MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: November 18, 2015

SUBJECT: Consideration of Design Review, Maplewood Auto Mall, 2529 White Bear Avenue

Introduction

Cooper Motors, located in the Maplewood Auto Mall, at 2529 White Bear Avenue, is requesting approval of a conditional use permit amendment and design review. They are expanding their 5,181 square foot building by 1,930 square feet and adding an additional 9 parking spaces to the property.

Background

March 22, 1988: The community design review board approved the plans for the Maplewood Auto Center. This facility was developed as an automotive center for auto parts, sales, and vehicle repairs.

November 22, 1999: The city council approved a CUP for Credit Equity Sales to open a motor vehicle sales business for this location. In the year 2000, this permit was taken over by Midwest Auto.

August 27, 2001: The city council approved a CUP for Alamo Car Rental to lease motor vehicles.

April 22, 2003: The CDRB (community design review board) approved a comprehensive sign plan amendment and design review change.

August 12, 2013: The city council approved a conditional use permit amendment and design review to convert the former gas station building on site to a used auto sales business. The council also combined the three active conditional use permits into a single permit.

October 14, 2014: The city approved a lot split creating 2525 White Bear Avenue and 2529 White Bear Avenue. The previously approved conditional use permit still applies to both properties and there is a shared parking agreement.

Discussion

Building Design

The addition will utilize the same materials as the existing building to provide a cohesive look. The north elevation exterior will have EIFS paneling and 3 metal overhead doors.

The entire exterior will be painted with a tan color to match the current building and the adjacent buildings.

Site Plan

The building addition would be built to the northwest of the existing building. The proposed nine parking spaces would maintain the existing setback established by the existing parking lot to the west. To the north of the proposed parking spaces an underground pipe is in place carrying Kohlman Creek eastward underneath White Bear Avenue. Because of the small size of the proposed project the watershed does not have any requirements. The city's wetland ordinance would be applicable, however Sec 12-310(c)(2)(b) deems existing buildings and structures as nonconforming and may continue. The city's zoning ordinance states in Sec 44-12(h) a property owner may expand a nonconforming structure or parking lot if the structure or parking lot maintains the existing minimum setback.

Parking

City ordinance requires motor vehicle repair shops to have two spaces for each service stall, one space for each employee, and one space for each business vehicle stored on site. The applicant is not adding staff or vehicles with this proposal so the required additional parking is six spaces. This property also shares parking with the adjacent auto center.

Landscaping

Most landscaping will be undisturbed by this project. The four trees that will need to be moved to accommodate the parking spaces will be relocated east of the parking lot expansion. The applicant's plans indicate 12 new shrubs would be planted, but only eight are visually represented on the site plan. The applicant has stated the intention is to plant eight shrubs. The area around the nine new parking spaces will be re-sodded once construction is complete.

Lighting

The lighting on site will not change as a result of the addition.

Department Comments

Building Department

Nick Carver, building official – The addition will require the plans be drawn by a Minnesota registered design professional. Building permit may require a soils engineer. Site approach and features must meet all current accessibility requirements of Minnesota State Building Code 1341. The newly constructed addition must the current energy code requirements.

Fire Department

Butch Gervais, fire marshal – Applicant will be required to extend the fire protection system into the new addition, and must have permits and plans approved prior to starting the project.

Engineering Department

See Jon Jarosch's staff report attached to this report.

Environmental Review

See Shann Finwall's staff report attached to this report.

Recommendation

A. Adopt the resolution attached to this report approving a conditional use permit amendment for auto repair, auto detailing, auto rental, used auto sales, auto washing and expansion of a nonconforming parking lot at 2529 White Bear Avenue. Approval is based on the findings required by the code and subject to the following conditions (additions are underlined and deletions are crossed):

1. All building expansion improvements for the Maplewood Auto Mall (Cooper Motors) ~~used auto sales business~~ shall follow the plans, date-stamped October 26, 2015 ~~approved by the city~~. The applicant shall meet the requirements of the city engineer report, dated November 9, 2015 and the environmental planner report, dated November 10, 2015. The director of ~~community development~~ the environmental and economic development department may approve minor changes.

2. The property owner shall comply with the signage requirements of the city code and the auto center's sign criteria.

3. Fire protection systems (fire extinguishers and a sprinkler system) shall meet all requirements of the code. These systems shall be approved and installed before the applicant begins his business.

4. All vehicles on-site shall be operational.

5. Ensure that there is no illegal parking on the site including no parking on the grass and no stacking of vehicles (i.e., two vehicles to one stall).

6. Ensure that the entire site is cleared of trash including all illegally dumped material located within the drainage ditch behind the auto mall.

7. Ensure that trash dumpsters are placed inside enclosures at all times.

8. Ensure that the site is in compliance with the city's temporary sign ordinance including obtaining a sign permit for all temporary signs over 12 square feet and only allowing one temporary sign per business located within the center.

9. Ensure that all landscaped areas are maintained including removing all weeds from the landscaped area around the base of the center's pylon sign.

10. There shall be no parting-out of vehicles outside the building and left in the parking lot.

11. Auto salvage businesses are prohibited from operating at this site.

12. The parking lot shall be kept clear of junk and dirt.

13. All service work that is needed on vehicles shall be completed inside a proper service garage. <u>All garage doors shall be closed anytime vehicle repair work is in progress.</u>

14. There shall be an after-hours contact person on record with the city's emergency dispatcher.

15. If the building occupancy changes, the property owner shall comply with all applicable code requirements relative to the new building use. A building permit may then be required.

16. Verify that the parking on-site does not obstruct fire department access for their trucks.

17. All tenants at the Maplewood Auto Center must adhere to the parking plan, dated ~~July 8, 2013~~ <u>November 17, 2015</u>, as submitted by the property owner to city staff. A parking plan needs to be filed with city staff at all times indicating the property is meeting the minimum parking requirements and how the spaces are allocated to each tenant. A new parking plan shall be filed any time a suite changes use or the building is physically altered in any way.

18. Parking in the center of the canopy, adjacent to the 2529 building, shall be for inventory only. A no customer parking sign shall be posted

19. The city council shall review this permit in one year.

20. The property owner shall provide city staff a plan for trash removal or design plans for a new enclosed structure for the 2529 building, subject to the city's design review process.

21. The property owner or manager is responsible for compliance of all conditions listed in this permit. If any tenant is found out of compliance the city will notify the property owner or manager in order to rectify the situation.

22. <u>The expanded nonconforming parking lot shall maintain its existing setback.</u>

B. Approve the design plans date-stamped October 26, 2015 for the building addition and expansion of nonconforming parking lot for the site located at 2529 White Bear Avenue. Approval is subject to 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.

