

**CITY COUNCIL STAFF REPORT**

Meeting Date March 23, 2020

**REPORT TO:** Melinda Coleman, City Manager

**REPORT FROM:** Jeff Thomson, Community Development Director  
Michael Martin, AICP, Assistant Community Development Director

**PRESENTER:** Jeff Thomson, Community Development Director

**AGENDA ITEM:** Menard Inc., 2280 Maplewood Drive, Design Review Resolution

**Action Requested:**  Motion  Discussion  Public Hearing

**Form of Action:**  Resolution  Ordinance  Contract/Agreement  Proclamation

**Policy Issue:**

Menard Inc., is seeking to replace its existing store at 2280 Maplewood Drive with a new building and storage yard. The Community Design Review Board (CDRB) reviewed this project at its meetings on January 21<sup>st</sup> and February 24<sup>th</sup>, and recommended the City Council approve the design review plans with the main condition of requiring brick in place of concrete block in all elevations.

The City Council reviewed this project at its meeting on March 9<sup>th</sup> and approved the comprehensive plan amendment, rezoning, conditional use permit amendment, variances, lot division, and easement vacation requests. However, the city council tabled action on the design review for further review and will now consider the item at its March 23<sup>rd</sup> meeting. The previous March 9<sup>th</sup> staff report regarding the project can be found at <http://bit.ly/2Ui71ys>.

**Recommended Action:**

Motion to approve a resolution for the design review plans at 2280 Maplewood Drive.

**Fiscal Impact:**

Is There a Fiscal Impact?  No  Yes, the true or estimated cost is \$0.

Financing source(s):  Adopted Budget  Budget Modification  New Revenue Source  
 Use of Reserves  Other: N/A

**Strategic Plan Relevance:**

Financial Sustainability  Integrated Communication  Targeted Redevelopment  
 Operational Effectiveness  Community Inclusiveness  Infrastructure & Asset Mgmt.

The city deemed the applicant's application complete on January 9, 2020. The initial 60-day review deadline for a decision was March 9, 2020. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review. City staff formally

extended the review period on February 27, 2020. The new review deadline for a decision is now May 8, 2020.

### **Background:**

#### **Design Review**

Since the March 9<sup>th</sup> City Council meeting, Menards submitted updated building elevations for the main store building. Menard Inc. is not proposing any changes to its previously submitted warehouse building elevations.

#### *Main Store Building*

Menard Inc. is proposing to keep the three foot “emerald green” metal accent panel that wraps around the building and green metal canopies over the entrances to the building. Menards is now proposing to have the “mountain red” brick on the entire front (west) elevation. No changes are proposed for the left (north) elevation which faces Highway 36. This elevation would continue to be comprised of 14 feet of the red brick on the bottom, then green metal band and approximately 13 feet of the tan split face block on top. The rear elevation (east) is now proposed to be entirely built with the tan split face block, with the green metal band seen on the front and left elevations.

Staff is appreciative of the inclusion of additional brick on the front elevation. With the extra brick, staff feels the concerns the CDRB had in regards to the inclusion of the metal banding and canopies has been mitigated – a balance has been found on this elevation.

Staff still shares the CDRB’s concerns with including the tan split face block on the left (north) elevation which prominently faces Highway 36. Staff believes the CDRB’s condition of requiring this elevation to be all brick should be upheld. Staff is fine with backing off the requirement of needing the brick to be two different colors and find the use of a single color acceptable. By requiring all brick on the front and left elevations, staff finds it acceptable to allow the applicant’s proposed revision to have all tan split face block on the rear elevation. The rear elevation is largely shielded by the auto dealerships to the east and what is visible will contain signage to help alleviate design concerns. Staff finds the use of the Sienna Belgian pavers on the columns throughout the building acceptable.

#### *Warehouse Building*

Menard Inc. is not proposing any revisions to the elevation that faces County Road B East as what was reviewed at the March 9<sup>th</sup> City Council meeting. The CDRB’s concern with this elevation was focused on the large amount of concrete block. Staff shares this concern and would agree with the CDRB’s recommendation to include the brick found on the main building.

#### **CDRB Review**

At the January 21, 2020 CDRB meeting the following motion was adopted:

*The board requested the applicant make substantial architectural improvements to the building, the board prefers the building materials be made of brick and not concrete masonry, show the building variation in all facades, the building should have some articulation to break up the large expanses and long runs of the walls, show more architectural detailing in the base and cornice, board members prefer the green metal panels be improved with a*

*different material, show revised elevations along County Road B and Maplewood Drive.*

As a response to this motion, the applicant's submitted revised building elevations that were reviewed by the CDRB on February 24<sup>th</sup>. After its review of the revised plans on February 24<sup>th</sup>, the CDRB recommended approval of the project subject to the conditions recommended by city staff, which include:

1. All concrete block proposed on the main building and warehouse is required to be replaced with a brick façade. The brick façade must contain two complimentary colors.
2. All green metal accent panels and green metal panels used on the main entrance must be replaced with a stone, brick or wood material.
3. The columns supporting the main buildings main entrance canopy shall be built with stone, brick or wood materials.
4. The storage warehouse brick façade should match building materials and colors with those found on the main building.

