement calculation requires the applicant replace 317 caliper inches of trees, or 158 trees – 2 caliper inch trees. The applicant's planting plan includes 34 new trees, for a total of 154.5 caliper inches of trees.
- c. Tree Preservation Recommendations:
 1. Submit a revised planting plan which shows an additional 154.5 caliper inches of trees. This replacement should be shown on the plan.
 2. Alternatively, the City's tree standards allows an applicant to pay into the City's tree fund for trees that cannot be planted on site. The cost is \$60 per caliper inch that cannot be planted on site, or in this case a payment of \$9,264 (154.4 x \$60).

3. Submit a tree preservation plan which shows how the trees scheduled to be preserved will be protected during development per the City's tree standards.
4. The applicant shall submit a cash escrow or letter of credit to cover 150% of the tree replacement requirements.

2. **Infiltration Basin Planting**

- a. **Shrub Plantings:** The shrub plantings for the infiltration basin are approved.
- b. **Seed Mix:** The applicant shall indicate what seed mix is being used for the seeding adjacent to the infiltration basin. If a native seed mix will be used, the landscaping notes shall indicate:
 1. Type of native seed mix.
 2. Whether cover crop will be used.
 3. Whether erosion control blanket will be used on slope.
 4. That a specialized native seeding contractor will be used.
 5. Applicant must provide information on maintenance activities that will take place during the three-year establishment period (planting year plus two full growing seasons). This maintenance typically includes mowing two to three times year one and two, and spot treatment of weeds such as thistle years two and three.
 6. Applicant must provide information on who will take responsibility of maintenance (developer, owner, etc.) during the three-year establishment period.

Note: The native seedings are rarely successful unless done by a specialized native seeding contractor (i.e., a prairie restoration company), and typically require three years to establish. The city does not sign off on native seedings (release escrow or letter of credit) when the cover crop establishes, it waits until it is clear the native plants have established. On native seeding projects it is strongly recommended that the applicant contracts with a specialized native contractor for maintenance during the two-three year establishment period.