2. The applicant's proposed addition to the parking lot shall not be any closer to the north property line than the setback established by the existing parking lot.

3. The building materials and colors used for the building addition shall match the materials and colors for the existing building.

4. The additional parking spaces shall be striped per ordinance requirements.

5. Prior to issuance of a grading or building permit, the applicant must submit a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 125 percent of the cost of the work.

6. Satisfy the requirements set forth in the staff report authored by staff engineer Jon Jarosch, dated November 9, 2015.

7. Satisfy the requirements set forth in the staff report authored by environmental planner Shann Finwall, dated November 10, 2015.

Citizen Comments

Staff surveyed the owners of the 23 properties within 500 feet of the proposed revision for their comments. Staff received two letters with comments.

Comments

As long as they do not encroach on the creek. Please, please have it mandatory that the garage doors are closed when working on vehicles. Don't need the noise of airguns and hoist lifts. I already have the carwash noise going on next door. Thank you for the consideration (Carol Guzzo, 1876 County Road C East)

Looks fine to me. (David Hesley, 2607 White Bear Avenue)

Reference Information

Site Description

Site size: 1.14 acres
Existing land use: Automobile repair and used auto sales

Surrounding Land Uses

North: Condominium office unit and open space
South: Automotive uses
West: Automotive uses
East: White Bear Avenue and Goodwill

Planning

Land Use Plan designation: C (commercial)
Zoning: BC (business commercial)

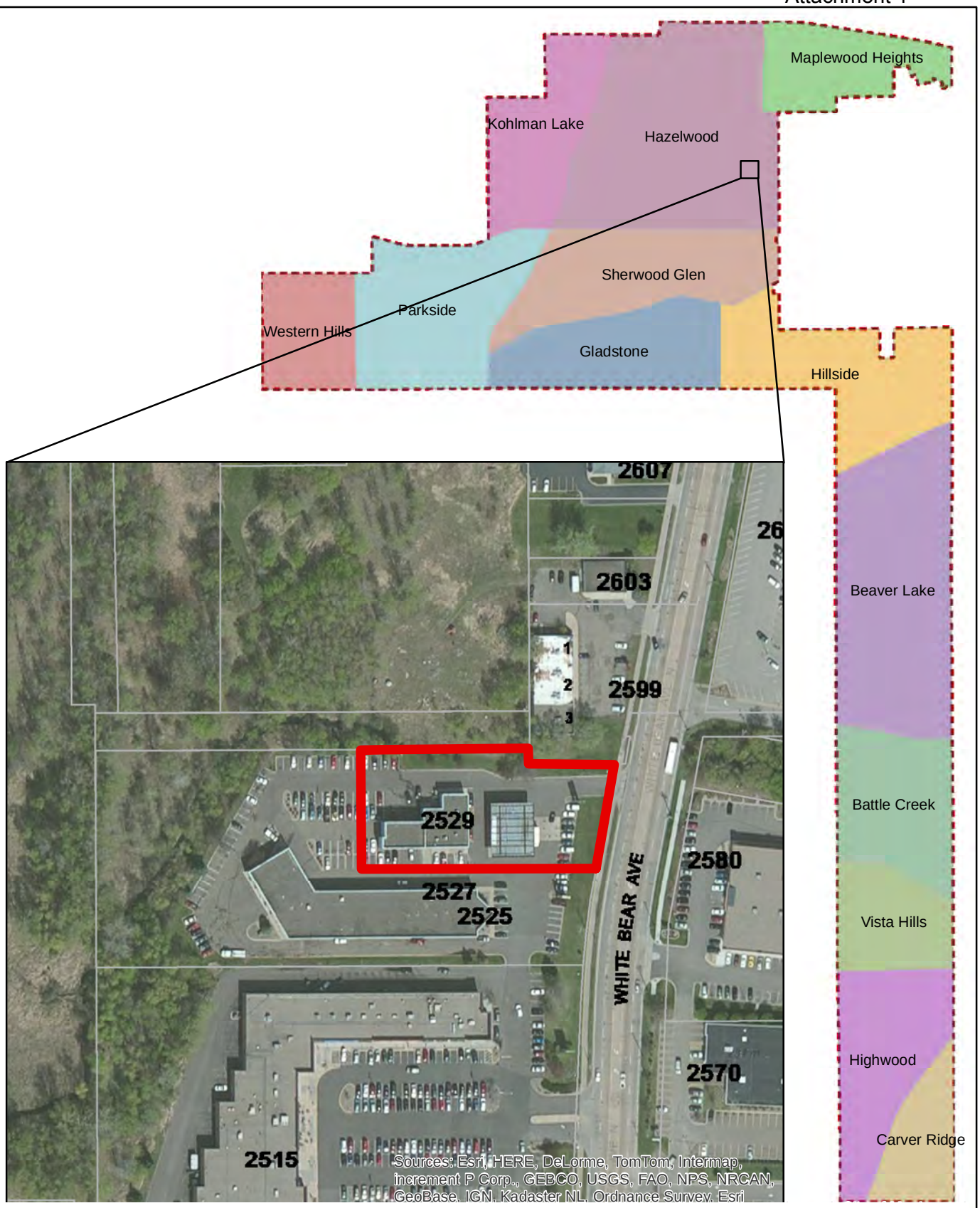
Application Date

The application for this request was considered complete on October 26, 2015. State law requires that the city decide on these applications within 60 days. The deadline for city council action on this proposal is December 25, 2015.

Attachments

1. Location Map
2. Land Use Map
3. Zoning Map
4. Applicant's Letter, October 26, 2015
5. Proposed Site Plan
6. Proposed Building Elevation
7. Existing Parking Plans
8. Engineering Report, Jon Jarosch, November 9, 2015
9. Environmental Report, Shann Finwall, November 10, 2015
10. Conditional Use Permit Resolution
11. Plans date-stamped October 26, 2015 (separate attachment)