As a reminder, city ordinance states that new buildings shall be:

- “in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan;” and,
- “the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.”

The members of the CDRB were asked to provide additional comments prior to the City Council's review on March 23<sup>rd</sup>. One member – Jason Lamers – has done so and his comments are below. If staff receives any additional comments they will be provided to the City Council.

**Jason Lamer's comments:**

*To find a middle ground I would like to propose the following.*

- *Turn the unpainted tan split face block that is above the green band around the store into a Tan Clay face brick with the same dimensions as the Red Clay Face Brick at the ground level of the elevations.*
- *Allow the 4 foot wide columns to be in the Sienna Belgian paver as requested by the applicant.*
- *The storage warehouse that backs up to County Road B to still match the Main Building elevations for site consistency*
- *Allow the green front entrance as the current store has this finish around the main entrance.*

**Attachments:**

1. Resolution Approving Site And Design Plans
2. Overview Map
3. Site Plan
4. Store Building Elevations, dated March 17, 2020
5. Warehouse Building Elevations, Dated February 6, 2020
6. CDRB Minutes, January 21, 2020
7. CDRB Minutes, February 24, 2020
8. Hard Copies of the Full-Sized Building Elevations (separate attachment)

**RESOLUTION APPROVING SITE AND DESIGN PLANS FOR MENARD INC. AT 2280  
MAPLEWOOD DRIVE AND, 1115, 1127, 1133, 1137, 1143 AND 1155 COUNTY ROAD B EAST**

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Nicholas Brenner of Menard, Inc. has requested approval of site and design plans.

1.02 The property located at 2280 Maplewood Drive is legally described as:

That certain triangle of land situated in the Southwest quarter of Section 9, Township 29, Range 22, described as follows to wit:

Commencing at a point on the East line of the Southwest quarter of said Section 9 at its intersection with the easterly line of United States Highway No. 61, as widened; thence South on the East line of said Southwest quarter to a point 100 feet North of the North line of County Road "B" thence West and parallel with the North line of said County Road "B" to the Easterly line of United States Highway No. 61, as widened; thence Northeasterly along the Easterly line of said United States Highway No. 61, as widened, to the point of beginning. Less and except that part of the Southwest Quarter of Section 9, Township 29, Range 22, described as follows: Commencing at the intersection of the east line of said Southwest Quarter and a line parallel with, distant 100.00 feet north of the north right of way line of County Road B; thence North 00 degrees 09 minutes 33 seconds West, along said east line 105.40 feet to the intersection with the westerly extension of the north line of Block 2 of Heinemann's Belleview Addition to Gladstone; thence North 08 degrees 02 minutes,44 seconds West 140.00 feet more or less to the southeasterly right of way line of United States Highway No. 61, as widened; thence southwesterly 268 feet more or less along said southeasterly right of way line to the intersection with a line parallel with, distant 100 feet north of the north right of way line of County Road B; thence North 89 degrees 18 minutes 48 seconds East, along said parallel line 125 feet more or less to the point of beginning.

And:

The South 107 feet of that part of the North 5 acres of the South 50 rods of the North 105 rods of the West 32 rods of the Southeast quarter of Section 9, Township 29, Range 22, which lies Southeasterly of the following described line: Commencing at a point on the South line of said 5 acre tract which line is the South line of the Northwest quarter of the Southeast quarter, distant 60 feet East of the Southwest corner thereof; thence running Northeasterly to the Northeast corner of said tract and there terminating.

And

All that part of the West 32 rods of the Southwest quarter of the Southeast quarter of Section 9, Township 29, Range 22, lying North of County Road "B", except Heinemann's Belleview addition to Gladstone, and except highway.

The properties located at 1115, 1127, 1133, 1137, 1143 and 1155 County Road B East are legally described as:

PIN: 092922430011 – Block 9, except the Easterly 594 feet and Westerly 104 feet thereof, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430010 – Block 9, except the Easterly 594 feet and Westerly 104 feet thereof, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430009 – The West 62 ft. of the East 594 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430008 – The West 52 ft. of the East 532 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430007 – The West 171 ft. of the East 480 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430006 – The West 147 ft. of the East 309 ft. of Block 9, Clifton Addition, Ramsey, County, Minnesota.