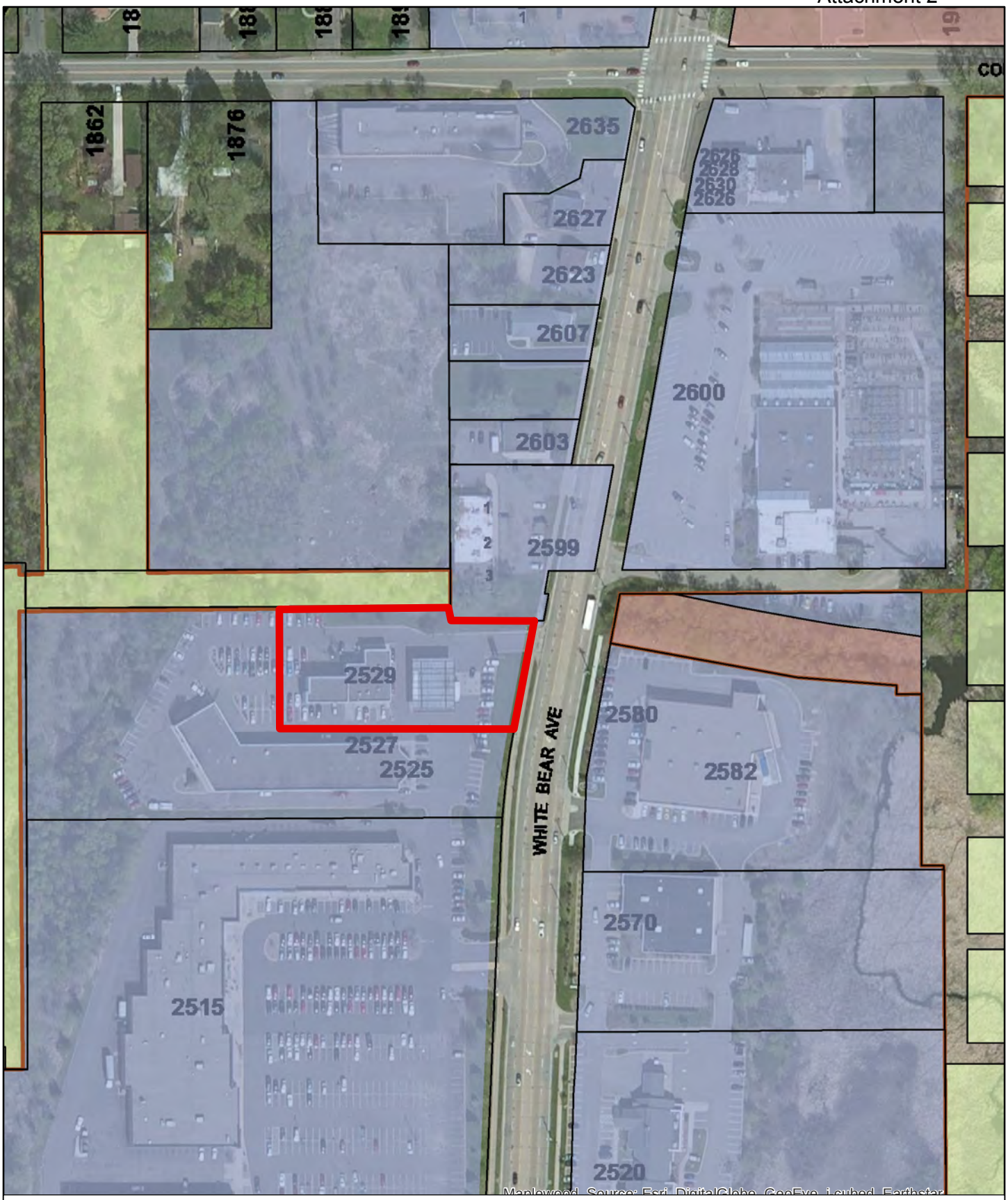
Attachment 1



2529 White Bear Avenue - Maplewood Auto Mall

CUP Amendment and Design Review - Overview Map

Attachment 2



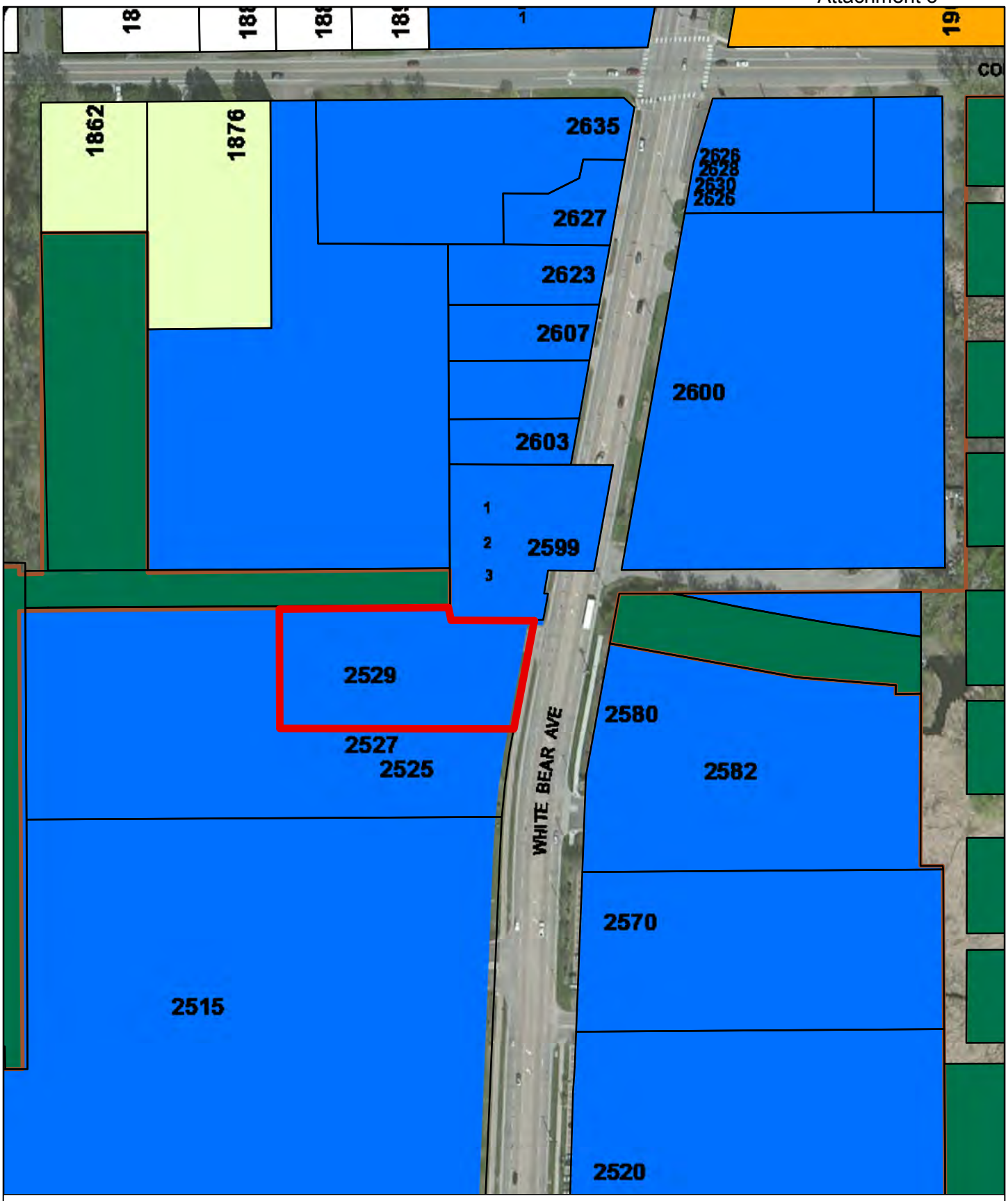
2529 White Bear Ave - Maplewood Auto Mall

Conditional Use Permit Revision - Land Use Map

Legend

- Commercial
- Government
- Open Space
- Low Density Residential

Attachment 3



2529 White Bear Ave - Maplewood Auto Mall

Conditional Use Permit Revision - Zoning Map

Legend

- Single Dwelling (r1)
- Open Space/Park
- Business Commercial (bc)
- Farm (f)
- Planned Unit Development (pud)

Attachment 4

SPERIDES REINERS ARCHITECTS, INC.

10/26/2015

Project Narrative

Maplewood Auto Mall - Addition
Maplewood, MN

Project Team

Owner:

Maplewood Auto Mall -
2529 White Bear Avenue
Maplewood, MN 55109

Contact - Shawn Cooper

Architect:

Sperides Reiners Architects, Inc.
4200 W. Old Shakopee Road #220
Bloomington, MN 55437

Contact – Nick Sperides, AIA

Surveyor:

Sunde Land Surveying, LLC
9001 E. Bloomington Frwy.
Suite 118
Bloomington, MN 55420

Contact – Sue Tarasar

General Contractor:

Kraus-Anderson Construction Company
8625 Rendova Street P.O. Box 158
Circle Pines, MN 55014

Contact – Jake Boerboon – project manager

4200 West Old Shakopee Rd
Suite 220
Bloomington, MN
55437

952.996.9662 p
952.996.9663 f

www.srarchitectsinc.com

Maplewood Auto Mall - Addition
10/26/2015

PROJECT SITE DATA

A. Parcel basics

a. The existing site is currently developed as the Maplewood Auto Mall.

b. The site area is 4.142 acres.

c. The existing building is a 5,181 sf structure that includes auto sales and a service area of 3 bays and a car wash bay.

d. The building also includes a free standing canopy on the east side of the building.

e. The site includes 19 parking stalls within the current lease area and a total of 101 parking stalls outside the lease area. (see survey)

B. Project Land Use

a. The project site is currently zoned BC – Business Commercial and is approved under a conditional use permit.

C. Proposed Development Plan

a. This application proposes to amend the conditional use permit to allow for a 1,930 s.f. addition of 3 service bays and small office area on the northwest corner of the existing building, and includes construction of 9 additional parking spaces for customer parking.

b. The building addition shall be constructed to match the construction type and exterior appearance of the existing materials.

c. The additional parking will require the relocation of 4 small trees as shown on the site plan and will not disrupt the current site lighting.

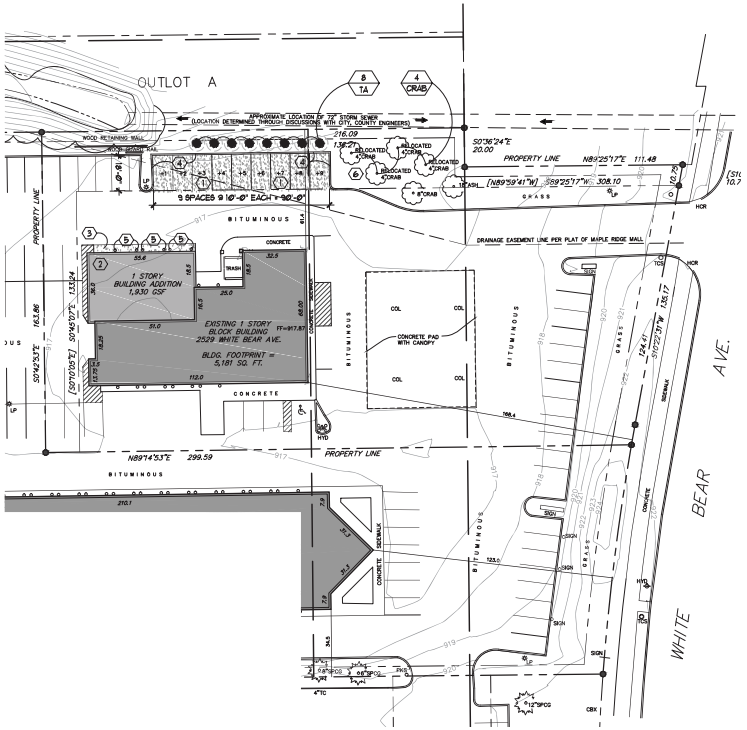
d. The additional parking will not alter the existing grading and drainage of the site.

e. There is no utility work associated with this project

D. Other Information

a. It is not anticipated that this addition will generate any additional traffic.

Attachment 5



1 ROOF AND SITE PLAN
SCALE: 30' = 1'-0"

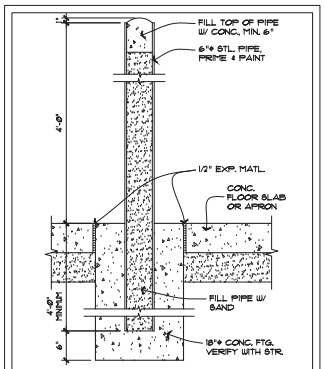
NORTH

GENERAL SITE PLAN NOTES:

1. BEARING, DIMENSIONS, AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT ALTA/ASCM LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
2. ALL AREAS NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO LANDSCAPE PLAN L51.0 FOR ADDITIONAL INFORMATION.
3. G.C. TO COORDINATE ALL DIMENSIONS WITH CIVIL DRAWINGS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
4. SEE CIVIL DRAWINGS FOR CURB DIMENSIONS AND DETAILS, UTILITIES AND SITE DEVELOPMENT PLANNING.
5. SEE SHEETS A110 AND A111 FOR SITE DETAILS.