1.03 On January 21, 2020 and February 24, 2020, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and

the city's comprehensive municipal plan.

3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 3. City Council Action.

3.01 The above-described site and designs plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site plan and building elevations date-stamped March 17, 2020 and the remaining design plans date-stamped December 24, 2019. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. All requirements of the fire marshal and building official must be met.
3. Meet all requirements in the engineering report, dated January 13, 2020.
4. Meet all requirements in the environmental report, dated January 13, 2020.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. All rooftop equipment shall be screened.
7. Signage for this site is not approved. All signs require permits. The applicant shall have the option to seek approval of a comprehensive sign plan for this site.
8. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
  - a. A photometric plan that meets all city requirements which include limiting light intensity to 0.4 footcandles at all property lines and limits light pole height to 25 feet in height.
  - b. Payment to the city's tree fund to meet the requirements of the city's tree replacement code.
  - c. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
  - d. A revised landscaping plan detailing any trees needing to be removed due to grading within the Maplewood Drive right-of-way being replaced by the requirements of the Maplewood City Engineer.
  - e. Revised building elevations with the following revisions:

1. All concrete block proposed on the left elevation of the main building is required to be replaced with a brick façade matching the front elevation. Concrete block is permitted on the rear elevation only.
  2. The concrete block proposed on the warehouse building must be replaced with a brick façade matching the front and left elevations of the main building.
9. The applicant shall complete the following before occupying the building:
- a. Replace any property irons removed because of this construction.
  - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
  - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
  - d. Install all required outdoor lighting.
  - e. Restore all former curb cuts on Maplewood Drive to a continuous concrete curb per City of Maplewood requirements.
10. If any required work is not done, the city may allow temporary occupancy if:
- a. The city determines that the work is not essential to the public health, safety or welfare.
  - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
11. All work shall follow the approved plans. The director of community development may approve minor changes.

\_\_\_\_\_ by the City Council of the City of Maplewood, Minnesota, on March 23, 2020.



1115, 1127, 1133, 1137, 1143, 1155 County Road B East and 2280 Maplewood Drive E

City of Maplewood

November 20, 2019









**DRAFT**  
**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
**1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA**  
**TUESDAY, JANUARY 21, 2020**  
**6:00 P.M.**

**E. NEW BUSINESS**

**1. Menard Inc., 2280 Maplewood Drive**

**a. Design Review and Lot Division Resolution**

- i. Assistant Community Development Director, Michael Martin gave the report on the Design Review and Lot Division Resolution and answered questions of the board.
- ii. Applicant, Nicholas Brenner, Menard Inc., 5101 Menard Drive, Eau Claire, Wisconsin, addressed and answered questions of the board.

The board had several concerns regarding the presentation of the applicant regarding building elevations, changes in the plans and building products being proposed.

The board requested the applicant make substantial architectural improvements to the building, the board prefers the building materials be made of brick and not concrete masonry, show the building variation in all facades, the building should have some articulation to break up the large expanses and long runs of the walls, show more architectural detailing in the base and cornice, board members prefer the green metal panels be improved with a different material, show revised elevations along County Road B and Maplewood Drive.

Boardmember Ledvina moved to table the proposal for Menard Inc. for the Design Review and Lot Division Resolution until the next CDRB meeting.

Seconded by Boardmember Thompson.

Ayes – All

The motion to **table** passed.

**DRAFT**  
**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
**1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA**  
**MONDAY, FEBRUARY 24, 2020**  
**4:30 P.M.**

**F. UNFINISHED BUSINESS**

- 2. Menard Inc., 2280 Maplewood Drive**
  - a. Design Review and Lot Division Resolution**
    - i. Assistant Community Development Director, Michael Martin gave the Menard Inc., 2280 Maplewood Drive Design Review and Lot Division Resolution report and answered questions of the board.
    - ii. Applicant, Nicholas Brenner, Menard Inc., 5101 Menard Drive, Eau Claire, Wisconsin addressed and answered questions of the board.
    - iii. Samantha Crosby, 1133 County Road B East, Maplewood addressed the board regarding the warehouse building and the minimum commercial setback to the residential properties across the street and the fence along County Road B.

Boardmember Lamers recommended amending 8. e. revising the building elevations that the storage warehouse brick façade should match building materials on the primary building.

Boardmember Lamers moved to approve a resolution as stated in the staff report for the design review plans **amending 8. e. that the storage warehouse brick façade should match building materials on the primary building.** Also recommending approval of the lot division to combine six residential parcels with the commercial parcel located at 2280 Maplewood Drive. (Changes to the staff conditions are in bold and underlined).

Seconded by Boardmember Ledvina.

Ayes – All

The motion passed.

This item goes to the city council on March 9, 2020.