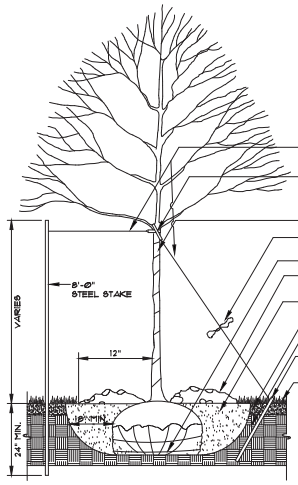
SITE PLAN KEYED NOTES:

1. NEW BITUMINOUS PARKING LOT PAVING AND YELLOW PAINT PARKING STALL STRIPING FOR NINE ADDITIONAL CUSTOMER PARKING STALLS AT 10'-0" x 18'-0".
2. SAW CUT EXISTING BITUMINOUS OUT AS NEEDED FOR BUILDING ADDITION AND NEW CONCRETE APRON. PATCH CUT AREA WITH NEW BITUMINOUS AFTER CONSTRUCTION WORK IS COMPLETED.
3. CONCRETE APRON AT OVERHEAD GARAGE DOOR.
4. NEW CONCRETE CURB. SEE CIVIL FOR LOCATIONS & DETAILS.
5. CONCRETE FILLED PIPE BOLLARDS, SEE 2/A1 FOR MORE DETAILS
6. RELOCATE TREES TO THIS AREA FROM NEW PARKING SPACES AS CURRENTLY SHOWN
7. RE-SEED GRASS AREAS AROUND NEW PARKING PLACES AND CURBS



2 BOLLARD DETAIL
SCALE: 1" = 1'-0"

DECIDUOUS TREE



NOTES:

ALL TREES TO BE PLANTED WITH THE ROOT COLLAR LEVEL OR SLIGHTLY ABOVE GRADE.

PLACE ROOT COLLAR AT OR JUST ABOVE FINISHED GRADE

THE HOLE FOR PLANTING MUST BE AT LEAST ONE AND A HALF TIMES THE WIDTH OF THE ROOT BALL

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

DOUBLE STRAND 14 GA. WIRE - 3' @ 120° INTERVALS (TYP.)

16" POLYPROPYLENE OR POLYETHYLENE (40 MIL, 1-1/2" WIDE STRAP TYP.)

TREE WRAP TO FIRST BRANCH

FLAGGING - ONE PER WIRE

ROOTBALL TO SIT ON SUBGRADE

MULCH - 4" DEEP SHREDDED BARK (UNLESS NOTED OTHERWISE)

PLANTING SOIL - SEE SPEC.

TOPSOIL

SUBGRADE

2" X 2" X 24" WOOD STAKE SET AT ANGLE

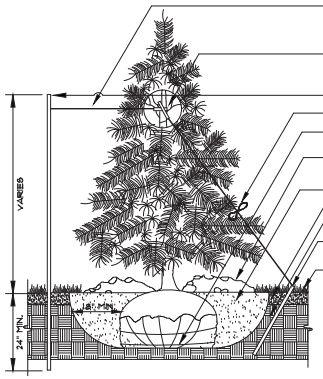
SOD

NOTES:

TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES: HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

CONIFEROUS TREE



DOUBLE STRAND 14 GA. WIRE - 3' @ 120° INTERVALS (TYP.)

16" POLYPROPYLENE OR POLYETHYLENE (40 MIL, 1-1/2" WIDE STRAP TYP.)

8'-0" STEEL STAKE

FLAGGING - ONE PER WIRE

ROOTBALL TO SIT ON SUBGRADE

MULCH - 4" DEEP SHREDDED BARK (UNLESS NOTED OTHERWISE)

PLANTING SOIL - SEE SPEC.

TOPSOIL

SUBGRADE

2" X 2" X 24" WOOD STAKE SET AT ANGLE

SOD

NOTES:

THE HOLE FOR PLANTING MUST BE AT LEAST ONE AND A HALF TIMES THE WIDTH OF THE ROOT BALL

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NOTES:

TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES: HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

PLANTING SCHEDULE:

TREES

CODE	SYM.	QTY.	SIZE	REMARKS
CRAB		4	4" TRUNK	RELOCATE 4 CRAB TREES FROM EXISTING LOCATIONS FOR CONSTRUCTION OF NEW PARKING SPACES

EVERGREEN SHRUBS

CODE	SYM.	QTY.	SIZE	ROOT	SIZE	COMMON NAME	LATIN NAME	REMARKS
TA		12	24" HT	POT	2' H x 4' W	Techny Arborvitae	Thuja Occidentalis 'Techny'	-

GROUND COVER

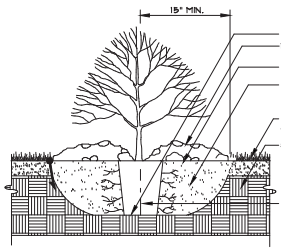
SYMBOL	DESCRIPTION	REMARKS
	NEW CONCRETE APRON / WALKS	-
	NEW BITUMINOUS PARKING/DRIVE AREA	SEE NOTE #1

NOTES:

1. ALL BITUMINOUS AREAS NOT HATCHED AS NEW BITUMINOUS PARKING/DRIVE ARE TO BE MILLED AND OVERLAYED.

PLAN SYMBOL
16 — QUANTITY
PPG — CODE

SHRUB



SHRUBS TO SIT ON SUBGRADE

MULCH - 3" DEEP SHREDDED BARK (UNLESS NOTED OTHERWISE)

LANDSCAPE FABRIC - SEE SPEC.

PLANTING SOIL - SEE SPEC.

REFER TO PLAN FOR GROUND COVER

SUBGRADE

CENTERING OF SHRUB IN BED TO TAKE PRECEDENCE OVER DIMENSION FROM EDGE.

NOTES:

HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.)

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

PLACE ROOT COLLAR AT OR JUST ABOVE FINISHED GRADE

THE HOLE FOR PLANTING MUST BE AT LEAST ONE AND A HALF TIMES THE WIDTH OF THE ROOT BALL

ALL SHRUBS TO BE PLANTED WITH THE ROOT COLLAR LEVEL OR SLIGHTLY ABOVE GRADE.

LANDSCAPE NOTES:

1. PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED FOR TREES LOCATED IN SHRUB AREAS AND SEEDING AREAS.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION.
3. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS AND THE CURRENT EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE AND DISFIGURATION.
4. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
5. PLANTING SOIL FOR BACKFILLING TO BE TOPSOIL WITH 3 LBS. OF COMMERCIAL FERTILIZER AND ONE-FIFTH YARD OF PEAT HUMMUS PER CUBIC YARD. TOPSOIL TO BE MNDOT SELECT TOPSOIL BORROW 3877B.
6. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
7. LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTY PERIOD. THE GUARANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.

SPERIDES REINERS ARCHITECTS, INC
4900 WEST OLD SHAKOPEE ROAD
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WWW.SRARCHITECTSINC.COM

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SPERIDES REINERS ARCHITECTS, INC.

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: NICHOLAS S. SPERIDES AIA
DATE: 10.06.2015 REG NO. 18681

ISSUE:
10.06.2015 — ISSUE FOR CITY SUBMITTAL

MAPLEWOOD AUTO MALL ADDITION

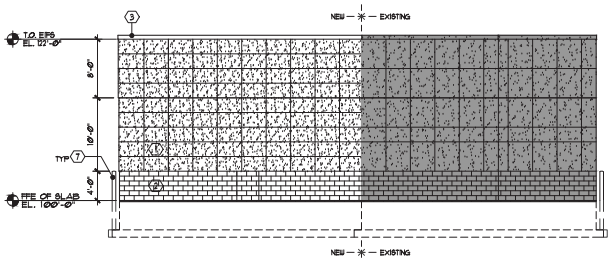
2599 WHITE BEAR AVE, MAPLEWOOD, MN 55109

- SITE PLAN
- ROOF PLAN

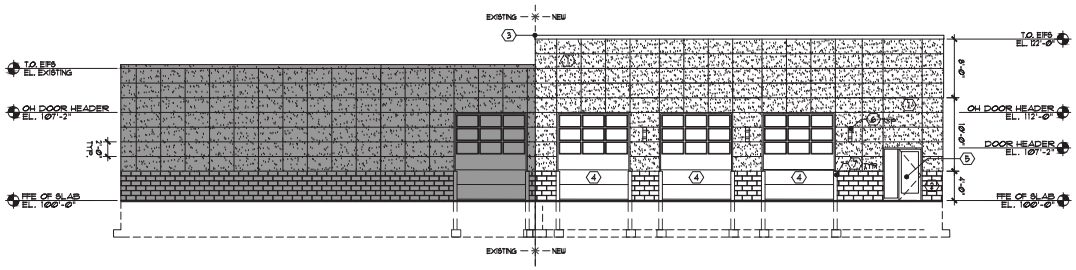
PROJECT NO.: 15-067
DRAWN BY: T.J.
CHECKED BY: N.S.

A1

Attachment 6



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. FOUNDATIONS SHALL NOT BE EXPOSED. PROVIDE BRICK LEDGES AS REQUIRED.
3. PROVIDE EXPANSION JOINTS (E.J.) & CONTROL JOINTS (C.J.) AS NEEDED.
4. ALL EXPOSED STEEL LINTELS TO BE PAINTED PRIOR TO INSTALLATION.
5. ALL CONCRETE BLOCK TO BE INTEGRALLY COLORED.

ELEVATION KEYED NOTES:

1. EIFS WALL PANEL. COLOR TO MATCH EXISTING.
2. ROCK FACE MASONRY BLOCK. COLOR TO MATCH EXISTING.
3. PREFINISHED SHEET METAL FLASHING & COPING AT TOP OF PARAPET. COLOR TO MATCH EXISTING COPING.
4. 10'-0" x 12'-0" METAL OVERHEAD DOOR AND TUBE STEEL FRAME. RE-USE DOORS AND FRAMES FROM EXISTING NORTH WALL LOCATION.
5. 3'-0" x 7'-0" ALUMINUM STOREFRONT DOOR WITH 2'-4" SIDELIGHT & FRAME (INSULATED). FRAME TO BE EXTRUDED THERMALLY BROKEN ALUMINUM AND GLASS TO MATCH GLASS ON EXISTING BUILDING.
6. EXTERIOR WALL LIGHT FIXTURE. REUSE EXISTING.
7. 6" STEEL TYPE BOLLARD. COLOR TO MATCH EXISTING.

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BLOOMINGTON, MINNESOTA 55437
PH: 952.920.0422
FX: 952.920.9002
WWW.SRARCHITECTSINC.COM

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: NICHOLAS S. SPERIDES
DATE: 10.05.2015
REG. NO. 18681
AIA

ISSUE:
10.05.2015 ISSUE FOR CITY SUBMITTAL

MAPLEWOOD AUTO MALL ADDITION

2599 WHITE BEAR AVE, MAPLEWOOD, MN 55109

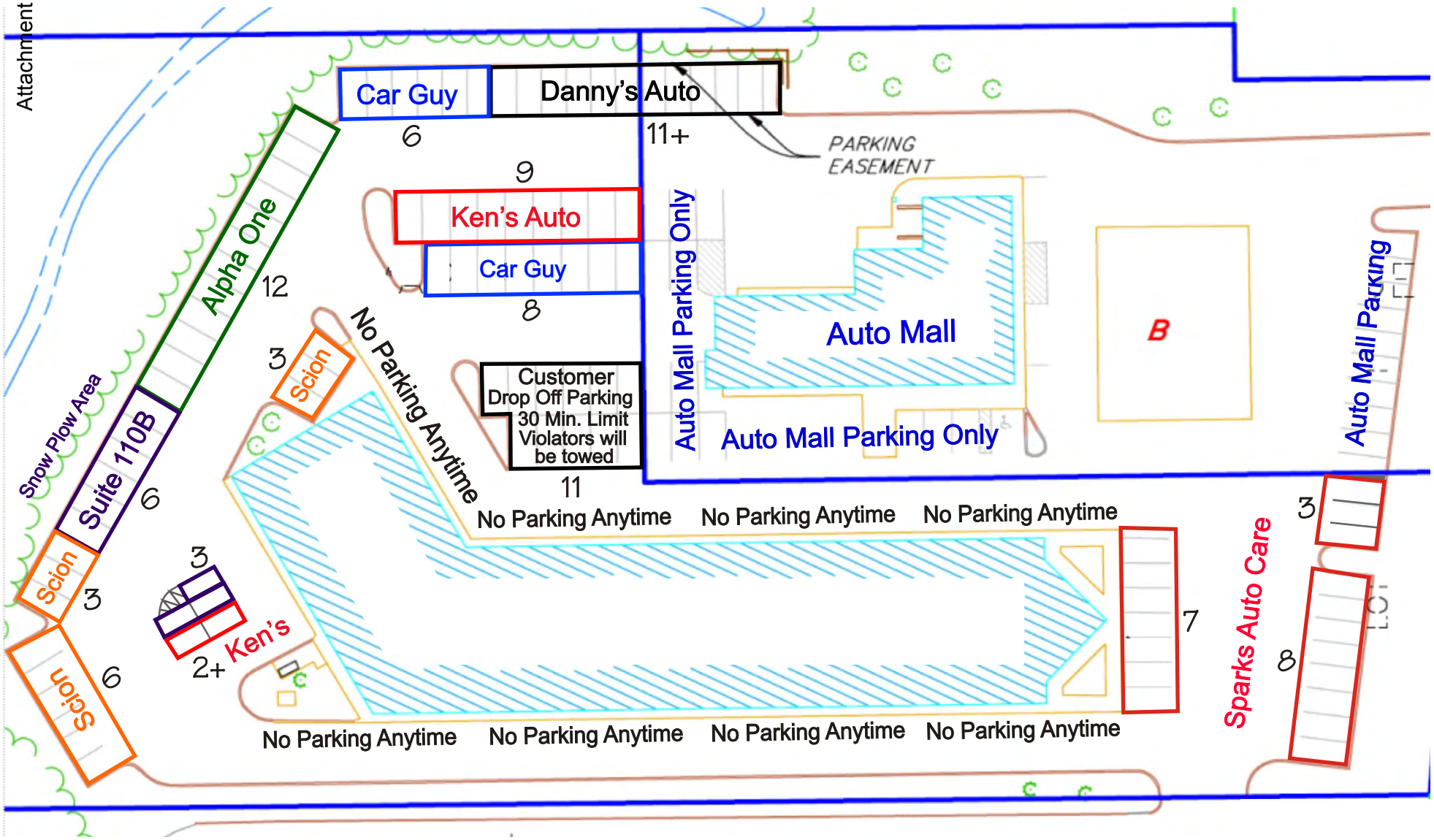
- ELEVATIONS
- DETAILS

PROJECT NO.: 15-067
DRAWN BY: T.J.
CHECKED BY: N.S.

A3

Maplewood Place Parking - Effective 2/2/15 - Exhibit P

Attachment 7



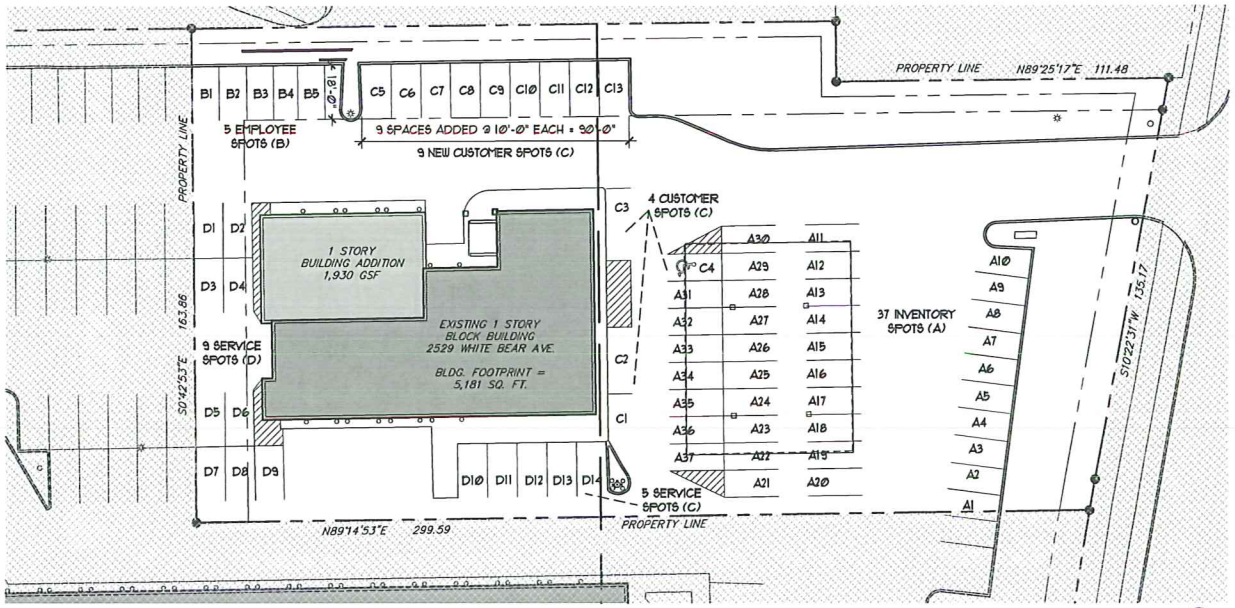
Please help me, help you all work together for everyone's good. If you see people parking where they shouldn't, ask them nicely and if that doesn't work take a picture, text it to me with who's vehicle it is & I promise I will take it from there - Thanks! - Marty Turner 612-695-0167

NOTE: Parking spaces & locations may change from time to time

Attachment 7

17 Nov 15

2529 Parking Plan



1 PARKING PLAN
SCALE: 30' = 1'-0"

NORTH

PARKING SPACES COUNT:

OFF-STREET SITE PARKING:

EXISTING PARKING:	60 TOTAL SPACES
A. INVENTORY STALLS	37 SPACES
B. EMPLOYEE STALLS	5 SPACES
C. CUSTOMER STALLS	9 SPACES
D. SERVICE STALLS	9 SPACES

FUTURE PARKING:	69 TOTAL SPACES
A. INVENTORY STALLS	37 SPACES
B. EMPLOYEE STALLS	5 SPACES
C. CUSTOMER STALLS	13 SPACES
D. SERVICE STALLS	14 SPACES

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ISSUE:
11.13.2015 △ PARKING PLAN
△

MAPLEWOOD AUTO MALL
PARKING PLAN
2529 WHITE BEAR AVE,
MAPLEWOOD, MN 55109

- PARKING PLAN
- PARKING COUNT

PROJECT NO: 15-067
DRAWN BY: M.Z.
CHECKED BY: N.S.

PP1

Engineering Plan Review

PROJECT: **Cooper Motors Building Addition**
2529 White Bear Avenue

PROJECT NO: **15-26**

COMMENTS BY: **Jon Jarosch – Civil Engineer II**

DATE: **11-9-2015**

PLAN SET: **Site Plan Dated 10-26-2015**

The applicant is proposing to construct an addition to the existing building at 2529 White Bear Avenue. In order to accommodate customer parking for this additional space, the applicant is also proposing to create 9 new parking spaces along the northern property line. As the disturbance on this project appears to be under ½ - acre, and there is less than 5,000 square-feet of new impervious surface proposed, the project will not be subject to the City's water quality improvement standards.

The following are engineering review comments on the proposal and act as conditions prior to the release of permits:

1) A grading and erosion control permit is necessary prior to the start of construction activities. The applicant shall meet all requirements established as part of the permit. This permit will require an erosion control and grading plan.

2) A parking lot permit shall be obtained for the parking lot modifications. The applicant shall meet all requirements established as part of the permit.

3) Paved areas shall be kept free of construction related sediment and debris and shall be swept regularly.

4) Storm sewer catch basins that could receive runoff from the construction area shall be protected throughout construction.

5) Mitigation for the proposed parking lot addition could be achieved via the use of pervious pavement, the installation of rain gardens, or the replacement of existing pavement with green-space; to name a few options.

6) The owner shall be responsible for all SAC, PAC, and WAC fees associated with the proposed improvements.

7) The applicant shall detail proposed elevations surrounding the building and new parking areas. All new site improvements shall be ADA compliant.

8) The Owner shall satisfy the requirements of all other permitting and reviewing agencies.

- END COMMENTS -

Environmental Review

Project: Cooper Motors

Date of Plans: October 26, 2015

Date of Review: November 10, 2015

Location: 2529 White Bear Avenue

Reviewer: Shann Finwall, Environmental Planner
(651) 249-2304; shann.finwall@ci.maplewood.mn.us

Background

The applicant is proposing to construct a 1,930 square foot addition to the existing building at 2529 White Bear Avenue and add nine parking stalls to the north side of the parking lot. There is a Manage B wetland located to the north of the property, within the Ramsey County open space site.

A. **Wetland Ordinance:** The wetland ordinance requires a 75 foot buffer from a Manage B wetland. The existing parking lot is constructed to within 15 feet of the wetland and is considered a pre-existing nonconforming parking lot. The applicant is proposing to expand the parking lot with the existing setbacks. City code allows an applicant to expand a nonconforming parking lot if the parking lot meets the following conditions:

1. The zoning regulations permit the use.
2. The expansion would meet the minimum setbacks required by this chapter or the setbacks of the existing structure, whichever is less. To deviate from these requirements, the City may approve a conditional use permit, subject to the standards in this Code.
3. The minimum setback from the ordinary high-water level in a shoreland district would be at least the average setback of adjacent residential structures or 50 feet, whichever is greater.
4. All portions of the structure would be on the applicant's property.
5. Runoff from the overhang of the addition would not adversely affect an adjacent property.

Wetland Recommendations: Expansion of the parking lot meets the conditions outlined in City code for the expansion of a nonconforming parking lot. Therefore no wetland buffer variance is required. However, the City should ensure that runoff from the parking lot does not adversely affect the adjacent property and Manage B wetland. Prior to issuance of a permit the applicant shall:

1. Submit revised plans which show the mitigation of the parking lot. Proposed mitigation strategies include:

a. Use of pervious pavement
b. Installation of rain gardens
c. Replacement of existing pavement with green-space

2. The applicant shall submit a cash escrow or letter of credit to cover 150% of the parking lot mitigation strategy.

B. **Trees Ordinance:** There are four 4-inch crab apples trees which will be removed and relocated on the site with the parking lot expansion. The applicant is also proposing to plant 8 techny arborvitae shrubs on the north side of the expanded parking lot.

The City's tree ordinance requires replacement of significant trees. Significant trees are defined as deciduous trees that are 6-inch diameter or larger, conifers that are 8-inch diameter or larger, and softwoods that are 12-inch diameter or larger. The relocation of crab apple trees does not require tree replacement according to the City's tree ordinance. But the City should review the landscaping on the site as part of the design review.

Tree Recommendations:

Prior to issuance of a permit the applicant shall:

1. Submit a cash escrow or letter of credit to cover 150% of the tree relocation and landscaping.

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, this permit for the Maplewood Auto Mall allows auto repair, auto detailing, auto rental, used auto sales, auto washing and the expansion of a nonconforming parking lot.

WHEREAS, this permit applies to property located at 2529 White Bear Avenue. The legal description is:

> Lot I, Block 1, Maple Ridge Mall, according to the recorded plat thereof, Ramsey County, Minnesota, together with that part of Lot 2, said Block I, lying north of the westerly extension of the south line of said Lot 1.
>
> Which lies easterly and northerly of a line described as beginning at the northwest comer of said Lot 1; thence on an assumed bearing of South 89 degrees 25 minutes 17 seconds West, along the north line of said Lot 2, a distance of 136.21 feet to the point of beginning of the line to be described; thence South 0 degrees 42 minutes 53 seconds East 163.86 feet; thence North 89 degrees 14 minutes 53 seconds East 299.59 feet to the easterly line of said Lot I and said line there terminating. (PIN 11-29-22-22-0043)

WHEREAS, the history of this conditional use permit is as follows:

1. On November 17, 2015, the planning commission held a public hearing and recommended that the city council approve this permit. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning also considered reports and recommendations of the city staff.

2. On _____, 2015, the city council reviewed this proposal. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approves the above-described conditional use permit based on the building and site plans. The city approved this permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.

2. The use would not change the existing or planned character of the surrounding area.

3. The use would not depreciate property values.

4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.

5. The use would not exceed the design standards of any affected street.

6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.

7. The use would not create excessive additional costs for public facilities or services.

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All building expansion improvements for the Maplewood Auto Mall (Cooper Motors) ~~used auto sales business~~ shall follow the plans,date-stamped October 26, 2015 ~~approved by the city~~. The applicant shall meet the requirements of the city engineer report, dated November 9, 2015 and the environmental planner report, dated November 10, 2015. The director of ~~community development~~ the environmental and economic development department may approve minor changes.

2. The property owner shall comply with the signage requirements of the city code and the auto center's sign criteria.

3. Fire protection systems (fire extinguishers and a sprinkler system) shall meet all requirements of the code. These systems shall be approved and installed before the applicant begins his business.

4. All vehicles on-site shall be operational.

5. Ensure that there is no illegal parking on the site including no parking on the grass and no stacking of vehicles (i.e., two vehicles to one stall).

6. Ensure that the entire site is cleared of trash including all illegally dumped material located within the drainage ditch behind the auto mall.

7. Ensure that trash dumpsters are placed inside enclosures at all times.

8. Ensure that the site is in compliance with the city's temporary sign ordinance including obtaining a sign permit for all temporary signs over 12 square feet and only allowing one temporary sign per business located within the center.

9. Ensure that all landscaped areas are maintained including removing all weeds from the landscaped area around the base of the center's pylon sign.

10. There shall be no parting-out of vehicles outside the building and left in the parking lot.

11. Auto salvage businesses are prohibited from operating at this site.

12. The parking lot shall be kept clear of junk and dirt.

13. All service work that is needed on vehicles shall be completed inside a proper service garage. All garage doors shall be closed anytime vehicle repair work is in progress.

14. There shall be an after-hours contact person on record with the city's emergency dispatcher.

15. If the building occupancy changes, the property owner shall comply with all applicable code requirements relative to the new building use. A building permit may then be required.

16. Verify that the parking on-site does not obstruct fire department access for their trucks.

17. All tenants at the Maplewood Auto Center must adhere to the parking plan, dated ~~July 8, 2013~~ November 17, 2015, as submitted by the property owner to city staff. A parking plan needs to be filed with city staff at all times indicating the property is meeting the minimum parking requirements and how the spaces are allocated to each tenant. A new parking plan shall be filed any time a suite changes use or the building is physically altered in any way.

18. Parking in the center of the canopy, adjacent to the 2529 building, shall be for inventory only. A no customer parking sign shall be posted

19. The city council shall review this permit in one year.

20. The property owner shall provide city staff a plan for trash removal or design plans for a new enclosed structure for the 2529 building, subject to the city's design review process.

21. The property owner or manager is responsible for compliance of all conditions listed in this permit. If any tenant is found out of compliance the city will notify the property owner or manager in order to rectify the situation.

22. The expanded nonconforming parking lot shall maintain its existing setback.

The Maplewood City Council _____ this resolution on _____, 2015.